

Date of completed submission : _____ Permit Review Fee Deposit: _____
Rcd. By: _____ Total fee will vary with scope of review and direct and indirect costs to City.

City of Pataskala
Application for Land Disturbance Permit (Section 1119.03)

Applicant Name: _____
(If Corporation or Partnership, Also List Chief Executive Officer's Information)

Applicant Mailing Address: _____

Contact Numbers: Day: _____ **Evening:** _____

Fax: _____

Location of Property: _____

Parcel ID #: _____ **Acreage:** _____

City of Pataskala Zoning District: _____

Purpose and scope of proposed Land Disturbance: _____

Attach additional sheets if necessary

Please attach the following:

Unless otherwise excepted by this chapter, a permit application must be accompanied by the following in order that the permit application be considered: a stormwater management concept plan; a maintenance agreement; and a non-refundable permit review fee.

(3) The stormwater management plan shall be prepared to meet the requirements of Section 1119.05, the maintenance agreement shall be prepared to meet the requirements of Section 1119.09, and fees shall be those established by the City of Pataskala.

(c) Application Review Fees. The fee for review of any land development application shall be based on the amount of land to be disturbed at the site, and the fee structure shall be established by the City of Pataskala. All of the monetary contributions shall be credited to a local budgetary category to support local plan review, inspection and program administration, and shall be made prior to the issuance of any building permit for the development.

(d) Application Procedure.

(1) Applications for land disturbance activity permits must be filed with the City of Pataskala on any regular business day.

(2) ~~A copy of this permit application shall be forwarded to City of Pataskala for review.~~

(3) Permit applications shall include the following: two copies of the stormwater management concept plan, two copies of the storm-water-management-structures maintenance agreement, and any required review fees.

(4) Within 30 business days of the receipt of a complete permit application, including all documents as required by this chapter, the City of Pataskala shall inform the applicant whether the application, plan and maintenance agreement are approved or disapproved.

(5) If the permit application, stormwater management plan or maintenance agreement are disapproved, the applicant may revise the stormwater management plan or agreement. If additional information is submitted, the City of Pataskala shall have 10 business days from the date the additional information is received to inform the applicant that the plan and maintenance agreement are either approved or disapproved.

(6) If the permit application, final stormwater management plan and maintenance agreement are approved by the City of Pataskala, all appropriate land disturbance activity permits shall be issued.

(e) Permit Duration. Permits issued under this section shall be valid from the date of issuance through the date the City of Pataskala notifies the permit holder that all stormwater management practices have passed the final inspection required under permit condition.

(Ord. 2006-3675. Passed 5-15-06.)

1119.07 REQUIREMENTS FOR STORMWATER MANAGEMENT PLAN APPROVAL.

(a) Stormwater Management Plan Required for All Developments. No application for development or redevelopment will be approved unless it includes a stormwater management plan detailing in concept how runoff and associated water quality impacts resulting from the development will be controlled or managed. This plan must be prepared by an individual approved by the City of Pataskala and must indicate whether stormwater will be managed on-site or off-site and, if on-site, the general location and type of practices. The stormwater management plan(s) shall be referred for comment to all other interested agencies, and any comments must be addressed in a final stormwater management plan. This final plan must be signed by a licensed professional engineer (PE) or Registered or Certified Professional Geologist (RG or CPG), who will verify that the design of all stormwater management practices meet the submittal requirements outlined in the Submittal Checklist found in the Storm Water Design Manual. No building, grading, or sediment control permit shall be issued until a satisfactory final stormwater management plan, or a waiver thereof, shall have undergone a review and been approved by the City of Pataskala after determining that the plan or waiver is consistent with the requirements of this chapter.

(b) Stormwater Management Concept Plan Requirements. A stormwater management concept plan shall be required with all permit applications and will include sufficient information (e.g., maps, hydrologic calculations, etc) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. The intent of this conceptual planning process is to determine the type of stormwater management measures necessary for the proposed project, and ensure adequate planning for management of stormwater runoff from future development. To accomplish this goal the following information shall be included in the concept plan:

(1) A map (or maps) indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural stormwater management and sediment control facilities. The map(s) will also clearly show proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading. A written description of the site plan and justification of proposed changes in natural conditions may also be required;

(2) Sufficient engineering analysis to show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with this chapter and the specifications of the Stormwater Design Manual;

(3) A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

(4) A written description of the required maintenance burden for any proposed stormwater management facility;

(5) The City of Pataskala may also require a concept plan to consider the maximum development potential of a site under existing zoning, regardless of whether the applicant presently intends to develop the site to its maximum potential.

(c) Previously Developed Sites. For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the stormwater concept plan measures for controlling existing stormwater runoff discharges from the site in accordance with the standards of this Chapter to the maximum extent practicable.

(d) Final Stormwater Management Plan Requirements. After review of the stormwater management concept plan, and modifications to that plan as deemed necessary by the City of Pataskala, a final stormwater management plan must be submitted for approval. The final stormwater management plan, in addition to the information from the concept plan, shall include all of the information required in the Final Stormwater Management Plan checklist found in the Stormwater Design Manual.

(1) This includes:

A. Contact information: The name, address, and telephone number of all persons having a legal interest in the property and the tax reference number and parcel number of the property or properties affected;

B. Topographic Base Map: A 1" = 200' topographic base map of the site which extends a minimum of 1,000 feet beyond the limits of the proposed development and indicates existing surface water drainage including streams, ponds, culverts, ditches, and wetlands; current land use including all existing structures; locations of utilities, roads, and easements; and significant natural and manmade features not otherwise shown;

C. Calculations: Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in this Chapter. Such calculations shall include (i) description of the design storm frequency, intensity and duration, (ii) time of concentration, (iii) Soil Curve Numbers or runoff coefficients, (iv) peak runoff rates and total runoff volumes for each watershed area, (v) infiltration rates, where applicable, (vi) culvert capacities, (vii) flow velocities, (viii) data on the increase in rate and volume of runoff for the design storms referenced in the Stormwater Design

Manual, and (ix) documentation of sources for all computation methods and field test results;

D. Soils Information: If a stormwater management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure;

E. Maintenance and Repair Plan: The design and planning of all stormwater management facilities shall include detailed maintenance and repair procedures to ensure their continued function. These plans will identify the parts or components of a stormwater management facility that need to be maintained and the equipment and skills or training necessary.

(2) Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

A. Landscaping plan: The applicant must present a detailed plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be prepared by a registered landscape architect or by the soil conservation district;

B. Maintenance Easements: The applicant must ensure access to all stormwater treatment practices at the site for the purpose of inspection and repair by securing all the maintenance easements needed on a permanent basis. These easements will be recorded with the plan and will remain in effect even with transfer of title to the property;

C. Maintenance agreement: The applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management measure in accordance with the specifications of this Chapter;

D. Erosion and sediment control plans for construction of stormwater management measures: The applicant must prepare an erosion and sediment control plan for all construction activities related to implementing any on-site stormwater management practices;

E. Other environmental permits: The applicant shall assure that all other applicable environmental permits have been acquired for the site prior to approval of the final stormwater design plan.

(e) Performance Bond/Security. The City of Pataskala may, at its discretion, require the submittal of a performance security or bond prior to issuance of a permit in order to insure that the stormwater practices are installed by the permit holder as required by the approved stormwater management plan. The amount of the installation performance security shall be the total estimated construction cost of the stormwater management practices approved under the permit, plus twenty-five percent. The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan. The installation performance security shall be released in full only upon submission of "as built plans" and written certification by a registered professional engineer that the stormwater practice has been installed in accordance with the approved plan and other applicable provisions of this Chapter. The City of Pataskala will make a final inspection of the stormwater practice to ensure that it is in compliance with the approved plan and the provisions of this Chapter. Provisions for a partial pro-rata release of the performance security based on the completion of various development stages can be done at the discretion of the City of Pataskala.

(Ord. 2006-3675. Passed 5-15-06.)

I certify that the information and facts provided on and with this application are true and correct.

I acknowledge that inspections required for this permit must be coordinated through the City Planning Director at (740) 927-2168

Applicant Signature

Date

Printed or typed Name

Action Completed by the City Storm-Water and Water-Quality Management Coordinator

Approval Date: _____ Disapproval Date: _____

Conditions of Approval: _____

Signature: _____