

WALTON COUNTY PLANNING & DEVELOPMENT DEPARTMENT
303 S. HAMMOND DRIVE, SUITE 98, MONROE, GA. 30655
770-267-1485

DEVELOPMENT REVIEW COMMENTS

PROJECT NAME _____

LOCATION _____

FILE NO. _____ MAP & PARCEL NUMBER _____

DEVELOPER _____

REVIEWED BY: _____ GSWCC LEVEL II CERT. NO. _____ DATE _____

GENERAL:

- SEE COMMENTS ON REDLINED PLANS. RETURN REDLINED PLANS TO COUNTY.
- PROVIDE FIVE (5) SETS OF CONSTRUCTION SITE PLANS (WITH BOUNDARY SURVEY, ROAD PROFILES, EROSION, SEDIMENTATION & POLLUTION CONTROL PLANS, AND DRAINAGE PLANS AS NEEDED) FOR COUNTY APPROVAL.
- ALL SHEETS OF PLANS MUST BE APPROPRIATELY SEALED, SIGNED, AND DATED BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, LAND SURVEYOR, OR CPESC CURRENTLY REGISTERED IN THE STATE OF GEORGIA.
- PROVIDE NAME OF SURVEYOR PREPARING BOUNDARY LINE SURVEY AND DATE OF SURVEY.
- SHOW AND LABEL POINT OF BEGINNING WITH BEARINGS/DISTANCE TO POINT OF COMMENCEMENT.
- PROVIDE COPY OF WARRANTY DEED SHOWING CURRENT OWNERSHIP. OWNER'S NAME SHOWN ON PLANS MUST MATCH WARRANTY DEED EXACTLY.
- ALL SHEETS OF PLANS MUST BE A MAXIMUM OF TWENTY-FOUR (24) INCHES IN WIDTH AND THIRTY-SIX (36) INCHES IN LENGTH PER LAND DEV. ORD. APPENDIX "A", SECT. 100-F.
- NOTE ON THE PLAN:** "THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE", **OR** IF A CEMETERY EXISTS ON THE SITE, SHOW CEMETERY LOCATION AND **NOTE ON THE PLAN:** "LIMITS OF CEMETERY TO BE FLAGGED PRIOR TO START OF LAND DISTURBING ACTIVITIES". ALSO, THE CEMETERY DEED MUST BE PROVIDED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT. IF A CEMETERY DEED IS UNAVAILABLE, **NOTE ON THE PLAN:** "THE PROFESSIONAL WHOSE SEAL IS ON THESE PLANS CERTIFIES THAT A DEED FOR THE CEMETERY SHOWN ON THESE PLANS IS NOT AVAILABLE AND THAT EVERY EFFORT, INCLUDING A SEARCH OF COURT RECORDS, HAS BEEN MADE TO FIND ONE."
- SHOW VICINITY MAP, TAX MAP & PARCEL NUMBER, DISTRICT & LAND LOT.
- SHOW ZONING DISTRICTS OF ADJOINING PROPERTY.
- SHOW NAMES OF ADJOINING PROPERTY OWNERS OR NAME OF ADJOINING SUBDIVISION, LOT LINES AND LOT NUMBERS.
- SHOW NAME, ADDRESS AND PHONE NUMBER OF THE OWNER, DEVELOPER, PRIMARY PERMITTEE, DESIGNER, AND DESIGNER'S EMAIL ADDRESS ON COVER SHEET AND ES&PC PLANS.
- STREET ADDRESS REQUIRED. GO TO wil@GIS1.net FOR SUBDIVISIONS AND SITES NOT PART OF A SUBDIVISION.
- SUBDIVISION NAME AND SUBDIVISION STREET NAME(S) APPROVAL REQUIRED. CONTACT KISHA MICHAEL AT 770-266-1629 OR AT Kisha.michael@co.walton.ga.us WITH A DWG FILE WITH GEO REFERENCE.
- SUBDIVISION LOTS MUST BE NUMBERED SEQUENTIALLY, EVEN IN ADDITIONAL PHASES. BLOCK DESIGNATIONS ARE NOT ALLOWED.
- SHOW DUMPSTER/COMPACTOR LOCATION. MIN. 10' X 10' CONC. PAD: SINGLE DUMPSTER; 12' x 12" DOUBLE DUMPSTER. ARTICLE 7-2-140.
- SHOW DUMPSTER SCREEN: MIN. 16' X 16' AND 6 FT. IN HEIGHT PER ARTICLE 7-2-140 AND STD. 4.08. SHOW STD. 4.08 ON PLANS.
- TRASH COMPACTOR DESIGN MUST BE APPROVED BY HEALTH DEPARTMENT.
- TAX PARCELS NEED TO BE COMBINED. CONTACT PLANNING DEPARTMENT.

ZONING:

- APPROVAL OF PRELIMINARY PLAT/ CONCEPT PLAN BY THE PLANNING DIRECTOR IS REQUIRED.
- SHOW ZONING DISTRICT, ZONING CASE NUMBER WITH ANY CONDITIONS, AND OVERLAY ZONING DISTRICT:

- STATE ARTICLE, PART, AND SECTION OF ORDINANCE RELATING TO THIS DEVELOPMENT: _____
- SHOW CONDITIONAL USE CASE NUMBER OR BOARD OF APPEALS CASE NUMBER AND CONDITIONS: _____
- SHOW ADMINISTRATIVE VARIANCE APPROVALS: _____
- SHOW NUMBER OF STORIES AND BUILDING HEIGHT OF PROPOSED BUILDING(S).
- SHOW NUMBER OF BEDROOMS AND FLOOR AREA OF EACH TYPE OF UNIT FOR MULTI-FAMILY HOUSING DEVELOPMENTS.
- SHOW FLOOR AREA OF BUILDINGS WITH BREAKDOWN FOR EACH TYPE OF USE FOR NON-RESIDENTIAL DEVELOPMENTS.
- SHOW MINIMUM FLOOR AREA _____ AND MINIMUM LOT AREA _____ FOR SUBDIVISION DEVELOPMENTS.
- SHOW BUILDING SETBACKS: FRONT _____ SIDE _____ REAR _____
- SHOW _____ FOOT NATURAL/NON-BUILDABLE/STRUCTURAL/TRANSITIONAL BUFFER ALONG

- SHOW _____ FOOT NATURAL/NON-BUILDABLE/STRUCTURAL/TRANSITIONAL BUFFER ALONG

- RELOCATE _____ OUT OF BUFFER/RIGHT-OF-WAY _____
- BOARD OF APPEALS/ADMINISTRATIVE VARIANCE REQUIRED FOR BUFFER/BUILDING SETBACK REDUCTION. _____
- PROVIDE CERTIFICATE OF COMPLIANCE FROM CITY STATING THAT ZONING IS APPROVED.
- OTHER _____

PARKING:

- SHOW TOTAL PARKING PROVIDED AND PARKING REQUIRED. SEE ARTICLE 7.
- PARKING SHOWN IS INADEQUATE. _____ SPACES ARE REQUIRED. VARIANCE REQUIRED. SEE ARTICLE 7-1-110.
- SHOW PARKING SPACES WITH TYPICAL DIMENSIONS. SEE ARTICLE 7-1-160.
- SHOW HANDICAP SPACES AND VAN ACCESSIBLE SPACES WITH TYPICAL DIMENSIONS.
- PARKING LOT MUST BE PAVED. SEE ARTICLE 7-1-150
- SHOW COMPLIANCE WITH PARKING LOT LANDSCAPING. SEE ARTICLE 12-2-110.
- SHOW TRAFFIC FLOW IN PARKING LOT AND STREET.
- RELOCATE PARKING OUT OF RIGHT-OF-WAY AND/OR BUFFER.
- SHOW HANDICAP ACCESS (RAMPS) PER A.D.A.
- VERTICAL HANDICAP SIGN REQUIRED AT HANDICAP PARKING SPACE(S).
- NOTE ON THE PLAN:** " HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS." SHOW STD. 3.18 ON PLANS.
- HANDICAP PARKING AND ACCESS PLAN SHOWN DOES NOT COMPLY WITH STATE LAW.

UTILITIES:

- SUBMIT COMPLETE SET OF PLANS TO HEALTH DEPARTMENT FOR THEIR REVIEW. HEALTH DEPARTMENT APPROVAL REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT(S). CALL 770-207-4130.
- SHOW SEPTIC TANK AND DRAIN FIELD LOCATION.

UTILITIES (cont'd):

- SUBMIT PLANS TO WATER AND/OR SANITARY SEWER PROVIDER FOR THEIR REVIEW AND APPROVAL.
- STATE ON THE PLAN THE NAME OF THE WATER AND/OR SANITARY SEWER PROVIDER.
- *AS-BUILT* WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND/OR SEWER PROVIDER.
- SANITARY SEWER IS/IS NOT AVAILABLE.
- SIZE AND LOCATION OF SANITARY SEWER MAIN(S) AVAILABLE: _____
- SHOW SANITARY SEWER CONNECTIONS TO BUILDING(S).
- SHOW MINIMUM 20' SANITARY SEWER EASEMENT FOR ALL SANITARY SEWER LINES NOT WITHIN COUNTY RIGHT-OF-WAY.
- SHOW STORM DRAIN/WATER MAIN/SANITARY SEWER CROSSINGS ON STORM DRAIN/SANITARY SEWER PROFILES.
- WATER IS/IS NOT AVAILABLE. SEE ARTICLE 10-2.
- SIZE AND LOCATION OF WATER MAIN(S) AVAILABLE: _____
- SHOW WATER LINE CONNECTIONS TO BUILDING(S).
- NOTE ON THE PLAN:** "WATER METER(S) MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC OR FIRE SERVICE, AND ANY OTHER TYPE WATER SERVICE CONNECTION."
- NOTE ON THE PLAN:** "EXISTING WATER MAIN TO BE RELOCATED BACK OF CURB IN AREA OF PROPOSED ROAD WIDENING." CONTACT WATER PROVIDER.
- SHOW MINIMUM 20' WATER MAIN EASEMENT FOR ALL WATER LINES NOT WITHIN COUNTY RIGHT-OF-WAY.
- SEE FIRE CODE SPECIALIST'S COMMENTS ON REDLINED PLANS OR ATTACHED COMMENTS.
- SHOW ADEQUATE PAVED ACCESS AND/OR TURNAROUND FOR FIRE AND EMERGENCY EQUIPMENT.
- SHOW NEW FIRE HYDRANT(S) (MAXIMUM 500' SEPARATION AND WITHIN 500' OF THE BUILDING AS THE VEHICLE DRIVES) AND 8" FIRELINE(S). SEE ARTICLE 10-2-160 AND 2006 INTERNATIONAL FIRE CODE, SECTION 508.5.1 AS AMENDED.
- SHOW OR STATE LOCATION OF CLOSEST EXISTING FIRE HYDRANT(S).
- NOTE ON THE PLAN:** "NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING."
- NOTE ON THE PLAN:** "BORING OF ROAD(S) AND CASING REQUIRED FOR WATER AND/OR SEWER CONNECTION. SHOW STD. 3.23 ON THE PLANS."
- NOTE ON THE PLAN:** "GEORGIA D.O.T. / WALTON COUNTY UTILITY PERMIT REQUIRED." STATE ROAD NUMBER _____.
- OBTAIN WRITTEN APPROVAL FROM _____ TO LOCATE _____ IN EASEMENT.
- OTHER _____

GRADING AND DRAINAGE:

- HYDROLOGIC AND WATER QUALITY STUDY REQUIRED.
- PERSON WHO PREPARED HYDROLOGIC AND WATER QUALITY STUDY MUST SEAL PLANS AND STUDY.
- HYDROLOGIC AND/OR WATER QUALITY STUDY NEEDS CLARIFICATION OR IS INADEQUATE. INCLUDE DRAINAGE AREA MAPS SHOWING PRE- AND POST- DEVELOPED CONDITIONS. SEE ARTICLE 11-2-150. SEE ATTACHED COMMENTS.
- PROVIDE "CERTIFICATE OF COMPLIANCE". SEE ATTACHED.
- PROVIDE A COMPLETED COPY OF THE "**STORMWATER QUALITY SITE DEVELOPMENT REVIEW TOOL VERSION 2.2**" WITH THE PLAN. GO TO www.atlantaregional.org FOR THIS DOCUMENT.
- PLANS MUST SHOW COMPLIANCE WITH ARTICLE 11- 2-230, 240, & 250 OF THE LAND DEV. ORD. AND CHAPTERS 1, 2, & 3 OF THE LATEST EDITION OF THE *GEORGIA STORM WATER MANAGEMENT MANUAL (GSWMM)*. (Manual available on-line at www.georgiastormwater.com)

GRADING AND DRAINAGE (Cont'd.):

- IF APPLICABLE, PROVIDE STATEMENT ON PLANS THAT PROJECT IS EXEMPT FROM PROVIDING STORMWATER DETENTION. PROVIDE DOCUMENTATION AND REFERENCE APPLICABLE ORDINANCE SECTION: ARTICLE 11-2-120B OR 11-2-130.
- STATE ON THE PLAN WHO IS RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS, AND/OR WATER COURSES. SEE ARTICLE 11-2-180.
- EXECUTE AND RETURN ATTACHED "STORMWATER BMP MAINTENANCE AGREEMENT" TO THIS DEPARTMENT FOR APPROVAL AND SIGNATURE PRIOR TO RECORDING THE AGREEMENT. SEE ARTICLE 11-2-180.
- SHOW LIMITS OF STORMWATER MANAGEMENT/DETENTION AREA, 100-YEAR PONDING ELEVATION AND VOLUME, AND TOP OF DAM ELEVATION ON PLANS.
- SHOW DETAIL OF STORMWATER MANAGEMENT/DETENTION FACILITY OUTLET ON PLANS.
- NOTE ON THE PLAN IF APPLICABLE TO POND DESIGN:** "POND DRAIN TO REMAIN OPEN DURING CONSTRUCTION TO ACCOMMODATE SEDIMENT STORAGE."
- PROVIDE TRASH RACK AND DETAIL.
- SHOW PROPER DRAINAGE AND ACCESS EASEMENTS FOR ALL DRAINAGE STRUCTURES AND SYSTEMS. SEE ARTICLE 10-1-M2.
- PROVIDE A 10' DRAINAGE AND ACCESS EASEMENT AROUND ALL STORMWATER MANAGEMENT/DETENTION FACILITIES. SEE ARTICLE 11-2-170.A2.
- PROVIDE AND LABEL THE 12' ACCESS ROAD WITH 20' ACCESS EASEMENT TO ALL FACILITIES. SEE ARTICLE 11-2-170.A1
- PROVIDE AND LABEL A 4' HIGH FENCE WITH DOUBLE 8' GATES AROUND STORMWATER MANAGEMENT/DETENTION FACILITIES. SEE ARTICLE 11-2-170B.
- PROVIDE RAISED LID WITH RING AND COVER ON OUTLET CONTROL STRUCTURE AND ALL DRAINAGE STRUCTURES.
- SHOW STORM DRAIN CROSSINGS ON ROAD PROFILES.
- PROVIDE STORM DRAIN CALCULATIONS AND PROFILES.
- REVISE GRADING AND DRAINAGE PLANS PER COMMENTS.
- ON PUBLIC STREETS, CROSS-DRAINS MUST BE SIZED FOR 100-YEAR STORM AND LONGITUDINAL PIPES MUST BE SIZED FOR 25-YEAR STORM. MAXIMUM GUTTER SPREAD AT CATCH BASINS IS 8 FEET ON A 10-YEAR STORM. STORM DRAIN SYSTEM MUST BE DESIGNED TO CONVEY 100-YEAR STORM RUNOFF TO DETENTION FACILITY. SEE ARTICLE 10-1-100D & E.
- NOTE ON THE PLAN:**
 - "ALL STORM DRAIN PIPING IS TO BE IN COMPLIANCE WITH ARTICLE 10-1-100 AND STD. 2.10."
 - "ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED EXCEPT PROVIDE ONE FOOT LID OFFSET IN CUL-DE-SACS."
- SHOW FLOOD DATA SOURCE. STATE THERE IS NO FLOOD PLAIN OR LABEL BASE FLOOD CONTOUR, SPOT ELEVATIONS, AND LOCATION OF BENCHMARK USED TO ESTABLISH I.R.F. SHOW COMPLIANCE WITH ARTICLE 11-4-120 & 130. A FLOOD STUDY IS REQUIRED PER ARTICLES 11-4-120 and 11-4-130.
- FOR ALL STREAMS WITH A DRAINAGE AREA OF 100 ACRES OR GREATER, THE FUTURE-CONDITIONS FLOOD LIMIT AND FLOOD ELEVATION MUST BE PROVIDED BY THE ENGINEER. A FLOOD STUDY IS REQUIRED PER ARTICLES 11-4-120 and 11-4-130.
- PROVIDE "NO RISE CERTIFICATE OF FLOOD PLAIN COMPLIANCE". PRIOR TO RECORDING OF FINAL PLAT OR ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROVIDE AN "AS-BUILT CERTIFICATE OF FLOOD PLAIN COMPLIANCE" IF ANY WORK IS DONE IN THE FLOOD PLAIN.
- DAM CONSTRUCTION MUST COMPLY WITH ARTICLE 11-5. OBTAIN WRITTEN APPROVAL FROM GA. E.P.D.
- FOR RECREATIONAL LAKE OR POND CONSTRUCTION, APPROVAL OF GA. E.P.D. AND U.S. ARMY CORPS OF ENGINEERS REQUIRED.
- SHOW DETAILS OF RETAINING WALL. **NOTE ON THE PLAN:** "AS-BUILT CERTIFICATION OF RETAINING WALL CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER IS REQUIRED."
- PROVIDE VERIFICATION OF NOTIFICATION OF ALL PROPERTY OWNERS AFFECTED BY OFF-SITE WORK. _____
- OTHER _____

EROSION, SEDIMENTATION, AND POLLUTION CONTROL:

- FYI FOR INFORMATION REGARDING THE **2018 N.P.D.E.S. GENERAL PERMITS: GAR 100001, GAR 100002, OR GAR 100003**, GO TO www.gaepd.org
- FILE THE VERSION 2018 NOTICE OF INTENT (NOI)** AND NOTICE OF TERMINATION (NOT) PER THE APPROPRIATE N.P.D.E.S. GENERAL PERMIT WITH THE WALTON COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND GA. E.P.D.
- FEE OF \$80.00 PER ACRE OF LAND DISTURBING ACTIVITY REQUIRED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT (\$40.00 EACH TO WALTON COUNTY AND GA. E.P.D. IF SITE IS WITHIN THE CITY LIMITS, FEE IS PAID TO THE CITY AND GA. E.P.D.).
FOR RESIDENTIAL DEVELOPMENTS: LAND DISTURBING INCLUDES A MINIMUM OF ½ ACRE PER LOT FOR HOUSE, DRIVE, AND SEPTIC FIELD CONSTRUCTION. (R-1 LOTS ON SEWER AND PUBLIC WATER REQUIRE MINIMUM DISTURBED AREA OF 15,000 SF PER LOT).
FOR COMMERCIAL DEVELOPMENTS: LAND DISTURBING SHALL INCLUDE ALL AREAS CLEARED OR GRADED.
- EROSION, SEDIMENTATION, & POLLUTION CONTROL (ES&PC) PLANS MUST BE APPROVED BY THE GEORGIA SOIL & WATER CONSERVATION COMMISSION (GSWCC) AND THE WALTON COUNTY SOIL & WATER CONSERVATION DISTRICT (SWCD) PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.

THE FOLLOWING MUST BE SHOWN ON THE ES&PC PLANS, NOT THROUGHOUT THE PLANS, TO ENSURE COMPLIANCE WITH THE N.P.D.E.S. GENERAL PERMIT

- PROVIDE A COMPLETED COPY OF THE CURRENT APPLICABLE GSWCC ES&PC CHECKLIST **WITH EACH SET OF PLANS**. (GO TO www.gaswcc.georgia.gov or www.gaepd.org.) WALTON CO. IS IN THE "WALTON COUNTY SOIL & WATER CONSERVATION DISTRICT".

THE FOLLOWING THREE CERTIFICATIONS REQUIRING THE PLAN PREPARER'S SIGNATURE MAY BE GROUPED TOGETHER ABOVE THE PREPARER'S SIGNATURE. THE SIGNING OF THE PREPARER'S SEAL IS NOT SUFFICIENT. THESE ARE NOT REQUIRED ON EACH PAGE:
- PROVIDE SITE VISIT CERTIFICATION PER PART IV OF THE GENERAL PERMITS:**
"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."
- PROVIDE DESIGN PROFESSIONAL'S CERTIFICATION PER PART IV OF THE GENERAL PERMITS.**
- PROVIDE INSPECTION STATEMENT PER PART IV SECT. A.5 OF THE GENERAL PERMITS:**
"THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN, IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER BMPs WITHIN SEVEN (7) DAYS AFTER INSTALLATION." **FOR YOUR INFORMATION: THE 7-DAY LETTER SEALED BY THE DESIGN PROFESSIONAL MUST STATE THE DATE OF THE INSPECTION AND BE SUBMITTED TO THE WALTON COUNTY CHIEF DEVELOPMENT INSPECTOR.**
- PROVIDE THE ADDRESS OF THE EPD OFFICE RECEIVING THE SAMPLING RESULTS ON THE ES&PC PLAN.
- SHOW THE PRE AND POST-CONSTRUCTION ESTIMATES OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FOR THE SITE ON THE ES&PC PLAN AND REFERENCE THE HYDROLOGY STUDY/WATER QUALITY STUDY AND DATE ON THE ES&PC PLAN.
- DELINEATE CONTRIBUTING DRAINAGE AREAS **SPECIFIC TO EACH PHASE** AS WELL AS DRAINAGE AREAS DRAINING TO THE SITE ON THE ES&PC PLAN.
- SHOW SOIL SERIES, SOILS DATA, EXISTING AND PLANNED CONTOURS. SHOW PROPOSED STRUCTURES AND PAVED AREAS.
- SHOW APPENDIX B RATIONALE FOR NTU VALUES. IDENTIFY THE PROJECT'S RECEIVING WATERS. SHOW THE LOCATION AND THE TYPE (ALL STREAMS IN WALTON CO. ARE "SUPPORTING WARM WATER FISHERIES").
- IDENTIFY "IMPAIRED STREAM SEGMENTS" PER GEORGIA'S 2020 AND SUBSEQUENT 305(b)/303(d) LIST PER PART III SECT. C. OF THE GENERAL PERMIT AND PROVIDE THE COMPLETED APPENDIX 1 WITH REQUIRED BMP'S. THERE ARE NO FINALIZED "TMDL IMPLEMENTATION PLANS" FOR THE TWO IMPAIRED STREAM SEGMENTS IN WALTON COUNTY.
- PROVIDE A NARRATIVE DESCRIBING CRITICAL AREAS, SUCH AS WATERSHED PROTECTION DISTRICTS, STREAMS, LAKES, WETLANDS, FLOOD PLAINS, SLOPES, RESIDENTIAL AREAS, ETC., EITHER ON-SITE OR ADJACENT TO PROJECT, WHICH MIGHT BE AFFECTED OR HAVE POTENTIALLY SERIOUS EROSION PROBLEMS OR STATE ON THE PLAN THAT NONE ARE AFFECTED.
- SHOW 100' STREAM GREENWAY AND 150' STREAM SETBACK OR 150' WATER IMPOUNDMENT GREENWAY IN WATERSHED PROTECTION DISTRICTS. _____ SHOW 100' GREENWAY ON APPALACHEE RIVER.
- SHOW 25' STATE WATERS BUFFER, 50' COUNTY STREAM BUFFER AND 75' STREAM SETBACK PER ARTICLE 11-10-500A ON ALL STATE WATERS **ON OR WITHIN 200' FEET OF THE SITE** OR PROVIDE ENCROACHMENT VARIANCE FROM GA. E.P.D. OR WALTON COUNTY OR CERTIFY THERE ARE NO STATE WATERS ON THE PROJECT.
- A VARIANCE FROM WALTON COUNTY IS REQUIRED FOR ENCROACHMENT IN THE 50' STREAM BUFFER OR 75' STREAM SETBACK.
- SHOW DOUBLE ROW OF TYPE "S" SEDIMENT BARRIERS BETWEEN LAND DISTURBING ACTIVITY AND STATE WATERS.

EROSION, SEDIMENT, AND POLLUTION CONTROL (Cont'd.)

- SHOW ACTIVITY SCHEDULE FOR PROJECT WITH A DETAILED NARRATIVE DESCRIPTION OF THE SEQUENCE OF EVENTS FOR EACH PHASE: PROVIDE A SPECIFIC INSTALLATION AND REMOVAL TIMELINE FOR SPECIFIC BMP'S:
- A. INSTALLATION & DURATION OF EACH SEPARATE ES&PC BEST MANAGEMENT PRACTICE (Co, Sd1, Sd2, Rt. etc.)
 - B. INSTALLATION OF SEDIMENT BASIN, SKIMMER, AND STORMWATER MANAGEMENT FACILITY.
 - C. CLEARING, GRUBBING AND GRADING OPERATIONS.
 - D. GRASSING - INCLUDING MULCHING, TEMPORARY AND PERMANENT VEGETATION.
 - E. MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.
 - F. FINAL LANDSCAPING, GRASSING, CLEANING OF STORM DRAINS, ETC.
 - G. ANTICIPATED STARTING AND COMPLETION DATE.
 - OTHER _____
- SHOW LOCATION AND DETAIL OF EROSION AND SEDIMENT CONTROL PRACTICES, USING UNIFORM CODING SYMBOLS FROM THE CURRENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION, CHAPTER 6, (GO TO www.gaswcc.georgia.gov.) PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO:
- A. CONSTRUCTION EXIT AND SHOW GPS LOCATION OF THE CONSTRUCTION EXIT ON THE COVER SHEET AND ES&PC PLANS. (Co)
 - B. CONSTRUCTION ROAD. (Cr)
 - C. SEDIMENT BARRIER (Sd1-NS or S)
 - D. TEMPORARY SEDIMENT BASIN AND CALCULATIONS. (Sd3)
 - E. SKIMMER OR RETROFITTING AND CALCULATIONS. (Sk or Rt)
 - F. FILTER RING (page 6-161) (Fr)
 - G. STORM DRAIN INLET SEDIMENT TRAPS AND CALCULATIONS. (Sd2-F)
 - H. STORM DRAIN INLET PROTECTION "PIGS-IN-A-BLANKET". (Sd2-P)
 - I. STORM DRAIN OUTLET PROTECTION AND CALCULATIONS. (St)
 - J. CHECK DAMS. (Cd)
 - K. ROCK FILTER. (Rd)
 - L. CHANNEL STABILIZATION AND VEGETATION AND CALCULATIONS. (Ch)
 - M. SLOPE STABILIZATION AND TACKIFIERS. (Ss, Tac)
 - N. STREAM BUFFER ZONE AND/OR VEGETATIVE BUFFER. (Bf)
 - O. VEGETATIVE PRACTICES WITH MULCHING RATES, TEMPORARY, AND PERMANENT VEGETATIVE PRACTICES. SHOW SPECIES, PLANTING DATES, SEEDING RATES, AND FERTILIZER RATES. (Ds1, Ds2, Ds3, Ds4, Du)
 - P. OTHER _____
- NOTE ON THE ES&PC PLAN:**
- A. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITH 25' OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
 - B. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S HAVING AN HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.
 - C. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - D. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
 - E. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - F. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 - G. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
 - H. A COPY OF THE APPROVED NOTICE OF INTENT IS REQUIRED TO BE RETAINED ON THE PROJECT SITE WITH THE APPROVED ES&PC PLAN UNTIL THE NOTICE OF TERMINATION IS SUBMITTED TO WALTON COUNTY AND GA. E.P.D.
 - I. DELINEATION OF WATERS OF THE U.S. BY THE U. S. ARMY CORPS OF ENGINEERS (USACE) AND ANY REQUIRED PERMITS MUST BE OBTAINED IF THE PROJECT INVOLVES DISCHARGE OF FILL MATERIAL INTO WATERS OF THE U.S. (SEE MEMO OF JUNE 30, 2004, FROM USACE AND U.S. ENVIRONMENTAL PROTECTION AGENCY FOR GUIDANCE. DELINEATE AND LABEL ALL WETLANDS ON THE SITE OR CERTIFY ON THE ES&PC PLAN THAT NO WETLANDS ARE PRESENT ON THE SITE. A FIELD VERIFICATION IS REQUIRED TO MAKE THIS DETERMINATION. N.W.I. REFERENCE IS NOT SUFFICIENT.)
 - J. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE. (OR SHOW LOCATION ON CONSTRUCTION PLANS. APPROVAL OF PERMIT BY RULE FOR INERT LANDFILLS BY GA. E.P.D. IS REQUIRED.)
 - K. ALL STREAM BUFFERS MUST BE FLAGGED PRIOR TO LAND DISTURBING ACTIVITIES.
 - L. STORM WATER MANAGEMENT FACILITIES AND EROSION, SEDIMENT, AND POLLUTION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 - M. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
 - N. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
 - O. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
 - P. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
 - Q. EROSION, SEDIMENT AND POLLUTION CONTROL MEASURES AND PRACTICES ARE TO BE CHECKED DAILY.
 - R. TEMPORARY ES&PC BMP'S WILL BE REMOVED WHEN SITE IS 70% STABILIZED WITH PERMANENT VEGETATION..

EROSION, SEDIMENT, AND POLLUTION CONTROL (Cont'd.)

- SHOW INITIAL DATE OF THE ES&PC PLANS AND DATES OF ANY REVISIONS INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.
- PROVIDE AN ES&PC PLAN FOR A TYPICAL LOT AND EACH SITUATIONAL LOT IN THE SUBDIVISION.
- PROVIDE AN ES&PC PLAN FOR A TYPICAL LOT WITH STATE WATERS, STREAM BUFFERS, AND SETBACKS IN THE SUBDIVISION.
- FOR GAR 100003, COMMON DEVELOPMENTS, NOTE ON THE ES&PC PLAN FOR SECONDARY PERMITTEES AND PROVIDE ADEQUATE SIGNATURE BLANKS :**
 - A. THE APPLICABLE PORTION OF THE ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY.
 - B. EACH SECONDARY PERMITTEE SHALL BE PROVIDED WITH A COPY OF AND SHALL SIGN THE PLAN APPLICABLE TO THEIR SITE.
- OTHER _____

ROAD IMPROVEMENTS:

- NOTE ON THE PLAN:** "NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN WALTON COUNTY."
- NOTE ON THE PLAN:** "SIDEWALKS ARE/ARE NOT TO BE INSTALLED ALONG _____." SEE ARTICLE 9-180. SHOW STD. 3.17 ON PLANS.
- NOTE ON THE PLAN:** "STREETLIGHTS ARE/ARE NOT TO BE INSTALLED." SEE ARTICLES 10-2-210 AND 10-3.
- SHOW EXISTING RIGHT-OF-WAY, DIMENSIONED FROM CENTERLINE AND TOTAL WIDTH ON EXISTING ROAD FRONTAGE(S).
- SHOW PROPOSED RIGHT-OF-WAY, DIMENSIONED _____ FEET FROM CENTERLINE OF _____ SEE ARTICLE 9-100B.
- SHOW EXISTING ELEVATION OF CENTERLINE, RIGHT AND LEFT GUTTER OR EDGE OF PAVEMENT AND ELEVATION OF PROPOSED GUTTER LINE AT A MAXIMUM OF 50' INTERVALS WHERE ROAD WIDENING IS PROPOSED.
- SHOW _____ FOOT DECELERATION LANE WITH 50-FOOT TAPER.
- SHOW _____ FOOT ACCELERATION LANE WITH 50-FOOT TAPER.
- SHOW TAPER FROM FACE OF NEW CURB TO EXISTING PAVEMENT.
- IMPROVEMENTS TO EXISTING ROAD _____ ARE REQUIRED PER ARTICLE 9-130C.
- SHOW EXISTING PAVEMENT WIDTH, DIMENSIONED FROM CENTERLINE, OR LANE WIDTH AND TOTAL WIDTH, OF ALL ADJOINING STREETS.
- SHOW TYPICAL CROSS-SECTION OF NEW STREETS, AND ROAD WIDENING WITH RIGHT-OF-WAY WIDTH, CURB AND PAVING WIDTH AND SPECIFICATIONS, AND LOCATION OF UTILITIES PER WALTON COUNTY STANDARDS. SHOW STD. 3.01, 3.02, 3.03, 3.04, & 3.19 ON PLANS.
- SHOW DIMENSIONS OF RESIDENTIAL SUBDIVISION INTERIOR STREETS AS 24' BC-BC ON THE PLANS IN ACCORDANCE WITH WALTON COUNTY STANDARD 3.01. SHOW STD. 3.01 ON PLANS.
- PROVIDE ROAD PROFILES AND DESIGN PER ARTICLE 9-150. _____
- PROVIDE INTERSECTION APPROACH (LANDING) DISTANCE OF MIN. 50' AT 2.0% GRADE FOR LOCAL STREETS PER ARTICLE 9-140B
- PROVIDE CORNER SIGHT DISTANCE DESIGN ON THE PLANS PER ARTICLE 9-120D or 9-140F.
- SHOW CURB RADII AT ALL STREET INTERSECTIONS.
- SHOW _____ FOOT WIDE ENTRANCE FOR TWO-WAY TRAFFIC. SHOW DETAIL ON PLAN. SEE ARTICLE 9-120B. SHOW STD. 3.14. & 3.15 ON PLANS.
- SHOW 16-FOOT (EOP-EOP) OR 20 FOOT (BOC-BOC) WIDE ENTRANCE FOR ONE-WAY TRAFFIC. SEE ARTICLE 9-120B.3. SHOW STD. 3.14. & 3.15 ON PLANS.
- PROVIDE DIVIDED ENTRANCE DETAIL PER STANDARD 3.13. SHOW STD. 3.13 ON PLANS.
- SHOW CUL-DE-SAC DETAILS (INCLUDING SPOT ELEVATIONS) ON CONSTRUCTION DRAWINGS. SHOW STD. 3.08 & 3.09 ON PLANS.
- SHOW TEMPORARY CUL-DE-SAC AT END OF _____ SHOW STD. 3.10 ON PLANS.

ROAD IMPROVEMENTS (cont'd):

- CLOSE EXISTING/OMIT DRIVEWAY ENTRANCE(S) SHOWN AT _____
- NOTE ON THE PLAN:** "GEORGIA D.O.T. PERMIT AND REVIEW IS REQUIRED ON _____."
- NOTE ON THE PLAN:** "APPROVAL OF THESE PLANS BY WALTON COUNTY DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR DRIVEWAY LOCATION IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA D.O.T. CONTACT CHARLES WILLIAMS AT 770-718-5037."
- SHOW ALL GEORGIA D.O.T. STANDARD DETAILS ON PLAN WHERE APPLICABLE.
- OTHER _____

TREE PRESERVATION AND REPLACEMENT:

- PROJECT MUST COMPLY WITH TREE PRESERVATION AND REPLACEMENT ORDINANCE (SEE ARTICLE 12-2 AND APPENDIX "C" ADOPTED DECEMBER 3, 2002.) AND PARKING LOT LANDSCAPING REQUIREMENTS (SEE ARTICLE 12-2-110).
- FOR OSC OR GS SUBDIVISIONS:** SHOW COMPLIANCE WITH ARTICLE 4-2-120.B&d: (50% OF THE REQUIRED OPEN SPACE SHALL MAINTAIN OR PROVIDE 30 UNITS PER ACRE.). SHOW & LABEL LOCATION OF TREE COUNT AREA ON THE PLAN. PROVIDE CALCULATIONS.
- PROVIDE A TREE PROTECTION AND REPLACEMENT PLAN. SEE ARTICLE 12-2.
- TREE PROTECTION AND REPLACEMENT PLAN IS INADEQUATE OR NEEDS CLARIFICATION.
- PROVIDE CALCULATIONS FOR PRESERVATION, UNIT DENSITY, AND REPLACEMENT REQUIREMENTS.
- SHOW LOCATION, SIZE AND SPECIES OF ALL EXISTING TREES THAT ARE TO BE SAVED TO MEET PRESERVATION AND DENSITY REQUIREMENTS AND ALL REPLACEMENT TREES THAT ARE NEEDED TO MEET UNIT DENSITY REQUIREMENTS.
- SHOW LIMITS OF LAND DISTURBANCE, CLEARING, GRADING, STAGING AREAS FOR DEBRIS BURNING AND CONSTRUCTION MATERIAL STORAGE.
- SHOW ALL UTILITIES, EASEMENTS, BUFFERS, BUILDING SETBACKS, RIGHTS-OF-WAY, AND DESIGNATED TREE SAVE AREAS.
- SHOW LOCATION OF TREE PROTECTION MEASURES AND PROCEDURES AND SCHEDULES FOR THE IMPLEMENTATION, INSTALLATION, AND MAINTENANCE OF TREE PROTECTION MEASURES.
- SHOW DETAILS OF TREE PROTECTION FENCING, TRANSPLANTING AND PLANTING, TREE WELLS, AERATION SYSTEMS, WALLS, ETC.
- NOTE ON THE PLAN:** "THERE ARE NO SPECIMEN TREES ON SITE." OR PROVIDE A TREE SURVEY SHOWING LOCATION, SIZE, AND SPECIES OF ALL SPECIMEN TREES.
- SHOW RECOMPENSE IF SPECIMEN TREES ARE TO BE REMOVED.
- NOTE ON THE PLAN:**
 - A. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 - B. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 - C. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 - D. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 - E. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- OTHER _____

VARIANCES:

- ADMINISTRATIVE VARIANCE REQUIRED. CONTACT PLANNING DEPARTMENT AT 770-267-1485.
- BOARD OF APPEALS APPROVAL REQUIRED. SEE ARTICLE 3-2. CONTACT PLANNING DEPARTMENT AT 770-267-1485.
- ALTERATION OF ZONING CONDITIONS REQUIRED. CONTACT PLANNING DEPARTMENT AT 770-267-1485.
- REASON FOR VARIANCE: _____
- OTHER _____