

RECORD OF ORDINANCES

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 2806-A

Ordinance No. 39-71 Passed June 7 19 71

ORDINANCE NUMBER 39-71
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN JOHN MCINTIRE ON THE 7th DAY OF JUNE, 1971.

AN ORDINANCE AMENDING ORDINANCE NO. 12-1966 BY PROVIDING
ADDITIONAL REGULATIONS FOR LOT AND SITE IMPROVEMENTS.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Section VIII--BLOCKS AND LOTS of Ordinance No. 12-1966
is hereby amended by adding the following:C. LOT AND SITE IMPROVEMENTSGENERAL OBJECTIVE

To assure lot improvements which provide for: (a) suitable access from abutting street to structure and accessory building (s); (b) immediate diversion of water away from buildings and assured disposal of water from the lot; (c) adequate usable out-door area for essential out-door activities; (d) an appropriate setting for the structure(s) and (e) protection of adjacent properties from altered and/or increased flow of water.

GENERAL1-1 VARIATION TO STANDARDS

1-1.1 A variation to these standards may be permitted by the City of Centerville when the alternate method of lot improvements proposed are necessary to meet special topography or design conditions on the site and the variation attains the stated objectives contained herein.

GRADING2-1 OBJECTIVE

To provide grading which will: (a) direct water away from the buildings; (b) prevent standing water and soil saturation detrimental to structures and lot uses; (c) provide for disposal of water from the lot; (d) preserve such desirable lot features that do not interfere with the proper drainage of the lot or the desired use of the lot; (e) provide grades for safe and convenient access to and around buildings and lot for their use and maintenance; (f) protect adjacent properties from excessive water drainage.

2-2 GENERAL

For examples of typical grading design, see details of Fig. 1 and Fig. 2.

2-2.1 For building foundations or concrete floor slabs on fill see Montgomery County Building Code.

2-2.2 Vertical distance from the floor of a "ground level" floor downward to the finished elevation of adjacent yard area shall not be less than 8 inches, unless otherwise approved.

2-3 PROTECTIVE SLOPES AROUND BUILDINGS

2-3.1 The slope of the ground downward away from building foundations to lower areas shall conform to 2-6.

2-3.2 Horizontal width of the downward sloping area away from foundations shall be 10 feet minimum except where restricted by property lines.

2-3.3 Vertical fall of protective slopes shall be a minimum of 6 inches in 10 feet. However the vertical fall at the upper end of the swale may be reduced to 3 inches in 10 feet provided that a long slope from a nearby high bank does not exist.

2-3.4 MINIMUM GRADIENT

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- a. Concrete or other impervious surfaces, 1/16 inch per foot (1/2 percent.)
- b. Previous surfaces, in the first ten feet from the building, see 2-3.3, Beyond the ten foot area gradient shall comply with the objectives of this ordinance.

2-3.5 MAXIMUM GRADIENT

Two and one-half inches for the first four feet from all building walls except where restricted by property lines. Balance of protective slope not over a 2 to 1 slope (two feet horizontally to one foot vertically.) (see 2-5.2)

2-4 USABLE OUTDOOR AREA

Usable outdoor area shall be of such location, size, and shape as to provide for outdoor living, for outdoor service functions such as laundry drying and other necessary functions. Usable outdoor area may overlap or be part of required protective slopes around buildings. Area may be a single area or several adjacent or separate sub-areas.

2-4.2 MINIMUM GRADIENT, USABLE AREA

- a. Concrete or other impervious surfaces, 1/16 inch per foot, (1/2 percent)
- b. Pervious surfaces, 1/4 inch per foot (2 percent)

2-4.3 MAXIMUM GRADIENT, USABLE AREA

Five-eighths inch per foot, (5 percent)

2-5 OTHER LOTS AREAS

2-5.1 Minimum gradient shall comply with 2-4.2 unless lesser gradients are shown on exhibits accepted by the City of Centerville prior to any building construction activity, including grading, and/or clearing. To be acceptable, the lesser gradient must be adequate to drain the area without detrimental effect upon buildings or upon essential lot usage and improvements. Conditions which would result in prolonged standing of water at any season are not acceptable. Where surface water disposal is proposed by infiltration into the ground, technical exhibits such as soil gradation analysis and/or infiltration tests may be required.

2-5.2 Maximum gradient, unless slopes are to be held by satisfactory existing or planned vegetation, rock outcropping, or brick, rock, or concrete walls shall be limited to:

- a. If vertical height of slope is 30 inches or less, 1 1/2 feet horizontal to 1 foot vertical, (1 1/2 to 1).
- b. For slopes with a vertical height of over 30 inches, maximum slope shall be 2 feet horizontally to 1 foot vertically (2 to 1).
- c. Slopes of over 1 1/2 to 1 with only grass planned as the retaining vegetation shall not be permitted.

2-5.3 Tops and bottoms of banks at swales, terraces, etc., shall be rounded for convenient maintenance.

2-6 STORM WATER DISPOSAL

2-6.1 All areas shall be sloped to a lower elevation off the lot(s) or to drainage structures on the lot. Two or more lots may be considered as one area. Business, industrial, and commercial areas may be considered as one lot for storm water disposal purposes.

2-6.2 Unpaved drainage swales shall have adequate width and depth to carry the runoff.

2-6.3 Longitudinal gradients for swales or gutters:

- a. For centerlines within 15 feet of buildings, or in a required outdoor area comply with 2-4.2.
- b. For centerlines in other lot areas comply with 2-5.1.

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2-6.4 Permacence and maintenance of offsite drainage ways shall be assured by locating in public right of ways or easements, as shown on the record plan.

2-6.5 Where drain inlets or catch basins are installed, emergency surface drainage overflow shall be provided to prevent possible flooding against or within the building in the event of the failure of the underground drainage structures.

2-7 ROUGH GRADING

2-7.1 Natural site assets such as existing trees, shrubs, ground cover and top soil shall be preserved and protected whenever practicable, provided retention of such items does not interfere with the drainage plan of the area.

2-7.2 The balance of the lot shall be graded to comply with the grading indicated on the Drainage Plan and the Plot Plan submitted for a building permit. The subgrade shall be established by cut and fill, approximately parallel to the finish gradients and at an elevation to allow for sod and other installations.

2-7.3 Filled areas.

a. Under and 15 feet beyond buildings and other structures shall be compacted to meet Montgomery County Building Code requirements.

b. Balance of area, remove all surface debris detrimental to lot improvements.

c. Remove or cut down tree stumps 18 inches below finish grade.

d. Original ground of over 1 to 3 slope shall be scarified and benched if it is to receive fill, to prevent slippage of the fill.

e. Fill material shall be reasonably free of debris or other material detrimental to the lot for the first 3 feet below the finish grade, and shall have a reasonable moisture content when placed. Fill in the vicinity of future drainage structures shall be compacted to avoid later settling and damage to the structures.

(1) Fills having a depth of over 60 inches shall be constructed with standard engineering practice.

2-8 FINISH GRADING

2-8.1 Lot areas shall be finish graded to the extent necessary to make the entire lot comply with the preceding standards of this ordinance.

2-8.2 The subsoil shall be smoothed parallel to the finish grade elevations, and scarified where necessary to secure bond with the surface soil or sod.

2-8.3 Where installation of lawn or planting is required the surface soil shall be workable, suitable for the support of plant life, and free of large stones and other debris detrimental to plant life. For other areas the soil shall be as above or soil which the property owner can improve to a comparable quality without difficult or expensive work.

2-8.4 Surface soil shall be soil capable of sustaining plant life.

2-8.5 Surface soil shall be spread uniformly to provide a smooth even surface.

2-8.6 Surface soil shall be compacted lightly to minimize settlement.

3 DRAINAGE STRUCTURES

3-1 OBJECTIVE, To provide for:

(a) The collection and disposal of surface and subsurface water in order to protect any dwelling or other improvements; and

(b) Usable lot areas.

3-2 GENERAL

3-2.1 Paved gutters, drain lines and inlets, or other necessary drainage structures shall be installed where storm water disposal cannot be obtained without their use or where erosion cannot be prevented by finish grading and/or planting. Such drainage structures shall show on plat design drawings.

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3-2.2 Design, construction, and installation of drainage structures shall be in accordance with standard engineering practice and shall be suitable for the use and maintenance contemplated.

3-2.3 Gutters and drain lines shall be connected to suitable outfalls. Permanence and maintenance of off-site drainage ways shall be assured by public rights of way, by easements, or by other acceptable means.

3-2.4 Splash blocks shall be installed at the bottom of each downspout unless downspout is connected to a drain line. See 3-6 for construction details.

3-3 PAVED GUTTERS

3-3.1 Shall be constructed of concrete, brick, or other durable material.

3-3.2 Gutter shall have adequate depth, width, and longitudinal gradient to carry water without overflow. Gutters shall be connected to adequate outfall.

3-3.3 Gutter shall be installed so that it will provide permanent drainage with reasonable maintenance.

3-4 DRAIN INLETS

Design, size and construction shall be adequate to carry water imposed without overflow.

3-5 DRAIN LINES

3-5.1 Lines shall be constructed of concrete pipe or other suitable material approved by the City Engineer.

3-5.2 Drain lines shall be of adequate size and gradient to provide proper runoff and shall be at such depth as to preclude damage to the pipe.

3-5.3 Drain lines for surface drainage shall be sealed where necessary to prevent harmful infiltration of sand, muck and other materials. For sub-surface drainage, use perforated or porous pipe with at least 6 inches of gravel or crushed rock over the pipe.

3-6 SPLASH BLOCKS

3-6.1 Splash blocks shall be constructed of concrete or other durable material.

3-6.2 Size, minimum width shall be 12 inches. Minimum length 30 inches.

3-6.3 Splash blocks shall be firmly imbedded to prevent displacement.

3-7 DRY WELLS

3-7.1 Dry wells for the disposal of water from foundation drains, crawl spaces etc. are permissible only when bottom of dry well projects into a strata of porous soil at a level where the bottom of the dry well will be above the ground water table at its seasonal height.

3-7.2 Minimum distance from buildings shall be 20 feet. Separation may be reduced to 10 feet if the diameter of the dry well does not exceed 3 feet.

3-7.3 Size and construction shall be adequate to dispose of the water.

3-7.4 Sump pumps shall be connected to dry wells or to the nearest point of the drainage system of the plat. Sump pumps and other drains which have water flowing more than 50% of the time may not discharge into the gutter.

4 DRAINAGE PLAN

4-1 OBJECTIVE

(a) To provide a planned guideline for the construction of the plat so that the drainage of the whole plat and for each lot in the plat will meet the requirements of all sections of this ordinance and, (b) so that the drainage of the subject plat will be consistent with the existing or planned drainage of all adjacent plats.

4-2 GENERAL

An overall map of the development shall be submitted to the City Engineer for approval prior to any work on the plat which would alter or in-

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crease the original flow of water.

4-2.1 This map shall show all existing and proposed lots and streets in the proposed plat, and existing lots and streets immediately adjacent to the proposed plat.

4-2.2 This map shall show the general drainage plan proposed for the plat. Detailed drainage plan for each lot or group of lots shall be formulated when the type of structure(s) to be placed on the lot(s) is determined. Final plan shall include swales, underground drains, etc., in addition to plat storm sewers.

4-2.3 Drainage shall be indicated on each plot plan submitted for a building permit. Plot plans shall indicate the elevation of each interior or exterior corner of the foundation and of the earth at that point. Plot plan shall show the approximate elevations of the lot corners (final grade). Swales, if any, with direction of flow of storm water shall be indicated. Contour lines may be used to show this final drainage plan.

4-2.4 Plot plans shall include solutions to any unusual problems such as springs, swamps, ponds, etc., when they are known to exist, either on the proposed plat or on adjacent land, if the subject plat or lot will be affected.

4-2.5 The drawing showing the proposed overall drainage plan shall contain a statement to the effect that the proposal presented does not interfere with the drainage of adjacent properties.

4-2.6 The covenants on the record plan shall contain a statement to the effect that succeeding owners of portions of the plat shall not erect any structures or change the grading in any manner which would alter the water flow from or to adjacent land unless written permission is obtained from the owner(s) of the adjacent land.

5 LAWNS AND GROUND COVER

5-1 OBJECTIVE. To provide lawn and ground cover:

- (a) To prevent erosion; and
- (b) Where required to make yards usable.

5-2 GENERAL

5-2.1 Provide appropriate vegetation cover for the following areas:

- (a) Swales.
 - (1) Where gradient exceeds 5/8 inch per foot (5 percent).
 - (2) Minimum width 4 feet.
- (b) Slopes where gradient exceeds 4 feet horizontally to 1 foot vertically.
- (c) Other areas from the street roadway to a point 15 feet behind the building, or as agreed between builder and purchaser.

5-2.2 Planting in undisturbed areas may be omitted when suitable existing vegetation is present to prevent erosion.

5-3 MATERIALS

5-3.1 Lawn materials and ground cover shall be appropriate for the expected use and suitable to local climate, soil conditions, and exposure.

5-3.2 Seed quality shall be minimum purity of 85%, minimum germination of 80% and weed content not exceeding a maximum of 1/2%. Seed mixture shall be not less than 85% (by weight) permanent grass and 15% (by weight) annual grass.

5-3.3 Sod shall be fresh cut, taken from a thick stand of permanent lawn grass, reasonably free from weeds and coarse grass. It shall be at least 1 1/2 inches thick, (total) uniform in thickness and cut in strips.

5-4 INSTALLATION

5-4.1 See paragraph 2-8 for finish grading.

5-4.2 Prepare seed or plant bed by scarifying surface lightly.

5-4.3 SEEDING

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Broadcast seed as recommended by the producer but at a rate not less than 4 pounds per 1000 square feet. Roll with a light roller and water thoroughly with a fine spray.

5-4.4 SODDING

Lay sod in strips avoiding wide joints. On slopes start laying at bottom parallel to contour of slope. Roll sod with a light roller and water thoroughly.

5-4.5 GROUND COVER

Plant to provide a dense mat at maturity.

5-4.6 SEASONAL LIMITS

Lawns and ground cover shall be installed only during appropriate seasons, favorable weather and suitable soil conditions.

5-4.7 MAINTENANCE

Lawns and ground cover shall be watered, replanted and maintained as necessary until possession is taken by owner.

6 TREES AND SHRUBS6-1 OBJECTIVE

At the request of the purchaser, to provide hardy planting for (a) screening of objectional views, (b) adequate shade, and (c) where required, a suitable setting for the dwelling.

6-2 GENERAL

6-2.1 Screen planting in certain districts shall be adequate to screen objectional views effectively within a reasonable time.

6-2.2 Other planting in the case of a property for tenant occupancy, shall be adequate and appropriate to the specific property.

6-2.3 Other planting, in the case of a property for owner occupancy, shall be as individually determined after considering local custom and practices.

6-2.4 Existing planting shall be acceptable as required planting to the extent that it is equivalent, suitable and preserved in good condition.

7 OTHER LOT IMPROVEMENTS

Other improvements such as retaining walls and fences shall be provided at the purchasers expense, as needed to handle excessive grade differences, to screen unsightly views, to provide suitable access, personal safety and usable lot areas and to protect the property. They shall be structurally sound and durable.

8 Figures 1 and 2 attached hereto, marked Exhibit "A" are incorporated herein and made part hereof.

Section 2. This Ordinance shall be effective from and after the earliest date allowed by law.

PASSED this 7th day of June, 1971.

/s/ Paul C. Hoy
Mayor - City of Centerville

ATTEST:

/s/ Marilyn J. McLaughlin
Clerk of Council - City of Centerville

C E R T I F I C A T E

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance No. 39-71, passed by the Council of the City of Centerville, Ohio, on the 7th day of June, 1971.

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/s/ Marilyn J. McLaughlin
Clerk

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney

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... as to form, consistency with existing ordinances, the charter & constitutional provisions. ...

... Department of Law ... Robert N. Farquhar ... Municipal Attorney ...

... The undersigned, Clerk of the Council of the City of Columbus, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance No. 39-71, passed by the Council of the City of Columbus, Ohio, on the 7th day of June, 1971.