



Article Nine

General Environmental Standards

Article Nine

General Environmental Standards

9.1 General

- A. No changes shall be made in the contour of the land, nor shall grading or excavating, to take place until a plan for minimizing erosion and sedimentation has been reviewed by the Planning Director and Hamilton County Soil and Water Conservation District or there has been a determination by the Planning Director that such plans are not necessary.
- B. Measures used to control erosion and reduce sedimentation and to provide drainage shall, as a minimum, meet the standards and specifications of the Hamilton County Storm Drainage, Erosion, and Sediment Control Ordinance. The Planning Director shall ensure compliance with all appropriate specifications.
- C. If any statement or regulation in this Article is more or less strict than the Town of Cicero Construction Standards Ordinance or of Hamilton County, if applicable, the more strict regulation shall supercede the less strict regulation.

9.2 Performance Principles

- A. The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the overall development plan.
 - a. Existing features which would add value to residential, commercial, natural, or man-made assets such as trees, streams, vistas, historically significant items, and similarly irreplaceable assets shall be preserved through careful and harmonious design.
 - b. Stripping of vegetation, regrading, or other development shall be done in such a way that will minimize erosion.
 - c. Development plans shall keep cut fill operations to a minimum and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
 - d. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
 - e. The disturbed area and the duration of exposure shall be kept to a practical minimum.
 - f. Temporary vegetation and mulching shall be used to protect exposed critical areas during development.
 - g. The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
 - h. Provision shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff will be structurally retarded.
 - i. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.
 - j. Design and construction of the drainage facility shall be such that it will be durable and easy to maintain.

9.3 Grading for Drainage

All grading and drainage are to be completed according to the Town of Cicero Construction Standards Ordinance or, if applicable, to the Construction Standards of Hamilton County.

9.4 Drainage and Erosion Control

The responsibility for drainage and erosion control is to be completed according to the Town of Cicero Construction Standards Ordinance or, if applicable, to the Construction Standards of Hamilton County.

9.5 Compliance with Regulations and Procedures

- A. The design, installation, and maintenance of the required drainage facilities and erosion and sediment control measures shall be in accordance with the standards and specifications of the Hamilton County Storm Drainage, Erosion, and Sediment Control Ordinance or of Cicero.
- B. The approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the development and shall become a part thereof.
- C. Permission for clearing and grading prior to the approval of the development plan may be obtained under temporary easements or other conditions satisfactory to the Planning Director.
- D. In the event the petitioner proceeds to clear and grade prior to the approval of the subdivision or development plan, without satisfying conditions specified herein, the Plan Commission may revoke the approval of all plans and a suit for an injunction may be instituted to halt further construction until development plans are approved.
- E. Topsoil shall not be removed from residential lots or used as spoil. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left deposited on any lot or street in the subdivision.

