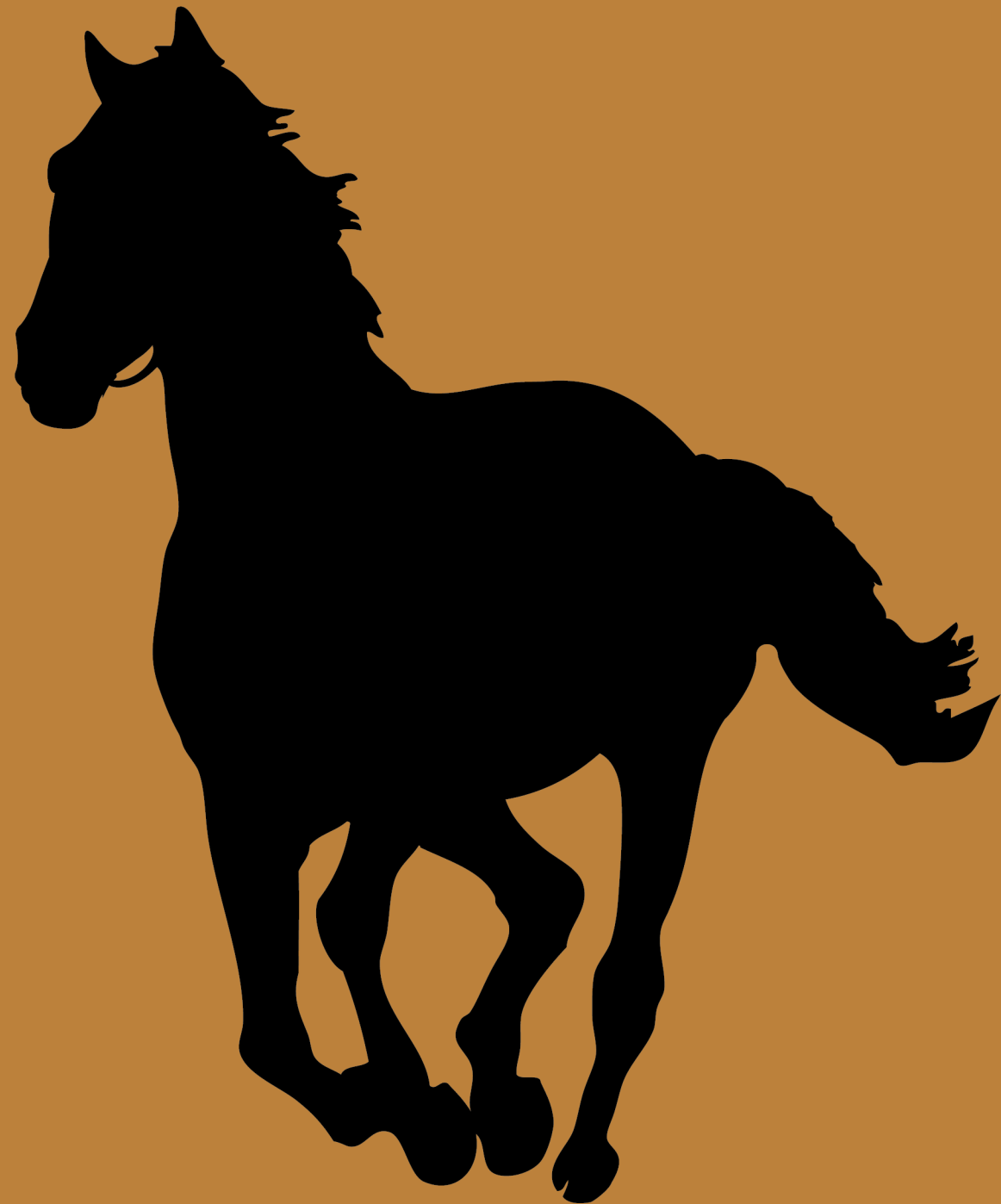


# MILTON

---







## Pool Plan Review and Permitting Process

June 23, 2020



# OVERVIEW

---

-  **Keys to Success**
-  **Pools By Numbers**
-  **Submittal/Application Process**
-  **Pool Permit Site Plan Review Checklist**
-  **Building Plan Review/Inspections**
-  **Questions & Answers**

# KEYS TO SUCCESS

---

-  **Communication**
-  **Define Expectations**
-  **Set Clear Standards & Procedures**
-  **Let's Spoon Feed Each other!**

# POOL PERMIT NUMBERS

---



**2018**

- **130 pool application submittals**
- **108 permits**



**2019**

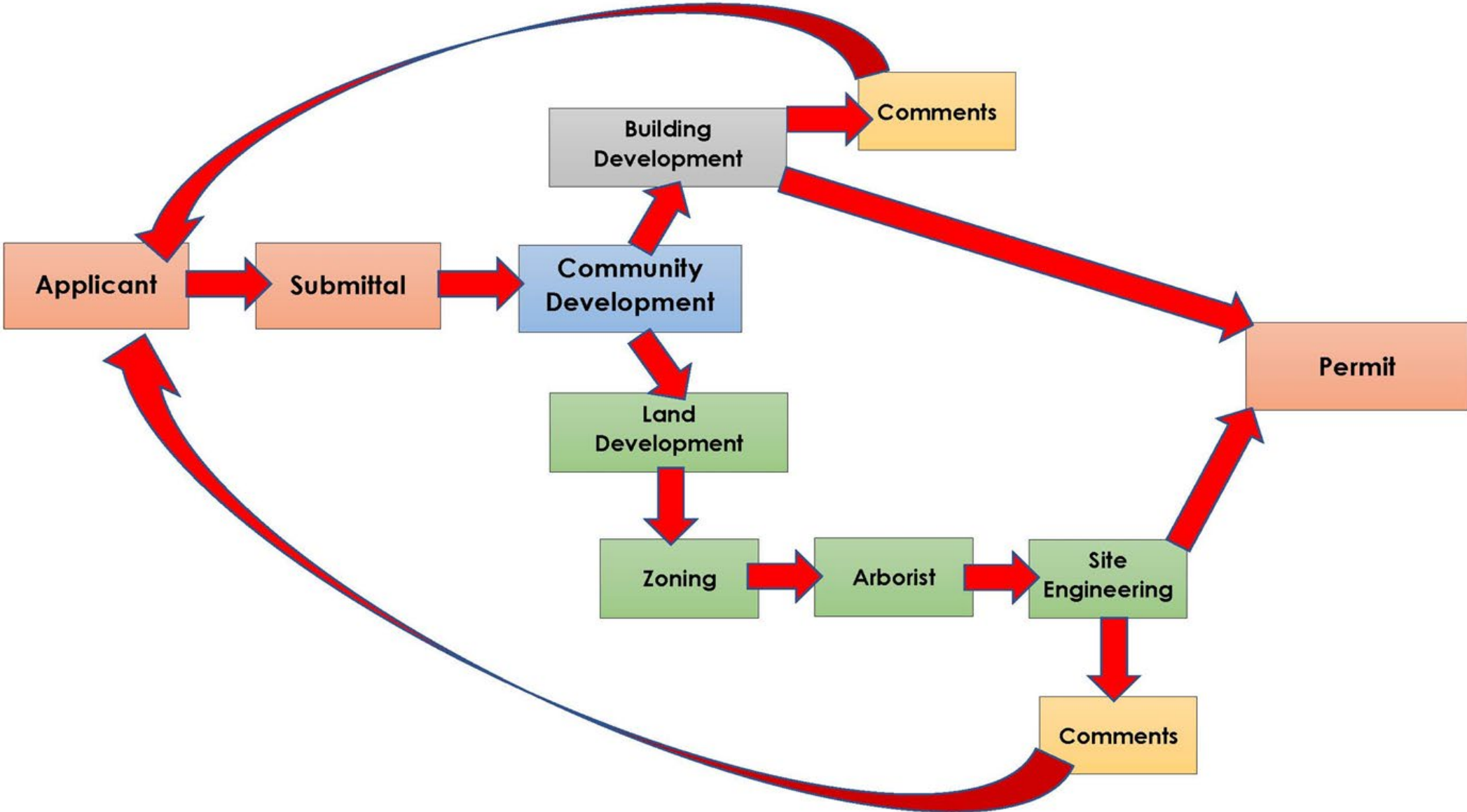
- **108 pool application submittals**
- **119 permits**



**2020 (as of June 22<sup>nd</sup>)**





- **66 pool application submittals**
- **60 permits**

# PLAN REVIEW PROCESS







# REVIEW SCHEDULE

---

-  **15-20 business day initial review schedule**
-  **10-business day review schedule for resubmittals**
-  **Majority of comments issued within 10 business days**
-  ***City is not responsible for time between submittals***

# APPLICATION BASICS

---

-  **Submit a Complete Application!**
-  **Property location – Address**
-  **Provide all Applicant/Permittee Information**
-  **Provide all Property Owner Information**

# SITE PLAN BASICS





---

-  **Must be a legible submission**
-  **Drawing TO SCALE!**
-  **Property location – Address**
-  **Provide all contact information of Applicant**






# GENERAL SITE PLAN REQUIREMENTS

---

-  **Must have Boundary/Lot lines**
-  **Show all existing above-ground structures**
-  **Delineate setbacks, zoning buffers, easements**
-  **New Survey NOT REQUIRED!**

# TREE CANOPY/PRESERVATION

---

-  **Show location of Tree Protection Fencing, if any**
-  **Provide Tree Protection Fencing Detail, if utilized**
-  **Provide details of proposed trees to be removed**

# SPECIFIC SITE PLAN REQUIREMENTS

---



## **Delineate pool area/equipment**

- **List amounts of existing and new impervious coverages**
- **Decking**
- **Drains**
- **Back flush discharges**



## **Delineate Stream Buffers**

- **25-foot State Undisturbed Buffer**
- **50-foot City Undisturbed Buffer**
- **75-foot Impervious Setback**

# FLOOD PLAIN INFORMATION

---

 **Provide Flood Plain note on plan:**

**“According to the Flood Insurance Rate Map (F.I.R.M.) of Fulton County, Panel Number XX, dated XX, a portion of this property is located in Zone “XX” Flood Hazard Area.”**

# TOPOGRAPHY/GRADING

---

 Show existing and proposed topo at 1-2 foot intervals

 Spot elevations may be acceptable


 Field run topo **NOT REQUIRED!**

 Other data sources:

- City of Milton GIS
- Fulton County GIS

# UTILITIES

---

 **Add the 811 note on plan:**





**“72 hours of notice is required to Georgia 811 Utility Protection Center before any land disturbance activities can begin.”**

 **Show all existing and proposed above-ground utilities**

 **Show all easements**

# WASTEWATER SYSTEMS

---

-  Show general location of sewer lines or septic system
-  Submit the approved and stamped Site Plan by the Fulton County Environmental Health Department
-  Label the distance (in feet) between the sewer line/septic field and the proposed pool elements
-  Survey is **NOT REQUIRED!**

# SEDIMENT & EROSION CONTROL

---



## Show limits of disturbance

- If exceeds 1-acre, submit GSWCC Checklist
- If within 200-foot State Waters, submit GSWCC Checklist
- If over 5,000 sq. ft. of new impervious, may need additional Water Quality treatment measures



## Add note on plan:

**“Additional erosion control devices may be required based on existing site conditions if deemed necessary by the on-site inspector.”**



# BEST MANAGEMENT PRACTICES (BMP)

---



## **Locate and label all BMP's**

- **Silt Fencing**
- **Construction Entrance/Exit**
- **Temporary and permanent seeding**
- **Concrete Washout**



## **Provide State standard BMP symbols and details**

# BUILDING PLAN REVIEW

---

 **Code related activities require permits.**

 **Mechanical**







 **Electrical**

 **Plumbing**



# BUILDING PLAN REVIEW

---

-  **Deck scope**
-  **Life Safety**
-  **Protective fencing details and alarms**
-  **Pool equipment and location**
-  **Structural pool walls**
-  **Details as needed**

# INSPECTIONS

---

 **Periodic Inspections for MEPs**

 **Certificate of Completion (CC)**

- **Permitted scope passed inspections**

# SUMMARY

---

**Well designed plans reduce review times,  
manage expectations and liabilities**

# QUESTIONS?

---

**Dale Hall, PLA, AICP**

**Development Coordinator**

**[dale.hall@cityofmiltonga.us](mailto:dale.hall@cityofmiltonga.us)**

**Tracie Wildes**

**Land Development Manager**

**[tracie.wildes@cityofmiltonga.us](mailto:tracie.wildes@cityofmiltonga.us)**

**Jerry F. Oberholtzer, PE**

**Consulting Plan Review Engineer**

**[jerry.oberholtzer@cityofmiltonga.us](mailto:jerry.oberholtzer@cityofmiltonga.us)**

**Gary Mullinix, CFM, CBCO**

**Building Official**

**[gary.mullinix@cityofmiltonga.us](mailto:gary.mullinix@cityofmiltonga.us)**

**MILTON**

ESTABLISHED 2006

