

# City of Newnan

## Stormwater Management System

### Extent of Service Policy

#### Infrastructure Operation, Maintenance and Repairs

The purpose of this policy is to define the rights and responsibilities of the City of Newnan in the operation, maintenance, and repair of physical stormwater assets/ infrastructure. This policy will additionally define the rights and responsibilities for the private property owner(s) for maintaining the water quantity and quality functions of stormwater best management practices (BMP's), as well as provide for City guidance to ensure their proper functioning.

Reference is made to the Article VII, of Chapter 10, Environment; *Post Development Stormwater Management*, of the Code of Ordinances for the City of Newnan; and the Metropolitan North Georgia Water Planning District (MNGWPD) and the Georgia Environmental Protection Division's (EPD) Phase II National Pollutant Discharge Elimination System (NPDES) Permit.

A stormwater management system is the entire set of structural and non-structural stormwater management facilities (manmade structures or natural watercourses) and practices that are used to collect, convey, store, treat, and dispose of storm, flood or surface drainage waters in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation, water quality degradation, and to enhance and promote public health, safety, and general welfare. These structural and non-structural stormwater facilities may include detention areas, berms, swales, improved watercourses, open channels, gulches, streams, gullies, flumes, culverts, gutters, inlets, pipes, ditches, catch basins, junction boxes, headwalls, weirs, water quality devices, and outlet control devices.

Private stormwater management facilities are privately owned and it shall be the responsibility of the owner(s) to ensure proper maintenance and function of the stormwater management facilities located on their private property. This shall be accomplished through periodic inspections and routine maintenance by the responsible party. There shall be a perpetual, non-exclusive easement that allows access for inspection and emergency maintenance activities.

It shall be the responsibility of the City of Newnan for inspecting and maintaining stormwater management facilities located on municipal property and within the public right-of-way (ROW). This includes stormwater structural controls on properties owned by the City of Newnan and in the public ROW, and some pipes draining public streets. Pipes draining public streets are maintained in the upstream direction to the nearest stormwater structural control, typically a junction box or headwall, from the public ROW. In the upstream direction, drainage infrastructure beyond the nearest stormwater structural control to the public ROW shall be privately maintained. In the downstream direction, pipes draining public streets are maintained to the downstream headwall or outfall. For drainage infrastructure on private property, beyond the ROW, draining a public street, a recorded easement, accepted by the City of Newnan, shall convey a right to discharge stormwater and a responsibility for maintenance and repair to the City of Newnan. Where a public drainage responsibility exists to a downstream headwall or outfall, the City of Newnan may maintain the area just downstream of the headwall or outfall for an additional 10 feet to ensure the unobstructed, free flow of stormwater, and to prevent erosion around the headwall or outfall.

Where a permanent maintenance agreement exists between the City of Newnan and a private property owner, the stated responsibilities in the permanent maintenance agreement shall take precedent to the *Extent of Service Policy*. This does not apply for maintenance agreements between parties that do not include the City of Newnan.

For subdivisions with an established homeowners association (HOA), the HOA shall be the responsible party for any structural stormwater controls on private property, including detention ponds, retention ponds, underground stormwater storage facilities, and water quality units.

For subdivisions without an established HOA, the owner(s) of the property on which any structural stormwater controls are located shall be responsible for said structural stormwater controls, including detention ponds, retention ponds, underground stormwater storage facilities, and water quality units.

For commercial and industrial developments, the owner(s) of the property on which any structural stormwater controls are located shall be responsible for said structural stormwater controls, including detention ponds, retention ponds, underground stormwater storage facilities, and water quality units.

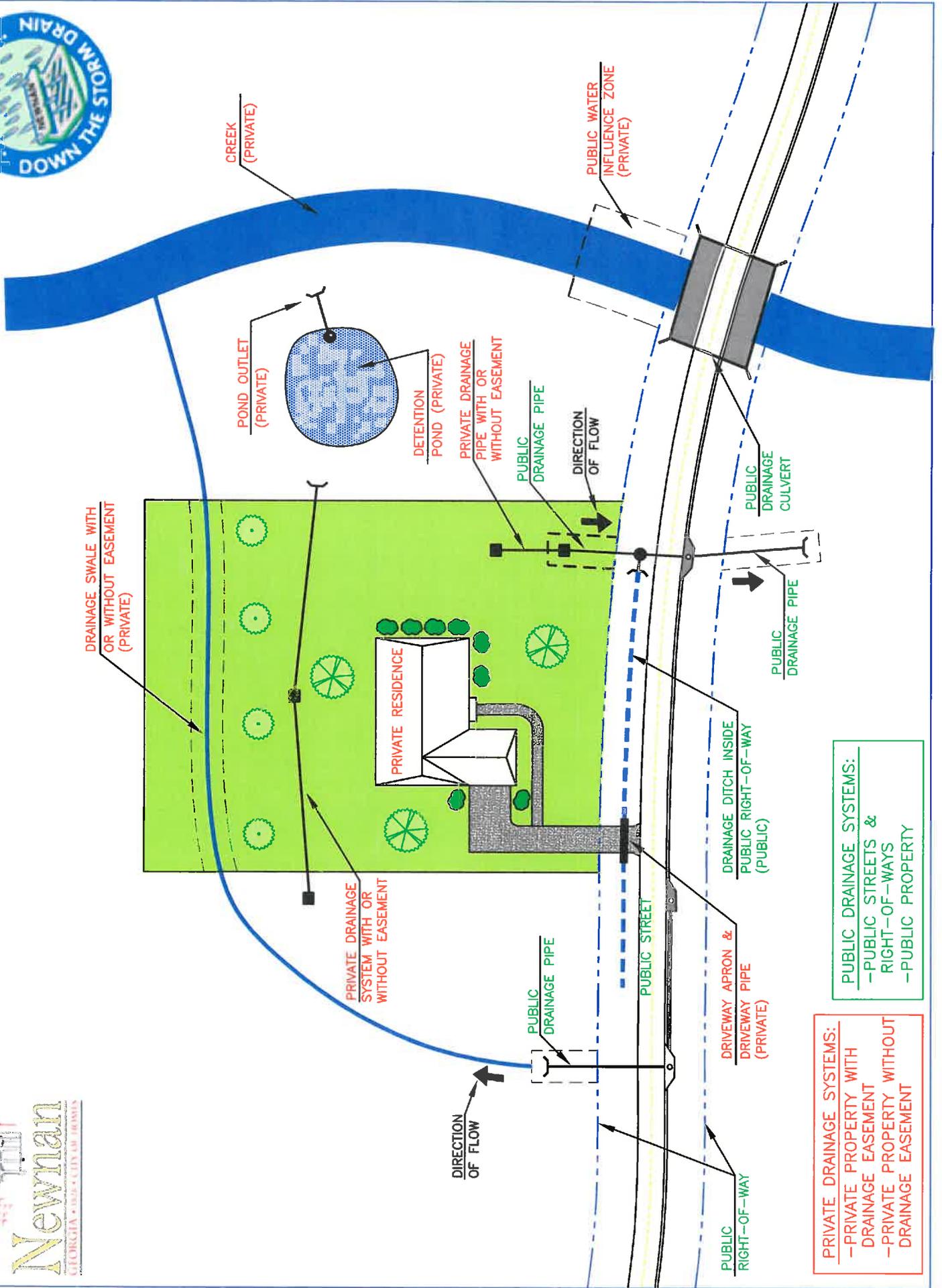
The maintenance and repair of driveway aprons and pipes associated with driveway aprons shall be the responsibility of the property owner(s).

The maintenance of normal unobstructed flow in open channels, including ditches, swales, streams and creeks, shall be the responsibility of the property owner(s).

A responsible party shall keep documentation of all inspections and maintenance activities for structural stormwater controls and provide said documentation to the City of Newnan upon request. The City of Newnan, in accordance with the city's NPDES permit and Stormwater Management Plan, will conduct routine inspections, random inspections, requested inspections, complaint-based inspections, and interjurisdictional inspections for evaluation of the existing conditions of structural stormwater controls and may include sampling of discharges.

The City of Newnan may conduct emergency maintenance or repairs if a responsible party fails or refuses to maintain or repair structural stormwater controls located on private property, in proper working order, following the issuance of a *Notice of Violation*, in accordance with City Ordinance. The City of Newnan may assess the property owner(s) for the cost of the maintenance activity or repair work.

A permit shall be required for extending a storm pipe by a private property owner, on private property, upstream or downstream from and connecting to a public storm pipe draining the public ROW. The extension shall be designed and stamped by a professional engineer registered in the State of Georgia. A permanent easement shall be accepted by the City of Newnan, and recorded, permitting the discharge of storm water in the extended storm pipe and to allow for maintenance and repair of the extended storm pipe.



**PRIVATE DRAINAGE SYSTEMS:**

- PRIVATE PROPERTY WITH DRAINAGE EASEMENT
- PRIVATE PROPERTY WITHOUT DRAINAGE EASEMENT

**PUBLIC DRAINAGE SYSTEMS:**

- PUBLIC STREETS & RIGHT-OF-WAYS
- PUBLIC PROPERTY