

STORMWATER MANAGEMENT ORDINANCE FOR THE CITY OF HAHIRA, GEORGIA

Section 1. General Provisions

1.1. Findings of Fact

It is hereby determined that:

Land development projects and associated increases in impervious cover alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, soil erosion, stream channel erosion, and sediment transport and deposition. This stormwater runoff contributes to increased quantities of water-borne pollutants, and; Stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of stormwater runoff.

Therefore, the City of Hahira establishes this set of water quality and quantity policies applicable to all surface waters to provide reasonable guidance for the regulation of stormwater runoff for the purpose of protecting local water resources from degradation and preventing flooding and other stormwater runoff hazards. It is determined that the regulation of stormwater runoff discharges from land development projects and other construction activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff is in the public interest and will prevent threats to public health and safety.

1.2. Purpose

The purpose of this ordinance is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds within this jurisdiction. This ordinance seeks to meet that purpose through the following objectives:

- (1). minimize increases in stormwater runoff from any development in order to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels;
- (2). minimize increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;
- (3). minimize the total annual volume of surface water runoff which flows from any specific site during and following development to not exceed the pre-development hydrologic regime to the maximum extent practicable;
- (4). reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety.

1.3. Applicability

This ordinance shall be applicable to all major subdivision or site plan applications, unless eligible for an exemption or granted a waiver by the City of Hahira under the specifications of Section 4 of

Ordinance 07-01

002

this ordinance. The ordinance also applies to land development activities that are smaller than the minimum applicability criteria if such activities are part of a larger common plan of development that meets the following applicability criteria, even though multiple separate and distinct land development activities may take place at different times on different schedules. In addition, all plans must also be reviewed by local environmental protection officials to ensure that established water quality standards will be maintained during and after development of the site and that post construction runoff levels are consistent with any local and regional watershed plans.

To prevent the adverse impacts of stormwater runoff, the City of Hahira has developed a set of performance standards that must be met at new development sites. These standards apply to any construction activity disturbing 5000 or more square feet of land. The following activities may be exempt from these stormwater performance criteria:

1. Any logging and agricultural activity which is consistent with an approved soil conservation plan or a timber management plan prepared or approved by the Department of Natural Resources, as applicable.

2. Additions or modifications to existing single family structures

3. Developments that do not disturb more than 5000 square feet of land, provided they are not part of a larger common development plan;

4. Repairs to any stormwater treatment practice deemed necessary by the City of Hahira.

When a site development plan is submitted that qualifies as a redevelopment project as defined in Section 2 of this ordinance, decisions on permitting and on-site stormwater requirements shall be governed by special stormwater sizing criteria found in the then-current edition of the Georgia Stormwater Management Manual. This criteria is dependent on the amount of impervious area created by the redevelopment and its impact on water quality and surface water runoff. Final authorization of all redevelopment projects will be determined after a review by the City of Hahira or its designated agent.

1.4. Compatibility with Other Permit and Ordinance Requirements

This ordinance is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

1.5. Severability

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

1.6. Development of a Stormwater Management Manual

The City of Hahira hereby adopts the policies, criteria and information for stormwater management and design as stated in the Georgia Stormwater Management Manual, as may be amended from time to time. The City of Hahira may also adopt additional policies, criteria and information including specifications and standards, for the proper implementation of the requirements of this ordinance. To the extent that any policy or criteria specifically adopted by the City of Hahira conflicts with or differs from those stated in the Stormwater Management Manual, the criteria specifically adopted by the City shall control.

The Stormwater Management Manual includes a list of acceptable stormwater treatment practices, including the specific design criteria for each stormwater practice. The manual may be updated and expanded from time to time, at the discretion of the local review authority, based on improvements in engineering, science, monitoring and local maintenance experience. Stormwater treatment practices that are designed and constructed in accordance with these design and sizing criteria will be presumed to meet the minimum water quality performance standards.

Section 2. Definitions:

"Accelerated Erosion" means erosion caused by development activities that exceeds the natural processes by which the surface of the land is worn away by the action of water, wind, or chemical action.

"Applicant" means a property owner or agent of a property owner who has filed an application for a stormwater management permit.

"Building" means any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.

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

"Dedication" means the deliberate appropriation of property by its owner for general public use.

"Detention" means the temporary storage of storm runoff in a stormwater management practice with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

"Detention Facility" means a detention basin or alternative structure designed for the purpose of temporary storage of stream flow or surface runoff and gradual release of stored water at controlled rates.

"Developer" means a person who undertakes land disturbance activities.

"Drainage Easement" means a legal right granted by a landowner to a grantee allowing the use of private land for stormwater management purposes.

"Erosion and Sediment Control Plan" means a plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.

"Fee in Lieu" means a payment of money in place of meeting all or part of the storm water performance standards required by this ordinance.

"Hotspot" means an area where land use or activities generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.

"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 A soils, with high permeability and little runoff production, to D soils, which have low permeability rates and produce much more runoff.

"Imperious Cover" means those surfaces that cannot effectively infiltrate rainfall (e.g., building rooftops, pavement, sidewalks, driveways, etc).

"Industrial Stormwater Permit" means an National Pollutant Discharge Elimination System permit issued to a commercial industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

"Infiltration" means the process of percolating stormwater into the subsoil.

"Infiltration Facility" means any structure or device designed to infiltrate retained water to the subsurface. These facilities may be above grade or below grade.

"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.

"Land Disturbance Activity" means any activity which changes the volume or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.

"Landowner" means the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

"Maintenance Agreement" means a legally recorded document that acts as a properly deed restriction, and which provides for long-term maintenance of storm water management practices.

"Nonpoint Source Pollution" means pollution from any source other than from any discernible, confined, and discrete conveyances, and shall include, but not be limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

"Offset Fee" means a monetary compensation paid to a local government for failure to meet pollutant load reduction targets.

"Off-Site Facility" means a stormwater management measure located outside the subject property boundary described in the permit application for land development activity.

"On-Site Facility" means a stormwater management measure located within the subject property boundary described in the permit application for land development activity.

"Recharge" means the replenishment of underground water reserves.

"Redevelopment" means structural development (construction, installation or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of

imperVIOUS surface not part of routine maintenance, and land disturbing activities associated with structural or imperVIOUS development. Redevelopment does not include such activities as exterior remodeling.

"Stop Work Order" means an order issued which requires that all construction activity on a site be stopped.

"Stormwater Management Manual" means the Georgia Stormwater Management Manual, as amended.

"Storm Water Management" means the use of structural or non-structural practices that are designed to reduce storm water runoff pollutant loads, discharge volumes, and/or peak flow discharge rates.

"Storm Water Retrofit" means a stormwater management practice designed for an existing development 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 flow on the surface of the ground, resulting from precipitation.

"Stormwater Treatment Practices (STPs)" means measures, either structural or nonstructural, that are determined to be the most effective, practical means of preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

"Water Quality Volume (WQv)" means the storage needed to capture and treat 90% of the average annual stormwater runoff volume. Numerically (WQv) will vary as a function of long term rainfall statistical data.

"Watercourse" means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Section 3. Permit Procedures and Requirements

3.1. Permit Required

No land owner or land operator shall receive any of the building, grading or other land development permits required for land disturbance activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.

The intent is to ensure that no activities that disturb the land are issued permits prior to review and approval of the stormwater management plan. Communities may elect to issue a stormwater management permit separate of any other land development permits they require, or, as in this ordinance, to tie the issuing of construction permits to the approval of a final stormwater management plan.

3.2. Application Requirements

Unless specifically excluded by this ordinance, any land owner or operator desiring a permit for a land disturbance activity shall submit to the City of Hahira an application for stormwater management plan review on a form provided by the City of Hahira.

Unless otherwise excepted by this ordinance, the application must be accompanied by the following in order that the application be considered: a stormwater management concept plan; a maintenance agreement; and a non-refundable plan review fee.

The stormwater management plan shall be prepared to meet the requirements of Sec. 5 of this ordinance, the maintenance agreement shall be prepared to meet the requirements of Sec. 6.7 and Sec. 9 of this ordinance, and fees shall be those established by the City of Hahira.

3.3. Application Review Fees

The fee for review of any land development application shall be based on the amount of land to be disturbed at the site, and the fee structure shall be established by the City of Hahira. All fees must be paid in full prior to the commencement of review and the issuance of any building permit for the development. Fees collected pursuant to this ordinance shall be used to offset the costs and expenses of the City in conducting the land development application review.

Engineer recommends that fees for plan review be set at \$300 for plans covering 1 acre or less and \$100 for each additional acre or part thereof. If the stormwater management plan is disapproved, a resubmit fee of \$300 would be charged.

3.4. Application Procedure

- Applications for stormwater management plan review must be filed with the [DESIGNATE WITH WHOM APPLICATIONS SHOULD BE FILED] on any regular business day.

- A copy of this permit application shall be forwarded to City of Hahira for review. *Not needed if plans are submitted to the city.*

- Plan review applications shall include the following: two copies of the stormwater management concept plan, two copies of the maintenance agreement, and any required review fees.

- Within 20 business days of the receipt of a complete plan review application, including all documents as required by this ordinance, the City of Hahira shall inform the applicant whether the application, plan and maintenance agreement are approved or disapproved.

- If the plan review application, stormwater management plan or maintenance agreement are disapproved, the applicant may revise the stormwater management plan or agreement. If additional information is submitted, the City of Hahira shall have 10 business days from the date the additional information is received to inform the applicant that the plan and maintenance agreement are either approved or disapproved. The applicant shall pay a resubmit fee of \$300 for the second review.

- If the plan review application, final stormwater management plan and maintenance agreement are approved by the City of Hahira, all appropriate land disturbance activity permits shall be issued.

3.5. Permit Duration

Plan approvals issued under this section shall be valid from the date of issuance through the date the City of Hahira notifies the permit holder that all stormwater management practices have passed the final inspection required hereunder.

Section 4. Waivers to Stormwater Management Requirements

4.1. Waivers for Providing Stormwater Management

Every applicant shall provide for stormwater management, unless they file a written request to waive this requirement. Requests to waive the stormwater management plan requirements shall be submitted to the City of Hahira for approval.

The minimum requirements for stormwater management may be waived in whole or in part upon written request of the applicant, provided that at least one of the following conditions applies:

1. It can be demonstrated that the proposed development is not likely to impair attainment of the objectives of this ordinance.
2. Alternative minimum requirements for on-site management of stormwater discharges have been established in a stormwater management plan that has been approved by the City of Hahira and that is required to be implemented by local ordinance.
3. Provisions are made to manage stormwater by an off-site facility. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of stormwater control that is equal to or greater than that which would be afforded by on-site practices and has a legally obligated entity responsible for long-term operation and maintenance of the stormwater practice.
4. The City of Hahira finds that meeting the minimum on-site management requirements is not feasible due to the natural or existing physical characteristics of a site.

In instances where one of the conditions above applies, the City of Hahira may grant a waiver from strict compliance with stormwater management provisions that are not achievable, provided that acceptable mitigation measures are provided. However, to be eligible for a variance, the applicant must demonstrate to the satisfaction of the City of Hahira that the immediately downstream waterways or property will not be subject to:
 - Deterioration of existing culverts, bridges, dams, and other structures;
 - Deterioration of biological functions or habitat;
 - Accelerated streambank or streambed erosion or siltation;
 - Increased threat of flood damage to public health, life and property.

Furthermore, where compliance with minimum requirements for stormwater management is waived, the applicant will satisfy the minimum requirements by meeting one of the mitigation measures selected by the jurisdictional stormwater authority. Mitigation measures may include, but are not limited to, the following:

- The purchase and donation of privately owned lands, or the grant of an easement to be dedicated for preservation and/or reforestation. These lands should be located adjacent to the stream corridor in order to provide permanent buffer areas to protect water quality and aquatic habitat,
- The creation of a stormwater management facility or other drainage improvements on previously developed properties, public or private, that currently lack stormwater management facilities designed and constructed in accordance with the purposes and standards of this ordinance,
- Monetary contributions (Fee-in-Lieu) to fund stormwater management related studies including regional wetland delineation studies, stream monitoring studies for water quality and macroinvertebrates, stream flow monitoring, and threatened and endangered species studies.

4.2. Fee in Lieu of Stormwater Management Practices.

Where the City of Hahira waives all or part of the minimum stormwater management requirements, or where the waiver is based on the provision of adequate stormwater facilities provided downstream of the proposed development, the applicant shall be required to pay a fee in an amount as determined by the City of Hahira.

When an applicant obtains a waiver of the required stormwater management, the monetary contribution required shall be in accordance with a fee schedule (unless the developer and the stormwater authority agree on a greater alternate contribution) established by the City of Hahira, and based on the cubic feet of storage required for stormwater management of the development in question. All of the monetary contributions shall be credited to an appropriate capital improvements program project, and shall be made by the developer prior to the issuance of any building permit for the development.

4.3. Dedication of land

In lieu of a monetary contribution, an applicant may obtain a waiver of the required stormwater management by entering into an agreement with the City of Hahira for the granting of an easement or the dedication of land by the applicant, to be used for the construction of an off-site stormwater management facility. The agreement shall be entered into by the applicant and the City of Hahira prior to the recording of plats or, if no record plat is required, prior to the issuance of the building permit.

Section 5. General Performance Criteria for Stormwater Management

Unless judged by the City of Hahira to be exempt or granted a waiver, the following performance criteria shall be addressed for stormwater management at all sites:

(A). All site designs shall establish stormwater management practices to control the peak flow rates of stormwater discharge associated with specified design storms and reduce the generation of stormwater. These practices should seek to utilize pervious areas for stormwater treatment and

to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity.

(B). All stormwater runoff generated from new development shall not discharge untreated stormwater directly into a jurisdictional wetland or local water body without adequate treatment. Where such discharges are proposed, the impact of the proposal on wetland functional values shall be assessed using a method acceptable to the City of Hahira. In no case shall the impact on functional values be any less than allowed by the Army Corp of Engineers (ACE) or the Georgia Department of Natural Resources.

(C). Annual groundwater recharge rates shall be maintained, by promoting infiltration through the use of structural and non-structural methods. At a minimum, annual recharge from the post development site shall mimic the annual recharge from pre-development site conditions.

(D). For new development, structural STPs shall be designed to remove 80% of the average annual post development total suspended solids load (TSS). It is presumed that a STP complies with this performance standard if it is:

- sized to capture the prescribed water quality volume (WQ_v).
- designed according to the specific performance criteria outlined in the Stormwater Management Manual and any,
- constructed properly, and
- maintained regularly.

(E). To protect stream channels from degradation, a specific channel protection criteria shall be provided as prescribed in the current Georgia Stormwater Manual.

(F). Stormwater discharges to critical areas with sensitive resources (i.e., recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain stormwater management practices.

(G). Certain industrial sites are required to prepare and implement a stormwater pollution prevention plan, and shall file a notice of intent (NOI) under the provisions of the National Pollutant Discharge Elimination System (NPDES) general permit. The stormwater pollution prevention plan requirement applies to both existing and new industrial sites.

Applicants and local communities may wish to consult the Environmental Protection Agency website at <http://www.epa.gov/npdes/npdes.html> for more information on Phase II requirements.

(H). Stormwater discharges from land uses or activities with higher potential pollutant loadings, known as "hotspots", may require the use of specific structural STPs and pollution prevention practices.

(I). Prior to design, applicants are required to consult with the City of Hahira to determine if they are subject to additional stormwater design requirements.

(J). The calculations for determining peak flows as found in the Stormwater Management Manual shall be used for sizing all stormwater management practices.

Section 6. Basic Stormwater Management Design Criteria

6.1. Minimum Control Requirements

All stormwater management practices will be designed so that the specific storm frequency storage volumes (e.g., recharge, water quality, channel protection, 10 year, 100 year) as identified in the Stormwater Management Manual are met, unless the City of Hahira grants the applicant a waiver or the applicant is exempt from such requirements.

In addition, if hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the City of Hahira reserves the right to impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff.

6.2 Site Design Feasibility

Stormwater management practices for a site shall be chosen based on the physical conditions of the site. Among the factors that should be considered:

- Topography
- Maximum Drainage Area
- Depth to Water Table
- Soils
- Slopes
- Terrain
- Head
- Location in relation to environmentally sensitive features or ultra-urban areas

Applicants shall consult the Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting a stormwater management practice.

6.3. Conveyance Issues

All stormwater management practices shall be designed to convey stormwater to allow for the maximum removal of pollutants and reduction in flow velocities. This shall include, but not be limited to:

- Maximizing of flowpaths from inflow points to outflow points
- Protection of inlet and outfall structures
- Elimination of erosive flow velocities
- Providing of underdrain systems, where applicable

The Stormwater Management Manual shall provide detailed guidance on the requirements for conveyance for each of the approved stormwater management practices.

6.4. Pretreatment Requirements

Every stormwater treatment practice shall have an acceptable form of water quality pretreatment, in accordance with the pretreatment requirements found in the current Stormwater Management Manual. Certain stormwater treatment practices, as specified in the Stormwater Management Manual, are prohibited even with pretreatment in the following circumstances:

A. Stormwater is generated from highly contaminated source areas known as "hotspots"

- B. Stormwater is carried in a conveyance system that also carries contaminated, non-stormwater discharges
- C. Stormwater is being managed in a designated groundwater recharge area.
- D. Certain geologic conditions exist (e.g., karst) that prohibit the proper pretreatment of stormwater

6.5. Treatment/Geometry Conditions

All stormwater management practices shall be designed to capture and treat stormwater runoff according to the specifications outlined in the Stormwater Management Manual. These specifications will designate the water quantity and quality treatment criteria that apply to an approved stormwater management practice.

6.6. Landscaping Plans Required

All stormwater management practices must have a landscaping plan detailing both the vegetation to be in the practice and how and who will manage and maintain this vegetation. This plan must be prepared by a registered civil engineer, landscape architect or soil conservation engineer.

6.7. Maintenance Agreements

All stormwater treatment practices shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement shall be in substantially the same form as shown in Appendix "A" attached hereto. Said maintenance agreement shall include any and all maintenance easements required to access and inspect the stormwater treatment practices as necessary to ensure proper functioning of the stormwater treatment practice. In addition, a legally binding covenant, which runs with the land, specifying the parties responsible for the proper maintenance of all stormwater treatment practices shall be secured prior to issuance of any permits for land disturbance activities.

6.8. Non-Structural Stormwater Practices

The use of non-structural stormwater treatment practices is encouraged in order to minimize the reliance on structural practices. Credit in the form of reductions in the amount of stormwater that must be managed can be earned through the use of non-structural practices that reduce the generation of stormwater from the site. Examples of non-structural treatment practices include grassed waterways, level spreaders and undisturbed natural stream buffers. Applicants wishing to obtain credit for use of non-structural practices must ensure that these practices are documented and remain unaltered by subsequent property owners. The appropriateness and suitability of proposed non-structural treatment practices, as well as the amount of any reductions in the amount of stormwater to be managed, shall be determined by the city engineer.

Section 7. Requirements for Stormwater Management Plan Approval

7.1. Stormwater Management Plan Required for All Developments.

No application for development will be approved unless it includes a stormwater management plan detailing in concept how runoff and associated water quality impacts resulting from the development will be controlled or managed. This plan must be prepared by an individual approved by the City of Hahira and must indicate whether stormwater will be managed on-site or off-site and, if on-site, the general location and type of practices.

The stormwater management plan(s) shall be referred for comment to all other interested agencies, and any comments must be addressed in a final stormwater management plan. This final plan must be signed by a licensed professional engineer (PE), who will verify that the design of all stormwater management practices meet the submittal requirements outlined in the Submittal Checklist attached hereto as Appendix "B".

No building, grading, or sediment control permit shall be issued until a satisfactory final stormwater management plan, or a waiver thereof, shall have undergone a review and been approved by the City of Hahira after determining that the plan or waiver is consistent with the requirements of this ordinance.

7.2. Stormwater Management Concept Plan Requirements

A stormwater management concept plan shall be required with all permit applications and will include sufficient information (e.g., maps, hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. The intent of this conceptual planning process is to determine the type of stormwater management measures necessary for the proposed project, and ensure adequate planning for management of stormwater runoff from future development. To accomplish this goal the following information shall be included in the concept plan:

- A map (or maps) indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural stormwater management and sediment control facilities. The map(s) will also clearly show proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading; A written description of the site plan and justification of proposed changes in natural conditions may also be required.
- Sufficient engineering analysis to show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with this ordinance and the specifications of the Stormwater Management Manual.
- 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 and a description of the watershed and its relation to the project site. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other environmentally sensitive features that provide particular opportunities or constraints for development.
- A written description of the required maintenance burden for any proposed stormwater management facility.

- The City of Hahira may also require a concept plan to consider the maximum development potential of a site under existing zoning, regardless of whether the applicant presently intends to develop the site to its maximum potential.
- For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the stormwater concept plan measures for controlling existing stormwater runoff discharges from the site in accordance with the standards of this Ordinance to the maximum extent practicable.

7.3. Final Stormwater Management Plan Requirements

After review of the stormwater management concept plan, and modifications to that plan as deemed necessary by the City of Hahira, a final stormwater management plan must be submitted for approval. The final stormwater management plan, in addition to the information from the concept plan, shall include all of the following information:

1. Contact Information

The name, address, and telephone number of all persons having a legal interest in the property and the tax reference number and parcel number of the property or properties affected.

2. Topographic Base Map

A "1" = 200' topographic base map of the site which extends a minimum of 50 feet beyond the limits of the proposed development and indicates existing surface water drainage including streams, ponds, culverts, ditches, and wetlands; current land use including all existing structures; locations of utilities, roads, and easements; and significant natural and manmade features not otherwise shown.

3. Calculations

Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in this ordinance. Such calculations shall include (i) description of the design storm frequency, intensity and duration, (iii) time of concentration, (iii) Soil Curve Numbers or runoff coefficients, (iv) peak runoff rates and total runoff volumes for each watershed area, (v) infiltration rates, where applicable, (vi) culvert capacities, (vii) flow velocities, (viii) data on the increase in rate and volume of runoff for the design storms referenced in the Stormwater Management Manual, and (ix) documentation of sources for all computation methods and field test results.

4. Soils Information

If a stormwater management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

5. Maintenance and Repair Plan

The design and planning of all stormwater management facilities shall include detailed maintenance and repair procedures to ensure their continued function. These plans will identify the parts or components of a stormwater management facility that need to be maintained and the

equipment and skills or training necessary. 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.

6. Landscaping plan

The applicant must present a detailed plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be prepared by a registered landscape architect or by the soil conservation district.

7. Maintenance Easements

The applicant must ensure access to all stormwater treatment practices at the site for the purpose of inspection and repair by securing all the maintenance easements needed on a permanent basis. These easements will be recorded with the plan and will remain in effect even with transfer of title to the property.

8. Maintenance Agreement

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 measure in accordance with the specifications of this ordinance.

9. Erosion and Sediment Control Plans for Construction of Stormwater Management Measures

The applicant must prepare an erosion and sediment control plan for all construction activities related to implementing any on-site stormwater management practices.

10. Other Environmental Permits

The applicant shall assure that all other applicable environmental permits have been acquired for the site prior to approval of the final stormwater design plan.

11. Miscellaneous

The applicant shall provide such other information, as requested in writing by the City, as may be reasonably necessary for the City to fully and properly assess the stormwater design plan.

7.4. Performance Bond/Security.

The City of Hahira may, at its discretion, require the submittal of a performance security or bond prior to issuance of a permit in order to insure that the stormwater practices are installed by the permit holder as required by the approved stormwater management plan. The amount of the installation performance security shall be the total estimated construction cost of the stormwater management practices approved under the permit, plus 25%. The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan.

The installation performance security shall be released in full only upon submission of "as built plans" and written certification by a registered professional engineer that the stormwater practice has been installed in accordance with the approved plan and other applicable provisions of this

ordinance. The City of Hahira will make a final inspection of the stormwater practice to ensure that it is in compliance with the approved plan and the provisions of this ordinance. Provisions for a partial pro-rata release of the performance security based on the completion of various development stages can be done at the discretion of the City of Hahira.

Some communities elect to also require a maintenance performance security. This bond typically is set at the maintenance costs estimated in the stormwater plan for the period during which the permit holder has maintenance responsibility and is released when the responsibility for practice maintenance is passed on to another party, via an approved maintenance agreement.

Section 8. Construction Inspection

8.1. Notice of Construction Commencement

The applicant must notify the City of Hahira in advance before the commencement of construction. Regular inspections of the stormwater management system construction shall be conducted by the staff of the City of Hahira or certified by a professional engineer or their designee who has been approved by the jurisdictional stormwater authority. All inspections shall be documented and written reports prepared that contain the following information:

- The date and location of the inspection;
- Whether construction is in compliance with the approved stormwater management plan
- Variations from the approved construction specifications
- Any violations that exist

If any violations are found, the property owner shall be notified in writing of the nature of the violation and the required corrective actions. No added work shall proceed until any violations are corrected and all work previously completed has received approval by the City of Hahira.

8.2. As Built Plans

All applicants are required to submit actual "as built" plans for any stormwater management practices located on-site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a professional engineer. A final inspection by the City of Hahira is required before the release of any performance securities can occur.

8.3. Landscaping and Stabilization Requirements

Any area of land from which the natural vegetative cover has been either partially or wholly cleared or removed by development activities shall be revegetated within ten (10) days from the substantial completion of such clearing and construction. The following criteria shall apply to revegetation efforts:

Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established over ninety percent (90%) of the seeded area.

Replanting with native woody and herbaceous vegetation must be accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.

Any area of revegetation must exhibit survival of a minimum of seventy-five percent (75%) of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five percent (75%) survival for one (1) year is achieved.

In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be prepared by a registered landscape architect or by the soil conservation district, and must be approved prior to receiving a permit.

Section 9. Maintenance and Repair of Stormwater Facilities

9.1. Maintenance Easement

Prior to the issuance of any permit that has a stormwater management facility as one of the requirements of the permit, the applicant or owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the City of Hahira, or their contractor or agent, and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this ordinance. The easement agreement shall be recorded by the City of Hahira in the land records.

9.2. Maintenance Covenants

Maintenance of all stormwater management facilities shall be ensured through the creation of a formal maintenance covenant that must be approved by the City of Hahira and recorded into the land record prior to final plan approval. As part of the covenant, a schedule shall be developed for when and how often maintenance will occur to ensure proper function of the stormwater management facility. The covenant shall also include plans for periodic inspections to ensure proper performance of the facility between scheduled cleanouts.

The City of Hahira, in lieu of a maintenance covenant, may accept dedication of any existing or future stormwater management facility for maintenance, provided such facility meets all the requirements of this chapter and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.

9.3. Requirements for Maintenance Covenants

All stormwater management facilities must undergo, at the minimum, an annual inspection to document maintenance and repair needs and ensure compliance with the requirements of this ordinance and accomplishment of its purposes. These needs may include: removal of silt, litter and other debris from all catch basins, inlets and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. Any maintenance needs found must be addressed in a timely manner, as determined by the City of Hahira, and the inspection and maintenance requirement may be increased as deemed necessary to ensure proper functioning of the stormwater management facility.

9.4. Inspection of Stormwater Facilities

Inspection programs 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; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the NPDES stormwater permit; 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 drainage control facilities; and evaluating the condition of drainage control facilities and other stormwater treatment practices.

9.5. Right-of-Entry for Inspection

When any new drainage control facility is installed on private property, or when any new connection is made between private property and a public drainage control system, sanitary sewer or combined sewer, the property owner shall grant to the City of Hahira the right 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.

9.6. Records of Installation and Maintenance Activities.

Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least five (5) years. These records shall be made available to the City of Hahira during inspection of the facility and at other reasonable times upon request.

9.7 Failure to Maintain Practices

If a responsible party fails or refuses to meet the requirements of the maintenance covenant, the City of Hahira, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the stormwater management facility becomes a danger to public safety or public health, the City of Hahira shall notify the party responsible for maintenance of the stormwater management facility in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the facility in an approved manner. After proper notice, the City of Hahira may assess the owner(s) of the facility for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes by the city.

Section 10. Enforcement and Penalties.

10.1. Violations

Any development activity that is commenced or is conducted contrary to this Ordinance may be restrained by injunction or otherwise abated in a manner provided by law.

10.2. Notice of Violation.

When the City of Hahira determines that an activity is not being carried out in accordance with the requirements of this Ordinance, it shall issue a written notice of violation to the owner of the property. The notice of violation shall contain:

- (1) the name and address of the owner or applicant;
- (2) the address when available or a description of the building, structure or land 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 development activity into compliance with this Ordinance and a time schedule for the completion of such remedial action;
- (5) a statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed;
- (6) a statement that the determination of violation may be appealed to the municipality by filing a written notice of appeal within fifteen (15) days of service of notice of violation.

10.3. Stop Work Orders

Persons receiving a notice of violation will be required to halt all construction activities. This "stop work order" will be in effect until the City of Hahira confirms that the development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a notice of violation in a timely manner can result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this ordinance.

10.4. Civil and Criminal Penalties

In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this Ordinance shall be punished by a fine of not less than Five Hundred Dollars (\$500.00) or by imprisonment for a period not to exceed thirty (30) days, or both such fine and imprisonment. Such person shall be guilty of a separate offense for each day during which the violation occurs or continues.

10.5. Restoration of lands

Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City of Hahira may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

10.6. Holds on Occupation Permits

Occupation permits will not be granted until all corrections to all stormwater practices have been made and accepted by the City of Hahira.

PASSED AND APPROVED by the City of Hahira on June 14, 2008.

Wayne Bullard
_____, Mayor

ATTEST:
Beth Ann Chapman
_____, City Clerk

**STORMWATER MANAGEMENT PRACTICE
OPERATION AND MAINTENANCE AGREEMENT**

APPENDIX A

STORMWATER MANAGEMENT/ BMP FACILITIES AGREEMENT

City of Hahira, Georgia

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between

_____ hereinafter called the

"Landowner", and the City of Hahira, Georgia, hereinafter called the "City".

WITNESSETH, that

WHEREAS, the Landowner is the owner of certain real property described as

_____ as recorded by deed in the land records of

Lowndes County, Georgia, Deed Book _____ Page _____, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____

(Name of Plan/Development)

hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for

detection of stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the

health, safety, and welfare of the residents of the City, require that on-site stormwater management/BMP facilities be constructed

and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as shown on the Plan be constructed

and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the

following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management/BMP facilities shall be constructed by the Landowner, its successors and

assigns, in accordance with the plans and specifications identified in the Plan.

2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the

stormwater management/BMP facilities. This includes all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The latest Annual Inspection Report is to be used to establish what good working condition is acceptable to the City.

3. The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management/BMP facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

7. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

9. This Agreement shall be recorded among the land records of Lowndes County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name

By: _____
(Seal)

- Common address and legal description of site
- Signature and stamp of registered engineer/surveyor and design/owner certification

Name, legal address, and telephone number

- Applicant information

SUBMITTAL CHECKLIST

APPENDIX B

City Attorney _____ Date _____

Approved as to Form:

My Commission Expires: _____

NOTARY PUBLIC

The foregoing Agreement was acknowledged before me this _____ day of _____, 20____, by _____.

STATE OF GEORGIA
COUNTY OF FLOWNDES

(Type Title)

(Type Name)

By: _____
(SEAL)

CITY OF HAHIRA, GEORGIA

My Commission Expires: _____

NOTARY PUBLIC

The foregoing Agreement was acknowledged before me this _____ day of _____, 20____, by _____.

COUNTY OF _____

STATE OF _____

Title: _____

Printed name: _____

- Vicinity map
- Existing and proposed mapping and plans (recommended scale of 1" = 50' or greater detail) which illustrate at a minimum:

Existing and proposed topography (minimum of 2-foot contours recommended)

Perennial and intermittent streams

Mapping of predominant soils from USDA soil surveys as well as location of any site-specific borehole investigations that may have been performed.

Boundaries of existing predominant vegetation and proposed limits of clearing

Location and boundaries of resource protection areas such as wetlands, lakes, ponds, and other setbacks (e.g., stream buffers, drinking water well setbacks, septic setbacks)

Location of existing and proposed roads, buildings, and other structures

Location of existing and proposed utilities (e.g., water, sewer, gas, electric) and easements

Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains

Flow paths

Location of floodplain/floodway limits and relationship of site to upstream and downstream properties and drainages

Location and dimensions of proposed channel modifications, such as bridge or culvert crossings
Location, size, maintenance access, and limits of disturbance of proposed structural stormwater Management practices

- Representative cross-section and profile drawings and details of structural stormwater Management practices and conveyances (i.e., storm drains, open channels, swales, etc.) which include:

Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)

Design water surface elevations

Structural details of outlet structures, embankments, spillways, stilling basins, grade control structures, conveyance channels, etc.

Logs of borehole investigations that may have been performed along with supporting geotechnical report.

- Hydrologic and hydraulic analysis for all structural components of stormwater system (e.g., storm drains, open channels, swales, Management practices, etc.) for applicable design storms including:

Existing condition analysis for time of concentrations, runoff rates, volumes, velocities, and water surface elevations showing methodologies used and supporting calculations

Proposed condition analysis for time of concentrations, runoff rates, volumes, velocities, water surface elevations, and routing showing the methodologies used and supporting calculations

Final sizing calculations for structural stormwater Management practices including, contributing drainage area, storage, and outlet configuration

Stage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities (e.g., stormwater ponds and wetlands)

Final analysis of potential downstream impact/effects of project, where necessary

Dam breach analysis, where necessary

- Final landscaping plans for structural stormwater Management practices and any site reforestation or revegetation
- Structural calculations, where necessary
- Applicable construction specifications
- Erosion and sediment control plan that at a minimum meets the requirements of the local Erosion and Sediment Control Guidelines
- Sequence of construction
- Maintenance plan which will include:

Name, address, and phone number of responsible parties for maintenance.

Description of annual maintenance tasks

Description of applicable easements

Description of funding source

Minimum vegetative cover requirements

Access and safety issues

Testing and disposal of sediments that will likely be necessary

- Evidence of acquisition of all applicable local and non-local permits
- Evidence of acquisition of all necessary legal agreements (e.g., easements, covenants, land trusts)
- Waiver requests
- Review agency should have inspector's checklist identifying potential features to be inspected on site visits

- Existing and proposed topography (minimum of 2-foot contours recommended)
- Perennial and intermittent streams
- Mapping of predominant soils from USDA soil surveys
- Boundaries of existing predominant vegetation and proposed limits of clearing
- Location and boundaries of resource protection areas such as wetlands, lakes, ponds, and other setbacks (e.g., stream buffers, drinking water well setbacks, septic setbacks)
- Location of existing and proposed roads, buildings, and other structures
- Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements
- Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains
- Flow paths
- Location of floodplain/floodway limits and relationship of site to upstream and downstream properties and drainages
- Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings
- Preliminary location, size, and limits of disturbance of proposed structural stormwater management practices
- Hydrologic and hydraulic analysis including:
 - Existing condition analysis for runoff rates, volumes, and velocities presented showing methodologies used and supporting calculations
 - Proposed condition analysis for runoff rates, volumes, and velocities showing the methodologies used and supporting calculations
 - Preliminary analysis of potential downstream impact/effects of project, where necessary
 - Preliminary selection and rationale for structural stormwater management practices
 - Preliminary sizing calculations for structural stormwater management practices including, contributing drainage area, storage, and outlet configuration
 - Preliminary landscaping plans for structural stormwater management practices and any site reforestation or revegetation
 - Preliminary erosion and sediment control plan that at a minimum meets the requirements outlined in local Erosion and Sediment Control guidelines
 - Identification of preliminary waiver requests

**APPLICATION FOR STORMWATER
MANAGEMENT PLAN REVIEW**

**City of Hahira, Georgia
102 S. Church Street
Hahira, Georgia 31632
(229) 794-2330**

INSTRUCTIONS: Please submit the applicable filing fee and 3 copies of the application and the applicant's Stormwater Management Plan to the address shown above. Incomplete applications will not be considered until all required documents and fees are submitted.

City Use Only

Date of Application _____

24 Hour Contact # _____

Phone # _____

Fee _____

Applicant _____ (Full Name)
_____ (Business Phone)

_____ (Address)
_____ (Fax Phone No.)

Landowner _____ (Full Name)
_____ (Business Phone)

_____ (Address)
_____ (Fax Phone No.)

Contractor _____ (Full Name)
_____ (Business Phone)

_____ (Address)
_____ (Fax Phone No.)

Plan Prepared by _____

Project _____ (Name and Description)

Location _____

Tax Map Parcel # _____ Area = _____ sq. ft.