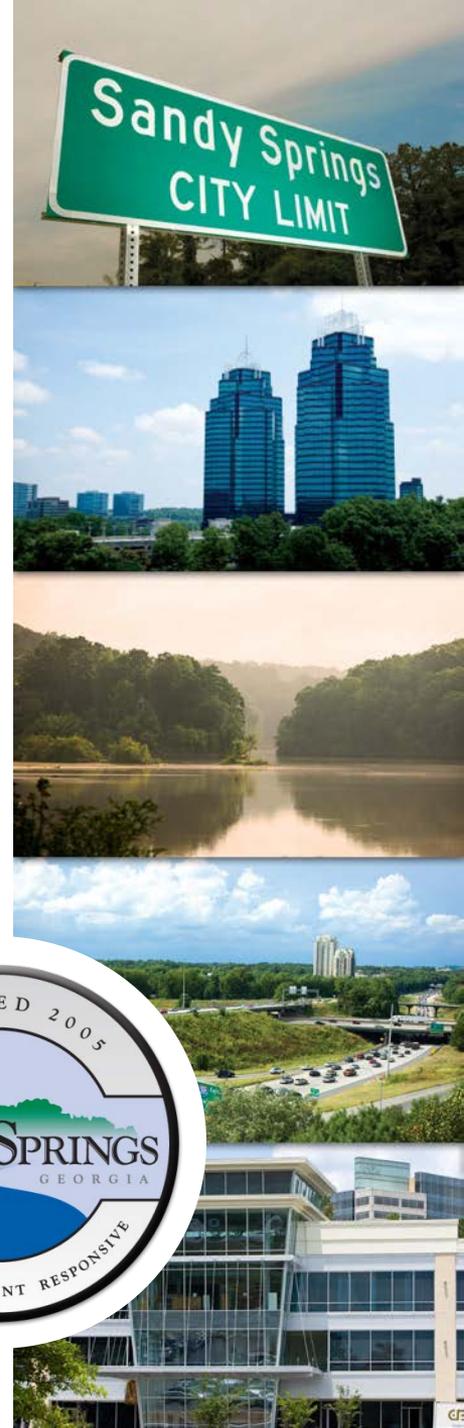




# MANAGING THE IMPACT OF CONSTRUCTION AND DEVELOPMENT

March 18, 2014



# Two Primary Problem Areas

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## Erosion Control

- Mud and silt deposited offsite into the public right of way or onto downstream properties

*This problem is associated with all types of development.*

## Storm Water Management

- Flooding and/or increased runoff downstream
- Increased runoff on City streets

*Storm water problems are associated primarily with single family infill development.*

# Erosion Control

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## Defining the Problem

- Best Management Practices (BMPs) not installed as per the approved plans
- Failure to maintain BMPs
- Installed BMPs are not adequate to effectively control erosion, particularly during a significant rain event



# Erosion Control

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## The Solution – *Actions Taken to Date*

- Contacted Home Builders Association for assistance in notifying members of problem and of the City's no tolerance position
- Including name of builder in the *Week in Review* summary of Code Enforcement actions
- Review of field conditions is now included in pre-plan review site inspection
- More stringent BMPs are being required where warranted, up to and including temporary sediment basins

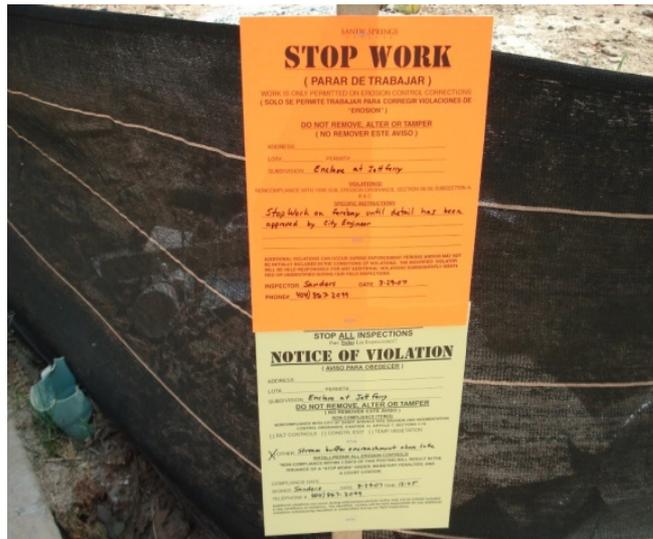


# Erosion Control

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## The Solution – *Actions Taken to Date*

- Establishment of “Contractor Responsibilities” document that is distributed at the pre-construction conference
- More aggressive enforcement efforts, particularly with the issuance of Stop Work Orders and Citations



# Erosion Control

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## The Solution – *Actions Taken to Date*

- When BMPs are not effective, Stop Work Order remains in effect until additional BMPs are designed and installed
- Working closely with the Solicitor's office in the prosecution of erosion control violations, significant fines have been levied



# Erosion Control

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## The Solution – *Proposed Actions*

Develop a public relations campaign to communicate the City's aggressive stance on erosion control

Amendment of the Soil Erosion, Sedimentation and Pollution Control Code to:

- Standardize the language among Code sections that address erosion and simplify wording to facilitate a better understanding by the development community
- Remove exemption for construction of single family residences and other projects, where less than one acre is disturbed

# Erosion Control

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## The Solution – *Proposed Actions*

Amendment of the Soil Erosion, Sedimentation and Pollution Control Code to:

- Remove verbiage allowing five days to correct violation prior to issuance to a Stop Work Order
- Require erosion control inspection logs be maintained for all projects
- Increase the maximum penalty for violations from \$1,000 to \$2,500 for projects less than one acre
- Require a design professional to place his or her seal on the erosion control design

# Storm Water Management

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## Defining the Problem

- Increase in volume and velocity due to removal of site vegetation and an increase in the amount of impervious surface
- Redirection of the flow of water due to site grading



# Storm Water Management

10

## Defining the Problem

- Concentration of flow due to amount of impervious surface and site grading
- The existence of unique features such as topography, the size of the drainage basin, existing storm water problems, existing drainage easements and pipes



# Storm Water Management

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## Defining the Problem

- Existing code references the Georgia Storm Water Manual
- Georgia Manual is not specific regarding device type, how to install or how to maintain
- Failure of homeowners to maintain installed storm water devices
- Future homeowners are often unaware of the existence of storm water control devices

# Storm Water Management

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## The Solution – *Actions Taken to Date*

- Development pre-review site inspection has been broadened to include review of existing storm water related conditions
- Plan review now includes an assessment of the size and configuration of the drainage basin to determine if temporary flow rate reduction measures during construction are warranted
- Plan review staff is specifically looking for areas where the flow of water leaving the site is concentrated and are requiring measures to spread flow

# Storm Water Management

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## The Solution – *Proposed Actions*

### Amendment of the Storm Water Ordinance to:

- Require standardized storm water control devices for single family home construction
- Set the guidelines for the water quality device maintenance
- Require document be recorded to insure future property owners are aware of storm water device on their property
- Incorporate the low impact development standards for storm water control
- Develop standardized details for storm water device installation and sizing
- Develop detailed storm water device maintenance guide

# Next Steps

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## *Amendment of the Soil Erosion, Sedimentation and Pollution Control Code*

- April 21, 2014 Council Meeting

## *Amendment of the Storm Water Ordinance*

- July 15, 2014 Council Meeting