

Robins International Industrial Association
Architectural Review Board
The Joint Development Authority of Peach County and the City of Warner Robins
425 James E Khoury Drive – Unit B
PO Box 935
Fort Valley, GA 31030

COVENANT CHECKLIST

- Permitted Use: all uses allowed by applicable zoning laws
 - General Use allowed but not limited to offices, warehouse, distribution, manufacturing, assemble, floor space showroom, corporate headquarters, and other commercial and industrial uses.
 - Non Permitted: commercial production of livestock, animal kennels, junkyards, storage of motor vehicles, quarries, sanitary landfill, waste disposal areas, trailer/mobile home park, taxidermy, drive in theater, cemeteries, or other objectionable business which produce odor, noise, dust, smoke, hazards, etc.
 - Limited storage of shipping/storage containers that were originally attached to wheeled trailers for the purpose of unloading/loading containers.
- Each owner shall keep parcel in order and good repair. Keeps parcel free of trash and debris.
- No action on any jurisdictional wetlands that exist within a parcel
- Site Development Standards
 - Open Space: relationship between building/parking/parcel sizes.
 - No less than 10% of each parcel shall be natural terrain or landscaped area.
 - Setbacks: If conflict with WR code, the stricter prevails
 - Front: 50 ft. buildings, 30 ft. parking
 - Side: 30 ft. buildings and parking
 - Rear: 30 ft. buildings and parking
 - All setback area shall be grassed/landscaped/natural vegetation
 - Parking: must be sufficient to serve the business conducted on parcel
 - All parking lots, driveways, and walks will be surfaced with concrete, brick, or approved similar material.
 - Parking areas between road and building shall have islands containing trees or other landscaping
 - Large shade trees encouraged
 - Access and Service Areas:
 - No access drive closer than 25 ft. to any street ROW
 - All exterior equipment and storage will be screened to not be visible from street ROW
 - Fencing & Screening: All components will be green or black coated.
 - Site work & grading: grading of each parcel must be taken. Slope ratio TBD by on site visit.
 - No grading permitted within setback area without express ARB approval.
 - Retaining walls shall be of materials compatible with exterior structures and must be designed to integrate with the natural terrain.

- Drainage: stormwater from each parcel to be collected on site
 - Storm drainage for the RIIP sites must be planned by a PE registered in Georgia and conforming to all City of WR codes
- Utilities: All utilities shall be located underground unless otherwise approved
- Exterior Lighting: no lights to exceed 30 ft. height for parking lots.
 - Parking lights to be LED fixtures on black anodized aluminum poles.
- General Architectural Standards
 - Exterior Building Materials: intent to require materials used to be of high quality and compatible design.
 - Approved materials include concrete block, brick, concrete tilt wall, concrete panels and must be minimum 10 ft. height.
 - Metal panels can be used above 10 ft. height with approval.
 - Exterior colors shall be harmonious and congruent with surroundings.
 - Exterior equipment & Storage:
 - Equipment such as hvac, tanks, cooling towers, transformers, etc. shall be screened.
 - Such equipment shall be located to minimize visibility.
 - Materials for screening must be compatible in design and aesthetics to building structure.
- Landscape Standards
 - General Landscape Requirements: intent for landscaping and natural terrain to be maintained to provide a uniform compatible appearance.
 - Final plans must include landscaping and irrigation plan
 - All ground area will be landscaped in a complementary manner to building architecture.
 - Preservation of Existing Features & Landscaping
 - Special emphasis on preserving clusters of common tree types such as hardwoods. Encouraged thinning pines.
 - All areas identified as wetland areas shall be reserved as a natural area unless authorized by Army Corps of Engineers.
- Signage Standards:
 - Temporary Signs: parcel owners can erect on temporary sign during construction process. Must be removed upon completing construction
 - Sub-Development Signs: may be allowed upon the development of the property's sub areas.
 - IF placed at corner locations, no closer than 20 ft. from roads and driveways
 - Building Identification Signs:
 - Only one ground mounted identification sign allowed per building site
 - For buildings facing more than one road, a sign for each side facing a road is allowed
 - One sign may be attached to the buildings, shall not exceed 25 square feet.
 - Directional Signs: allowed.
 - All directional signs shall be non-illuminated, single faced, and perpendicular to roadway on right side of drive.

- Locations of signs must be included in landscaping plan
 - Regulatory Signs:
 - All reg signs used shall be accordance with GDOT requirements
 - Real estate signage
 - One temporary sign relating only to sale, rent, or lease of parcel is allowed per parcel
 - Shall not exceed 12 square ft.
- Environmental & Visual Protection During Construction
 - Equipment access:
 - Access to site will be limited to one location along public or common roadway.
 - Mud, dirt, debris deposited on public roadway at access point will be removed daily
 - Temporary structures
 - All temporary structures, offices, facilities, will be maintained in good repair, arranged compactly and organized.
 - Shall have gravel walkways and parking
 - Shall be removed upon completion of construction
 - Equipment and Materials Storage
 - Area designated for storage will be at location that will be visually unobtrusive from roadway and adjacent property
 - Must be shown on site plans submitted
 - Construction Debris:
 - Debris will be totally concealed during construction wither on site burial or visually screen.
 - Debris pit must be approved by government agency and fenced
 - Soil stockpiling:
 - Must be properly maintained and not visible from any public roads
 - Soil stockpiled will be seeded or mulched and graded to avoid erosion
 - Must be kept weed free
 - May not exist longer than 6 months
 - Erosion Control:
 - Methods to control erosion is required.
 - Tree Protection: all tress and other plant materials must be protected during construction in accordance with the local tree ordinance.