

Best Management Practices for Coastal Georgia Development



P PLANNING **D** DESIGN **LD** LAND DEVELOPMENT **PD** POST DEVELOPMENT

STORM WATER

- P**
 - Conduct analysis of existing contours/drainage patterns including hydrology, soils, and wetlands (including non-jurisdictional)
- D**
 - Minimize impervious cover (10% max over total site area)
 - Utilize LID practices and limit stormwater management through structured methods. Encourage sheet flow and infiltration over directional discharge of stormwater
 - Maintain 100-foot undisturbed buffer along all marsh and waterways
 - Develop realistic drainage during development
 - Preserve non-jurisdictional ("isolated") wetlands
 - Limit fill to roads in order to preserve existing hydrology
 - Avoid use of gutters and downspouts. Use rain barrels/cisterns when gutters used. Eliminate point source discharge
- LD**
 - Minimize and phase clearing & grading
 - Install & maintain erosion & sedimentation measures (fence line and upland) and use organic methods where applicable
 - Utilize pervious materials for driveways, patios, etc.
 - Restore natural hydrology on previously disturbed areas
 - Grind stumps on site for mulch
- PD**
 - Maintain BMPs - detention areas, rain gardens, etc.
 - Utilize only organic fertilizers
 - Utilize Integrated Pest Management techniques

WASTE WATER

- P**
 - Treatment methods:
 - a. Most Preferred - Sanitary sewer
 - b. Preferred - package treatment plant
 - c. Undesireable - septic tanks
- D**
 - Septic systems are discouraged but if the only option, prohibit use of mounds for septic systems and limit number of overal systems
 - Site drainfield a minimum of 200 feet from marsh or waterways
 - Infiltration and exfiltration issues
 - Package plants requires 120% of initial approved discharge
 - Provide adequate area for maintenance and expansion of package
- LD**
 - Televis installed lines. Document and perform pressure tests
 - Clearly identify existing wastewater/stormwater ines and any other underground structures such as underground storage tanks on all plans
- PD**
 - Maintain septic tanks (Low flow clearinghouse @ Univ. of W. VA; UGA model ordinance)
 - Require annual inspections of septic systems
 - Install garbage disposals only when sanitary sewer is available
 - Require proper operation and maintenance of package treatment plants; local gov. authority or public utility encouraged

HABITAT

- P**
 - Identify sensitive habitat areas based on DNR Natural Resources Inventory criteria (Heritage Survey)
 - Conduct tree survey in area to be disturbed using accepted methodology
 - Budget for site design to maximize tree and habitat saves
- D**
 - Avoid soil disturbance and mechanized equipment in areas within the drip line of preserved trees
 - Preserve identified sensitive habitat areas as undisturbed greenspace
 - Where landscaping is appropriate:
 - Practice xeriscape
 - Landscape with native and/or non-invasive species
 - Develop habitat conservation plan. Mandate permanent protection.
 - Develop tree planting/conservation plan
- LD**
 - Minimize clearing for construction access and building sites only
 - Install and maintain construction barriers around critical habitat & drip line of preserved trees
 - Utilize boring or similar protective measures when installing utilities in tree root zones
 - When feasible, transplant trees that cannot be saved
 - Machinery may not be transported via mats in the marsh
- PD**
 - Limit turf areas - Rehabilitate affected areas
 - Develop and implement a long-range habitat management plan
 - Prohibit (or allow only by permit) any additional tree clearing through association controls

SUSTAINABILITY

- P**
 - Perform analysis of prevailing winds and solar orientation
 - Limit individual private docks
- D**
 - Where a marina is proposed, design to Clean Marina Standards (UGA)
 - Utilize green building principles and pursue certification as EarthCraft House, LEED
 - Utilize rain barrels, cisterns, etc. to capture rainwater for irrigation
- LD**
 - Minimize construction wastes through practices such as central cut area with cut list, etc.
 - Utilize recycled/sustainably renewable resources/recycle constuction materials
 - Encourage recycling of construction materials; where not feasible, dispose of construction wastes only in approved landfill
 - Mill cleared trees
 - Prohibit all on-site disposal; prohibit burning
- PD**
 - Compost yard and fruit/vegetable wastes
 - Utilize drip irrigation, land application restrictions
 - Install high efficiency appliances (Energy Star or equivalent)
 - Develop homeowner education program (habitat protection, plant lists, sustainable practices, etc.)

DECISION-MAKING COMMUNITY

- P**
 - Require a site analysis plan of existing site conditions including information from PSS, PS, PW, and PH
 - Require & review site plan illustrating details of the development and incorporation of BMPs
 - Expedite the permitting process for certified EarthCraft communities
- D**
 - Reduce front building setback requirements to reduce driveway lengths
 - Require applicable LID practices
 - Reduce right-of-way clearing requirements and allow canopy trees to hang over roadway
 - Allow & encourage narrow streets to reduce impervious coverage and calm traffic
 - Utilize shared utility easements to minimize clearing requirements
- LD**
 - Enforce erosion & sedimentation measures - regular inspections and enforcements
 - Provide incentives (reduced fees, etc.) for environmentally responsible plans (EarthCraft Coastal Communities, LEED-ND or similar recognized certification programs)
 - Document and enforce BMPs
 - Training for enforcement and review officials
 - Participate in pre-construction conference with developer, contractor, sub-contractors, etc.
- PD**
 - Continue monitoring of BMPs and E&S practices after development
 - Remove requirements for cleared/mowed right-of-ways
 - Use Integrated Pest Management by local governments