

- I. At time of requesting Final Plat, the City of Winder Engineering Department will require the following of the developer and its engineer:
 - A) Each task listed below must be completed before progressing to the next, as subsequent tasks are contingent upon the successful completion of the preceding ones. The Engineer of Record (or other Engineer Registered in the State of GA) must document and certify the completion dates for each task as part of their submission of the as-built documentation:
 - 1) Complete Final Grading - final grading as shown in the plans for the final phase of the ES&PC plan has been completed substantially as approved and permitted by the LDP plans. This would include final grading in response to modifying best management practices in the transition from intermediate to the final phase.
 - 2) Achieve Final Stabilization - achieving permanent vegetation meeting the definition of “final stabilization” as defined in the latest edition of the General NPDES Permit and as per the approved LDP plan. Applicant must provide proof in the form of photos, documentation, etc., and pass a field inspection by the City.
 - 3) Clean Storm Drainage System - all storm pipes, storm boxes, and other underground drainage structures have been jet-washed or otherwise cleaned of all debris, sediment, etc. Proof of completion of this work must be provided. Additionally, prior to performing this work, the City’s inspector must be notified at least 48 hours in advance so that the work can be inspected.
 - 4) Convert Temporary Sediment Basins - all ponds and outlet control structures have been completed and have been modified as necessary to operate in its final design configuration as a permanent detention or retention pond. Basins/Ponds initially configured to serve as Sediment Basins shall not be reconfigured until final stabilization required in IA2 has been completed.
 - 5) Submit As-Built Documentation—submit a certified as-built survey prepared by a Georgia Registered Land Surveyor and a certified hydrology report prepared by a Georgia Registered Professional Engineer. The engineer’s certification must confirm and explicitly state the as as-built hydrology report complies with the requirements outlined in the current edition of the Georgia Stormwater Management Manual (GWSMM) **and** the City of Winder stormwater regulations.

II) If IA2 cannot be fully satisfied because of seasonal limitations **and** there has not been a growing season since mass grading was substantially completed, and the developer wishes not to wait on final stabilization to continue pursuing the final plat, the engineer/developer may submit additional documentation to include:

A) Documentation and certification by the Engineer that, at a minimum, the site meets the definition of “permanent vegetation” as defined in the latest edition of the Manual for Erosion and Sediment Control in Georgia.

B) Detailed plan to comply with IA2 above to include details in a spreadsheet-type format including a breakdown of each work item to be completed (soil testing, planting practice, planting times, fertilization, seed, mulching, etc.), the anticipated begin and end dates for the work to be completed, and the cost of each work item. The Engineering Department may require additional information as necessary to ensure that proper costs, planning, arrangements, etc., have been planned and provided for.

C) The applicant must provide an irrevocable performance bond, without an expiration date and worded such that it can only be released by the City of Winder Planning Department, for 150% of the agreed upon cost of work to be completed. The bond will not be released until final stabilization has been achieved at the site.

“Final Stabilization” means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region).

“Permanent (perennial) vegetation” shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved.

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