

Mountain District Office

16 Center Road
Cartersville, Georgia 30121
770-387-4900

General Storm Water NPDES Permit Evaluation Report

Project

Project Name:	Lake Arrowhead Phase 2 Unit 12	Permittee Name:	Lake Arrowhead Communities, LLC
Project Location:	2419 Lake Arrowhead Drive Waleska, GA 30183	Permittee Address:	2419 Lake Arrowhead Drive Waleska, GA 30183
Project City / County:	Waleska / Cherokee	Permittee Phone:	770-720-2700
Watershed:	Coosa River Basin	Latitude / Longitude:	34.299506 -84.603390
Receiving Water:	Lake Arrowhead	GAR #:	GAR395A39
Project Status:	Started	Permit Status:	Active

Compliance

Inspection Type:	Evaluation	LIA:	Yes
Inspection Checklist:	Stormwater Construction Trip Report	LIA Name:	Cherokee County
Program Code:	NPDES-Stormwater- Construction		
Reason for Inspection:	Citizen Complaint/Tip		
Announced Inspection:	No	Significant Sediment Released:	Yes

Deficiencies

BMPs not properly designed, installed and/or maintained: Sediment basin not complete in the initial phase, surface skimmer needs maintenance/repair, flocculants not observed at check-dams as indicated on ESPCP, fuel storage and porta-potty located next to sediment pond with no space to implement spill prevention measures, incorrect installation of CO, maintenance needed on CO	☒	No NOI	☐
Buffer encroachment:	☐	Records unavailable for review (inspections/logs): daily, weekly, post-rain inspection, and 7-day letter, and NOI	☐
ESPCP Plan not in compliance with the Permit:	☐	Significant impact to state waters	☒
Failure to conduct final stabilization:	☐	Site does not reflect ESPCP	☐
Failure to conduct required sampling/reports: daily, weekly, post-rain inspection: Sampling data exceeds limits of the permit. Samples not taken in the required time frame.	☒	Site has disturbed >50 acres without approval from EPD	☐
No certified personnel:	☐	Unpaid fees	☐
No Erosion, Sedimentation and Pollution Control Plan (ESPCP): Revision to the ESPCP were made as required by the LIA to correct BMP deficiencies. The latest version of the ESPCP was not readily available on Site.	☒	Other:	☐

Comments and Corrective Actions

The Georgia Environmental Protection Division (EPD) received a citizen complaint concerning sediment entering waters of the State. On August 20, 2025, EPD conducted a joint site investigation with the Cherokee County Local Issuing Authority (LIA) to determine compliance with the Act, Rules, and Permit. This inspection report corresponds to CTS #113641.

The latest version of the Erosion, Sedimentation and Pollution Control (ESPC) Plan with Best Management Practice (BMP) changes was not available on-site for review.

BMPs were not maintained per the *GSWCC Manual for Erosion and Sediment Control in Georgia* (Manual). A sediment basin used for sediment storage was not completed in Phase I. Heavy machinery was parked on top of a diversion. Temporary basins and surface skimmers needed maintenance. Flocculant was not applied to diversions and check dams as indicated on the latest revision of the ESPCP. The surface skimmer needed maintenance.

As a result of the violations noted during this inspection, the Cherokee County Local Issuing Authority (LIA) issued a Notice of Violation for Phase 2 Unit 12B on August 20th, 2025.

The following violations were documented at the Site on August 06, 2025:

- Failure to install and/or maintain BMPs per the Manual in accordance with Part III.D.3. of the Permit: Construction entrance/exit (Co), temporary sediment basin (Sd3), floating surface skimmer (Sk), and diversion (Di).
- Failure to conduct weekly and post-rain inspections to monitor disturbed areas, material storage areas, and structural control measures per Part IV.D.6.d.(1). of the Permit.
- Failure to retain all records in a readily available location per Part IV.F.1. of the Permit.

The Division requires the following actions:

- A copy of the ESPC Plan with amended changes as required by this permit shall be kept at the construction site or readily available at a designated alternate location.
- Samples must be taken in accordance with the Plan at least once for each rainfall event described by the permit. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall within forty-five (45) minutes or as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge. Sampling reports must be uploaded to GEOS by the fifteenth (15th) of each month.
- BMPs must be installed and maintained according to the ESPCP and Part III.D of the Permit. If BMPs continue to fail and sediment continues to discharge from the Site, unless during a 25-year rain event or greater, the Site should stop work and the ESPCP must be revised to correct noncompliance and to retain sediment onsite in accordance with Part IV.C of the Permit. If plan revisions are required, all construction activity at the Site should stop except those necessary to install and maintain BMPs, and the design professional should inspect the Site after new BMPs are installed and submit a new 7-day letter before any other construction activity at the Site is allowed to resume.
- Within thirty (30) days of receipt of this report, the Site shall be brought into full compliance with the Georgia Erosion and Sedimentation Act, and the State General NPDES Construction Stormwater Permit, and ensure all BMPs are designed, installed, and maintained in accordance with The Manual for Erosion and Sediment Control.

Documentation Record

Onsite Contact (Name/Title): Steven Roe	Contact Address: 2419 Lake Arrowhead Drive, Waleska, GA, 30183	Contact Telephone: 770-720-2700
Inspector Name: Rebecca Fulle Jonathan Wells	Inspector Type: State	Photos taken Yes <u>Photos shown do not illustrate all noncompliance at the Site.</u>
Evaluation Start Date: 2025-08-20	Weather: Sunny with no evidence of recent precipitation	Reviewed by: <i>Jonathan Wells</i>
Evaluation End Date: 2025-08-20	Scheduled Period: 2025-Q4	Review Date: <i>01/16/2026</i>



Photo Number: 1 of 6
Date: 08-20-25
Photographer: Rebecca Fulle
Location: Site, facing West
Observations: Heavy machinery parked on top of a diversion.

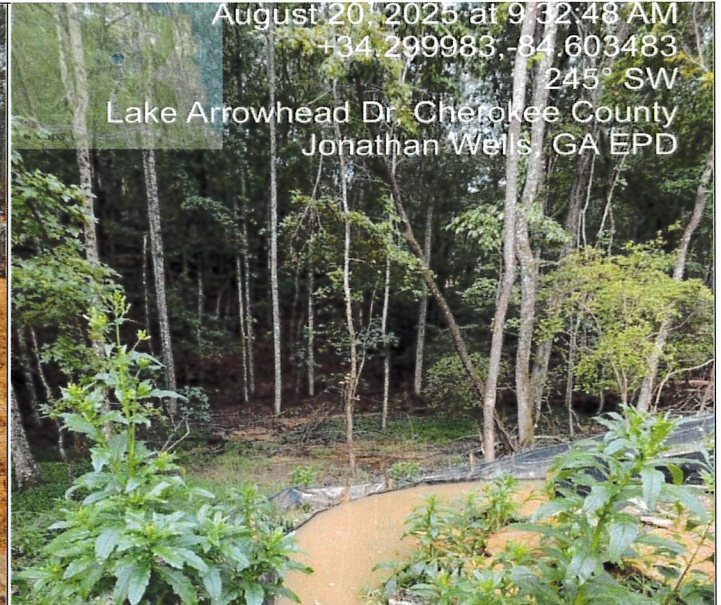


Photo Number: 2 of 6
Date: 08-20-25
Photographer: Jonathan Wells
Location: Site, facing southwest
Observations: Sediment observed leaving the site outfall.

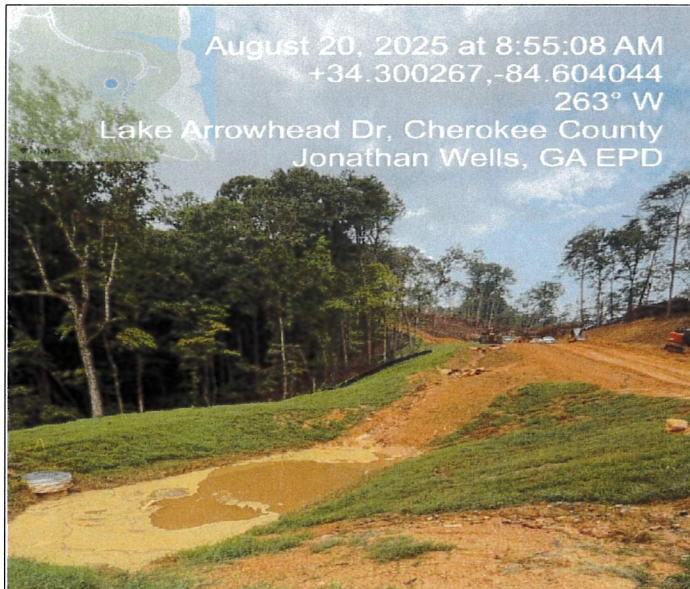


Photo Number: 3 of 6
Date: 08-20-25
Photographer: Jonathan Wells
Location: Site, facing West
Observations: Temporary sediment basin requires maintenance.



Photo Number: 4 of 6
Date: 08-20-25
Photographer: Rebecca Fulle
Location: Site, facing North
Observations: Surface skimmer requires maintenance.



Photo Number: 5 of 8
Date: 08-20-25
Photographer: Jonathan Wells
Location: Sediment basin outfall, facing North.
Observations: Sediment observed leaving the site.



Photo Number: 6 of 8
Date: 08-20-25
Photographer: Rebecca Fulle
Location: Site, facing southeast
Observations: Land Disturbance Activity contributing to erosion and sedimentation issues.



Photo Number: 7 of 8
Date: 08-20-25
Photographer: Rebecca Fulle
Location: Tributary near site
Observations: Grey color observed in runoff from Site.

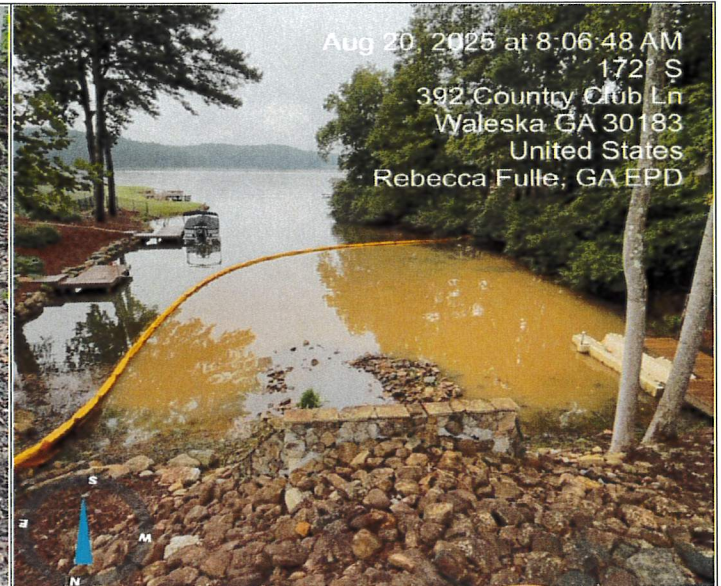


Photo Number: 8 of 8
Date: 08-20-25
Photographer: Rebecca Fulle
Location: Cove on Lake Arrowhead
Observations: Sediment impacts to the lake from site runoff.