

**A RESOLUTION**  
**ESTABLISHING A SPECIAL DISTRICT FOR THE LANGSTON**  
**ROAD AREA AS PROVIDED FOR IN THE STORMWATER**  
**LOCAL DESIGN MANUAL**

WHEREAS, the City Council has conducted a stormwater capacity study for the North Perry Drainage area (Langston Road corridor); and

WHEREAS, the North Perry Drainage Study Report determined that several structural and non-structural measures need to be taken to address current and future developments; and

WHEREAS, Section 5 of the stormwater local design manual as specified in 233.14 of Ordinance No. 2005-39 provides establishing of special design criteria for select area based on the findings of watershed assessments, hydraulic and hydrology reports and known flooding issues;

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF PERRY that the Langston road corridor, as provided in attached Exhibit A, is established as a special district relative to stormwater local design criteria and specifications.

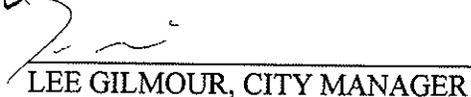
SO RESOLVED THIS 19<sup>TH</sup> Day of JUNE, 2007.

CITY OF PERRY:

BY:

  
JAMES E. WORRALL

ATTEST:

  
LEE GILMOUR, CITY MANAGER

(SEAL)

## **LANGSTON ROAD SPECIAL DISTRICT**

The stormwater management criteria within this special district have been developed in accordance with the findings outlined within the North Perry Drainage Study Report dated March 2007. All proposed developments shall be constructed in accordance with the engineering assumptions outlined in the report. Should a development not be developed in accordance with the assumptions therein, then a variance and / or additional study may be required at the discretion of the City.

### **Meeting the Stormwater Management Requirements of the Langston Road Special District**

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 Langston Road Special District.

#### *Pre-Design Phase*

- Step 1. Identify the Management District(s) that the proposed project resides within
- Step 2. Prepare concept site plan demonstrating conceptual compliance with the Management District Requirements
- Step 3. Meet with the City for a Pre-Design consultation

#### *Design Phase*

- Step 4. Prepare stormwater management plan
- Step 5. Submit stormwater management plan to City for approval

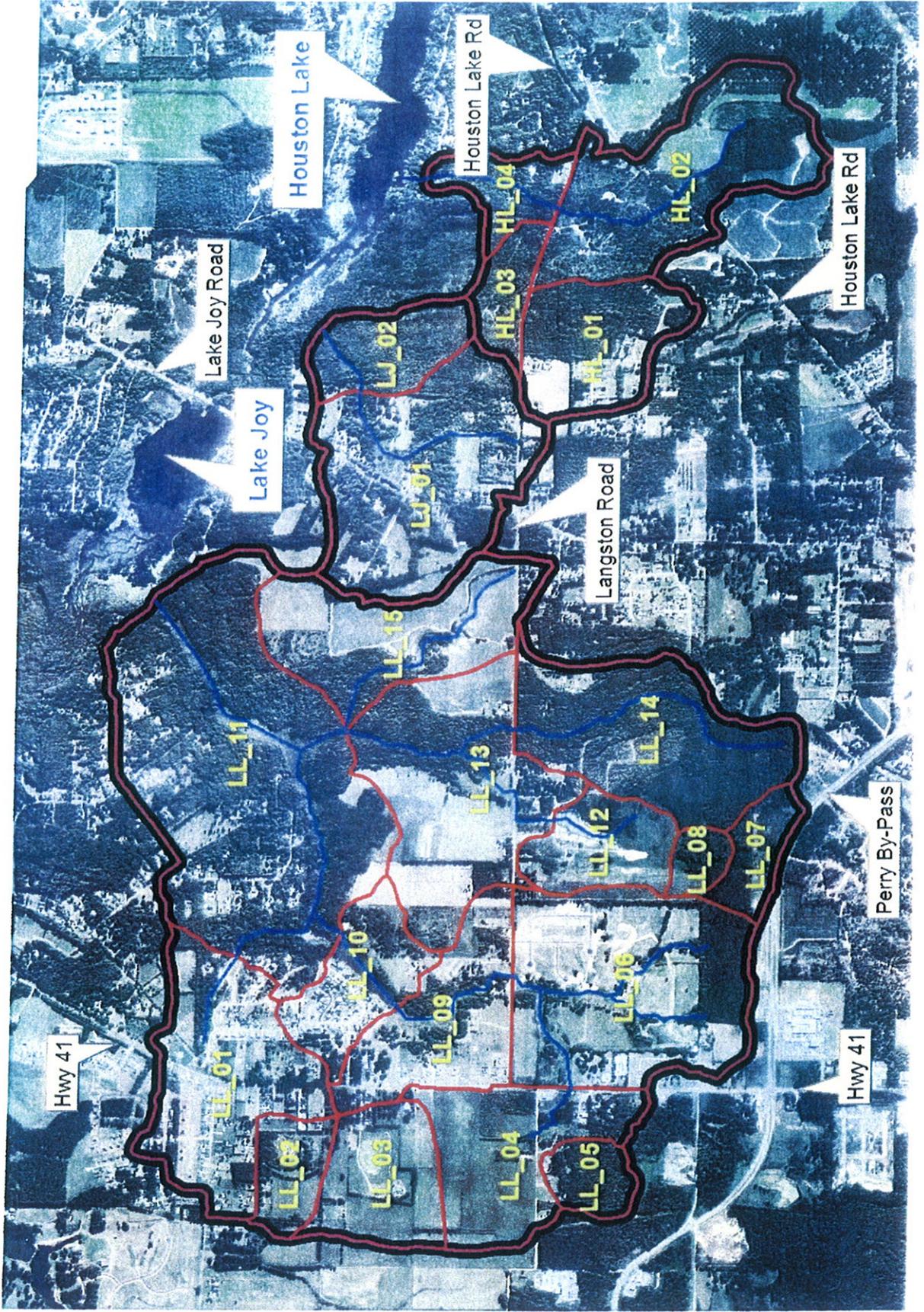
#### *Construction Phase*

- Step 6. After receiving approval from City begin construction
- Step 7. Coordinate construction with City inspection staff during construction

#### *Post-Construction Phase*

- Step 8. After construction prepare As-Built Survey and As-Built Design Certification
- Step 9. Adjust stormwater structures if necessary
- Step 10. Execute stormwater inspection and maintenance agreement for all private on-site stormwater management facilities
- Step 11. Secure Certificate of Occupancy / Final Plat

Figure 1. Langston Road Management Districts



## **Stormwater Management Requirements**

### **General Requirements**

No development shall be allowed within a special flood hazard area based on future conditions modeling (see City for digital copy of floodplain limits) unless an engineering analysis can demonstrate that no rise in the floodplain will occur on adjacent properties. Additionally, no building shall be allowed within a special flood hazard area unless meeting the requirements of the City's flood damage prevention ordinance.

### **Lake Lillian Management District LL 01**

No special requirements have been designated for this area. All existing requirements as outlined in the Stormwater Local Design Manual and Post Construction Ordinance shall be met prior to issuance of a Land Disturbance Permit.

### **Lake Lillian Management District LL 02**

Hydrologic modeling indicates that this area will not allow stormwater runoff to exit the drainage basin during storm events up to and including the 100-year storm event in either a pre-developed or post-developed (based on the assumed future land use) condition. As such, any future development shall be designed such that no discharges are allowed from the sub-basin to adjacent areas until a total storage volume of two times the post-developed 100-year runoff volume is exceeded. Requirements for water quality treatment, channel protection, detention and downstream shall be waived for those developments or parts therein that lie within this management district.

### **Lake Lillian Management District LL 03**

Hydrologic modeling indicates that this area will not allow stormwater runoff to exit the drainage basin during storm events up to and including the 100-year storm event in either a pre-developed or post-developed (based on the assumed future land use) condition. As such, any future development shall be designed such that no discharges are allowed from the sub-basin to adjacent areas until a total storage volume of two times the post-developed 100-year runoff volume is exceeded. Requirements for water quality treatment, channel protection, detention and downstream shall be waived for those developments or parts therein that lie within this management district.

### **Lake Lillian Management District LL 04**

No special requirements have been designated for this area. All existing requirements as outlined in the Stormwater Local Design Manual and Post Construction Ordinance shall be met prior to issuance of a Land Disturbance Permit.

### **Lake Lillian Management District LL 05**

The existing topography of the management district contains a shallow depression approximately four to six feet deep. Hydrologic modeling indicates that the depression is not large enough to contain the 100-year event under the existing or future conditions land use. LiDAR topography indicates that the storage in the depression is equal to approximately 0.56 ac-ft (24,475 ft<sup>3</sup>). Developments within this management district shall be designed such that a similar amount of storage is provided and that increases in runoff rates are mitigated via on-site stormwater

detention. All other requirements as outlined in the Stormwater Local Design Manual and Post Construction Ordinance shall be met prior to issuance of a Land Disturbance Permit.

Lake Lillian Management District LL\_06

Management District LL\_06 consists of a drainage sub-basin which drains to an existing detention pond adjacent to Langston Road approximately 1,600 feet east of the intersection of Langston Road and Highway 41. Preliminary hydrologic modeling indicates that additional storage will be required for the affected area under fully developed conditions.

Additional stormwater management facilities shall be constructed prior to additional development within the management area. Any proposed design shall be configured to accommodate the future build-out conditions of the management area as well as upstream areas under developed conditions with appropriate controls as outlined above. All designs shall incorporate channel protection and detention controls as outlined in the Stormwater Local Design Manual and Post Construction Ordinance prior to issuance of a Land Disturbance Permit. No downstream analysis or water quality treatment shall be required for the management district if pre-developed flow rates can be maintained at Langston Road for the 1-year, 2-year, 5-year, 10-year, 25-year, 50-year and 100-year storm events (24-hour duration).

Lake Lillian Management District LL\_07

Hydrologic modeling indicates that this area will not allow stormwater runoff to exit the drainage basin during storm events up to and including the 100-year storm event in either a pre-developed or post-developed (based on the assumed future land use) condition. As such, any future development shall be designed such that no discharges are allowed from the sub-basin to adjacent areas until a total storage volume of two times the post-developed 100-year runoff volume is exceeded. Requirements for water quality treatment, channel protection, detention and downstream shall be waived for those developments or parts therein that lie within this management district.

Lake Lillian Management District LL\_08

Hydrologic modeling indicates that this area will not allow stormwater runoff to exit the drainage basin during storm events up to and including the 100-year storm event in either a pre-developed or post-developed (based on the assumed future land use) condition. As such, any future development shall be designed such that no discharges are allowed from the sub-basin to adjacent areas until a total storage volume of two times the post-developed 100-year runoff volume is exceeded. Requirements for water quality treatment, channel protection, detention and downstream shall be waived for those developments or parts therein that lie within this management district.

Lake Lillian Management District LL\_09

No special requirements have been designated for this area. All existing requirements as outlined in the Stormwater Local Design Manual and Post Construction Ordinance shall be met prior to issuance of a Land Disturbance Permit.

Lake Lillian Management District LL\_10

Lake Lillian Management District LL\_10 consists of drainage sub-basin which drains directly to Lake Lillian. Any future development shall be designed such that all water quality flows be drained to the lake and that storm events of greater magnitude be diverted to the channel downstream of Lake Lillian to the extent possible. All other water quality, channel protection, detention and downstream analysis requirements are waived contingent on good erosion practices being put in place to manage stormwater runoff around the lake.

Lake Lillian Management District LL\_11

Lake Lillian Management District LL\_11 consists of the drainage sub-basin which drains to the channel downstream of Lake Lillian to Lake Joy. Any future development which drains to the channel shall be designed to discharge stormwater runoff via sheet flow through a buffer of at least 50 feet to the main channel. Assuming that this condition can be satisfied, no additional water quality treatment, channel protection, detention or downstream analysis shall be required contingent on good erosion practices being put in place to manage stormwater runoff.

Lake Lillian Management District LL\_12

Lake Lillian Management District LL\_12 consists of a drainage basin which drains to an unnamed pond in The Reserve at Tuscany subdivision. Additional stormwater management capacity in this facility shall be constructed prior to additional development within the management area. Any proposed design shall be configured to accommodate the future build-out conditions of the management area. All designs shall incorporate water quality and detention controls for the management area as outlined in the Stormwater Local Design Manual and Post Construction Ordinance prior to issuance of a Land Disturbance Permit. No downstream analysis or channel protection criteria shall be required for the management district if flow rates are reduced to or below the following:

Storm Event	Discharge Rates
1-Year Storm Event	1.7 cfs
2-Year Storm Event	3.0 cfs
5-Year Storm Event	5.9 cfs
10-Year Storm Event	8.9 cfs
25-Year Storm Event	13.1 cfs
50-Year Storm Event	16.9 cfs
100-Year Storm Event	18.1 cfs

Additionally, the channel between the discharge point of the aforementioned dam and Langston Road shall be improved to increase the carrying capacity of the channel to at least 150% of the proposed discharge rates to prevent bypass from the channel to the neighboring downstream home.

Lake Lillian Management District LL\_13

No special requirements have been designated for this area. All existing requirements as outlined in the Stormwater Local Design Manual and Post Construction Ordinance shall be met prior to issuance of a Land Disturbance Permit.