

Stormwater Management

Development Plan Review

Overview

The Engineering Department reviews plans for proposed development in the City to ensure compliance primarily with the following ordinances:

- Soil Erosion & Sediment Control Ordinance
- Flood Damage Prevention Ordinance
- Stormwater Drainage Ordinance
- Stormwater Quality Management Ordinance
- Some elements of the Subdivision Ordinance



Drainage project plan review

For more information, see [Tifton Storm water Code of Ordinances](#).

Plan reviews are intended to facilitate the orderly development and redevelopment of properties in the City while minimizing potential negative impacts to adjacent properties or harmful environmental impacts.

Plans are reviewed for adequacy of proposed construction regarding items such as roadway alignments, accessibility, construction details, construction materials, drainage, floodplains, soil erosion controls, stream buffers, impervious coverage, subdivision plat requirements, stormwater detention facilities, environmental impacts, and a myriad of other details, state and federal regulations and construction requirements.

Plan submittals are require in AutoCAD or shape file format on a CD and one set of hardcopy plans, one copies of the hydrology study (when applicable)if a project is in the floodplains a letter of determination from FEMA is required. A large project may also require a traffic analysis to gauge the project's impact on traffic volumes and circulation patterns. In any case one copies of the traffic study must be submitted.

Contact the Engineering Division at (229)-391-3895 for more plan submittal information.

Detention Basin Inspections

Overview

New development and redevelopment projects generally increase the amount of impervious areas on a site, which in turn generate an increase in the stormwater flows from the site. To mitigate the potential adverse impacts to downstream properties, the drainage ordinance requires that the stormwater runoff peak flows from the affected areas be reduced by 10% from the historical pre-development conditions.

The excess runoff volume generated by the new construction must be stored on-site in detention ponds, vaults, and underground pipes. The excess volume must be released at a controlled rate that cannot exceed 90% of the historical pre-development flows from the site.

Employees in the Engineering Division perform annual inspections of detention basins, vaults and other underground detention facilities to verify the facilities are receiving adequate maintenance and continue to comply with the City's Stormwater Ordinance requirements.

Although most of these detention facilities are on private property, they are subject to periodic inspections to verify compliance with the ordinance, state and federal regulations.



Earthen Embankment Pond



Earthen Pond with Structural Wall



Structural Detention Pond