

ARTICLE III

GENERAL POLICY

Section ST 301

(a) Within the unincorporated areas of Hamilton County, Ohio, no building shall be erected on any land nor shall any changes be made in the existing contours of any land, including any change in the course, width, or elevation of any existing watercourse or drainage channel, in any manner that will obstruct, interfere with, or change the drainage of such land, considering future development, without providing adequate drainage in connection therewith.

(b) Prior to the issuance of a Building Permit for new structures by the Building Commissioner of Hamilton County, the Building Permit drawing shall be reviewed and approved regarding adequate flood protection measures by the Office of the Hamilton County Director of Public Works. This review and approval process shall be in accordance with the flood protection measures contained within these Rules and Regulations.

The Director of Public Works retains the authority to require and request from each developer additional information deemed necessary to properly and adequately review and approve the building permit plans.

Section ST 302

For buildings on developed lots, as in subdivisions, etc., adequate surface grading, building drains and/or sewer-connected drains shall be provided. This grading, and the drains where necessary, shall be shown on the survey/site plan of the building permit plans. The Hamilton County Building Commissioner is responsible for obtaining this plan prior to issuing any building permit. Requirements for out letting of downspouts are included in Section E-206 of the Hamilton County Engineers Subdivision Manual ("Rules and Regulations of the Office of the Hamilton County Engineer Governing Surface Public Improvements for Private Developments within the Unincorporated Areas of Hamilton County, Ohio") dated November 1, 1993 (or as subsequently revised). Downspout outlets shall comply with these Rules and Regulations as well as the Rules and Regulations of the Plumbing Division of the Hamilton County Board of Health and the Building Commissioner of Hamilton County. Developers are advised that when downspouts are out letted to the rear (or side) of a proposed lot, that flow should not be directed toward another building, or to a subdivision lot where a building is likely to be constructed, which would create storm water problems for such building.

The Hamilton County Director of Public Works is not responsible for review of plans for downspout outlets, or the issuance of permits for such. The review and approval shall be obtained from the office of the Hamilton County Engineer and the office of the Plumbing Division or the Hamilton County Board of Health.

Section ST 303

For buildings in any development, adequate surface grading, roof downspouts, yard drains, driveway or parking lot drains, basement stairwell, patio, and window well or foundation drains must be provided, as necessary. The Developer, Owner, Builder, or Owner's Engineer and/or Architect, whichever individual applies, is responsible for investigating and resolving any potential flood hazard to the building as a result of allowing storm water in any of the above named drains to gravity flow into a flood prone watercourse, drainage channel or storm sewer system, thereby creating a potential water backup problem to the building due to the gravity flow system employed. Sump pump installations shall be installed and any flood prone building shall be protected against flooding to the one hundred (100) year flood, in accordance with these rules and regulations. See Section ST 804 (g). All downspout collector lines and all individual downspout and sump pump tees are to be shown on the subdivision improvement plans.

Section ST 304

Every development shall be provided with a storm drainage system capable of handling storm waters flowing onto the development site from other areas as well as runoff from precipitation on the site itself. The drainage system shall discharge into a watercourse or drainage channel or other existing storm drainage facility.

Section ST 305

All parts of the development shall be graded and drained to prevent the ponding of storm water, except for wetlands, approved detention and/or retention basins, ponds, lakes, lagoons, etc. Where necessary, drainage channels, culverts, or sewers shall be provided to convey the water to an existing watercourse or outlet. The method and means of drainage, including the treatment of paved and unpaved areas, shall be subject to approval by the County Public Works Director.

Section ST 306

For all new developments, offsite improvements where necessary, shall be constructed in accordance with these Rules and Regulations when the storm water flow from the tributary area, as determined by the County Public Works Director, is a hazard to adjoining property. An investigation of immediate downstream conditions as reasonably agreed upon by the Civil Engineer and Public Works is required by the Owner/Developer. If the downstream property owner(s) refuse to allow access a letter must be submitted by the downstream property owner(s) or the Owner/Developer stating the refusal.

Section ST 307

(a) Storm sewers must be extended to an existing watercourse or drainage channel within a development, or to the developments outer limits a minimum of 40' from the property line where the existing watercourse or drainage channel enters and/or leaves the development, or connected to an existing storm sewer system.

(b) Storm sewers that are to be constructed in new subdivisions shall be located

as shown on the Hamilton County Engineers Subdivision Standard Drawings.

(c) Storm sewers must outlet into existing watercourses with the direction of the flow of water.

(d) Storm sewers for all new developments, in addition to the condition described in (b) and (c) above, shall be located in accordance with these Rules and Regulations in such a manner as to minimize future maintenance, hazards, and other considerations.

(e) There may be conditions existing where the Developer obtains a storm sewer easement from an adjacent property Owner for the purpose of extending the storm sewer to an existing watercourse or existing storm sewer system. This must be shown on the plans. Any required easement plat must also be reviewed and approved by the County Public Works Director.

(f) The use of curved storm sewer pipe is not permitted except by special permission of the County Public Works Director.

Section ST 308

In general, closed storm sewer systems are recommended to be provided in all new developments. The intermittent or alternate use of storm sewers and open drainage channels in the same watercourse will not be approved without the direct consent of the Director of Public Works. Direct connection to existing off site storm sewer systems is required when practical and easements and Right-of-Entry can be reasonably obtained.

Section ST 309

Storm water shall flow into catch basins before reaching any roadway intersection. Refer to Section ST 710(b) for catch basin design criteria to be used at intersections and elsewhere.

Section ST 310

The storm water drainage system shall not be combined with any part of a sanitary sewer system, nor shall sanitary effluent pipe from any source be directly connected and discharged into a storm water drainage system. Refer to Exhibit No. 1, Note 16 also.

Section ST 311

In the case of a development proposed within any special flood hazard area, as defined in Section ST 150, a special flood hazard area development permit must be issued by the County Public Works Director. Refer to Exhibit No. 35 for procedures to be followed.

Section ST 312

Within the regulatory floodway of Zones A1-30 of any special flood hazard areas as defined in Section ST 150(a);

(a) Encroachments, as defined in Section ST 112 of these Rules and Regulations, are prohibited.

(b) Building sites (including manufactured homes as defined in Section ST 127) for, or, structures intended for human habitation shall not be approved.

(c) Building sites, and/or structures not intended for human habitation may be approved, if they do not constitute encroachment as defined in Section ST 112(a) of these regulations.

(d) Proposed construction of non-residential structures, on approved building sites shall meet all of the applicable requirements of the National Flood Insurance Program, the Hamilton County Building Code, and the Ohio Basic Building Code, and the Hamilton County Flood Damage Prevention Regulations.

(e) Refer to Exhibit Number 35 for other controls on any development to be constructed within the special flood hazard area, as defined in Section ST 150(a).

Section ST 313

Within Zones A1-A30 of any special flood hazard area:

(a) Building sites, including manufactured homes (see ST 127), and/or structures intended for human habitation may be approved if the lowest floor, including basement, is elevated one foot above the Flood Protection Elevation (F.P.E.) as defined in Section ST 117.

(b) Building sites and/or structures not intended for human habitation may be approved, and subdivisions of land for commercial and industrial use may be approved if:

(1) They are proposed to be graded and developed as in Section ST 131(a) above; or

(2) Structural flood proofing, elevated one foot above the Flood Protection Elevation (F.P.E.), as defined in Section ST 117, shall be provided by the Builder/Developer and is certified pursuant to the various appropriate sections of the Hamilton County Building Code and the Ohio Basic Building Code, and the Hamilton County Flood Damage Prevention Regulations.

(c) Refer to Exhibit Number 35 for other controls on any development to be constructed within the Special Flood Hazard Areas as defined in Section ST 150(a).