



# ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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**Application #2020-102;**  
**1536 Newark-Granville Road**  
**Preliminary Plat and Improvements Review for**  
**Glenshire Subdivision (SRD-C) and**  
**Transportation Corridor Overlay District (TCOD)**

**Applicant:** Gerry Bird, Architect  
On behalf of  
1536 CVC, LLC  
15110 Shoreline Drive West  
Thornville, Ohio 43076

**Property Location:** The **18.93-acre** project property is located at 1536 Newark-Granville Road, is owned by 1536 CVC, LLC, and is known as Licking County Auditor's Parcel No. 020-041946-00.000. The property is zoned Suburban Residential District-C (SRD-C) and the frontmost portion of the property is zoned Transportation Corridor Overlay District (TCOD).

**Request:** The request is for review and approval of a Preliminary Plat and Improvement Plans, which proposes lots for up to thirty (30) single-family residential properties.

The following actions have been taken related to this property:

- Annexed into the Village of Granville (Ordinance 03-2019),
- Rezoned from Township r-1 to Village Suburban Residential District-C (SRD-C) (BZBA Application 2019-057); and
- Variances granted under BZBA Application #2017-175):
  - Reduction of the required front yard setback from thirty (30) feet to fifteen (15) feet where lots have front loaded garages:
  - Reduction of the required front yard setback from thirty (30) feet to ten (10) feet where lots have side loaded garages;
  - Reduction of minimum right-of-way from sixty (60) feet to fifty (50) feet;
  - Reduction of the minimum sidewalk width from five (5) feet to four (4) feet; and
  - Reduction of the minimum tree lawn width from six (6) feet to five (5) feet.



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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**Staff Review:**

Listed below, referencing:

- Chapter 1105, Definitions;
- Chapter 1109, General Provisions;
- Chapter 1113 Procedure for Plat Approval;
- Chapter 1115, Environment and Land Suitability;
- Chapter 1117, Design Standards;
- Chapter 1121, Improvements;
- Chapter 1163, Suburban Residential District (SRD-C);
- Chapter 1176, Transportation Corridor Overlay District (TCOD);
- Chapter 1183, Off-Street Parking and Loading;
- Chapter 1187, Height, Area and Yard Modifications;
- Chapter 1193, Tree and Landscape Requirements;
- Chapter 1195, Traffic Impact Ordinance;
- Chapter 1196, Access Management Plan Guidelines and Standards;
- Chapter 1197; Comprehensive Stormwater Management;
- Chapter 1199; Erosion and Sediment Control

### **Planners' Summary Notes: 8-21-2020**

#### **Summary of Points Warranting Further Discussion and Provision of Additional Information (Highlighted Items from Staff Report):**

**As outlined and addressed in the staff report above, the Planning Commission, and Planning Department Staff has received and reviewed the Preliminary Plat and Improvements Plan for the Glenshire Subdivision Project.**

**With the following considerations/conditions, staff recommends approval of the Preliminary Plat and Improvements Plan - allowing this project to move on the next stage of review – which will be Village Council's consideration of relief related to certain subdivision design aspects:**

- 1) Illustrated roadway layout deviations be reviewed and approved by Village Council per 1109.08, Variances.**

**The presented deviations have been reviewed by Village Engineers, Bird+Bull, with no exceptions taken. Planning staff has also spent considerable time with the requested deviations and takes no exceptions to them. Fire Chief Caskey and Service Director Willey have also reviewed the requested deviations and take no exception to them – Chief Caskey has**



## *Planning Commission Hearing*

*August 24<sup>th</sup>, 2020 (via teleconference)*

---

expressed the desire for no on street parking throughout the project. The applicant is aware of this request and is agreeable with this assessment.

- 2) Applicant to provide the required Comprehensive Stormwater Plan to the Village Engineer and Village Service Director for their review and approval in a timely manner.

A Pre-Application Meeting with the Village Engineer is required prior to the development of said Comprehensive Stormwater Plan. Additionally, no land clearing or soil disturbing activities are permitted without an approved Comprehensive Stormwater Plan.

The submitted Preliminary Plat illustrates a grading concept, anticipated grades around the building/home sites, stormwater drainage system intentions at both the street and intended two-stage detention pond. If the presented preliminary plat receives the necessary deviations approval, they're better situated to further evolve/refine this required plan.

- 3) Applicant to submit the required Lighting Plan for this project in a timely manner.

As illustrated and narrated by the applicant, new homes within the project will be situated closer to the street – benefiting from the illumination of the lighting on the garages and front porches. Five (5) Granville 'Acorn' pole fixtures are specified at locations that would benefit from an enhanced light level.

- 4) Applicant to provide the required Landscape Plan for review by the Tree & Landscape Commission. Applicant is instructed to meet with Tree & Landscape Commission to receive their input ahead of the final plan being submitted to staff.

It is staffs understanding the applicant has a working relationship with Dawe's Arboretum and has intentions to seek their input on and perhaps involvement with then in the design of the greenspace as you enter the neighborhood.

- 5) Applicant to provide the required exhibit related to Site Distances at the intersection of Newark-Granville Road and Street 'A'.

With the granting of relief from the required 100-foot tangent for Street 'A' (near the entrance to the property), the plans will be more solidified and the applicant can proceed with preparing this critical required exhibit.

Deviations to be reviewed by Village Council include the following:

- 1) Reduction of the required length of the tangent line at the intersection of proposed Street 'A' and Newark-Granville Road from the required one-



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- hundred (100) feet to 50 to 60 feet, in order to allow Street ‘A’ to align with Newark-Granville Road at 90 degrees** (Refer to provided narrative dated 7/10/2020- Item 1);
- 2) **Reduction of the required minimum centerline radius for horizontal curves from one hundred (100) feet to sixty (60) feet at the curve at Lot No. 4** (Refer to provided narrative dated 7/10/2020 – Item 2);
  - 3) **Creation of a ‘short stub street’ to serve Lots 16 and 17.** All other lots within the plan are served by the main road or cul-de-sacs. The request is based on topography that drops away substantially along the southern row of lots. The applicant offers that Lots 16 & 17 may also be served by a joint access driveway versus a dedicated road (Refer to provided narrative dated 7/10/2020- Item 3);
  - 4) **Sidewalks only along one side of the Street ‘A’ from the entrance at Newark-Granville Road to the larger cul-de-sac at Street ‘B’ vs. both sides, and no sidewalks on cul-de-sac Street ‘C’.** In lieu of sidewalks across parcel frontage at Newark-Granville Road – applicant proposes providing and appropriately signalized pedestrian crossing (RRFB or as directed the Village) east of the entrance to the neighborhood connecting it to the multi-use path at the entrance to the Colony (Refer to provided narrative dated 7/10/2020 – see Item 4);
  - 5) **Selective/strategic street lighting in five (5) locations** throughout the plan vs. uniformly lighting the entire street – at the risk of over lighting the neighborhood (Refer to provided narrative dated 7/10/2020- Item 5)

### **Chapter 1105.01, Definitions:**

- (18) *“Plat, preliminary” means a tentative subdivision plan, in lesser detail than the final plat, indicating the proposed layout of a subdivision as a basis for consideration prior to the preparation of the final plat.*
- (19) *“Plat, final” means a complete and exact subdivision plan prepared for official recording as required by statute.*

### **Chapter 1109, General Provisions:**

- 1) *Section 1109.07, Traffic Impact of Subdivisions.*

*The Planning Commission shall not recommend nor shall Council approve a subdivision plat unless they find that such subdivision plat provides adequate ingress and egress and does not adversely impact traffic patterns. **A traffic impact study***



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

---

**shall be conducted to determine the development's impact on municipal street patterns and pedestrian and vehicular traffic flow for any proposed residential subdivision of greater than fifteen (15) units** and for any commercial, industrial or institutional developments unless waived by the Planning Commission. The traffic impact study shall include any proposed off-site road improvements determined necessary to alleviate any impact caused by the proposed subdivision or development. (Ord. 21-95. Passed 8-2-95.)

The applicant has provided two (2) Traffic Access Studies over the course of this project's life. The first was conducted in 2016 as an independent analysis and the second in 2018 as part of the Newark-Granville Road Analysis, both conducted by Carpenter Marty Transportation.

In 2016 the study was based on a potential thirty-seven (37) single-family units (non-age restricted); the 2018 updated review included only thirty (30) age-restricted, single-family units.

To summarize the updated 2018 review: The empty-nester cluster homes development will have a low impact on the health of Newark-Granville Road, contributing approximately 1.32% to the current traffic volume. Estimates are one (1) vehicle per eleven (11) minutes accessing Newark-Granville Road. The project does not warrant turn lanes, or road improvements. Newark-Granville Road traffic, when calculated at the agreed upon growth rate of 2.14%, operates at an acceptable level of service through the study's Horizon Year of 2038.

Both complete reports are available for review should the Planning Commissioners desire to do so.

- 2) Section 1109.08, Variances.
- (a) **Deviations from any of the terms of these Regulations may be recommended to Council by the Planning Commission in specific cases where topographical or other conditions justify such deviations;** such modifications may be granted only if substantial hardship or injustices caused by topographical or other conditions would be experienced by strict compliance to the provisions of this chapter.
  - (b) **Alternatively, deviations from any of the terms of these Regulations may be recommended to Council by the Planning Commission in specific cases where unique conditions or special circumstances make it impractical and infeasible to meet the applicable regulations.** Such modifications may be granted only if the requested variance is **not detrimental to the public good, does not substantially**
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## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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**impair the intent and purpose of these Regulations, and advances one or more Goals as stated in the Comprehensive Plan.** Such a variance request shall specify, in writing, why the variance is appropriate and necessary and shall document the unique conditions or special circumstances that make it impractical and infeasible to meet the applicable Regulations. The documentation shall show that the applicant has considered all practical and reasonable alternatives to mitigate the unique conditions or special circumstances and that the alternatives are not feasible or practical. **In deciding such a variance request, the Planning Commission and Council shall consider recommendations from the Village Engineer, Village Utilities Director, Village Service Director and/or the Granville Township Fire Chief, as appropriate, regarding the impact of the requested variance on the public good and on the intent and purpose of these Regulations.**

- (c) **Deviations from any of the terms of these Regulations regarding the design, configuration or construction of any infrastructure improvements, including but not limited to streets, paths, sidewalks, water lines, sewer and storm lines, utility or service lines or lighting, may be authorized only by appropriate action of Council.** (Ord. 13-2015. Passed 12-2-15.) As above in item (b).

**As above, the potential deviations to be reviewed by Council are as follows:**

- **Reduction of the required length of the tangent line at the intersection of proposed Street 'A' and Newark-Granville Road from the required one-hundred (100) feet to 50 to 60 feet, in order to allow Street 'A' to align with Newark-Granville Road at 90 degrees (Refer to provided narrative dated 7/10/2020- Item 1);**
- **Reduction of the required minimum centerline radius for horizontal curves from one hundred (100) feet to sixty (60) feet at the curve at Lot No. 4 (Refer to provided narrative dated 7/10/2020 – Item 2);**
- **Creation of a 'short stub street' to serve Lots 16 and 17. all other lots within the plan are served by the main road or cul-de-sacs. The request is based on topography that drops away substantially along the southern row of lots. The applicant offers that Lots 16 & 17 may also be served by a joint access**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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driveway versus a dedicated road (Refer to provided narrative dated 7/10/2020- Item 3);

- Sidewalk only along east side of ‘Street A’ and in lieu of sidewalks across parcel frontage at Newark-Granville Road – applicant proposes providing and appropriately signaled pedestrian crossing (RRFB or as directed the Village) east of the entrance to the neighborhood connecting it to the multi-use path at the entrance to the Colony (Refer to provided narrative dated 7/10/2020 - Item 4);
- Selective/strategic street lighting in five (5) locations throughout the plan vs. uniformly lighting the entire street – at the risk of over lighting the neighborhood (Refer to provided narrative dated 7/10/2020- Item 5);

### 1) Chapter 1113.03. Preliminary Plat.

(a) Submission.

- (1) The subdivider/developer shall prepare a preliminary plat together with improvement plans and such other data as may be required by Chapters **1109, 1117, 1121 or 1147. Submitted as required.**
- (2) Eleven (11) copies of the preliminary plat and other required material shall accompany a written application to the Planning Commission. **Submitted as required.**
- (3) For consideration at the next regularly scheduled meeting of the Planning Commission, the application including all required attachments shall be submitted to the Village Planner. The application shall be considered officially filed after it is examined by the Village Planner or his/her designee and is found to be complete in all respects. The Planning Commission shall not consider an application for a preliminary plat which is found to be incomplete.

(b) Approval.

- (1) The Village Planner or other designee of the manager shall transmit copies to the Municipal Engineer, the appropriate boards, commissions and departments of the Municipality, and to all affected local utility companies for their review, recommendations, or action. **The preliminary plat has been reviewed by Village Engineers, Bird +**



## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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Bull, Village Water and Wastewater Departments and Granville Township Fire Chief, Casey Curtis. Their feedback, recommendations, and comments have been and continue to be addressed throughout this review process. They are in favor of approval of the project and recognize there may still be engineering related matters that will need to be addressed as the plans solidify.

Fire Chief Curtis provides the following statement: *“The project looks good overall. The fire hydrants and cul de sac turning radius are acceptable. The short stub at the end of the road that services two homes is acceptable. My only concern is that there would be no on street parking with the reduction in width that was granted.”*

Staff finds this street width analogous to the Village Roots project street width – on which, no on-street parking is permitted.

The submitted plans illustrate fire truck routing modeled on the parameters required for 40’ COW ladder truck (Refer to Fire Vehicle Tracking Exhibit Sheet 9/9).

Village Engineers, Bird+Bull provides the following statement:

...

Larry Fruth, Granville Village Water Supervisor, adds the following comments:...

Service Director, Darren Willey contributes this feedback:...

Utilities Director, Matt Robinette contributes the following statement: ...

- (2) *The Planning Commission shall determine whether the preliminary plat shall be **approved**, **approved with modifications**, **conditionally approved**, or **disapproved**. Conditional approval may be based upon the subdivider/developer obtaining approval for any deviations or variances from these regulations by the authority empowered to grant such deviations or variances.*

(c) Size and Scale.

- (1) *The preliminary plat shall be clearly and legibly drawn. The scale of the*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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plat shall not be less than one (1) inch equals one hundred (100) feet. **The preliminary plat for the project has been clearly and legibly drawn at a scale of 1" = 50', meeting this requirement. The total project acreage is 18.93 +/- acres (Refer to Site Plan, Sheet 3/9).**

- (2) *The plat of a subdivision containing six (6) acres or less shall be drawn at a scale of one (1) inch equals fifty (50) feet. See note above.*
- (d) Plat Contents. *The preliminary plat shall contain the following information:*
- (1) *Proposed name of the subdivision which name shall not duplicate, be of the same in spelling or alike in pronunciation with any other recorded subdivision. However, in the case of a subdivision platted by phases, the subdivider/developer shall be permitted to use the same subdivision name. **The project will be named 'Glenshire'. Within the Village of Granville, there is no other subdivision alike in name, spelling or pronunciation. Applicant is directed to verify the same with the Licking County Engineer/Auditor/Recorders offices.***
- (2) *Location and distance to any adjacent street intersection or plat; **A location map is provided on Sheet 1/9 situating the proposed subdivision along Newark-Granville Road and opposite Colomen Gwen– the entrance to The Colony subdivision.***
- (3) *Names and addresses of the subdivider/developer and/or owner and surveyor; **Provided as required (Refer to Title Sheet 1/9)***
- (4) *Scale of the plan, north point and date; **Provided as required.***
- (5) *Boundaries of the subdivision indicated by a heavy line and the acreage of the subdivision; **Provided as require (Refer to Title Sheet 1/9)***
- (6) *Location, widths and names of existing or platted streets, railroad rights-of-way, easements, parks, permanent buildings, military survey and township lines within and adjacent to the subdivision; **Provided as required (Refer to Title Sheet 1/9)***
- (7) *Names of adjacent subdivisions and owners of adjoining parcels of land, deed book and page number and adjacent zoning; **Ownership Information is provided in the lower left corner of Title Sheet 1/9, as required.***
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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- (8) Existing contours with intervals of not more than five (5) feet where the slope is greater than ten (10) percent, or not more than two (2) feet where the slope is less than ten (10) percent. Elevations shall be based on sea level datum; **Provided as required- refer to provided Grading & Drainage Plan for additional information – Sheet 7/9.**
- (9) Power transmission poles and lines and any other significant items; **Refer to Existing Conditions on Sheet 2/9.**
- (10) Vicinity sketch at a scale not smaller than one 1" = 2000'. **Provided as required on Title Sheet 1/9.**
- (e) Other Contents.
- (1) Wooded areas, rivers, streams, watercourses, drainage routes and patterns, pending areas and wetlands. **Provided as required. Refer to Existing Conditions Sheet 2/9 and Grading and Drainage Plan Sheet 7/9 for details.**
- (2) The 100-year floodplain, including the floodway definition, of any watercourse identified by FEMA, National Flood Insurance Program, Flood Insurance Rate Maps. **Provided as required. Refer to Existing Conditions, Sheet 2/9 and Site Plan, Sheet 4/9 for further details.**
- (3) Soils information, derived from the Soil Survey of Licking County. **Provided as required. Refer to Soils Map Unit Legend on Existing Conditions, Sheet 2/9.**
- (4) Approximate building locations within 100 feet of the subdivision. **Provided as required. Refer to Site Plan Sheet 3/9.**
- (5) Storm and sanitary sewers (with sizes and inverts), culverts, drainage tile, water lines, gas lines, and utility lines and poles within and adjacent to the site. Direction and distances to water and sewer lines if not located on or adjacent to the tract of land to be subdivided or developed. **Refer to Composite Utility Plan. Preliminary utility layouts and sizing are illustrated and subject to modification during final engineering. As illustrated, easements are defined being a minimum of 15' in width – they will be fully defined during final engineering and final platting.**
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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A Tree Preservation Zone (25 feet in width) is also illustrated around the perimeter of the property. Applicant, planning staff and a member of the service department will conduct a field survey to flag trees of significant size and contribution – the intention being their preservation.

Department Head and Village Engineer, Bird+Bull Comments:

Larry Fruth, Granville Water:...

Brian Coghlan, Bird+Bull Engineers & Surveyors:...

- (6) Name, location, pavement and right-of-way width, and approximate grade of proposed and existing streets within or near site. **Refer to Grading & Utility Plan. Proposed streets are illustrated as being 24' face of curb to face of curb within a 50' right-of-way. Proposed grades are illustrated and can be calculated. Existing streets near the site are named.**
- (7) Location of proposed blocks, lots (with dimensions, numbers and building lines), reserves and purpose of reserves, and minimum building setback lines. **Refer to Site Plan Sheet 3/9 for this information. Thirty (30) lots are illustrated with their respective square footages and minimum building lines. Three reserves are illustrated: 'A' at .50 +/- acres, 'B' at .23 +/- acres, and 'C' at .09 +/- acres.**
- (8) Preliminary location and size of proposed storm sewers, culverts, stormwater control facilities, sanitary sewers, and waterlines showing easements and outlets or connections to areas beyond the boundaries of the proposed subdivision or development; **Refer to Composite Utility Plan and Grading & Drainage Plan.**
- (9) Lot grading elevations and major storm routing path; **Refer to Composite Utility Plan and Grading & Drainage Plan.**
- (10) Location of proposed parkland, public open space, playground, school land, or common areas or facilities. **Refer to Site Plan Sheet 3/9 for this information. Thirty (30) lots are illustrated with their respective square footages and minimum building lines. Three reserves are illustrated: 'A' at .50 +/- acres, 'B' at .23 +/- acres, and 'C' at .09 +/- acres.**



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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(11) *Location and type of other proposed improvements.*

(f) *Additional Requirements.*

(1) *Landscape plan that is in accordance with Chapter 1193 of the Codified Ordinances; A detailed Landscape Plan is forthcoming and will be reviewed by the Tree and Landscape Commission for conformity with their particular requirements.* The applicant has established a twenty-five (25) foot wide Tree Preservation Zone around the perimeter of the property boundary and offers the following:

**“Trees and vegetation within the Tree Preservation Zone shall remain undisturbed and in a natural state. Installation of storm sewer, drainage structures and associated swales shall be permitted during initial construction of the project to ensure proper drainage occurs. Dead and/or diseased trees or vegetation may be removed.”**

(2) *Screening, buffering and/or noise abatement measures. As above in item (1).*

(3) *Location and results of soil borings or test pits. This information has not yet been submitted – applicant has indicated soil types on Sheet 2/9, Existing Conditions.*

(4) *Plat wording and/or deed restrictions. The applicant is required to provide the appropriate Plat wording to include (but not limited to) Dedication(s), Approval (signature) blocks for Granville Planning Commission, Granville Village Engineer, Licking County Engineer (if required), Licking County Health Department, and Acknowledgement (signature) blocks to include (but not limited to) Notary, County Auditor, and County Recorder’s Office. The Plat wording should also include a Certificate of Accuracy and signature block for the Surveyor of record.*

**The applicant should work with their Engineer and Legal Counsel to assure all required Plat wording is included.**

**Any deed restrictions related to the project should be included.**



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- (5) *Land dedicated for public use, land reserved by plat wording for public or common use. **The applicant has indicated a series of three reserves to be utilized as greenspaces/landscape areas, and a detention area. Applicant will be required to provide appropriate maintenance agreements for the Villages records. A Stormwater Maintenance and Operations Agreement is required for the stormwater basins located at the southern end of the property. This agreement is to be reviewed by Granville Law Director King and recorded with all easements when the final plat is recorded with Licking County.***
  - (6) *Traffic control measures including turning lanes, special curbing and other public safety measures. **The applicant has indicated the use of a 4' wide sidewalk on the east side of Street 'A' and on the west side of Street 'B'. Appropriate pavement markings will indicate pedestrian crossings as indicate where Street 'A' becomes Street 'B' and where the stub street begins – see Site Plan, Sheet 3/9. The applicant has also indicated plans to provide a pedestrian crossing from the Glenshire project across Newark-Granville Road to the multi-use path near the northeast corner of Colomen Gwen. **The desire is to install an appropriate crossing in this location in lieu of the required sidewalk to the westerly property line.**** There will be an appropriate rectangular rapid flashing beacon (RRFB) style crossing indicator (or as directed by the Village) and lighting at this location.*
  - (7) *Access management practices to control the number and location of drives and access points onto public right-of-way. **The proposed public street will have only one point of access from Newark-Granville Road, and will align with Colomen Gwen at the entrance to The Colony.***
  - (8) *Special type and width of street pavement; **The proposed public street will have a total pavement width of 24' per the variance granted under BZBA application #2017-175.***
  - (9) *Potential street locations within or adjacent to the site; **Refer to Site Plan – Sheet 3/9.***
  - (10) *Other provisions deemed necessary to allow development consistent with public health, safety and welfare.*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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- 2) 1113.04 Approval of Preliminary Plat.  
After action by the Planning Commission on an application for preliminary plat approval, the Village Planner shall record the action taken as follows:
- (a) If the application was approved, three (3) copies of the approved preliminary plat shall be stamped “Approved by Planning Commission in an official meeting held (date) with the following additional provisions: (list or attach the specific provisions or contingencies, if none so note)” and shall be signed by the Chairman or Village Planner attesting to the action taken.
  - (b) If application is disapproved, three (3) copies of the approved preliminary plat shall be stamp “Disapproved by the Planning Commission in an official meeting held (date) for the following reasons: (list or attach the specific reasons for denial)” and shall sign same attesting to action taken.

Two (2) copies of the signed preliminary plat shall be forwarded to the applicant and one copy retained in the permanent files of the zoning office.

**The approval of a preliminary plat shall be effective for a period of twelve (12) months, or for such other time as approved by the Planning Commission.**

### **Chapter 1115, Environment and Land Suitability:**

- 3) Section 1115.01, Land Suitability.

Land the Planning Commission finds unfavorable for development due to flooding, improper drainage, slopes, geology, soil conditions, water quality or quantity, utility easements or other features which may reasonably be considered environmentally harmful or detrimental to the safety, health and welfare of present or future residents of the subject or surrounding area, shall not be subdivided or developed unless measures adequate to resolve the problems are formulated by the applicant and approved by the Planning Commission. (Ord. 21-95. Passed 8-2-95.) **There is no indication of unfavorable conditions on the subject property. Engineering review has not indicated the need for further investigation. Staff is confident the applicant, should unforeseen conditions be discovered, contract with an appropriate land professional, to perform a subsurface exploration of the site and provide a geotechnical engineering report with detailed findings addressing the items listed above**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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4) Section 1115.02, Floodplain.

When a portion of the property is in a floodplain, the subdivider/developer shall include the location in the plans. The location of the floodplain areas shall be determined by the National Flood Insurance Program (NFIP) maps and data or data developed by a Registered Professional Engineer using accepted engineering practices. Any development within the floodplain areas must be in compliance with Chapter 1177. (Ord. 21-95. Passed 8-2-95.) **According to the National Flood Hazard Layer FIRMette for the property located at 1536 Newark-Granville Road, there are no floodplain areas impacting the area of proposed development.**

**The portion of the property proposed for development (north of State Route 16) is located within Zone X: Areas determined to be outside of the 0.2% Annual Change Floodplain – Per Community Panel #39089033GH of the Federal Floodplain Insurance Rate Maps, Effective Date May 2, 2007 (Refer to National Flood Hazard Layer FIRMette Map).**

5) Section 1115.03, Watercourses and Drainageways.

The applicant shall take steps to assure watercourses, drainageways, streams, creeks, ditches or swales continue to function in their natural or intended manner. Plans for changes to such drainageways and watercourses, etc. shall be submitted for approval. (Ord. 21-95. Passed 8-2-95.) **Per the submitted Existing Conditions Plan, Sheet 2/9, it appears there are no watercourses or drainageways that will be impacted in a manner that would change their natural or intend functions.**

6) Section 1115.04, Soils with Development Limitations.

Soils with potential wetness, drainage or strength limitations are identified by the Soil Survey of Licking County, Ohio. The Soil Survey notes limitations for homesites, roads, and other development activities. Special street sections may be required to deal with soil limitations. Plat wording or deed restrictions may be required to alert future owners of lots to potential limitations or to otherwise specify development conditions or restrictions. (Ord. 21-95. Passed 8-2-95.) **The applicant provides the following related to Site Soil Data:**

**Based on the Web Soil Survey ([HTTP://websoilsurvey.sc.egov.usda.gov](http://websoilsurvey.sc.egov.usda.gov)) downloaded March 2019, the site is composed of:**

- ~ OcA ~ Ockley Silt Loam, 0 to 2 Percent Slopes;
- ~ FoD2 ~ Fox Gravelly Loam, 12 to 18 Percent Slopes, eroded;
- ~ FoD2 ~ Fox Gravelly Loam, 18 to 25 Percent Slopes, eroded;
- ~ St ~ Stonelick – Urban Land Complex, Occasionally Flooded;

**Please refer to Existing Conditions, Sheet 2/9 for locations of the aforementioned soil types. Nearly all of the proposed development will be located in the area of Ockley Silt Loam, and is soil that is conducive to the type of construction being proposed. Should unexpected subsurface**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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conditions present, the applicant will be required to provide further/necessary soil survey information.

7) Section 1115.05, Wetlands.

*In addition to these Regulations, the U.S. Army Corps of Engineers and the Ohio EPA may have jurisdiction over wetlands. Subdivision approvals may be revoked if the subdivider/developer fails to secure proper permits. (Ord. 21-95. Passed 8-2-95.)*

**With a completed geotechnical/subsurface exploration report, a determination can be made regarding the presence of wetlands on the site. Reviewing the Existing Conditions, Sheet 2/9, a low-lying area is present along the southern property line of the 18.93+/- -acre parcel – on the southern side of State Route 16; no development is planned in this area.**

**As mentioned above, the portion of the property proposed for development (north of State Route 16) is located within Zone X: Areas determined to be outside of the 0.2% Annual Change Floodplain – Per Community Panel #39089033GH of the Federal Floodplain Insurance Rate Maps, Effective Date May 2, 2007 (Refer to National Flood Hazard Layer FIRMette Map).**

8) Section 1115.06, Sites for Public Uses.

*Consideration shall be given to preserving natural features such as scenic areas, watercourses, stands of trees, and to providing suitable areas for playgrounds, schools, parks and recreational facilities. Sites may be dedicated to the public or reserved by deed or plat wording. (Ord. 21-95. Passed 8-2-95.)* **Three (3) reserve areas are noted on the plans, as is a twenty-five (25) foot wide Tree Preservation Zone.**

9) Section 1115.07, Wooded Areas.

*When wooded areas are developed the subdivider/developer shall plan for the retention of as many trees and as much of the area's character as possible, pursuant to Chapter 1193. Care should be taken to maximize the aesthetic value of the trees and avoid safety and maintenance liabilities for future owners. Development impacts shall be minimized with proper construction and urban forestry management practices. (Ord. 21-95. Passed 8-2-95.)* **Recognizing that a number to the trees will need to be removed in order to construct the homes throughout the property, staff is pleased the applicant has developed a twenty-five (25) foot wide Tree Preservation Zone along the eastern and western property lines. Staff will walk the property with the applicant in order to locate significant trees both inside and outside of the Tree Preservation Zone in an attempt to preserve them.**





## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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### Chapter 1117, Design Standards:

10) Section 1117.01, Evaluation of Plans.

*The Subdivision and Development Regulations, principals, standards and requirements set forth herein shall be applied by the Planning Commission in evaluation the proposed subdivision plans submitted for their consideration. However, if physical conditions interfere, the Planning Commission may recommend deviation from the established requirements so as to carry out the overall intent of these standards. (Ord. 21-95. Passed 8-2-95.)*

11) Section 1117.02, Design Standards. Streets and Highways.

- (a) *Streets shall be logically related to the topography so as to produce usable lots, reasonable grades, a minimum of topographical or physical alterations and multiple accesses. **Internal site circulation for the project is logical, and grades appear to be reasonable (Refer to Grading and Drainage Plan – Sheet 7/9).***
- (b) *Local streets shall be so laid out as to discourage their use by through traffic. Further, the arrangement of streets shall provide for the continuation of appropriate projection of the streets to serve the adjacent lands wherever topographic and other physical conditions permit. **There will be no through connections to adjacent parcels.***
- (d) *Where a subdivision abuts or contains an existing or proposed major highway of primary classification, the Planning Commission may require a frontage road, nonaccess reservation along the rear of the property contiguous to such highway or such other treatment as may be necessary for adequate protection of residential properties and to separate local and through traffic. **Not applicable.***
- (d) *Where a subdivision borders on or contains a railroad right of way or limited access highway right of way the Planning Commission may require a street approximately parallel to and on each side of such right of way at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with regard for the requirements of approach grades and future separations. **Not applicable.***
- (e) *Buffer strips or lots intended to restrict access from adjacent private or public areas shall be prohibited. **Not applicable.***
- (f) *Double-frontage lots are prohibited, unless the street to the rear is a service road or alley. The Planning Commission may determine double-frontage lots or reverse-frontage lots are necessary to meet the objectives of Access Management, Section 1117.03. **As presented, there are no double-frontage lots.***



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- (g) A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets. **Applicant is requesting relief/variance from this requirement – at the entrance to Glenshire, there is a tangent of less than one hundred (100) feet in length.**
- (h) Streets shall be laid out so as to intersect as near as possible at right angles. **Proposed streets intersect at right angles as required.**
- (i) Dead-end streets shall be prohibited except as stubs to permit further street extensions into adjoining undeveloped tracts or when designed as cul-de-sacs. **Applicant proposes a short stub street (approximately 120' in length) to serve Lots 16&17. The applicant offers that these two lots could also be served by a common access driveway. All other lots are served by the principal road through the project and the cul-de-sac drive on the west side of the plan.**

**Granville Township Fire Chief, Casey Curtis, has reviewed the plans on several occasions, and has determined the short stub street does not present as a detriment to responding fire department apparatus.**

**Granville Service Department Director, Darren Willey, has also reviewed the plans and offers that the stub street will not present a significant challenge to provision of services (snow plowing, debris pick-up).**

**Planning Commission may choose to discuss this request and the option of a common access drive with the applicant.**

- (j) All street rights of way shall not be less than the width specified as follows:

STREET TYPE	MINIMUM WIDTH (feet)
Arterial	70
Collector	60
<b>Local</b>	<b>60</b>
<b>Cul-de-sac</b>	<b>60</b>
Service	50

**As illustrated, rights-of-way are fifty (50) feet in width – variance granted under Application #2017-175 (Refer to Site Plan, Sheet 7/9).**

- (k) Street grades shall conform to the following specifications:

STREET TYPE	MAXIMUM GRADE (percent)
Arterial	8
Collector	10
<b>Local</b>	<b>10</b>
<b>Cul-de-sac</b>	<b>10</b>
Service	10



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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The minimum grade for collector or local streets shall be one-half (1/2) of one (1) percent.

**As presented the proposed local streets and cul-de-sac are illustrated with a minimum grade of 0.50% (Refer to Grading Plan, Sheet 7/9).**

- (l) *Cul-de-sacs are permitted where the street length does not exceed one thousand five hundred (1,500) feet and where a turn-around with a right-of-way radius of fifty (50) feet is provided. The pavement of a turning circle at the end of a cul-de-sac shall have a minimum radius of thirty-seven and one-half (37 1/2) feet measured from vertical face of curb to vertical face of curb. The Planning Commission may require a right of way reserved for access to adjoining private or public land. Cul-de-sacs with islands shall have a minimum of thirty (30) feet of pavement width around the island measured from vertical face of curb to vertical face of curb. **Internal site circulation will be publicly dedicated and maintained.** Street 'A' is a cul-de-sac that measures approximately twelve hundred eighty (1,280) feet in length, meeting this requirement. The convergence of Street 'A' and Street 'B' forms a larger cul-de-sac with a fifty (50) foot right-of-way radius throughout – there is a 0.09-acre reserve that functions as an island in this location. Street 'C' is a cul-de-sac of approximately one hundred seventy (170) feet in length with the required minimum radius of thirty-seven and one-half feet measured from vertical face to vertical face of curb. It also has the required fifty (50) foot right-of-way radius.*

Granville Township Fire Chief, Casey Curtis, has reviewed the plans on several occasions, and has determined that adequate fire equipment maneuvering is possible as presented – **but has asked there be no on-street parking permitted as the future streets are only twenty-four feet in width. Parked cars on the street are likely to present challenges to responding fire apparatus** (Refer to Ladder Truck Routing – Sheet 9/9 for turning movement information).

- (m) *Streets shall be constructed to conform with the specifications as set forth by the Municipal Engineer which are to be considered as minimum standards. **Variances have been granted under Application #2017-175.***
- (n) *Minimum centerline radius for horizontal curves shall be as follows:*

STREET TYPE	RADIUS (feet)
Arterial	1000
Collector	300
<b>Local</b>	<b>100</b>
Cul-de-sac	300
Service	100



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

**The radius of the first right hand turn at Lot 4 – located at the eyebrow (half cul-de-sac) has a radius of sixty (60) feet. The applicant requests relief from this requirement and provides the following narrative:**

**“The roadway radius at Lot 4 is slightly smaller than the design criteria. We can accommodate the larger radius, however, with few lots and low traffic volumes, we prefer a smaller radius to reduce the increased pavement area and support traffic calming. We included sheet 9/9 to illustrate a fire truck movement through the subdivision. A fire truck can easily navigate and make all of the turns as shown. Less asphalt reduces storm water run-off, increases green space and slows traffic, and this is our preference.”**

- (o) No street name or plat name shall be used which will duplicate, or be confused with, the name of any existing street or plat in Licking County. Street names and plat names shall be subject to the approval of the Planning Commission. **Applicant has not submitted street names for the project at this time. They are directed to give consideration to their desired names, and to verify availability with Licking County Engineer’s Office.**
- (p) Roadway widths, vertical face of curb to vertical face of curb shall not be less than:

STREET TYPE	MINIMUM WIDTH (feet)
Arterial	36
Collector	28
Local	26
Cul-de-sac	26
Service	26

**Applicant has been granted a variance under BZBA Application #2017-175 for this requirement – allowing the roadway widths, vertical face to vertical face to be twenty-four (24) feet in width.**

- (q) Minimum standards to determine roadway width:

STREET TYPE	PARKING LANE WIDTH (feet)	TRAVEL LANE WIDTH (feet)
Arterial	None	12 (3 Lanes)
Collector	8	10
Local	8	9
Cul-de-sac	8	9
Service	8	9

**The internal circulation is indicated as a two-way travel lane at twenty-four (24’) feet in width; providing for adequate maneuverability for vehicular traffic and fire safety equipment. However, the twenty-four (24) foot width does not provide adequate space (in this case, 8 feet) for on street parking.**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (*via teleconference*)

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(r) Intersection Standards:

<u>Design Element</u>	<u>Standard</u>
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(1) <u>Maximum Approach Speed</u>	25 mph
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The posted speed limit on Newark-Granville Road is 35 mph within the project area. The traffic exiting the new public Street 'A' onto Newark-Granville Road will come to a stop at the end of the street. Staff anticipates the speed limit on the newly developed streets to be 25 mph or lower.

(2) <u>Clear Sight Distance (Length along each approach leg)</u>	100 feet
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The project's frontage at Newark-Granville Road is approximately one hundred sixty-one point four nine (161.49) feet. On either side of the property's frontage there are long-established residential properties and mature landscaping that will likely need to be addressed as the applicant works toward providing the required on hundred (100) feet of Clear Sight Distance along each approach leg. **The applicant will need to submit an exhibit indicating and illustrating their ability to meet this requirement.**

(3) <u>Profile Grade Approach to Intersection</u>	3% (max.)
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To be reviewed by the Village Engineer during the construction plan review phase.

(4) <u>Minimum Angle of Intersection</u>	75 Degree
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Angle of intersection at Newark-Granville Road will be at ninety (90) degrees if relief is granted for the required one-hundred (100) foot tangent section – if not granted relief, the intersection will be at eighty (80) degrees. This is acceptable but not ideal.

(5) <u>Streets shall remain in the angle of intersection for at least 100 feet (90 degrees preferred)</u>
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As above in Item (4). Applicant is also asking for relief from the required one-hundred (100) foot tangent from the point of intersection with Newark-Granville Road.



## *Planning Commission Hearing*

*August 24<sup>th</sup>, 2020 (via teleconference)*

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(6) Minimum Curb Return Radius

- |                                |         |
|--------------------------------|---------|
| A. Curbed (face to face)       | 25 feet |
| B. Uncurbed (edge of pavement) | 30 feet |

**All project streets will be curbed; as presented they meet the minimum twenty -five (25) foot required return radius.**

(7) Minimum centerline offset of adjacent intersection

- |               |          |
|---------------|----------|
| A. Arterial   | 300 feet |
| B. Collector  | 200 feet |
| C. Local      | 150 feet |
| D. Cul-de-sac | 150 feet |
| E. Service    | 100 feet |

**Colomen Gwen aligns with proposed Street 'A' at Newark-Granville Road. To the east, it is approximately 685 +/- feet to Township Road, New Gran Drive, a local residential street; meeting this requirement. To the west, it is approximately 475 +/- feet to Township Road, Clouse Lane, a local residential street; meeting this requirement.**

11) Section 1117.03, Access Management.

- (a) *Traffic safety measures and the location and number of access points onto existing and proposed streets shall be as required by the Planning Commission upon consideration of the recommendation by the Municipal Engineer, Service Director or Village Planner. In order to improve access control or safety, the following may be required:*
- (1) *Service roads. **Not applicable.***
  - (2) *Reverse frontage lots with access on interior streets. **Not applicable.***
  - (3) *Buffering and screening, or other treatment for separation of through traffic and impacts from development areas. **Not applicable.***
  - (4) *Driveways with turnarounds. **Not applicable.***



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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- (5) Combined access points to the public right of way. **Not applicable.**
  - (6) Restrictions on the number and location of drives. **The plan illustrates only one access point onto Newark-Granville Road.**
  - (7) Driveway/access easements shall be provided for adjoining parcels. **Not applicable.**
- (b) The arrangement of streets shall consider existing and planned streets, topographical conditions, public convenience and safety and proposed land use. Provision shall be made for continuation of streets where adjoining land is not subdivided. Local residential streets shall be designed to discourage through traffic. (Ord. 21-95. Passed 8-2-95.) **As above in Section 1117.02 (b).**
- 12) **Section 1117.04, Service Roads.**
- (a) Service Roads shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access such as off-street loading and parking adequate for the uses proposed. **Not applicable.**
  - (b) Service Roads shall be prohibited in residential areas unless necessary because of topography or other exceptional circumstances as determined by the Planning Commission. (Ord. 21-95. Passed 8-2-95.) **Not applicable.**
- 13) **Section 1117.05, Stormwater Management Standards.**
- (a) Guidelines & Criteria. Design of storm sewers, drainage structures and stormwater management facilities shall be in accordance with requirements of the Municipal Engineer and Service Director. **Plans have been forwarded to the Village Engineers, Bird+Bull, Village Utilities Director and Village Service Director for review and comment. Engineering comments and feedback have been received by the applicant and their Engineer; they continue to address points raised by the Village reviewers.**
  - (b) Stormwater Management Policy. No subdivision or development having inadequate storm drainage or other wetness, drainage or flooding impairment shall be approved. The Municipality shall determine if and how stormwater run-off rates or volumes shall be controlled. Ownership and maintenance of drainage and stormwater management features shall be determined prior to final plat approval. (Ord. 21-95. Passed 8-2-95.) **As above in Item (a). A Stormwater Operations and Maintenance Agreement will be required between the project owner and the Village.**
  - (c) Stormwater Erosion Control Policy. In order to control dust, dirt, debris and other excavated materials from depositing upon the public right of way or surrounding properties, all lots having grades greater than eight percent (8%) shall be required to install erosion control silt fencing as determined by the Village Manager or



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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his/her designee. Required erosion control silt fencing shall be installed prior to any excavations taking place and removed when grass, ground cover or landscaping has established underground root growth sufficient to no longer pose a potential erosion problem. (Ord. 34-99. Passed 10-20-99.) **The required SWP3 report and plan are forthcoming, and further review will take place once submitted. A Sediment & Erosion Control Plan are required as well.**

14) **Section 1117.06, Easements.**

- (a) In general, utility easements shall be a minimum width of twenty (20) feet and located at the side or rear of lots whenever possible. **Utilities have been preliminarily routed and easements illustrated - easement widths vary from 10 feet to 20 feet (Refer to Composite Utility Plan -Sheet 5/9). Adequacy of the illustrated easement widths should be verified with the Village Engineer. Once reviewed and approved, formal easements should be prepared. Refer to Future Right-of-Way and Easement Plan, Sheet 8/9, Notation stating that utility easements to be fully defined during final engineering and final platting.**
- (b) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right of way not less than twenty (20) feet in width, conforming substantially with the lines of such watercourse. (Ord. 21-95. Passed 8-2-95.) **Not applicable.**

15) **Section 1117.07, Lots and Building Setbacks.**

Lots and building setback lines shall be in accordance with the regulations of the Zoning Ordinance. (Ord. 21-95. Passed 8-2-95.) **The property has been annexed into the Village of Granville and has been rezoned to Suburban Residential District-C (SRD-C).**

Within the Suburban Residential District-C (SRD-C), Minimum Yard requirements are as follows:

Within the Planned Unit Development District (PUD), Minimum Yards are as follows:

- **Minimum Lot Area: 8,000 square feet (As submitted: Minimum Lot Area is 9447 square feet, meeting this requirement);**
- **Frontage to a Public Right-of-Way: 65' (As submitted, lots have a minimum of 65' frontage to the public right-of-way with the exception of Lot 17 located on the proposed stub street which is a public street. Frontage for Lot 17 presents as 50 feet at the public right-of-way. It does however measure 65 feet at the building setback line allowing it to be approved as presented (Variance to be reviewed by BZBA));**





## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (*via teleconference*)

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- **Front Yard Setback: 30'** (Under BZBA Application #2017-175, the applicant has been granted a reduction of the required front yard setback from thirty (30) feet to fifteen (15) feet where lots have front loaded garages; and

A reduction of the required front yard setback from thirty (30) feet to ten (10) feet where lots have side loaded garages;

- **Side Yard Setback: 10'** (As submitted, all lots meet this requirement);
- **Total Side Yard Setback: 21'** (As submitted, lots are illustrated as having a Total Side Yard Setback of 20' – verification with the applicant of this assumption – add notation on Site Data Table. **Variance from this requirement may be needed;**
- **Minimum Rear Yard Setback: 40'** (As submitted, all lots meet this requirement);
- **Maximum Building Lot Coverage: 25%** (Applicant is requesting a variance to increase the Maximum Building Lot Coverage from 25% to 30% for all lots – the nature of the target empty-nester housing type requires a larger ground floor (first floor) footprint. Granting an increase from 25% to 30% for the entire project will reduce the number of future variance requests handled by staff as each home is reviewed and approved administratively;
- **Maximum Height: 30'** (Each home will be reviewed administratively for compliance during the plan review and permitting process)

16) Section 1117.08, Survey Monuments.

- (a) A complete survey of a proposed subdivision shall be made by a registered surveyor. The traverse of the exterior boundaries of the subdivision and each block, when computed from field measurements of the ground, shall close within a limit of error of one (1) foot to ten thousand (10,000) of the perimeter before balancing survey. **Survey provided as required; refer to Bench Marks Data on Title Sheet, 1/9.**
- (b) Permanent reference monuments made of stone, concrete or other material accepted by the Municipal Engineer, at least thirty (30) inches in length and six (6) inches round with suitable center point, shall be located and placed within the subdivision. The monuments shall be located and placed as soon as the grading of streets is completed and the cost shall be included in the total estimated cost of improvements. **To be executed at a later date.**



## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (**via teleconference**)

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- (c) *Iron pin monuments one-half (1/2) inch in diameter and thirty (30) inches long, shall be placed by the surveyor at all points on boundary lines where there is a change of direction and at all lot corners. (Ord. 21-95. Passed 8-2-95.) **To be executed at a later date.***

17) Section 1117.09, Street Construction Plan and Profile.

- (a) *A plan and profile of streets shall be submitted for review by the Municipal Engineer with the final plat. **To be submitted at a later date for review by the Village Engineer. This review is related only to the Preliminary Development Plat and Improvements Plan.***
- (b) *The plan and profile shall be drawn in permanent ink on mylar or equivalent on a maximum sheet size of twenty-four (24) by thirty-six (36) inches. The following maximum scales shall apply:*
- (1) *Horizontal scale: One (1) inch equals one hundred (100) feet.*
- (2) *Vertical scale: One (1) inch equals ten (10) feet.*
- (c) *The plan shall contain the width of the right of way; the profile of the existing terrain; the centerline grade; typical cross section; estimated quantities; the size of all drainage structures except driveway and culverts and the area draining into each structure and the direction of flow. If the drainage outlet is not located within the subdivision, it shall be shown on the plat.*
- (d) *The profile elevations shall be shown from a United States Geological Survey bench mark.*
- (e) *The cross section shall show the existing ground and proposed grades taken at a minimum of one hundred (100) foot stations, and shall show the elevations of side ditch drainage. The cross section shall cover an area fifteen (15) feet outside the limits of the proposed right of way.*
- (f) *The typical cross section shall show such other information as required by the Municipal Engineer.*
- (g) *Sanitary sewer plans and profiles, where applicable shall show the locations, grades, sizes, elevations and materials of required facilities.*
- (h) *Storm sewer plans and profiles, where applicable, shall show the locations, grades, sizes, cross sections, elevations and materials of required facilities. Inlets or catch basins shall not be located within the corner radius or within six (6) feet of either end of the radius. All grates for inlets or catch basins shall be bicycle safe.*
- (i) *Water main plans and profiles, where applicable, shall show the locations, sizes, elevations and materials of required facilities.*
- (j) *Additional special plans or information shall be included as required.*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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(Ord. 21-95. Passed 8-2-95.)

**All construction related documents to be received and submitted at a later date for review by the Village Engineer.**

18) Section 1117.10, Drainage Structures.

All drainage structures shall be approved by the Municipal Engineer. (Ord. 21-95. Passed 8-2-95.) **Village Engineer, Bird+Bull, have received and reviewed the preliminary drainage structures. Feedback has been provided to the Applicant and their Engineer.**

19) Section 1117.11, Sidewalks.

Sidewalks shall have a minimum width of five (5) feet, be located within the street right of way, be constructed in accordance with **Section 907.05**. All corners shall be designed to ODOT Standards. All sidewalks shall be considered as part of the street. All sidewalks shall be installed by the subdivider/developer prior to the beginning of the One-Year Warranty Period as described in Section 1121.02(e). (Ord. 21-95. Passed 8-2-95.) **The Applicant was granted a variance under BZBA Application #2017-175 to reduce the minimum sidewalk width from five (5) feet to four (4) feet. The Applicant further requests relief from the installation of sidewalks on both sides of the proposed streets with the following narrative:**

**“...this is an empty nester (55 and older) cluster home development for 30 lots. There would be no or few children in the neighborhood, and relatively low use of the sidewalks. We are proposing a sidewalk along the eastern side of the road and the large island cul-de-sac, and connecting to the walkway along Newark-Granville Road. It is our experience that sidewalks on short cul-de-sacs do not work well as there are numerous interruptions to a sidewalk for driveways, and everyone walks in the roadway. There are three lots (Lots 1,2, and 3) which would have to cross the road to access the sidewalk. The best connection to the walkway on the north side of Newark-Granville Road would be on the east side of this roadway as well.”**

20) Section 1117.12, Treelawn.

The area between the back of the curb and the edge of the sidewalk shall have a minimum width of six (6) feet. (Ord. 21-95. Passed 8-2-95.) **The Applicant was granted a variance under BZBA Application #2017-175 to reduce the minimum area between the back of the curb and the edge of the sidewalk from six (6) feet to five (5). The Applicant is directed to review comments related to street trees sizes under Section 1193.04(b).**

21) Section 1117.13, Building Permits.

No building permit shall be issued for erection of a structure on any lot of record until all the requirements of these Regulations have been met or as otherwise determined by the Manager. (Ord. 21-95. Passed 8-2-95.) **Each structure will be administratively**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (*via teleconference*)

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reviewed by planning staff for zoning compliance – further review, approval, permitting and inspections will be required from Licking County Building Code Department.

22) Section 1117.14, Plantings.

*Proposed land subject to public dedication shall have Planning Commission approval of the type and location of trees and shrubs prior to planting so as to conform with the Tree and Landscape Ordinance of the Municipality. (Ord. 21-95. Passed 8-2-95.)*

**The submitted rendered Site Development Plan illustrates the Applicant's intended street tree planting plans; a formal Planting Plan is required for review and approval by the Village's Tree and Landscape Commission. The Applicant is encouraged to review the planting requirements of Chapter 1193.**

23) Section 1117.15, Public Street Lighting Plan.

*The subdivider/developer shall submit a Public Street Lighting Plan to provide public street lights throughout the subdivision/development within the right of way. The plan shall be reviewed and approved by the Planning Commission. The type of fixture and details of installation shall conform to the standards established by the Municipality at the time the plan is submitted. (Ord. 21-95. Passed 8-2-95.)* **Applicant is required to submit a Public Street Lighting Plan with information related to type of fixture and details of installation. Proposed locations for street lighting are indicated on the Composite Utility Plan, Sheet 5/9. The applicant provides the following narrative regarding this subject:**

***“This development allows [with a variance granted under BZBA #2017-175] houses to be up to ten to fifteen feet from the right-of-way. The houses will have lighting on the garages and front porches, and many will include pole lighting at their sidewalks. The lots are typically 65’-70’ wide. Where the road and sidewalk is not well lit is along the entry drive from Newark-Granville Road, and at Lots 4 and 10. We propose three streetlights in the green space entry at Newark-Granville Road, and a streetlight at Lots 4 and 10. (The Colony has a few streetlights in their greenspace as decorative lighting, and not primarily for illumination. Village does not have any streetlights. Bryn Du has occasional streetlights – mostly at intersections and very widely spaced. These streetlights are gaslights, which are attractive but give off very little light). We propose streetlights that have a similar appearance but would utilize LED lighting. This gives off more light, [requires] less maintenance, and longer life. The wattages would be chosen to not be bright or disruptive to the neighbors.”***

24) Section 1117.16, Street Name Signs.

*The subdivider/developer shall construct and install street name signs. Street name signs shall be designed according to such requirements as established by the Municipality at the time the sign design is submitted. (Ord. 21-95. Passed 8-2-95.)* **Developer is required**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (*via teleconference*)

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**to install street name sign in accordance with Municipality design guidelines. Village Service Director will provide necessary design standards information and sources.**

25) Section 1117.17, Traffic Control Devices.

*The subdivider/developer shall prepare and submit a Traffic Control Plan to be reviewed and approved by the Service Director. The subdivider/developer shall install all traffic control devices throughout the subdivision/development. All traffic control devices shall be in accordance to the Ohio Department of Transportation, Manual of Uniform Traffic Control Devices. All traffic control devices shall be installed prior to the beginning of the one-year warranty period as described in Section 1121.02(e).*

**(Ord. 21-95. Passed 8-2-95.) Staff defers to the Village Service Director and/or Village Engineer for suggested solutions associated with stop bar placement and any advisable or required pavement markings and signage throughout the project.**

**Applicant proposes installation of a signalized pedestrian crossing (Rectangular Rapid Flashing Beacon (RRFB – or as preferred by the Village) on the east side of entrance to the project that will connect the Glenshire sidewalk across the street to the multi-use path on the north side of Newark-Granville Road. This crossing is proposed in lieu of the required sidewalks across the frontage of the property as both flanking parcels are located within the Township – linking sections are highly unlikely in the near term. Details of the proposed crossing should be submitted for review and approval by Village Service Director and Village Engineer.**

**It is the purview of Village Council to grant relief from the requirements of sidewalks on both sides of the street as well as across the property frontage.**

### **Chapter 1176 Transportation Corridor Overlay District (TCOD)**

28) Section 1176.03, District Area.

*The following is the area of the corridor district:*

*All land within one hundred (100) feet of the right-of-way line of Newark-Granville Road, West Broadway, State Route 661, South Main Street, and Welsh Hills Road between the Village Architectural Review District and the Village limits. Also, all addresses and lands on North Cherry Valley Road, South Galway Drive, and Westgate Drive. (Ord. 06-05. Passed 3-2-05.)* **The frontmost part of the Glenshire project is located within the Transportation Corridor (TCOD). Improvements proposed within one hundred (100) feet of the right-of-way will be subject to TCOD requirements.**

29) Section 1176.04, Corridor District Design, Development and Maintenance Standards.

*The Planning Commission shall be responsible for reviewing all plans for construction and development, to ensure the following:*



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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- (a) Setback Requirements. Setbacks in areas designated for office, commercial, or similar uses should be consistent with other buildings already constructed within the general area. **Not applicable.**
- (b) Access and Circulation. Access and circulation standards that apply include the following:
- (1) A maximum of two curb cuts per property frontage are permitted. **One access point/curb cut is proposed for this project.**
  - (2) Limited frontage roads and shared curb cuts should be encouraged. **Not applicable to this project.**
  - (3) Pedestrian access should be provided and designed to minimize automobile/pedestrian conflict. **Applicant proposes a signalized pedestrian crossing (Rectangular Rapid Flashing Beacon (RRFB)) or as directed by the Village, on the east side of the point of ingress/egress to the project in order to provide a connection to the existing multi-use path on the north side of Newark-Granville Road – this is proposed in lieu of the required sidewalks across the Newark-Granville Road frontage as both flanking properties are located within the Township.**
- Details of the proposed signalized pedestrian crossing should be submitted for the Village Service Director/Village Engineer's review and approval.**
- (c) Development Standards.
- (1) Utility and transmission lines are to be located in underground conduit wherever possible. **The applicant, staff, and the Village Engineer will discuss the feasibility of underground utilities as the project moves forward.**
  - (2) Loading areas, public parking areas, storage areas including trash storage receptacles shall be completely screened from corridor roads. **Not applicable.**
- (d) Landscaping Requirements. The objective is a comprehensive landscape program for each parcel or lot within the Corridor Overlay District, to protect and promote the appearance, character, and economic value of lands along the corridor and surrounding neighborhoods. Elements include tree preservation, landscape plan and planting requirements, parking area requirements, and maintenance standards. Landscape requirements to be submitted for review by the Planning Commission include the following:
- (1) A landscaped greenbelt area shall be provided between the building(s) and roadway edge. This area shall include only plant material, plazas, walks



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

---

and bikeways, sculpture, or signage. Such greenbelt treatment shall be submitted to the Planning Commission for review. Existing vegetation shall be preserved and protected as much as feasible, and large proposed plantings shall be exhibited or illustrated on submitted proposals. A Landscape Plan is anticipated for this location– staff feels there may be larger existing trees that will need to be removed in order to address line of sight requirements in this greenbelt area.

- (2) Details of the location, type, size, and amount of plant material proposed as well as areas of tree preservation, existing plant material and greenbelt treatment. As above, a landscape plan is anticipated for this project – including the planting plan for the greenbelt area located within the TCOD. The applicant has illustrated a twenty-five (25) foot wide Tree Preservation Zone along the eastern and western property lines of the portion of the property located within the TCOD.
- (3) Outdoor lighting plans. While a complete lighting plan is forthcoming, the applicant has indicated the location of five (5) streetlights – two (2) near the entrance to the neighborhood, one (1) near the proposed mailboxes location, and one (1) each at Lot 4 and Lot 10. See narrative above in 1117.15.
- (e) Fences, Walls or Barriers. No fence, wall or other artificial barrier shall be erected and/or constructed in this district without prior approval of the Planning Commission. Approval shall be based upon review of an application as set forth in Section 1137.05 of the Codified Ordinances of Granville, Ohio. Planning Commission review shall include type, location, height, compatibility with the area and such other features or characteristics as may be appropriate. Submitted plans do not indicate fences, walls or other artificial barriers within the TCOD portion of the property's frontage along Newark-Granville Road. (Ord. 09-14. Passed 8-20-14.)

### Chapter 1183, Off-Street Parking and Loading:

31) Section 1183.03, Number of Parking Spaces Required.

The number of off-street parking spaces required shall be as set forth in the following schedule:

Uses  
Dwellings

Parking Spaces Required  
2 for each family or dwelling unit

4 for each parlor or 1 for each 50 sq. feet of floor area



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

---

Each dwelling unit has a driveway that will accommodate two vehicles, and the ability to park two additional vehicles in the garage; meeting this requirement.

### Chapter 1187, Height, Area and Yard Modifications:

32) Section 1187.02, Yard Modifications.

c) Frontage Modifications. In the case of curvilinear streets and cul-de-sacs, the **Board of Zoning and Building Appeals** may authorize a reduction of the otherwise specified lot frontage in the SR Districts, provided that:

- (1) The lot width measured at the building line equals the frontage required in the district where located;
- (2) The front lot line is not less than forty feet in any event; and
- (3) Such reduction of frontage will not result in a reduction of the required lot area.

Lot 17 – located at the end of the proposed stub street – has a frontage to the street of fifty (50) feet. At the building [setback] line it measures sixty-five (65) feet in width. The lot will actually be one of the largest lots within the project, having an area of 22,842 square feet – well in excess of the required SRD-C minimum area of 8,000 square feet.

**BZBA review and approval required.**

### Chapter 1193, Tree and Landscape Requirements:

33) Section 1193.02, Definitions.

The following definitions are only for the purposes of this chapter:

- (a) “Large tree” means any tree species which normally attains a full-grown height equal to or greater than fifty (50) feet.
- (b) “Medium tree” means any tree species which normally attains a full-grown height between thirty (30) and fifty (50) feet.
- (c) “Small tree” means tree species which normally attain a full-grown height of under thirty (30) feet.
- (d) “On-site landscaping” means the use of landscape materials within the innermost boundaries of the property.





## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- 
- (e) “Trunk caliper” means the diameter of the tree as measured eighteen (18) inches above the ground.
  - (f) “Treelawn” means the area either between the edge of the street pavement/curb and the edge of the sidewalk of the area from the edge of the street pavement/curb to the right-of-way line. (Ord. 11-06. Passed 9-20-06.)

36) Section 1193.03, Applicable Lands.

- (a) No Zoning and Architectural Permit shall be issued for any new site development or redevelopment, otherwise permitted under **Chapters 1163, 1167, 1169, 1171 or 1175**, unless the landscaping provisions for such development as required by this Chapter are met.
- (b) New Site Developments. Subdivision and development plans shall be designed to **preserve natural vegetation areas as much as possible. Streets, parcels, structures and parking areas shall be laid out to minimize the destruction of wooded areas or outstanding tree specimens. Developers of land are encouraged to designate wooded areas as park reserves. As above within this analysis, a landscape plan is anticipated for this project – including the planting plan for the greenbelt area located within the TCOD, and street tree plantings in accordance with this Chapter’s provisions.** The applicant has illustrated a twenty-five (25) foot wide Tree Preservation Zone along the perimeter of the property, within which “Trees and Vegetation ...shall remain undisturbed and in a natural state. Installation of Storm Sewers, drainage structures, and associated swales shall be permitted during initial construction of the project to ensure proper drainage occurs. Dead and/or diseased trees or vegetation may be removed.”

37) Section 1193.04, Standards for Trees Located on New Development Sites.

Subdividers or developers shall plant trees along public streets bordering and within their development in such a manner, type, quantity and location as determined by the Planning Commission. Any undeveloped street or existing street with undeveloped frontage shall conform to the following requirements at the time of the development:

- (a) The spacing between trees shall be forty (40) feet for large trees, thirty (30) feet for medium trees and **twenty (20) feet for small trees.** The plans shall be submitted in accordance with Section 1193.10. **Staff anticipates a Landscape Plan addressing this requirement in the near term. It will be forwarded to the Tree & Landscape Commission for review and comment – as to species selections.**
- (b) The treelawns and tree sizes will match as follows:



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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Treelawn (feet) ~ Tree Size

3-6 Feet ~ (Small Tree)

6-8 Feet ~ (Medium Tree)

8 or more Feet ~ (Large Tree)

**The applicant has received a variance to reduce the size of the treelawn from six (6) feet to five (5) feet under BZBA Application #2017-175. With that, the required trees will be categorized as small trees – meaning their mature height will be thirty (30) feet or less -they are to be planted at a spacing of twenty (20) feet on center.**

- (c) *The tree location shall be at least thirty (30) feet from street intersections and ten (10) feet from fire hydrants or utility poles. **Staff anticipates this information being noted on the required Landscape Plan to be submitted.***
- 38) Section 1193.05. Standards for Trees Planted in Existing Right of Ways. *No street trees other than those species defined as a “small tree” in Section 1193.02 of this Chapter may be planted under or within fifteen (15) lateral feet of any overhead utility wire. Plantings over or within five (5) lateral feet of any valve box, underground water line, sewer line, transmission line or other utility shall require the approval of the Village Manager. **Applicant and their Landscape Architects are directed to review this criterion for compliance.***
- 39) Section 1193.0 Landscape Materials for New Development.
- (a) *The proposed landscape materials should complement the existing trees and plantings;*
- (b) *Artificial plants are prohibited;*
- (c) *The amount of shade or sun should be considered in selecting plant materials;*
- (d) *Plants, planting and maintenance shall conform to the standards of the American Association of Nurserymen (ANN) American Standard for Nursery Stock, 1990 edition, ANN Publication #A2-40240, 1250 I Street NW, Suite 500, Washington, DC, 20005;*
- (e) *Plant material which does not survive shall be replaced by the owner within twelve (12) months after the material dies. Replacement of plants shall be of the same size genus and species as originally planted.*
- 41) Section 1193.09 Planning Commission Discretion. *If circumstances prevent compliance with the requirements as specified in Sections 1193.03, 1193.04, and 1193.05 of this Chapter, the Planning Commission may alternatively allow the property owner or developer to meet the above requirements by planting the required plants at a place designated by the Tree and Landscape Commission. **With the receipt of the required Planting Plan a further evaluation will take place.***
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- 
- 42) Section 1193.09 Planning Commission Discretion. Whenever any property is affected by these landscape requirements, the property owner or developer shall prepare a landscape plan for review and approval. Such plans shall follow the same applications requirements for the stie plans and shall contain all existing and proposed trees and landscape materials, including botanical names, common names, planting size, on center planting dimensions where applicable and quantities for all plants used.

The Planning Commission shall, prior to its consideration of a landscape plan, forward a copy of the plan along with any other information provided by the developer to the Tree and Landscape Commission for its review and recommendation. Upon receipt of the recommendation and/or comment from the Tree and Landscape Commission, the Planning Commission shall begin its review.

In the event recommendation is not received within thirty (30) days after the transmittal of the plan to the Tree and Landscape Commission, the Planning Commission may proceed in accordance with these regulations.

### **Chapter 1195, Traffic Impact Study Ordinance:**

- 43) Section 1195.01. Purpose and Intent.

The purpose of the Traffic Impact Study Ordinance is to promote the public health, safety and welfare by ensuring adequate transportation facilities to manage growth, development and redevelopment. The Traffic Impact Study Ordinance is intended to establish fair and equitable requirements for roadway infrastructure improvements for applicants seeking approvals for rezoning, zoning variances, special permits, and preliminary subdivision plats for large-scale projects. To further this intent, the Village has determined it to be fitting to require the submission of an appropriate traffic study with each application.

The primary objectives of a traffic study are as follows:

- (a) Provide a basis for assessing the transportation impacts of a new development or expansion of an existing development; identify the need for any improvements to the supporting roadway system to provide satisfactory levels of service; and, to address safety issues.
- (b) Address relevant transportation issues associated with development proposals that may be of concern to neighboring residents, businesses, and property owners.
- (c) Determine the appropriate location, spacing, and design of the access system for the proposed development in compliance with Village standards.
- (d) Evaluate the internal circulation and connectivity systems of the proposed development to provide safe and efficient internal traffic flow and access



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

---

*to/from the adjacent and nearby roadway system.*

- (e) Allow compliance with the most current edition of the Village Thoroughfare Plan (or other applicable thoroughfare plans).*
- (f) Provide a basis for improvement and funding discussions in conjunction with zoning, special permit, and subdivision plat approvals. (Ord. 05-05. Passed 3-2-05.)*

**The applicant has provided two (2) Traffic Studies over the course of this project's life. The first was completed in October 2016 by Carpenter Marty Transportation as an independent analysis and the second in 2018 Carpenter Marty was retained again to complete a traffic study update memo based on the applicants age-restriction of the now thirty (30) single-family units.**

**In 2016 the study was based on a potential thirty-seven (37) single-family units (non-age restricted); the 2018 updated review included only thirty (30) age-restricted, single-family units.**

**To summarize the updated 2018 review: The empty-nester cluster homes development will have a low impact on the health of Newark-Granville Road, contributing approximately 1.32% to the current traffic volume. Estimates are one (1) vehicle per eleven (11) minutes accessing Newark-Granville Road. The project does not warrant turn lanes, or road improvements. Newark-Granville Road traffic, when calculated at the agreed upon rate of 2.14%, operates at an acceptable level of service through the study's Horizon Year of 2038.**

**Both complete reports are available for review should the Planning Commissioners desire to review them.**

### **Section 1196. Access Management Plan Guidelines and Standards.**

42) Section 1196.02, Road Access Categories and Characteristics.

*The roadways located in Granville have been categorized according to their functional and operational intent. The categories are based on maintaining the roadway's function in terms of capacity, traffic flow, property access, and safety. The functional descriptions of the six basic categories are as follows:*

- (c) Category IV: Designed and intended to provide access and mobility at moderate to high speeds and volumes for moderate to short distances in rural areas and low to*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

---

medium speeds and volumes in urban areas. Low to moderate speed arterials within the urban area and major collectors are included in this category. Typically, Category IV highways provide for a minimum posted speed of 35 to 55 mph in undeveloped areas and 25 to 435 mph in developed areas. **Newark-Granville Road is considered a Category IV collector.**

- (d) Category VI: This category applies to local streets that provide access to individual properties that abut the street. **Streets 'A', 'B', and 'C' will be considered Category V – neighborhood streets providing access to individual properties.**

43) Section 1196.04, Driveway Locations and Spacing.

- (d) Minimum driveway spacing – based on posted speed limits – shall be determined using the values for high speed roadways (greater than 40 mph) and low speed roadways (equal to or less than 40 mph) as follows:

Low Speed Road

Posted Speed  
35 mph

Minimum Distance  
250ft.

**The proposed project driveway will be aligned with the existing entrance to Colomen Gwen at The Colony (north side of Newark-Granville Road), meeting this requirement. Alignment at 90 degrees with an opposing street is a best management practice.**

Township road, Clouse Lane is 475+/- feet to the west, meeting this requirement; Township road, New Gran Drive is located 685 +/- feet to the east, meeting this requirement.

**To the east, the driveway serving 1554 Newark-Granville Road is 195' +/- from the centerline of project Street 'A' – relief from the required 250-foot minimum distance will be required.**

**To the west, the driveway serving 1480 Newark-Granville Road is 180' +/- from the centerline of project Street 'A' – relief from the required 250-foot minimum distance will be required.**

- (e) Driveway spacing shall consider the location of driveways on both sides of a roadway. **Refer to Future Right-of-Way and Easement Plan – Sheet 8/9 for locations of driveways serving individual parcels.**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- (f) Driveways shall be located where they will not cause problems with movements to and from an existing and planned street, highway, or driveway on the opposite side of the roadway. **Refer to Future Right-of-Way and Easement Plan – Sheet 8/9 for locations of driveways serving individual parcels. In order to allow individual access to each parcel, the applicant has located each driveway in a manner to best achieve this desired outcome. For Category VI Roadways, per Section 1196.05, full access is permitted per parcel or lot.**
- (g) Driveways shall be located a sufficient distance from an adjacent public road intersection so as not to interfere with the traffic operations at the intersection. The following table provides the minimum acceptable distances between drive locations and adjacent intersections. For all access categories, where two roads of different access levels intersect, the restrictions and distances of the higher-level roadway will apply along the lower classified roadway. (The defined distances are measured from the centerline of the intersecting road to the centerline of the proposed driveway).

### Recommended Drive Distances from Intersection by Classification

Higher Roadway Classifications	Distance from Intersection
Intersecting Category IV or V Roadway	300 feet

**Composite Utility Plan-Sheet 5/9, illustrates a distance of approximately 340 feet from the intersection of Newark-Granville Road and the centerline of the driveway for Lot No. 1; meeting this requirement.**

44) Section 1196.05, Access Management Standards.

*This section defines the standards and specifications to be used in conjunction with the access categories and driveway types to protect the functional integrity of roads in and near the Village. The following describes the access standards to be applied for each access category.*



## *Planning Commission Hearing*

August 24<sup>th</sup>, 2020 (*via teleconference*)

### *Category III, IV, and V Roadways.*

<i>Roadway</i>	<i>Driveway</i>	<i>Permitted?</i>	<i>Minimum Spacing (a)(b)</i>	<i>Traffic Control</i>	<i>Movements</i>
<i>Category IV</i>					
	<i>LVD</i>	<i>Yes (c)(g)</i>	<i>SSD/ISD</i>	<i>Stop</i>	<i>All (e)</i>

- (a) *These are desirable minimum distances. It is recognized that site frontage and property limits may, by necessity, alter these dimensions. At the same time, the Village reserves the right to call for greater spacing distances. **As above in 1196.04 (d).***
- (b) *Spacing requirements shall properly consider driveways on both sides of the highway. **As above.***
- (c) *One direct private access shall be permitted per parcel or contiguous parcels under common ownership. **The applicant is proposing one direct private access to each of the thirty (30) proposed single-family units; meeting this requirement.***

*Additional access may be permitted if:*

- (1) *The access will not adversely affect the safety and operation of the highway, **Not applicable.***
- (2) *Such access is necessary for the safe and efficient use of the property, and **Not applicable.***
- (3) *Such access will not adversely affect access to adjacent or nearby properties. **Not applicable.***
- (e) *All movements permitted if not deemed detrimental; certain movements may be restricted due to operational and safety considerations. **The proposed access point into the project from Newark-Granville Road should not be detrimental. Clear site lines should be maintained in a manner described above in 117.02 (r)(2).***

### **Chapter 1197 Comprehensive Storm Water Management.**

**Planners Note:** The following text is included in this staff report to illustrate the requirements for a Comprehensive Storm Water



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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**Management Report and a Comprehensive Stormwater Management Plan for this project. The applicant is aware of this requirement and staff anticipates receipt of these documents in the near term.**

**It is also worth noting that land clearing and soil-disturbing activities shall not begin and zoning and/or building permits shall not be issued without an approved Comprehensive Storm Water Management Plan, per 1197.06(e) below.**

**Submitted plans – see Sheet 6/9 Composite Utility Plan and Sheet 7/9 Grading and Drainage Plan - illustrate preliminary grading and stormwater management intentions.**

**A Pre-Application Meet with the Village Engineer is required to discuss the proposed project and to review the requirements of this regulation. There are fees and a bond required for this aspect of the project – refer to 1197.14 Fees, and 1197.15 Bond.**

**Reviewing body to be Village Engineers, Bird + Bull, per 1197.06(b), applicant to submit two (2) sets of Preliminary Comprehensive Storm Water Management Plan (Preliminary Plan) and the applicable fee to the Village Engineer and/or the Village Service Director.**

44) 1197.01, PURPOSE AND INTENT.

*The purpose of this regulation is to establish technically feasible and economically reasonable storm water management standards to achieve a level of storm water quality and quantity control that will minimize damage to property and degradation of water resources and will promote and maintain the health, safety, and welfare of the citizens of the Village of Granville:*

- (a) *This regulation requires owners who develop or re-develop their property within the Village of Granville to:*
- (1) *Control storm water runoff from their property and ensure that all storm water management practices are properly designed, constructed, and maintained.*
  - (2) *Reduce water quality impacts to receiving water resources that may be caused by new development or redevelopment activities.*
  - (3) *Control the volume, rate, and quality of storm water runoff originating from their property so that surface water and ground water are protected and flooding and erosion potential are not increased.*





## *Planning Commission Hearing*

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- (4) *Minimize the need to construct, repair, and replace subsurface storm drain systems.*
  - (5) *Preserve natural infiltration and ground water recharge, and maintain subsurface flow that replenishes water resources, except in slippage prone soils.*
  - (6) *Incorporate storm water quality and quantity controls into site planning and design at the earliest possible stage in the development process.*
  - (7) *Reduce the expense of remedial projects needed to address problems caused by inadequate storm water management.*
  - (8) *Maximize use of storm water management practices that serve multiple purposes including, but not limited to, flood control, erosion control, fire protection, water quality protection, recreation, and habitat preservation.*
  - (9) *Design sites to minimize the number of stream crossings and the width of associated disturbance in order to minimize the Village of Granville's future expenses related to the maintenance and repair of stream crossings.*
  - (10) *Maintain, promote, and re-establish conditions necessary for naturally occurring stream processes that assimilate pollutants, attenuate flood flows, and provide a healthy water resource.*
- (c) *This regulation shall apply to all parcels used or being developed, either wholly or partially, for new or relocated projects involving highways and roads; **subdivisions** or larger common plans of development; industrial, commercial, institutional, or residential projects; building activities on farms; redevelopment activities; grading; and all other uses that are not specifically exempted in Section 1197.01.*
  - (d) *Public entities, including the State of Ohio, Licking County, and the Village of Granville shall comply with this regulation for roadway projects initiated after March 10, 2006 and, to the maximum extent practicable, for projects initiated before that time.*
  - (e) *This regulation does not apply to activities regulated by, and in compliance with, the Ohio Agricultural Sediment Pollution Abatement Rules.*
  - (f) *This regulation does not require a Comprehensive Storm Water Management Plan for linear construction projects, such as pipeline or utility line installation, that do not result in the installation of impervious surface as determined by the Village*
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## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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*Engineer. Such projects must be designed to minimize the number of stream crossings and the width of disturbance. Linear construction projects must comply with the requirements of Chapter 1199 Erosion and Sediment Control. (Ord. 23-2010. Passed 12-15-10.)*

45) Section 1197.02, DEFINITIONS.

*For the purpose of this regulation, the following terms shall have the meaning herein indicated:*

- (a) *ACRE: A measurement of area equaling 43,560 square feet.*
- (b) *AS-BUILT SURVEY: A survey shown on a plan or drawing prepared by a Registered Surveyor indicating the actual dimensions, elevations, and locations of any structures, underground utilities, swales, detention facilities, and sewage treatment facilities after construction has been completed.*
- (c) *BEST MANAGEMENT PRACTICES (BMPs): Schedule of activities, prohibitions of practices, operation and maintenance procedures, treatment requirements, and other practices to reduce the pollution of water resources and to control storm water volume and rate.*
- (d) *CLEAN WATER ACT: Pub. L. 92-500, as amended Pub. L. 95-217, Pub. L. 95-576, Pub. L. 96-483, Pub. L. 97-117, and Pub. L. 100-4, 33 U.S.C. 1251 et. seq. Referred to as the Federal Water Pollution Control Act or the Federal Water Pollution Control Act Amendments of 1972.*
- (e) *COMMUNITY: The Village of Granville, its designated representatives, boards, or commissions.*
- (f) *COMPREHENSIVE STORM WATER MANAGEMENT PLAN: The written document and plans meeting the requirements of this regulation that set forth the plans and practices to minimize storm water runoff from a development area, to safely convey or temporarily store and release post-development runoff at an allowable rate to minimize flooding and stream bank erosion, and to protect or improve storm water quality and stream channels.*
- (g) *CRITICAL STORM: A storm that is calculated by means of the percentage increase in volume of runoff by a proposed development area. The critical storm is used to calculate the maximum allowable storm water discharge rate from a developed site.*
- (h) *DETENTION FACILITY: A basin, pond, oversized pipe, or other structure that reduces the peak flow rate of storm water leaving the facility by temporarily storing a portion of the storm water entering the facility.*
- (i) *DEVELOPMENT AREA: A parcel or contiguous parcels owned by one person or*



## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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persons, or operated as one development unit, and used or being developed for commercial, industrial, residential, institutional, or other construction or alteration that changes runoff characteristics.

- (j) ***DEVELOPMENT DRAINAGE AREA:*** A combination of each hydraulically unique watershed with individual outlet points on the development area.
  - (k) ***DISTURBED AREA:*** An area of land subject to erosion due to the removal of vegetative cover and/or soil disturbing activities.
  - (l) ***DRAINAGE:*** The removal of excess surface water or groundwater from land by surface or subsurface drains.
  - (m) ***EROSION:*** The process by which the land surface is worn away by the action of wind, water, ice, gravity, or any combination of those forces.
  - (n) ***EXTENDED CONVEYANCE:*** A storm water management practice that replaces and/or enhances traditional open or closed storm drainage conduits by retarding flow, promoting percolation of runoff into the soil, and filtering pollutants during the storm water quality event.
  - (o) ***EXTENDED DETENTION:*** A storm water management practice that replaces and/or enhances traditional detention facilities by releasing the runoff collected during the storm water quality event over at least 24 to 48 hours, retarding flow and allowing pollutants to settle within the facility.
  - (p) ***FINAL STABILIZATION:*** All soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 80% coverage for the area has been established or equivalent stabilization practices, such as the use of mulches or geotextiles, have been employed.
  - (q) ***GRADING:*** The process in which the topography of the land is altered to a new slope.
  - (r) ***IMPERVIOUS COVER:*** Any surface that cannot effectively absorb or infiltrate water. This may include roads, streets, parking lots, rooftops, sidewalks, and other areas not covered by vegetation.
  - (s) ***INFILTRATION:*** A storm water management practice that does not discharge to a water resource during the storm water quality event, requiring collected runoff to either infiltrate into the groundwater and/or be consumed by evapotranspiration, thereby retaining storm water pollutants in the facility.
  - (t) ***LARGER COMMON PLAN OF DEVELOPMENT:*** A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan.
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## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

- 
- (u) ***MAXIMUM EXTENT PRACTICABLE:*** *The level of pollutant reduction that operators of small municipal separate storm sewer systems regulated under 40C.F.R. Parts 9, 122, 123, and 124, referred to as NPDES Storm Water Phase II, must meet.*
  - (v) ***NPDES:*** *National Pollutant Discharge Elimination System. A regulatory program in the Federal Clean Water Act that prohibits the discharge of pollutants into surface waters of the United States without a permit.*
  - (w) ***NONSTRUCTURAL STORM WATER MANAGEMENT PRACTICE:*** *Stormwater runoff control and treatment techniques that use natural practices to control runoff and/or reduce pollution levels.*
  - (x) ***POST-DEVELOPMENT:*** *The conditions that exist following the completion of soil disturbing activity in terms of topography, vegetation, land use, and the rate, volume, quality, or direction of storm water runoff.*
  - (y) ***PRE-CONSTRUCTION MEETING:*** *Meeting prior to construction between all parties associated with the construction of the project including government agencies, contractors and owners to review agency requirements and plans as approved and submitted.*
  - (z) ***PRE-DEVELOPMENT:*** *The conditions that exist prior to the initiation of soil disturbing activity in terms of topography, vegetation, land use, and the rate, volume, quality, or direction of storm water runoff.*
  - (aa) ***PROFESSIONAL ENGINEER:*** *A Professional Engineer registered in the State of Ohio with specific education and experience in water resources engineering, acting in conformance with the Code of Ethics of the Ohio State Board of Registration for Engineers and Surveyors.*
  - (bb) ***REDEVELOPMENT:*** *A construction project on land where impervious cover has previously been developed and where the new land use will not increase the runoff coefficient. If the new land use will increase the runoff coefficient, then the project is considered to be a new development project rather than a redevelopment project. (Refer to Table 1 in Section 1197.09)*
  - (cc) ***RIPARIAN AREA:*** *Land adjacent to any brook, creek, river, or stream having a defined bed and bank that, if appropriately sized, helps to stabilize streambanks, limit erosion, reduce flood size flows, and/or filter and settle out runoff pollutants, or performs other functions consistent with the purposes of this regulation.*
  - (dd) ***RIPARIAN AND WETLAND SETBACK:*** *The real property adjacent to a water resource on which soil disturbing activities are limited.*
  - (ee) ***RUNOFF:*** *The portion of rainfall, melted snow, or irrigation water that flows across the ground surface and is eventually returned to water resources.*
  - (ff) ***SEDIMENT:*** *The soils or other surface materials that can be transported or deposited by the action of wind, water, ice, or gravity as a product of erosion.*
-



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

---

- (gg) SEDIMENTATION: The deposition of sediment in water resources.*
  - (hh) SITE OWNER/OPERATOR: Any individual, corporation, firm, trust, commission, board, public or private partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency, the federal government, other legal entity, or an agent thereof that is responsible for the overall construction site.*
  - (ii) SOIL DISTURBING ACTIVITY: Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and that may result in, or contribute to, increased storm water quantity and/or decreased storm water quality.*
  - (jj) STABILIZATION: The use of Best Management Practices that reduce or prevent soil erosion by storm water runoff, trench dewatering, wind, ice, gravity, or a combination thereof.*
  - (kk) STRUCTURAL STORMWATER MANAGEMENT PRACTICE: Any constructed facility, structure, or device that provides storage, conveyance, and/or treatment of storm water runoff.*
  - (ll) WATER QUALITY VOLUME. The volume of runoff from a contributing watershed that must be captured and treated, equivalent to the maximized capture volume as defined in the American Society of Civil Engineers (ASCE) Manual and Report on Engineering Practice No. 87 and Water Environment Federation Manual of Practice No. 23 titled Urban Runoff Quality Management.*
  - (mm) WATER RESOURCE: Any public or private body of water; including wetlands; the area within the ordinary high water level of lakes and ponds; as well as the area within the ordinary high water level of any brook, creek, river, or stream having a defined bed and bank (either natural or artificial) which confines and conducts continuous or intermittent flow.*
  - (nn) WATER RESOURCE CROSSING: Any bridge, box, arch, culvert, truss, or other type of structure intended to convey people, animals, vehicles, or materials from one side of a watercourse to another. This does not include private, non-commercial footbridges or pole mounted aerial electric or telecommunication lines, nor does it include below grade utility lines.*
  - (oo) WATERSHED: The total drainage area contributing storm water runoff to a single point.*
  - (pp) WETLAND: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas (40 CFR 232, as amended) (Ord. 23-2010. Passed 12-15-10.)*
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## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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### ***DISCLAIMER OF LIABILITY.***

- (a) *Compliance with the provisions of this regulation shall not relieve any person from responsibility for damage to any person otherwise imposed by law. The provisions of this regulation are promulgated to promote the health, safety, and welfare of the public and are not designed for the benefit of any individual or any particular parcel of property.*
- (b) *By approving a Comprehensive Storm Water Management Plan under this regulation, the Village of Granville does not accept responsibility for the design, installation, and operation and maintenance of storm water management practices. (Ord. 23-2010. Passed 12-15-10.)*

### 46) 1197.04. CONFLICTS, SEVERABILITY, NUISANCES AND RESPONSIBILITY.

- (a) *Where this regulation is in conflict with other provisions of law or ordinance, the most restrictive provisions, as determined by the Village Engineer shall prevail.*
- (b) *If any clause, section, or provision of this regulation is declared invalid or unconstitutional by a court of competent jurisdiction, the validity of the remainder shall not be affected thereby.*
- (c) *This regulation shall not be construed as authorizing any person to maintain a nuisance on their property, and compliance with the provisions of this regulation shall not be a defense in any action to abate such a nuisance.*
- (d) *Failure of the Village of Granville to observe or recognize hazardous or unsightly conditions or to recommend corrective measures shall not relieve the site owner from the responsibility for the condition or damage resulting therefrom, and shall not result in the Village of Granville, its officers, employees, or agents being responsible for any condition or damage resulting therefrom. (Ord. 23-2010. Passed 12-15-10.)*

### 47) 1197.05. Development of Comprehensive Storm Water Management Plans.

- (a) *This regulation requires that a Comprehensive Storm Water Management Plan be developed and implemented for soil disturbing activities disturbing one (1) or more acres of total land, or less than one (1) acre if part of a larger common plan of development or sale disturbing one (1) or more acres of total land, and on which any regulated activity of Section 1197.01(c) is proposed. **Applicant is aware of this requirement and a Comprehensive Stormwater Management Plan is anticipated in the near term.***
- (b) *The Village of Granville shall administer this regulation, shall be responsible for determination of compliance with this regulation, and shall issue notices and orders as may be necessary. The Village of Granville may consult with the Licking County SWCD, private engineers, storm water districts, or other technical experts in reviewing the Comprehensive Storm Water Management Plan. (Ord. 23-2010.*



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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Passed 12-15-10.) **Once received, the required Comprehensive Stormwater Management Plan will be reviewed by Village Engineers, Bird+Bull.**

48) 1197.06, Application Procedures.

- (a) Pre-Application Meeting: *The applicant shall attend a Pre-Application Meeting with the Village Engineer to discuss the proposed project, review the requirements of this regulation, identify unique aspects of the project that must be addressed during the review process, and establish a preliminary review and approval schedule.*
- (b) Preliminary Comprehensive Storm Water Management Plan: *The applicant shall submit two (2) sets of a Preliminary Comprehensive Storm Water Management Plan (Preliminary Plan) and the applicable fees to the Village Engineer and/or the Service Director. The Preliminary Plan shall show the proposed property boundaries, setbacks, dedicated open space, public roads, water resources, storm water control facilities, and easements in sufficient detail and engineering analysis to allow the Village Engineer to determine if the site is laid out in a manner that meets the intent of this regulation and if the proposed storm water management practices are capable of controlling runoff from the site in compliance with this regulation. The applicant shall submit two (2) sets of the Preliminary Plan and applicable fees as follows:*
- (1) For subdivisions: *In conjunction with the submission of the preliminary subdivision plan. **Applicant is aware of this requirement and a Comprehensive Stormwater Management Plan is anticipated in the near term.** Applicant will submit the necessary plans to the Village Engineer in a timely manner upon approval of the Preliminary Plat.*
  - (2) For other construction projects: *In conjunction with the application for a zoning permit. **As above.***
  - (3) For general clearing projects: *In conjunction with the application for a zoning permit. **As above.***
- (c) Final Comprehensive Storm Water Management Plan: *The applicant shall submit two (2) sets of a Final Comprehensive Storm Water Management Plan (Final Plan) and the applicable fees to the Village Engineer and/or the Service Director in conjunction with the submittal of the final plat, improvement plans, or application for a building or zoning permit for the site. The Final Plan shall meet the requirements of Section 1197.08, shall demonstrate compliance with the Performance Standards and requirements established in Section 1197.09, and shall be approved by the Village Engineer prior to approval of the final plat and/or before issuance of a Zoning Permit. **Note: The approval of the preliminary plat shall be effective for a period of twelve (12) months, or for such period as approved by the Planning Commission. The final plat shall be submitted not later than twelve (12) months after the date of the***



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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**approval of the preliminary plat, or as indicated by the Planning Commission in their final review and approval.**

- (d) Review and Comment: The Village Engineer and/or the Service Director shall review the Preliminary and Final Plans submitted, and shall approve or return for revisions with comments and recommendations for revisions. A Preliminary or Final Plan rejected because of deficiencies shall receive a narrative report stating specific problems and the procedures for filing a revised Preliminary or Final Plan. As above.
- (e) **Approval Necessary: Land clearing and soil-disturbing activities shall not begin and zoning and/or building permits shall not be issued without an approved Comprehensive Storm Water Management Plan. Applicant is aware of this requirement and a Comprehensive Stormwater Management Plan is anticipated in the near term.**
- (f) Valid for Two Years: Approvals issued in accordance with this regulation shall remain valid for two (2) years from the date of approval. (Ord. 23-2010. Passed 12-15-10.)
- 49) 1197.07. Compliance with State and Federal Regulations.  
Approvals issued in accordance with this regulation do not relieve the applicant of responsibility for obtaining all other necessary permits and/or approvals from other federal, state, and/or county agencies. If requirements vary, the most restrictive shall prevail. These permits may include, but are not limited to, those listed below. Applicants are required to show proof of compliance with these regulations before the Village of Granville will issue a building or zoning permit.
- (a) Ohio EPA NPDES Permits authorizing storm water discharges associated with construction activity or the most current version thereof: Proof of compliance with these requirements shall be the applicant's Notice of Intent (NOI) number from Ohio EPA, a copy of the Ohio EPA Director's Authorization Letter for the NPDES Permit, or a letter from the site owner certifying and explaining why the NPDES Permit is not applicable.
- (b) Section 401 of the Clean Water Act: Proof of compliance shall be a copy of the Ohio EPA Water Quality Certification application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 401 of the Clean Water Act is not applicable. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this regulation.
- (c) Ohio EPA Isolated Wetland Permit: Proof of compliance shall be a copy of Ohio EPA's Isolated Wetland Permit application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Ohio EPA's Isolated Wetlands Permit is not applicable. Isolated wetlands shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this regulation.
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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- (d) Section 404 of the Clean Water Act: Proof of compliance shall be a copy of the U.S. Army Corps of Engineers Individual Permit application, public notice, or project approval, if an Individual Permit is required for the development project. If an Individual Permit is not required, the site owner shall submit proof of compliance with the U.S. Army Corps of Engineer's Nationwide Permit Program. This shall include one of the following:
- (1) A letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 404 of the Clean Water Act is not applicable.
  - (2) A site plan showing that any proposed fill of waters of the United States conforms to the general and special conditions specified in the applicable Nationwide Permit. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this regulation.
- (e) Ohio Dam Safety Law: Proof of compliance shall be a copy of the ODNR Division of Water permit application tracking number, a copy of the project approval letter from the ODNR Division of Water, or a letter from the site owner certifying and explaining why the Ohio Dam Safety Law is not applicable. (Ord. 23-2010. Passed 12-15-10.)

50) 1197.08, Comprehensive Storm Water Management Plans.

- (a) Comprehensive Storm Water Management Plan Required: The applicant shall develop a Comprehensive Storm Water Management Plan describing how the quantity and quality of storm water will be managed after construction is complete for every discharge from the site and/or into a water resource. The Plan will illustrate the type, location, and dimensions of every structural and non-structural storm water management practice incorporated into the site design, and the rationale for their selection. The rationale must address how these storm water management practices will address flooding within the site as well as flooding that may be caused by the development upstream and downstream of the site. The rationale will also describe how the storm water management practices minimize impacts to the physical, chemical, and biological characteristics of on-site and downstream water resources and, if necessary, correct current degradation of water resources that is occurring or take measures to prevent predictable degradation of water resources.
  - (b) Preparation by Professional Engineer: The Comprehensive Storm Water Management Plan shall be prepared by a registered professional engineer and include supporting calculations, plan sheets, and design details. To the extent necessary, as determined by the Village Engineer, a site survey shall be performed by a Registered Professional Surveyor to establish boundary lines, measurements, or land surfaces.
  - (c) Community Procedures: The Village Engineer shall prepare and maintain
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*procedures providing specific criteria and guidance to be followed when designing the storm water management system for the site. These procedures may be updated from time to time, at the discretion of the Village Engineer based on improvements in engineering, science, monitoring, and local maintenance experience. The Village Engineer shall make the final determination of whether the practices proposed in the Comprehensive Storm Water Management Plan meet the requirements of this regulation. The Village Engineer may also maintain a list of acceptable Best Management Practices, including the most current edition of the Mid-Ohio Regional Planning Commission (MORPC) Stormwater Manual, that meet the criteria of this regulation to be used in the Village of Granville.*

*(d) Contents of Comprehensive Storm Water Management Plan: The Comprehensive Storm Water Management Plan shall contain an application, narrative report, construction site plan sheets, a long-term Inspection and Maintenance Agreement, and a site description with the following information provided:*

*(1) Site description:*

- A. A description of the nature and type of the construction activity (e.g. residential, shopping mall, highway, etc.).*
  - B. Total area of the site and the area of the site that is expected to be disturbed (i.e. grubbing, clearing, excavation, filling or grading, including off-site borrow areas).*
  - C. A description of prior land uses at the site.*
  - D. An estimate of the impervious area and percent of imperviousness created by the soil-disturbing activity at the beginning and at the conclusion of the project.*
  - E. Existing data describing the soils throughout the site, including the soil series and association, hydrologic soil group, porosity, infiltration characteristics, depth to groundwater, depth to bedrock, and any impermeable layers.*
  - F. If available, the quality of any known pollutant discharge from the site such as that which may result from previous contamination caused by prior land uses.*
  - G. The location and name of the immediate water resource(s) and the first subsequent water resource(s).*
  - H. The aerial (plan view) extent and description of water resources at or near the site that will be disturbed or will receive discharges from the project.*
  - I. Describe the current condition of water resources including the*
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*vertical stability of stream channels and indications of channel incision that may be responsible for current or future sources of high sediment loading or loss of channel stability.*

- (2) Site map showing:
- A. *Limits of soil-disturbing activity on the site.*
  - B. *Soils types for the entire site, including locations of unstable or highly erodible soils.*
  - C. *Existing and proposed one-foot (1') contours. This must include a delineation of drainage watersheds expected before, during, and after major grading activities as well as the size of each drainage watershed in acres.*
  - D. *Water resource locations including springs, wetlands, streams, lakes, water wells, and associated setbacks on or within 200 feet of the site, including the boundaries of wetlands or streams and first subsequent named receiving water(s) the applicant intends to fill or relocate for which the applicant is seeking approval from the Army Corps of Engineers and/or Ohio EPA.*
  - E. *Existing and planned locations of buildings, roads, parking facilities, and utilities.*
  - F. *The location of any in-stream activities including stream crossings.*
- (3) Contact information: *Company name and contact information as well as contact name, addresses, and phone numbers for the following:*
- A. *The Professional Engineer who prepared the Comprehensive Storm Water Management Plan.*
  - B. *The site owner.*
- (4) Phase, *if applicable, of the overall development plan.*
- (5) List of subplot numbers *if project is a subdivision.*
- (6) Ohio EPA NPDES Permit Number *and other applicable state and federal permit numbers, if available, or status of various permitting requirements if final approvals have not been received.*
- (7) Location, *including complete site address and subplot number if applicable.*
- (8) Location of any easements *or other restrictions placed on the use of the property.*
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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(9) *A site plan sheet showing:*

- A. *The location of each proposed post-construction storm water management practice.*
- B. *The geographic coordinates of the site AND each proposed practice in North American Datum Ohio State Plane North.*

*It is preferred that the entire site be shown on one plan sheet to allow a complete view of the site during plan review. If a smaller scale is used to accomplish this, separate sheets providing an enlarged view of areas on individual sheets should also be provided.*

(10) *An Inspection and Maintenance Agreement. The Inspection and Maintenance Agreement required for storm water management practices under this regulation shall be between the Village of Granville and the applicant and shall contain the following information and provisions:*

- A. *The location of each storm water management practice, including those practices permitted to be located in, or within 50 feet of, water resources, and identification of the drainage area served by each storm water management practice.*
  - B. *A schedule for regular maintenance for each aspect of the storm water management system to ensure continued performance of that system as is detailed in the approved Comprehensive Storm Water Management Plan. This schedule may include additional standards, as required by the Village of Granville Engineer, to ensure continued performance of storm water management practices permitted to be located in, or within 50 feet of, water resources.*
  - C. *Identification of the landowner(s), organization, or municipality responsible for long-term maintenance, including repairs, of the storm water management practices.*
  - D. *The landowner(s), organization, or municipality shall maintain storm water management practices in accordance with this regulation.*
  - E. *The Village of Granville shall conduct inspections as necessary to verify that the storm water management practices are being maintained and operated in accordance with this regulation.*
  - F. *The Village of Granville shall maintain public records of the results of site inspections, shall inform the landowner(s), organization, or municipality responsible for maintenance of the inspection results, and shall specifically indicate any corrective actions required to bring the storm water practices into proper working*
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## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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condition.

- G. *If the Village of Granville notifies the landowner(s), organization, or municipality responsible for maintenance of the maintenance problems that require correction, the specific corrective actions shall be taken within a reasonable time frame as determined by the Village of Granville.*
  - H. *The Village of Granville is authorized to enter upon the property and to perform the corrective actions identified in the inspection report if the landowner(s), organization, or municipality responsible for maintenance does not make the required corrections in the specified time period. The Village of Granville shall be reimbursed by the landowner(s), organization, or municipality responsible for maintenance for all expenses incurred within 10 days of receipt of invoice from the Village of Granville.*
  - I. *The method of funding long-term maintenance and inspections of all storm water management practices.*
  - J. *A release of the Village of Granville from all damages, accidents, casualties, occurrences, or claims that might arise or be asserted against the Village of Granville from the construction, presence, existence, or maintenance of the storm water management practices. Alteration or termination of these stipulations is prohibited. The applicant must provide a draft of this Inspection and Maintenance Agreement as part of the Comprehensive Storm Water Management Plan submittal. Once a draft is approved, a recorded copy of the Agreement must be submitted to the Village of Granville to receive final inspection approval of the site.*
- (11) *Calculations required: The applicant shall submit calculations for projected storm water runoff flows, volumes, and timing into and through all storm water management practices for flood control, channel protection, water quality, and the condition of the habitat, stability, and incision of each water resource and its floodplain, as required in Section 1197.09 of this regulation. These submittals shall be completed for both pre- and post-development land use conditions and shall include the underlying assumptions and hydrologic and hydraulic methods and parameters used for these calculations. The applicant shall also include critical storm determination and demonstrate that the runoff from upper watershed areas have been considered in the calculations.*
- (12) *List of all contractors and subcontractors before construction: Prior to construction or before the pre-construction meeting, provide the list of all contractors and subcontractors names, addresses, and phone numbers involved with the implementation of the Comprehensive Storm Water*
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*Management Plan including a written document containing signatures of all parties as proof of acknowledgment that they have reviewed and understand the requirements and responsibilities of the Comprehensive Storm Water Management Plan.*

- (13) *Existing and proposed drainage patterns:* *The location and description of existing and proposed drainage patterns and storm water management practices, including any related storm water management practices beyond the development area and the larger common development area.*
- (14) *For each storm water management practice to be employed on the development area,* *include the following:*
- A. *Location and size, including detail drawings, maintenance requirements during and after construction, and design calculations, all where applicable.*
  - B. *Final site conditions including storm water inlets and permanent nonstructural and structural storm water management practices. Details of storm water management practices shall be drawn to scale and shall show volumes and sizes of contributing drainage areas.*
  - C. *Any other structural and/or non-structural storm water management practices necessary to meet the design criteria in this regulation and any supplemental information requested by the Village Engineer. (Ord. 23-2010. Passed 12-15-10.)*

51) ***1197.09, PERFORMANCE STANDARDS.***

- (a) ***General:*** *The storm water system, including storm water management practices for storage, treatment and control, and conveyance facilities, shall be designed to prevent structure flooding during the 100-year, 24-hour storm event; to maintain predevelopment runoff patterns, flows, and volumes; and to meet the following criteria:*
- (1) ***Integrated practices that address degradation of water resources.*** *The storm water management practices shall function as an integrated system that controls flooding and minimizes the degradation of the physical, biological, and chemical integrity of the water resources receiving storm water discharges from the site. Acceptable practices shall:*
    - A. *Not disturb riparian areas, unless the disturbance is intended to support a watercourse restoration project.*
    - B. *Maintain predevelopment hydrology and groundwater recharge*



## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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on as much of the site as practicable.

- C. Only install new impervious surfaces and compact soils where necessary to support the future land use.
- D. Compensate for increased runoff volumes caused by new impervious surfaces and soil compaction by reducing storm water peak flows to less than predevelopment levels.

Storm water management practices that meet the criteria in this regulation, and additional criteria required by the Village Engineer shall comply with this regulation.

- (2) Practices designed for final use: Storm water management practices shall be designed to achieve the storm water management objectives of this regulation, to be compatible with the proposed post-construction use of the site, to protect the public health, safety, and welfare, and to function safely with minimal maintenance.
  - (3) Storm water management for all lots: Areas developed for a subdivision, as defined in Chapter 1117, Design Standards, shall provide storm water management for the development of all subdivided lots. **This shall include provisions for lot grading and drainage that prevent structure flooding during the 100-year, 24-hour storm;** and maintain, to the extent practicable, the pre-development runoff patterns, volumes, and peaks from the lot.
  - (4) Storm water facilities in water resources: Storm water management practices and related activities shall not be constructed in water resources unless the applicant shows proof of compliance with all appropriate permits from the Ohio EPA, the U.S. Army Corps, and other applicable federal, state, and local agencies as required in Section 1197.07 of this regulation, and the activity is in compliance with Chapter 1199, Erosion and Sediment Control, all as determined by the Village Engineer.
  - (5) Storm water ponds and surface conveyance channels: All storm water pond and surface conveyance designs must provide a minimum of one (1) foot freeboard above the projected peak stage within the facility during the 100-year, 24-hour storm. When designing storm water ponds and conveyance channels, the applicant shall consider public safety as a design factor and alternative designs must be implemented where site limitations would preclude a safe design.
  - (6) Exemption: The site where soil-disturbing activities are conducted shall be exempt from the requirements of Section 1197.09 if it can be shown to the satisfaction of the Village Engineer that the site is part of a larger common plan of development where the storm water management requirements for the site are provided by an existing storm water
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*management practice, or if the storm water management requirements for the site are provided by practices defined in a regional or local storm water management plan approved by the Village Engineer.*

- (7) Maintenance: All storm water management practices shall be maintained in accordance with Inspection and Maintenance Agreements approved by the Village Engineer as detailed in Section 1197.08.*
  - (8) Ownership: Unless otherwise required by the Village of Granville, storm water management practices serving multiple lots in subdivisions shall be on a separate lot held and maintained by an entity of common ownership or, if compensated by the property owners, by the Village of Granville. Storm water management practices serving single lots shall be placed on these lots, protected within an easement, and maintained by the property owner.*
  - (9) Preservation of Existing Natural Drainage. Practices that preserve and/or improve the existing natural drainage shall be used to the maximum extent practicable. Such practices may include minimizing site grading and compaction; protecting and/or restoring water resources, riparian areas, and existing vegetation; and maintaining unconcentrated storm water runoff to and through these areas.*
- (b) Storm Water Conveyance Design Criteria: All storm water management practices shall be designed to convey storm water to allow for the maximum removal of pollutants and reduction in flow velocities. This shall include but not be limited to:*
- (1) Stream relocation or enclosure: The Village Engineer may allow the enclosure or relocation of water resources only if the applicant shows proof of compliance with all appropriate permits from the Ohio EPA, the U.S. Army Corps, and other applicable federal, state, and local agencies as required in Section 1197.07 of this regulation, and the activity is in compliance with Chapter 1199, Erosion and Sediment Control, all as determined by the Village Engineer. At a minimum, stream relocation designs must show how the project will minimize changes to the vertical stability, floodplain form, channel form, and habitat of upstream and downstream channels on and off the property.*
  - (2) Off-site storm water discharges: Off-site storm water runoff that discharges to or across the applicant's development site shall be conveyed through the storm water conveyance system planned for the development site at its existing peak flow rates during each design storm. Off-site flows shall be diverted around storm water quality control facilities or, if this is not possible, the storm water quality control facility shall be sized to treat the off-site flow. Comprehensive Storm Water Management Plans will not be approved until it is demonstrated to the satisfaction of the Village Engineer that off-site runoff will be adequately*





## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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conveyed through the development site in a manner that does not exacerbate upstream or downstream flooding and erosion.

- (3) Sheet flow: The site shall be graded in a manner that maintains sheet flow over as large an area as possible. The maximum area of sheet flow shall be determined based on the slope, the uniformity of site grading, and the use of easements or other legally-binding mechanisms that prohibit re-grading and/or the placement of structures within sheet flow areas. In no case shall the sheet flow length be longer than 300 feet, nor shall a sheet flow area exceed 1.5 acres. Flow shall be directed into an open channel, storm sewer, or other storm water management practice from areas too long and/or too large to maintain sheet flow, all as determined by the Village Engineer.
- (4) Open channels: Unless otherwise allowed by the Village Engineer drainage tributary to storm water management practices shall be provided by an open channel with landscaped banks and designed to carry the 10-year, 24-hour storm water runoff from upstream contributory areas.
- (5) Open drainage systems: Open drainage systems shall be preferred on all new development sites to convey storm water where feasible. Storm sewer systems shall be allowed only when the site cannot be developed at densities allowed under Village of Granville zoning or where the use of an open drainage system affects public health or safety, all as determined by the Village Engineer. The following criteria shall be used to design storm sewer systems when necessary:
  - A. Storm sewers shall be designed such that they do not surcharge from runoff caused by the 5 year, 24 hour storm, and that the hydraulic grade line of the storm sewer stays below the gutter flow line of the overlying roadway, or below the top of drainage structures outside the roadway during a 10 year, 24 hour storm. The system shall be designed to meet these requirements when conveying the flows from the contributory area within the proposed development and existing flows from offsite areas that are upstream from the development.
  - B. The minimum inside diameter of pipe to be used in public storm sewer systems is 12 inches. Smaller pipe sizes may be used in private systems, subject to the approval of the Village Engineer.
  - C. All storm sewer systems shall be designed taking into consideration the tailwater of the receiving facility or water resource. The tailwater elevation used shall be based on the design storm frequency. The hydraulic grade line for the storm sewer system shall be computed with consideration for the energy losses associated with entrance into and exit from the system,



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.*

- D. The inverts of all curb inlets, manholes, yard inlets, and other structures shall be formed and channelized to minimize the incidence of quiescent standing water where mosquitoes may breed.*
  - E. Full headwalls shall be required at all storm sewer inlets or outlets to and from open channels or lakes.*
- (6) Water Resource Crossings. The following criteria shall be used to design structures that cross a water resource in the Village of Granville:*
- A. Water resource crossings other than bridges shall be designed to convey the stream's flow for the minimum 25-year, 24-hour storm.*
  - B. Bridges, open bottom arch or spans are the preferred crossing technique and shall be considered in the planning phase of the development. Bridges and open spans should be considered for all State Scenic Rivers, cold-water habitat, exceptional warmwater habitat, seasonal salmonid habitat streams, and Class III headwater streams. The footers or piers for these bridges and open spans shall not be constructed below the ordinary high-water mark.*
  - C. If a culvert or other closed bottom crossing is used, twenty-five (25) percent of the cross-sectional area or a minimum of 1 foot of box culverts and pipe arches must be embedded below the channel bed.*
  - D. The minimum inside diameter of pipes to be used for crossings shall be 12 inches.*
  - E. The maximum slope allowable shall be a slope that produces a 10-fps velocity within the culvert barrel under design flow conditions. Erosion protection and/or energy dissipaters shall be required to properly control entrance and outlet velocities.*
  - F. All culvert installations shall be designed with consideration for the tailwater of the receiving facility or water resource. The tailwater elevation used shall be based on the design storm frequency.*
  - G. Full headwalls shall be required at all culvert inlets or outlets to and from open channels or lakes.*
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## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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- H. Streams with a drainage area of 5 square miles or larger shall incorporate floodplain culverts at the bankfull elevation to restrict head loss differences across the crossing so as to cause no rise in the 100-year storm event.*
- I. Bridges shall be designed such that the hydraulic profile through a bridge shall be below the bottom chord of the bridge for either the 100-year, 24-hour storm, or the 100-year flood elevation as determined by FEMA, whichever is more restrictive.*
- (7) *Overland flooding:* *Overland flood routing paths shall be used to convey storm water runoff from the 100 year, 24 hour storm event to an adequate receiving water resource or storm water management practice such that the runoff is contained within the drainage easement for the flood routing path and does not cause flooding of buildings or related structures. The peak 100-year water surface elevation along flood routing paths shall be at least one foot below the finished grade elevation at the structure. When designing the flood routing paths, the conveyance capacity of the site's storm sewers shall be taken into consideration.*
- (8) *Compensatory flood storage mitigation:* *In order to preserve floodplain storage volumes and thereby avoid increases in water surface elevations, any filling within floodplains approved by the Village of Granville must be compensated by removing an equivalent volume of material. For all areas of development that do not increase the floodplain storage by 1/10th of the floodplain elevation there shall be no compensatory flood storage requirement. First consideration for the location(s) of compensatory floodplain volumes should be given to areas where the stream channel will have immediate access to the new floodplain within the limits of the development site. Consideration will also be given to enlarging existing or proposed retention basins to compensate for floodplain fill if justified by a hydraulic analysis of the contributing watershed. Unless otherwise permitted by the Village of Granville, reductions in volume due to floodplain fills must be mitigated within the legal boundaries of the development. Embankment slopes used in compensatory storage areas must reasonably conform to the natural slopes adjacent to the disturbed area. The use of vertical retaining structures is specifically prohibited.*
- (9) *Velocity dissipation:* *Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall to provide non-erosive flow velocity from the structure to a water resource so that the natural physical and biological characteristics and functions of the water resource are maintained and protected.*
- (c) *Storm Water Quality Control:*
- (1) *Direct runoff to a BMP:* *The site shall be designed to direct runoff to one or more of the following storm water management practices. These*
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## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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practices are listed in Table 2 of this regulation and shall be designed to meet the following general performance standards:

- A. *Extended conveyance facilities that slow the rate of storm water runoff; filter and biodegrade pollutants in storm water; promote infiltration and evapotranspiration of storm water; and discharge the controlled runoff to a water resource.*
  - B. *Extended detention facilities that detain storm water; settle or filter particulate pollutants; and release the controlled storm water to a water resource.*
  - C. *Infiltration facilities that retain storm water; promote settling, filtering, and biodegradation of pollutants; and infiltrate captured storm water into the ground. The Village Engineer may require a soil engineering report to be prepared for the site to demonstrate that any proposed infiltration facilities meet these performance standards.*
  - D. *The Village Engineer may approve other BMPs if the applicant demonstrates to the Village Engineer satisfaction that these BMPs meet the objectives of this regulation as stated in Section 1197.09(c)(6).*
- (2) Criteria applying to all storm water management practices. *Practices chosen must be sized to treat the water quality volume (WQ<sub>v</sub>) and to ensure compliance with Ohio Water Quality Standards (OAC Chapter 3745-1).*
- A. *The WQ<sub>v</sub> shall be equal to the volume of runoff from a 0.75-inch rainfall event and shall be determined according to one of the following methods:*
    - 1. *Through a site hydrologic study approved by the Village Engineer that uses continuous hydrologic simulation; site-specific hydrologic parameters, including impervious area, soil infiltration characteristics, slope, and surface routing characteristics; proposed best management practices controlling the amount and/or timing of runoff from the site; and local long-term hourly records, or*
    - 2. *Using the following equation:*
$$WQ_v = C * P * A / 12$$

*where terms have the following meanings: WQ<sub>v</sub> = water quality volume in acre-feet*



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

$C$  = runoff coefficient appropriate for storms less than 1"

$P$  = 0.75-inch precipitation depth

$A$  = area draining into the storm water practice, in acres. Runoff coefficients required by the Ohio Environmental Protection Agency (Ohio EPA) for use in determining the water quality volume are listed in Table 1. Alternatively, the Village Engineer may consider use of the following equation to calculate the runoff coefficient if the applicant can demonstrate that appropriate controls are in place to limit the proposed impervious area of the development:

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04, \text{ where:}$$

$i$  = fraction of the drainage area that is impervious

**Table 1: Runoff Coefficients Based on the Type of Land Use**

Land Use	Runoff Coefficient
Industrial & Commercial	0.8
High Density Residential (> 8 dwellings/acre)	0.5
Medium Density Residential (4 to 8 dwellings/acre)	0.4
Low Density Residential (< 4 dwellings/acre)	0.3
Open Space and Recreational Areas	0.2
Where land use will be mixed, the runoff coefficient should be calculated using a weighted average. For example, if 60% of the contributing drainage area to the storm water treatment structure is Low Density Residential, 30% is High Density Residential, and 10% is Open Space, the runoff coefficient is calculated as follows $(0.6)(0.3) + (0.3)(0.5) + (0.1)(0.2) = (0.35)$	

- B. An additional volume equal to 20% of the WQv shall be incorporated into the storm water practice for sediment storage.
- C. Storm water quality management practices shall be designed such that the drain time is long enough to provide treatment and protect against downstream bank erosion, but short enough to provide storage available for successive rainfall events as defined in Table 2.



## *Planning Commission Hearing*

August 24<sup>th</sup>, 2020 (via teleconference)

**Table 2: Draw Down Times for Storm Water Management Practices**

<b>Best Management Practice</b>	<b>Drain Time of WQ<sub>v</sub></b>
<i>Infiltration Facilities</i>	24 - 48 hours
<i>Extended Conveyance Facilities (Vegetated Swales, Filter Strips)</i> <ul style="list-style-type: none"> <li>• <i>Extended Conveyance Detention Design</i></li> <li>• <i>Flow Through Design</i></li> </ul>	24 hours *
<i>Extended Detention Facilities</i> <ul style="list-style-type: none"> <li>• <i>Extended Dry Detention Basins</i></li> <li>• <i>Wet Detention Basins**</i></li> <li>• <i>Constructed Wetlands (above permanent pool)</i></li> <li>• <i>Media Filtration, Bioretention</i></li> </ul>	48 hours 24 hours 24 hours 40 hours
<p>* Size to pass a hydrograph with a volume equal to the WQ<sub>v</sub>, a duration of 2 hours, and peak rainfall intensity of 1 inch/hour at a depth of no more than 3 inches. The use of this criterion is limited to sites where the total area disturbed is 5 acres or less.</p> <p>**Provide both a permanent pool and an extended detention volume above the permanent pool, each sized with at least 0.75*WQ<sub>v</sub>.</p>	

D. Each practice shall be designed to facilitate sediment removal, vegetation management, debris control, and other maintenance activities defined in the Inspection and Maintenance Agreement for the site.

(3) Additional criteria applying to infiltration facilities.

A. Infiltration facilities shall only be allowed if the soils of the facility fall within hydrologic soil groups A or B, and if the seasonal high-water table and any underlying bedrock are at least six feet below the final grade elevation.

B. All runoff directed into an infiltration basin must first flow through an extended conveyance facility to remove coarser sediments that could cause a loss of infiltration capacity.

C. During construction, all runoff from disturbed areas of the site shall be diverted away from the proposed infiltration basin site. No construction equipment shall be allowed within the infiltration basin site to avoid soil compaction.



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- (4) *Additional criteria applying to extended conveyance facilities.*
- A. *Facilities shall be lined with fine turf-forming, flood tolerant grasses.*
  - B. *Facilities designed according to the extended conveyance detention design drain time shall:*
    - 1. *Not be located in areas where the depth to bedrock and/or seasonal high-water table is less than 3 feet below the final grade elevation.*
    - 2. *Only be allowed where the underlying soil consists of hydrologic soil group (HSG) A or B, unless the underlying soil is replaced by at least a 2.5-foot-deep layer of soil amendment with a permeability equivalent to an HSG A or B soil and an underdrain system is provided.*
  - C. *Facilities designed according to the flow through design drain time shall:*
    - 1. *Only be allowed on sites where the total area disturbed is 5 acres or less.*
    - 2. *Be designed to slow and filter runoff flowing through the turf grasses with a maximum depth of flow no greater than 3 inches.*
  - D. *Concentrated runoff shall be converted to sheet flow before entering an extended conveyance facility designed according to the flow through drain time.*
- (5) *Additional criteria for extended detention facilities:*
- A. *The outlet shall be designed to release the bottom 50 percent of the water quality volume in no less than 2/3rd of the drain time. A valve shall be provided to drain any permanent pool volume for removal of accumulated sediments. The outlet shall be designed to minimize clogging, vandalism, and maintenance.*
  - B. *The basin design shall incorporate the following features to maximize multiple uses, aesthetics, safety, and maintainability:*
    - 1. *Basin side slopes above the permanent pool shall have a run to rise ratio of 4:1 or flatter.*
    - 2. *The perimeter of all permanent pool areas deeper than 4*
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## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*feet shall be surrounded by an aquatic bench that extends at least 8 feet and no more than 15 feet outward from the normal water edge. The 8 feet wide portion of the aquatic bench closest to the shoreline shall have an average depth of 6 inches below the permanent pool to promote the growth of aquatic vegetation. The remainder of the aquatic bench shall be no more than 15 inches below the permanent pool to minimize drowning risk to individuals who accidentally or intentionally enter the basin, and to limit growth of dense vegetation in a manner that allows waves and mosquito predators to pass through the vegetation. The maximum slope of the aquatic bench shall be 10 (H) to 1 (V). The aquatic bench shall be planted with hearty plants comparable to wetland vegetation that are able to withstand prolonged inundation.*

- 3. A forebay designed to allow larger sediment particles to settle shall be placed at basin inlets. The forebay volume shall be equal to at least 10% of the water quality volume (WQv).*

*(6) Additional criteria applying to extended conveyance facilities.*

- A. Facilities shall be lined with fine turf-forming, flood tolerant grasses.*
- B. Facilities designed according to the extended detention design drain time shall:
  - 1. Not be located in areas where the depth to bedrock and/or seasonal high-water table is less than 3 feet below the final grade elevation.*
  - 2. Only be allowed where the underlying soil consists of hydrologic soil group (HSG) A or B, unless the underlying soil is replaced by at least a 2.5-foot-deep layer of soil amendment with a permeability equivalent to an HSG A or B soil and an underdrain system is provided.**
- C. Swales and filter strips designed according to the flow through drain time shall:
  - 1. Only be allowed on sites where the total area disturbed is 5 acres or less.*
  - 2. Be designed to slow and filter runoff flowing through the turf grasses with a maximum depth of flow no greater than 3 inches.**





## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- D. Concentrated runoff shall be converted to sheet flow before entering an extended conveyance facility designed according to the flow through drain time.*
- (7) Alternative post-construction BMPs: The applicant may request approval from the Village Engineer for the use of alternative structural post-construction BMPs, if the applicant shows to the satisfaction of the Village Engineer and with prior written approval from Ohio EPA, that these BMPs are equivalent in pollutant removal and runoff flow/volume reduction effectiveness to those listed in Table 2.*
- (d) Storm Water Quantity Control: The Comprehensive Storm Water Management Plan shall describe how the proposed storm water management practices are designed to meet the following requirements for storm water quantity control for each watershed in the development:*
- (1) The peak discharge rate of runoff from the Critical Storm and all more frequent storms occurring under post-development conditions shall not exceed the peak discharge rate of runoff from a 1-year, 24-hour storm occurring on the same development drainage area under pre-development conditions.*
  - (2) Storms of less frequent occurrence (longer return periods) than the Critical Storm, up to the 100-year, 24-hour storm shall have peak runoff discharge rates no greater than the peak runoff rates from equivalent size storms under pre-development conditions. The 1, 2, 5, 10, 25, 50, and 100-year storms shall be considered in designing a facility to meet this requirement.*
  - (3) The Critical Storm for each specific development drainage area shall be determined as follows:*
    - A. Determine, using a curve number-based hydrologic method that generates hydrographs, or other hydrologic method approved by the Village Engineer, the total volume (acre-feet) of runoff from a 1-year, 24-hour storm occurring on the development drainage area before and after development. These calculations shall meet the following standards:*
      - 1. Calculations shall include the lot coverage assumptions used for full build out as proposed.*
      - 2. Calculations shall be based on the entire contributing watershed to the development area.*
      - 3. Curve numbers for the pre-development condition must reflect the average type of land use over the past 10 years and not only the current land use.*
      - 4. To account for future post-construction improvements to*
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## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (*via teleconference*)

*the site, calculations shall assume an impervious surface such as asphalt or concrete for all parking areas and driveways, regardless of the surface proposed in the site description.*

- B. From the volume determined in Section 1197.09(d)(3) A., determine the percent increase in volume of runoff due to development. Using the percentage, select the 24-hour Critical Storm from Table 3.*

**Table 3: 24-Hour Critical Storm:**

<b><i>If the Percentage of Increase in Volume of Runoff is:</i></b>		<b><i>The Critical Storm will be:</i></b>
<b><i>Equal to or Greater Than:</i></b>	<b><i>and Less Than:</i></b>	
---	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

*For example, if the percent increase between the pre- and post-development runoff volume for a 1-year storm is 35%, the Critical Storm is a 5-year storm. The peak discharge rate of runoff for all storms up to this frequency shall be controlled so as not to exceed the peak discharge rate from the 1-year frequency storm under pre-development conditions in the development drainage area. The post-development runoff from all less frequent storms need only be controlled to meet pre-development peak discharge rates for each of those same storms.*

- (e) Storm Water Management on Redevelopment Projects: Comprehensive Storm Water Management Plans for redevelopment projects shall reduce existing site impervious areas by at least 20 percent. Where site conditions prevent the reduction of impervious area, then stormwater management practices shall be implemented to provide storm water quality control facilities for at least 20 percent of the site's impervious area. When a combination of impervious area reduction and storm water quality control facilities is used, the combined area shall equal or exceed 20 percent of the site. Where conditions prevent impervious area reduction or on-site stormwater management for redevelopment projects, practical alternatives as detailed in Section 1197.10 may be approved by the*



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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Village Engineer. (Ord. 23-2010. Passed 12-15-10.)

52) 1197.10, ALTERNATIVE ACTIONS.

(a) *When the Village of Granville determines that site constraints compromise the intent of this regulation, off-site alternatives may be used that result in an improvement of water quality and a reduction of storm water quantity. Such alternatives shall meet the following standards:*

- (1) *Shall achieve the same level of storm water quantity and quality control that would be achieved by the on-site controls required under this regulation.*
- (2) *Implemented in the drainage area of the proposed development project to the maximum extent practicable.*

(b) *Alternative actions may include, but are not limited to the following. All alternative actions shall be approved by the Village Engineer:*

- (1) *Fees, in an amount specified by the Village of Granville to be applied to community-wide storm water management practices.*
- (2) *Implementation of off-site storm water management practices and/or the retrofit of an existing practice to increase quality and quantity control.*
- (3) *Stream, floodplain, or wetland restoration.*
- (4) *Acquisition or conservation easements on protected open space significantly contributing to storm water control such as wetland complexes. (Ord. 23-2010. Passed 12-15-10.)*

52) 1197.11, EASEMENTS.

**Access to storm water management practices as required by the Village Engineer for inspections and maintenance shall be secured by easements. The following conditions shall apply to all easements:**

(a) *Easements shall be included in the Inspection and Maintenance Agreement submitted with the Comprehensive Storm Water Management Plan.*

(b) **Easements shall be approved by the Village of Granville prior to approval of a final plat and shall be recorded with the Licking County Recorder and on all property deeds.**

(c) *Unless otherwise required by the Village Engineer, **access easements***



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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**between a public right-of-way and all storm water management practices shall be no less than 25-feet wide. The easement shall also incorporate the entire practice plus an additional 25-foot wide band around the perimeter of the storm water management practice.**

- (d) The easement shall be graded and/or stabilized as necessary to allow maintenance equipment to access and manipulate around and within each facility, as defined in the Inspection and Maintenance Agreement for the site.
- (e) Easements to structural storm water management practices shall be restricted against the construction therein of buildings, fences, walls, and other structures that may obstruct the free flow of storm water and the passage of inspectors and maintenance equipment; and against the changing of final grade from that described by the final grading plan approved by the Village of Granville. Any re-grading and/or obstruction placed within a maintenance easement may be removed by the Village of Granville at the property owners' expense. (Ord. 23-2010. Passed 12-15-10.)

53) 1197.12. MAINTENANCE AND FINAL INSPECTION APPROVAL.

**To receive final inspection and acceptance of any project, or portion thereof, the following must be completed and provided to the Village Engineer:**

- (a) Final stabilization must be achieved and all permanent storm water management practices must be installed and made functional, as determined by the Village Engineer and per the approved Comprehensive Storm Water Management Plan.
- (b) An As-Built Certification, including a Survey and Inspection, must be sealed, signed and dated by a Professional Engineer and a Professional Surveyor with a statement certifying that the storm water management practices, as designed and installed, meet the requirements of the Comprehensive Storm Water Management Plan approved by the Village Engineer. In evaluating this certification, the Village Engineer may require the submission of a new set of storm water practice calculations if he/she determines that the design was altered significantly from the approved Comprehensive Storm Water Management Plan. The As-Built Survey must provide the location, dimensions, and bearing of such practices and include the entity responsible for long-term maintenance as detailed in the Inspection and Maintenance Agreement.
- (c) A copy of the complete and recorded Inspection and Maintenance Agreement as specified in Section 1197.08 must be provided to the Village Engineer. (Ord. 23-2010. Passed 12-15-10.)

53) 1197.13. ON-GOING INSPECTIONS.

The Village of Granville shall inspect storm water management practices periodically. Upon finding a malfunction or other need for maintenance, the Village of Granville shall provide written notification to the responsible party, as detailed in the Inspection and Maintenance Agreement, of the need for



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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maintenance. Upon notification, the responsible party shall have ten (10) working days, or other mutually agreed upon time, to make repairs or submit a plan with detailed action items and established timelines. Should repairs not be made within this time, or a plan approved by the Village Engineer for these repairs not be in place, the Village of Granville may undertake the necessary repairs and assess the responsible party. (Ord. 23-2010. Passed 12-15-10.)

54) 1197.13, FEES.

The Comprehensive Storm Water Management Plan review, filing, and inspection fee is part of a complete submittal and is required to be submitted to the Village of Granville before the review process begins. The Village Engineer shall establish a fee schedule based upon the actual estimated cost for providing these services. (Ord. 23-2010. Passed 12-15-10.)

55) 1197.15, BOND.

(a) **If a Comprehensive Storm Water Management Plan is required by this regulation, soil-disturbing activities shall not be permitted until a surety bond of 100% of the total stormwater management project cost, has been deposited with the Village of Granville Finance Department.**

This surety bond shall be posted for the Village of Granville to perform the obligations otherwise to be performed by the owner of the development area as stated in this regulation and to allow all work to be performed as needed in the event that the applicant fails to comply with the provisions of this regulation. The stormwater bond will be returned, less Village of Granville administrative fees as detailed in Section 1135.01, Zoning Fees of the Village of Granville Codified Ordinances, when the following three criteria are met:

- (1) After 80% of the lots of the project have been complete or 100% of the total project has been permanently stabilized or three (3) years from the time of permanent stabilization have passed.
- (2) **An As-Built Inspection of all water quality practices is conducted by the Village Engineer.**
- (3) An Inspection and Maintenance Agreement signed by the developer, the contractor, the Village of Granville, and the private owner or homeowners association, who will take long term responsibility for these BMPs, is accepted by the Village Engineer.

(b) Once these criteria are met, the applicant shall be reimbursed all bond monies that were not used for any part of the project. If all of these criteria are not met after three years of permanent stabilization of the site, the Village of Granville may use the bond monies to fix any outstanding issues with all storm water management structures on the site and the remainder of the bond shall be given to the private lot owner/ homeowners association for the purpose of long term maintenance of the project. (Ord. 23-2010. Passed 12-15-10.)



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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53) ***1197.16, INSTALLATION OF WATER QUALITY BEST MANAGEMENT PRACTICES.***

*The applicant may not direct runoff through any water quality structures, or portions thereof that would be degraded by construction site sediment until the entire area tributary to the structure has reached final stabilization as determined by the Village Engineer. This occurs after the completion of the final grade at the site, after all of the utilities are installed, and the site is subsequently stabilized with vegetation or other appropriate methods. The developer must provide documentation acceptable to the Village Engineer to demonstrate that the site is completely stabilized. Upon this proof of compliance, the water quality structure(s) may be completed and placed into service. Upon completion of installation of these practices, all disturbed areas and/or exposed soils caused by the installation of these practices must be stabilized within 2 days. (Ord. 23-2010. Passed 12-15-10.)*

54) ***1197.17, VIOLATIONS.***

*No person shall violate or cause or knowingly permit to be violated any of the provisions of this regulation, or fail to comply with any of such provisions or with any lawful requirements of any public authority made pursuant to this regulation, or knowingly use or cause or permit the use of any lands in violation of this regulation or in violation of any permit granted under this regulation. (Ord. 23-2010. Passed 12-15-10.)*

55) ***1197.18, APPEALS FROM DECISIONS.***

(a) *Any person aggrieved by any order, requirement, determination, or any other action or inaction may appeal the decision to the Board of Building and Zoning Appeal by filing a written notice of appeal with the Village Clerk not later than ten (10) days after the decision is delivered by personal service or postmarked by the U.S. mail, postage prepaid, return-receipt requested, to the person seeking to appeal.*

(b) *At the time of filing the notice of appeal, if the appellant intends to urge on appeal that a finding or conclusion is unsupported by the evidence or is contrary to the weight of the evidence, the appellant shall include in the record all evidence relevant to the findings or conclusion. A person who intends to appear at the appeal hearing as an appellee may file with the Clerk additional parts of the record at any time before the hearing. (Ord. 23-2010. Passed 12-15-10.)*

56) ***1197.99, PENALTY.***

(a) *Any person, firm, entity or corporation; including but not limited to, the owner of the property, his agents and assigns, occupant, property manager, and any contractor or subcontractor who violates or fails to comply with any provision of this regulation is guilty of a misdemeanor of the third degree and shall be fined no more than five hundred dollars (\$500.00) or imprisoned for no more than sixty (60) days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.*



## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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- (b) *The imposition of any other penalties provided herein shall not preclude the Village of Granville instituting an appropriate action or proceeding in a Court of proper jurisdiction to prevent an unlawful development, or to restrain, correct, or abate a violation, or to require compliance with the provisions of this regulation or other applicable laws, ordinances, rules, or regulations, or the orders of the Village of Granville. (Ord. 23-2010. Passed 12-15-10.)*

### **Chapter 1199 Erosion and Sediment Control**

**Planners Note: The following text is included in this staff report to illustrate the requirements for a Comprehensive Storm Water Management Report and a Comprehensive Stormwater Management Plan for this project. The applicant is aware of this requirement and staff anticipates receipt of these documents in the near term.**

**It is also worth noting that land clearing and soil-disturbing activities shall not begin and zoning and/or building permits shall not be issued without an approved Comprehensive Storm Water Management Plan, per 1197.06(e) below.**

**Submitted plans – see Sheet 6/9 Composite Utility Plan and Sheet 7/9 Grading and Drainage Plan - illustrate preliminary grading and stormwater management intentions.**

54) 1199.01, PURPOSE AND INTENT.

- (a) *The purpose of this regulation is to establish technically feasible and economically reasonable standards to achieve a level of erosion and sediment control that will minimize damage to property and degradation of water resources and wetlands, and will promote and maintain the health and safety of the citizens of Village of Granville:*
- (b) *This regulation will:*
- (1) *Allow development while minimizing increases in erosion and sedimentation.*
  - (2) *Reduce water quality impacts to receiving water resources and wetlands that may be caused by new development or redevelopment activities.*
- (c) *This regulation applies to all parcels used or being developed, either wholly or partially, for new or relocated projects involving highways, underground cables, or pipelines; subdivisions or larger common plans of development; industrial, commercial, institutional, or residential projects;*



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*building activities on farms; redevelopment activities; general clearing; and all other uses that are not specifically exempted in Section 1199.01(d).*

- (d) This regulation does not apply to activities regulated by, and in compliance with, the Ohio Agricultural Sediment Pollution Abatement Rules. (Ord. 25-2010. Passed 12-15-10.)*

54)

**1199.02, DEFINITIONS.**

- (a) For the purpose of these Erosion and Sediment Control Regulations, the following terms are defined:*

- (1) "Acre" means a measurement of area equaling 43,560 square feet.*
- (2) "Best management practices (BMPs)" means a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices (both structural and non-structural) to prevent or reduce the pollution of water resources and wetlands. BMPs also include treatment requirements, operating procedures, and practices to control facility and/or construction site runoff, spillage, or leaks; sludge or waste disposal; or drainage from raw material storage.*
- (3) "Community" throughout this regulation, shall refer to Village of Granville, its designated representatives, boards, or commissions.*
- (4) "Construction entrance" means the permitted points of ingress and egress to development areas regulated under this regulation.*
- (5) "Development area" means a parcel or contiguous parcels owned by one person or persons, or operated as one development unit, and used or being developed for commercial, industrial, residential, institutional, or other construction or alteration that changes runoff characteristics.*
- (6) "Disturbed area" means an area of land subject to erosion due to the removal of vegetative cover and/or soil disturbing activities.*
- (7) "Drainage" means:*
  - A. The area of land contributing surface water to a specific point.*
  - B. The removal of excess surface water or groundwater from land by surface or subsurface drains.*
- (8) "Erosion" means the process by which the land surface is worn away by the action of wind, water, ice, gravity, or any combination of those forces.*
- (9) "Erosion and sediment control" means the control of soil, both mineral and organic, to minimize the removal of soil from the land surface and to*





## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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*prevent its transport from a disturbed area by means of wind, water, ice, gravity, or any combination of those forces.*

- (10) *"Final stabilization" means all soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 80% coverage for the area has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed.*
- (11) *"Landscape Architect" means a Professional Landscape Architect registered in the State of Ohio.*
- (12) *"Larger common plan of development or sale" means a contiguous area where multiple separate and distinct construction activities may take place at different times on different schedules under one plan.*
- (13) *"Maximum extent practicable" means the level of pollutant reduction that site owners of small municipal separate storm sewer systems regulated under 40 C.F.R. Parts 9, 122, 123, and 124, referred to as NPDES Storm Water Phase II, must meet.*
- (14) *"NPDES" means the National Pollutant Discharge Elimination System. A regulatory program in the Federal Clean Water Act that prohibits the discharge of pollutants into surface waters of the United States without a permit.*
- (15) *"Parcel" means a tract of land occupied or intended to be occupied by a use, building or group of buildings and their accessory uses and buildings as a unit, together with such open spaces and driveways as are provided and required. A parcel may contain more than one contiguous lot individually identified by a 'Permanent Parcel Number' assigned by the Licking County Auditor's Office.*
- (16) *"Person" means any individual, corporation, firm, trust, commission, board, public or private partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency, the federal government, other legal entity, or an agent thereof.*
- (17) *"Phasing" means clearing a parcel of land in distinct sections, with the stabilization of each section before the clearing of the next.*
- (18) *"Professional Engineer" means a Professional Engineer registered in the State of Ohio.*
- (19) *"Qualified inspection personnel" means a person knowledgeable in the principles and practice of erosion and sediment controls, who possess the skills to assess all conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and*



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*erosion control measure selected to control the quality of storm water discharges from the construction activity.*

- (20) *"Rainwater and land development" means Ohio's standards for storm water management, land development, and urban stream protection. The most current edition of these standards shall be used with this regulation.*
  - (21) *"Runoff" means the portion of rainfall, melted snow, or irrigation water that flows across the ground surface and is eventually conveyed to water resources or wetlands.*
  - (22) *"Sediment" means the soils or other surface materials that are transported or deposited by the action of wind, water, ice, gravity, or any combination of those forces, as a product of erosion.*
  - (23) *"Sedimentation" means the deposition or settling of sediment.*
  - (24) *"Setback" means a designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. Soil disturbing activities in this area are restricted by this regulation.*
  - (25) *"Soil disturbing activity" means clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and that may result in, or contribute to, erosion and sediment pollution.*
  - (26) *"Soil and Water Conservation District" means an entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employee(s). Hereafter referred to as Licking County SWCD.*
  - (27) *"Stabilization" means the use of BMPs, such as seeding and mulching, that reduce or prevent soil erosion by water, wind, ice, gravity, or a combination of those forces.*
  - (28) *"Storm Water Pollution Prevention Plan (SWP3) means the written document that sets forth the plans and practices to be used to meet the requirements of this regulation.*
  - (29) *"Surface waters of the State" means all streams, lakes, reservoirs, marshes, wetlands, or other waterways situated wholly or partly within the boundaries of the state, except those private waters which do not combine or affect a junction with surface water. Waters defined as sewerage systems, treatment works or disposal systems in Section 6111.01 of the Ohio Revised Code are not included.*
  - (30) *"Unstable soils" means a portion of land that is identified by the*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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Municipal Engineer as prone to slipping, sloughing, or landslides, or is identified by the U.S. Department of Agriculture Natural Resource Conservation Service methodology as having a low soil strength.

- (31) "Water resource" means any public or private body of water including lakes and ponds, as well as any brook, creek, river, or stream having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.
- (32) "Wetland" means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas (40 CFR 232, as amended). (Ord. 25-2010. Passed 12-15-10.)

55) 1199.03, DISCLAIMER OF LIABILITY.

Compliance with the provisions of this regulation shall not relieve any person from responsibility for damage to any person otherwise imposed by law. The provisions of this regulation are promulgated to promote the health, safety, and welfare of the public and are not designed for the benefit of any individual or for the benefit of any particular parcel of property. (Ord. 25-2010. Passed 12-15-10.)

56) 1199.04, CONFLICTS, SEVERABILITY, NUISANCES AND RESPONSIBILITY.

- (a) Where this regulation is in conflict with other provisions of law or ordinance, the most restrictive provisions shall prevail.
- (b) If any clause, section, or provision of this regulation is declared invalid or unconstitutional by a court of competent jurisdiction, the validity of the remainder shall not be affected thereby.
- (c) This regulation shall not be construed as authorizing any person to maintain a private or public nuisance on their property, and compliance with the provisions of this regulation shall not be a defense in any action to abate such a nuisance.
- (d) Failure of the Village of Granville to observe or recognize hazardous or unsightly conditions or to recommend corrective measures shall not relieve the site owner from the responsibility for the condition or damage resulting therefrom, and shall not result in the Village of Granville, its officers, employees, or agents being responsible for any condition or damage resulting therefrom. (Ord. 25-2010. Passed 12-15-10.)

57) 1199.05, DEVELOPMENT OF STORM WATER POLLUTION PREVENTION PLANS.

- (a) **This regulation requires that a Storm Water Pollution Prevention Plan be developed and implemented for all parcels of one (1)**



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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**acre or more and on which any regulated activity of Section 1199.01(b) is proposed.**

- (b) Activities disturbing one acre or less are not required to submit a Storm Water Pollution Prevention Plan. These activities must comply with all other provisions of this regulation. (Ord. 25-2010. Passed 12-15-10.)

58)

1199.06, APPLICATION PROCEDURES.

- (a) Soil disturbing activities submitting a storm water pollution prevention plan: **The applicant shall submit two (2) sets of the SWP3 and the applicable fees to the Village of Granville as follows:**

(1) **For subdivisions: After the approval of the preliminary plans and with submittal of the improvement plans.**

(2) *For other construction projects: Before issuance of a zoning permit by the Zoning Inspector.*

(3) **For general clearing projects: Prior to issuance of a zoning permit by the Zoning Inspector.**

- (b) **The Village of Granville shall review the plans submitted under 1199.06(a) for conformance with this regulation and approve, or return for revisions with comments and recommendations for revisions.** A plan rejected because of deficiencies shall receive a narrative report stating specific problems and the procedures for filing a revised plan.

(c) **Soil disturbing activities shall not begin and zoning permits shall not be issued without an approved SWP3.**

(d) SWP3 for individual sublots in a subdivision will not be approved unless the larger common plan of development or sale containing the subplot is in compliance with this regulation.

(e) **Approvals issued in accordance with this regulation shall remain valid for one (1) year from the date of approval.**

(Ord. 25-2010. Passed 12-15-10.)

58)

1199.07, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS.

Approvals issued in accordance with this regulation do not relieve the applicant of responsibility for obtaining all other necessary permits and/or approvals from the Ohio EPA, the US Army Corps of Engineers, and other federal, state, and/or county agencies. If requirements vary, the most restrictive requirement shall prevail. These permits may include, but are not limited to, those listed below. All



## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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submittals required to show proof of compliance with these state and federal regulations and shall be submitted with Storm Water Pollution Prevention Plans.

- (a) *Ohio EPA NPDES Permits authorizing storm water discharges associated with construction activity or the most current version thereof. Proof of compliance with these requirements shall be the applicant's Notice of Intent (NOI) number from Ohio EPA, a copy of the Ohio EPA Director's Authorization Letter for the NPDES Permit, or a letter from the site owner certifying and explaining why the NPDES Permit is not applicable.*
  - (b) *Section 401 of the Clean Water Act: Proof of compliance shall be a copy of the Ohio EPA Water Quality Certification application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 401 of the Clean Water Act is not applicable. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time an application is made under this regulation.*
  - (c) *Ohio EPA Isolated Wetland Permit: Proof of compliance shall be a copy of Ohio EPA's Isolated Wetland Permit application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Ohio EPA's Isolated Wetlands Permit is not applicable. Isolated wetlands shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time an application is made under this regulation.*
  - (d) *Section 404 of the Clean Water Act: Proof of compliance shall be a copy of the U.S. Army Corps of Engineers Individual Permit application, public notice, or project approval, if an Individual Permit is required for the development project. If an Individual Permit is not required, the site owner shall submit proof of compliance with the U.S. Army Corps of Engineer's Nationwide Permit Program. This shall include one of the following:*
    - (1) *A letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 404 of the Clean Water Act is not applicable.*
    - (2) *A site plan showing that any proposed fill of waters of the United States conforms to the general and special conditions specified in the applicable Nationwide Permit. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time an application is made under this regulation.*
  - (e) *Ohio Dam Safety Law: Proof of compliance shall be a copy of the ODNR Division of Water permit application tracking number, a copy of the project approval letter from the ODNR Division of Water, or a letter from the site owner certifying and explaining why the Ohio Dam Safety Law is not applicable.  
(Ord. 25-2010. Passed 12-15-10.)*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

59)

1199.08, STORM WATER POLLUTION PREVENTION PLAN.

(a) **In order to control sediment pollution of water resources and wetlands, the applicant shall submit a SWP3 in accordance with the requirements of this regulation.**

(b) **The SWP3 shall be certified by a professional engineer, a registered surveyor, certified professional erosion and sediment control specialist, or a registered landscape architect.**

(c) *The SWP3 shall incorporate measures as recommended by the most current edition of Rainwater and Land Development as published by the Ohio Department of Natural Resources and shall include the following information:*

(1) Site description: *The SWP3 shall provide:*

- A. *A description of the nature and type of the construction activity (e.g. residential, shopping mall, highway, etc.).*
- B. *Total area of the site and the area of the site that is expected to be disturbed (i.e., grubbing, clearing, excavation, filling or grading, including off-site borrow areas).*
- C. *An estimate of the impervious area and percent of imperviousness created by the soil-disturbing activity.*
- D. *Existing data describing the soil and, if available, the quality of any known pollutant discharge from the site such as that which may result from previous contamination caused by prior land uses.*
- E. *A description of prior land uses at the site.*
- F. *An implementation schedule which describes the sequence of major soil-disturbing operations (i.e., grubbing, excavating, grading, utilities and infrastructure installation) and the implementation of erosion and sediment controls to be employed during each operation of the sequence.*
- G. *The location and name of the immediate receiving stream or surface water(s) and the first subsequent receiving water(s).*
- H. *The aerial (plan view) extent and description of wetlands or other special aquatic sites at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project.*



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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- I. For subdivided developments where the SWP3 does not call for a centralized sediment control capable of controlling multiple individual lots, a detail drawing of a typical individual lot showing standard individual lot erosion and sediment control practices.*
  - J. Location and description of any storm water discharges associated with dedicated asphalt and dedicated concrete plants associated with the development area and the best management practices to address pollutants in these storm water discharges.*
  - K. Site map showing:
    - 1. Limits of soil-disturbing activity of the site, including off site spoil and borrow areas.*
    - 2. Soils types should be depicted for all areas of the site, including locations of unstable or highly erodible soils.*
    - 3. Existing and proposed one-foot (1') contours. This must include a delineation of drainage watersheds expected during and after major grading activities as well as the size of each drainage watershed in acres.*
    - 4. Surface water locations including springs, wetlands, streams, lakes, water wells, etc., on or within 200 feet of the site, including the boundaries of wetlands or stream channels and first subsequent named receiving water(s) the applicant intends to fill or relocate for which the applicant is seeking approval from the Army Corps of Engineers and/or Ohio EPA.*
    - 5. Existing and planned locations of buildings, roads, parking facilities, and utilities.*
    - 6. The location of all erosion and sediment control practices, including the location of areas likely to require temporary stabilization during the course of site development.*
    - 7. Sediment ponds, including their sediment settling volume and contributing drainage area.*
    - 8. Areas designated for the storage or disposal of solid, sanitary and toxic wastes, including Dumpster areas, areas designated for cement truck washout, and vehicle fueling.*
    - 9. The location of designated stoned construction entrances where the vehicles will ingress and egress the construction**
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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site.

10. The location of any in-stream activities including stream crossings.

(2) **A soils engineering report. The Village of Granville Engineer may require the SWP3 to include a Soils Engineering Report based upon his/her determination that the conditions of the soils are unknown or unclear to the extent that additional information is required to protect against erosion or other hazards. This report shall be based on adequate and necessary test borings, and shall contain all the information listed below. Recommendations included in the report and approved by the Village of Granville Engineer shall be incorporated in the grading plans and/or other specifications for site development.**

- A. Data regarding the nature, distribution, strength, and erodibility of existing soils.
- B. If applicable, data regarding the nature, distribution, strength, and erodibility of the soil to be placed on the site.
- C. Conclusions and recommendations for grading procedures.
- D. Conclusions and recommended designs for interim soil stabilization devices and measures, and for permanent soil stabilization after construction are completed.
- E. Design criteria for corrective measures when necessary.
- F. Opinions and recommendations covering the stability of the site. (Ord. 25-2010. Passed 12-15-10.)

58) 1199.09, PERFORMANCE STANDARDS.

**The SWP3 must contain a description of the controls appropriate for each construction operation and the applicant must implement such controls. The SWP3 must clearly describe for each major construction activity the appropriate control measures; the general sequence during the construction process under which the measures will be implemented; and the contractor responsible for implementation (e.g., contractor A will clear land and install perimeter controls and contractor B will maintain perimeter controls until final stabilization). The SWP3 shall identify all subcontractors engaged in activities that could impact storm water runoff. The SWP3 shall contain signatures from all of the identified subcontractors indicating that they have been informed and understand their roles and responsibilities in complying with the SWP3.**

The controls shall include the following minimum components:

- (a) Non-Structural Preservation Measures. The SWP3 must make use of practices





# Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

that preserve the existing natural condition to the maximum extent practicable. Such practices may include preserving riparian areas, preserving existing vegetation and vegetative buffer strips, phasing of construction operations in order to minimize the amount of disturbed land at any one time, and designation of tree preservation areas or other protective clearing or grubbing practices.

- (b) Erosion Control Practices. The SWP3 must make use of erosion controls that are capable of providing cover over disturbed soils. A description of control practices designed to restabilize disturbed areas after grading or construction shall be included in the SWP3. The SWP3 must provide specifications for stabilization of all disturbed areas of the site and provide guidance as to which method of stabilization will be employed for any time of the year. Such practices may include: temporary seeding, permanent seeding, mulching, matting, sod stabilization, vegetative buffer strips, phasing of construction operations, the use of construction entrances, and the use of alternative ground cover.

Erosion control practices must meet the following requirements:

- (1) Stabilization. Disturbed areas must be stabilized as specified in Tables 1 and 2 below.

**Table 1: Permanent Stabilization**

<b>Area requiring permanent stabilization</b>	<b>Time frame to apply erosion controls</b>
Any area that will lie dormant for one year or more.	Within 7 days of the most recent disturbance.
Any area within 50 feet of a stream and at final grade.	Within 2 days of reaching final grade.
Any area at final grade.	Within 7 days of reaching final grade within that area.

**Table 2: Temporary Stabilization**

<b>Area requiring temporary stabilization</b>	<b>Time frame to apply erosion controls</b>
Any disturbed area within 50 feet of a stream and not at final grade.	Within 2 days of the most recent disturbance if that area will remain idle for more than 21 days.
For all construction activities, any disturbed area, including soil stockpiles that will be dormant for more than 21 days but less than one year, and not within 50 feet of a stream.	Within 7 days of the most recent disturbance within the area.
Disturbed areas that will be idle over winter	Prior to November 1.



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

*Note: Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed. These techniques may include mulching or erosion matting.*

- (2) *Permanent stabilization of conveyance channels.* Applicants shall undertake special measures to stabilize channels and outfalls and prevent erosive flows. Measures may include seeding, dormant seeding, mulching, erosion control matting, sodding, riprap, natural channel design with bioengineering techniques, or rock check dams, all as defined in the most recent edition of Rainwater and Land Development or the Field Office Technical Guide available at [www.nrcs.usda.gov/technical/efotg/](http://www.nrcs.usda.gov/technical/efotg/).
- (c) *Runoff Control Practices.* The SWP3 shall incorporate measures that control the flow of runoff from disturbed areas so as to prevent erosion. Such practices may include rock check dams, pipe slope drains, diversions to direct flow away from exposed soils and protective grading practices. These practices shall divert runoff away from disturbed areas and steep slopes where practicable.
- (d) *Sediment Control Practices.* The SWP3 shall include a description of, and detailed drawings for, all structural practices that shall store runoff, allowing sediments to settle and/or divert flows away from exposed soils or otherwise limit runoff from exposed areas. Structural practices shall be used to control erosion and trap sediment from a site remaining disturbed for more than 14 days. Such practices may include, among others: sediment settling ponds, silt fences, storm drain inlet protection, and earth diversion dikes or channels which direct runoff to a sediment settling pond. All sediment control practices must be capable of ponding runoff in order to be considered functional. Earth diversion dikes or channels alone are not considered a sediment control practice unless used in conjunction with a sediment settling pond.

*Sediment control practices must meet the following requirements:*

- (1) *Timing.* Sediment control structures shall be functional throughout the course of earth disturbing activity. Sediment basins and perimeter sediment barriers shall be implemented prior to grading and within seven (7) days from the start of grubbing. They shall continue to function until the up-slope development area is restabilized. As construction progresses and the topography is altered, appropriate controls must be constructed or existing controls altered to address the changing drainage patterns.
- (2) *Sediment settling ponds.* A sediment settling pond, or equivalent best management practice upon approval from the Village of Granville Engineer, is required for any one of the following conditions, as determined in Table 3 below:
- A. Concentrated storm water runoff.



## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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*B. Runoff from drainage areas that exceeds the design capacity of silt fence or inlet protection.*

*C. 10-acres of disturbed drainage.*

*The sediment-settling pond shall provide both a sediment storage zone and a dewatering zone. The volume of the dewatering zone shall be at least 67 cubic yards of storage per acre of total contributing drainage area and have a minimum of 48-hour drain time for sediment basins serving a drainage area over 5 acres.*

*The volume of the sediment storage zone shall be calculated by one of the following methods:*

*A. The volume of the sediment storage zone shall be 1000 feet, three (3) per disturbed acre within the watershed of the basin.*

*B. The volume of the sediment storage zone shall be the volume necessary to store the sediment as calculated with a generally accepted erosion prediction model. When determining the total contributing drainage area, off-site areas and areas which remain undisturbed by construction activity must be included unless runoff from these areas is diverted away from the sediment settling pond and is not co-mingled with sediment-laden runoff. The depth of the dewatering zone must be less than or equal to five (5) feet. The configuration between the inlets and the outlet of the basin must provide at least two units of length for each one unit of width (>2:1 length: width ratio), however a length to width ration of 4:1 is recommended. Sediment must be removed from the sediment-settling pond when the design capacity has been reduced by 40 percent. This limit is typically reached when sediment occupies one-half of the basin depth. When designing sediment settling ponds, the applicant must consider public safety, especially as it relates to children, as a design factor for the sediment basin and alternative sediment controls must be used where site limitations would preclude a safe design. The use of a combination of sediment and erosion control measures in order to achieve maximum pollutant removal is encouraged.*

*(3) Silt fence and diversions. Sheet flow runoff from denuded areas shall be intercepted by silt fence or diversions to protect adjacent properties, water resources, and wetlands from sediment transported via sheet flow. Where intended to provide sediment control, silt fence shall be placed on a level contour and shall be capable of temporarily ponding runoff. The relationship between the maximum drainage area to silt fence for a particular slope range is shown in Table 3 below. Storm water diversion practices shall be used to keep runoff away from disturbed areas and steep slopes. Such devices, which include swales, dikes or berms, may receive storm water runoff from areas up to 10 acres. Placing silt fence in parallel does not extend the permissible*



## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

drainage area to the silt fence.

**Table 3: Maximum Drainage Area to Silt Fence**

<b>Maximum Drainage Area (acres) to 100 linear feet of silt fence</b>	<b>Range of Slope for a drainage area (%)</b>
<b>0.5</b>	<b>&lt;2%</b>
<b>0.25</b>	<b>≥2% but &lt; 20%</b>
<b>0.125</b>	<b>≥20% but &lt; 50%</b>

- (4) Inlet protection. Erosion and sediment control practices, such as boxed inlet protection, shall be installed to minimize sediment-laden water entering active storm drain systems. All inlets receiving runoff from drainage areas of one or more acres will require a sediment settling pond. Straw or hay bales are not acceptable forms of inlet protection.
- (5) Off-site tracking of sediment and dust control. Best management practices must be implemented to ensure sediment is not tracked off-site and that dust is controlled. These best management practices must include, but are not limited to, the following:
  - A. Construction entrances shall be built and shall serve as the only permitted points of ingress and egress to the development area. These entrances shall be built of a stabilized pad of aggregate stone or recycled concrete or cement sized greater than 2" in diameter, placed over a geotextile fabric, and constructed in conformance with specifications in the most recent edition of the Rainwater and Land Development Manual.
  - B. Streets directly adjacent to construction entrances and receiving traffic from the development area, shall be cleaned daily to remove sediment tracked off-site. If applicable, the catch basins on these streets nearest to the construction entrances shall also be cleaned weekly.

Based on site conditions, the Village of Granville Engineer may require additional best management practices to control off site tracking and dust.

These additional BMPs may include:

- 1. Silt fence or construction fence installed around the perimeter of the development area to ensure that all vehicle traffic adheres to designated construction entrances.
- 2. Designated wheel-washing areas. Wash water from these areas must be directed to a designated sediment trap, the



## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- 
- sediment-settling pond, or to a sump pump for dewatering in conformance with Section 1199.09(g) of this regulation.
3. Applicants shall take all necessary measures to comply with applicable regulations regarding fugitive dust emissions, including obtaining necessary permits for such emissions. The Village of Granville Engineer may require dust controls including the use of water trucks to wet disturbed areas, tarping stockpiles, temporary stabilization of disturbed areas, and regulation of the speed of vehicles on the site.
- (6) Surface Waters of the State protection. Construction vehicles shall avoid water resources and wetlands. If the applicant is permitted to disturb areas within 50 feet of a water resource or wetland, the following conditions shall be addressed in the SWP3:
- A. All BMPs and stream crossings shall be designed as specified in the most recent edition of the Rainwater and Land Development Manual.
  - B. Structural practices shall be designated and implemented on site to protect water resources or wetlands from the impacts of sediment runoff.
  - C. No structural sediment controls (e.g., the installation of silt fence or a sediment settling pond in-stream) shall be used in a water resource or wetland.
  - D. Where stream crossings for roads or utilities are necessary and permitted, the project shall be designed such that the number of stream crossings and the width of the disturbance are minimized.
  - E. Temporary stream crossings shall be constructed if water resources or wetlands will be crossed by construction vehicles during construction.
  - F. Construction of bridges, culverts, or sediment control structures shall not place soil, debris, or other particulate material into or close to the water resources or wetlands in such a manner that it may slough, slip, or erode.
- (7) Modifying controls. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the applicant shall replace or modify the control for site conditions.
- (e) Non-Sediment Pollutant Controls: No solid or liquid waste, including building materials, shall be discharged in storm water runoff. The applicant must implement site best management practices to prevent toxic materials, hazardous materials, or other debris from entering water resources or wetlands. These practices shall include but are not limited to the following:
- (1) Waste Materials: A covered Dumpster shall be made available for the proper disposal of garbage, plaster, drywall, grout, gypsum, and other waste materials.
  - (2) Concrete Truck Wash Out: The washing of concrete material into a
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

- 
- street, catch basin, or other public facility or natural resource is prohibited. A designated area for concrete washout shall be made available.
- (3) Fuel/Liquid Tank Storage: All fuel/liquid tanks and drums shall be stored in marked storage area. A dike shall be constructed around this storage area with a minimum capacity equal to 110% of the volume of all containers in the storage area.
- (4) Toxic or Hazardous Waste Disposal: Any toxic or hazardous waste shall be disposed of properly.
- (5) Contaminated Soils Disposal and Runoff: Contaminated soils from redevelopment sites shall be disposed of properly. Runoff from contaminated soils shall not be discharged from the site. Proper permits shall be obtained for development projects on solid waste landfill sites or redevelopment sites.
- (f) Compliance with Other Requirements. The SWP3 shall be consistent with applicable State and/or local waste disposal, sanitary sewer, or septic system regulations, including provisions prohibiting waste disposal by open burning, and shall provide for the proper disposal of contaminated soils located within the development area.
- (g) Trench and Ground Water Control. There shall be no sediment-laden or turbid discharges to water resources or wetlands resulting from dewatering activities. If trench or ground water contains sediment, it must pass through a sediment-settling pond or other equally effective sediment control device, prior to being discharged from the construction site. Alternately, sediment may be removed by settling in place or by dewatering into a sump pit, filter bag or comparable practice. Ground water dewatering which does not contain sediment or other pollutants is not required to be treated prior to discharge. However, care must be taken when discharging ground water to ensure that it does not become pollutant-laden by traversing over disturbed soils or other pollutant sources.
- (h) Internal Inspections. All controls on the site shall be inspected at least once every seven calendar days and within 24 hours after any storm event greater than one-half inch of rain per 24-hour period. The inspection frequency may be reduced to at least once every month if the entire site is temporarily stabilized or runoff is unlikely due to weather conditions (e.g., site is covered with snow, ice, or the ground is frozen). A waiver of inspection requirements is available until one month before thawing conditions are expected to result in a discharge if prior written approval has been attained from the Village of Granville Engineer and all of the following conditions are met:
- (1) The project is located in an area where frozen conditions are anticipated to continue for extended periods of time (i.e. more than one (1) month).
  - (2) Land disturbance activities have been suspended, and temporary stabilization is achieved.
  - (3) The beginning date and ending dates of the waiver period are documented in the SWP3.

The applicant shall assign qualified inspection personnel to conduct these inspections to ensure that the control practices are functional and to evaluate whether the SWP3 is adequate, or whether additional



## ***Planning Commission Hearing***

August 24<sup>th</sup>, 2020 (*via teleconference*)

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control measures are required. Qualified inspection personnel are individuals with knowledge and experience in the installation and maintenance of sediment and erosion controls.

*These inspections shall meet the following requirements:*

- A. *Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants entering the drainage system.*
  - B. *Erosion and sediment control measures identified in the SWP3 shall be observed to ensure that they are operating correctly. The applicant shall utilize an inspection form provided by the Village of Granville or an alternate form acceptable to the Village of Granville Engineer. The inspection form shall include:*
    - 1. *The inspection date.*
    - 2. *Names, titles and qualifications of personnel making the inspection.*
    - 3. *Weather information for the period since the last inspection, including a best estimate of the beginning of each storm event, duration of each storm event and approximate amount of rainfall for each storm event in inches, and whether any discharges occurred.*
    - 4. *Weather information and a description of any discharges occurring at the time of inspection.*
    - 5. *Locations of:*
      - a. *Discharges of sediment or other pollutants from site.*
      - b. *BMPs that need to be maintained.*
      - c. *BMPs that failed to operate as designed or proved inadequate for a particular location.*
      - d. *Where additional BMPs are needed that did not exist at the time of inspection.*
    - 6. *Corrective action required including any necessary changes to the SWP3 and implementation dates.*
  - C. *Discharge locations shall be inspected to determine whether erosion and sediment control measures are effective in preventing significant impacts to the receiving water resource or wetlands.*
  - D. *Locations where vehicles enter or exit the site shall be inspected for evidence of off-site vehicle tracking.*
  - E. *The applicant shall maintain for three (3) years, following final stabilization, the results of these inspections, the names and qualifications of personnel making the inspections, the dates of inspections, major observations relating to the implementation of the SWP3, a certification as to whether the facility is in compliance with the SWP3, and information on any incidents of non-compliance determined by these inspections.*
- (i) *Maintenance.* *The SWP3 shall be designed to minimize maintenance requirements. All control practices shall be maintained and repaired as needed to ensure continued performance of their intended function until final stabilization.*
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## Planning Commission Hearing

August 24<sup>th</sup>, 2020 (via teleconference)

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All sediment control practices must be maintained in a functional condition until all up-slope areas they control reach final stabilization. The applicant shall provide a description of maintenance procedures needed to ensure the continued performance of control practices and shall ensure a responsible party and adequate funding to conduct this maintenance, all as determined by the Village of Granville Engineer.

When inspections reveal the need for repair, replacement, or installation of erosion and sediment control BMPs, the following procedures shall be followed:

- (1) When practices require repair or maintenance. If an internal inspection reveals that a control practice is in need of repair or maintenance, with the exception of a sediment-settling pond, it must be repaired or maintained within three (3) days of the inspection. Sediment settling ponds must be repaired or maintained within ten (10) days of the inspection.
- (2) When practices fail to provide their intended function. If an internal inspection reveals that a control practice fails to perform its intended function as detailed in the SWP3 and that another, more appropriate control practice is required, the SWP3 must be amended and the new control practice must be installed within ten (10) days of the inspection.
- (3) When practices depicted on the SWP3 are not installed. If an internal inspection reveals that a control practice has not been implemented in accordance with the schedule, the control practice must be implemented within ten (10) days from the date of the inspection. If the internal inspection reveals that the planned control practice is not needed, the record must contain a statement of explanation as to why the control practice is not needed.
- (4) Final Stabilization. Final stabilization shall be determined by the Village of Granville Engineer. Once a definable area has achieved final stabilization, the applicant may note this on the SWP3 and no further inspection requirement applies to that portion of the site.

(Ord. 25-2010. Passed 12-15-10.)

59)

1199.10, FEES.

The Storm Water Pollution Prevention Plan review, filing, and inspection fee is part of a complete submittal and is required to be submitted to the Village of Granville before the review process begins. Please consult with Village of Granville Engineer for current fee schedule. (Ord. 25-2010. Passed 12-15-10.)

60)

1199.11, BOND.

- (a) **If a Storm Water Pollution Prevention Plan is required by this regulation, soil disturbing activities shall not be permitted until a surety bond has been deposited with the Village of Granville Finance Department per Section 1197.15 of the Codified Ordinances.** The bond will be used for the Village of Granville to perform the obligations otherwise to be performed by the owner of the development area as stated in this regulation and to allow all work to be performed as needed in the event that the applicant





## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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*fails to comply with the provisions of this regulation. The surety bond shall be returned, less Village of Granville administrative fees as detailed in Section 1305.01, Zoning Fees of the Village of Granville Codified Ordinances, after all work required by this regulation has been completed and final stabilization has been reached, all as determined by the Village of Granville Engineer.*

*(b) No project subject to this regulation shall commence without approval by the Village of Granville Engineer.(Ord. 25-2010. Passed 12-15-10.)*

61) **1199.12, ENFORCEMENT.**

*(a) All development areas may be subject to external inspections by the Village of Granville to ensure compliance with the approved SWP3.*

*(b) After each external inspection, the Village of Granville shall prepare and distribute a status report to the applicant.*

*(c) If an external inspection determines that operations are being conducted in violation of the approved SWP3 the Village of Granville may take action as detailed in Section 1199.13 of this regulation. (Ord. 25-2010. Passed 12-15-10.)*

62) **1199.13, VIOLATIONS.**

*(a) No person shall violate or cause or knowingly permit to be violated any of the provisions of this regulation, or fail to comply with any of such provisions or with any lawful requirements of any public authority made pursuant to this regulation, or knowingly use or cause or permit the use of any lands in violation of this regulation or in violation of any permit granted under this regulation.*

*(b) Upon notice, the Village Manager and/or his/her designee may suspend any active soil disturbing activity for a period not to exceed ninety (90) days, and may require immediate erosion and sediment control measures whenever he or she determines that such activity is not meeting the intent of this regulation. Such notice shall be in writing, shall be given to the applicant, and shall state the conditions under which work may be resumed. In instances, however, where the Mayor and/or designee finds that immediate action is necessary for public safety or the public interest, he or she may require that work be stopped upon verbal order pending issuance of the written notice.*

*(Ord. 25-2010. Passed 12-15-10.)*

63) **1199.14, APPEALS FROM DECISIONS.**

*(a) Any person aggrieved by any order, requirement, determination, or any other action or inaction may appeal the decision to the Board of Zoning and Building Appeals by filing a written notice of appeal with the Village Clerk not later than ten (10) days after the decision is delivered by personal service or postmarked by the U.S. mail, postage prepaid, return-receipt requested, to the person seeking to appeal.*



## **Planning Commission Hearing**

August 24<sup>th</sup>, 2020 (via teleconference)

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(b) At the time of filing the notice of appeal, if the appellant intends to urge on appeal that a finding or conclusion is unsupported by the evidence or is contrary to the weight of the evidence, the appellant shall include in the record all evidence relevant to the findings or conclusion.

(c) A person who intends to appear at the appeal hearing as an appellee may file with the Clerk additional parts of the record at any time before the hearing.

(Ord. 25-2010. Passed 12-15-10.)

64) 1199.99, PENALTY.

(a) Any person, firm, entity or corporation; including but not limited to, the owner of the property, his agents and assigns, occupant, property manager, and any contractor or subcontractor who violates or fails to comply with any provision of this regulation is guilty of a misdemeanor of the third degree and shall be fined no more than five hundred dollars (\$500.00) or imprisoned for no more than sixty (60) days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

(b) The imposition of any other penalties provided herein shall not preclude the Village of Granville instituting an appropriate action or proceeding in a Court of proper jurisdiction to prevent an unlawful development, or to restrain, correct, or abate a violation, or to require compliance with the provisions of this regulation or other applicable laws, ordinances, rules, or regulations, or the orders of the Village of Granville. (Ord. 25-2010. Passed 12-15-10.)

### **Planners' Summary Notes: 8-21-2020**

#### **Summary of Points Warranting Further Discussion and Provision of Additional Information (Highlighted Items from Staff Report):**

**As outlined and addressed in the staff report above, the Planning Commission, and Planning Department Staff has received and reviewed the Preliminary Plat and Improvements Plan for the Glenshire Subdivision Project.**

**With the following considerations/conditions, staff recommends approval of the Preliminary Plat and Improvements Plan - allowing this project to move on the next stage of review – which will be Village Council's consideration of relief related to certain subdivision design aspects:**

- 1) Illustrated roadway layout deviations be reviewed and approved by Village Council per 1109.08, Variances.**



## ***Planning Commission Hearing***

*August 24<sup>th</sup>, 2020 (via teleconference)*

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The presented deviations have been reviewed by Village Engineers, Bird+Bull, with no exceptions taken. Planning staff has also spent considerable time with the requested deviations and takes no exceptions to them. Fire Chief Caskey and Service Director Willey have also reviewed the requested deviations and take no exception to them – Chief Caskey has expressed the desire for no on street parking throughout the project. The applicant is aware of this request and is agreeable with this assessment.

- 2) **Applicant to provide the required Comprehensive Stormwater Plan to the Village Engineer and Village Service Director for their review and approval in a timely manner.**

A Pre-Application Meeting with the Village Engineer is required prior to the development of said Comprehensive Stormwater Plan. Additionally, no land clearing or soil disturbing activities are permitted without an approved Comprehensive Stormwater Plan.

The submitted Preliminary Plat illustrates a grading concept, anticipated grades around the building/home sites, stormwater drainage system intentions at both the street and intended two-stage detention pond. If the presented preliminary plat receives the necessary deviations approval, they're better situated to further evolve/refine this required plan.

- 3) **Applicant to submit the required Lighting Plan for this project in a timely manner.**

As illustrated and narrated by the applicant, new homes within the project will be situated closer to the street – benefiting from the illumination of the lighting on the garages and front porches. Five (5) Granville 'Acorn' pole fixtures are specified at locations that would benefit from an enhanced light level.

- 4) **Applicant to provide the required Landscape Plan for review by the Tree & Landscape Commission. Applicant is instructed to meet with Tree & Landscape Commission to receive their input ahead of the final plan being submitted to staff.**

It is staffs understanding the applicant has a working relationship with Dawe's Arboretum and has intentions to seek their input on and perhaps involvement with then in the design of the greenspace as you enter the neighborhood.



## *Planning Commission Hearing*

August 24<sup>th</sup>, 2020 (via teleconference)

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- 5) **Applicant to provide the required exhibit related to Site Distances at the intersection of Newark-Granville Road and Street 'A'.**

With the granting of relief from the required 100-foot tangent for Street 'A' (near the entrance to the property), the plans will be more solidified and the applicant can proceed with preparing this critical required exhibit.

Deviations to be reviewed by Village Council include the following:

- 1) **Reduction of the required length of the tangent line at the intersection of proposed Street 'A' and Newark-Granville Road from the required one-hundred (100) feet to 50 to 60 feet, in order to allow Street 'A' to align with Newark-Granville Road at 90 degrees** (Refer to provided narrative dated 7/10/2020- Item 1);
  - 2) **Reduction of the required minimum centerline radius for horizontal curves from one hundred (100) feet to sixty (60) feet at the curve at Lot No. 4** (Refer to provided narrative dated 7/10/2020 – Item 2);
  - 3) **Creation of a 'short stub street' to serve Lots 16 and 17.** All other lots within the plan are served by the main road or cul-de-sacs. The request is based on topography that drops away substantially along the southern row of lots. The applicant offers that Lots 16 & 17 may also be served by a joint access driveway versus a dedicated road (Refer to provided narrative dated 7/10/2020- Item 3);
  - 4) **Sidewalks only along one side of the Street 'A' from the entrance at Newark-Granville Road to the larger cul-de-sac at Street 'B' vs. both sides, and no sidewalks on cul-de-sac Street 'C'.** In lieu of sidewalks across parcel frontage at Newark-Granville Road – applicant proposes providing and appropriately signalized pedestrian crossing (RRFB or as directed the Village) east of the entrance to the neighborhood connecting it to the multi-use path at the entrance to the Colony (Refer to provided narrative dated 7/10/2020 – see Item 4);
  - 5) **Selective/strategic street lighting in five (5) locations** throughout the plan vs. uniformly lighting the entire street – at the risk of over lighting the neighborhood (Refer to provided narrative dated 7/10/2020- Item 5)
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