

ARTICLE 15 – STORMWATER MANAGEMENT

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15.1 STORM DRAINAGE REQUIREMENTS

15.1.1 Applicability

Storm systems shall be installed within every subdivision or project site in accordance with this Article. The applicant shall install, at his own expense, all improvements necessary to provide proper drainage for the property that is the subject of the application and shall connect the drainage system of the subdivision or project site into the existing city or state drainage system. All drainage improvements must be complete and approved prior to approval of any final plat or occupancy of the subdivision or project site.

15.1.2 General Design Criteria

Storm sewers, culverts, ditches and related facilities shall be provided as necessary to permit the unimpeded flow of natural water courses, to insure the drainage of all low points on streets and roads, to intercept stormwater runoff on roads and to provide positive drainage away from on-site sewage collection and disposal facilities. Storm drainage facilities shall be designed for the anticipated peak discharge from the property being developed and for the stormwater runoff that will occur when and if all other property in the area controlled by the property owner or developer is fully developed.

15.1.2.1 Natural Water Courses – Property that contains natural water courses, creeks or drainage basins shall not be subdivided or platted as individual lots for resale and further development within a distance of twenty-five (25) feet on the side of each bank of the creek, water course or drainage way, except as provided for in §6.2.2. Such property should be platted as open space. An area twenty-five (25) feet in width adjacent to each bank of the creek, water course or drainage way shall be maintained as open space and free of development except as provided for in Article 6, Site Analysis and Protection.

15.1.2.2 Stormwater Systems – Underground storm systems including all related stormwater drainage collection, diversion, storage and water quality facilities shall be installed in all subdivisions and development project sites in the city.

15.1.2.3 Stormwater Drainage Ditches – Stormwater drainage ditches and related drainage facilities may be installed in any subdivision or project site where underground storm sewers are not required by this Article. Where permitted, storm drainage ditches shall be installed according to the following specifications:

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- a. All stormwater ditches, canals or other drainage ways installed by the applicant or developer shall be stabilized against erosion in accordance with a design approved by the City Engineer.
- b. The maximum depth of stormwater ditches adjacent to or within the right of way of a road or street shall be three (3) feet. All ditches shall be designed to enable maintenance and mowing of ditch banks.
- c. Where required, easement widths on all stormwater drainage ditches shall be a minimum of twenty (20) feet or as specified by the City Engineer.
- d. All stormwater drainage ditches and related facilities shall be installed in accordance with designs approved by the City Engineer.

15.1.2.4 Culverts – All culverts and related facilities shall be installed in accordance with designs approved by the City Engineer.

15.1.2.5 Abutting Properties – Stormwater drainage facilities shall be designed to prevent excess runoff onto adjacent property, both developed and undeveloped.

15.1.2.6 Road Drainage – All roads and streets shall be designed in accordance with Appendix D, Construction Standards, and shall provide for the discharge of surface water from paved road surfaces. Adequate facilities shall be installed on all roads and streets to properly intercept and carry away stormwater drainage.

15.1.3 Easements

15.1.3.1 Utility Easements – Utility or reserve easements or both are required along and parallel to all interior lot lines in subdivisions of land. Easements of between five (5) feet and ten (10) feet, depending on the need, shall be provided on all side and rear lot lines. Where the side or rear setback is less than five (5) feet the utility or reserve easement shall equal the setback. All such easements shall be specifically conveyed to the City of North Augusta at the time of final plat approval.

15.1.3.2 Natural Watercourse Easements – When the property that is the subject of an application is traversed by a water course, drainage way, channel or stream, a stormwater or drainage easement of adequate width may be required in addition to the riparian buffer described in §6.2.2. The land associated with natural watercourse easements and riparian buffers may be deeded to the city in fee simple.

15.1.3.3 Streets Adjacent to Natural Watercourse – Parallel streets on either side of natural watercourse easements may be required where necessary to facilitate drainage and circulation and avoid unnecessary crossings or obstruction of the natural watercourse.

15.1.4 Stormwater Drainage System Plans

The plans for the installation of a stormwater drainage system must be prepared by a South Carolina registered professional engineer or landscape architect. Such plans shall be subject to the approval of the City Engineer and, to the extent required, by the South Carolina Department of Health and Environmental Control. Upon completion of construction of the stormwater drainage system, copies of the plans as built and approved shall be filed with the city. It shall be the responsibility of the applicant or developer to inform and coordinate the construction of the stormwater drainage infrastructure system with the various utility providers serving North Augusta.

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15.1.5 Improvement Expenses

The applicant or developer shall be fully responsible for the cost of the installation of all stormwater drainage system improvements required pursuant to this Article.

15.2 LAND DISTURBING ACTIVITIES

No land disturbing activity shall be performed until a grading permit has been obtained from the City of North Augusta. No land disturbing activity shall be performed by the contractor until a stormwater management plan and sediment reduction plan has been submitted to the City of North Augusta Stormwater Management Department and the required Stormwater Permit has been obtained. See Article V of Chapter 14 and Appendix E of this Chapter.

15.3 STORMWATER QUALITY

See Appendix F of this Chapter.