

# COMMERCIAL/Common DEVELOPMENT NOT INSPECTION GUIDANCE

## SITE CONDITION CONSIDERATIONS

Prior to requesting a Notice of Termination (NOT) inspection, ensure the following are completed on your site according to the approved plan.

### 1. Has the site achieved final stabilization?

- Final stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, 100% of the soil surface is uniformly covered in **permanent vegetation** with a density of 70% or greater, or landscaped according to the Plan.
  - **Permanent (perennial) vegetation** shall consist of:
    - A permanent vegetative cover such as trees, shrubs, vines, grasses, and legumes.
    - For a seed and mulch approach, permanent grass must be emergent to meet the 100% cover and 70% density requirement.
  - For more information see pages 111-130 in the Georgia Soil and Water Conservation Commission (GSWCC) Manual for Erosion and Sediment Control in Georgia 2016 Edition.

### 2. Are all of the slopes onsite stabilized?

- Slope Stabilization is defined as a protective covering used to prevent erosion and establish permanent vegetation on steep slopes, shore lines, or channels.
- Some examples of slope stabilization include, but are not limited to, rolled erosion control blanket (straw blankets) and hydraulic erosion control blanket.
- For more information see pages 145-147 in the GSWCC Manual for Erosion and Sediment Control in Georgia 2016 Edition.

### 3. Does the site have positive drainage and is it constructed in accordance with the approved grading plan?

- Verify positive drainage condition of broad and local drainage features (including but not limited to: grading, grassed swales, channels, storm drainage structures, etc.)
- For more information on stormwater management please see:
  - Columbia County Code of Ordinance Chapter 34-111:
    - [https://library.municode.com/ga/columbia\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_CH34EN\\_ARTIVSTMA\\_DIV1GE\\_S34-111TESYFAENMEIN](https://library.municode.com/ga/columbia_county/codes/code_of_ordinances?nodeId=PTIICOR_CH34EN_ARTIVSTMA_DIV1GE_S34-111TESYFAENMEIN)
  - The Columbia County Stormwater Supplement:
    - <https://www.columbiacountyga.gov/home/showpublisheddocument/15994/636834006874030000>

### 4. Are all the temporary BMPs removed?

- Temporary Best Management Practices (BMPs) are structural or vegetative practices that are used during construction for erosion and sedimentation control. These structural practices are to be removed once land disturbance activities are completed (including but not limited to: silt fence, rock bags, etc.)
- For more information, see pages 151-316 for structural practices in GSWCC Manual for Erosion and Sediment Control in Georgia 2016 Edition.

### 5. Is there disturbance to any neighboring property?

- Clean up and stabilize (as applicable) any offsite impact, to include but not limited to, grading, sediment deposition, construction material laydown, etc.

**6. Are all ponds associated with the site installed to engineered specifications and maintained to Columbia County standards?**

- For both private and public ponds, the county shall require a letter from the engineer certifying the pond.
  - For more information about letter requirements see:
    - Columbia County Stormwater Supplement (Section 6.2.1)  
<https://www.columbiacountyga.gov/home/showpublisheddocument/15994/636834006874030000>
  - For more information about Columbia County Standards see:
    - Columbia County Stormwater Credit Manual, Appendix C:  
<https://www.columbiacountyso.org/Home/ShowDocument?id=11897>

PERMITS THAT REQUIRE NOT INSPECTION

- A passed NOT inspection is required to close out the Land Disturbance Permit (LDP) issued by the Local Issuing Authority (LIA) aka Columbia County Stormwater Compliance Department.
- Projects that required a Notice of Intent (NOI) also require a NOT permit to be filed with the Georgia Environmental Protection Division (EPD) Online System. Submit paperwork with the GA EPD:  
<https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx>.
- If your site did not need a NOI, a passed NOT inspection is still required to close out the LDP.

SCHEDULING THE NOT INSPECTION

- To request a NOT inspection, email [LDP@columbiacountyga.gov](mailto:LDP@columbiacountyga.gov) and attach NOT paperwork and/or proof of submittal if applicable.
- Inspections will be scheduled within two business days following the inspection request, unless a later date is specified in the request.
- If the NOT inspection passes, a NOT pass email will be sent to all people involved in the project.
  - Environmental Bond requirement will be released if applicable.
- If the NOT inspection does not pass, a NOT fail email with deficiency details and supporting photos will be sent to all people involved in the project.
  - A \$50 re-inspection fee will be applied to account every time a NOT inspection fails.
  - The NOT inspection must be passed to receive a Certificate of Occupancy (CO) and/or to close out the LDP permit with Columbia County in addition to the NOI with the GA EPD.

REFERENCES

Online Reference Georgia Soil and Water Conservation Commission (GSWCC) Manual for Erosion and Sediment Control in Georgia 2016 Edition:

- [https://gaswcc.georgia.gov/sites/gaswcc.georgia.gov/files/related\\_files/site\\_page/GSWCC-2016-Manual-As-Approved-by-Overview-Council.pdf](https://gaswcc.georgia.gov/sites/gaswcc.georgia.gov/files/related_files/site_page/GSWCC-2016-Manual-As-Approved-by-Overview-Council.pdf)

Online Reference to Columbia County Code of Ordinances:

- [https://library.municode.com/ga/columbia\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ga/columbia_county/codes/code_of_ordinances)

Online Reference to the Georgia EPD Permits:

- <https://epd.georgia.gov/forms-permits/watershed-protection-branch-forms-permits/storm-water-forms/npdes-construction-storm>