

**AN ORDINANCE TO IMPLEMENT A POST DEVELOPMENT STORMWATER
MANAGEMENT PROCESS; TO PROVIDE DEFINITIONS; TO PROVIDE
PENALTIES AND ENFORCEMENT; TO REPEAL CONFLICTING
ORDINANCES; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
TOWN OF TURIN, GEORGIA AS FOLLOWS:**

Sec. 1. Introduction.

It is hereby determined that:

- (1) Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition;
- (2) Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;
- (3) The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;
- (4) These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment, by the use of both structural facilities as well as nonstructural measures, such as the conservation of open space and greenspace areas;
- (5) Localities in the State of Georgia are required to comply with a number of both State and Federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution;
- (6) Therefore, the Town of Turin (hereinafter the "Town") has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has been determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

Sec. 2. Purpose and intent.

- (a) The purpose of this article is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment.
- (b) It has been determined that proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. This ordinance seeks to meet that purpose through the following objectives:

- (1) Establish decision-making processes surrounding land development activities that protect the integrity of the watershed and preserve the health of water resources;
- (2) Require that new development and redevelopment maintain a Q (peak rate of discharge) of not more than 70 percent of the pre-development peak discharge at all times during and after the development of the property. This is required in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats;
- (3) Establish minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;
- (4) Establish design and application criteria for the construction and use of structural stormwater control facilities that can be used to meet the minimum post-development stormwater management standards;
- (5) Encourage the use of nonstructural stormwater management and stormwater better site design practices, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable. Coordinate site design plans, which include greenspace, with the city's greenspace protection plan;
- (6) Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety; and
- (7) Establish administrative procedures for the submission, review, approval and disapproval of stormwater management plans, and for the inspection of approved active projects, and long-term follow up.

Sec. 3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means a person submitting a post-development stormwater management application and plan for approval.

Channel means a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Conservation easement means an agreement between a land owner and the (local jurisdiction) or other government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

Detention means the temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

Detention facility means a detention basin or structure designed for the detention of stormwater runoff and gradual release of stored water at controlled rates.

Developer means a person who undertakes land development activities.

Development means a land development or land development project.

Drainage easement means an easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

Erosion and Sedimentation Control Plan means a plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

Extended detention means the detention of stormwater runoff for an extended period, typically 24 hours or greater.

Extreme flood protection means measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

Flooding means a volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands.

Grading means altering ground surfaces to specified elevations, dimensions and slopes; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and includes the land in its cut or filled condition.

Greenspace means permanently protected areas of the site that are preserved in a natural state.

Hotspot means an area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater as consistent with the NPDES permit identification of highly visible pollutant sources.

Hydrologic Soil Group (HSG) means a Natural Resource Conservation Service classification system in which soils are categorized into four runoff potential groups. The groups range from group A soils, with high permeability and little runoff produced, to group D soils, which have low permeability rates and produce much more runoff.

Impervious cover means a surface composed of any material that significantly impedes or prevents the natural percolation of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.

Industrial stormwater permit means a National Pollutant Discharge Elimination System (NPDES) permit issued to an entity, which regulates the pollutant levels, associated with industrial stormwater discharges 'or specifies on-site pollution control strategies.

Inspection and maintenance agreement means a written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

Jurisdictional wetland means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. As well a wetland meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

Land development means any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

Land development activities means those actions or activities which comprise, facilitate or result in land development.

Land development project means a discrete land development undertaking.

New development means a land development activity on a previously undeveloped site.

Nonpoint source pollution means a form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Nonstructural Stormwater Management Practice means any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

National Pollutant Discharge Elimination System (NPDES) means the applicable national pollutant discharge elimination system permit issued by the state environmental protection division and in effect at the time of application for a post-development stormwater plan approval.

Off-site facility means a stormwater management facility located outside the boundaries of the site.

On-site facility means a stormwater management facility located within the boundaries of the site.

Open space means permanently protected areas of the site that are preserved in a natural state.

Overbank Flood Protection means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

Owner means the legal or beneficial owner of a site, including but not limited to, a mortgage or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Percolation means the process of absorption of stormwater runoff into the subsoil.

Permit means the permit issued by the Town to the applicant which is required for undertaking any land development activity.

Person means, except to the extent exempted from this ordinance, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

Post-development refers to the time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

Pre-development refers to the time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the Town. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

Project means the portion of the proposed development in terms of the area of land to be disturbed.

Q means a peak rate of discharge of not more than 70 percent for the pre-development peak discharge at all times during and after the development of the property.

Redevelopment means a land development project on a previously developed site.

Regional stormwater management facility means stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

Runoff means stormwater runoff.

Site means the parcel of land being developed, or the portion thereof on which the land development project is located.

Stormwater better site design means nonstructural site design approaches and techniques that can reduce a site's impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

Stormwater management means the collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

Stormwater management facility means any infrastructure that controls or conveys stormwater runoff.

Stormwater management measure means any stormwater management facility or nonstructural stormwater practice.

Stormwater management plan means a document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

Stormwater management system means the entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

Stormwater retrofit means a stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

Stormwater runoff means the flow of surface water resulting from precipitation.

Structural stormwater control means a structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

Subdivision means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Sec. 4. Applicability.

(a) This section shall be applicable to land development and redevelopment as identified below, including, but not limited to, building permit applications requiring site development review, subdivision applications, and other applications involving land disturbing activities, unless exempt pursuant to section 4(c). These standards apply to any new development or redevelopment site that meets one or more of the following criteria:

- (1) New development that involves the creation of any impervious cover;
- (2) New development that involves land development activities of one disturbed acre or more;
- (3) Redevelopment that includes the creation, addition, or demolition and replacement of any impervious cover;
- (4) Redevelopment that involves land development activity of one disturbed acre or more;
- (5) Any new development or redevelopment, regardless of size, that meets the definition of a hotspot land use; or
- (6) Land development activities that are smaller than the minimum applicability criteria set forth in section 4(c), if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.

(b) Compliance with section 2(b)(2) that limits the peak rate of discharge to not more than 70 percent of the pre-developed peak rate of discharge from the property shall be applied as follows:

- (1) For new development or redevelopment, the discharge rate limitation shall be applied to the area of the site impacted by the proposed work, provided that the impacted area does not exceed 35 percent of the total parcel;
- (2) For new development or redevelopment in which the area of the site impacted by the work exceeds 35 percent of the total parcel area, the discharge rate limitation shall be applied to the total parcel area; or
- (3) For a subdivision of land, whether in an undeveloped or redeveloped condition, the discharge rate limitation shall be applied to the total parcels area.

(c) The following activities are exempted from this section:

- (1) Construction of single-family or duplex residential structures in which the proposed work results in less than one disturbed acre or less than 5,000 square feet of impervious cover;
- (2) Additions or modifications to existing single-family or duplex residential structures in which the proposed work results in less than one disturbed acre or less than 5,000 square feet of total area of existing and new impervious cover;
- (3) Agricultural or silvicultural land management activities within properly zoned areas;
- (4) Installations, repairs, or modifications to storm drains, drainage structures, storm water management facilities, or other drainage facilities to improve drainage capabilities;
- (5) Installations, repairs, or modifications to sanitary sewer facilities to expand or improve sanitary sewer service capabilities;
- (6) Installations of dumpster pads with drains connected to sanitary sewers;
- (7) Installations or modifications to existing structures to accommodate Americans with Disability Act (ADA) requirements such as elevator shafts, handicapped access ramps, enlarged entrances or exits, et cetera;

- (8) Installations or modifications to existing structures to address health and safety issues or compliance with TOWN Code requirements such as fire escapes, stairways, additional exits, et cetera;
 - (9) Installations to existing structures of incidental mechanical or electrical equipment placed on areas of previously existing impervious surfaces;
 - (10) Overlays or resurfacing of existing impervious paved surfaces;
 - (11) Any work permitted in the public rights of way such as the installations of sidewalks, driveway aprons, street cuts, et cetera; or
 - (12) Any minor work which in the professional judgment of the Mayor or his designee in the best interest of the town.
- (d) For development activities involving the construction of individual homes which are otherwise exempt from this section, the following minimum requirements shall apply:
- (1) Lots shall be graded to ensure that storm water exiting individual lots under post-developed conditions does not adversely impact the adjacent lots as a result of concentrated flows, flooding, erosion, or deposits of silt or sediment.
 - (2) Within the building permit process, the applicant shall submit a grading, erosion and sediment control plan to the site development section of the Town Clerk identifying the following:
 - a. Existing and proposed ground contours and elevations;
 - b. Sanitary and storm sewers, structures and easements;
 - c. Location, configuration and finished floor elevations for existing and proposed building structures;
 - d. Location, configuration and finished elevations for existing and proposed paved areas;
 - e. Erosion and sediment control practices in conformance with the Manual for Erosion and Sediment Control in Georgia, Chapter 6;
 - f. Plan shall be signed and sealed by State of Georgia registered architect, landscape architect, engineer or land surveyor.

Sec. 5. Designation of ordinance administrator.

The Mayor or his designee is hereby appointed to administer and implement the provisions of this article.

Sec. 6. Compatibility with other regulations.

- (a) The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.
- (b) During any permitted construction activity, erosion and sedimentation control best management practices as set forth in Article II of Chapter 74 shall be implemented to prevent the migration of any sediment into any perennial streams, intermittent streams, stream buffer, and waters of the state.

Sec. 7. Severability.

If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.

Sec. 8. Stormwater design manual.

The Town will utilize the policy, criteria and information including technical specifications and standards in the Georgia Stormwater Management Manual and any relevant regulations of the Town in effect at the time of application for the proper implementation of the requirements of this ordinance. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and local maintenance experience.

Minimum standards notwithstanding, any new development or redevelopment requiring a permit under this article shall maintain a Q (peak rate of discharge) of not more than 70 percent for the pre-development peak discharge at all times during and after the development of the property.

Sec. 9. Permit procedures and requirements.

- (a) Permit application requirements. No owner or developer shall perform any land development activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.
- (b) Any owner or developer proposing a land development activity shall obtain a permit from the Town.
- (c) A permit application shall be accompanied by the following items in order to be considered:
 - (1) Stormwater concept plan in accordance with section 10;
 - (2) Stormwater management plan in accordance with section 10;
 - (3) Inspection and maintenance agreement in accordance with section 11, if applicable;
 - (4) Performance bond in accordance with section 12, if applicable; and,
 - (5) Permit application and plan.
- (6) The approved stormwater management plan shall obligate the applicant to accomplish all land clearing, construction, development and drainage according to the stormwater management plan. Any and all permits for development activities may be revoked at any time if the construction of stormwater management facilities is not conducted in strict accordance with approved plans.
- (7) Applicants shall obtain all state and federal permits required for the proposed development activity in addition to the plans and permits required by the city.

Sec. 10. Stormwater management plan requirements.

- (a) The stormwater management plan shall detail how post-development stormwater runoff will be controlled or managed and how the proposed project will meet the requirements of this ordinance, including the performance criteria set forth in sections 2(b)(2) and 15.

(b) This plan shall be in accordance with the criteria established in this section and must be submitted with the stamp and signature of a professional engineer (PE) licensed in the State of Georgia, who must verify that the design of all stormwater management facilities and practices meet the submittal requirements outlined in the submittal checklist(s) found in the Georgia Stormwater Design Manual.

(c) The stormwater management plan must ensure that the requirements and criteria in this ordinance are being complied with and that opportunities are being taken to minimize adverse post-development stormwater runoff impacts from the development. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The plan shall include all of the information required in the stormwater management site plan checklist found in the Georgia Stormwater Design Manual. This including but not limited to the following:

(1) *Common address and legal description of site;*

(2) *Vicinity map;*

(3) *Existing conditions/proposed site plans.* Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing and proposed topography; perennial and intermittent streams; mapping of predominant soils from soil surveys (when available); boundaries of existing predominant vegetation and proposed limits of clearing and grading; and location of existing and proposed roads, buildings, parking areas and other impervious surfaces.

(4) *Natural resources inventory.* A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

(5) *Existing conditions hydrologic analysis.* The existing condition hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of existing site conditions with the drainage basin boundaries indicated; acreage, soil types and land cover of areas for each sub-basin affected by the project; all perennial and intermittent streams and other surface water features; all existing stormwater conveyances and structural control facilities; direction of flow and exits from the site; analysis of runoff provided by off-site areas upstream of the project site; and methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. For redevelopment sites, predevelopment conditions shall be modeled using the established guidelines for the portion of the site undergoing land development activities.

(6) *Post-development hydrologic analysis.* The post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of developed site conditions with the post-development drainage basin boundaries indicated; total area of post-development impervious surfaces and other land cover areas for each sub-basin affected by the project; calculations for determining the runoff volumes that need to be addressed for each sub-basin for the development project to meet the post-development stormwater management performance criteria in sections 2(b)(2)

and 15; location and boundaries of proposed natural feature protection and conservation areas; documentation and calculations for any applicable site design credits that are being utilized; methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.

(7) *Stormwater management system.* The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include: A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes; a narrative describing how the selected structural stormwater controls will be appropriate and effective; cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria; a hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs); documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in sections 2(b)(2) and 15; drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.

(8) *Post-development downstream analysis.* A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is ten percent of the total basin area. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes. The analysis shall be in accordance with the stormwater design manual.

(9) *Construction phase erosion and sedimentation control plan.* An erosion and sedimentation control plan in accordance with the Town Soil Erosion and Sedimentation Control provisions, the Georgia Erosion and Sedimentation Control Act, and any NPDES permit for construction activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls. Prior the approval of the stormwater management plan, the applicant shall submit a proposed staged construction and inspection control schedule for approval; otherwise, the construction and inspection control schedule will be for the entire drainage system. No stage work related to the construction of stormwater management facilities or BMPs shall proceed until the next proceeding stage of work, according to the sequence specified in the

approved staged construction and inspection control schedule, as inspected and approved.

(10) *Landscaping and open space plan.* A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to stormwater management facilities and practices. The landscaping plan must also include: the arrangement of planted areas, natural and greenspace areas and other landscaped features on the site plan; information necessary to construct the landscaping elements shown on the plan drawings; descriptions and standards for the methods, materials and vegetation that are to be used in the construction; density of plantings; descriptions of the stabilization and management techniques used to establish vegetation; and a description of who will be responsible for ongoing maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is preserved.

(11) *Operations and maintenance plan.* Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and constructed or preserved. These plans will identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary. The plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

(12) *Maintenance access easements.* The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.

(13) *Inspection and maintenance agreements.* The applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance section 11.

(14) *Evidence of acquisition of applicable local and non-local permits.* The applicant shall certify and provide documentation to the Town that all other applicable environmental permits have been acquired for the site prior to approval of the site development and stormwater management plan.

Sec. 11. Stormwater management inspection and maintenance agreements.

(a) Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder and for which the Town requires ongoing maintenance, the applicant or owner of the site must execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

- (b) The inspection and maintenance agreement, if applicable, must be approved by the Town prior to plan approval, and recorded in the deed records upon final plat approval.
- (c) The inspection and maintenance agreement shall identify by name or official title the person(s) responsible for carrying out the inspection and maintenance. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor owner. If portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to pass the inspection and maintenance responsibility to the appropriate successors in title. These arrangements shall designate for each portion of the site, the person to be permanently responsible for its inspection and maintenance.
- (d) As part of the inspection and maintenance agreement, a schedule shall be developed for when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof. This annual inspection reporting shall conform to the Appendix E of the Georgia Stormwater Management Manual in effect on the effective date of this ordinance, and a copy submitted to the Town Clerk.
- (e) In addition to enforcing the terms of the inspection and maintenance agreement, the Town may also enforce all of the provisions for ongoing inspection and maintenance in section 17 of this article.
- (f) Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder, the applicant shall execute an indemnification and hold harmless agreement, in a form provided by the city, which shall state at a minimum, that applicant shall indemnify and hold harmless the city for any up-stream or down-stream damages due to structural, design, installation, maintenance or any other failure of the stormwater management facility.

Sec. 12. Performance and maintenance bonds.

- (a) The permit applicant shall submit a performance bond by a bonding company licensed and registered in Georgia made payable to the TOWN which shall ensure that all stormwater management facilities required under this article or the applicant's permit will be installed and disturbed areas and/or affected areas, due to grading operations, will be stabilized through structural and/or vegetative measures to provide effective stormwater control. The bond amount shall be \$3,000.00 per acre for areas of disturbance one acre and larger and \$3,000.00 minimum for sites under one acre having cut and/or fill amounts over 500 cubic yards. If the applicant does not comply with this ordinance or with the conditions of the permit after issuance, the TOWN may call the bond or any part thereof to be forfeited and may use the proceeds to reimburse the city's costs or to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the TOWN with respect to alleged permit violations. The term of the bond shall extend through the proposed project until one year following its completion or the submittal of a bond for the same purposes by a subsequent responsible party, which ever is later to occur. Failure to renew the performance bond, should it expire prior to completion and

acceptance of the work by the subsequent owner, shall be considered a violation of this article for each day of such failure.

(b) Prior to or upon the transfer of title of a property for which a stormwater management facility was installed pursuant to this article, the subsequent owner of record shall submit a performance bond by a bonding company licensed and registered in Georgia made payable to the TOWN which shall ensure that all stormwater management facilities required under this article or the applicant's permit will be properly inspected and maintained. The bond shall be in an amount of \$2,000.00. If the property owner does not comply with this ordinance or with the conditions of the permit, the TOWN may call the bond or any part thereof to be forfeited and may use the proceeds reimburse the city's costs or to hire a contractor to inspect, maintain or otherwise bring the property into compliance. Failure of a property owner to maintain a performance bond shall be considered a violation of this article for each day of such failure.

Sec. 13. Application procedure.

(a) Applications for building permits shall be filed with the Town Clerk.

(b) Permit applications shall include the items set forth in section 9 above (two copies of the stormwater management plan and the inspection maintenance agreement, if applicable, shall be included).

(c) The Town shall inform the applicant whether the application, stormwater management plan and inspection and maintenance agreement are approved or disapproved.

(d) If either the permit application, stormwater management plan or inspection and maintenance agreement are disapproved, the Town shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same.

(e) Upon a finding by the Mayor or his designee that the permit application, stormwater management plan and inspection and maintenance agreement, if applicable, meet the requirements of this ordinance, the Town may issue a permit for the land development project, provided all other legal requirements for the issuance of such permit have been met.

(f) Notwithstanding the issuance of the permit, in conducting the land development project, the applicant or other responsible person shall be subject to the following requirements:

(1) The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be done according to the approved plan;

(2) The land development project shall be conducted only within the area specified in the approved plan;

(3) The Town shall be allowed to conduct periodic inspections of the project;

(4) No changes may be made to an approved plan without review and written approval by the Mayor or his designee; and

(5) Upon completion of the project, the applicant or other responsible person shall submit the engineer's report and certificate and as-built plans required by section 74-516(b).

Sec. 14. Modifications for off-site facilities.

(a) The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional stormwater management facility.

(1) The off-site or regional stormwater management facility must be located on property legally dedicated for the purpose, must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices and there must be a legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility.

(2) In addition, on-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility.

(b) A stormwater management plan must be submitted to the Town Clerk which shows the adequacy of the off-site or regional stormwater management facility.

(c) To be eligible for a modification, the applicant must demonstrate to the satisfaction of the Mayor or his designee that the use of an off-site or regional stormwater management facility will not result in the following impacts to upstream or downstream areas:

- (1) Increased threat of flood damage to public health, life, and property;
- (2) Deterioration of existing culverts, bridges, dams, and other structures;
- (3) Accelerated streambank or streambed erosion or siltation;
- (4) Degradation of in-stream biological functions or habitat; or
- (5) Water quality impairment in violation of state water quality standards, and/or violation of any state or federal regulations.

Sec. 15. Post-development stormwater management performance criteria.

The following performance criteria shall be applicable to all stormwater management plans, unless otherwise provided for in this ordinance:

(1) *Water quality.* All stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with this requirement if:

- a. It is sized to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual or Town stormwater regulations;
- b. Appropriate structural stormwater controls or nonstructural management practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual or Town Stormwater Regulations; and
- c. Runoff from hotspot land uses and activities identified by the Town are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural management practices and pollution prevention practices.

(2) *Stream channel protection.* Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:

- a. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer;
 - b. 24-hour extended detention storage of the one-year, 24-hour return frequency storm event;
 - c. Erosion prevention measures such as energy dissipation and velocity control.
- (3) *Overbank flooding protection.* Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour return frequency storm event. If control of the one-year, 24-hour storm under section 74-515(2) is exempted, then peak discharge rate attenuation of the two-year through the 25-year return frequency storm event must be provided.
- (4) *Extreme flooding protection.* Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that flooding is not exacerbated.
- (5) *Structural stormwater controls.*
- a. All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual or TOWN Stormwater Regulations. All structural stormwater controls must be designed appropriately to meet their intended function. For other structural stormwater controls not included in the Georgia Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from TOWN before being included in the design of a stormwater management system. In addition, if hydrologic or topographic conditions, or land use activities warrant greater control than that provided by the minimum control requirements, the TOWN may impose additional requirements deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency, and rate of stormwater runoff or increased nonpoint source pollution loads created on the site in question.
 - b. Applicants shall consult the Georgia Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting and locating a structural stormwater control.
- (6) *Stormwater credits for nonstructural measures.* The use of one or more site design measures by the applicant may allow for a reduction in the water quality treatment volume required under section 15(1). The applicant may, if approved by the Mayor or his designee take credit for the use of stormwater better site design practices and reduce the water quality volume requirement. For each potential credit, there is a minimum set of criteria and requirements which identify the conditions or circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the Georgia Stormwater Management Manual. Additional nonstructural measures shall include the use of green/vegetated roofs, rain gardens, stormwater cistern systems, and others as approved by the Mayor or his designee.
- (7) *Drainage system guidelines.* Stormwater conveyance facilities, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels, ditches, and energy dissipaters shall

be provided when necessary for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance facilities that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the following requirements:

- a. Methods to calculate stormwater flows shall be in accordance with the stormwater design manual;
 - b. All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using the methods included in the stormwater design manual; and,
 - c. Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the Georgia Stormwater Design Manual.
- (8) *Rules for dam safety and any other applicable federal, state, or local requirement.* Any land development activity that involves a site which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.
- (9) *Obstruction of flow of water.* No person shall erect, construct, or otherwise permit any obstruction that prevents the natural or contained flow of water to any component of the stormwater system of the TOWN unless such obstruction is allowed as part of a permit approved pursuant to this article.

Sec. 16. Construction inspections of post-development stormwater management system.

(a) *Inspections to ensure plan compliance during construction.* Periodic inspections of the stormwater management system construction shall be conducted by the staff of the Town or conducted and certified by a professional engineer who has been approved by the Town. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

(1) All inspections shall be documented with written reports that contain the following information:

- a. The date and location of the inspection;
- b. Whether construction is in compliance with the approved stormwater management plan;
- c. Variations from the approved construction specifications; and
- d. Any other variations or violations of the conditions of the approved stormwater management plan.

(2) If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions.

(b) *Final inspection and as built plans.* Upon completion of a project, and before a certificate of occupancy shall be granted, the applicant is responsible for certifying that the completed project is in accordance with the approved stormwater management plan. All applicants are required to submit an electronic format as determined by the Town Clerk, and a paper format of the actual "as built" plans for any stormwater management facilities or practices after final construction is completed. The plan must show the as built configuration for all stormwater management facilities and practices and must be certified by a professional engineer. A final inspection by the TOWN is required before the release of any performance securities can occur.

Sec. 17. Ongoing inspection and maintenance of stormwater facilities and practices.

(a) *Long-term maintenance inspection of storm water facilities and practices.*

(1) Stormwater management facilities and practices included in a stormwater management plan which are subject to an inspection and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the agreement, the plan and this ordinance.

(2) A stormwater management facility or practice shall be inspected on a periodic basis by the responsible person in accordance with the approved inspection and maintenance agreement. In the event that the stormwater management facility has not been maintained and/or becomes a danger to public safety or public health, the Town shall notify the person responsible for carrying out the maintenance plan by registered or certified mail, or by delivery in person of a notice of violation to the person specified in the inspection and maintenance agreement. The notice shall specify the measures needed to comply with the agreement and the plan and shall specify the time within which such measures shall be completed. Failure of the city to provide such notice shall not relieve the responsible party from performing proper maintenance and inspection of the stormwater management facility. If the responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Town may correct the violation as provided in section 17(d) hereof.

(3) Inspection programs by the Town may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. 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 facilities; and evaluating the condition of stormwater management facilities and practices.

(b) *Right-of-entry for inspection.* The terms of the inspection and maintenance agreement shall provide for the Town to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.

(c) *Records of maintenance activities.* Parties responsible for the operation and maintenance of a stormwater management facility shall provide records of all maintenance and repairs to the Town Clerk. The Town Clerk shall supply a standard form.

(d) *Failure to maintain.* If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Town after 30 days written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The Town may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property, and may be placed on the ad valorem tax bill for such property and collected in the ordinary manner for such taxes.

Sec. 18. Notice of violation.

(a) *Notice of violation.* If the Town determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or any provision of this article, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this article without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:

- (1) The name and address of the owner or the applicant or the responsible person;
- (2) The address or other description of the site upon which the violation is occurring;
- (3) A statement specifying the nature of the violation;
- (4) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
- (5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
- (6) A statement that the determination of violation may be appealed to the municipal court by filing a written notice of appeal within 30 days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, or where a person is taking action without a required permit, such a notice of violation must be appealed within 24 hours).

Sec. 19. Enforcement.

(a) Any action or inaction which violates the provisions of this article or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below may be in addition to and shall not prevent such equitable relief.

Sec. 20. Penalties.

(a) *Penalties.* In the event the remedial measures described in the notice of violation have not been completed within the time provided in the notice of violation for appeal to the municipal court, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed.

(b) *Notice.* Upon expiration of the notice, the city may notify the person in violation of its intent to seek penalties and of any other enforcement to be taken under this section. Before taking any of the following actions or imposing any of the following penalties, the Town shall first notify the applicant or other responsible person in writing of its intended action, and shall provide not more than 72 hours (except, that in the event the violation constitutes an immediate danger to public health or public safety, or taking action without a required permit 24 hours notice shall be provided) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the Town may take any one or more of the following actions or impose any one or more of the following penalties.

(1) *Stop work order.* The Town may issue a stop work order which shall be served on the applicant or other responsible person. It shall stop all activities at the site except for the work required to remedy the violation or violations. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein.

(2) *Withhold certificate of occupancy.* The Town may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

(3) *Suspension, revocation or modification of permit.* The Town may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein. Suspension, revocation or modification of a permit shall not prohibit the responsible party from taking the necessary remedial measures to cure the violations.

(4) *Civil penalties.* In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within the time provided in the notice of violation, or such greater period as the Town shall deem appropriate) after the Town has taken one or more of the actions described above, the Town may issue a citation for the violation of this article and impose a penalty not to exceed \$2,500.00 per violation (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.

(5) *Criminal penalties.* For intentional and flagrant violations of this ordinance, the Town may issue a citation to the applicant or other responsible person, requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000.00 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense. Imposition of criminal penalties shall be a separate and distinct action from the imposition of civil penalties pursuant to subsection (4) of this section.

(6) *Liability.* Implementation of this section does not reduce liability under any other applicable state or federal law, rule, or requirement.

(c) *Remedies not exclusive.* The remedies listed in this article are not exclusive of any other remedies available under any applicable federal, state or local law. Each remedy listed in this subsection may be sought and imposed for each day of violation and the Town may seek cumulative remedies.

Sec. 21. *Repeal of Conflicting Provisions.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

So Ordained this 20th day of July, 2026.

Walter L. Sprouse
MAYOR

Attest: _____
Clerk