

4.2.5 Post-Construction Stormwater Management in New Development and Redevelopment

The permittee must develop, implement and enforce a program to address stormwater runoff into the MS4 from new development and redevelopment projects, including projects less than one acre if they are part of a larger common plan of development or sale, as described in Parts 4.2.5.1 and 4.2.5.2. The program must ensure that controls are in place that will prevent or minimize water quality impacts. At a minimum, the Post-Construction Stormwater Management in New Development and Redevelopment Program must contain the following requirements:

- Develop and implement strategies which include a combination of structural and/or non-structural BMPs appropriate for your community;
- Use an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects to the extent allowable under State and local law; and
- Ensure adequate long-term operation and maintenance of the BMPs.

4.2.5.1 Stormwater Design Manual

The permittee must implement either the appropriate parts of the latest version of the Georgia Stormwater Management Manual (GSMM) (<https://atlantaregional.org/natural-resources/water/georgia-stormwater-management-manual/>) or an equivalent or more stringent local design manual. For those permittees located in the 11-county coastal management program service area (Bryan, Brantley, Camden, Charlton, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Wayne), the adopted manual must include the applicable parts of the Coastal Stormwater Supplement (CSS) to the GSMM (<https://epd.georgia.gov/watershed-protection-branch/storm-water/georgia-epd-coastal-stormwater-supplement-stormwater>). All permittees must implement the GSMM and/or CSS to the maximum extent practicable.

For new permittees, the adoption of the GSMM or a local design manual and/or the CSS must be completed within one year of designation. Documentation of the design manual adoption must be provided to EPD with that year's annual report. Implementation must begin upon adoption.

At a minimum, the permittee shall apply the standards for new development and redevelopment to any site that meets one or more of the following criteria: