

DIVISION 4. - CONTROL OF RUNOFF FROM CONSTRUCTION SITES

Sec. 9-82. - Provision of storm water management measures.

No person shall develop any land without having provided for appropriate storm water management measures that control or manage runoff, in compliance with this article. Exceptions include the following:

- (1) Land-disturbing activities on agricultural land for production of plants and animals useful to man, excluding the construction of an agricultural structure or facility on one or more acres that require a building permit;
- (2) Land-disturbing activities undertaken on forest land for the production and harvesting of timber and timber products;
- (3) Construction or improvement of single-family residences or their accessory buildings which are separately built and not part of multiple construction of a subdivision development.

(Ord. No. 664, § IVA, 11-24-98)

Sec. 9-83. - Development.

- (1) In developing plans for residential subdivisions, individual lots in a residential subdivision development shall not be considered to be separate land-disturbing activities and shall not require development of a storm water management plan. Instead the residential subdivision development, as a whole, shall be considered to be a single land-disturbing activity. Hydrologic parameters that reflect the ultimate subdivision development shall be used in all engineering calculations.

If individual lots or sections in a residential subdivision are being developed by different property owners, all land-disturbing activities related to the residential subdivision shall be covered by the approved storm water management plan for the residential subdivision. Individual lot owners or developers shall comply with the plan as approved by the city planning commission.

Residential subdivisions which were approved prior to the effective date of these regulations are exempt from these requirements. Development of new phases of existing subdivisions which were not previously approved shall comply with the provisions of these regulations.

- (2) For land-disturbing activities involving two (2) acres or less for a residential development and all acreage for a commercial development which are not part of a larger common plan of development or sale, the person responsible for the land-disturbing activity may be required

by the building inspector to submit a simplified storm water management plan. This plan will require approval of the city building inspector but not professional certification. This plan will require, unless dictated differently by the city building inspector, the following:

- (a) A narrative description of the storm water management facilities to be used.
- (b) A general description of topographic and soil conditions of the development site.
- (c) A general description of adjacent property and a description of existing structures, buildings, and other fixed improvements located on surrounding properties.
- (d) A sketch plan to accompany the narrative which shall contain:
 1. A site location drawing of the proposed project, indicating the location of the proposed project in relation to roadways, jurisdictional boundaries, streams and rivers;
 2. The boundary lines of the site on which the work is to be performed;
 3. All areas within the site which will be included in the land-disturbing activities shall be identified and the total disturbed area calculated.
- (e) A topographic map of site.
- (f) Anticipated starting and completion dates of the various stages of land-disturbing activities and the expected date the final stabilization will be complete.
- (g) The location of temporary and permanent vegetative and structural storm water management control measures.
- (h) Storm water management plans shall contain certification by the persons responsible for the land-disturbing activity that the land-disturbing activity will be accomplished pursuant to the plan.
- (i) Storm water management plans shall contain certification by the person responsible for the land-disturbing activity that the city building inspector has the right to conduct on-site inspections.

Land-disturbing activities disturbing more than two acres shall meet the requirements of sections 9-84 through 9-87.

(Ord. No. 664, § IVB, 11-24-98)

Sec. 9-84. - Review and approval of plan.

A storm water management plan shall be submitted to the city building inspector for review and approval. Should any plan involve any storm water management facilities or land dedicated to public use, the same information shall also be submitted for review and approval to the department having jurisdiction over the land or other appropriate departments or agencies identified by the city building inspector for review and approval. This storm water management plan shall serve as the basis for all subsequent construction. The city building inspector shall review the plan within ten (10) working days from the receipt

of the plan. Within fifteen (15) working days from the receipt of the storm water management plan, the city building inspector shall issue a decision approving, rejecting or conditionally approving the plan with modification. Storm water management plan requirements are found in section 9-95.

(Ord. No. 664, § IVC, 11-24-98)

Sec. 9-85. - Fees.

A list of fees for plan review and other fees associated with this article can be obtained from the city building inspector.

(Ord. No. 664, § IVD, 11-24-98)

Sec. 9-86. - Storm water management facility elements.

Storm water management facilities may include both structural and nonstructural elements. Natural swales and other natural runoff conduits shall be retained where practicable.

Where additional storm water management facilities are required to satisfy the minimum control requirements, the following measures are examples of what may be used:

- (1) Storm water detention structures (dry basins);
- (2) Storm water retention structures (wet ponds);
- (3) Facilities designed to encourage overland flow, slow velocities of flow, and flow through buffer zones; and
- (4) Infiltration practices.

Where detention and retention structures are used, consolidation of these facilities into a limited number of large structures will be preferred over designs which utilize a large number of small structures.

Storm water management plans can be rejected by the city building inspector if they incorporate structures and facilities that will demand considerable maintenance, will be difficult to maintain, or utilize numerous small structures if other alternatives are physically possible.

The drainage system and all storm water management structures within the city will be designed in accordance with the technical criteria and standards established by the city engineer.

(Ord. No. 664, § IVE, 11-24-98)

Sec. 9-87. - Professional preparation and approval of plans.

Storm water management plans shall be prepared, certified, and stamped/sealed by a qualified registered professional engineer, land surveyor or landscape architect, using acceptable engineering standards and practices.

(Ord. No. 664, § IVF, 11-24-98)