

Requirements for Building within 200 feet of State Waters

No person shall conduct any land disturbing activity within the jurisdictional boundaries of the unincorporated areas of Fannin County, Georgia and any incorporated areas electing to adopt the Ordinance without first obtaining a permit from the Fannin County Land Development Office to perform such activity.

The application for a permit shall be submitted to the Fannin County Land Development Office and must include the applicant's erosion and sedimentation control plan with supporting data, as necessary. Said plan shall include, as a minimum, the data specified in Chapter XII Article III C. of this ordinance. Soil erosion and sedimentation control plans shall conform to the provisions of Article III B. & C. of this ordinance. Application for a permit will not be accepted unless accompanied by a copy of the applicant's soil erosion and sedimentation control plans.

Plan Requirements:

1. Plans must be prepared to meet the minimum requirements as contained in Chapter XII Article III B. & C. of this ordinance. Conformance with the minimum requirements may be attained through the use of design criteria in the current issue of the *Manual for Erosion and Sediment Control in Georgia*, published by the State Soil and Water Conservation Commission as a guide; or through the use of more stringent, alternative design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sedimentation Control in Georgia* is hereby incorporated by reference into this ordinance. The plan for the land disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, sediment control and storm water management facilities, local ordinances and State laws.

2. Data Required for Site Plan:

1. Narrative or notes, and other information: Notes or narrative to be located on the site plan in general notes or in erosion and sedimentation control notes.
2. Description of existing land use at the project site and a description of the proposed project.
3. Name, address, and phone number of the property owner.
4. Name and phone number of a 24-hour local contact who is responsible for erosion and sedimentation controls.
5. Activity schedule showing anticipated starting and completion dates for the project. Include the statement in bold letters, that, "The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities".
6. Size of the project, or phase under construction, in acres.
7. Stormwater and sedimentation management systems storage capacity, hydrologic study, and calculations, including off site drainage areas.

8. Vegetative plan for all temporary and permanent vegetative measures, including species, planting dates, and seeding, fertilizer, lime, and mulching rates. The vegetative plan should show options for year round seeding.
9. Detail drawings for all structural practices. Specifications may follow guidelines set forth in the *Manual for Erosion and Sedimentation Control in Georgia*.
10. Maintenance statement-“Erosion and sedimentation control measures will be maintained at all times. Additional erosion and sedimentation control measures and practices will be installed if deemed necessary by onsite inspection.”
11. Maps, drawings, and supportive computations shall bear the signature/seal of a registered or certified professional in engineering, architecture, land surveying, or erosion and sedimentation control. The certified plan shall contain:
 - a) Graphic scale and North point or arrow indicating magnetic North.
 - b) Vicinity maps showing location of project and existing streets.
 - c) Boundary line survey.
 - d) Delineation of disturbed areas within the project boundary.
 - e) Existing and planned contours, with an interval in accordance with the following:

Map Scale	Ground Slope	Contour Interval, ft.
1 inch = 100 ft. or larger scale	Flat 0-2%	0.5 or 1
	Rolling 2-8%	1 or 2
	Steep 8% +	2, 5, or 10

- f) Adjacent areas and features areas such as streams, lakes, residential areas, etc. which might be affected should be indicated on the plan. Include floodplain boundaries.
- g) Proposed structures or additions to existing structures and paved areas.
- h) Delineated the specified horizontal buffer adjacent to state waters and the specified width in MRPA areas.
- i) Delineate the specified horizontal buffer along designated trout streams, where applicable.
- j) Location of erosion and sedimentation control measures and practices using coding symbols from the *Manual for Erosion and Sediment Control in Georgia*, Chapter 6.
- k) Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.