
1117.10 OTHER PROCEDURES.

(a) *Fence Permits.*

- (1) No new fence shall be erected without an approved permit, which must clearly be displayed during construction. Replacement of a fence shall be allowed without a fence permit provided materials, height and location do not vary from existing fence and the placement is conforming to the current code.
- (2) It is the responsibility of the applicant to verify all applicable deed restrictions. If the required information regarding deed restrictions has been misrepresented, the permit shall be revoked and the fence shall be removed.
- (3) No person other than the property owner and/or a commercial fence erector, registered in the City, shall engage in the business of erecting, maintaining or replacing fences of any type when a building permit is required.

(b) *Floodplain Use Permit.*

- (1) A floodplain use permit is required before construction or development begins within any area of special flood hazard established in Chapter 1113. An owner, tenant, option holder or other person having a financial interest in the piece of property in question may apply for a floodplain use permit using forms furnished by the City and shall include the following:
 - A. Elevation in relation to mean sea level of the lowest floor, including basement, of all proposed structures located in special flood hazard areas where base flood elevation data are utilized;
 - B. Elevation in relation to mean sea level to which any proposed structure will be flood proofed in accordance with Chapter 1113 where base flood elevation data are utilized;
 - C. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 1117.10(b)(8)(E) where base flood elevation data are utilized;
 - D. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development and certification by a registered professional engineer that the flood carrying capacity of the watercourse will not be diminished.
 - E. Two sets of plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures and the relationship of the above to the location of the channel.
- (2) Additionally the application shall include, but not be limited to the following information, if determined necessary by the City:
 - A. A typical valley cross section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross sectional areas to be occupied by the proposed development and high-water information.
 - B. Plan, surface, view, showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities, photographs showing existing land uses and vegetation upstream and downstream, soil types, and other pertinent information.
 - C. Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

-
- D. Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.
 - E. Any other information requested by the City.
- (3) The applicant shall include with an application, payment of a fee as established in the Building and Zoning Fee Schedule set forth in Section 135.10 in Part One of these Codified Ordinances.
 - (4) Time for Acting on Application. The City shall act on an application in the manner above described within 14 days from receiving the application, except when additional information is required and requested by the City.
 - (5) Applications for certificates of zoning compliance shall also conform to Chapter 1117.
 - (6) Nothing in this chapter shall be construed as prohibiting an applicant from applying for a floodplain use permit under this section concurrently with the request for a change in zoning from one zoning district to another.
 - (7) Floodplain use permits or certificates or zoning compliance issued on the basis of approved plans and applications authorize only the use, arrangement or construction. Any use, arrangement or construction at variance with that authorized shall be denied as violation of this chapter and punishable as provided in Chapter 1121.
 - (8) Decision of the City's Designee. The City may attach such conditions as it deems necessary to further the purposes of this chapter. Among such conditions, without limitation because of specific enumeration, may be included:
 - A. Modification of waste disposal and water supply facilities.
 - B. Limitations on period of use and operation.
 - C. Imposition of operational controls, sureties and deed restrictions.
 - D. Requirements for construction of channel modifications, dikes, levees and other protective measures.
 - E. Flood proofing measures shall be designed for nonresidential development consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The City's Designee shall require that the applicant submit a plan or document certified by a registered professional engineer, architect or other expert that the flood proofing measures are consistent with the flood protection elevation and associated flood factors for the particular area. The following flood proofing measures may be required without limitation because of specific enumeration:
 - 1. Anchorage to resist flotation and lateral movement;
 - 2. Installation of watertight doors, bulkheads, shutters or similar methods of construction;
 - 3. Reinforcement of walls to resist water pressures;
 - 4. Use of paints, membranes or mortars to reduce seepage of water through walls;
 - 5. Addition of mass or weight to structures to resist flotation;
 - 6. Installation of pumps to lower water levels in structures;
 - 7. Construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters;

-
8. Installation of pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures;
 9. Construction to resist rupture or collapse caused by water pressure or floating debris;
 10. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and stormwaters into the building or structures. Gravity draining of basements may be eliminated by mechanical devices;
 11. Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and provide protection from inundation by the base flood; and,
 12. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare above the flood protection elevation or provision of adequate flood proofing to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into floodwaters.
- (9) Exemption from Filing a Floodplain Use Permit. An application for a floodplain use permit shall not be required for maintenance work such as roofing, painting and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than \$1,000.00. Any proposed action exempt from filing for a floodplain use permit is also exempt from the standards of this chapter.
- (c) *Variances and Appeals in Special Flood Hazard Area.*
- (1) In passing upon variance applications, the Planning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 - A. The danger that materials may be swept onto other lands to the injury of others;
 - B. The danger to life and property due to flooding or erosion damage;
 - C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - D. The importance of the services provided by the proposed facility to the community;
 - E. The availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;
 - F. The necessity to the facility of a waterfront location, where applicable;
 - G. The compatibility of the proposed use with existing and anticipated development;
 - H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - I. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - J. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
 - (2) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures

-
- constructed below the base flood level, providing that items (A) to (K) in subsection (1) hereof have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (3) Upon consideration of the factors of Section 1117.10(c) and the purposes of this chapter, the Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.
 - (4) The City shall report any variances to the Federal Insurance Administration upon request.
 - (5) Conditions for Variances.
 - A. Variances may be issued for the repair, rehabilitation or restoration of historic structures listed on the National Register of Historic Places upon a determination that the proposed repair, rehabilitation or restoration will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - C. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - D. Variances shall only be issued upon:
 - 1. A showing of good and sufficient cause;
 - 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - 3. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in this chapter, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - E. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the flood protection elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - (6) Fees and Permits. Any person desiring to do or to cause to be done any work for which a permit is required by the floodplain zoning shall, at the time the permit is issued, pay all required fees as established in the Building and Zoning Fee Schedule and comply with all requirements set forth in Section 135.10 in Part One of these Codified Ordinances.
- (d) *Floodplain Management.* The duties and responsibilities of the City's Designee shall include, but are not limited to:
- (1) *Permit Review.*
 - A. Review all floodplain use permits to determine that the permit requirements of this chapter have been satisfied.
 - B. Review all floodplain use permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits as required including permits issued by the Department of the Army under Section ten of the Rivers and Harbors Act and Section 404 of the Clean Water Act.

-
- C. Review all floodplain use permits to determine if the proposed development is located within a designated floodway. Floodways are delineated in the Flood Boundary and Floodway Map or the Flood Insurance Rate Map of the Flood Insurance Study. Floodways may also be delineated in other sources of flood information. If the proposed development is located within a designated floodway, assure that the encroachment provision of Section 1113.01(k) are met.
 - D. The City's Designee shall file all charges on behalf of the City of Gahanna for all violations of this chapter and such actions shall be the act of the City.
- (2) *Use of Other Base Flood Elevation and Floodway Data.* Areas of special flood hazard where base flood elevation data have not been provided by the Federal Emergency Management Agency in accordance with Section 1113.01(h), are designated as Zone A on the community's Flood Insurance Rate Map. Within these areas, the City shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 1113.01(i)-(m).
 - (3) *Information to be Obtained and Maintained.* Where base flood elevation data are utilized within areas of special flood hazard on a community's Flood Insurance Rate Map, regardless of the source of such data, the following provisions apply:
 - A. Obtain and record the actual elevation in relation to mean sea level of the lowest floor, including basement, of all new or substantially improved structures, and record whether or not such structures contain an enclosure below the lowest floor;
 - B. For all new or substantially improved flood proofed nonresidential structures:
 - 1. Verify and record the actual elevation (in relation to mean sea level) to which the structure was flood proofed; and
 - 2. Maintain the flood proofing documentations required in Section 1117.10(b)(1); and
 - 3. Maintain for public inspection all records pertaining to the provisions of this Chapter.
 - (4) *Alteration of Watercourses.*
 - A. Notify adjacent communities and the Ohio Department of Natural Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency. A watercourse is considered to be altered if any change occurs within its banks.
 - B. Maintain engineering documentation that the flood carrying capacity of the altered or relocated portion of said watercourse will not be diminished.
 - C. Require that necessary maintenance will be provided for the altered or relocated portion of said watercourse so that the flood carrying capacity will not be diminished.
 - (5) *Interpretation of Flood Boundaries.* Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Where a map boundary and field elevations disagree, the elevations delineated in the flood elevation profile shall prevail. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation.
- (e) *Improvements.*
- (1) *Required Improvements.*
 - A. The owner of land who desires to develop it, and is required to submit Site Civil Engineering Plans, shall provide and pay the entire cost of improvements to such land as follows:

-
1. Street improvements shall consist of grading the right-of-way for full width, construction of permanent curbing or roadway and construction of drainage structures and appurtenances. Two roof drain openings shall be provided in the curb for each lot and each drain shall not be more than four feet in from each side lot line, one on each side.
 2. Sanitary sewers, including manholes, services and all appurtenances.
 3. Water distribution system, including mains, services, valves, fire hydrants and all appurtenances.
 4. Pedestrian Facilities (sidewalk and/or multi-use trail as directed by the City's Designee) on both sides of the street, plus curbs and sidewalks/multi-use trail on existing streets, as directed by the City's Designee.
 5. Storm sewers, including manholes, inlets and all appurtenances.
 6. Paved driveways, concrete or asphalt.
 7. Street lights in accordance with the specifications of Section 1117.10(f)(10).
- B. All phases of the improvement shall be approved by the City's Designee and shall be constructed in accordance with City requirements.
- (2) *Inspection.* The construction of all improvements shall be inspected at the time of installation by the City's Designee. Under no circumstances are such installations to be made without an inspector on the job. The City's Designee shall be notified at least three days before any applicable construction work is started.
- (3) *Bond, Fees and Insurance.*
- A. Before construction can substantially begin, the owner or developer shall provide either a bond acceptable to the City, a certified check, or a letter of credit from a bank, guaranteeing the completion of the publicly dedicated improvements and appurtenances within one year from the date of the agreement, or such time as may be agreed to by the City. Publicly dedicated improvements include public roadway, work performed within the right-of-way, and public utilities including storm sewer, sanitary sewer, water distribution infrastructure, and street lighting with appurtenances. The bond, certified check, or letter of credit from a bank shall be in an amount equal to the estimated cost to construct the publicly dedicated improvements. The cost estimate must be developed by a licensed engineer and approved by the City's Designee. This bond, the surety/ guarantee bond, may be released once the improvement is constructed.
- A maintenance bond, certified check, or letter of credit from a bank equal to the amount of ten percent of the preliminary estimated or actual construction cost shall be provided for the maintenance period of one year, beginning upon the certified completion of the improvements and appurtenances by the City's Designee or the date of acceptance of the improvements by Council. The maintenance period will begin upon the latter of these two dates, unless otherwise determined by the City's Designee. Should the amount be insufficient to cover all repairs required during this period, additional moneys shall be deposited by the owner or developer. If all funds are not expended, the unused balance shall be returned to the developer without interest.
- Following the end of the one-year maintenance or warranty period, the City's Designee shall inspect the improvements. Any remaining bond(s) including the guarantee/surety bond and the maintenance bond will be released after all fees owed to the City by the owner or developer are paid and any and all deficiencies are corrected to the City's Designee standards.

-
- B. The developer shall pay all applicable fees included in the Engineering Fee Schedule prior to construction. Should the amount paid be insufficient to pay the cost thereof, the owner or developer shall immediately, upon demand, deposit such additional sums as are estimated to be necessary by the City's Designee. Upon certified completion of a project, as designated by the City's Designee, all remaining plan review and construction review fees, except for administrative fees, may be returned to the developer.

The as-built deposit shall be released when all the following conditions are met: as-built plans are provided to the City, the final punch list is generated, the final walkthrough inspection is completed, and the one-year warranty period has started. If as-built plans are not submitted within 120 days of the final walkthrough inspection, the as-built deposit shall become the property of the City. If the as-built deposit does not cover the cost of as-built plan production, additional expenses will be billed to the developer.

- C. In lieu of a bond for publicly dedicated improvements including storm sewer, sanitary sewer, and water distribution infrastructure improvements, the City may accept private agreements or "in lieu fees" for construction and maintenance. Such agreements shall be executed on forms approved and supplied by the City. In lieu fees must be as close as possible to the actual cost required to construct and maintain improvements for one year. The estimate for in lieu fees must be developed by a licensed engineer and agreed to by the City.
- D. The owner or developer shall hold the City free and harmless from any and all claims for damages of every nature arising or growing out of the construction of such improvements, and shall defend, at their own cost and expense, each and every suit or action brought against the City by reason thereof, until the improvement has been accepted by the City. The owner or developer, at the time of commencing construction, shall furnish proof to the City of liability insurance of not less than \$1,000,000.00 each occurrence, \$1,000,000.00 aggregate for bodily injury and \$1,000,000.00 each occurrence, \$1,000,000.00 aggregate for property damage.
- E. If any violation of, or noncompliance with any of the provisions and stipulations of this Ordinance occurs, the City shall have the right to stop the work forthwith and hold the bonding company responsible for the completion of the improvement or to use the certified check, or proceeds thereof, for such purpose.

(4) *Construction Drawings.*

- A. All construction drawings shall be on a horizontal scale of one inch to 50 feet and a vertical scale of one inch to five feet. The sheet size shall be 22 inches by 36 inches.
- B. All drawings shall have the orientation of north, and lettering towards the top or to the right of the sheet, to coincide with the official street map of the City of Gahanna.
- C. Upon the approval and acceptance of all improvements, the original construction drawings for the improvements shall be revised to reflect the actual construction. All drawings, as an electronic submission (.PDF), shall become the property of the City and shall be on file with the Department of Engineering.
- D. Within 120 days after the City's Designee final walkthrough inspection, record drawings shall be submitted to the City's Designee. Record drawings are required to be submitted in electronic format as well as mylar form. All electronic record drawing information shall be contained on a technology approved by the City's Designee. The computer aided design (CAD) drawings shall have a drawing (.DWG) file type. A separate CAD drawing with all utilities shall be drafted in State Plane Coordinates. Private commercial developments shall include architectural building drawings in CAD. Sanitary and storm flow calculations should be included on the electronic

format. They shall be made accessible through Microsoft Word and Excel. Consult with the City's Designee to determine which release of the software is acceptable for storage.

(f) *Standards.*

- (1) *Standards in General.* Features of any proposed subdivision or development not specifically set out or provided for in this chapter shall be at least equal to the generally accepted good practice existing at the time such subdivision or development is proposed. Conformity to the applicable standards, not in conflict herewith, by the Mid-Ohio Regional Planning Commission (MORPC), of which this City is a contributing member, shall be deemed in compliance with this chapter.

(2) *Streets.*

- A. Streets shall be dedicated to public use by the owner. Minor residential streets shall be so designed as to discourage their use by nonlocal traffic. Except where necessitated by local conditions, alleys will not be approved in residential districts. Dead-end alleys are prohibited in all districts. Easements for utilities must be provided along side or rear lot lines, where possible. Street rights of way shall have the following minimum widths:
1. Primary (includes Federal, State and County roads which are main arteries of access to the City) 100 feet; an additional width of 45 feet shall be provided to accommodate a service drive, wherever lots are to face a primary road.
 2. Secondary (next in importance as avenues of access between sections of the City as opposed to commercial traffic and nonlocal traffic), 80 feet.
 3. Collector (within new subdivision), 60 feet.
 4. Minor (completely residential in nature), 50 feet.
 5. Cul-de-sac circles, a minimum diameter of 100 feet for right-of-way.
 6. Alleys, 20 feet.
 7. Easements, as required.
- B. Minimum pavement widths shall be as follows:
1. Primary, variable as conditions may require.
 2. Secondary, 36 feet.
 3. Collector, 32 feet.
 4. Minor, 26 feet.
 5. Cul-de-sac circles, as approved by the City's Designee.
 6. Alleys, 18 feet.
 7. Service drives, 20 feet.
 8. Sidewalks (residential), five-foot minimum width; (commercial), to be as approved by the Engineer.
- C. The maximum grades shall be:
1. Primary streets, four percent.
 2. Secondary streets, five percent.
 3. Collector, minor streets and alleys, six percent.

-
- (a) The minimum grade for any street shall be one-half of one percent at the gutter, unless otherwise approved by the City's Designee. Street intersections shall be rounded by radii not less than 20 feet at the curb line. Sidewalks shall be located as approved by the City's Designee.
 - 4. All street construction and specifications for materials shall be in conformity with standards required by the City.
 - 5. The plans must bear the approval of the City's Designee and the Mayor. Places shall be provided for such signatures.
- (3) *Sanitary Sewers.*
- A. Plans and profiles of sanitary sewers shall be submitted to the City. All grades, pipe sizes, manholes and other appurtenances shall be shown and such installation and materials shall be in conformity with City requirements.
 - B. Sewer plans must bear the approval of the City's Designee and the Mayor. Places shall be provided for such signatures.
- (4) *Water Distribution Systems.*
- A. Plans of proposed water distribution systems shall be submitted to the City. All plans must show pipe sizes, locations of valves, fire hydrants and other appurtenances. Such installation and materials shall be in conformity with City requirements.
 - B. Water distribution system plans must bear the approval of the City's Designee. Places shall be provided for such signatures.
- (5) *Storm Sewer Systems.*
- A. Proposed storm sewers, including grades, pipe sizes, manholes, inlets and appurtenances may be shown on the street improvement plans. Installation and materials shall be in conformity with City requirements.
 - B. The owner or developer shall follow the recommendations of the City's Designee with regard to the proper method and direction of drainage stormwater, following a review of the proposed plan of such drainage as submitted by the owner, developer, or engineer.
 - C. The storm sewer plans, if not incorporated as part of the street improvement plans, must bear the approval of the City's Designee and the Mayor. Places shall be provided for such signatures.
- (6) *Lots and Blocks.*
- A. Every lot shall abut and have frontage on a dedicated street.
 - B. At the intersection of two streets, property line corners shall be rounded by an arc of a minimum ten-foot radius.
 - C. Size, shape and orientation of residential lots shall be appropriate to the location of the proposed subdivision and for the types of development contemplated and in conformity with the Zoning Ordinance, with proper regard given yard areas, setback lines, etc. Excessive depth in relation to length shall be avoided.
 - D. A proportion of two to one depth to frontage shall be normal for lots having a width of 60 feet or more. Depths in excess of three times the lot width are not recommended. Side lines of lots shall be approximately at right angles or radial to the street line. Corner lots shall have extra width sufficient to permit maintenance of building lines of both the front and sides of the lot.

-
- E. The maximum length of blocks may not exceed 1,800 feet, except where topographic conditions require longer blocks, nor shall they be less than 400 feet in length. Wherever blocks are longer than 900 feet, crosswalks or crosswalk easements not less than ten feet in width may be required near the center of the block, and Council may require that a sidewalk or multi-use trail be constructed in accordance with the City standards. The width of a block shall normally be sufficient to allow two tiers of lots of appropriate depth. Where frontage on a primary street is involved, the long dimension of the block shall front thereon, in order to minimize access intersections.

(7) *Drainage.*

- A. *General.* The Planning Commission shall not approve any subdivision having inadequate storm drainage or other physical drainage impairment, as determined by the City's Designee. In areas known to be subject to periodic floods, such drainage improvements must be made as to satisfy the aforementioned public officers, in order that the safety, health and welfare of the people will be protected.
- B. *Protection of Drainage Courses.* No natural drainage course shall be altered and no fill, buildings or structures shall be placed in it, unless provisions are made for the flow of water in a manner satisfactory to the City's Designee. An easement shall be provided on both sides of any existing important surface drainage course adequate for the purpose of protecting, widening, deepening, enclosing or otherwise improving such stream for drainage purposes.
- C. *Lot Drainage.* A master grade plan shall be prepared for all subdivisions and shall be presented to the City's Designee for review and approval. The grading plan shall show the existing topography, the proposed street grades and the proposed storm sewers with pipe sizes and grades. It shall also show the proposed elevation at each lot corner, the proposed finish grades at the house and shall delineate the method of rear yard drainage by showing proposed swales and direction of surface slope by arrows. The grading plan shall follow the standards established for such grading by the Federal Housing Administration.

Wherever possible, with exceptions being made where the topography of an area does not permit such grading practice, lots shall be graded from the rear lot line to the street. Where a lot abuts directly on two streets, the grade shall be from the corner of the lot which is diagonally opposed to the corner of the two streets on which the lot abuts. This regulation is included in a desire to reduce the amount of water standing in yards to a minimum. Therefore, where it is not possible to grade a lot in the prescribed manner, the owner or developer shall provide for the adequate drainage of any and all low areas and tie such drainage into and make it a part of the storm sewer system of the development and the City, as directed by the City's Designee, with approval of such drainage subject to inspection along with other storm sewer installations.

- D. *Gutters and Downspouts.* All buildings and structures or appurtenances thereto erected within the City shall be provided with gutters and downspouts for the purpose of collecting and channeling roof water from such buildings and structures.
- E. *Garage Construction.* Except upon written approval of the City's Designee, garage floors shall not be constructed less than 12 inches above the top of the curb elevation.

(8) *Street Construction.*

- A. Henceforth the minimum requirements for residential streets in the City shall be in accordance to the latest edition of the standard drawings, and Construction and Material Specifications of the City of Columbus, or as directed by the City's Designee.
- B. In addition to the specifications for the construction of public streets in the City now found in subsection (a) hereof, henceforth it shall be lawful to build public streets in the City in

accordance with the specifications now in force for the building of public streets in the City of Columbus, Ohio, so long as such specifications are determined by the City Engineers to be of a higher type construction than the specifications approved by the City in subsection (a) hereof.

(9) *Rights-Of-Way for Connecting Streets Between Subdivisions.*

- A. Certain special standards will apply on streets designated by the Planning Commission and/or the City Thoroughfare Plan as being connecting streets between subdivisions.
- B. The minimum right-of-way for such streets will be 60 feet.
- C. The minimum pavement width for such streets will be 36 feet.

(10) *Street Lighting.* The City's Designee shall cause to be prepared and designed, specifications for street lighting in accordance with the following standards:

- A. *Design and Layout.* The design and layout for the street lighting, the underground wiring and other pertinent equipment to be used shall be designed by a registered engineer, and approved by the City's Designee.
 - 1. All energy lines leading to the light standard shall be underground in new developing subdivisions.
 - 2. All street lighting designs to be coordinated with the supplier of electric energy. Two drawings for each street lighting layout shall be submitted to the supplier of electric energy for record purposes.
 - 3. Street lights are to be installed in accordance with street lighting specifications of the City, which will be kept on file in the office of the City's Designee.
 - 4. The drawings and specification sheets for street light standards, luminaries, lamps and pedestal termination points will be available at the office of the City's Designee.
 - 5. All connections to the supplier of electric energy secondary service locations shall be made by the supplier.
- B. *Lights to be Installed before Acceptance.* Any person, firm or corporation desiring a final acceptance of a street, shall before this final acceptance is granted, have the street lights installed and ready for use.
- C. *Maintenance Responsibility of City.* It shall be the responsibility of the City to secure and pay the cost of the energy for lighting and assume the maintenance costs of the installations following expiration of the developer's one full year of total maintenance.
- D. *Damage to Distribution System.* Any contractor or agent for the developer, while in the process of installing street lights, who damages the distribution system of electric energy supplier shall be liable for such damages and for any other cost as a result of such damages, and may charge and receive payment for such damages from the party responsible.
- E. *Completion Bond Required.* If conditions are such that street lights cannot be installed prior to the acceptance of the streets upon which these lights are to be installed, as required in subsection (b) above, the person, firm or corporation requesting acceptance of such streets shall deposit with the City's Designee, an amount of cash or collectible funds, or performance bond in a form satisfactory to the City Attorney, equal to one and one-half times the estimated cost of the installation of these lights, as security for the installation of such lights which installation shall be completed within six months of the date of deposit of the funds or bond. Failure on the part of such person, firm or corporation to complete this installation within six months period shall be cause for the City's Designee to order the installation by such other contractor as the City's

Designee chooses and cause the cost of the installation to be paid from the funds or bonds so deposited. That portion of these funds not used for such installation shall be returned to the depositor at the completion and acceptance by the City of such street lighting installation.

- F. *Easement for Energy Lines to Light Standards.* The developer shall provide the necessary easement for street lighting. The City will coordinate with the developer where necessary, the easement leading to the electric lighting standard so that lighting may be properly spaced.
- G. *Location for Plan.* The location, in plan view, of the street lighting, shall be incorporated in the street, storm and water plan.

(11) *Environmental Plan.*

- A. An environmental plan shall be required to be submitted with the plat. This plan is required so that all environmental concerns are evaluated before a development occurs and to ensure that the natural environment is protected. Such environmental plan shall include, but not be limited to, the following items:
 - 1. Description of the general nature of the proposed action/development;
 - 2. Description of the existing environmental features on the property, such as woodlands, ravines, floodplains, streams, lakes, ponds and/or steep slopes;
 - 3. Description of the potential environmental impact of the action/development; and
 - 4. Description of alternatives and other proposed actions to avoid, minimize and mitigate any potential short-term or long-term adverse impacts.
- B. An impact statement is also required with the environmental plan. It shall include a statement of the short and long term direct and indirect impacts of the proposed development on natural features of the property including, but not limited to soils, geology, surface water and ground water, vegetation, wetlands, woodlands, wildlife, air, reflected or generated light, noise, historical areas and visual aesthetics.
- C. If conditions exist that the development may cause significant adverse impacts to the environment of the site or surrounding properties, the City may request the submission of a mitigation statement by the applicant that would become part of the environmental plan. This mitigation statement shall include the following:
 - 1. A plan showing the location of natural features that are to be disturbed and undisturbed.
 - 2. A plan showing the location of the proposed buffer zones and preservation zones that will alleviate the adverse impacts of the development.
 - 3. A statement which addresses the plans for mitigating the adverse environmental impacts. The replacement or restoration of areas which are considered to be environmentally significant shall be addressed. This replacement or restoration statement shall include type, size and amount of materials and/or vegetation.
 - 4. A statement which includes any other means by which the developer plans to lessen the environmental impacts.
 - 5. Any other items that may be requested by the City.
- D. The Planning Commission shall consider the environmental plan when deciding on the plat.

(Ord. No. 0007-2024, § 2(Exh. A), 4-1-24)