



Division of Building and Zoning

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APPLICATION FOR PLAN REVIEW

Development Name: _____

Sketch Plan Review Preliminary Plan Review Construction Plan Review Final Plat

PROPERTY OWNER INFORMATION:

Name: _____ Phone: _____

Address: _____

AGENT/REPRESENTATIVE INFORMATION:

Contact Name: _____ Firm Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

ENGINEER INFORMATION:

Project Engineer: _____ Engineering Firm: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

DEVELOPMENT INFORMATION:

Subdivision Name: _____ Total Acreage: _____

Type of Development: Residential: _____ Commercial/Industrial

Property Address: _____ Current Zoning: _____

Square Footage: _____ Estimated Start Date: _____

Does any portion of the lot on which you plan to develop lie within the floodplain as shown on the most current flood insurance rate maps?

Yes No I don't know

Do not write below this line - OFFICE USE ONLY

Received by _____ Date Received : _____

Fees Paid: \$ _____ Date Fees Paid : _____ Application #: _____

Does this require a floodplain permit application? Yes No

If this does not require a floodplain permit application, please explain why:

DO THE EPA NPDES RULES AND REGULATIONS APPLY TO ME?

Will the proposed development result in clearing, grading, excavating, grubbing, and/or filling activities that disturb an area greater than one or more acres of land?

- No - Contact the Building and Zoning Office for further guidance. The EPA does not require you to contact them regarding your project however, depending on the location and type of construction, the City of Heath's development rules and regulations still apply.
- Yes - A Storm Water Pollution Prevention Plan (SWP3) must be submitted to and approved by the Ohio EPA along with a Notice of Intent (NOI) for the proposed development in order to discharge storm water from a construction site in accordance with Ohio EPA Construction Permit #: OHC000004.

Please contact the Ohio EPA or review the Ohio EPA Construction Permit for information on the steps that need to be taken in order to obtain approval from the EPA.

STORM WATER POLLUTION PREVENTION PLAN

The SWP3 is part of the development's civil engineering drawings and addresses the storm water runoff and pollution control associated with the development. The overall SWP3 must address the management of storm water both during and after construction and must be clear on how storm water will be handled for both. The engineer preparing the plan must review the Ohio EPA Construction Storm Water Permit, the City of Heath's Development Regulations and Storm Water Design Manual, and the Ohio Department of Natural Resource's Rainwater and Land Development Manual for standards and acceptable methods to be used in the design of the SWP3.

The Ohio EPA requires developers to submit a NOI in order to obtain their approval to discharge storm water from a construction site to the surface waters of the state under Ohio EPA Construction Permit #: OHC000004. The NOI must be submitted to the EPA with the necessary fees along with the SWP3 no later than 21 days prior to commencement of construction. Please refer to your Ohio EPA Construction Permit for specific deadlines and requirements.

The City of Heath's Development Regulations, Storm Water Design Manual, and ODNR's Rainwater and Land Development Manual can be obtained from the Building and Zoning Department or the City website at www.heathohio.gov. Click on Government then Building and Zoning for Development Regulations and Plan Review information. Click on Government, Building and Zoning, then the Storm Water Management tab to access the Storm Water Design Manual and the Rainwater and Land Development Manual.

STORM WATER POLLUTION PREVENTION PLAN APPROVAL

The EPA's review of the SWP3 can be done simultaneously with the City of Heath Planning Commission's 3-stage plan review process. In order to receive final approval from the Planning Commission a copy of the Ohio EPA Construction Permit and the approval letter for the SWP3 and the NOI must be submitted to the City prior to the final Planning Commission meeting.

The EPA's approval of the SWP3 does not, in any way, constitute the City's approval of the SWP3. The City's review will be conducted by the Zoning Department and the City Engineer. The City's approval of the SWP3 will be included as part of the Planning Commission's approval of the construction drawings. Please contact the Zoning Department or see the City's Development Regulations for the Planning Commission's plan review process and requirements.

STORM WATER POLLUTION PREVENTION - DURING CONSTRUCTION

Once the Ohio EPA and the Heath Planning Commission have approved the SWP3, the contractor must adhere to it for the duration of construction. All best management practices (BMPs) pertinent to the area to be disturbed shall be installed prior to the excavation of any land. The general contractor will be responsible for ensuring that all storm water pollution prevention practices are installed according to plan and operating as intended.

During construction, the contractor will be responsible for performing storm water inspections, documenting, and correcting any defects in the storm water BMPs that are installed. If site conditions call for alterations to the approved SWP3, approval must be given by the Zoning Department prior to making those changes. Major changes will need to be submitted to and approved by the EPA in the same manner as the original SWP3. Contact the Heath Zoning Department if any alterations to the SWP3 are needed in order to determine whether the EPA or the City of Heath's approval is needed.

Throughout construction, the Heath Zoning Department will be making regular visits to the construction site in order to check compliance with the SWP3. Please see the Ohio EPA Construction Permit for all of the responsibilities the general contractor has with regards to storm water pollution prevention.

STORM WATER POLLUTION PREVENTION - POST CONSTRUCTION

The SWP3 is required to delineate what BMPs are to be used for purposes of sediment and erosion control during and after construction. The post construction BMPs are either structural or non-structural in nature and are an important part of the development process with regards to storm water. These practices are those that will remain in place after construction and are designed to control and filter storm water flowing from the developed site.

The maintenance of these BMPs is important and must be done in order to ensure they serve as originally intended. An access/maintenance agreement, provided by the Heath Zoning Department and tailored to the approved SWP3, will need to be signed by both the City of Heath and the owners of the developed site and then recorded with the Licking County Recorder's Office. The agreement will apply to the current property owners and will be transferable to all future property owners resulting from the sales, lease, and/or transfer of property ownership.

Once the project is complete with all of the disturbed land stabilized in accordance with the approved SWP3 and all of the BMPs installed and functioning as intended, a Notice of Termination (NOT) must be filed with the EPA. Please refer to the Ohio EPA Construction Permit #: OHC000004 for the steps that need to be taken in order to file a NOT with the EPA. Upon filing the NOT, the responsibilities of maintaining the storm water BMPs will transfer to the property owner.

Any questions regarding the City's implementation of the NPDES program should be directed towards the Heath Zoning Department at 740/522.1420 x 210.