Augusta, Georgia
Stormwater Management Program
Green Infrastructure and
Low Impact Development Program
[GI/LID Program]

October 2017

[Revisions: March 2018, June 2018, August 2018]

Prepared in Conjunction with Requirements of

Georgia Municipal Separate Storm Sewer System

NPDES Permit No. GAS 000200

Augusta, Georgia
Engineering Department – Engineering Division
452 Walker Street, Suite 110, Augusta, Georgia 30901

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Green Infrastructure and Low Impact Development Program (GI/LID Program)
Augusta, GA MS4 NPDES Permit No. GAS000200
Permit Section 3.3.11 (b)

LOCATION:

The City of Augusta and Richmond County consolidated to form a unified governing body known as Augusta, GA in 1995. Augusta, GA is located adjacent to the Savannah River in east central Georgia. It is bounded by Columbia County to the north and northwest; McDuffie County and Jefferson County to the southwest; Burke County to the south; and the Savannah River and South Carolina to the east. Augusta is approximately 150 miles east of Atlanta, Georgia and approximately 68 miles southwest of Columbia, South Carolina. Augusta lies in the Middle Savannah River Drainage Basin, United States Geological Survey (USGS) cataloging unit: 03060106 (EPA, 2001). The County encompasses approximately 324 square miles, almost 75 percent of which is serviced by Augusta, GA. The focus of the Green Infrastructure/Low Impact Development (GI/LID) program is limited to the Augusta's MS4 service area within Legal jurisdiction of Augusta, GA. Following jurisdictions are outside Augusta's MS4 Service Area.

- **Hephzibah:** Hephzibah is a community in the southern portion of the study area and has its own governing body. Portions of the Spirit Creek and McBean Creek basins are within Hephzibah. Hephzibah is responsible for the maintenance of the streams within its boundary. The total area of Hephzibah is approximately 17 square miles.
- **Blythe**: Blythe is a community in the southwestern portion of the assessment area and has its own governing body. A portion of the McBean Creek basin is within Blythe. Blythe maintains the streams within its boundary. The total area of Blythe is approximately 0.95 square miles (609 acres).
- **Fort Gordon:** Fort Gordon, a U.S. Army installation, is located in the western portion of the watershed assessment study area. Butler Creek, Boggy Gut Creek, Sandy Run, and the upstream portions of Spirit Creek are located in Fort Gordon. Fort Gordon withdraws drinking water from Butler Creek and maintains its own water, sewer, roads, and other services. The total area of Fort Gordon is approximately 83 square miles, 67 square miles of which is in Augusta-Richmond County.

Hydrology, Physiographic and Topographic Characteristics:

The primary hydrologic feature of Augusta is the Savannah River. The entire study area drains to the Savannah River. The river originates in North Carolina's Blue Ridge Province of the Appalachian Mountains and flows approximately 300 miles to the Atlantic Ocean in Savannah, Georgia. The Savannah River flows southeasterly, forming the state boundary between Georgia and South Carolina in the Augusta area. The river flows through Augusta from an elevation of 140 feet above mean sea level (MSL) at the northeastern corner of the County to an elevation of 95 feet above (MSL) at the southeastern end. The entire County drains to the Savannah River. The northern portion of the County generally drains in an eastern and southeastern direction and includes Rock, Oates, Butler, Raes, and Rocky Creeks. Spirit Creek drains the central portion of the County. McBean Creek drains the southeastern portion, and Sandy Run Creek and Boggy Gut Creek, both tributaries to Brier Creek, drain the southwestern portion.

The majority of Augusta is located within the Upper Coastal Plain Physiographic Province. However, a part of northern portion, which includes the Rock Creek and Raes Creek, lies in the Piedmont Physiographic Province. The Coastal Plain is underlain by stratified and weakly unconsolidated marine sedimentary rock.

Due to its location adjacent to the Savannah River, the majority of Augusta is low lying with extensive floodplains along the Savannah River. The northeastern and southern portions of Augusta have a topographic relief of 0 to 2 percent slope, while the majority of the remaining portions of the study area has a 2 to 6 percent slope.

Soils types within the study area were classified using the Soil Survey of Richmond County, Georgia, published by the USDA Soil Conservation Service, currently the Natural Resources Conservation Services (NRCS). According to the NRCS, there are approximately 61 different soils types identified in Richmond County.

These groups are commonly used in hydrologic analyses to estimate infiltration rates and soil moisture capacities. Descriptions of the soil groups follow:

- **Hydrologic Soil Group A (low runoff potential):** Soils that have high infiltration rates even when thoroughly wetted and a high rate of water transmission. They consist primarily of deep, well-drained sands or gravels with a typical maximum infiltration rate of 8 in/hr when dry and 0.5 in/hr when saturated.
- **Hydrologic Soil Group B (moderately low runoff potential):** Soils that have moderate infiltration rates when thoroughly wetted and a moderate rate of water transmission. They consist of moderately well drained soils with moderately fine to moderately coarse textures. Typical maximum infiltration rates are 6 in/hr when dry and 0.3 in/hr when saturated.
- **Hydrologic Soil Group C (moderately high runoff potential):** Soils that have a slow infiltration rate when thoroughly wetted and a slow rate of water transmission. These soils have a moderately fine to a fine texture and a typical maximum infiltration rate of four in/hr when dry and 0.15 in/hr when saturated.
- **Hydrologic Soil Group D (high runoff potential):** Soils having very slow infiltration rates when thoroughly wetted and a very slow rate of water transmission. They consist primarily of clay soils, soils with a high water table, or shallow soils over a nearly impervious material. Typical infiltration rates are 2 in/hr when dry and 0.05 in/hr when saturated.

Hydrologic Soil Groups within Augusta-Richmond County

Basin	Hydrologic Soil Group (acres)					
	A	B	B / D	C	C / D	D
Rock Creek	15	1295	7	332	0	0
Raes Creek	2009	5946	486	1923	0	482
Rocky Creek	3633	3944	329	3116	0	1927
Butler Creek	7257	3141	300	6538	329	1716
Spirit Creek	31283	13003	1031	11537	1298	4217
McBean Creek	14210	9758	128	2027	0	3543
Oates Creek	837	917	425	1237	0	187

GI/LID Program:

Green Infrastructure and Low Impact Development (GI/LID) refers to a broad range of development practices and stormwater structures that encourage infiltration, evapotranspiration, and/or harvest and use of rainwater onsite to improve water quantity and water quality and to protect the natural resources of Augusta, GA. This is done by minimizing the production of runoff through the application of better site design techniques, referred to as Low Impact Development (LID), that direct runoff from development to appropriate areas, preserve natural features that aid in water management, and minimize impervious cover. These better site design techniques are combined with Integrated Management Practices (IMPs), referred to as Green Infrastructure, that manage stormwater at the source as much as possible.

Augusta's GI/LID program is geared towards successful outcomes through flexible implementation of design alternatives. Augusta crosses two physiographic provinces with widely varying hydrologic characteristics and soil types. As such, we have adopted the approach that each Low Impact Land Development Plan is unique and is driven primarily by site-specific engineering constraints. Submittals are reviewed and approved on a case by case basis. Our observation is that "Green Infrastructure" submittals are targeted primarily to satisfy Leadership in Energy and Environmental Design (LEED) requirements. Augusta has developed a program that satisfies regulatory requirements and at the same time provides flexibility to accommodate site specific constrains and accordingly develop techniques/control measures that will provide desired performance. Augusta Stormwater Management Manual serves as Augusta's GI/LID program guidance document. In addition, designer may consider using regional and national guidance on case by case basis with prior approval from AED.

GI/LID Requirements (Performance Standards):

New development & redevelopment plans are submitted to the Augusta-Planning and Development Department for project approval. The development plans are reviewed by the City staff to ensure that the proposed development conforms to all provisions of the Comprehensive Zoning Ordinance including land use, buffers, and other features regulated by the Zoning Ordinance. Design guidelines and construction standards for new development and redevelopment are provided by the Augusta Development Document. This includes Comprehensive Zoning Ordinance, Land Subdivision Regulations, Site Plan Regulations, Stormwater Ordinance, Stormwater Management Plan Technical Manual, Street & Road

Design Technical Manual, Tree Ordinance, Flood Damage Prevention Ordinance, Soil Erosion, Sediment Control and Pollution Control Ordinance, Grading Ordinance, Groundwater Recharge Area Protection Ordinance, Water Supply and Watershed Ordinance, Augusta Utilities Department Design Standards and Right-of-Way Encroachment for Utilities Guidelines.

In addition to addressing the issues that deal with flood plain and soil erosion and sediment control, the development regulations require that the developer submit Stormwater Management Plan, a hydrology study and a descriptive note providing BMP information for review by the City Engineer. Stormwater management design for submitted projects is assessed using Augusta Stormwater Management Manual and associated guidance documents.

All stormwater runoff shall be adequately treated to maximum extent practicable prior to discharge. The storm water management system shall be designed to capture and retain or treat the water quality treatment of volume, which is defined as the runoff volume resulting from the first 1.2 of rainfall from a New Development that creates or adds 5,000 square feet or greater of new impervious surface area, or that involve land disturbing activity of one acre of land or greater, Or Redevelopment that creates, adds or replaces 5,000 square feet or greater impervious surface area, or that involves land disturbing activity of one acre of land or greater. If the first 1.0 inch of rainfall can be retained onsite then additional water quality treatment is not required.

Low Impact Development (LID) Practices:

Low Impact Development (LID) practices encouraged in Augusta are grouped into three major categories that generally fit with the LID implementation process. The categories are:

Early Coordination, Collaboration, and Communication

Early coordination, collaboration, and communication is critical to successful implementation of LID practices. Two LID practices are recognized: use of a multi-disciplinary design team; and participation in the Stormwater Pre-Design Process. Early coordination with engineering and science professionals who know stormwater can result in an innovative site design that optimizes multi-functional spaces and stormwater designs, and potentially minimizes the need for costly grading and stormwater infrastructure.

Conservation of Natural Features and Resources

Conservation of natural features is integral to the success of a LID site design. These LID practices involve the identification and preservation of natural features and hydrologic resources on a site for the purposes of reducing stormwater volume, pollutants and peak flow; providing stormwater storage; reducing flooding; preventing soil erosion; and promoting infiltration and evapotranspiration. These purposes align fully with the stormwater protection performance standards and are required on all applicable developments. Thus, the conservation of natural features and resources should be a first thought for site design teams who are focused on ease of compliance with stormwater performance standards.

Some of the natural features that should be considered are:

- areas of undisturbed vegetation,
- floodplains and riparian areas,
- wetlands
- aquifers and recharge areas,

- ridgetops and steep slopes,
- natural drainage pathways,
- intermittent and perennial streams,
- soils,
- shallow bedrock or high water table, and
- other natural features or critical areas.

Some of the ways used to conserve natural features and resources include the following stormwater LID practices:

- preserve undisturbed natural areas,
- avoid floodplains,
- preserve riparian buffers, and
- avoid steep slopes.

"Build With the Land" Design Techniques

After a site analysis has been performed and conservation areas have been delineated, there are numerous opportunities to reduce both stormwater quantity and quality impacts as the site layout is prepared. The stormwater LID practices that can be used at this stage primarily deal with the location and configuration of impervious surfaces or structures on the site, and their location relative to natural features and preservation/conservation areas. These LID practices include:

- fit the design to the terrain,
- locate the development in less sensitive areas,
- reduce the limits of clearing and grading,
- utilize open space development, and
- consider creative development design.

The goal of site design techniques that "build with the land" is to position the elements of the development project in such a way that the site design (i.e. placement of buildings, parking, streets and driveways, lawns, undisturbed vegetation, buffers, etc.) is optimized for effective stormwater management. That is, the site design takes advantage of the site's natural features, including those placed in conservation areas, as well as any site constraints and opportunities (topography, soils, natural vegetation, floodplains, shallow bedrock, high water table, etc.) to prevent both on-site and downstream stormwater impacts.

Integrated Management Practices (Control Measures):

Integrated Management Practices (IMPs) allowable in Augusta, GA are categorized into those that are appropriate for stormwater quantity control and stormwater quality control. Following Table lists the acceptable control structures and presents information pertaining to their stormwater mechanisms and functions.

Allowable Control Measures for Stormwater Quantity and Quality Management

IMP	Stormwater Management Mechanisms Used	Function(s)
Bioretention Area	Infiltration and Evapotranspiration	Stormwater Quality
Bioslope		
Downspout disconnect		
Green roofs		
Regenerative conveyance		
Site reforestation/revegetation		
Soil restoration		
Stormwater planters/tree boxes		
Grass channel	Evapotranspiration and Filtering	
Infiltration practices	Infiltration	
Organic filter	Filtering	
Sand filter		
Vegetated filter strip		
Rainwater harvesting	Harvest/use	
Proprietary systems	Physical removal	
Dry detention basin	Detention and velocity reduction	Stormwater Quantity
Underground detention		

Some examples of acceptable control structures are depicted below.

Examples of Bioretention

Examples of Urban Bioretention

Examples of Infiltration Trenches

Examples of Water Quality Swales

Examples of Rain Gardens

The AED may grant a variance from requirements of this program if exceptional circumstances applicable to a site exists such that strict adherence to these provisions will result in unnecessary hardship and will not fulfill the intent of this program. A written request for a variance shall be required and shall state the specific variance sought and the reasons, with supporting data, a variance should be granted. The request shall include all information necessary to evaluate the proposed variance. Augusta proposes to evaluate variance request using following criteria.

I) Buildable Area Limitation: Inclusion of GI/LID control measures makes site development economically infeasible.
II) Public Health Safety (mosquito habitat): Inclusion of GI/LID control measures warrant mitigation of its impact on Public Health (Criteria: Department of Health public Health)
III) Control Measures Cost: over 10% of site development cost or over $100,000 whichever amount is less.
IV) Impact to Surroundings: Inclusion of GI/LID control measures warrant mitigation of downstream impact (Criteria: Hydrology & Hydraulic assessment)
V) Subsurface Material and Conditions: NRCS soil survey data for determining substratum physico-chemical characteristics relevant to infiltrate and treat surface runoff.

A copy of variance review checklist form used by AED is provided as attachment.

Inventory and Maintenance Inspection:

Augusta, GA has developed GI/LID inventory and tracking these features using existing information gathering process (through development as-built plans). The inventory of public and privately owned GI/LID structures is updated annually and submitted with MS4 respective annual report. GI/LID current Inventory is attached.

Since the design and function of each GI/LID structure varies, in our professional opinion, a single maintenance plan will not be a reliable approach to ensure that these structures are functioning as designed. Therefore, Augusta has adopted a dynamic process. As part of the development plan approval process, Augusta is requiring the design engineer (Engineer of Record) / Owner to submit a maintenance plan and a maintenance agreement for their proposed GI/LID IMP. The maintenance agreement, in

addition to other tools available to Augusta, will serve as the legal instrument to enforce maintenance-related compliance. See attachment for an example maintenance agreement.

Publically owned GI/LID integrated management practices are maintained by Augusta using either county forces or outside contract services. Maintenance activities will carry out on as needed basis. Maintenance will be tracked using our existing enterprise work order management system.

All inspections will be done by Augusta Staff or in assistance with contract services. Augusta will use the maintenance plan provided by the Engineer of Record as the primary inspection tool for verifying that the structure is properly maintained and functioning as designed. This procedure will apply to both publically owned and privately owned structures. Since the design and function of each GI/LID structure varies, our professional opinion is that a single maintenance plan will not be a good approach to ensure these structures are functioning as designed.

Observed deficiencies (if any) will be noted at the Inspection Form (see attached Inspection Form). For privately-owned structures, a copy of completed inspection form will be provided to the responsible party to address/mitigate noted deficiencies. Failure to mitigate observed deficiencies will result in issuing Notice of violation leading up to code violation citation.

Maintenance Inspection of these GI/LID BMPS will be performed at a schedule such that minimum 100% of BMPs are inspected over five (5) year permit cycle. Inspection information will be updated annually and submitted with MS4 respective annual report. Submitted information will include number or percentage of GI/LID structures inspected and maintained during respective reporting period.

A copy of privately owned GI/LID structure maintenance agreement and the inspection form used by AED is provided as attachment.

GI / LID _ SWF Maintenance and Inspection Documents:

See attachment

AGREEMENT OF STORMWATER MANAGEMENT
GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT INTEGRATED MANAGEMENT PRACTICES
(GI/LID IMPs)
INSPECTION AND MAINTENANCE

STATE OF GEORGIA

Augusta, Georgia (AKA Augusta-Richmond County)

AGREEMENT OF STORMWATER MANAGEMENT
GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT INTEGRATED MANAGEMENT PRACTICES
(GI/LID IMPs)
INSPECTION AND MAINTENANCE

WHEREAS, the property owner, _____recognizes that the storm
(Development Entity or Owner Name)
drain structures, pipes, water quality integrated management practices and all aspects of a stormwater management facility (hereinafter "stormwater management measures") must be maintained for the development called _____, of Augusta, Georgia, Richmond County, Georgia,
(Development Name)
being more particularly described *by* the legal description in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the property owner, _____, is the owner of the real property more
(Development Entity or Owner Name)
particularly described on the attached Exhibit "B" - Development Plan (hereinafter referred to as "the property"), and,

WHEREAS, _____, whose title is _____, is the person
(Authorized Representative Name)
responsible for carrying out all requirements of this Declaration and of the Augusta, Georgia Code and Area-wide MS4 stormwater management plan for the inspection and maintenance of the stormwater management measures on the property identified in Exhibit "B", and,

WHEREAS, the property owner, its administrators, executors, successors, heirs and assigns, agree that the health, safety and welfare of the citizens of the city require that stormwater management measures be constructed and maintained on the property to function as designed, and,

WHEREAS, the GI/LID IMPs Inspection and Maintenance agreement(s) for the development called
_____, of Augusta, Georgia, Richmond County, Georgia, shall be recorded
(Development Name)
with the Richmond County Clerk of Court and a copy of recorded agreement(s) provided to Augusta Engineering Department, Engineering Division prior to the release of a Certificate of Occupancy, and

WHEREAS, the Augusta, Georgia Code and Area-wide MS4 permit require that the stormwater management measures, as shown on the approved development plans and specifications, be constructed and maintained *by* the property owner, its administrators, executors, successors, heirs and assigns.

NOW, THEREFORE, in consideration of the foregoing premises and following terms and conditions, the undersigned agrees as follows:

SECTION 1.
The stormwater management measures including GI/LID IMPs shall be constructed *by* the property owner in accordance with the plans and specifications for the development as submitted to and approved by the City of Augusta, Georgia (hereinafter "City").

SECTION 2.
The property owner, its administrators, executors, successors, heirs and assigns shall maintain all aspects of the stormwater management measures including GI/LID IMPs in good working condition acceptable to the City and in accordance with the development specific Inspection and Maintenance Procedures (as defined below) to ensure the control measures functioning as designed. A schedule of long term maintenance activities, including how often routine inspection and maintenance will occur, shall be in accordance with the attached Exhibit "C" (collectively, the “Inspection and Maintenance Procedures”). Such Schedule shall also include plans for annual inspections by a qualified inspector, as determined by the Augusta Engineering Department, to ensure proper performance of the facility between scheduled maintenance and remedies for the default thereof.

SECTION 3.
The property owner shall establish a dedicated source of funding that will allow for a budget capable of covering the costs associated with maintenance, staff, equipment, and the repair and replacement of stormwater management measures including GI/LID IMPs components as necessary, and helps to ensure the continued functioning of IMPs as designed. The Property owner shall submit a copy of financial documentation (in form and substance as mutually agreed upon by the Property owner and the City) confirming established dedicated source of funding to Augusta Engineering Department, Engineering Division, if requested or prior to the release of a Certificate of Occupancy.

SECTION 4.
The property owner, its administrators, executors, successors, heirs and assigns shall provide records of all inspections, maintenance and repairs of the stormwater management measures to the Augusta Engineering Department on an annual basis, if requested. Such records include items inspected and details of maintenance and repairs performed.

SECTION 5.
The property owner, its administrators, executors, successors, heirs and assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property for regular inspections, periodic investigations, observation, measurement, enforcement, and sampling and testing of the stormwater management measures whenever the City deems necessary. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management measures; and evaluating the condition of the stormwater management measures and practices. The City, its authorized agents and employees, shall duly notify the owner of the property or the representative on site prior to such entry, except in the case of an emergency.

SECTION 6.
In the event the property owner, its administrators, executors, successors, heirs and assigns fail to maintain the stormwater management measures according to the approved plans and the Maintenance and Inspection Schedule, the City shall notify by certified mail the person specified herein as the person responsible for carrying out the maintenance plan. Such notice shall specify the measures necessary to comply with the site plans and the maintenance schedule and shall specify the amount of time (but in

evant less than thirty (30) days) within which such measures shall be completed. If the responsible person fails or refuses to meet the requirements of this Declaration, the City, thirty (30) days (or the time set forth in the violation notice, whichever is greater) after the written notice is sent (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient), may enter the property to correct a violation of the design standards or maintenance requirements by performing necessary work to place the facility or practice in proper working condition. The City will assess the property owner or grantor for the cost of repair work. It is expressly understood that the City is under no obligation to maintain or repair the stormwater management measures and in no event shall this Declaration be construed to impose any such obligation on the City.

SECTION 7.
It is the intent of this Declaration to ensure the proper maintenance of the stormwater management measures including GI/LID IMPs by the property owner; provided, however, that this Declaration shall not be deemed to create or affect any additional liability on the property owner for damage alleged to result from or caused by storm water runoff in addition to any such liability otherwise existing under applicable law.

SECTION 8.
Sediment accumulation and other waste materials resulting from the operation of the stormwater management measures including IMPs shall be removed by the property owner. The property owner shall make arrangements at the property owner's expense for the removal and off-site disposal of all accumulated sediments and other waste materials.

SECTION 9.
In the event the property owner sells or transfers the property, the transferring property owner shall provide to the Augusta Engineering Department, a Declaration of Transfer of Inspection and Maintenance Responsibilities of stormwater management measures including GI/LID IMPs signed by the transferring property owner and the transferee and witnessed by a public notary to document that all inspections and maintenance, and related financial responsibilities have been transferred and communicated to such transferee. Upon such transfer or conveyance of the property by the transferring property owner, all obligations of the transferring property owner hereunder shall automatically be transferred and assigned to, and assumed by transferee and such transferee shall and become the property owner under this Agreement.

SECTION 10.
The property owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which may arise or be asserted against the City from the construction, presence, existence or maintenance of the stormwater management measures by the property owner or the City, except to the extent caused by the gross negligence or willful misconduct of the City or its authorized agents and employees. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the property owner and the property owner shall defend at its own expense any suit based on such claim, except as set forth in the foregoing sentence.

SECTION 11.
This Agreement shall be recorded among the deed records of Richmond County and shall constitute a covenant running with the land shall be binding on the property owner. The City will not release the

Certificate of Occupancy for the property until such time that this agreement has been recorded with the Richmond County Clerk of Court.

SECTION 12.
This Agreement may be enforced by proceedings at law or in equity by or against the undersigned and their respective successors in interest.

SECTION 13.
Invalidation of anyone of the provisions of this Agreement shall in no way effect any other provision and all other provisions shall remain in full force and effect.

SECTION 14.
This Agreement complies with the provisions of the City of Augusta Code of Ordinances, Title 5, Sec5-1-10 (Stormwater Management-Maintenance & Inspections), Title 4 Article 7 SecIII(c) (Erosions, Sedimentation & Pollution Control-Stormwater Quality Management), and Augusta MS4 Permit, Part 3, 3.3.10 (Post Construction Stormwater Controls), and the property owner, its administrators, executors, successors, heirs and assigns acknowledge that it must obtain all required permits, submit all required plans and follow all provisions of aforementioned Augusta ordinances & permits. Since the responsibility for the operation and maintenance of the stormwater management measures passes to any successor owner, this Declaration shall be binding on all subsequent owners of the property.

SECTION 15.
Additional provisions that relate directly to the individual needs and requirements of this specific site plan as identified in Exhibit "A" and Exhibit "B" are attached hereto and made a part hereof. Such additional provisions have been discussed with and presented to the Augusta Engineering Department Director.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the _____ day of _____, 20____.

Declarant:

Property Owner: _____
(Development Entity or Owner Name)

Signed and Sealed

_____ (Seal)

By: _____

_____
Witness

Title: _____

Corporate Seal

_____
Notary Public

EXHIBIT “A” Property legal description

EXHIBIT “B” Approved Development Plan

EXHIBIT “C” Stormwater Management Measures Inspection and Maintenance Schedule

GI/LID Feature Inspection Form

SITE WATER QUALITY FEATURES
Inspection Report

Date: _____ **Business Name:** _____

Parcel #: _____ **Watershed:** _____

Address: _____ **Re-inspection:** **Yes** ☐ **No** ☐

ASSET #_____

Inspected By: _____ **Date Last Inspected:** _____

INSPECTION AND STATUS

Inspection items	Present	Problems Noted	Pass/Fail	Notes
Debris (debris/litter accumulation, etc)	☐	☐	☐	
Vegetation (overgrown, short circuiting, etc.)	☐	☐	☐	
Sediment (erosion, sediment accumulation, etc)	☐	☐	☐	
Structural (condition, fence, access, etc.)	☐	☐	☐	
Inlet/Outlet (condition, erosion, obstructions etc)	☐	☐	☐	
Other (hazards, mosquitoes, standing water, etc.)	☐	☐	☐	
Types of Structures on Site	☐	☐	☐	
Underground Detention	☐	☐	☐	
Detention Clean-out	☐	☐	☐	
Inspection Points	☐	☐	☐	
Biorentention/Bioslopes	☐	☐	☐	
Underdrain Cleanout	☐	☐	☐	
Proprietary Systems (inserts)	☐	☐	☐	
Roof Treatments (green roof, disconnected	☐	☐	☐	
Vegetated filter strips/grass channels	☐	☐	☐	
Rain garden	☐	☐	☐	
Site reforestation/revegetation	☐	☐	☐	
Soil restoration	☐	☐	☐	
Stormwater planters/tree boxes	☐	☐	☐	
Infiltration practices	☐	☐	☐	
Rainwter harvesting	☐	☐	☐	

No significant problems noted ☐

Verbal Warning - minor problem(s) noted ☐

Comments

_____

_____

_____

CURRENT INVENTORY

Summary of ARC Sites With Water Quality Features

Number	File Number	Location	Parcel #	Project Name	Water Quality Item(s) Description	Inspection Results	Inspection Year	Inspection Date
1	2012-032	3003 Gordon Highway	078-0-020-01-0	**Circle "K" Grovetown**	Contech filter Filter - SE corner of site.	One Issue	2015-2016	**3/9/2016**
2	2012-047	104 Mason McKnight, Jr. Blvd.	022-1-001-00-0	**Gateway Crossing Apartments**	Kristar filter Filter - SE corner of site.	No Issues	2015-2016	**3/9/2016**
3	2013-044	602 Fair Hope Street	061-0-016-00-0	**Walton Oaks Phase 2**	Forebay Filter - Southern corner of site.	No Issues	2015-2016	**3/9/2016**
4	2012-093	3660 Wheeler Road	030-0-053-05-0	**Augusta Triumph Ducati**	Forebay Filter - SE corner of site.	No Issues	2015-2016	**3/9/2016**
5	2012-103	2467 Golden Camp Road	096-2-076-01-0	**Belle Terrace Health Group**	Contech Drop in Filter	No Issues	2015-2016	**3/9/2016**
6	2013-037	1247 Wrightsboro Road	059-1-111-00-0	**Bailey Village**	Stormtech Filters	No Issues	2015-2016	**3/11/2016**
7	2013-005	499 Boy Scout Road	025-4-015-00-0	**Tutt Middle School**	Contech CDS Structures - E & SE Areas	No Issues	2015-2016	**3/11/2016**
8	2013-030	1035 Stevens Creek Road	012-0-001-04-0	**Adderman Point Townhouses**	Contech Drop in Filter	No Issues	2015-2016	**3/11/2016**
9	2012-081	1301 R.A. Dent Blvd.	045-4-043-00-0	**GHSU Education Commons B'ldg.**	See Maint. Facility Official for Sample Chamber Results	No Issues	2016-2017	**1/5/2017**
10	2012-104	3515 Wrightsboro Road	040-0-061-00-0	**Americo Real Estate - U-Haul**	UNDERGROUND DRAINAGE SWQ- no Sched.	No Issues	2016-2017	**1/5/2017**
11	2013-047	3341 Deans Bridge Road	107-0-836-00-0	**C-Store Gas/Food Mart**	Contech CDS Structure in Juct. Box - SW side	No Issues	2016-2017	**1/5/2017**
12	2013-052	3605 Exchange Lane	023-0-355-00-0	**Simeon G. Eaves Office**	Flo Guard Plus Insert - Eastside Entrance	No Issues	2016-2017	**1/5/2017**
13	2013-065	1510 North Leg Road	042-3-004-00-0	**Wife Saver**	See Maint. For Curb Inlet Filter Baskets (2 - Front, 1 - Rear)	No Issues	2016-2017	**1/5/2017**
14	2013-069	3558 Windsor Spring Road	142-0-002-01-0	**Chan Retail**	Inlets Fitted With Triton Inserts	No Issues	2016-2017	**1/5/2017**
15	2013-072	833 Cabela Drive	008-2-001-00-0	**Cabela's Outpost**	PART OF REGIONAL POND w/ WQ FEATURE	No Issues	2016-2017	**1/5/2017**
16	2013-077	2930 Peach Orchard Road	110-1-092-00-0	**Dunkin Donuts**	Enhanced Swales Along Rear and Settlement Rd.	No Issues	2016-2017	**1/5/2017**
17	2013-083	2907 Washington Road	012-0-018-00-0	**Washington Crossing**	Vortech system	No Issues	2016-2017	**2/2/2017**
18	2013-084	3855 Old Waynesboro Road	170-0-007-00-0	**Cross Creek ROTC B'ldg.**	Filter Bags On East Side of Parking in Grates	No Issues	2016-2017	**2/2/2017**
19	2013-094	2570 Tobacco Road	141-3-002-00-0	**Georgia Bank & Trust**	Grassed Slope on East Side	No Issues	2016-2017	**2/2/2017**
20	2013-096	1906 Phinizy Road	144-0-010-00-0	**Ennis Professional Office**	Percolation Ponds on East side of site	No Issues	2016-2017	**2/2/2017**
21	2013-097	2423 Milledgeville Road	071-4-016-00-0	**King Wine**	Forebay located in Pond	No Issues	2016-2017	**2/2/2017**
22	2013-115	1220 West Wheeler Parkway	030-0-239-00-0	**Commerce Center**	Forebay located in Pond	No Issues	2016-2017	**2/2/2017**
23	2014-003	539 Laney Walker Blvd. Ext.	061-0-011-02-0	**Fifth Street LLC**	3,000Sf. Swale along Hayes Dr. at Circular Dr.	No Issues	2016-2017	**2/2/2017**
24	2014-007	3037 Wheeler Road	025-3-033-00-0	**Westminister Recreation Field**	Grassed Sports Field	No Issues	2016-2017	**2/2/2017**
25	2014-020	2012 Franke Industrial Court	054-0-117-00-0	**Terminix Pest Control**	Grassed Swale Along Rear of Building	No Issues	2016-2017	**2/2/2017**
26	2014-022	3362 Wrightsboro Road	041-4-084-03-0	**Bojangles Restaurant**	Grassed Swales Adjacent to Parking Area on East Side	No Issues	2016-2017	**2/2/2017**
27	2014-023	3680 Wheeler Road	030-0-100-00-0	**Zaxby's Restaurant**	Insert in Stormline outside Rear Curb of Site	No Issues	2016-2017	**2/2/2017**
28	2014-024	3110 Peach Orchard Road	110-3-189-01-0	**Krispy Kreme Donuts**	PART OF REGIONAL POND w/ WQ FEATURE	No Issues	2016-2017	**2/3/2017**
29	2014-025	3456 Wrightsboro Road	041-0-060-04-0	**Wrightsboro Rd. Retail Center**	10' X 15' Infiltration Trenches Along Mall Access Road	No Issues	2016-2017	**2/3/2017**
30	2014-035	3464 Mike Padgett Hwy.	134-0-005-00-0	**P & G Parking and Entrance**	Inspect Inline Drain on Isolator Row of Underground Det.	No Issues	2016-2017	**2/3/2017**
31	2014-036	1765 MLK Jr. Blvd.	059-3-190-00-0	**Williams Funeral Home**	Grass Filter Strip Along West Side of Pond	No Issues	2016-2017	**2/3/2017**
32	2014-069	680 Crane Creek Drive	016-0-055-00-0	**Crane Creek Apartments**	Triton Filters in Roadway Drains	No Issues	2016-2017	**2/3/2017**
33	2014-097	3697 Windsor Spring Road	141-4-007-00-0	**Walmart Market at Windsor Spring**	Dom/Sak inlet Filters	No Issues	2016-2017	**2/3/2017**
34	2014-122	5007 Old Waynesboro Road	336-0-256-01-0	**Fresh Start For Boys**	Filter Fabric	No Issues	2016-2017	**2/3/2017**
35	2015-004	3359 Wrightsboro Road	134-0-005-00-0	**Butler Automotive**	Level Spreader	No Issues	2016-2017	**2/3/2017**
36	2015-016	2470 Wrightsboro Road	044-3-139-00-0	**Augusta Home Therapy**	Grate Inlet	No Issues	2016-2017	**2/3/2017**
37	2015-019	4132 Wallie Drive	154-0-023-00-0	**Plantation Blood**	Infiltration Trench	No Issues	2016-2017	**2/3/2017**
38	2013-013	2817 Washington Rd	012-0-067-01-0	**Kroger Out-Parcel**	Stormtech Filters	No Issues	2016-2017	**6/25/2015**
39	2013-28	1022 Walton Way	046-4-077-00-0	**Integrity Medical**	Flex Filter	No Issues	2016-2017	**8/7/2015**
40	2014-040	1399 Walton Way	046-1-010-02-0	**St Sebastian Way Apts**	Triton Filters in Roadway Drains	No Issues	2016-2017	**5/21/2015**
41	2014-060	2204 Persimmon Court	030-1-002-00-0	**Benton House**	Catch Basin Inserts	No Issues	2016-2017	**8/7/2015**
42	2014-070	3801 Woodlake Drive	141-4-001-00-0	**Ecker Dialysis Center**	Grass Ditches	No Issues	2016-2017	**5/22/2015**
43	2014-076	4330 Deans Bridge Road	176-0-001-00-0	**Augusta Solid Waste**	Grass Ditches	No Issues	2016-2017	**1/21/2016**
44	2015-016	2470 Wrightsboro Road	044-3-139-00-0	**Augusta Home Therapies**	Grate Inlet Insert	No Issues	2016-2017	**11/13/2015**
45	2015-061	2491 tobacco Road	141-4-004-00-0	**Popeye's Chicken**	Triton Filter Sacks	No Issues	2016-2017	**8/11/2016**
46	2015-052	635 NW Frontage Road	022-0-022-00-0	**ACC Construction**	Contech Unit	No Issues	2016-2017	**12/9/2015**
47	2015 - 046	3211 Old McDuffie Road	083-0-037-01-0	**Family Dollar**	Underground - Detention - Isolator Chamber	No Issues	2016-2017	**4/15/2016**
48	2014 - 099	3840 Wrightsboro Road	041-0-054-02-0	**BJ Ford Parking**	Underground - Detention - Isolator Chamber	No Issues	2016-2017	**6/1/2016**
49	2016-048	1907 A Gordon Highway	055-4-209-00-0	**Mulherin Lumber Co.**	Aboveground - Detention - Forebay	No Issues	2016-2017	**3/29/2017**
50	2014-122	5007 Old Waynesboro Road	336-0-256-01-0	**Fresh Start for Boys**	Infiltration Trench	No Issues	2016-2017	**1/17/2017**
51	2015-009	3012 Peach Orchard Road	110-1-113-01-0	**Cookout Restaurant**	Exist. Regional Pond Stormdrain Filters	No Issues	2016-2017	**11/10/2016**
52	2014-078	1238 Interstate Parkway	022-0-102-00-0	**Safe Homes of Augusta**	Exist. Regional Pond Stormdrain Filters	No Issues	2016-2017	**6/2/2016**
53	2016-097	1709 Barton Chapel Road	053-2-113-00-0	**Trane Office and Warehouse**	2 ea. Enhanced Swale	No Issues	2017-2018	**11/9/2017**

Summary of Water Quality Sites	Quantity
Current Inventory of WQ Features	84

54	2017-022	1631 Walton Way	035-4-501-00-0	**Burger king-Walton Way**	1 ea Aqua_Swirl Chamber	No Issues	2017-2018	**11/8/2017**
55	2016-032	1 ADP Drive	029-0-043-01-0	**ADP Building Addition**	4 Bio_retention areas	New	2017-2018	**4/17/2017**
56	2016-041	150 Davis Road	016-0-029-00-0	**Good Earth**	2 ea Flexstorm filters	New	2017-2018	**4/18/2017**
57	2015-075	4003 Harper Franklin Avenue	066-2-008-00-0	**Dyess Park Retail Center**	7 ea Flexstorm Filter 1 ea Bio retention Pond	New	2017-2018	**4/21/2017**
58	2015-044	3037 Wheeler Road	025-3-031-01-0	**Westminister School Student Commons**	14 ea flexstorm filters	New	2017-2018	**5/4/2017**
59	2016-052	2202 Gordon Hwy	068-0-123-00-0	**Sprint Food Store - Gordon Hwy**	4800 Stormceptor Chamber	New	2017-2018	**5/26/2017**
60	2015-112	2005 Westside Court	007-0-195-00-0	**Fire Tech**	4 each Triton Down_Drain_Filters	New	2017-2018	**6/2/2017**
61	2016-064	3644 Wrightsboro Road	040-0-040-01-0	**Flowing Wells Laundromat**	3 Ea Flexstorm Filters	New	2017-2018	**6/6/2017**
62	2016-084	2823 Joy Road	025-3-033-05-0	**Dollar General - Joy Road**	3 Ea Flexstorm Filters	New	2017-2018	**6/15/2017**
63	2016-018	3655 J Dewey Gray Circle	022-0-042-00-0	**Doctor's Hospital - Burn Center Expansion**	1 ea Flexstorm Filter	New	2017-2018	**6/30/2017**
64	2016-005	1096 Alexander Drive	013-3-011-02-0	**Lidl Grocery Store 1096 Alexander Drive**	2 ea Isolation Chambers Underground Pond	New	2017-2018	**7/31/2017**
65	2015-065	3702 Clanton Road	156-0-077-01-0	**Solvay Jupiter Project - Site Work**	1 Pond 2 ea Inlet Filter	New	2017-2018	**8/28/2017**
66	2014-037	1332 Flowing Wells Road	029-0-051-00-0	**Helena Springs Apartments Phase 2**	2 ea Pond Baffle devices	New	2017-2018	**8/28/2017**
67	2017-053	3702 Clanton Road	156-0-077-01-0	**Solvay - Gate 5 Improvements**	1 Pond 2 ea Inlet Filter	New	2017-2018	**9/14/2017**
68	2016-081	2032 Tobacco Road	156-0-055-00-0	**Gracewood Elem. School Renovations**	1 swale	New	2017-2018	**10/1/2017**
69	2015-115	1110 Marks Church Road	031-0-004-01-0	**Springhill Suites**	Infiltration Pond	New	2017-2018	**10/24/2017**
70	2017-013	4107 Madeline Drive	066-2-010-00-0	**Dollar General - Madeline Drive**	4 ea Flexstorm Filters	New	2017-2018	**11/7/2017**
71	2016-028	2169 Gordon Highway	068-0-008-01-0	**Homewood Suites and Holiday Inn Express**	4 ea Isolation Chambers Underground Pond	New	2017-2018	**12/18/2017**
72	2015-097	2045 Sibley Road	055-0-002-00-0	**Gardens at Harvest Point Apartments**	Kristar WQ Junction Box	New	2017-2018	**12/22/2017**
73	2017-028	3127 Washington Road	011-0-060-00-0	**Pep Boys - Washington Road**	4 ea Flexstorm Pure Inlet Filters	New	2017-2018	**12/22/2017**
74	2016-040	3640 Peach Orchard Road	155-0-059-03-0	**Peach Orchard Apartments**	1 ea Detention Pond Forebay	New	2017-2018	**12/22/2017**
75	2015-021	1085 Alexander Drive	012-0-075-00-0	**Steve Dekle Mini Storage Bldgs**	1 ea Isolation Chamber	New	2017-2018	**1/29/2018**
76	2016-078	3152 Perimeter Parkway	022-0-093-00-0	**Snelling Properties - Univ of Phoenix**	2 ea Flexstorm filters	New	2017-2018	**2/5/2018**
77	2016-106	235 Robert C Daniel Jr Prky at Target	023-0-004-03-0	**Augusta Exchange Outparcel**	2 ea triton Filter Baskets	New	2017-2018	**2/9/2018**
78	2016-088	3126 Mike Padgett Highway	123-0-011-00-0	**Augusta Data Storage**	4 ea Flexstorm Inlet Pure Filters	New	2017-2018	**2/12/2018**
79	2016-096-Rev	2105 Faircrest Avenue	143-0-011-00-0	**Dr William Westmoreland Site Plan**	1 ea Flexstorm Filter	New	2017-2018	**2/14/2018**
80	2016-062	1048 Franke Industrial Drive	054-3-003-00-0	**Scott's Lawn Service**	1 ea grass swale and Pond	New	2017-2018	**3/22/2018**
81	2015-095	1829 Killingsworth Drive	070-2-055-00-0	**1829 Killingsworth Drive Warehouse and Shop Addition**	1 ea Pond Forebay	New	2017-2018	**3/23/2018**
82	2016-056	3947 Harper Franklin Avenue	066-0-056-03-0	**Circle K - Harper Franklin**	1 ea Dry Enhanced Swale	New	2017-2018	**3/23/2018**
83	2017-034	3486 Peach Orchard Road	133-3-126-00-0	**Prompt Care - Peach Orchard Road**	7 ea Flexstorm Filters and 1 ea Enhanced Grass Swale	New	2017-2018	**3/23/2018**
84	2017-019	600 Crane Creek Drive	016-0-051-00-0	**Sprouts at Crane Creek**	1 ea Infiltration Pond	New	2017-2018	**3/23/2018**

GI/LID PLAN REVIEW CHECKLIST FORM

Checklist
Request for variance from Augusta's Green Infrastructure and Low Impact Development Program

Date:

Name:

Address:

Parcel Number:

Phone/Contact#:

Project Number:

Project Title:

Type of variance requested	Check one
I) Buildable Area Limitation	
II) Public Health Safety (mosquito habitat):	
III) Control Measures Cost:	
IV) Impact to Surroundings:	
V) Subsurface Material and Conditions:	

Comments:

Supporting documentation (please list all attached documents):

Engineer's Seal: