

Rockdale Stormwater Ordinance Update



Katherine Atteberry
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A scenic landscape photograph featuring two tall, rectangular stone pillars standing in a calm river. The pillars are made of rough-hewn stone and have some vegetation growing on top. The river's surface is perfectly still, creating a clear reflection of the pillars and the sky. The sky is a vibrant mix of orange, yellow, and red, indicating a sunset or sunrise. The surrounding hills are covered in dense green trees, and a layer of mist or fog hangs over the water, adding to the serene atmosphere. The overall composition is balanced and peaceful.

Model Ordinance: Post-Construction Stormwater Management for New Development and Redevelopment

Model Ordinance: Post-Construction Stormwater Management

Establish minimum requirements and procedures for proper management of post-construction stormwater runoff

- Safeguard health, safety, environment and general welfare of the public
- Minimize damage to public and private property and infrastructure
- Protect water and aquatic resources



Stormwater Paradigm Shift



Equivalency

- Jurisdictions may customize the Model Ordinance with appropriate ordinance provisions and administrative program
- What does it take to be “at-least as effective”
 - Compare with substantive provisions
 - Procedural elements up to local discretion
 - GAEPD determines
- Jurisdictions may always be more effective than District and/or MS4 Permit requirements
- Will be adopted in Rockdale by December 2020



Model Ordinance Sections

1. Purpose and Intent

2. Definitions

3. Adoption and Implementation of the GSMM; Conflicts and Inconsistencies

4. Designation of Administrator

5. Applicability Criteria for Stormwater Management Standards

6. Exemptions for Stormwater Management Standards



Model Ordinance:

Section [Y]-2 Definitions

- **BMP Landscaping Plan:**
a design for vegetation and landscaping that is critical to the performance and function of the BMP, including how the BMP will be stabilized and established with vegetation. It shall include a layout of plants and plant names (local and scientific).
- **Construction Sequencing Plan:**
A document noting the sequence of construction and identification of infiltration zones for protection during staged installation of permanent post-construction BMPs to ensure suitable site conditions such as avoiding soil compaction by heavy equipment in areas designated for infiltration BMPs.



Model Ordinance Sections

7. Stormwater Management Standards
8. Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements
9. Application Fee
10. Application Procedures
11. Compliance with the Approved Stormwater Management Plan
12. Inspections to Ensure Plan Compliance During Construction



Model Ordinance:

Section [Y]-7 Stormwater Management Standards

- a) Design of the Stormwater Management System
- b) Natural Resources Inventory
- c) Better Site Design Practices for Stormwater Management
- d) Stormwater Runoff Quality/ Reduction
- e) Stream Channel Protection
- f) Overbank Flood Protection
- g) Extreme Flood Protection
- h) Downstream Analysis
- i) Stormwater Management System Inspection and Maintenance



Model Ordinance:

Section [Y]-7 Stormwater Management Standards

Runoff Reduction	Water Quality
The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable	The stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2 inch rainfall event
• <u>Before</u> December 2020, may choose either option • <u>After</u> December 2020, choose Runoff Reduction unless determined infeasible using Practicability Policy, then Water Quality	





Model Ordinance Sections

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Model Ordinance:

Section [Y]-8 Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements

- (c) The stormwater concept plan shall contain:
 - (i) Common address and legal description of the site,
 - (ii) Vicinity map, and
 - (iii) Existing conditions and proposed site layout mapping and plans*

*13 elements listed in this section



Model Ordinance:

Section [Y]-8 Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements

(d) The stormwater management plan shall contain...

- i. Natural Resources Inventory
- ii. Stormwater Concept Plan
- iii. Existing Conditions Hydrologic Analysis
- iv. Post-Development Hydrologic Analysis
- v. Stormwater Management System
- vi. Downstream Analysis
- vii. Erosion and Sedimentation Control Plan
- viii. BMP Landscaping Plan
- ix. Inspection and Maintenance Agreement
- x. Evidence of Acquisition of Applicable Local and Non-Local Permits
- xi. Determination of Infeasibility (if applicable)
- xii. Construction Sequencing Plan



Model Ordinance:

Section [Y]-8 Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements

(d) ... the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (iii), (iv), (v), and (vi) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose.
(GSMM Section 2.4.2.7)





Model Ordinance Sections

- 13. Final Inspections; As-Built Drawings; Delivery of Inspection and Maintenance Agreement
- 14. Violations and Enforcement
- 15. Maintenance by Owner of Stormwater Management Systems Predating Current GSMM
- 16. Inspection and Maintenance Agreements
- 17. Right of Entry for Maintenance Inspections
- 18. Owner's Failure to Maintain the Stormwater Management System



Model Ordinance:

Section [Y]-16 Inspection and Maintenance Agreements

- (a) The owner shall execute an inspection and maintenance agreement with the [local jurisdiction] obligating the owner to inspect, clean, maintain, and repair the stormwater management system; including vegetation in the final BMP landscaping plan. The form of the inspection and maintenance agreement shall be the form provided by the [local jurisdiction]. After the inspection and maintenance agreement has been signed by the owner and the [local jurisdiction], the owner shall promptly record such agreement at the owner's cost in the property record for all parcel(s) that make up the site.
- (c) The inspection and maintenance agreement shall run with the land and bind all future successors-in-title of the site.





Two Types of Practicability Policies



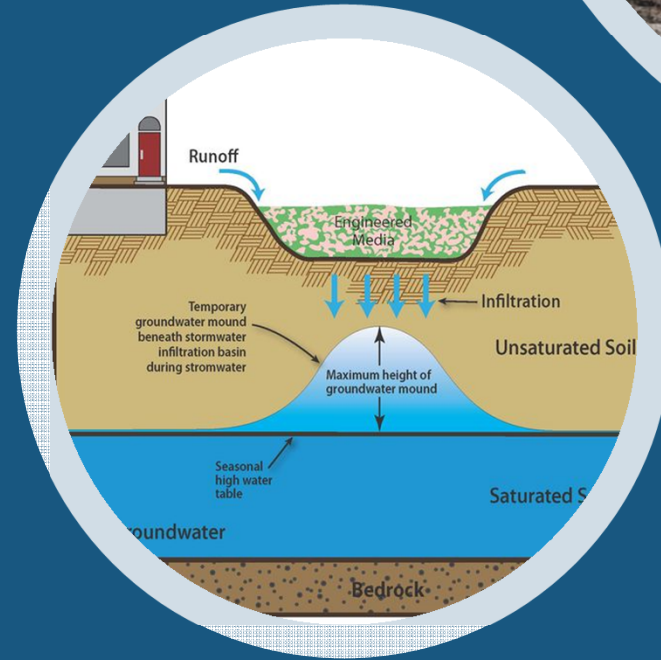
Site



Linear

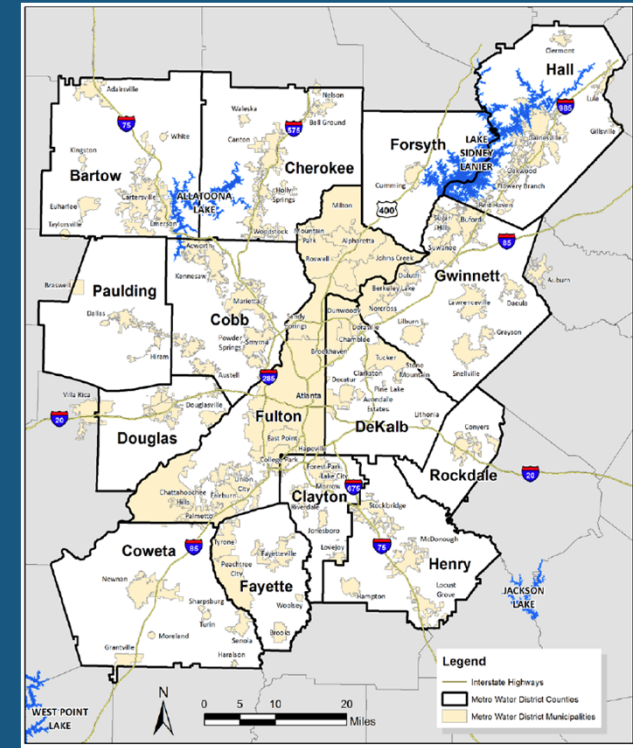
Site Practicability Policy for Runoff Reduction

To the extent Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then Water Quality shall apply for the remaining runoff...



Site Practicability Policy Basics

- Applicability is paired with the model ordinance
- Align with Municipal Separate Storm Sewer System (MS4) Permit requirements
- Does not address infeasibility for linear transportation projects
- Soil types and regulatory environment of the Metro Water District



Site Practicability Policy Basics

- Requires a pre-consultation meeting
- Designers are required to explore all avenues to meet the runoff reduction standard
- Must attempt to provide the maximum percentage of runoff reduction volume on site



Site Conditions that may Warrant a Determination of Infeasibility in Rockdale

- Soil Infiltration Rate
- Water Table
- Shallow Bedrock
- Extreme Topography
- Environmental Concerns
- Historic Resources
- Site Constraints
- Economic Hardship





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Any Questions?

- If you ever have any questions or would like more information, please contact us.

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