PLEASE TURN OFF CELL PHONES

AGENDA
REGULAR MEETING OF THE COUNCIL OF THE CITY OF SPRINGDALE
APRIL 19, 2023
7:00 P.M.

1. Open Meeting

2. Pledge of Allegiance

3. Invocation

4. Roll Call

5. Minutes – April 5, 2023

6. Committee and Official Reports

A. Civil Service Commission	Mr. Coleman – Mrs. Nienaber – Mrs. Darby
B. Rules and Laws	Mrs. Ghantous – Mr. Jacobs
C. Finance Committee	Mr. Hawkins – Mr. Ramirez
D. Planning Commission	Mrs. Sullivan-Wisecup – Mr. Ramirez
E. Board of Zoning Appeals	Mrs. Ghantous – Mr. Anderson
F. Board of Health	Mr. Jacobs
G. Capital Improvements	Mrs. Ghantous
H. O-K-I	Mr. Anderson
I. Mayor's Report	Mayor Webster
J. Clerk of Council/Finance Director	Mrs. McNear
K. Administrator's Report	Mr. Jones – Mr. Uhl
L. Law Director's Report	Mr. Braun
M. Engineer's Report	Mr. Riggs
N. Rental Program Committee	Mr. Anderson

7. Communications

8. Communications from the Audience

9. Ordinances and Resolutions

Ordinance No. 19-2023
AN ORDINANCE AMENDING SECTION 95.03 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING ILLEGAL STORMWATER DISCHARGES AND ILLICIT CONNECTIONS TO THE STORMWATER SYSTEM IN THE CITY OF SPRINGDALE

Ordinance No. 20-2023
AN ORDINANCE AMENDING CHAPTER 150 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING STORMWATER AND STORMWATER RUNOFF MANAGEMENT IN THE CITY OF SPRINGDALE

Ordinance No. 21-2023
AN ORDINANCE AMENDING CHAPTER 151 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING STORMWATER MANAGEMENT IN THE CITY OF SPRINGDALE

Resolution No. R06-2023
A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO FILE AN APPLICATION WITH THE SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY (SORTA) FOR TRANSIT INFRASTRUCTURE FUNDS RELATED TO THE NORTHLAND BOULEVARD RECONSTRUCTION PROJECT, AND AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO EXECUTE ALL CONTRACTS AND OTHER DOCUMENTS RELATED TO THE PROJECT

10. Old Business

11. New Business

12. Meetings and Announcements

13. Communications from the Audience

14. Update on legislation still in development

15. Recap of legislative items requested for next Council meeting

16. Adjournment

ORDINANCE NO. 19-2023

AN ORDINANCE AMENDING SECTION 95.03 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING ILLEGAL STORMWATER DISCHARGES AND ILLICIT CONNECTIONS TO THE STORMWATER SYSTEM IN THE CITY OF SPRINGDALE

WHEREAS, the City of Springdale's (the "City") storm sewer system must comply with the National Pollutant Discharge Elimination System permit process setup through the Ohio Environmental Protection Agency ("EPA"); and

WHEREAS, every five (5) years, the EPA issues federal changes for the State of Ohio to make with regard to their general permits, and the City must also comply with those changes; and

WHEREAS, the City has previously adopted Section 95.03 of the Springdale Code of Ordinances related to the regulation of stormwater discharges and illicit connections to the City's stormwater system; and

WHEREAS, the City has been reviewing its Stormwater Management Plan and seeks to amend Section 95.03 of the Springdale Code of Ordinances to meet current state and federal standards for stormwater design and to address state permit requirements for total maximum daily load discharges for stream runoff to improve our local watersheds.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. In an effort to meet revised state and federal standards regarding stormwater management in the City of Springdale, Section 95.03 of the Springdale Code of Ordinances shall be amended as provided in the attached Exhibit A which is incorporated herein by reference.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this ____ day of April, 2023.

_____
President of Council

Attest:

_____
Clerk of Council/Finance Director

Approved:

_____
Mayor

_____
Date

§ 95.03 ILLEGAL DISCHARGES AND ILLICIT CONNECTIONS.

(A) Statement of purpose. This section establishes methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this section are:

(1) To regulate the contribution of pollutants to the MS4 by ~~storm water~~stormwater discharges by any user:

(2) To prohibit illicit connections and discharges to the MS4;

(3) To establish legal authority to perform all inspection, surveillance and monitoring procedures necessary to ensure compliance with this section;

(4) To establish penalties for making illicit/illegal connections and creating/allowing illicit discharges.

(B) Applicability. This section shall apply to all water entering the MS4 generated on any developed or undeveloped lands unless explicitly exempted by this section.

(C) Responsibility for administration. The Mayor or designee is responsible for the administration of the Illicit Discharge Ordinance.

(D) Ultimate responsibility. The standards set forth in this section are minimum standards. Compliance with these provisions does not allow any person to otherwise cause contamination, pollution, or unauthorized discharge of pollutants. Compliance with these provisions does not relieve any person, firm or other entity from complying with any state and/or federal regulation(s) that address illicit discharges, hazardous spills, and/or other pollutant discharges.

(E) Discharge prohibitions.

(1) No person shall discharge or cause to be discharged into the MS4 or into a watercourse, any pollutants or waters containing any pollutants other than ~~storm water~~stormwater. For purposes of this section, watercourse shall have the same definition as in § 151.01 of the Springdale Codified Ordinances. For the purposes of this section, illicit discharge is defined at 40 CFR 122.26(b)(2) and refers to any discharge to a municipal separate storm sewer that is not entirely composed of storm water, except discharges authorized under an NPDES permit (other than the NPDES permit for discharges from the MS4) and discharges resulting from non-planned fire-fighting activities.

(2) The commencement, conduct or continuance of any illegal discharge to the MS4 is prohibited except as described as follows:

(a) The following discharges are exempt from discharge prohibitions established by this section: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising groundwater, uncontaminated groundwater

infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, ~~noncommercial~~ individual residential washing of vehicles, natural riparian habitat or wetland flows, dechlorinated, dibrominated, or desalinated swimming pool discharges (if meeting requirements articulated in division (H) of this section), discharges from non-planned fire fighting activities, irrigation water, street wash water, and any other water source not containing pollutants.

(b) Discharges specified in writing by the city as being necessary to protect public health and safety and/or otherwise specified elsewhere in this section.

(c) Dye testing is an allowable discharge, but requires a documented notification to the Springdale Health Department prior to the time of the test.

(d) The prohibition shall not apply to any non-~~storm water~~stormwater discharge permitted under a NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the United States Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

(3) The commencement, conduct or continuance of any illicit connection to the MS4 is prohibited as follows, aside from the exceptions previously articulated in this section:

(a) The construction, use, maintenance or continued existence of illicit connections to the MS4 is prohibited.

(b) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(c) A person is considered to be in violation of this section if the person connects a line conveying sewage to the MS4, or allows such a connection to continue after the effective date of this section.

(F) Monitoring of discharges. The city or designee shall be permitted to enter and inspect facilities subject to regulation under this section as often as may be necessary to determine compliance with this section. If a discharger has security measures in place, which requires proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the city. Facility operators shall allow the city ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of the NPDES permit to discharge ~~storm water~~stormwater, and the performance of any additional duties as defined by federal, state and local law.

(1) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the city and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator of the premises.

(2) Unreasonable delays in allowing the city access to the premises are a violation of this section. A person is in violation of this regulation if the person denies the city reasonable access to the premises for the purpose of conducting any activity authorized or required by this section.

(3) If the city has been refused access to any part of the premises from which ~~storm water~~stormwater or non-~~storm water~~stormwater is discharged, and it is able to demonstrate probable cause to believe that there may be a violation of this section, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this section or any order issued hereunder, or to protect the overall public health, safety, and welfare of the city, then the city may seek issuance of a search warrant from any court of competent jurisdiction.

(G) Notification of spills. Notwithstanding other requirements of law, as soon as any person responsible for a premises, or responsible for emergency response to a premises has information of any known or suspected, illegal discharges discharging into, the MS4, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such discharges. In the event of a discharge of hazardous materials, said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the city in person or by calling the City of Springdale ~~Illegal Dumping Hotline~~Police Department at (513) 346-~~5535~~ 5760 as soon as possible. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city within three working days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for the duration required under the Ohio records retention law.

(H) Swimming pool discharges. For private residential swimming pools, backwash water, resulting from cleaning of the swimming pool filtration medium and/or elements, should be discharged to the sanitary sewer. All discharges to sanitary sewers must be permitted prior to discharge and must comply with the rules and regulations of the Metropolitan Sewer District of Greater Cincinnati. Discharges of pool water from private swimming pools into the MS4 must comply with state Water Quality Criteria for the protection of aquatic life, contained in Ohio Administrative Code 3745-1-07. Chlorinated pool water must sit for at least two days (48 hours) after the addition of chlorine, or until the chlorine level is below 0.1 milligrams per liter (mg/L). Chlorine can be tested using a standard pool chlorine test kit. The pH of the pool water, which is a measure of acidity, must neither be less than 6.5 nor greater than 8.5 prior to or during discharge.

(I) Enforcement.

(1) Whenever the city finds that a person has violated a prohibition or failed to meet a requirement of this section, the city may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:

(a) The performance of monitoring, analyses, and reporting,

(b) The elimination of illicit connections or discharges,

(c) That violating discharges, practices, or operations shall cease and desist,

(d) The abatement or remediation of illicit discharge or contamination hazards, and the restoration of any affected property, and

(e) Payment of a fine to cover administrative and remediation costs, and

(f) The implementation of control measures required by the city.

(2) If abatement of a violation and/or restoration of affected property is/are required, the notice shall set forth a deadline, based on the scope of the problem that requires correction, within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be accomplished by the city or a contractor and the expense thereof shall be charged to the violator.

(J) Appeal of notice of a violation. Any person receiving a notice of violation may appeal the determination of the issuing department. The notice of appeal must be received within ten working days from the date of the notice of violation. Hearing on the appeal before the Springdale Board of Health or their designee shall take place within 15 working days from the date of receipt of the notice of appeal. The decision of the Springdale Board of Health shall be a final decision and may be appealed to the Hamilton County Court of Common Pleas pursuant to R.C. Chapters 2505 and 2506.

(K) Enforcement measures after appeal. If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or in the event of an appeal, within 30 working days of the decision of the Springdale Board of Health, upholding the notice, then representatives of the city shall enter upon the subject premises and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the local authorized enforcement agency to enter upon the premises for the purposes set forth above.

(L) Cost of abatement of the violation. Within ten working days after abatement of the violation, the owner of the premises will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment within 10 days. If the amount due is not paid within a timely manner as determined by the decision of the Springdale Board of Health or within 30 days of invoice, if no appeal is filed, or by the expiration of the time in which to file an appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

(M) Injunctive relief. It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this section. If a person has violated or continues to violate the provision of this section, the city may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

(N) Violations deemed a public nuisance. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this section is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored by the city at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

(O) Penalty. Whoever violates or fails to comply with any provision of this section is guilty of a misdemeanor of the fourth degree and shall be fined not more than $250 or imprisoned not more than 30 days or both. Each day of a continuing violation shall constitute a separate offense.

(P) Remedies not exclusive. The remedies listed in this section are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the city to seek cumulative remedies.

(Ord. 68-2006, passed 10-4-06)

ORDINANCE NO. 20-2023

AN ORDINANCE AMENDING CHAPTER 150 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING STORMWATER AND STORMWATER RUNOFF MANAGEMENT IN THE CITY OF SPRINGDALE

WHEREAS, the City of Springdale's (the "City") storm sewer system must comply with the National Pollutant Discharge Elimination System permit process setup through the Ohio Environmental Protection Agency ("EPA"); and

WHEREAS, every five (5) years, the EPA issues federal changes for the State of Ohio to make with regard to their general permits, and the City must also comply with those changes; and

WHEREAS, the City has previously adopted Chapter 150 of the Springdale Code of Ordinances related to land development regulations in the City; and

WHEREAS, the City has been reviewing its Stormwater Management Plan and seeks to amend Chapter 150 of the Springdale Code of Ordinances to meet current state and federal standards for land development regulations as they relate to stormwater and stormwater runoff management in the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. In an effort to meet revised state and federal standards regarding land development regulations as they relate to stormwater and stormwater runoff management in the City of Springdale, Chapter 150 of the Springdale Code of Ordinances shall be amended as provided in the attached Exhibit A which is incorporated herein by reference.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this ____ day of April, 2023.

_____
President of Council

Attest:

_____
Clerk of Council/Finance Director

Approved:

_____
Mayor

_____
Date

CHAPTER 150: LAND DEVELOPMENT REGULATIONS

Section

GENERAL

§ 150.01 DEFINITIONS.

For purposes of this chapter, the following words and phrases shall have the following meanings ascribed to them respectively.

ALLEY. A minor right-of-way used primarily for vehicular access to the rear or side of properties otherwise abutting on a street.

ARTERIAL. Either a major or secondary arterial.

ASSURANCE OF COMPLETION. A contract secured by a performance bond or other guarantee or security satisfactory to the city council, guaranteeing completion of public improvements which are shown on the detailed improvement plan as the responsibility of the subdivider.

BUILDING SETBACK LINE. The line indicating the minimum horizontal distance between the street right-of-way and building or any projection thereof, other than steps and open porches.

COLLECTOR. A street designed to serve as an important trafficway for a neighborhood, or as a feeder to a thoroughfare. The determination of a street classification in any specific instance shall rest with the planning commission, and has a minimum right-of-way of 60 feet.

CONCEPT PLAN. A sketch of a proposed subdivision to be used for the initial discussion and concept approval. (See § 150.11)

CROSSWALKWAY. A right-of-way used primarily for pedestrian travel through or across any portion of a block.

CUL-DE-SAC. A short minor street, having but one end open for motor traffic, the other being permanently terminated by a vehicular turnaround.

DETAILED IMPROVEMENT PLAN. Engineering drawings which show the detailed design and layout of all public improvements.

EASEMENT. A grant by the property owner of the use, for a specific purpose or purposes, of a designated strip of land to the general public, a corporation, or other individuals.

EXPRESSWAY. A motorway of considerable continuity designed for fast, uninterrupted flow of vehicular traffic, having a right- of-way of varying width with no direct access from abutting property to express traffic lanes, and no street crossing or intersection at grade.

FINAL PLAT. See RECORD PLAT.

LOCAL STREET. Any street other than an expressway, major arterial, secondary arterial, or collector street.

LOT. A unit area of land within a subdivision intended for transfer of ownership or for building a development.

LOT, DOUBLE FRONTAGE. A lot with opposite ends abutting on streets.

MAJOR ARTERIAL. A street of considerable continuity designed as a major trafficway, and designed as such on the thoroughfare plan. This category does not include an expressway and has a minimum right-of-way of 100 feet.

MASTER PLAN. The comprehensive plan or any part thereof adopted by the planning commission, indicating the general location recommended for motorways, parks, and other public open spaces, public building sites, public utilities, and the character and extent of the neighborhood and community development.

PRELIMINARY PLAN. A drawing showing the proposed subdivision of land together with the public improvements which are to be installed therein. Such drawing is not recordable.

PUBLIC IMPROVEMENTS. Any of the following: roadway pavement; curbs; gutters; sidewalks; crosswalks; water mains; sanitary and storm sewers; and other appurtenant construction as related in the detailed improvement plan.

PROTECTIVE COVENANT. A restriction on the use of private property within a subdivision for the purpose of providing mutual protection against undesirable aspects of development.

RECORD PLAT or FINAL PLAT. A map showing the division of any tract of land into 2 or more parcels, and prepared for the purpose of recording.

RIGHT-OF-WAY. The entire strip of land lying between the property lines of a street, alley, or crosswalkway.

RIPARIAN CORRIDOR EASEMENT. A buffer zone of restricted development and limited land use adjacent to all perennial streams and rivers. The purposes of the riparian buffer zone are: to protect public and private water supplies, to trap sediment and other pollutants in surface runoff, to promote bank stabilization, to protect riparian wetlands, to minimize the impact of floods, to prevent decreases in base flow, to protect wildlife habitat, and to generally maintain water quality.

SECONDARY ARTERIAL. A street of considerable importance to the overall traffic system, and having a minimum right-of-way of 80 feet.

STREET. A right-of-way designed for vehicular and pedestrian traffic, regardless of its designation by name, such as a street, avenue, lane, place, or the like.

SUBDIVISION. As defined in R.C. § 711.001:

(A) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll into 2 or more parcels, sites, or lots, any one of which is less than 5 acres, for the purpose, whether immediate or future, of a transfer of ownership; provided, however, that the division or partition of land into parcels of more than 5 acres, not involving any new streets or easements of access, and the sale or exchange thereof does not create additional building sites, shall be exempted; or

(B) The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structure involving the division or allocation of land for the opening, widening, or extending of any street or streets, except private streets serving industrial structures; or the division or allocation of land as open spaces for common use by the owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities.

THOROUGHFARE PLAN. The comprehensive plan adopted by the planning commission indicating the general location of major highways and streets.

ZONING. Regulation by district of the height, area, and use of buildings; use of land; and density of population.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.02 PROCEDURE, GENERALLY.

(A) The following procedural outline is to assist developers, owners, engineers, and others in initiating plans for a new subdivision development.

(B) Subsequent materials included in these Codified Ordinances add further detailed information required to facilitate and expedite land development.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.03 CONCEPT PLAN (OPTIONAL).

(A) In order to determine whether the proposed layout and proposed development are satisfactory from the view point of public interest, the developer or his agent may prepare a tentative layout or concept plan, and discuss this with the city planning commission and affected utilities.

(B) The concept plan must be submitted to the building department 14 days prior to the planning commission meeting.

(C) it is hoped that submission of the concept plan will prevent costly revisions to the preliminary plan and prevent delay.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.04 PRELIMINARY PLAN.

The preliminary plan is the master plan for the ultimate development of a proposed subdivision. It should be prepared based on a thorough investigation of the site zoning regulations, Codified Ordinances, water management and sediment control requirements, the city master plan, and the thoroughfare plan. The plan should reflect any comments made during concept review, if one was held. This plan must be approved by the city planning commission before any detailed improvement plans are presented for construction. If preliminary plan approval is not granted by the planning commission, the developer shall be notified by letter noting the reasons.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.05 DETAIL IMPROVEMENT PLANS.

(A) Following approval of the preliminary plan, the developer or his engineer shall prepare and submit a detailed improvement plan to the building department for review. An electronic copy of the detailed improvement plan shall be submitted to the building department (.pdf or .tif file types acceptable).

(B) After a thorough review and approval by the city engineer and other agencies, the building department will take action authorizing the development to proceed, as detailed in §§ 150.40 and 150.41.

(C) Special note shall be given to the provisions for including a water management and sediment control plan for any development, as outlined in § 150.34. Upon receiving approval to proceed, the developer shall obtain the necessary permits, and comply with all requirements as set forth in §§ 150.40 and 150.41.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.06 PROCEDURE FOR OBTAINING APPROVAL OF FINAL OR RECORD PLAT.

(A) A record plat may be submitted concurrently with the detailed improvement plans, or at any time within 3 years following the city planning commission's authorization to proceed under § 150.14. It may include a part or all of the area covered by the subdivision preliminary plan.

(B) The procedure for obtaining city planning commission approval shall be as follows:

(1) When the developer is ready for final plat approval, he shall submit the plat to the city engineer for review.

(2) The city engineer will check the plat for conformance with the subdivision preliminary plan and the requirements of §§ 150.50 through 150.58.

(3) The city planning commission will take action on the plat, after study and consideration of the city engineer's report thereon.

(a) If the plat is approved, the secretary signs the tracing certifying approval. Approval shall not constitute an acceptance of the public improvements constructed.

(b) If the plat is disapproved, the developer is so informed, noting reasons for disapproval, including citation of or reference to the violated provisions.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

PRELIMINARY PLAN

§ 150.10 GENERAL.

(A) The preliminary plan is intended to be the master plan for the ultimate development of a proposed subdivision. Its purpose is to set the guidelines for detailed engineering design of the site, and to guarantee that the developer is developing within the rules and regulations established for orderly development in Springdale. The plan should be prepared based on a thorough investigation of the site, zoning regulations, Codified

Ordinances, water management and sediment control requirements, the city master plan, and the thoroughfare plan.

(B) The plan must be made by a qualified technician trained in the layout of subdivisions. All required engineering and surveying work must be performed by or under the supervision of a registered engineer or surveyor, as the case may be, registered in accordance with the provisions of R.C. Ch. 4733.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.11 CONCEPT PLAN.

The developer may, at his option, prior to submitting the preliminary improvement plan, prepare a plan for concept approval.

(A) The concept plan shall include the following:

(1) The proposed development on a one inch equals 200 feet scale Hamilton County topographic map, or on a drawing of no greater scale than one inch equals 200 feet showing existing contours at an interval no larger than 5 feet.

(2) All existing streets, sewers, and water mains in the immediate area shall be clearly shown.

(3) Proposed streets with tentative lot layout, and all proposed sanitary and storm sewers locations indicating preliminary sizes and flow directions.

(4) Preliminary waterline locations showing proposed sizes.

(5) Area of the entire development; density in lots; existing zoning; and other pertinent information.

(B) Procedure. The developer shall submit 5 copies of the concept plan to the building department 14 days prior to the planning commission meeting. The subdivision will be put on the agenda, but will only be discussed if the owner or his representative is present at the meeting.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.12 ITEMS TO BE SHOWN ON THE PRELIMINARY PLAN.

The following graphic and descriptive items are normally required to be shown on a subdivision preliminary plan:

(A) Items pertaining to the title.

(1) Proposed name of the subdivision which shall not duplicate or too closely approximate, phonetically, the name of any other subdivision in Hamilton County.

(2) Location by section, township, range, county, and state.

(3) Names and addresses of the owner, the developer, the technician who made the plan, and the engineer responsible for engineering details.

(4) Scale of the plan at any of the following: 1 inch equals 100, 60, or 50 feet.

(5) Date.

(6) North point.

(B) Existing items pertaining to the plan.

(1) Boundary of the proposed subdivision accurately indicated by a heavy, solid line, and the acreage comprised therein.

(2) Location, widths, and names of all existing or platted streets or other public ways; railroad and utility right-of-ways; parks and other public open spaces; permanent building; section and corporation lines, within or adjacent to the tract.

(3) Existing sewers, water mains, culverts, or other underground items within the tract or immediately adjacent thereto, with pipe sizes and locations indicated.

(4) Names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land shown by dotted lines.

(5) Zoning districts.

(6) Existing contours with intervals of not more than 5 feet where the slope is greater than 10%, and not more than 2 feet where the slope is less than 10%. Elevations shall be based on sea level datum.

(7) Drainage channels, and any other significant physical items.

(C) Items pertaining to the proposed development.

(1) The entire land holding shall be shown as proposed for ultimate development, even though the development may be proposed in phases.

(2) Layout of streets, including names and widths of proposed streets, and widths of alleys, crosswalkways, and easements. Proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other street in Hamilton County.

(3) Layout, numbers, and approximate dimensions of lots.

(4) Parcels of land that will be dedicated or temporarily reserved for public use, or reserved by deed covenant for use of all property owners in the subdivision, and the conditions, if any, of the dedication or reservation. This shall include providing preservation/buffer easements for green spaces.

(5) Typical street cross sections, or half sections, at a scale not smaller than 1/4 inch equals one foot, showing the widths of roadways, pavement composition, and locations,

and the width of sidewalks shall be shown when the proposed sections differ from Springdale standards. Where considerable cut and fill are involved, or wherever grading will affect adjacent properties, several actual cross sections showing the proposed grading may be required, and their locations indicated on the plan.

(6) Tentative grades of proposed streets and actual grades on existing streets which abut the proposed development.

(7) Plan of sanitary and storm sewers to be constructed with pipe sizes and manhole locations, and the location of ~~storm water~~stormwater retention facilities. These shall include connections which might be beyond the boundaries of the subdivision.

(8) Plan detailing post-construction stormwater best management practices to be constructed, including plan location and details, see Chapter 151, ~~Storm Water~~Stormwater Management.

(9) Plan of water main layout including sizes, valve, and fire hydrant locations. A statement that water mains and appurtenances thereto will be installed in accordance with the rules and regulations and under the supervision of the agency supplying water to the subdivision.

(10) Building setback lines, show graphically along all streets with dimensions.

(D) Vicinity sketch. A vicinity sketch, at a legible scale, showing the relation of the proposed development to its general surroundings, shall be included on the subdivision preliminary plan. Proposed streets on the plat shall be shown, with connections to existing or proposed streets and alleys in neighboring subdivisions.

(Ord. 26-1978, passed 6-21-78)

§ 150.13 DESIGN STANDARDS.

(A) Thoroughfare plan.

(1) Streets shall conform substantially to the thoroughfare plan adopted by the planning commission and any revisions or amendments thereto. Whenever a tract to be subdivided includes any part of a street indicated on the thoroughfare plan, such part of the street shall be included in the development. This required dedication shall also apply to the widening of existing bordering streets. The required dedication shall not exceed 50 feet in width as measured from the centerline of the bordering street. If a thoroughfare within a proposed subdivision has a recommended width in excess of 100 feet, the planning commission will recommend to the city council that the additional width be acquired by the proper public agency. If, within a maximum of 90 days thereafter, the city council has not indicated that proceedings have been initiated to acquire the additional width, then the recommendation by the planning commission for a width in excess of 100 feet will not be used as a ground for disapproval of either the subdivision preliminary plan or the record plat. Whenever a tract to be subdivided includes any part of an expressway proposed by the thoroughfare plan, wherein the right of access is denied the subdivider, then the

planning commission will recommend to the city council that the right-of-way for the expressway be acquired by the proper public agency. If, within a maximum of 6 months thereafter, the city council has not indicated that proceedings have been initiated to acquire the property, then the recommendation of the planning commission for the right-of-way will not be used as a ground for disapproval of either the subdivision preliminary plan or the record plat. In the case of a right-of-way in excess of 100 feet of an expressway, if the city council advises the planning commission prior to the maximum time limits set out above that there are no intentions of proceeding with the desired acquisition, then the planning commission will consider a design for the subdivision which does not deny the immediate lawful use of the property within the proposed right-of-way, but recognizes a possible future acquisition of the right-of-way, and provides accordingly for a minimum degree of resultant disruption to the remaining streets and lots of the subdivision.

(2) Where, as indicated by the master plan, a proposed subdivision contains, wholly or in part, lands proposed to be used for public open space or a site for a public building, the subdivider shall show the lands on the plans, and the proper public agency shall have a period of not less than 2 years from the date of approval of the subdivision preliminary plan in which it may make arrangements for acquiring the lands. In case of a lack of agreement as to the value of the lands, it shall be established by an appraisal to be made by 3 qualified appraisers, one of whom shall be appointed by the public agency involved, one of whom shall be appointed by the subdivider, and one of whom shall be mutually agreed upon by the 2 appraisers named above. The cost of any appraisal shall be divided equally between the subdivider and the public agency. In the event the public agency fails to enter into binding commitments for the acquisition of the lands within 2 years, or within that period of time delivers to the developer a formal statement of its intention not to acquire the lands, then the subdivider may submit to the planning commission for its approval an amended subdivision preliminary plan and record plat showing the private use.

(B) Neighborhood plan. If a tentative plan has been prepared by the planning commission for the neighborhood of the proposed subdivision, the street of the latter shall conform in general thereto.

(C) Physical features. Streets shall be platted with appropriate regard for topography, creeks, wooded areas, and other natural features which would enhance attractive development. Existing trees shall be carefully preserved, and no tree with a trunk of more than 4 inches in diameter that is not within a roadway or within an area to be occupied by a building may be removed without a permit issued by the city building official. Removal of trees in violation of the above shall be cause for requiring the subdivider, at his expense, to plant trees of such number, size, and species so as to effectively replace those so removed in accordance with plans approved by the city building official.

(D) Existing streets. Existing streets constructed or recorded in adjoining territory shall be continued at equal or greater width and in similar alignment in the proposed subdivision, unless variations are recommended by the planning commission.

(E) Circulation. The street pattern shall provide ease of circulation within the subdivision as well as convenient access to adjoining streets, thoroughfares, or unsubdivided land, as

may be required by the planning commission. Minor residential streets should be so planned as to discourage their use by nonlocal traffic. Where a street will eventually be extended beyond the plat, but is temporarily dead-ended, an interim turn-around may be required.

(F) Major and secondary arterials. If a new subdivision involves frontage on a major or secondary arterial street, the street layout should be planned to limit as far as possible the number of intersecting streets having access to the arterial. On major arterials it is recommended that access to private residential driveways be provided by means of a service roadway with motor access at suitably spaced points. Deed ~~convenants~~ covenants shall be provided as required to limit access, and shall appear on the plat.

(G) Street intersections. Streets shall intersect as nearly at right angles as possible.

(H) Cul-de-sacs. Cul-de-sacs shall not be longer than 800 feet, unless necessitated by topography or other circumstances beyond the subdivider's control, and then only with the approval of the planning commission.

(I) Half-streets. The street layout shall be planned to avoid half-streets, if possible. Where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted if deemed necessary by the planning commission.

(J) Alleys. Except where justified by special conditions, alleys will not be approved in residential districts. At an intersection of alleys, a 5 foot chord shall cut off each corner. Dead-end alleys are prohibited.

(K) Utility easements. Where utilities are located outside of street right-of-way lines, easements shall be provided. Easements along rear or side lot lines are preferable where possible.

(L) Drainage easements.

(1) Whenever any stream or surface drainage course is located in an area that is being developed, the developer shall provide a riparian corridor easement at a width based on the below chart. The width being beyond the normal water elevation of the stream, limiting the usage and constructability within said easement.

Contributing Drainage Area (ac)	Riparian Easement Width (ft., both sides of stream)
<=20	10
21-50	20
51-1200	25
>1200	50

A copy of actual easement restrictions of riparian buffer easement may be obtained thru the City Engineer’s office. The following shall appear on the plat:

"The City of Springdale does not accept any private drainage easement shown on this plat and the City of Springdale is not obligated to maintain or repair any channels or installations in the easement. The subdivider agrees, as a condition of approval of these plats, that there will be included in the deed of conveyance of every lot in this subdivision subservient to a drainage easement a condition requiring the grantee, his heirs and assigns, to continuously maintain the easement area for the purpose designated, and a condition that within the easement no structure, planting, or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the flow of the water in the drainage channel of the easement, with a recitation that the conditions are for the mutual benefit of the owners of all lots in the subdivision on which similar easements are reserved."

(2) The above conditions shall prevail unless there are specific cases covered by separate agreement.

(M) Blocks.

(1) Length. Normal maximum length for blocks, 1800 feet. In a block over 900 feet long, a crosswalkway may be required.

(2) Width. The width of a block shall normally be sufficient to allow 2 tiers of lots of appropriate depth.

(3) Irregular shape. Irregular shaped blocks (including super blocks), indented by cul-de-sacs, containing interior parks or playgrounds, and adequate parking space will be acceptable when properly designed and covered by agreements as to the maintenance of such park areas.

(4) Orientation to arterial. If frontage on an arterial is involved, the long dimension of the block shall be the preferable front thereon, in order to create as few intersections as possible with the arterial.

(5) Business or industrial. Blocks intended for business or industry shall be of such length as may be considered most suitable for their prospective use, including adequate provision for parking and deliveries.

(N) Lots.

(1) Size, shape, and orientation. Size, shape, and orientation of lots shall be appropriate to the location of the proposed subdivision, and for the type of development contemplated. All sizes shall meet the minimum requirements of the current zoning regulations for the site.

(2) Length and width ratio. Excessive depth in relation to width shall be avoided.

(3) Fronting on arterials. Lots fronting on arterials should have extra depth and deep setbacks, if topography permits.

(4) Double frontage. Double frontage lots shall be avoided as far as possible.

(5) Side lot lines. Side lines of lots shall be approximately at right angles or radial to the street line, unless, in the opinion of the planning commission, a variation from this rule will give a better street and lot plan.

(6) Corner lots. Corner lots shall have an extra width sufficient to allow for a building setback on both front and side.

(O) Minimum right-of-way widths for roadways as designated on the thoroughfare plan. Rights-of- way shall be of equal distance on each side of the center line, and shall be dedicated for public use on the record plat.

(1) Expressway - Limited access right-of-way of varying widths.

(2) Major arterial - 100 feet, may have access limited or controlled.

(3) Secondary arterial - 80 feet.

(4) Collector - 60 feet.

(5) All county and state roads not classified on the thoroughfare plan - 60 feet.

(6) Local street - 50 feet.

(7) Cul-de-sacs. All cul-de-sacs shall be designed in accordance with the City Standard Construction Drawing for cul-de-sacs.

(8) Easements - 5 feet on each side of the designated centerline or of such width as may be required for the necessary maintenance of the facility involved.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.14 PROCEDURE FOR OBTAINING APPROVAL OF SUBDIVISION PRELIMINARY PLAN.

The procedure to be followed in obtaining approval of the subdivision preliminary plan shall be as follows:

(A) The developer shall submit 10 sets of the preliminary plan to the city building department.

(B) The developer will forward one copy of the completed preliminary plan to the ~~Metropolitan Sewer District, Greater Cincinnati Water, Gas and Electric, Cincinnati Bell~~ all applicable local utilities and the city engineer.

(C) When the building department receives comments from all persons and agencies to whom a copy of the preliminary plan was sent it will be placed on the next planning commission agenda, and copies of the comments will be forwarded to the developer.

(D) The city planning commission, after study and consideration of the comments thereon, takes formal action authorizing the development to proceed with detailed improvement plans as provided in §§ 150.20 through 150.22 and 150.30 through 150.35.

Authorization may be contingent upon the revision of the preliminary plan to conform with the provisions of this chapter or the staff's recommendations. Upon completion of any revisions, the developer shall file 2 copies of the revised preliminary plat with the building department.

(E) The authorization to proceed, as set forth in the preceding division, shall remain in effect for a period of 3 years, after which time the subdivision preliminary plan may be subject to review by the city planning commission prior to the renewal of the authorization for an additional 3 year period.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

DETAILED IMPROVEMENT PLANS

§ 150.20 REQUIREMENTS FOR PROCEEDING.

(A) Upon approval of the preliminary plan by the planning commission, the developer is authorized to proceed with detailed improvements plans.

(B) Any plans containing public improvements must show the seal and signature of a registered engineer eligible to practice in the State of Ohio.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

Statutory reference:

Professional engineers, R.C. Ch. 4733

§ 150.21 PURPOSE.

The purpose of the detailed improvement plan is to show all engineering and surveying in sufficient detail to construct the proposed improvements as approved in the preliminary plan, and as required in §§ 150.20 through 150.22 and 150.30 through 150.35.

(Ord. 26-78, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.22 VARIANCES.

(A) Hardship. Where the planning commission finds, due to unusual circumstances, that extraordinary hardships may result from strict compliance with these regulations, it may vary or modify the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the master plan or of these regulations.

(B) Conditions in granting variances and modifications. The planning commission shall require such additional conditions which will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

DESIGN STANDARDS

§ 150.30 DETAILED IMPROVEMENT PLAN CONTENTS (MINIMUM).

(A) Material. All work shall be done on 24 inch by 36 inch originals.

(B) Cover sheet. The cover sheet shall contain:

(1) The name of the development as approved by the planning commission.

(2) A vicinity map of scale not to exceed one inch equals 2,000 feet showing the proposed improvement area and abutting streets.

(3) Signature blocks for the city administrator and the city engineer.

(4) Signature, name, registration number, and seal of the Ohio registered engineer who prepared the plans.

(5) Maintenance schedule for post-construction ~~storm water~~stormwater best management practices.

(C) Plan view showing:

(1) All proposed lots with frontages and numbers.

(2) Street names.

(3) All proposed and existing features.

(4) Typical street and curb sections.

(5) Construction notes.

(6) North arrow (up or to the right).

(7) All existing and proposed easements and rights-of-way.

(8) All geometrics, stationing, and offsets necessary to construct the improvements.

(D) Profile view showing:

(1) Existing and proposed centerline profiles with elevations every 50 feet.

(2) Centerline stations.

(3) Profiles of all existing utilities and sewers encountered or disturbed.

(4) Profiles of all proposed utilities and storm drainage features showing size, elevations, lengths, and grades of all lines to be installed.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.31 ROADWAY IMPROVEMENTS.

(A) Minimum pavement widths. All streets shall be designed in accordance with City Standard Construction Drawing Typical Sections. The matter of additional pavement width shall be discussed with the public officials having jurisdiction to determine whether or not additional width shall be necessary. Cul-de-sac streets shall be designed in accordance with the City Standard Construction Drawing for cul-de-sacs, including required right-of-way.

(B) Grades.

(1) All proposed grades shall be the centerline grades of the respective streets, and shall be indicated in complete detail in profiles and referenced to the stationing shown on the plan.

(2) Maximum per cent.

(a) Thoroughfares - 6%.

(b) Minor streets and alleys - 10%.

(c) Intersections - 4%.

(3) Minimum per cent. All streets - 0.6%.

(C) Alignment-minimum standards.

(1) Vertical. Vertical design shall be in accordance with applicable sections of the most current edition of the Ohio Department of Transportation Location and Design Manual, Volume One.

(2) Horizontal. Horizontal design shall be in accordance with applicable sections of the most current edition of the Ohio Department of Transportation Location and Design Manual, Volume One.

(3) There shall be a tangent between reverse curves of at least 100 feet, wherever possible. In any case, standards shall be such as to produce visibility to the satisfaction of the city engineer.

(D) Intersections.

(1) At the intersection of 2 streets, property line corners shall be rounded by an arc of a 12 ½ foot radius.

(2) Street curbs or edges of street pavements shall be rounded by radii of at least 25 feet.

(3) The minimum radii, noted above, shall be increased when the smallest angle of intersection is less than 600, or in any case where the planning commission considers an increase necessary.

(4) The plans for street improvements in the subdivisions shall show the stations and angles to all intersecting streets and turnarounds.

(E) Typical sections.

(1) Subdivision standard drawings are on file in the city building department. Typical sections shall be drawn in accordance with the subdivision standard drawings.

(F) Driveways. Only one driveway will be allowed for each subdivision lot. No part of any driveway or driveway approach within the road right-of-way shall be installed closer than 5 feet to any inlet, fire hydrant, utility pole, or guy wire anchor. (This requirement to appear on the detailed improvement plan and record plat). (Ord. 29-1987, passed 4-15-87)

(G) Sidewalks.

(1) Sidewalks shall be constructed on both sides of all streets within all subdivisions. One course class C concrete sidewalks shall be constructed where shown on the plan or typical sections, including all walkways. One-half inch expansion joints shall be placed at intervals not to exceed 100 feet, and contraction joints equally spaced at 5-foot intervals. All sidewalks shall connect to the pavement or curb at intersections, with ½-inch expansion joint between the walk and curb. Handicap ramps shall be placed in all curbs as per the city standard construction drawings. Pedestrian access will be reviewed to determine the necessity of sidewalks on both sides of the street in commercial and industrial developments.

(2) Sidewalks - Minimum: Residential - 4 feet wide; Commercial - 5 feet wide, 6 feet wide if located at back of curb. In high pedestrian/children areas, this requirement may be increased. ADA compliant curb ramps shall be provided as needed.

(H) Street lights. Provision shall be made for installing pole, underground service, on approximately 150 feet centers along each street. Any easement or additional poles required shall be provided by the subdivider. The developer shall work with Duke Power on the selection of street light if not specifically covered during the review process.

(I) Street signs. Street signs shall be installed at all street intersections within the subdivision. The signs shall be located where required by the planning commission. Signs must be in accordance with the current edition of the ODOT Location and Design Manual, Volume One.

(J) Telephone and electric service. The subdivider shall provide for the installation of underground electric and telephone service to serve the development. Adequate easements shall be reserved to allow this type of installation.

(K) Elevations and bench mark. All elevations shall be referenced to sea level datum, and each improvement plan shall show the description and elevations of the bench mark used for the subdivision survey.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.32 WATER MAINS.

Greater Cincinnati Water Works shall be responsible for design, review, and inspection of all water mains. Hydrant type shall be approved by the City of Springdale Fire Department. Restoration in relation to waterline construction shall be per the City Standard Construction Drawings.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.33 SANITARY SEWERS.

Metropolitan Sewer District shall be responsible for design, review, and inspection of all sanitary sewers. Restoration in relation to sanitary sewer construction shall be per the City Standard Construction Drawings.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.34 STORM SEWERS.

(A) General. The design and construction of ~~storm water~~stormwater facilities in the city is under the jurisdiction of the city engineer. Within the public right-of-way all work must meet the approval of the Public Works Department.

(B) Water management and sediment control. Storm drainage proposals for any development shall reflect through investigation of the measures intended to control sediment and manage ~~storm water~~stormwater as required in Chapter 151. Water management and sediment control plans are required of all development and redevelopment unless specifically exempted in Chapter 151.

(C) Storm retention/detention. In order to minimize storm runoff damage to downstream properties and overloading of existing drainage courses, the criteria found Chapter 151: ~~Storm Water~~Stormwater Management shall be followed on all development of parcels one acre or larger in size, and on all redevelopment of existing buildings or site usage as determined by Planning Commission.

(D) Storm Sewers.

(1) Minor Systems. All on-site storm sewers shall be designed ~~based on a 10-year storm curve with the exception of the retention outlet, unless the specific development~~

~~requires additional capacity.~~ and sized to convey the peak flow rate of stormwater runoff for a 10-year storm event, such that the hydraulic grade line remains below the crown of the pipe during peak flow conditions. The peak flow rate of stormwater runoff for a 25-year storm event shall be evaluated as a check to verify the hydraulic grade line remains at least 12 inches below the rim elevation of the storm sewer system to prevent surcharging onto the ground surface. In addition, the peak flow rate of stormwater runoff for a 100-year storm event shall be safely conveyed through an overland flood route to avoid flooding damage. The retention outlet shall be designed based on the runoff calculated in (C) (3) above.

(2) Major System.

(a) A designated routing shall be designed to convey ~~storm water~~stormwater runoff which exceeds the capacity of the minor drainage system, i.e. storm sewer without causing loss of property or any loss of life.

(b) Surface runoff for the major drainage system shall be determined using a storm frequency of 100 years. The runoff which the major storm routing path shall convey shall be equal to the peak flow minus the flow in the minor drainage system.

(E) Drainage calculations. A professional engineer licensed to practice in Ohio shall submit detailed sewer calculations and drainage maps of sufficient scale and contour interval to verify the proposed hydraulic design.

(F) Surface run-off.

(1) To determine the quantity of surface runoff for areas up to ~~640~~ 200 acres, use the "Rational Method". (Q=CIA)

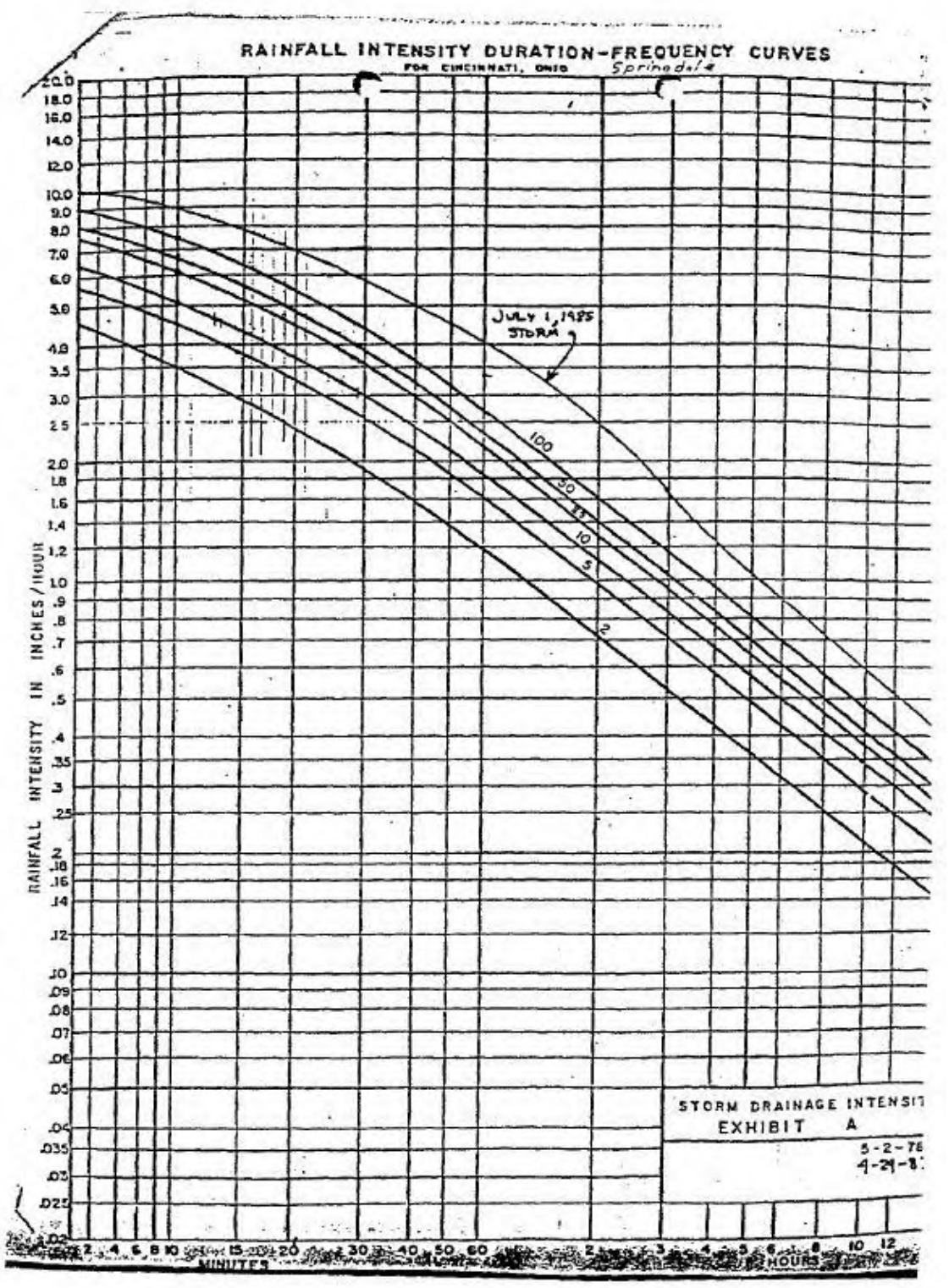
(2) For areas over ~~640~~ 200 acres, appropriate SCS methods as approved by the City Engineer shall be used.

(G) (Reserved).

(H) RAINFALL INTENSITY DURATION-FREQUENCY CURVES.

The rainfall intensity for a particular storm occurrence frequency should be determined using the calculated time of concentration and the appropriate intensity-duration-frequency curve or table. The table below shall be used and is based on the latest National Oceanic and Atmospheric Administration (NOAA) Atlas 14 point precipitation frequency estimates in Springdale.

Time of Concentration (min)	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
10	3.52	4.18	4.89	5.41	6.03	6.47	6.86
15	2.88	3.41	4.00	4.44	4.97	5.34	5.68
30	1.90	2.28	2.74	3.08	3.51	3.81	4.11
60	1.16	1.40	1.72	1.96	2.27	2.51	2.74
120	0.68	0.82	1.01	1.15	1.35	1.49	1.64



(I) Duration of storm in minutes (tc). TR-55 criteria for time of concentration determination shall be utilized.

(J) Inlet time. At the head of the system the inlet time may vary from 10 to 15 minutes, depending upon the size of the area and factors affecting rapid runoff.

(K) Runoff coefficient. Compute a weighted value of the drainage areas, using 0.9 for roof areas and hard-surfaced paved area, 0.9 for sidewalk and macadam driveways, and 0.4 for unpaved areas, yards, and lawns.

(L) Size of sewer. The size of the sewer shall be determined on the basis of the hydraulic gradient to provide adequate capacity for the computed runoff, using n = .015 for concrete pipe, bituminous paved corrugated metal, and n = .013 for corrugated polyethylene smooth lined pipe. In no case shall the size be less than 12 inches in diameter.

(M) Depth. The minimum depth for storm sewers shall be planned to provide clearance for all utilities and to permit inlet leads to be laid on not less than 2% slope, with the invert of the inlet pipe at the manhole, no lower than the top of the bench wall.

(N) Minimum and maximum velocities. Velocities in storm sewer pipe, when flowing full at average peak flows, shall be no less than 2.5 feet per second nor more than 12 feet per second. For velocities greater than 12 feet per second, special provisions shall be made to protect the sewer pipe against erosion and against displacement by shock, or for checking the flow velocity.

(O) Gradients of pipe. The sewer pipe shall be laid on such gradients so that the full flow velocities shall be kept within the foregoing stated minimum and maximum. The pipe sizes should be so selected as to avoid large differences in velocities between consecutive reaches. Hydraulic grade analysis to be submitted to ensure the water level is not within 12" of the proposed top of grate elevation, based on the 25-year storm event.

(P) Manholes. Manholes shall be placed at intersections and termini of sewers; at all changes in size, alignment, and slope of sewer; and at intermediate intervals as required for maintenance. Manholes shall be constructed in accordance with the latest edition of ODOT standard construction drawings, or as approved by the City Engineer.

(Q) Inlets.

(1) Capacity. The capacity of the inlet should not be less than the quantity of flow tributary to the inlet. Inlets at low points or grade pockets should have extra capacity as a safeguard for flooding from flows in excess of design flows. Calculations shall be submitted verifying the capacity of each inlet. Special inlets may be required for streets with steep gradients to provide the extra capacity such situations require.

(2) Type. Single or double gutter style inlets shall be used and installed as shown on the latest edition of ODOT standard construction drawings for “CB-3" and “CB-3A,” or an approved detail. Any inlets having a depth in excess of 5 feet shall be provided with manhole-type steps. Wingwall and ditch- type inlets shall be used where required to drain ~~storm water~~stormwater from watercourses and drainage channels.

(3) Gutter spread and inlet capacity calculations shall be submitted.

(R) Outfalls.

(1) When a storm sewer system outfalls into a flood plain of any major watercourse, the outfall must not be subject to frequent floods or backwaters. Standard wingwalls with erosion control shall be constructed for all outfalls. Suitable baffles or other energy dissipaters shall be provided if determined to be necessary by the city engineer.

(2) The invert of the first storm sewer appurtenance upstream of the outfall structure shall be above the elevations of the flood plain.

(S) Specifications for construction and materials. In all other respects, the materials and construction shall be as specified in Sections 603, 604, 706, and 707, State of Ohio Department of Transportation "Construction and Material Specifications".

(T) For additional requirements of the Water Management and Sediment Control Regulations, see Chapter 151.

(Ord. 39-1987, passed 4-15-87; Am. Ord. 40-2010, passed 12-15-10)

§ 150.35 ~~STORM WATER~~STORMWATER DRAINAGE CHANNELS AND WATERCOURSES.

(A) Authority for the improvement or disturbance. The authority for the construction, improvement, or disturbance of open channels and water courses is with the city engineer. Open channels, such as vegetated swales, may be used for the collection of surface flows from relatively small areas, generally lying within a city block.

(B) Degree of protection. The ~~storm water~~stormwater drainage channels and watercourses shall be adequate to handle the runoff from storms of the frequencies of occurrence shown for the degree of site development as follows:

(1) For all residential, commercial, and industrial areas with drainage areas of less than one square mile - 10-year frequency.

(2) For concentrated high value districts, and for all areas providing drainage flows in excess of the capacity of an 84-inch diameter sewer pipe - 25-year frequency.

(3) For main flood control channels - ~~50~~100-year frequency. The runoff computed from these storms shall be that from the area within the subdivision, and from all other areas considered as fully developed in accordance with the ultimate development planned in the master plan.

(C) Determination of quantity of runoff. Each portion the ~~storm water~~stormwater system of drainage channels and watercourses shall be capable of handling the peak flows as determined by the "Rational Method."

(D) Drainage channel capacities.

(1) Drainage channels shall be designed to carry the peak flows as determined by the methods given in the preceding divisions. Channel cross section areas shall be determined by Manning's formula, based on the following chart:

DESCRIPTION	COEFFICIENT
DESCRIPTION	COEFFICIENT
Channels - Concrete	0.0130
Channels - Gunite	0.0170
Channels - Earth	0.0200
Channels - Cut in Rock	0.0250
Channels - Fine Gravel	0.0240
Channels - Coarse Gravel	0.0280
Dense Turf / Tree Switches	0.0750
Stemmy Grass / Brushy Growth	0.0175
Weeds, Brush, & Bushy Willows	0.0375
Cattails, Brush, & Trees	0.0750

(2) When open drainage channels require pavement lining to attain their ultimate design capacity, the earth sections of the drainage channel and its structure shall be designed and constructed to the ultimate design required. Lining will not be required in the initial construction, and may be delayed until the development of the area produces runoff quantities large enough to result in erosive channel flows, unless drainage channel velocities are excessive initially.

(E) Erosion control for drainage channels.

(1) The design velocity shall be less than 4 feet per second. The bottom and sides of the earth channel shall be completely sodded to an elevation of 3 feet above the design water surface. The sod on the sides shall be sufficiently pegged to remain in place. Velocity 4 feet per second and higher. The bottom shall be paved with a reinforced turf product. Sides shall be completely sodded and fertilized as detailed above.

(2) Where sodding or seeding is required, and the soil is not capable in its natural state of supporting vegetation (such as excessively sandy soil or certain types of clay), appropriate actions shall be taken to bring the soil to a condition which will support the growth of sod or seed.

(3) Consideration may be given to the construction of check dams and drop structures for drainage channel erosion control, with the approval of the city engineer.

(F) Swales.

(1) Turfed swales shall be permitted with lots of 1/2 acre or larger. They may be located at the rear of lots or along common property lines. The swale flow shall discharge into an open drainage channel or into an inlet-manhole. Inlet-manholes shall be provided with a paved apron and transition section to funnel the swale flow into the inlet.

(2) If an owner desires to eliminate a swale through his property, he shall first secure approval by the city engineer and a work permit for the installation therein, of a yard drain of adequate capacity, with a sewer connection to a ~~storm water~~stormwater sewer or drainage channel. This process may also entail the requirement of a post-construction best management practice.

(G) Culverts and bridges. Culverts and bridges shall be designed in accordance with the methods given in the "Manual of Location and Design," published by the Department of Transportation of the State of Ohio.

(H) Headwalls. Standard headwalls or wingwalls shall be constructed for all culvert inlets and outlets in swales, and at the out fall of all storm sewers.

(I) Other drainage improvement measures. Drainage improvement measures other than the foregoing may be undertaken to provide the necessary hydraulic characteristics required for adequate drainage. These other measures may be stream bed clearing, removal of obstructions, reduction of construction, stabilization of banks or areas to eliminate erosion; widening, deepening, or realignment of streams; or the construction of ponds behind dams or pump stations.

(J) Specifications for construction and material. In all other respects, the material and construction shall be as specified in §§ 603, 604, 706, and 707, State of Ohio Department of Transportation “Construction and Material Specifications.”

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

CONSTRUCTION

§ 150.40 REQUIREMENTS FOR START OF CONSTRUCTION.

(A) No grading or construction shall start until:

(1) Detailed plans have been approved by the city engineer.

(2) Water management and sediment control plan has been approved by the planning commission.

(3) Deposit has been made for inspection as mentioned in § 150.41 (B).

(4) An electronic copy of the detailed improvement plan shall be submitted to the building department (.pdf or .tif file types acceptable).

(B) Specifications and standard drawings.

(1) Streets shall be constructed in accordance with the State of Ohio Department of Transportation, "Construction and Material Specifications," including amendments thereto,

in effect on the date of approval of the preliminary plan, unless otherwise stated in these rules.

(2) Standard drawings shall be either Ohio State Department of Transportation standards, Hamilton County standards, or city standards, all of which are on file in the office of the city engineer.

(C) Inspection. The developer, his engineer, or his contractor shall give notice to the public works inspector at least 2 working days in advance of any construction of physical improvements, including clearing and grading of such public improvements.

(D) Testing.

(1) All necessary testing of materials will be done by an approved testing laboratory at no cost to the city. It is customary for the contractor to be billed by the testing laboratory for any testing of material or existing conditions.

(2) Any evidence of fills having been made in areas of future pavement or sewers without supervision by the city inspector shall be cause for compaction tests to be made, and a report sent to the city engineer at no cost to the city.

(E) Crossovers - sewer, water, and utility. Sewer and water line house connections or utility crossovers within the right-of-way shall be installed before the paving of the streets, unless written permission has been obtained from the city engineer to do otherwise.

(F) Compaction of trenches or excavation.

(1) All excavations for any purpose within the street or road right-of-way shall be backfilled with granular material and properly compacted.

(2) No paving operations will be permitted until proof is supplied that trenches have been properly backfilled by one of the following methods.

(a) Inspector's report shows that trenches have been properly backfilled.

(b) Compaction tests; number of tests determined by extent of work.

(c) Opening a section or sections of trench in presence of designated representatives of the city engineer.

(G) Pavement coring. All pavements shall be cored every 400 feet with at least one core per street. The city engineer reserves the right to order more cores if conditions warrant. The cost of these cores shall be borne by the contractor.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.41 PERMITS AND CHARGES.

(A) Permits.

(1) Permits for connecting to a sewer main under the jurisdiction of the MSD must be obtained from that department.

(2) Permits for connection to a water main under the jurisdiction of the Greater Cincinnati Water Works department must be obtained from that department.

(3) All permits pertinent to the work herein must be on hand at the job site at all times during the construction thereof.

(4) Ohio EPA Notice of Intent (NOI) for coverage under Ohio Environmental Protection Agency general permit if the development is larger than 1 acre.

(5) Street Opening Permit - Per §§ 93.02, 93.15 and 93.16 of the city regulations.

(Ord. 26-1978, passed 6-21-78)

(B) Charges.

(1) Charges for Review of Detailed Subdivision Improvement Plans. A charge will be made for this review, and for a preliminary subdivision plan review based on the actual time and current rates and salaries, plus 10%.

(a) The developer shall make a deposit in the office of the Clerk-Treasurer in an amount equal to the estimated cost of the plan review for the site improvements and public improvements at the time of plan submission. This deposit shall not exceed $5,000 at any time. When this deposit has been depleted to 33%, another deposit will be requested. For those projects where the cost of plan review is estimated to be less than $500, no deposit will be required. In such cases, the cost of plan review will be recovered by billing the developer.

(b) Failure to pay the above costs within 30 days of invoice will stop all processing of the improvement plan and record plat, and prevent or suspend authorization of construction work. The city may also make a written return to the County Auditor with a statement of the amount due and owing for failure to pay the above costs within 30 days of invoice. The amount shall be entered upon the tax duplicate as an administrative fee assessment and be a lien upon the land from and after the date of entry and be collected as other taxes and returned to the city with the general fund settlements.

(2) Charges for review of site development plans. If not covered under § 150.41(B)(1), a charge will be made for this review and for the review of a preliminary site development plan based on actual time and current rates and salaries, plus 10%.

(a) The developer shall make a deposit in the office of the Clerk-Treasurer in an amount equal to the estimated cost of the plan review for the site improvements and public improvements at the time of plan submission. This deposit shall not exceed $5,000 at any time. When this deposit has been depleted to 33%, another deposit will be requested. For those projects where the cost of plan review is estimated to be less than $500, no deposit will be required. In such cases, the cost of plan review will be recovered by billing the developer.

(b) Failure to pay the above costs within 30 days of invoice will stop all processing of the site development plans and prevent or suspend authorization of construction work. The City may also make a written return to the County Auditor with a statement of the amount due and owing for failure to pay the above costs within 30 days of invoice. The amount shall be entered upon the tax duplicate as an administrative fee assessment and be a lien upon the land from and after the date of entry and be collected as other taxes and returned to the city with the general fund settlements.

(3) Charges for inspections. The developer shall make a deposit in the office of the Clerk- Treasurer in an amount equal to the estimated cost of the inspection of the site improvements and public improvements at the time he receives authorization from the city to proceed with the improvements. This deposit shall not exceed $5,000 at any time. When this deposit has been depleted to 33%, another deposit will be requested. For those projects where the cost of inspection is estimated to be less than $500, no deposit will be required. In such cases, the cost of inspection will be recovered by billing the developer. Charges for inspection shall be based on the actual time and current rates and salaries, plus 10%. Failure to pay the above costs within 30 days of invoice will stop all processing of all applications for the property and prevent or suspend authorization of construction work. The city may also make a written return to the County Auditor with a statement of the amount due and owing for failure to pay the above costs within 30 days of invoice. The amount shall be entered upon the tax duplicate as an administrative fee assessment and be a lien upon the land from and after the date of entry and be collected as other taxes and returned to the city with the general fund settlements.

(Ord. 83-1984, passed 11-21-84; Am. Ord. 40-2010, passed 12-15-10; Am. Ord. 32-2011, passed 9-7-11)

FINAL OR RECORDING PLAT

§ 150.50 FINAL PLAT RECORDING PROCEDURE.

(A) The plat of the subdivision is the official record plat. When the plat is approved by the planning commission, it shall be recorded in the office of the county recorder by the developer, and then returned to the city.

(B) Once the record plat is approved and signed by the planning commission, it shall be recorded by the owner at the county recorder's office. The original reproducible shall then be returned to the city for their records.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.51 SUBDIVISIONS OF LAND PROHIBITED WITHOUT PLAT.

No subdivision of land, as defined in R.C. § 711.001, shall be made of land within the jurisdiction of the city planning commission without the preparation and recording of a plat of a subdivision which has been approved by the city planning commission, except those subdivisions exempted from platting by this chapter or R.C. § 711.131.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.52 SUBDIVISIONS FOR WHICH NO PLAT IS REQUIRED.

(A) A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extending of any street or road, and involving no more than 5 lots after the original tract has been completely subdivided, may be submitted to a representative designated by the planning commission for the purpose of reviewing such proposed division. If the representative is satisfied that the proposed division is not contrary to applicable platting, subdividing, or zoning regulations, he shall, within 7 working days after submission of the proposed division, approve the same, and, on presentation of a conveyance of the parcel, stamp the same "Approved by Springdale Planning Commission, no plat required." The representative may require the submission of a sketch, and other information as is pertinent to his determination hereunder.

(B) Plats of subdivision will not be required for subdivisions, as defined in R.C. § 711.001 (A), not involving the opening or extending of any street or easement of access, and in which past subdivision and development has so far proceeded that the preparation and recording of a plat would serve no public or planning purpose. The representative authorized to approve conveyances without a plat under the authority of R.C. § 711.131, shall likewise be able to approve conveyances without a plat in such cases as are excepted herein. In case of doubt, the representative may refer the question to the planning commission. If the representative refuses approval of a subdivision without a plat, the applicant may appeal to the planning commission.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.53 GENERAL REQUIREMENTS FOR PLAT APPROVAL.

No plat shall be approved by the city planning commission unless:

(A) The plat submitted conforms to the design standards contained in §§ 150.10 through 150.14, and §§ 150.20 through 150.22, and contains the items required in § 150.54.

(B) The public improvements shown or noted on the detailed improvement plans or required under §§ 150.20 through 150.22 and 150.30 through 150.35 have been constructed in conformance with those sections of this code, or

(C) Adequate assurances as required in bonding have been given to the city by the developer that the improvements will be so constructed.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.54 ITEMS REQUIRED TO BE SHOWN ON PLAT.

The following items are required to be shown on a record plat of subdivision.

(A) Items pertaining to the title:

(1) Name of the subdivision.

(2) Location by sections, township, range, county, and state.

(3) Names and addresses of owner, developer, engineer, and surveyor.

(4) Scale, not smaller than one inch equals 50 feet.

(5) Date.

(6) North point and basis of bearings.

(B) Graphic items pertaining to the plat.

(1) Boundary of the plat, with accurate distances and bearings, and its acreage.

(2) Exact location and width of all streets, alleys, and crosswalkways, within and adjoining the plat.

(3) Bearings and distances to the nearest established street lines, political subdivision boundaries, section or patent corners, or other official monuments.

(4) Names of streets and alleys within and adjoining the plat.

(5) Lengths of all arcs, radii, chords, internal angles, and chord bearings.

(6) All easements for right-of-way provided for public services or utilities, and any limitations of the easements. The City Planning Commission may require that a riparian buffer easement for existing drainage channels be provided, in accordance with § 150.13(L)(1).

(7) All lot numbers and lines, with accurate dimensions in feet and hundredths, and with bearings or angles related to street and alley or crosswalkway lines.

(8) Accurate description of the location, material, and size of all monuments. These shall include at least 4 permanent markers in each plot containing 10 lots or less, and not less than 6 permanent markers in each plot containing over 10 lots.

(9) Accurate outlines of any areas to be dedicated for the public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for common use of all property owners in the subdivision.

(10) Building setback lines, shown graphically along all streets, with dimensions.

(D) Other items pertaining to the plat.

(1) Notation regarding protective covenants, if any, are to be incorporated in deeds, unless shown on the plat.

(2) If the land being subdivided is a part of a larger recorded parcel or a consolidation of 2 or more individual parcels or parts of parcels, the plat shall also include a vicinity drawing which shall show the proposed split or consolidation. This drawing shall be at a scale no smaller than one inch equals 500 feet, and shall show accurately the boundaries, including all bearings and distances of each course, of the original parcel or parcels and the proposed subdivision.

(3) Certification by a registered, professional surveyor to the effect that the plat represents a survey made and closed by him, and that all the monuments shown thereon actually exist, and that their location, size, and material are correctly shown.

(4) A signed, notarized certification by the owner of his adoption of the plat, and dedication of streets, easements, and any other public areas.

(5) Notation giving deed references of last transfer of title to the owner making the dedication.

(6) Description of restrictions on sewer or drainage easements, if the easements are involved.

(7) Space for the statement of approval by the planning commission with lines for signature and date.

(8) Space for the statement of acceptance of land dedicated by the owner for streets or other public areas with lines for signature and date.

(9) Where physical improvements are not complete a note to the effect that streets and crosswalkways dedicated by this plat are not accepted for public use, and will not be so accepted until all physical improvements are completed according to the authorized subdivision improvement plan or revisions thereto, on file in the office of the city engineer, and acceptance is entered in the road records of the office.

(10) A statement of receipt and transfer of the record plat by the county auditor with lines for signature and date.

(11) A statement of receipt and recording by the county recorder with blanks provided for the record book and page numbers, and lines for signature and date.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.55 ASSURANCE OF CONSTRUCTION IN LIEU OF COMPLETION OF PUBLIC IMPROVEMENTS.

In lieu of actual construction of the public improvements, a subdivider may assure the completion of the construction of public improvements shown on the improvement plan, and as required by this code by:

(A) Furnishing a performance bond, certified check, or other guarantee of security to the satisfaction of, and in favor of, the city council, and in an amount equal to 110% of the city engineer's estimate of the cost of the construction of the physical improvements within that portion of the subdivision submitted for recording, including outlet sewer and water supply where available, as shown on the detailed improvement plan and as required under §§ 150.30 through 150.35.

(B) Executing a subdivider's contract which shall take the following form subject to such amendments as recommended by the planning commission and as approved by council.

(C) Subdivider's contract.

This contract executed on the _____ day of _____ , 20___ by and between _____ , subdivider, as evidenced by a proposed plat of a subdivision which is on file in the office of the Springdale Planning Commission, referred to as _____ Subdivision, City of Springdale, Ohio, and the City of Springdale, Ohio.

WITNESSETH:

(1) The subdivider(s) herein above set forth are/is the owner(s) in fee simple of the real estate known as _____ Subdivision, located and situated on Section _____ , Town _____ , Range _____ and _____ Township, Hamilton County, Ohio.

(2) It is the purpose and intention of this agreement to have subdivider(s) agree in writing to the performance and completion of certain work in connection with the improvements to be located in and on said subdivision, including installation of streets, utilities, etc. It is further the purpose of this agreement to enter into a contract obligating the Subdivider(s) to perform as hereinafter set forth, which contract shall be secured by a performance bond, or certified check attached hereto and made a part hereof.

NOW, THEREFORE, IT IS AGREED:

A. Subdivider(s) as herein before described, do(es) herewith agree to construct, install, and provide all public improvements as shown on the _____ Subdivision Preliminary Plan on file in the office of the City of Springdale Planning Commission, and those improvements required under Chapter 152 & 153 of the Subdivision Regulation of the City of Springdale including specifically the attached work which has been determined by the engineer of the City of Springdale, Ohio to be performed but incomplete as of this date:

B. Subdivider(s) further agree(s) to construct, install, or otherwise make all public improvements shown on the subdivision preliminary plan, those further shown and set forth to be done and performed by the engineering drawings as specifications noted or shown on the detailed improvement plan on file in the office of the Springdale Building Official, and those further improvements required under Chapter 151 of the Codified

Ordinances of the City of Springdale and to the satisfaction of the City Engineer on the date of acceptance.

C. Subdivider(s) further agree(s) to do all that is necessary to accomplish the acceptance of the road(s) as public road(s) within the specified time limit, which includes posting a guarantee surety with the city as prescribed in Section 156.02 of the Codified Ordinances of the City of Springdale.

D. All of the foregoing shall be performed within a period of ___ years from the date of this contract, which length of time is hereby fixed by said city as a reasonable period of time, but, if requested by the subdivider, an extension thereof may be granted if approved by said Board.

E. Subdivider(s) do herewith and hereby agree to execute a performance bond or certified check in the sum of _____ ($ .00) dollars, which amount is equal to the figure established by the Springdale City Engineer, and which shall be to the satisfaction of and in favor of, the City of Springdale, Ohio, to insure the faithful performance of this contract.

IN WITNESS WHEREOF, the parties have hereunto set their hands this _____ day of _____ , 20___

Witness: _____

Subdivider

CITY OF SPRINGDALE

By

(Ord. 26, 1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.56 IF PUBLIC IMPROVEMENTS ARE COMPLETE AT THE TIME OF THE APPROVAL OF THE PLANNING COMMISSION.

(A) The developer shall submit the following to the city engineer for final review:

(1) The final plat.

(2) Subdivider's certificate of title.

(3) A copy of the closure calculations of the perimeter or boundary of the subdivision, which shall have an error of closure of not more than l in 10,000.

(4) As built detailed improvement plans.

(B) After the review by the city engineer, the developer shall submit the original tracing and 2 copies to the planning commission.

(C) The city planning commission will take action on the plat after study and consideration of the city engineer's report.

(1) If approved, the secretary of the planning commission signs the original tracing, and returns it to the developer.

(2) If the plat is disapproved the developer is so informed, noting the reasons for disapproval.

(D) The developer shall then submit the tracing to the county record's office to institute recording proceedings.

(E) When the recording proceedings at the county court house are complete, the developer shall pick up the original tracing, and return it to the clerk of council.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.57 IF PUBLIC IMPROVEMENTS ARE INCOMPLETE.

If the public improvements are incomplete, but assurances of completion have been made pursuant to § 150.55, the procedures for obtaining approval of the record plat shall be as follows:

(A) The developer shall submit the plat to the city engineer for final review, including a copy of the closure calculations of the boundary of the subdivision, which shall have an error of closure of not more than 1 in 10,000, and the subdivider's certificate of title.

(B) After review by the city engineer, the developer shall submit the original tracing and 2 copies to the planning commission.

(C) The city planning commission will take action on the plat after study and consideration of the city engineer report.

(1) If approved, the secretary of the planning commission signs the original tracing, and returns it to the developer.

(2) If disapproved, the developer is so informed, noting the reasons for disapproval.

(D) The developer shall then submit the tracing to the county recorder's office to institute recording proceedings.

(E) When the recording proceedings at the county court house are complete, the developer shall pick up the original tracing and return it to the clerk of council.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.58 APPROVAL NOT ACCEPTANCE.

Approval of a preliminary plan, subdivision improvement plan, or record plat shall not constitute acceptance of any public improvement, including any street or road shown or indicated thereon. Acceptance may only be obtained by approval of council pursuant to §§ 150.60 through 150.64.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

ACCEPTANCE OF STREETS OR OTHER PUBLIC IMPROVEMENTS

§ 150.60 ACCEPTANCE OF PUBLIC STREETS OR OTHER PUBLIC IMPROVEMENTS.

(A) The developer notifies the city engineer when all public improvements have been completed and requests a final inspection. If public streets are to be accepted, a copy of the pavement core report shall also be submitted with the request for final approval.

(B) The city engineer shall inspect the improvements and determine if the public improvements shown or noted on the detailed improvement plan or required under §§ 150.10 through 150.14, 150.20 through 150.22, and 150.30 through 150.35 have been completed, and that the monuments shown on the plat and certified by the surveyor have been placed.

(C) The developer shall post the guarantee bond as required in § 150.61.

(D) The developer shall submit as-built plans of the public improvements to be accepted.

(E) The city engineer shall send a written report to city council recommending acceptance of the public improvements.

(F) City council, by ordinance, may accept the streets or other public improvements to the public use. The clerk shall then sign the tracing, certifying the date of acceptance, and send a copy of the ordinance to the county recorder's office for recording.

(G) The assurances given under § 150.57 shall then be released to the developer.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.61 GUARANTEE.

(A) Before any improvement is accepted or any responsibility is assumed by the city, a guarantee by the developer or owner in an amount equal to 10% of the cost of the improvement as determined by the City Engineer shall be furnished in the form of a bond, certified check, cashier's check, letter of credit, cash or other security subject to the approval of the city council, and kept on file in the office of the city clerk. The guarantee shall assure the correction of any defect or failure from any cause whatsoever appearing in any public improvement, as shown on the detailed improvement plans, or an improvement

required under §§ 150.10 through 150.14, §§ 150.20 through 150.22, and §§ 150.30 through 150.35. The guarantee shall apply for two years after acceptance.

(B) The guarantee provided, as required by division (A) of this section, shall reimburse the city for any and all legal, engineering, and administrative expenses incurred in collecting money from the bond company or any other source in the event such collection is necessary.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 37-1990, passed 5-16-90; Am. Ord. 40-2010, passed 12-15-10)

§ 150.62 SUBDIVIDER'S CERTIFICATE OF TITLE (EXAMPLE).

SUBDIVIDER'S CERTIFICATE OF TITLE

Springdale, Ohio, 20

TO THE CITY OF SPRINGDALE

The undersigned an attorney at law practicing in Hamilton County, Ohio hereby certifies that he has examined the title to all land dedicated to public use as Public Roads and/or Walkways and/or Easements for maintenance and operation of Storm and/or Sanitary sewers, in proposed Subdivision, Block , Section , and that as of 20 , the following person(s) is (are) the owner(s) of all of said property and that he (they) secured title to said property by the instrument(s) recorded in the Hamilton County Recorder"s office.

OWNER RECORD

The undersigned further states that the above owner(s) has (have) a good and marketable title thereto in fee simple, subject only to the following:

Taxes-current, unpaid

Taxes-delinquent

Assessments

Mortgages

(If there is a mortgage, the mortgagee must sign the Plat.)

Property proposed for acceptance of dedication to public use will be cut-out of

Auditor's Parcels numbered: Book Page

Book Page

Book Page

Of the current 20___ tax duplicate, and is taxed in the names of:

, and

This certification is made for the purpose of securing dedication of the streets and sewers thereon.

Attorney-at-law

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

§ 150.63 GUARANTEE OF PAYMENT OF TAXES AND ASSESSMENTS (EXAMPLE).

GUARANTEE OF PAYMENT OF TAXES AND ASSESSMENTS

To the Council of the

City of Springdale:

In consideration of the acceptance of the property described in the foregoing certificate and tendered on the plat therein described, the undersigned agree to pay all taxes and assessments which now are a lien, or which may become a lien prior to such time as said property is exempted from taxation.

(Ord. 26-1978, passed 6-21-78; Am. Ord. 40-2010, passed 12-15-10)

ORDINANCE NO. 21-2023

AN ORDINANCE AMENDING CHAPTER 151 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING STORMWATER MANAGEMENT IN THE CITY OF SPRINGDALE

WHEREAS, the City of Springdale's (the "City") storm sewer system must comply with the National Pollutant Discharge Elimination System permit process setup through the Ohio Environmental Protection Agency ("EPA"); and

WHEREAS, every five (5) years, the EPA issues federal changes for the State of Ohio to make with regard to their general permits, and the City must also comply with those changes; and

WHEREAS, the City has previously adopted Chapter 151 of the Springdale Code of Ordinances related to the regulation of stormwater in the City; and

WHEREAS, the City has been reviewing its Stormwater Management Plan and seeks to amend Chapter 151 of the Springdale Code of Ordinances to meet current state and federal standards for stormwater management in the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. In an effort to meet revised state and federal standards regarding stormwater management in the City of Springdale, Chapter 151 of the Springdale Code of Ordinances shall be amended as provided in the attached Exhibit A which is incorporated herein by reference.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this ____ day of April, 2023.

_____
President of Council

Attest:

_____
Clerk of Council/Finance Director

Approved:

_____
Mayor

_____
Date

CHAPTER 151: ~~STORM WATER~~STORMWATER MANAGEMENT

Section

§ 151.01 DEFINITIONS.

For the purpose of this chapter, the following words and phrases shall have the following meanings ascribed to them respectively.

BUILDING INSPECTOR. A person designated by and representing the City of Springdale, also referred to as the Inspector for purposes of this chapter.

BUILDING OFFICIAL. The Building Official of the City of Springdale, Ohio.

CITY. The City of Springdale, Ohio, and its authorized agents.

CITY ADMINISTRATOR. The City Administrator of the City of Springdale, Ohio.

CITY ENGINEER. A professional engineer designated by and representing the City of Springdale, Ohio, or his authorized agent.

COUNCIL. The City Council of the City of Springdale, Ohio.

CUT. See Excavation.

DETENTION BASINS. Dry surface stormwater storage areas created by natural contours or by constructing an excavated or embankment basin or by installing underground structures such as concrete pipes or chambers.

DEVELOPER. Person or company performing construction work of any kind in the Project Area.

DEVELOPMENT. A change in the use of a parcel of land which will alter the natural or existing state of the stormwater drainage system located on the property.

EMBANKMENT. A fill. Any act by which earth, sand, gravel, rock, or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface or Cut and shall include the

conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a Fill.

EROSION. The wearing away of the land surface by the action of wind, water or gravity.

EXCAVATION. A Cut. Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, guarried, uncovered, removed, displaced, relocated, or bulldozed and shall include the conditions resulting therefrom. The difference between a point on the original ground and a designated point of lower elevation on the final grade. The material removed in Excavation.

FILL. See Embankment.

GRADING. Any stripping, cutting, filling, stockpiling, or any combination thereof and shall include the land in its cut or filled condition.

JURISDICTIONAL WETLANDS. Wetlands (as defined in Section 404 of the Clean Water Act) that are under the regulation of the U.S. Army Corps of Engineers and/or Environmental Protection Agency.

MULCHING. The application of suitable materials on the soil surface to conserve moisture, hold soil in place, and aid in establishing plant cover.

NATURAL VEGETATION. The ground cover in its original state before any grading, excavation or filling.

ODNR. Ohio Department of Natural Resources.

ODOT. Ohio Department of Transportation.

PERMANENT VEGETATION. Producing long term vegetative cover, i.e. bluegrass, tall fescue, crown vetch, etc.

PLAN. The Water Management and Sediment Control Plan.

PROJECT AREA. The land lying within the geographical limits of the tract(s) or parcel(s) under consideration and on which the work is to be performed.

PUBLIC WORKS INSPECTOR. A person designated by and representing the City of Springdale, also referred to as the P.W. Inspector for purposes of this chapter.

REDEVELOPMENT. Any alteration to an existing ~~building or~~ site that will alter the natural or existing state of the ~~storm water~~stormwater drainage system located on the property.~~usage which will require Planning Commission or Building Department Approval.~~

RETENTION POND. Permanent ponds where additional storm- water storage capacity is provided above the normal water level.

SEDIMENT. Solid material both mineral and organic, that is in suspension, is being transported, or has been moved from its original site or origin by air, water, or gravity as a product of erosion.

SEDIMENT BASIN. A barrier or dam built across a waterway or at other suitable locations to retain rock, sand, gravel, or silt or other materials.

SLOPE. The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance or as a ratio of horizontal distance to vertical distance, e.g. 3:1 means three feet horizontal distance to one foot in elevation change.

~~STORM WATER~~STORMWATER MANAGEMENT PLAN. Application, maps, plans, calculations and all other material required by this chapter or the Land Development Regulations.

~~STORM WATER~~STORMWATER MANAGEMENT SYSTEM. The combination of land grading, pavement slope, open channels, underground conduits (storm sewers, culverts, underdrains), catch basins, manholes, dams, detention/retention facilities, etc., designed according to acceptable engineering practice to properly transport, detain, store or dispose of ~~storm water~~stormwater. The ~~storm water~~stormwater management system shall also include ~~storm water~~stormwater quality best management practices. Post-construction ~~storm water~~stormwater management practices treat runoff from a development site after construction is complete. Their objectives range from capturing and treating pollutants in runoff to managing the increased frequency, volume and energy of ~~storm water~~stormwater runoff so that water resources are not degraded.

SUBDIVISION. The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, for lease, transfer of ownership or building or lot development. The name given to an area of land divided into lots including streets, walkways, easements, etc.

SWALE. A low-lying stretch of land which gathers or carries surface water runoff.

TEMPORARY VEGETATION. Short term vegetative cover used to stabilize the soil surface until final grading and installation of permanent vegetation, e.g. oats, rye or wheat.

TOPSOIL. Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer.

WATER MANAGEMENT AND SEDIMENT CONTROL PLAN. Application, maps, plans, calculations and all other material required by this chapter or the Springdale Subdivision Regulations.

WATERCOURSE. A permanent stream, intermittent stream, river, brook, creek, channel or ditch for water whether natural or manmade.

(Ord. 25-1987, passed 3-18-87; Am. Ord. 40-2010, passed 12-15-10)

§ 151.02 GENERAL PROVISIONS.

It is the general intent of the City that when development or redevelopment takes place within the City that the development shall not cause any ~~storm water~~stormwater or erosion problems either up stream or downstream from the development site and more specifically that the amount of stormwater discharged off the site shall not be greater after development than allowed under this chapter, and that water quality be addressed such that water resources are not degraded.

(A) Before a parcel is cleared, graded or otherwise disturbed by the movement of earth by any person, partnership, or corporation, a ~~Storm Water~~Stormwater Management Plan describing the proposed earth movement shall be approved by the Planning Commission, unless such development is exempted there from by subsection B of this section:

(B) ~~Storm Water~~Stormwater Management Plan shall not be required for any of the following conditions:

(1) Excavations below finished grade for drain fields, tanks, vaults, tunnels, equipment, basements, swimming pools, cellars, or footings of buildings or structures for which a building permit shall have been issued by the City, unless the Excavation is part of the work within a Project Area which required such a permit;

(2) Excavation or removal of vegetation in public utility easements by public utility companies for the purpose of installing underground utilities - unless required by the City Engineer;

(3) Tilling of the soil for fire protection purposes;

(4) When the Planning Commission rules that no ~~Storm Water~~Stormwater Management Plan permit is required;

(5) Any construction work designed, bid and inspected by or under control of the City unless specifically required by the City.

(Ord. 25-1987, passed 3-18-87; Am. Ord. 40-2010, passed 12-15-10)

§ 151.03 PERFORMANCE PRINCIPLES AND STANDARDS.

(A) Erosion control shall be practiced whenever a parcel is cleared, graded or otherwise disturbed by the movement of earth, regardless of exemptions outlined in § 151.02(B). At a minimum, erosion control standards shall be consistent with the technical requirements set forth in the Ohio EPA NPDES General Storm Water Permit for Construction Activities (OHC000005 or latest version). The following principles are effective in minimizing erosion and sedimentation and shall be included where applicable in the ~~Storm Water~~Stormwater Management Plan:

(1) Stripping of vegetation, regrading or other development shall be done in such a way that will minimize erosion. Whenever feasible, natural vegetation shall be retained, protected and supplemented;

(2) Development plans shall preserve salient natural features, keep Cut-Fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential;

(3) The smallest practical area of land shall be exposed at any one time and the duration of exposure shall be kept to a practical minimum. The topsoil shall be preserved and returned to the surface of areas to be revegetated, or new topsoil will be provided, or the surface shall be covered with sod;

(4) Disturbed soils shall be stabilized as quickly as practical with temporary vegetation or mulching to protect exposed critical areas during development;

(5) The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development;

(6) (a) Provisions shall be utilized in the design to minimize changes to the surface conditions which increase the percentage of impervious surface.

(b) Provisions shall be made to effectively mitigate the increased runoff rates caused by changed soil and surface conditions in addition to addressing water quality measures during and after development. Where necessary, Detention/ Retention Basins shall be provided according to the requirements of this chapter as well as water quality measures.

(7) Sediment in the runoff water shall be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized.

(B) The following standards shall be followed in preparing the ~~Storm Water~~Stormwater Management Plan;

(1) All lots, tracts, or parcels shall be graded to provide proper drainage away from the building and dispose of it without ponding. Each lot shall be graded such that water from the lot drains to a natural stream, swale, storm sewers or other watercourse. New ~~storm water~~stormwater outfalls shall not discharge undetained and/or untreated ~~storm water~~stormwater into jurisdictional wetlands, aquifers, or sensitive areas.

(2) All drainage provisions shall be of such design to adequately convey quantity and preserve quality of the surface runoff.

(3) Concentration of surface water runoff shall only be permitted in swales or watercourses;

(4) The installation of the specific ~~Storm Water~~Stormwater Management Plan measures shall be accomplished in accordance with the standards and specifications contained in the following:

(a) City Regulations ~~and~~

(b) ~~t~~The latest edition of the ODNR Rainwater and Land Development Manual ~~or~~

(c) The latest edition of the ODOT Location and Design Manual - Volume 2 - Drainage Design~~;~~

(d) The Ohio EPA NPDES General Storm Water Permit for Construction Activities (OHC000005 or latest version).

(5) The installation of post construction best management practices shall be accomplished in accordance with the standards and specifications contained in the City Regulations. ~~(see the Building Official for current list of "City of Springdale Post-Construction Best Management Practices").~~ Acceptable post construction best management practices are those that are included in the Ohio EPA NPDES General Storm Water Permit for Construction Activities (OHC000005 or latest version).

(6) The Building Department shall enforce compliance with the approved plans.

(C) The approved ~~Storm Water~~Stormwater Management Plan required of the landowner or his agent shall include, but not be restricted to the following:

(1) A vicinity sketch and boundary line survey of the Project Area;

(2) Location of all existing buildings, structures, utilities, storm and sanitary sewers and waterlines in the Project Area.

(3) Location of all trees with a trunk diameter of greater than six inches measured at a point five feet from the ground or a report on the trees in a form acceptable to the City from an arboriculturist certified by the City. If there are no trees, a note so stating shall be placed on the plans;

(4) Location of any building or structure - on land of adjacent property owners - within 100 feet of the Project Area;

(5) Elevations, contours, dimensions, locations, and extent of all work proposed to be done within and outside the Project Area, the existing elevations and contours of the land all in increments of two feet, and soil type and proposed ground cover for areas not covered by buildings, structures or pavement;

(6) A certification of the quantity of Cut and Fill involved:

(7) Detailed plans of all proposed ~~storm water~~stormwater provisions, retaining walls, vegetative practices, erosion and sediment control measures, location of fences around Sediment Basins, Detention/Retention Basins, steep excavations, post-~~contruction~~ construction ~~storm water~~stormwater quality best management practices, and other protective measures to be constructed in connection with, or as a part of the proposed work;

(8) Provisions for maintenance of control facilities and other measures (including easements) to insure short as well as long term Erosion Prevention, Sediment Control, and general water quality treatment.

(9) Maintenance methods and schedule for post-construction ~~storm water~~stormwater quality best management practices shall be provided. An Operation and Maintenance Plan shall be submitted outlining a plan for inspection and maintenance of Post-Construction Water Quality BMP(s).

(10) A map showing the drainage area of land tributary to the Project Area and estimated runoff of the area served by any drainage structure or Watercourse, computed in accordance with criteria as outlined in this chapter.

(11) The estimated cost of all the required Water Management and Sediment Control items.

(Ord. 25-1987, passed 3-18-87; Am. Ord. 77-1996, passed 10-16-96; Am. Ord. 40-2010, passed 12-15-10; Am. Ord. 29-2012, passed 9-5-12)

§ 151.04 STORMWATER MANAGEMENT PROVISIONS.

(A) Introduction

(1) Every Subdivision and land development shall be provided with a ~~Storm Water~~Stormwater Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City. Any unsubdivided parcel less than 1 ~~AC.~~acre in size is exempt from the detention requirement per § 151.04(D) of these regulations.

(2) Regarding ~~storm water~~stormwater quantity, developers are required to design improvements in accordance with § 151.04(D)(2)(d) of these regulations.

Where an existing site is being partially or totally redeveloped all requirements of this chapter will be in full force and effect. If conditions warrant on partially redeveloped sites and the developer can show that the application of all requirements would cause a hardship, he may request partial relief from Planning Commission.

(3) The Planning Commission may waive requirements for an individual Detention/Retention Basin if a common or regional Detention/Retention Basin of adequate design is available or if the City is reasonably certain one will be constructed and if the major drainage system from the Project Area to the common or regional Detention/Retention Basin is such that the public health, safety, and welfare will not be in jeopardy.

If this option is exercised, the Developer must agree in writing to participate in the cost of the common or regional Detention/Retention Basin whether already constructed or planned. The amount of participation and method of collection will be determined by the City.

(4) Improvements shall be designed such that, at a minimum, all developed areas are treated with an acceptable post-construction ~~storm water~~stormwater quality best management practice. Practices chosen must be sized to treat the water quality volume

(WQv) and to ensure compliance to the maximum extent practicable with Ohio EPA Water Quality Standards (Ohio Administrative Code Chapter 3745-1) and ~~Ohio EPA Construction General Storm Water NPDES discharge permit requirements applicable to the property. The WQv shall be equal to the volume of runoff from a 0.75 inch rainfall.~~the Ohio EPA NPDES General Storm Water Permit for Construction Activities (OHC000005 or latest version).

Sites that have been previously developed where no Post-Construction BMP's were installed are required to provide:

(a) A 20 percent net reduction of the site's current impervious area, achieved by either the use of pervious pavement or removing the impervious surface.

(b) Treatment of at least 20 percent of the WQv.

(c) A combination of (a) and (b).

The City accepted post-construction ~~storm water~~stormwater quality best management practices ~~can be found in the list of "City of Springdale Post-Construction Best Management Practices", available from the Building Department.~~ are those that are included in the Ohio EPA NPDES General Storm Water Permit for Construction Activities (OHC000005 or latest version).

(5) Although the submission requirements are specific, they are also the minimum requirements. The City Engineer may recommend to Planning Commission a higher degree of protection than specified if the design results do not appear adequate to protect the health, safety, and welfare of the community.

(6) Stormwater management Systems shall be designed for the ultimate use of the land.

(7) Continued maintenance.

(a) Once a ~~Storm Water~~Stormwater Management Plan has been approved and constructed it shall be the responsibility of the property owner to maintain the facility as designed and constructed and to ensure its proper operation to meet the intent and requirements of this chapter at all times.

(b) An Inspection and Maintenance Agreement shall be made between the property owner and the city ensuring that the Post-Construction Stormwater BMP(s) are inspected and properly maintained. Such agreement shall be in the form of a covenant to run with the land and shall be recorded with the Hamilton County Recorder. A template of such an agreement is available from the city.

(B) Stormwater Management System

(1) The development of a comprehensive Stormwater Management System requires providing two separate and distinct drainage systems, the minor system and the major system, and providing adequate post-construction ~~storm water~~stormwater quality best management practices.

(a) The minor drainage system is for collecting and transporting runoff from frequently occurring storms (both for water quantity and water quality measures). It includes open channels, street curbs and gutters, and underground storm sewers, manholes, catch basins, and culverts. This system's purpose is to lessen or eliminate inconveniences and safety and health hazards associated with frequent storms. Except where indicated otherwise, design criteria and requirements of this chapter are directed to the minor drainage system.

(b) The major drainage system is to insure that stormwater runoff which exceeds the capacity of the minor drainage system has a route to follow to the detention / retention basin. It must be recognized that the major drainage system exists even when it is not planned and whether or not physical facilities are intelligently located in respect to it.

(2) Submission requirements for development. Plans, profiles, and supporting documentation to verify conformance with this chapter shall be submitted along with the usual plan submissions required in Land Development Rules and Regulations.

(a) Preliminary Plans. In addition to the Land Development Rules and Regulations requirements, a plan showing the total area contributing runoff to the Project Area being considered shall be submitted with the preliminary plans. This plan shall contain, but is not limited to, the following information:

1. A contour plan showing the outline of all areas outside the project area that contributes runoff to it;

2. Estimated ~~runoff (Q)~~peak flow rates before and after development for terminal points along natural streams, proposed open channels, and other strategic points such as existing storm sewers or culverts;

3. Location of proposed Detention/Retention areas;

4. Location of all post-construction ~~storm water~~stormwater quality best management practices.

5. Any other information required by the City to clarify intent.

(b) Improvement Plans. In addition to the Land Development Rules and Regulations, the improvement plan for the project area shall contain, but is not limited to, the following information:

1. Diameter, length, slope, type pipe, and class of all storm sewers, culverts, and subsurface drainage;

2. Invert elevations on profiles of all pipes at terminal points such as manholes, inlets, catch basins, and headwalls;

3. Top of grate elevations of manholes and grate flowlines of catch basins and inlets;

4. Type of catch basin, inlet and manhole (ODOT or provide detail);

5. Headwall type (ODOT or provide detail);

6. Actual existing and proposed cross sections of open channels showing width of bottom, depth of water, erosion control measures and limits, and side slopes at each point of design along with a profile indicating the longitudinal slope and bottom elevations at the terminal points of design;

7. High and low points indicating the direction of runoff flow along the profile of the roadway;

8. Structural details and design data for Detention/Retention facilities;

9. Details of construction for all structures not included in the ODOT or City standard construction drawings;

10. Easements;

11. Detention/Retention facilities;

12. Location of all post-construction ~~storm water~~stormwater quality best management practices.

13. Maintenance schedule for post-construction ~~storm water~~stormwater best management practices.

14. Any other information required by the City Engineer to clarify intent or design features.

(c) Drainage and grading plans. In addition to the development plan, a drainage plan shall be submitted. This plan may be the required development plan or a similar plan at a scale not less than l inch = 20 feet showing at least the following additional information:

1. Contours indicating the existing and final grading at vertical increments of no more than 2 feet;

2. Discharge (Q), coefficient of runoff (c) and drainage area (A) along with the outline of the drainage area for each inlet, catch basin, culvert, open channel, and post-construction ~~storm water~~stormwater quality best management features, and other locations designated by the City Engineer. Drainage areas that lie partially outside the limits of the drainage and grading plan may be delineated on any contour map acceptable to the City Engineer;

3. ~~Discharge (Q)~~Peak flow rates before and after development at strategic points within and at extremities of the Project Area;

4. Delineation of the boundaries and contour elevation, along with the track, of the major drainage system through downstream areas to an adequate outlet even though the outlet may be outside the Project Area.

5. Delineation of the horizontal limits of ponding areas at low points (sags) in the street profile and low points outside the street right-of-way including, but not limited to, culvert headwater, natural stream water surfaces, and sump type inlets for storms with frequencies of 25 years and 100 years;

6. High and low water horizontal limits and contour elevation of Detention/Retention/Sedimentation/Water Quality facilities along with water surface and control weir elevations, outlet structures, etc.;

7. Areas outside of the Project Area susceptible to Sediment deposits or to Erosion caused by accelerated runoff;

8. Location of soils that may be limited for the proposed use;

9. All requirements of this chapter;

10. Any other information required by the City Engineer to clarify intent, specified requirements, or design features.

(d) Supporting data. All data and design information used for the design of drainage facilities and for determining downstream runoff information shall be submitted with the drainage and grading plan. To facilitate review and avoid confusion, legends, descriptions, and structure numbering used on design forms or other calculations shall be identical to those used on the improvement plans and the drainage and grading plan. This data shall include but are not limited to:

1. Weighted runoff coefficient calculations for each contributing area;

2. Pavement drainage computations;

3. Storm sewer computations;

4. Culvert design computations;

5. Open channel computations;

6. Detention/Retention facilities computations;

7. Inlet capacity computations.

8. Post-construction ~~storm water~~stormwater quality best management practice supporting calculations.

9. Sediment and Erosion Control supporting calculations.

10. Any other information required by the City Engineer to clarify intent or design features.

(e) As-built plans. Amended improvement plans specifying the locations, dimensions, elevations, and capacities of all facilities as constructed shall be submitted to the City on construction completion of the project. These shall include all required design features except those waived by the City Engineer. All revisions to the approved plans must be approved by the City prior to construction.

See Building Official for “As-Built Plan Requirements”.

(C) Stormwater Runoff Analysis. See § 150.34 of the Springdale Land Development Rules and Regulations.

(D) Detention/Retention Basins.

(1) Introduction. Detention/retention of stormwater refers to storage of excess runoff on the site of a development area or redeveloped area and gradual release of the stored runoff at an acceptable rate. The detention facility may be a dry surface structure, a pond or lake with additional freeboard or underground structure. The parking lot may not be used to provide for any of the detention requirements.

(2) Design.

(a) Supporting calculations will be required by the City Engineer. Any computer analysis method should be confirmed as acceptable with the City Engineer prior to design commencing. Computer Analysis systems for detention volume may be acceptable at the discretion of the City Engineer. The methodology and calculations used for the design and sizing of detention/retention basins shall be based on the Critical Storm Method as described below. The SCS Method shall be used for the purposes of sizing detention/retention basins.

If the post-development stormwater runoff volume from a site will be greater than the pre-development stormwater runoff from the same site, the peak flow rate from the Critical Storm and all more frequent storms shall be less than or equal to the peak flow rate from a 1-Year 24-Hour storm occurring on the site under pre-development conditions. The post-development peak flow rate from storms of less frequent occurrence (longer return periods) than the Critical Storm up to the 100-Year 24-Hour storm shall be less than or equal to the pre-development peak flow rates from equivalent size storms.

The Critical Storm for a specific development area shall be determined as follows:

1. Determine the total volume of stormwater runoff from a 1-Year 24-Hour storm for both pre-development and post-development conditions.

2. Determine the percent increase in the total volume of stormwater runoff due to development and select the Critical Storm from the following table:

Stormwater Runoff Volume Increase		Critical Storm
Equal to or Greater	And Less Than	
-	10%	1-Year
10%	20%	2-Year
20%	50%	5-Year
50%	100%	10-Year
100%	250%	25-Year
250%	500%	50-Year
500%	-	100-Year

Hydrographs for the 1-Year, 2-Year, 5-Year, 10-Year, 25-Year, 50-Year, and 100-Year storm events shall be developed from routing calculations using the SCS Method to confirm the Critical Storm Method requirements are achieved.

The following items ~~(a - h)~~ need to be included in a summary sheet of the support information, with references to the applicable page where the corresponding calculation is noted. All information must be submitted in a summary form.

1. Pre-developed ~~10-year Q, allowable Stage 1 discharge (in the situation where offsite tributary area is involved use only on-site area).~~peak flow rates for the storm events listed above.

2. Post-developed ~~10-year Q and required Stage 1 detention volume.~~ Peak flow rates for the storm events listed above.

~~a. Required Stage 1 Detention Volume (CF) = (Q10-post - Q10-PRE)*(25 minutes)*(60).~~

~~3. Pre-developed 25-year Q, allowable Stage 2 discharge (in the situation where off-site tributary area is involved use only on-site area).~~

~~4. Direct runoff (non-detained) 100-year, post-developed, flow subtracted from allowable discharge.~~

~~5. Post-developed 100-year Q, and stage 2 required detention/retention volume.~~

~~a. Required Stage 2 Detention Volume (CF) = (Q100-post - Q25-PRE)*(25 minutes)*(60).~~

~~6. 100-year flow from off-site tributary areas to be added to allowable discharge to provide direct pass through from off-site drainage (this is not utilized in the volume determination).~~

~~a. If the pass-thru flow is equal to, or greater than, the on-site developed 100- year peak flow, the City Engineer may require that hydrographs be prepared and both areas be routed through to the detention basin for design.~~

~~7~~3. A stage/storage/release table, which also specifically notes ~~Actual~~ actual discharge from outlet structure ~~at stage 1 and stage 2 storage volumes~~during the storm events listed above.

(b) Allowable discharge.

1. The ~~volume and~~ peak rate of runoff from an area after full development shall not exceed the ~~volume and~~ peak rate of runoff from the same area before development for each design frequency storm, or as noted in § 151.04(D)(2)(d), whichever is more restrictive.

2. For those areas where a study of the downstream area indicates the extended time of high discharge or velocity due to restricted release rate and storage may cause flooding or excessive erosion, the City Engineer may recommend that additional controls be required.

(~~d~~c) Detention Volume. The detention of ~~storm water~~stormwater shall ~~occur in 2 stages~~be provided according to the Critical Storm Method and the following criteria.

~~1. Stage 1 shall allow the discharge of the 10 year pre-developed storm flow and provide for the detention of a volume equal to the 10 year storm flow, post-development, less the 10 year pre-developed discharge.~~

~~a~~1. If the Detention (Water Quantity Basin) is being utilized as a water quality pond, then an additional initial stage for the Water Quality Volume (WQV) will be required.

~~2. Stage 2 shall allow the discharge of the 25 year pre-developed storm flow and provide for the detention of a volume equal to the 100 year storm flow, post-development, less the 25 year pre-developed discharge. The detention volume shall be determined by multiplying the above difference by 25 minutes.~~

~~3~~2. Outlet flow control devices shall be multistage.

~~4~~3. Other requirements may be imposed for specific cases.

~~5~~4. All detention systems must include an emergency overflow to control the post-developed 100-year ~~storm water~~stormwater flow when maximum storage capacity is surpassed.

65. No on-site storm drainage shall outlet downstream of the main detention / retention facility without providing supplemental retention as per the above criteria.

(E) Major Storms - Water Control.

(1) Introduction. Planning for the major storm is to insure that stormwater runoff which exceeds the capacity of the drainage system has a route to follow that will not cause loss of property or any loss of life. This system exists whether or not it is planned.

(2) Criteria.

(a) Storm frequencies. Surface runoff for the major drainage system shall be determined using a storm with a frequency of 100 years.

(b) Total runoff. The peak discharge of ~~storm water~~stormwater will be determined as previously outlined in this chapter. The peak discharge may be reduced by an amount equal to the flow in the minor storm system as designed.

(3) Points of Consideration.

(a) All open channels, street cross sections, low points, and culvert entrances will be considered as possible flood areas due to the 100-year storm and will be included as part of the major storm investigation. The investigation may include downstream facilities to a point designated by the City Engineer whether or not these facilities are contained within the project area or controlled by the land developer requesting approvals.

(b) All calculations will be submitted with the drainage plan.

(F) Inspection of Stormwater Control Facilities and Post Construction Stormwater Quality BMP(s).

(1) Inspection Requirements. All detention/retention and Post Construction BMP(s) shall be routinely inspected as determined by the city.

(a) All underground detention chambers shall be inspected by the property owner to insure that the detention chambers are in compliance with the approved water management and sediment control plan and the city's regulations. Such inspections shall be conducted at a minimum of every three years for underground detention chambers which are 10,000 cubic feet in size or greater, and every four years for underground detention chambers which are less than 10,000 cubic feet. The inspection shall be conducted in compliance with applicable law and regulations concerning confined space entry and shall be videotaped, a copy of which shall be provided to the city Building Department for its review. The property owner of an underground detention chamber shall be responsible to perform any maintenance or repairs which are discovered as a result of the inspection. If the detention facility also functions in whole or in part as a stormwater quality BMP, such facility shall be inspected annually.

(b) Post Construction BMP(s) shall be inspected annually to insure that BMP(s) are in compliance with the approved water management and sediment control plan and to identify and facilitate the removal of any pollutants. Inspection reports shall be submitted to the city no later than 30 days after the inspection. Templates of inspection reports are available from the city.

(2) Correction of Identified Deficiencies. If inspections identify corrections which need to be performed to return the facilities to proper function in accordance with the approved water management and sediment control plan, such corrections shall be made by the owner at his expense within 30 days of discovering such deficiencies. If inspections of Post Construction Stormwater Quality BMP(s) identify pollutants which must be removed, they must be removed and disposed of by the owner at his expense in accordance with city, state and federal guidelines within 30 days.

(3) Failure to Inspect or Correct Deficiencies. If a property owner fails or refuses to conduct an inspection as required by this section, the city shall cause an inspection to be conducted and all costs that the city incurs in performing the inspection shall be the responsibility of the property owner. If the property owner fails or refuses to perform the maintenance and repairs within the time specified by the city, the city shall cause the maintenance or repairs to be performed and the cost shall be the responsibility of the property owner. In addition, the failure or refusal of a property owner to conduct an inspection or make correction/repairs as required by this section shall be deemed to be a misdemeanor and punishable as provided in § 151.06(B). Costs shall be assessed in the same manner as provided for in §§ 155.064 and 155.065.

(Ord. 25-1987, passed 3-18-87; Am. Ord. 77-1996, passed 10-16-96; Am. Ord. 40-2010, passed 12-15-10; Am. Ord. 29-2012, passed 9-5-12)

~~§ 151.05 APPROVAL PROCEDURES.~~

~~(A) The building permit review process shall not begin until the Storm Water Management Plan, together with other submissions required by this chapter are approved by the City Engineer.~~

~~(B) Three copies of complete plan and supporting data shall be filed with the Building Department in accordance with the submission schedule of the Planning Commission. The City Engineer or his representative shall review and recommend such changes or modifications as are deemed necessary to the Planning Commission.~~

~~(C) The Planning Commission shall review these plans as submitted, together with the recommendations of the City Administrator, Building Official, and City Engineer. If the Commission approves the plans, it shall so advise the Building Official who shall insure compliance by the applicant with the plans as finally approved.~~

~~(D) Every Storm Water Management plan approval shall expire and become null and void if the work authorized has not commenced within 120 days, or is not completed within two years from date of issue. The Planning Commission may grant a reasonable extension of time if the permit holder presents satisfactory evidence that unusual difficulties have prevented work being started or completed within the specified time limits and if written application is made before the expiration date of this permit.~~

~~(E) In order to insure that emergency measures could be taken by the City if the water management and sediment control measures were not implemented according to the agreed upon plan and schedule, a performance bond in the amount of the cost of the Storm Water Management Plan measures shall be required to be filed with the City Finance Director. This bond shall include post-construction best-management practices. Said performance bond shall authorize immediate payment to the City of Springdale upon certification by the City Administrator with the concurrence of the Planning Commission, that necessary emergency work must be done immediately to insure proper water management and sediment control as a result of the landowner's failure to complete or adhere to the approved Stormwater Management Plan.~~

~~(F) The Planning Commission and the City Administrator shall make a continuing review and evaluation of the methods used and overall effectiveness of the storm water management and sediment control program.~~

~~(Ord. 25-1987, passed 3-18-87; Am. Ord. 40-2010, passed 12-15-10)~~

§ 151.05 APPROVAL PROCEDURES.

(A) When the proposed Development on the site requires review and approval by the Planning Commission, copies of complete ~~Storm Water~~Stormwater Management Plan and supporting data shall be filed with the Building Department in accordance with the submission schedule of the Planning Commission. The City Engineer or his representative shall review the proposed Development for compliance with the ~~Storm Water~~Stormwater Management requirements herein and provide recommendations for consideration of the Planning Commission.

(B) The Planning Commission shall review these plans as submitted, together with the recommendations of the City Administrator, Building Official, and City Engineer. If the Commission approves the plans, the Building Official and City Engineer shall insure compliance by the property owner/ applicant with the construction plans submitted for Construction Permits.

(C) Every ~~Storm Water~~Stormwater Management plan approved by the Planning Commission shall expire with the expiration of Planning Commission approval as provided by the Zoning Code.

(D) In order to insure that emergency measures could be taken by the City if the water management and sediment control measures are not implemented according to the agreed upon plan, a performance bond in the amount of the cost of the ~~Storm Water~~Stormwater Management Plan measures shall be required to be filed with the City. The City Engineer shall receive a Construction estimate for the cost of the ~~Storm Water~~Stormwater Management Plan measures from the property owner/ applicant for review, and shall set the amount of the bond. This bond shall include post-construction best-management practices. Said performance bond shall authorize immediate payment to the City of Springdale upon certification by the City Administrator, that necessary emergency work must be done immediately to insure proper water management and sediment control as a result of the landowner's failure to complete or adhere to the approved Stormwater Management Plan.

(E) When the proposed Development on the site does not require review and approval by the Planning Commission, the Site Plans shall be submitted to the Building Department as part of the construction submittal documents for Permit per § 152.10, and be reviewed and approved by the City Engineer relative to proposed work in the right-of-way.

(F) For any new construction or alterations to an existing site, the owner shall pay any applicable fees, including the processing base fee, stormwater management fee, and penalty fees, as set forth in §152.20 (G). The Processing Base fee is intended to address the cost incurred by the Building Official in processing the permit application. The Stormwater Management Fee is intended to address the cost incurred to review and inspect the new work, which is authorized by §151 herein. These fees for construction Permit are in addition to the applicable fees and costs incurred during review and approval of the Planning Commission process.

§ 151.06 SUSPENSION & PENALTIES.

(A) In the event any person holding an approved ~~Storm Water~~Stormwater Management Plan pursuant to this chapter violates the terms of the plan and/or any provisions of this chapter, or conducts or carries on the site development in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood of the Project Area, or conducts or carries on the site development so that it is materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the City Building Official shall give notice of such violation to the person responsible and order compliance with the approved ~~Storm Water~~Stormwater Management Plan and/or provisions of this chapter.

(B) Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor of the fourth degree. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

(Ord. 25-1987, passed 3-18-87; Am. Ord. 40-2010, passed 12-15-10)

RESOLUTION NO. R06-2023

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO FILE AN APPLICATION WITH THE SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY (SORTA) FOR TRANSIT INFRASTRUCTURE FUNDS RELATED TO THE NORTHLAND BOULEVARD RECONSTRUCTION PROJECT, AND AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO EXECUTE ALL CONTRACTS AND OTHER DOCUMENTS RELATED TO THE PROJECT

WHEREAS, street and road repairs are a priority for the City of Springdale (the "City"); and

WHEREAS, Hamilton County Issue 7 increased the County sales tax and allowed funding for infrastructure improvements that benefit road and bridge improvements which support bus services; and

WHEREAS, the City will apply for funding under the Transit Infrastructure Funding, Round 3, through the Southwest Ohio Regional Transit Authority (SORTA) for infrastructure repairs and improvements.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the City Administrator is hereby authorized and directed to file an application for Transit Infrastructure Funding related to the Northland Boulevard Reconstruction Project (the "Project").

Section 2. That the Council for the City of Springdale ("City Council") does hereby endorse and support the City's application for Transit Infrastructure Funding for infrastructure repairs and improvements related to the Project.

Section 3. That if Transit Infrastructure Funding is awarded to the City, the Mayor and Clerk of Council/Finance Director are authorized to execute all contracts and other documents implementing the Project.

Section 4. That the City hereby requests the Southwest Ohio Regional Transit Authority (SORTA) consider and fund the application for the Project.

Section 5. That City Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall take effect at the earliest period allowed by law.

Dated this _____ day of April, 2023.

_____
President of Council

Attest:

_____
Clerk of Council/Finance Director

Approved:

_____
Mayor

_____
Date

CERTIFICATE

The undersigned, Clerk of the Council of the City of Springdale, hereby certifies the foregoing Resolution to be a true and correct copy of Resolution No. R06-2023 adopted on the ____ day of April, 2023.

_____

Clerk of Council