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MARIAN EISENBERG
Director

NOTICE

TO: DEVELOPERS, ENGINEERS, HOMEBUILDERS AND SURVEYORS

FROM: MARIAN EISENBERG, DIRECTOR OF PLANNING AND DEVELOPMENT

RE: CLARIFICATION OF DEVELOPMENT REGULATION

This memo is to inform you that I am clarifying a standard from the Newton County Development Regulations regarding the method of calculating stormwater runoff. The current standard reads as follows:

Sec.450-010 Stormwater Management Plan

- I. Provide computations and supporting documentation of hydrologic and hydraulic analyses.
 1. Analysis of drainage areas fifty (50) acres and less in size may be performed using the Rational Method.
 2. Analysis of drainage areas of twenty (20) acres or more may be performed using SCS methods.

The phrasing of these provisions is unclear because it doesn't actually state which method to use for developments between 21 and 49 acres.

I have researched which method is more appropriate given differing sized drainage basins. I have found that the rational method is more appropriate in small drainage basins. Therefore, I believe this method should be limited to developments less than 20 acres. I note that the State of Georgia's Stormwater Management Plan (which has not been adopted by Newton County) allows the rational method to be used on developments less than 10 acres, so we are less restrictive.

The SCS method should be used if the drainage area is twenty acres or more, as stated in Sec. 450-010, I.2. This is a more accurate method to compute rainfall and run-off data, and takes into account soils and slopes, which is not used in the rational method. I think the county is better served by requiring a more accurate method.

If you have a land disturbance permit currently under review, this does not apply. This standard will go into effect for all other developments December 20, 2004.