

# **CITY OF PERRY**

## **Perry Branch Watershed Special District Requirements**

### **Adopted August 15, 2006**

#### **Meeting the Stormwater Management Requirements of the City of Perry in the Perry Branch Watershed**

The following outlines the process for developing a stormwater management plan as required for issuance and maintenance of site development permit in Perry, Georgia within the Perry Branch Watershed.

#### **Pre-Design Phase**

- Step 1. Prepare concept site plan
- Step 2. Prepare a downstream analysis between the proposed development and the Perry Branch main channel or the 10% point whichever comes first
- Step 3. Submit a digital site plan, downstream analysis as defined in Step 2 and supporting calculations to the City
- Step 4. The City will incorporate the concept site plan into the Perry Branch model to determine impacts on the watershed main channel
- Step 5. The City will develop development specific detention requirements based on the Perry Branch model results and the downstream analysis performed by the Developer's Engineer.
- Step 6. Meet with the City for a Pre-Design consultation if necessary.

#### **Design Phase**

- Step 7. Prepare stormwater management plan
- Step 8. Submit stormwater management plan to City for approval

#### **Construction Phase**

- Step 9. After receiving approval from City begin construction
- Step 10. Coordinate construction with City inspection staff during construction

#### **Post-Construction Phase**

- Step 11. After construction prepare As-Built Survey and As-Built Design Certification
- Step 12. Adjust stormwater structures if necessary
- Step 13. Execute stormwater inspection and maintenance agreement for all private on-site stormwater management facilities
- Step 14. Secure Certificate of Occupancy / Final Plat

Properties that lie downstream of Houston Lake Road which drain to the Perry Branch main channel via pipe system shall not be required to provide for extended detention of the 1-year, 24-hour storm event provided the pipe system is sufficiently sized to accommodate the 1-year, 24-hour storm event for the entire contributing drainage area of the system.

### **Downstream Analysis**

The City has completed a watershed study of the Perry Branch watershed and established analysis nodes at approximately 23 locations throughout the watershed. Major analysis points were established at the following locations:

- Confluence of Perry Branch & Big Indian Creek
- Tucker Road
- Duncan Avenue
- Forest Hill Drive
- Main Street
- James Street
- Houston Lake Road
- Park Avenue

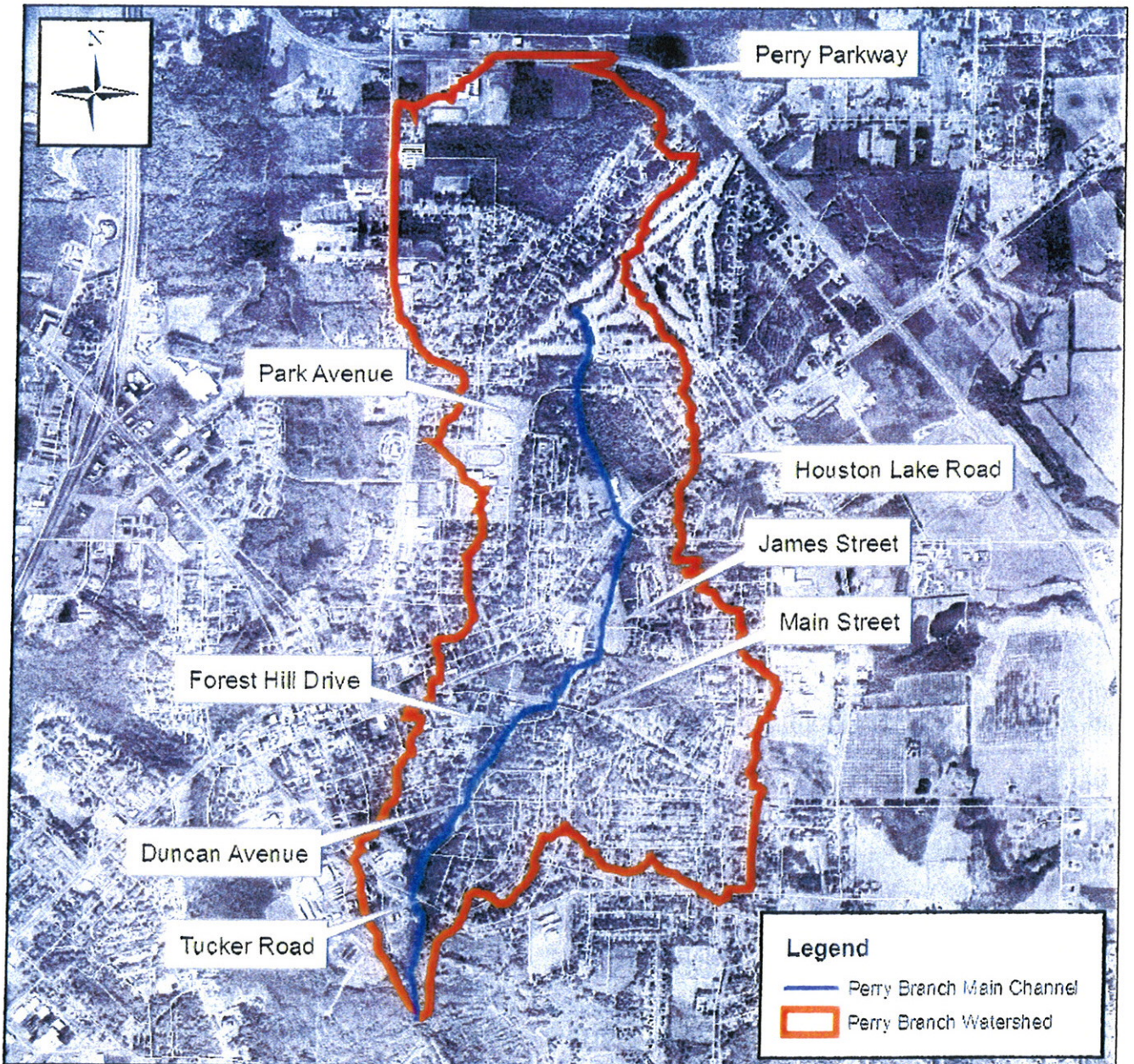
As such, the City is modifying the downstream analysis requirements for those properties that lie within the Perry Branch watershed. The City will evaluate the impacts on the main channel by including proposed site in the Perry Branch model.

Downstream analysis for the purposes of meeting the requirements of the Water Resources Ordinance will be as follows:

1. Develop a downstream analysis as outlined in the LDM for all drainage paths between the proposed project and the main channel of Perry Branch. The engineer will not be required to evaluate the impacts on the main channel or downstream areas along the main channel.
2. Provide the City with a digital site plan in AutoCAD Version 2004 showing all proposed impervious surfaces, existing topography, proposed grading, proposed drainage patterns (including drainage basin delineations) and detention facilities. The drawing should be drawn utilizing the Georgia State Plane Coordinate System (GA West Zone, NAD83).
3. Provide all calculations showing how the Time of Concentration, Curve Number (or c-Factor if applicable), drainage basin assumptions and stage-storage data / outlet structure information for any proposed detention ponds for the proposed development.

Depending on the results of the analysis performed above, the City may modify its detention and channel protection requirements to ensure a minimal impact on the watershed as a whole. It is the policy of the City that no downstream property will be subject to adverse impacts such as increased flooding or peak runoff rates due to development. As such, detention requirements for the Perry Branch watershed will be developed based on the downstream analysis with special emphasis placed on properties adjacent to the proposed development and watershed impacts along the main channel of Perry Branch. In cases where detention is needed to mitigate impacts on adjacent properties and the resultant detention facilities would cause an increase in the main channel of Perry Branch, the detention requirements may be made more stringent in order to mitigate both the adjacent property issues and main channel concerns.

## Perry Branch Watershed



### Channel Protection

Those properties lying contiguous to the Perry Branch main channel and adjacent to the Houston Lake Road right-of-way shall not be required to provide for extended detention of the 1-year, 24-hour storm event provided an effective erosion control plan is instituted for all outfalls to the main channel.

Those properties lying contiguous to the Perry Branch main channel and downstream Houston Lake Road shall not be required to provide for extended detention of the 1-year, 24-hour storm event provided an effective erosion control plan is instituted for all outfalls to the main channel.

As stated above, the City will conduct an evaluation of the impacts of the development on the main channel of Perry Branch. All costs incurred by the City will be passed to the applicant as part of the review fee.

### **Post-Construction Stormwater Certification**

Development projects within the Perry Branch Watershed that are subject to requirements for detention controls will also be required to provide a post-construction stormwater certification of the facilities constructed as part of the development. The certification shall include the following at a minimum:

- An as-built survey of each detention facility shall be provided sealed by a registered land surveyor licensed to work in the State of Georgia. At a minimum, the survey shall indicate the topography of the pond and surrounding areas (10-feet beyond outside limits of pond) with a 1-foot or less contour interval. Additionally, the survey shall show adjacent property lines and easements if located within 100-feet of the outside limits of the pond and details for each outlet structure indicating inverts and weir / orifice sizes.
- A revised post construction drainage map indicating drainage patterns on site and drainage basin delineations for all outfalls and detention facilities on site.
- An as-built design certification sealed by a professional engineer that the facility as constructed will performed as designed in the Stormwater Management Report including all applicable design calculations and figures.

**City of Perry**  
**Perry Downtown Development Special District**  
**Adopted November 21, 2006**

**Meeting the Stormwater Management Requirements of the City of Perry in the  
Downtown Development Area**

In addition to the requirements established in Article XXII, Stormwater Management Requirements and Controls, no aboveground stormwater management practices shall be permitted in the Downtown Development area as depicted on the attached map.