

LAND DEVELOPMENT 101

Attend the next BUILD: SANDY SPRINGS seminar on land development. This seminar will cover:

- The basics of BMPs (including erosion control, tree protection, inspections and enforcement)
- City and State requirements for runoff reduction, water quality devices, tree canopy coverage/mitigation and stream buffers.
- Requirements for Certificate of Occupancy (CO).

When: Wednesday, April 17, 2019
@ 9:00am

Where: Sandy Springs City Hall
Terrace Meeting Room (3rd floor)
1 Galambos Way
Sandy Springs, GA 30328

Register: spr.gs/BuildSeminars

BUILD: SANDY SPRINGS

Let's build something great together



SANDY SPRINGS™
GEORGIA

The background is a detailed architectural floor plan in white lines on a dark blue background. It shows various rooms including bedrooms (QUARTO), bathrooms (SANIT), a service area (SERVICO), and a hall. Rooms are labeled with their area in square meters (M²).

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- **“BUILD: SANDY SPRINGS”** is a series of seminars presented by the Community Development department of the City of Sandy Springs, GA.
- It is intended to educate the public on the current policies, procedures and expectations of the City of Sandy Springs, GA as it relates to construction within the jurisdiction.
- The information presented in these seminars is subject to change with new Code adoptions, changes in City ordinances and zoning, and changes in office policy as it relates to current construction trends.

LAND DEVELOPMENT 101



SANDY SPRINGS™
GEORGIA

April 17, 2019

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Best Management Practices

Best Management Practices: Erosion Control Measures

- The Georgia Erosion and Sedimentation (E&S) Act requires that land-disturbing activities in Georgia are protected from erosion and subsequent sedimentation up to and including a 25-year storm.
- Federal Law requires that adequate erosion, sediment and pollution control must be implemented during land disturbing activities where a section 404 permit (usually known as a wetland permit) is required.
- All construction sites must follow the "Manual For Erosion and Sediment Control In Georgia". **This can be found at <https://gaswcc.georgia.gov/>.**

MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA

2016 Edition



Georgia Soil and Water Conservation Commission

P.O. Box 8024
4310 Lexington Rd
Athens, GA 30603
706-552-4470
706-552-4486 fax
<https://gaswcc.georgia.gov/>

Best Management Practices: Erosion Control Measures



Mulching – Minimum 90% Coverage



Slope Stabilization With Seeded Mats

Best Management Practices: Erosion Control Measures



Temporary Seeding:
Minimum 70% Germination



Sodding

Best Management Practices: Erosion Control Measures



Temporary Sediment Basin



Irrigation Truck (for dust control)

Best Management Practices: Erosion Control Measures



Illicit Discharge



Illegal Soil Stabilization

Best Management Practices: Erosion Control Measures



Illegal Construction Exit



Illegal Silt Fence

Best Management Practices: Sediment Barrier

- Sediment Barriers are temporary structures made up of a porous material typically supported by steel or wood posts.
- The purpose of the sediment barrier is to minimize and prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage systems by slowing storm water runoff and causing the deposition and/or filtration of sediment at the structure.



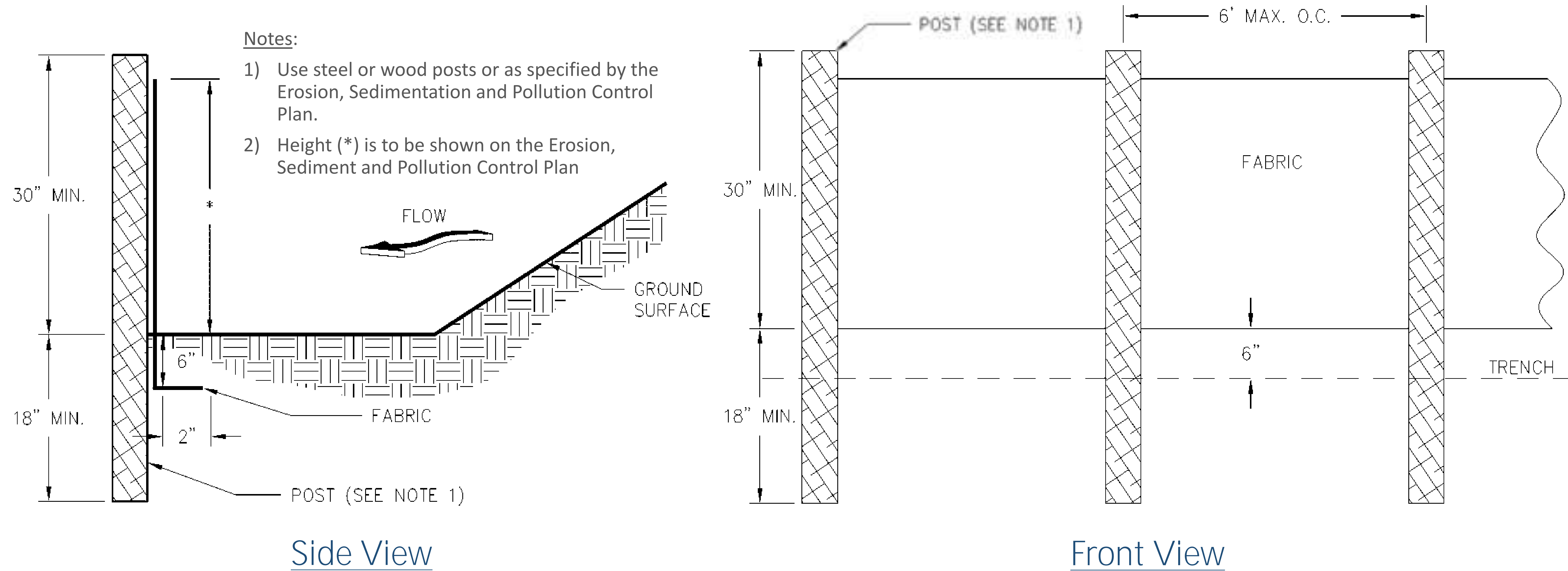
Best Management Practices: Sediment Barrier

- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
 - Sensitive Areas (S) can be defined as any area that needs additional protection during land disturbance. This includes but is not limited to state waters, wetlands, or any area the design professional designates as sensitive (such as steep topography or natural valleys)
 - Non-Sensitive Areas (NS) can be defined as any normal area that needs protection during land disturbance. This includes but is not limited to non-challenging topography or non-confining construction sites.
- Common types of sediment barriers include:
 - Silt Fencing (sensitive and non-sensitive areas)
 - Filter Media Sock (classified as Type B, non-sensitive application)
 - Brush Barrier (only during timber clearing projects)

Best Management Practices: Sediment Barrier

- Non-Sensitive Area Sediment Barriers shall be of *Type NS* and consist of one of the following:
 - GA DOT Type A Silt Fence: Consists of 36-inch wide filter fabric and shall be used on developments where the life of the project is greater than or equal to six months. Shall have a support spacing of no greater than 6 feet on center. Each support shall be driven into the ground a minimum of 18 inches.
 - GA DOT Type B Silt Fence: Consists of 22-inches wide filter fabric that allows the same flow rate as Type A silt fence. Type B silt fence shall be limited to use on minor projects, such as residential home sites or small commercial developments where permanent stabilization will be achieved in less than six months. Shall have a support spacing of no greater than 6 feet on center. Each support shall be driven into the ground a minimum of 18 inches.

Best Management Practices: Sediment Barrier

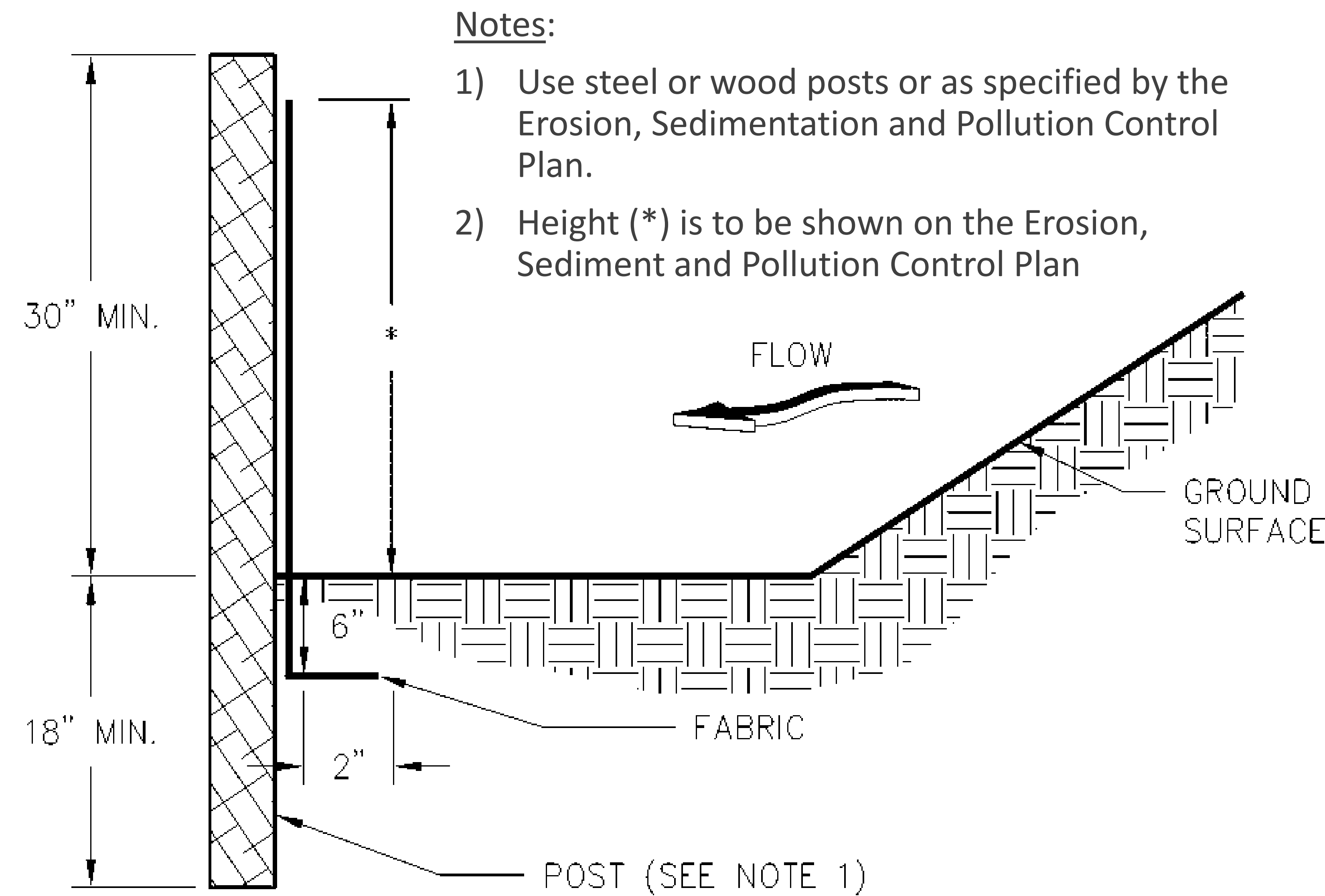


Silt Fence - Type A

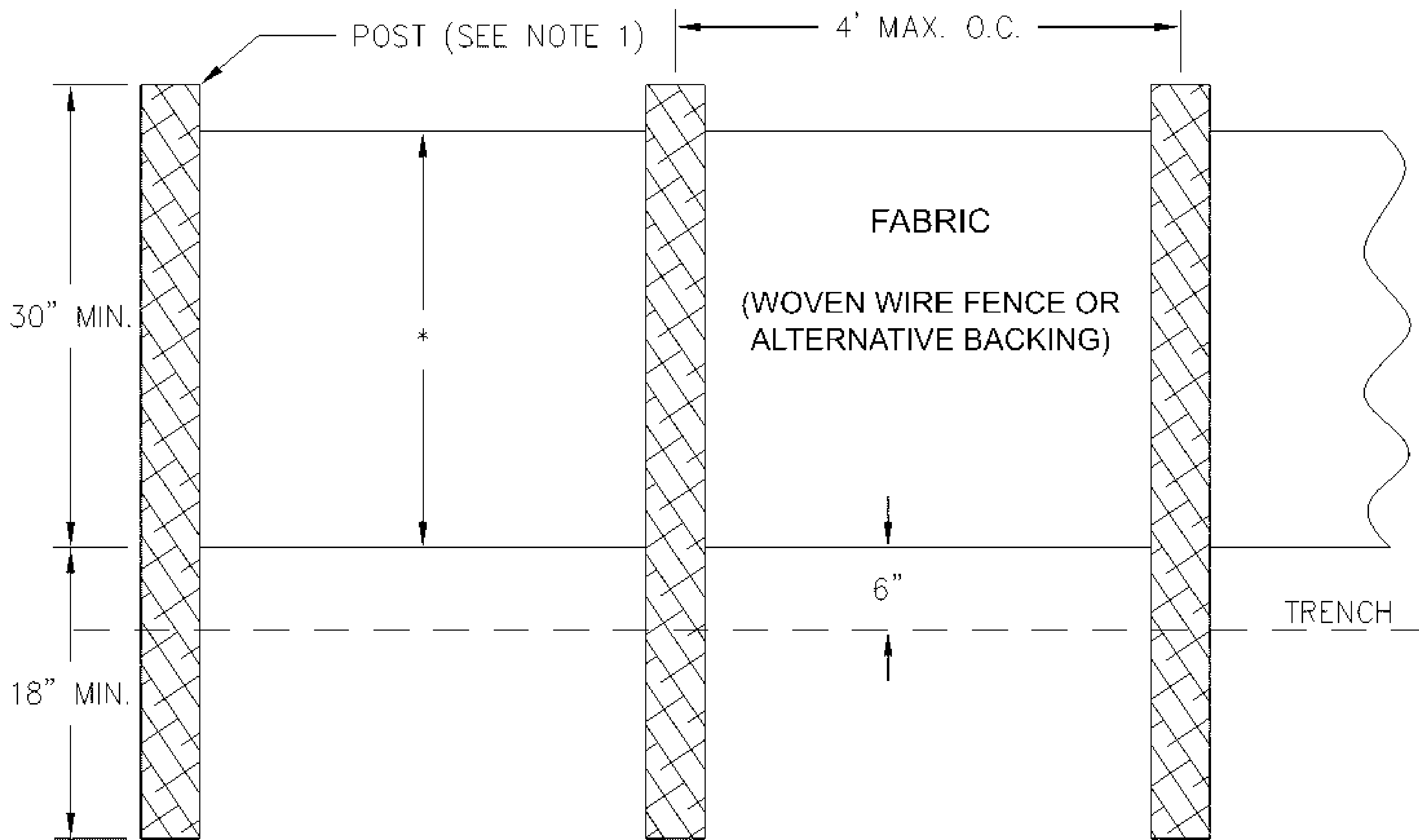
Best Management Practices: Sediment Barrier

- Sensitive Area Sediment Barriers shall be of Type S and consist of the following:
 - Type C Silt Fence:
 - 36-inch wide filter fabric with wire reinforcement or equivalent. The wire reinforcement is necessary because this fabric allows almost three times the flow rate as Type A silt fence.
 - Shall be used where runoff flows or velocities are particularly high or where slopes exceed a vertical height of 10 feet.
 - Shall have a support spacing of no greater than 4 feet on center
 - Each support shall be driven into the ground a minimum of 18 inches.

Best Management Practices: Sediment Barrier



Side View



Front View

Silt Fence - Type C

Best Management Practices: Construction Exit

- A construction exit is a stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.
- The purpose of the construction exit is to reduce or eliminate the transport of mud from the construction area onto public rights-of way by motor vehicles or by runoff.



Best Management Practices: Construction Exit

- Construction Exit Design Requirements:
 - Soil Preparation: Geotextile underliners are required to stabilize and support the pad aggregates.
 - Aggregate Size: Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).
 - Pad Thickness: The gravel pad shall have a minimum thickness of 6 inches.
 - Pad Width: At a minimum, the width should equal the full width of all points of vehicular egress, but not less than 20 feet wide.
 - Pad Length: The gravel pad shall have a minimum length of 50 feet. When the **construction is less than 50' from the paved access, the** length shall be from the edge of existing pavement to the permitted building being constructed.

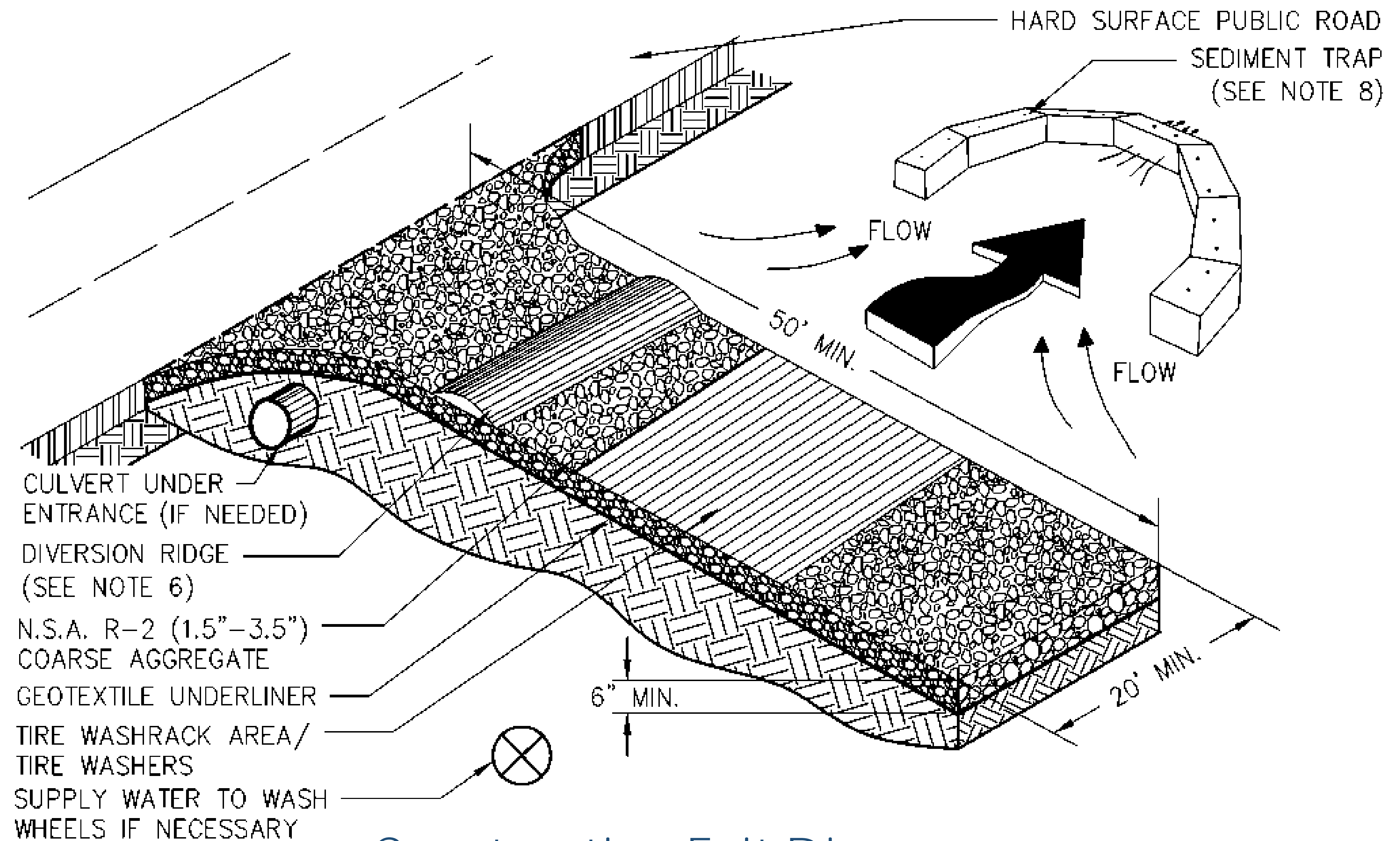
Best Management Practices: Construction Exit

- Construction Exit Design Requirements (continued):
 - Washing: If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment laden runoff and direct it into an approved sediment trap or sediment basin.

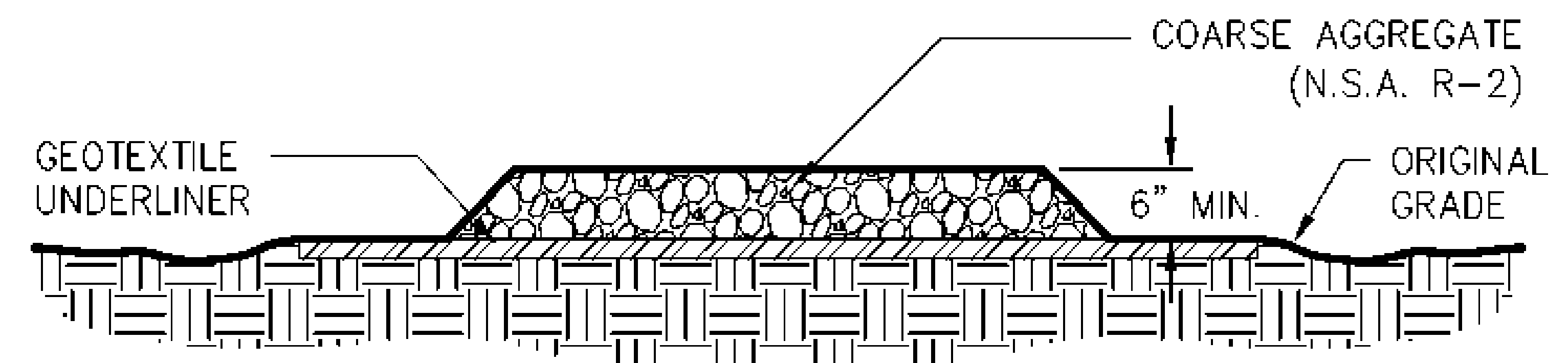
Best Management Practices: Construction Exit

Notes:

1. Avoid locating on steep slopes or at curves on public roads.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. Aggregate size shall be in accordance with the National Stone Association R-2 (1.5" - 3.5" stone).
4. Gravel pad shall have a minimum thickness of 6".
5. Pad width shall be equal the full width at all points of vehicular egress, but no less than 20'-0".
6. A diversion ridge should be constructed when the grade towards the paved area is greater than 2%.
7. Install pipe under the entrance if needed to maintain drainage ditches.
8. When washing is required, it should be done in an area stabilized with crushed stone that drains onto an approved sediment trap or sediment basin (divert all surface runoff and drainage from the entrance to a sediment control device).
9. Washracks and/or tire washers may be required depending on the scale and circumstance. If necessary, the washrack design may consist of any material suitable for truck traffic that removes mud and dirt.
10. Maintain area in a way that prevents tracking and/or flow of mud onto public right-of-ways. This may require a top dressing, repair and/or cleanout of any measures used to trap sediment.



Construction Exit Diagram



Construction Exit Section View

Typical Construction Exit

Best Management Practices: Site Plans

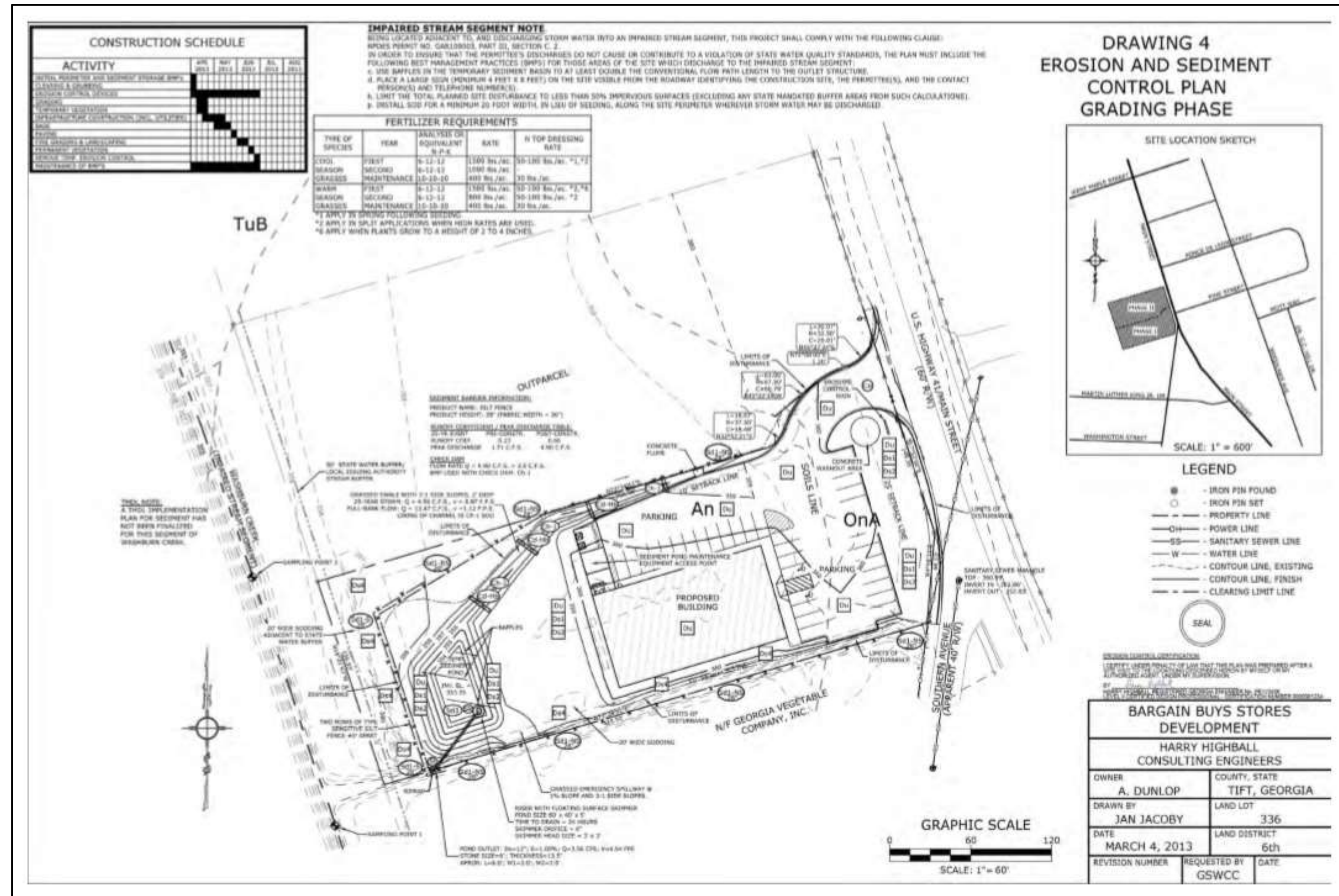
- Any land disturbing activity which disturbs one acre or greater, is not a part of a larger common plan of development, and is not exempt from the Georgia Erosion and Sedimentation (E&S) Act must have an Erosion and Sediment Control (E&SC) Plan.
- Any land disturbing activity which disturbs less than one acre and is within **200' of a perennial stream must also have an E&SC Plan.**
- The State of Georgia also requires most land disturbing activities disturbing one acre or greater to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Permits. The NPDES Permits require the permittee to have an Erosion, Sedimentation and Pollution Control (ES&PC) Plan.

Best Management Practices: Site Plans

- Projects **that disturb less than one acre and are within 200' of a perennial stream** are not exempt from the Act, but are exempt from NPDES.
- All ES&PC Plans must be prepared by a design professional licensed by the State of Georgia in the field of engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by Certified Professional in Erosion and Sediment Control, Inc.
- All design professionals and plan reviewers of an ES&PC Plan must have a current Level II certification issued by the GSWCC.
- The "Manual For Erosion and Sediment Control In Georgia" **has many** standard details and sample Erosion and Sediment Control (E&SC) plans.

Best Management Practices: Site Plans

- Typical Erosion & Sediment Control Plan



Best Management Practices: Site Plans

• Typical Erosion & Sediment Control Detail Sheet

DEFINITION
The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection of disturbed or denuded areas.

CONDITIONS
Temporary seeding, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as erosion fix crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
App	4.0 pounds	4 lbs.	6/15-8/1
Perennial	0.5 pounds	10 lbs.	6/15-8/1
Annual Leguminosae	4.0 pounds	10 lbs.	1/15-4/15
Trailing Leguminosae	4.0 pounds	10 lbs.	6/15-8/15
Perennial	1.0 pounds	20 lbs.	6/15-8/1
Grasses	0.5 pounds	10 lbs.	6/15-8/15
Tree	1.0 pounds	4 lbs.	6/15-8/1

* Universal seedlings may require heavier seeding rates.
** Seeding dates may need to be altered to fit specific conditions and seed lots.

SPECIFICATIONS
Grading and Shaping
Excess water runoff shall be reduced by properly designed and installed erosion control practices such as graded ditches, ditches, dikes, diversion, sediment barriers and others.
Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the seed material is loose and not sealed by rainfall.
When soil has been sealed by rainfall or consists of smooth, wet slopes, the soil shall be scarred, trenched or otherwise scarified to provide a place for seed to lodge and germinate.
Line and Fertilizer
Agricultural lime is required on low soil tests. Indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded slopes require lime application. This can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, use the equivalent of 10-10-10 fertilizer or the equivalent per weight, i.e., 10 lbs. 10-10-10 or 5 lbs. 20-20-20. Fertilizer should be applied before seed preparation and incorporated with a disk, ripper or disk.
Seeding
Select a grass or grass/legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, or pasture seeder, or hydraulic seeder (except trailing seed and fertilizers). Drill or outdragger seeders should uniformly place seed and fertilizer in soil with each drop. Appropriate depth of planting is two times the seed diameter. Seed should be "baited" lightly to cover seed with soil if needed by hand.
Mulching
Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding shall be considered for short term protection. Refer to Ds1, Disturbed Area Stabilization (With Mulching Only).
Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thorough trenched to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
A permanent vegetation using seeds on highly erodible or critical to project lands.

CONDITIONS
This application is appropriate for areas which require immediate vegetative covers, steep slopes, grass breaks, and waterways with streambed flow.
CONSTRUCTION SPECIFICATIONS/INSTALLATION
Soil Preparation
• Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply seed to soil surfaces only and not frozen surfaces, or gravel, rip rap, etc.
• Deposit properly applied soil help granular seed. Don't use liquid fertilizer treated with herbicides or soil wettable.
• Mix fertilizer into soil surface. Fertilizer based on soil tests or Table 4.4.1. For fall planting of stream season species, half the fertilizer should be applied at planting and the other half in the spring.
Table 4.4.1. Seed Planting Requirements

Species	Variable	Seeds per acre	Seeding Season
Perennial Grasses	Common Tallgrass Timothy	M, L, P P P	Warm Weather
Perennial Grasses	Perennial	P	Warm Weather
Grasses		P	Warm Weather
St. Augustine	Common St. Augustine Bahiya	P	Warm Weather
Grasses	Common Bahiya	P	Warm Weather
Grasses	Common Bahiya	P	Warm Weather
Grasses	Common Bahiya	P	Warm Weather

Table 4.4.2. Seed Planting Requirements for Soil Surface Application

Plant Type (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)	
Grass	10-15 lbs.	1000	100	100

Application
• Apply seed to soil surface at a rate of 1 to 2 lbs. per acre.
Installation
• Lay seed with light joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch seed.
• On slopes steeper than 4:1, seed should be anchored with mulch or biodegradable pins or other approved methods.
• Seed shall be applied to soil surface to provide good contact between seed and soil.
• Irrigate seed and soil to a depth of 1" immediately after installation.
• Seed should not be wet or spread in extremely wet or dry weather.
• Irrigation should be used to supplement rainfall for a minimum of 4.4 weeks.
Table 4.4.3. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.4. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.5. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.6. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.7. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.8. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.9. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.10. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.11. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.12. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.13. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.14. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.15. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.16. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.17. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.18. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.19. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.20. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.21. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.22. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.23. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.24. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.25. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.26. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.27. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.28. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100

Table 4.4.29. Fertilizer Requirements for Seed

Species or Species	Planting Year	Fertilizer (See Table 4.4.1)	Rate (See Table 4.4.1)	Seeding Rate (See Table 4.4.1)
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100
Grass	First	6-12-12	1000	100
Grass	Second	6-12-12	1000	100
Grass	Maintenance	10-10-10	1000	100


Table 4.4.30. Fertilizer Requirements for Seed

Best Management Practices: Inspections & Enforcement

- All projects require a Site Preconstruction Meeting that must be scheduled with the Site Inspector prior to the start of work.
- The purpose of the preconstruction meeting is to:
 - Discuss all the BMP requirements for the project.
 - Ensure that all the site requirements detailed on the approved construction documents are correctly installed and in a timely manner.
 - Discuss periodic random inspections by the site inspector.
 - Discuss the enforcement of the soil erosion and sediment control plan.

Best Management Practices: Inspections & Enforcement

- Enforcement Types:
 - Verbal Warnings: Typically issued for minor violations that can be quickly corrected. Work is allowed to continue while the violations are corrected.
 - Notice of Violations: This is a formal notice for violations that require corrective action be completed within 3 days. Work is allowed to continue while the violations are corrected but stops all inspections from taking place until the violations are corrected.


THIS POSTING SERVES AS OFFICIAL NOTICE
STOP ALL INSPECTIONS
Pare Todas Las Inspecciones!!

NOTICE OF VIOLATION
(AVISO PARA OBEDECER)

ADDRESS _____

LOT# _____ PERMIT# _____

SUBDIVISION _____

DO NOT REMOVE, ALTER OR TAMPER
(NO REMOVER ESTE AVISO)
NON-COMPLIANCE ITEM(S)
NONCOMPLIANCE WITH CITY OF SANDY SPRINGS SOIL EROSION AND SEDIMENTATION
CONTROL ORDINANCE, CHAPTER 14, ARTICLE 7, SECTIONS 1-14.

[] SILT CONTROLS [] CONSTRUCTION EXIT [] TEMP. VEGETATION

[] OTHER _____

INSTALL/REPAIR ALL EROSION CONTROLS!

*NON-COMPLIANCE WITHIN 3 DAYS OF THIS POSTING WILL RESULT IN THE ISSUANCE OF A
"STOP WORK" ORDER, MONETARY PENALTIES, AND A COURT CITATION.

COMPLIANCE DATE _____


SIGNED _____ DATE _____ TIME _____

TELEPHONE# _____

ADDITIONAL VIOLATIONS CAN OCCUR DURING ENFORCEMENT PERIODS AND/OR MAY NOT
BE INITIALLY INCLUDED IN THE CONDITIONS OF VIOLATIONS. THE IDENTIFIED VIOLATOR
WILL BE HELD RESPONSIBLE FOR ANY ADDITIONAL VIOLATIONS SUBSEQUENTLY
IDENTIFIED OR UNIDENTIFIED DURING OUR FIELD INSPECTIONS.

Best Management Practices Inspections & Enforcement

- Enforcement Types (continued):
 - Stop Work Orders: This is an official notice of a severe or repeated violation and/or unsafe working conditions. All work on the project is stopped except for any work necessary to correct the violations. No inspections are allowed during a stop work order.


STOP WORK
(PARAR DE TRABAJAR)

WORK IS ONLY PERMITTED ON EROSION CONTROL CORRECTIONS
(SOLO SE PERMITE TRABAJAR PARA CORREGIR VIOLACIONES DE
“EROSION”)

DO NOT REMOVE, ALTER OR TAMPER
(NO REMOVER ESTE AVISO)

ADDRESS _____

LOT# _____ PERMIT# _____

SUBDIVISION _____

VIOLATION(S)
NONCOMPLIANCE WITH 1996 SOIL EROSION ORDINANCE, SECTION 26-39; SUBSECTION
A, B & C

SPECIFIC INSTRUCTIONS

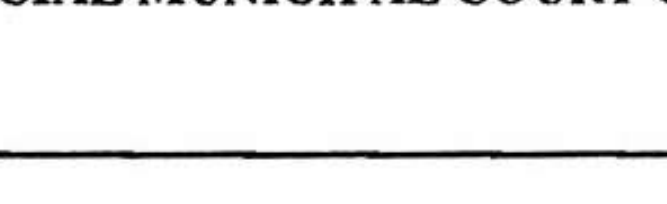
ADDITIONAL VIOLATIONS CAN OCCUR DURING ENFORCEMENT PERIODS AND/OR MAY
NOT BE INITIALLY INCLUDED IN THE CONDITIONS OF VIOLATIONS. THE IDENTIFIED
VIOLATOR WILL BE HELD RESPONSIBLE FOR ANY ADDITIONAL VIOLATIONS
SUBSEQUENTLY IDENTIFIED OR UNIDENTIFIED DURING OUR FIELD INSPECTIONS.

INSPECTOR _____ DATE _____

PHONE# _____

Best Management Practices Inspections & Enforcement

- Enforcement Types (continued):
 - Citations: This is a court issued citation similar to a stop work order; however, the citation requires a court appearance before a judge to plea your case.
 - Penalties for violations include fines up to \$1000 per day/per violation, imprisonment for a term not exceeding six months, confinement at labor for a period of time not to exceed 30 days, or any combination thereof.



SANDY SPRINGS
GEORGIA

7840 Roswell Road, Bldg 500 Sandy Springs, GA 30350
770.730.5600

OFFICIAL MUNICIPAL COURT CITATION

STATE OF GEORGIA

CITATION NO. **11850**

NAME: _____

LAST FIRST MI

ADDRESS: _____

NUMBER STREET NAME APARTMENT NO. DIRECTION

CITY STATE ZIPCODE RACE SEX

BIRTHDATE DRIVER'S LICENSE NO. STATE HT WT HAIR COLOR EYE COLOR

THE UNDERSIGNED STATES THAT HE / SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE, THAT THE PERSON NAMED HEREIN HAS COMMITTED THE OFFENSE(S) HEREIN SET FORTH, CONTRARY TO LAW, IN THAT:

ON THE _____ DAY OF _____, 20____ AT _____ AM / PM IN SANDY SPRINGS AND CONTINUING EACH DAY THEREAFTER TO AND INCLUDING THE _____ DAY OF _____, 20____, THE ABOVE DID COMMIT THE OFFENSE (S) OF:

1. _____
CODE DESCRIPTOR _____ SECTION / CODE _____
AS AMENDED AND ADOPTED BY REFERENCE IN SEC _____ OF THE CODE OF SANDY SPRINGS
2. _____
CODE DESCRIPTOR _____ SECTION / CODE _____
AS AMENDED AND ADOPTED BY REFERENCE IN SEC _____ OF THE CODE OF SANDY SPRINGS
3. _____
CODE DESCRIPTOR _____ SECTION / CODE _____
AS AMENDED AND ADOPTED BY REFERENCE IN SEC _____ OF THE CODE OF SANDY SPRINGS

IN THAT THE ACCUSED DID:

PLACE OF OFFENSE: _____

THIS _____ DAY OF _____, 20____

OFFICER/INSPECTOR _____ BADGE NO. _____ PHONE NO. _____

YOU ARE HEREBY COMMANDED TO APPEAR AT THE MUNICIPAL COURT OF THE CITY OF SANDY SPRINGS, GEORGIA LOCATED AT MORGAN FALLS OFFICE PARK
7840 ROSWELL ROAD, SANDY SPRINGS, GA 30350 – BUILDING 500

ON THE _____ DAY OF _____, 20____, AT _____ : _____ AM / PM

ENTRY OF SERVICE

() I HAVE THIS DAY SERVED THE DEFENDANT, _____ PERSONALLY WITH THE FOREGOING CITATION THIS _____ DAY OF _____, 20____.

() I HAVE THIS DAY SERVED THE DEFENDANT, _____, A CORPORATION, PERSONALLY BY LEAVING THE FOREGOING CITATION WITH _____, AN OFFICER/AGENT OF SAID CORPORATION THIS _____ DAY OF _____, 20____.

DEFENDANT'S SIGNATURE _____ PHONE NO. _____ SERVING AGENT NAME AND TITLE _____

Storm Water Regulations

Ordinance

- Purpose
- Applicability
- Requirements

Purpose

- The purpose of this Division is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development storm water runoff and non-point source pollution associated with new development and redevelopment by focusing on the types of frequently occurring storm events that generate the most water quality impacts. Proper management of post-development storm water runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources.

Applicability

- This Division is applicable to all land development, including, but not limited to, site plan applications, single family residential applications, subdivision applications, and grading applications. These standards apply to any new development or redevelopment site that meets one or more of the following criteria, or as otherwise required by the Director:

Applicability

- Any new development, redevelopment, addition or replacement that involves the creation of 1,000 square feet or more of impervious cover, or that involves other land development activities of 5,000 square feet or more is required;

Requirements

- Water Quality All storm water runoff generated from a site shall be adequately treated before discharge. It will be presumed that a storm water management system complies with this requirement if it satisfies the storm water reduction criteria in this section. However if any of the storm water runoff volume generated by the first 1.2 inches of rainfall cannot be reduced or retained on site due to constraints such as a high water table, rock, low infiltration rates or the presence of a hotspot, the remaining volume shall be increased by a multiplier of 1.2 and shall be intercepted and treated in one or more storm water management practices that provide at least an 80 percent reduction in total suspended solids loads in accordance with the following criteria:

Water Quality Installation & Maintenance

- Infiltration Trench
- Flow Wells
- Underground Detention Ponds

Infiltration Trench



Flow Wells



Flow Wells



Flow Wells



Underground Detention Pond



Underground Detention Pond



Underground Detention Pond



Underground Detention Pond



Illicit Discharge Detection & Elimination

- Effects of Pollution
- Pollutants
- Pollution Solutions
- Prohibitions

Illicit Discharge Detection & Elimination

- Purpose and intent The purpose of this Division is to protect the public health, safety, environment and general welfare through the regulation of non-storm water discharges to the City separate storm sewer system to the maximum extent practicable as required by federal law. This Division establishes methods for controlling the introduction of pollutants into the City separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process.

Illicit Discharge Detection & Elimination

- The objectives of this Division are to:
- Regulate the contribution of pollutants to the storm sewer system by any person;
- Prohibit illicit discharges and illegal connections to the storm sewer system;
- Prevent non-storm water discharges, generated as a result of spills, inappropriate dumping or disposal, to the storm sewer system; and
- Establish legal authority to carry out all inspection, surveillance, monitoring and enforcement procedures necessary to ensure compliance with this Division.

The Effects of Pollution

Polluted Storm water runoff can have many adverse effects on plants, fish, animals, and people. Some of these pollutants include oil, grease, harmful bacteria, fertilizers, toxic chemicals and other contaminants.

The Effects of Pollution

- Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow. Sediment also can destroy aquatic habitats.

The Effects of Pollution

- Excess nutrients can cause algae blooms. When algae die, they sink into the bottom and decompose in a process that removes oxygen from the water.

The Effects of Pollution

- Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels thus causing more damage to the ecosystem.

The Effects of Pollution

- Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.

The Effects of Pollution

- Polluted Stormwater often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

Pollutants



Pollutants



Pollutants



Pollution Solutions

- Divert storm water away from disturbed or exposed areas of the construction site.
- Install silt fences, vehicle mu removal areas, vegetative cover, and other sediment erosion controls. Properly maintain them, especially after rainstorms.
- Prevent soil erosion by minimizing disturbed areas during construction projects, and seed and mulch bare areas as soon as possible.

Pollution Solutions



Pollution Solutions



Prohibitions

- Prohibition of Illicit Discharges No person shall throw, drain, or otherwise discharge, cause, or allow others under his control to throw, drain, or otherwise discharge into the City separate storm sewer system any pollutants or waters containing any pollutants other than storm water.

Tree Protection

Tree Protection: Tree Ordinance

- **What role do trees and the tree canopy play in the City's priorities?**
- In conjunction with the University of Georgia Institute of Ecology Natural Resources Spatial Analysis Laboratory (NARSAL), the City recently completed a comprehensive tree canopy study that shows that Sandy Springs has a tree canopy of 62 percent, an increase of three percent over a 2010 study, and the highest it has been since the first study of this kind in 1991. This study places Sandy Springs among the top tier of American cities with higher percentages of tree canopy. Urban tree canopy studies quantify the percentage of tree canopy coverage of a given area, relating directly to air quality, storm water management, ecosystem balance and quality of life benefits.

Tree Protection: Tree Ordinance **con't.**

- **Tree Removal Permit**
- **A Tree Removal Permit Is Required For:**
- Removal of any hardwood or pine tree 18 inches Diameter at Breast Height (DBH) or larger
- Removal of a Dogwood or Redbud 10 inches DBH or larger
- Removal of any tree located within the Chattahoochee River Corridor or a Stream Buffer
- *The **Chattahoochee River Corridor** is any property within 2000 feet from the banks of the Chattahoochee River. A **Stream Buffer** is the 75 foot protection corridor along designated streams and bodies of water. For more information on determining if your property is in the Chattahoochee River Corridor and/or contains a stream buffer please contact a City Arborist.*



Tree Protection: Tree Ordinance **con't.**

- How do I apply for a tree removal permit?
- Email a tree removal request to the City Arborist. There is no tree removal permit application to fill out. Your request should include documentation showing the location, species, and approximate size of all existing trees, noting the trees to be removed.
- How much does a tree removal permit cost?
- There is no fee for a tree removal permit. The only associated cost is when you have canopy mitigation requirements for removal of a landmark tree or if replanting is required to maintain canopy coverage of 35 percent on residential lots.
- Is a [Tree Removal Permit](#) Required For Dead, Dying, or Hazardous Trees?
- A permit may not be required, but the tree in question must be properly documented to show current condition. A site visit may be required by the City Arborist.



Tree Protection:

Canopy Coverage

- Landmark Trees: If the tree is classified as a landmark tree, you may be permitted to remove it without the usual canopy mitigation requirements; however, you must first email evidence showing the condition of the tree. Evidence may include, but is not limited to, photos or a report from an International Society of Arboriculture certified arborist. If you are unable to provide sufficient evidence, a site visit by a City Arborist may be required to verify the condition of the tree based on a visual inspection.
- Non-Landmark Trees: No permit is required to remove hazardous non-landmark trees; however, you must first notify the [City Arborist](#) by email or telephone our Call Center at 770-730-5600.

Tree Protection: Canopy Coverage **con't...**

- What is a Landmark Tree?
- Hardwood Trees: 27 inches in diameter or larger.
- Pine Trees: 30 inches in diameter or larger that are more than 30 feet from any structure.
- Dogwood or Redbud trees: 10 inches in diameter or larger that are in fair or better condition.
- How do I measure tree diameter?
- Diameter at Breast Height, or DBH, is a standard method of expressing the diameter of **a tree trunk. To find out a tree's DBH, measure** the diameter of the tree trunk at a height of 4.5 feet from the ground. If the tree is on a slope, measure from the highest ground level.



Tree Protection: Mitigation

- What is Canopy Mitigation?
- Canopy mitigation is the replacement of lost tree canopy through the planting of new trees on the property of comparable canopy potential or payment into the Sandy Springs Tree Bank. When you submit your permit documentation, the City Arborist will notify you if canopy mitigation is required.
- There are two possible reasons for canopy mitigation: The removal or destruction of a Landmark Tree or the removal of any healthy trees which causes the tree canopy to fall below the residential lot minimum requirement of 35 percent coverage. Landmark Trees must be replaced at 150 percent of the lost canopy.

Stream Buffers

Stream Buffers: Regulations

9.7.3 of the Sandy Springs Development Code:

- Except as provided in paragraph (16) of this section, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director, EPD determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director, EPD pursuant to O.C.G.A. § 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented; or along any ephemeral stream. As used in this provision, the term "ephemeral stream" means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the groundwater table year round; for which groundwater is not a source of water; and for which runoff from precipitation is the primary source of water flow, unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to Part 6 of [Article 5, Chapter 5 of Title 12](#), the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director, EPD as provided in this paragraph. The following requirements shall apply to any such buffer:



Stream Buffers: Regulations **con't...**

- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the streambed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the streambed; and

Stream Buffers:

Regulations **con't...**

- b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) stream crossings for water lines; or (ii) stream crossings for sewer lines;

Stream Buffers: Regulations **con't.**

- 16. There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to [Article 2 of Chapter 5 of Title 12](#), the "Georgia Water Quality Control Act," except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board of Natural Resources, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The Director, EPD may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:
 - a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the streambed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the streambed; and
 - b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) stream crossings for water lines; or (ii) stream crossings for sewer lines.

Stream Buffers: Exemptions

9.7.2 of the Sandy Springs Development Code

- A. Surface mining, as the same is defined in O.C.G.A. § 12-4-72, "The Georgia Surface Mining Act of 1968";
- B. Granite Quarrying and land for such quarrying;
- C. Such minor land-disturbance activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities. If such activities cause excessive erosion an official notice shall be provided to implement a best management practice (BMP) to stop continued erosion



Stream Buffers: Exemptions **con't**...

- D. The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan or development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however:
 - 1. Construction of any such residence (single-family) shall conform to the minimum requirements as set forth in Sec. 9.7.3.C of this Division.
 - 2. For single-family residential construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to [Article 1](#) of [Chapter 5](#) of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted.
 - 3. The minimum requirements of Sec. 9.7.3.C of this Division and the buffer zones provided by this section shall be enforced by the City;
- E. Agricultural operations as defined in O.C.G.A. §1-3-3, "definitions," to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including, but not limited to, cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including, but not limited to, chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aquaculture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
- F. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in Sec. 9.7.3.C of this Division, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices;
- G. Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;

Stream Buffers: Exemptions **con't**...

- H. Any project involving less than one acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the banks/points of wrosted vegetation of any state waters, and for purposes of this paragraph, "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events, however, that any person responsible for a project which involves less than one acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainageway, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the local issuing authority from regulating any such project which is not specifically exempted by paragraphs A., B., C., D., E., F., G., I. or J. of this Section;
- I. Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Georgia Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Georgia Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. § 12-7-7.1; except where the Georgia Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6, as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
- J. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Georgia Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Georgia Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6, as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and
- K. Any public water system reservoir.

Stream Buffers: Determinations

- The GASWCC design professional shall review the site and determine the location of State Waters based on proven methodology.
- Buffers shall be shown on the site plans submitted for review by staff.
- Final determination of the presence of State Waters/buffers is determined by the Chief Environmental Compliance Officer.



Project Completion

Project Completion:

Three Types of Completion Certificates

- For simple projects that typically have only one occupant or building (single family residence, retail office building or similar), the City will issue the following types of certificates once the project is 100% complete:
 - Certificate of Occupancy (C.O.)
 - Certificate of Completion (C.C.)
- For more complex projects that require phased construction (multi-family apartments/condominiums or similar), the City will issue the following certificate:
 - Temporary Certificate of Occupancy (T.C.O.)

Project Completion:

Three Types of Completion Certificates

- For single family residence, a TCO may be issued under special circumstances. At a minimum, the following conditions must exist before a TCO will be issued:
 - Approved Final Building Combo Inspection
 - Approved Final Fire Inspection (commercial permits only and residential structures 3 stories and more)
 - A completed site that is safe to the occupants

Project Completion:

Certificate of Occupancy (C.O.)

- The Certificate of Occupancy is the legal document from the Community Development Department of Building Safety that the building may be occupied for its intended purpose.
- The building official must be satisfied that the structure meets the requirements of the code.
- The structure cannot be legally occupied until a CO has been issued.
- Any new building or structure requires a CO.
- Any change in the existing occupancy classification of a building or structure or portion thereof requires a new CO.

Project Completion: Certificate of Occupancy (C.O.)

- The Certificate of Occupancy will be revoked if:
 - It is found that the certificate was issued in error or on the basis of incorrect information supplied.
 - Where it is determined that the building or structure or portion thereof is in violation of any ordinance or any provisions of the code.

Project Completion: Certificate of Completion (C.C.)

- A Certificate of Completion is legal document from the Department of Building Safety that the construction of any site related work or building addition to an occupied space has been completed in accordance with the City approved construction documents related to a specific permit.
- The building official must be satisfied that the related work meets the requirements of the code.

Project Completion:

Temporary Certificate of Occupancy (T.C.O.)

- The Temporary Certificate of Occupancy is the legal document from the Department of Building Safety that a portion of the building may be occupied for its intended purpose.
- A TCO may be issued before the completion of the entire work covered by the permit provided that such portion or portions shall be safely occupied as determined by the Building Official.
- A final Certificate of Occupancy is still required once the entire project is complete.
- The structure cannot be legally occupied until a TCO or CO has been issued.

Project Completion:

Temporary Certificate of Occupancy (T.C.O.)

- The Temporary Certificate of Occupancy will be revoked if:
 - It is found that the certificate was issued in error or on the basis of incorrect information supplied.
 - Where it is determined that the building or structure or portion thereof is in violation of any ordinance or any provisions of the code.

Project Completion: Temporary Certificate of Occupancy (T.C.O.)

- For single family residence, a TCO may be issued under special circumstances. At a minimum, the following conditions must exist before a TCO will be issued:
 - Approved Final Building Combo Inspection
 - Approved Final Fire Inspection (commercial only and residential 3 stories and more)
 - Approved Final Zoning Inspection (if special zoning restrictions were part of the permit)
 - A completed site that is safe to the occupants

Project Completion: Temporary Certificate of Occupancy (T.C.O.)

- Typical deficiencies still pending for a TCO are:
 - Permanent guardrails not installed but temporary guardrails are in place and meet the minimum code requirements for size and strength.
 - Includes site related guardrails on retaining walls that are readily accessible from the occupied space.

Project Completion: Temporary Certificate of Occupancy (T.C.O.)

- Typical deficiencies still pending for a TCO are:
 - Seeded lawns are not 70% established.
- Tempered glass not installed in required locations.

Project Completion: Summary of Project Completion Requirements

- Approved Final Building Combo
- Approved Final Site Plan
- Approved Final Zoning Inspection (if special zoning restrictions were part of the permit)
- Approved Final Fire Inspection (commercial only and residential 3 stories and more)
- Approved Site Plan

Project Completion: How Do I Get My CO / CC / TCO?

- **Must apply for the “Request for Certificate of Occupancy”** in person at the permit office.
- Must pay any outstanding fees and/or fines.

Future Seminar Topics

FUTURE SEMINAR TOPICS

- Residential Exterior Construction
 - Swimming Pools
 - Decks
 - Retaining Walls
 - Driveways
 - Site Work
 - Storm Water Management
- Planning & Zoning
 - Residential
 - Commercial
 - Signs
 - Special Events
- Permitting & Submittal Process
 - Required Submittals
 - Review Process
 - **Developer's Meeting**

Thank You!

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