

Stormwater Utility Credit Manual



Fayette
COUNTY

July 2014

SECTION 1 – GENERAL INFORMATION

Stormwater Utility user fee credits maybe given to eligible property owners who maintain stormwater best management practices. The cumulative effect of these best management practices are intended to reduce demand and impact on Fayette County stormwater services, reduce flooding, and provide cleaner water resources for Fayette County.

Credits, when applied to the customer’s account, will reduce the customer’s user fee amount. These credits will be reviewed on a periodic basis by the County to insure customer compliance with the Stormwater Utility Credit Manual eligibility requirements.

Credit applications for existing facilities may be submitted at any time. All credits must be applied for 90 days prior to the next billing cycle. Credit applications for new construction or redevelopment may be submitted once the best management practices are in place and approved by the County. Refer to Section 19-103 of the Fayette County Stormwater Services Ordinance for additional guidance and requirements pertaining to stormwater user fee credits.

Summary of Stormwater User Fee Credits

Table 1 summarizes user fee credits available to Stormwater Utility customers. The maximum user fee credit that a customer account can receive is **90%** for no-impact parcels and **50%** for all other parcels. Section 4 details each credit and eligibility requirements. Credits must be renewed after the term expiration period except for those credits that are automatically applied to all low-impact and no-impact parcels. Credits will not be applied to accounts with past-due amounts.

Table 1- Stormwater User Fee Credit Summary

Stormwater User Fee Credit	Credit Amount
Residential Environmental Technology	10 %
2 acre Parcel	10 %
5 Acre Parcel	15 %
10 acre Parcel	20%
15 acre Parcel	25%
No-impact Parcel	90%
Residential Pond	10%
Natural Area Preservation	1% for each % protected up to 20%
UNIFIED STORMWATER SIZING CRITERIA	
Water Quality	10%
Channel Protection	10%
Overbank Flood Protection	10%
Extreme Flood Protection	10%

SECTION 2 - DEFINITIONS

Except as specifically defined in this manual, all words used in this title have their customary dictionary definitions. For the purpose of this document, certain words or terms used are defined as follows:

County. The unincorporated jurisdictional boundaries of Fayette County, Georgia.

Credit. A reduction in the amount of a customer's User Fee in recognition of efforts to mitigate the stormwater runoff impact that a Developed Property has on the County's Stormwater Systems.

Developed Property. All real property containing 1,000 square feet or more of Impervious Area.

Georgia Stormwater Management Manual. A stormwater technical guidance manual published by the Atlanta Regional Commission.

Impervious Area/Impervious Surface. Man-made areas or surfaces that prevent or impede the infiltration of stormwater into the soil, e.g., rooftops; asphalt-, concrete-, brick-, or stone-paved areas; and all driveways and parking areas.

Stormwater Systems. All infrastructure, natural or otherwise, used for collecting and/or conveying stormwater, e.g., culverts, ditches, swales, etc.

Stormwater Utility Credit Manual. A technical guidance manual that defines and provides criteria for credits available to property owners.

Stormwater Services. Services provided by Fayette County that relates to the:

1. Calculation and collection of User Fees;
2. Development and maintenance of a Stormwater Systems Database;
3. Repair, replacement and improvement of County-owned Stormwater Systems;
4. Assessment, prioritization and implementation of public stormwater projects; and,
5. Performance of supporting administrative and technical functions.

Undeveloped Property. All real property with less than 1,000 square feet of Impervious Area.

User Fee. A fee charged to a Developed Property for Stormwater Services. The User Fee is a function of the rate schedule applied to the Impervious Area.

SECTION 3 - STORMWATER CREDIT APPLICATION PROCESS

The application process for a stormwater user fee credit is as follows:

1. The customer shall review this manual (online at www.fayettecountyga.gov or obtain a copy from the Fayette County Environmental Management Department) to determine if a credit is applicable to their property.
2. The customer shall submit a completed application that includes:
 - (1) Stormwater Utility Credit Application Form; and,
 - (2) credit-specific application form and required documentation.

These forms are contained in Appendix A.

3. Effective upon adoption of this manual by the Fayette County Board of Commissioners, the County will review the application package and notify the customer if the request is approved or denied within 30 days of receipt of the completed application. Incomplete application packages will not be considered by the County and will be returned to the customer for completion and/or revision.
4. If the credit application is approved, the County will apply the stormwater user fee credit to the next customer billing cycle.
5. Once approved, the County may choose to conduct an onsite inspection of the applicant's property to ensure all credit eligibility requirements are met.

LOW IMPACT PARCEL

Credit Factor: 2 Acre – 10%, 5 Acre – 15%, 10 Acre – 20%, 15 Acre – 25%

Credit Duration: Continual (unless the account is delinquent)

Requirements:

Parcel must have less than 10% impervious area.

Example:



NO-IMPACT PARCEL

Credit Factor: 90%

Credit Duration: Continual

Requirements:

A property or site that does not directly or indirectly contribute stormwater runoff to the County's public drainage system and/or does not discharge to a Water Supply Watershed (defined by Rules of Georgia Department of Natural Resources Environmental Protection Division Chapter 391-3-16 Rules for Environmental Planning Criteria) may be eligible for a no-impact stormwater user fee credit. Fayette County has identified no-impact parcels and automatically applies the credit to the stormwater utility bill.

Example: Stormwater drains to the Flint River downstream of the City of Griffin Water System intake on the Flint River.



RESIDENTIAL POND

Credit Factor: 10%

Credit Duration: 1 Year

Requirements:

The pond must have been constructed prior to 2010 or built in accordance with all Federal, State and Local regulations and located entirely on a parcel with more than 2 acres. The pond's water surface area must be greater than or equal to the amount of impervious area on the parcel.

All applicants for the residential pond credit can receive information on pond and dam/impoundment maintenance from the Georgia Department of Natural Resources Environmental Protection Division (<http://epd.georgia.gov>) or copies can be obtained through the Fayette County Environmental Management Department.

Example:



NATURAL AREA PRESERVATION

Credit Factor: 1% for each percent of the total parcel protected up to 20%

Credit Duration: Easement Duration

Requirements:

A stormwater credit may be granted when undisturbed natural areas, over one contiguous acre, are conserved on a parcel, thereby retaining their pre-development hydrologic and water quality characteristics. These areas include but are not limited to:

- Federally recognized wetlands;
- Lands containing Federally Endangered Species;
- Undeveloped lands within stream buffers and/or floodplains;
- Constructed stormwater wetlands;
- Conservation Easements as granted by the Fayette County Tax Commissioner, and
- Zoning Buffers

The customer shall provide the County all applicable documentation or instruments demonstrating the amount of area officially designated as a naturally preserved area.

Example: A 200-acre parcel contains 10 acres in a conservation easement. The credit applied would be 5%.

Unified Stormwater Sizing Criteria

Credit Factor: 10% for each criterion

Credit Duration: 3 years

Requirements:

The Unified Stormwater Sizing Criteria is an integrated approach to addressing stormwater runoff impacts associated with both water quality and quantity issues as detailed in the Georgia Stormwater Management Manual (www.northgeorgiawater.org/stormwater).

In order to receive this credit the customer shall meet one of the criteria and submit annual inspection reports demonstrating proper maintenance. The customer shall provide a hydrology report (or comparable document) prepared and sealed by a Georgia Professional Engineer or Professional Hydrologist demonstrating compliance with the following criteria:

- **Water Quality** - Reduce average annual post-development TSS loadings by 80%.
- **Channel Protection** - Provide extended detention for rainfalls up to the 24-hour, 1-year storm event.
- **Overbank Flood Protection** - Provide peak discharge control of the 24-hour, 25-year storm event such that the post-development peak rate does not exceed the predevelopment rate to reduce overbank flooding.
- **Extreme Flood Protection** - Evaluate the effects of the 24-hour, 100-year storm on the stormwater system, adjacent property, and downstream facilities and properties.

Note: The criteria description for each stormwater runoff treatment level is in general accordance with information published in the Georgia Stormwater Management Manual.



The customer shall conduct maintenance and submit annual maintenance inspection reports. The customer may reapply for the credit every three years. If a customer is reapplying for the unified stormwater sizing criteria credit and site conditions have not changed since the original application, the application only needs to include a copy of the original design information. If significant changes to the site layout and/or site stormwater controls has occurred, the County may request design information be updated to document compliance with Georgia Stormwater Management Manual criteria.

All stormwater control design, construction and maintenance shall be done in strict accordance with the County's current ordinances and design standards related to post-development stormwater management.

Appendix A – CREDIT APPLICATION FORMS

Fayette County

Stormwater Utility Credit Application Form



General Customer Information

Name	
Street Address	
City ST ZIP Code	
Home Phone	
E-Mail Address	
Stormwater Utility Account Number	

Property Information

Parcel ID Number	
Parcel Street Address	
City ST ZIP Code	
Authorized Contact (if different than owner)	

Credit to be applied (please include applicable forms and include with this application)

- | | |
|---------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Residential Environmental Technology | <input type="checkbox"/> No Impact Parcel |
| <input type="checkbox"/> Residential Pond | <input type="checkbox"/> Natural Area Preservation |
| <input type="checkbox"/> Low Impact Parcel | <input type="checkbox"/> Unified Sizing Criteria |

Authorization

I hereby request Fayette County to review this application for a stormwater service fee credit. I further authorize the County to investigate the impervious area characteristics of the above identified parcel for the purpose of assessment for a stormwater user fee credit. I certify that I have authority to make such a request and grant such authority for this property. The attached information is true and correct to the best of my knowledge and belief. I agree to provide corrected information should there be any change in the information provided herein. (This form must be signed by the account's financially responsible person or an officer, director, partner, or registered agent with authority to execute instruments for the financially responsible person of the account).

_____	_____	
Type or print applicant's name	Title or Authority	
_____	_____	
Applicant's Signature	Date	
_____	_____	
Witness	Notary	
_____	_____	
Fayette County Representative	Date	Notary Seal
Approved <input type="checkbox"/> Denied <input type="checkbox"/>		

Fayette County

Residential Environmental Technology Application Form



General Information

Stormwater Utility Account Number

Environmental Technology to be utilized

- Cistern(s)
- Rain garden(s)
- Pervious Pavement
- Bioretention Area(s)
- Vegetated (Green) Roof
- Other: _____

Submittal Requirements

- Site Plan
- Structural Design
- Maintenance Schedule
- Installation Date: _____

Type or print name

Title or Authority

Signature

Date

Approval:

Fayette County Representative

Date

Fayette County

No and Low-Impact Parcel Application Form



General Information

Stormwater Utility Account Number

Submittal Requirements

- Parcel Acreage: _____
- Impervious Area: _____
- Percent Imperviousness: _____

Type or print name

Title or Authority

Signature

Date

Staff Use Only Credit Amount: <input type="checkbox"/> 10% Credit <input type="checkbox"/> 15% Credit <input type="checkbox"/> 20% Credit <input type="checkbox"/> 25% Credit <input type="checkbox"/> 90% Credit

Approval:

Fayette County Representative

Date

Fayette County

Residential Pond Application Form



General Information

Stormwater Utility Account Number

Submittal Requirements

Pond Build Date: _____

(With supporting documentation)

Parcel Acreage: _____

Impervious Area: _____

Pond Surface Area: _____

(With supporting documentation)

Type or print name

Title or Authority

Signature

Date

Approval:

Fayette County Representative

Date



General Information

Stormwater Utility Account Number	
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Type of Natural Area for Preservation

- Undeveloped land in its natural state
- Federally recognized wetlands (must include documentation)
- Lands containing Federally Endangered Species (must include documentation)
- Undeveloped lands within stream buffers and/or floodplains
- Constructed stormwater wetlands (must include documentation)
- Zoning Buffer
- Other: _____

Submittal Requirements

- Map showing area in conservation
- Amount of area in preservation
- Documentation submitted to the Clerk's Office or agency
- Page Book: _____ Page Number: _____ (if applicable)

Type or print name

Title or Authority

Signature

Date

Approval:

Fayette County Representative

Date

Fayette County

Unified Stormwater Sizing Criteria Application Form



General Information

Stormwater Utility Account Number

Type Sizing Criteria

- Water Quality
- Channel Protection
- Overbank Flood Protection
- Extreme Flood Protection

Submittal Requirements

- Site Plan
- Hydrology Study
- Inspection and Maintenance Plan
- Installation and Maintenance Date: _____

Type or print name

Title or Authority

Signature

Date

Staff Use Only

Credit Amount:

- 10% Credit 20% Credit 30% Credit 40% Credit

Approval:

Fayette County Representative

Date