

**ZONING TEXT AMENDMENT
ZTA 219-13
SITE PLAN REVIEW**

ORDINANCE NO. 13-4151

BE IT ORDAINED by the City Council of the City of Decatur in the State of Alabama, that the Code of Decatur, Alabama is hereby amended by adding an Article to be numbered ARTICLE IX to Chapter 25, which said Article reads as follows:

The effect of the proposed amendment will be to amend the Code of Decatur, Alabama to add a sub-section (6) to the section 25-163 relating to the erosion and sediment control; said section is amended to read as follows:

Section 25-163. Site Plan

A site plan shall be prepared and sealed by a registered professional engineer licensed in the State of Alabama and show the following:

- (1) Ingress and egress to the property
- (2) Building footprints (including any covered walk ways or entrances)
- (3) Traffic circulation within the boundaries of the property including drive through plans.
- (4) Drainage plans will include 2 foot contours and proposed grading plan, drainage piping and inlets designed for a 10 year event (calculations required if requested by the City Engineer), capacities of downstream drainage piping, curb and gutter in the parking lot(s) and a five (5) ft. wide sidewalk along collector streets.
- (5) Storm water detention facilities to include the following:
 - a. NO detention will be required for new development sites less than one (1) acre;
 - b. NO detention will be required for redevelopment sites which increase the net impervious area by less than 2,500 SF;
 - c. For sites between 1 to 25 acres – provide detention for a minimum of a 10 year storm event along with calculations to show the effect of a 25 and a 100 year storm;
 - d. For sites greater than 25 acres, provide detention for a 25 year storm with calculations to show effect of 100 year storm.
- (6) Erosion and Sediment Control – Minimum Requirements

Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/developer of the property. A copy of the approved permit will be submitted to the City Engineering Department prior to beginning site construction, grading or clearing activity. The owner/developer, along with his construction plans, will be responsible for preparing a **Construction Best Management Practices Plan (CBMPP)** using good engineering practices that will result in specific strategies to protect water quality. The CBMPP must use the basic design principles available in the *Alabama Handbook for Erosion Control, Sediment Control and Storm Water Management on Construction Sites and Urban Areas* (Alabama Handbook) and other recognized **best management practices** (BMP) documents. The Alabama Handbook, such may be amended from time to time, can be downloaded from the ADEM (Alabama Department of Environmental Management) website. The CBMPP will describe in detail the use of silt fences, hay bales, rip rap siltation basins or other means to be used for erosion control.

All construction plans will include by notation in the project notes, requirements for the contractors to provide erosion control, for preventing fuel or hazardous chemical spills and over use of pesticides,

fertilize, or herbicides. Waste material such as asphalt, petroleum products, sealants, concrete, etc., will not be left on site in contact with storm water runoff.

Any information provided by the public as to betterment of the proposed BMP or as to the failure of an operating BMP can be addressed to the City Engineering Department for consideration or correction.

Any owner/developer of a site one acre or larger which does not conform to these regulations is subject to a stop-work order and/or a fine of not more than \$500 per day.

Once an owner/developer has been notified by the City Engineering Department that his/her BMP is not meeting the requirements of these regulations, the owner/developer will have 10 working days to correct the problem before fines become effective. The fine will be enforced each day thereafter that the BMP is not corrected. The owner/developer will be responsible for the correction and for notifying the City Engineering Department when the corrections are made.

Maintenance of any detention or retention facilities and any other post construction water quality measures will have to be maintained on a continuing basis.

- (7) Number of parking spaces proposed (as established by the Zoning Ordinance or by applicant whichever is greater)
- (8) Landscaping (15 parking space or greater will require compliance with the landscaping ordinance see section 25-16 of this chapter.)
- (9) Lighting (more than 50 spaces will require compliance with the lighting requirements see section 25-16 of this chapter.)
- (10) Dumpster location
- (11) Loading and unloading
- (12) A boundary survey prepared by a registered land surveyor licensed in the State of Alabama that depicts all structures, known easements, ROW's, existing drainage facilities, existing utilities, blue line streams, current FEMA 100-yr floodplain, and wetlands.

Section 2: This Ordinance shall take effect _____.

ADOPTED this _____ day of _____ 2013

Gary Hammon, President
Decatur City Council

Authenticated:

Stacy Gilley, City Clerk

Approved this _____ day of _____ 2013

Don Kyle, Mayor

**PROPOSED AMENDMENTS TO SITE PLAN REVIEW REQUIREMENTS
SUB-SECTION 7 OF SECTION 25-163 OF ARTICLE VII**

SECTION	CURRENT	PROPOSED AMENDMENTS
25-163	<p>Sec. 25-163. Site plan.</p> <p>A site plan shall be prepared and sealed by a registered professional engineer licensed in the state and show the following:</p> <ol style="list-style-type: none"> (1) Ingress and egress to the property. (2) Building footprints (including any covered walk ways or entrances). (3) Traffic circulation within the boundaries of the property including drive through plans. (4) Drainage plans will include two-foot contours and proposed grading plan, drainage piping and inlets designed for a ten-year event (calculations required if requested by the city engineer), capacities of downstream drainage piping, curb and gutter in the parking lot(s) and a five-foot-wide sidewalk along collector streets. (5) Storm water detention facilities to include the following: No detention will be required for new development sites less than one (1) acre; No detention will be required for redevelopment sites which increase the net impervious area by less than two thousand five hundred (2,500) square feet; For sites between one (1) to twenty-five (25) acres, provide detention for a minimum of a ten-year storm event along with calculations to show the effect of a twenty-five- and a one-hundred-year storm; For sites greater than twenty-five (25) acres, provide detention for a twenty-five-year-storm with calculations to show effect of one hundred-year storm. (6) Number of parking spaces proposed (as established by the zoning ordinance or by applicant, whichever is greater). (7) Landscaping (fifteen (15) parking space or greater) will require compliance with the landscaping ordinance; see section 25-16 of this chapter. (8) Lighting (more than fifty (50) spaces) will require compliance with the lighting requirements; see section 	<p>Section 25-163. Site Plan</p> <p>A site plan shall be prepared and sealed by a registered professional engineer licensed in the State of Alabama and show the following:</p> <ol style="list-style-type: none"> (1) Ingress and egress to the property (2) Building footprints (including any covered walk ways or entrances) (3) Traffic circulation within the boundaries of the property including drive through plans. (4) Drainage plans will include 2 foot contours and proposed grading plan, drainage piping and inlets designed for a 10 year event (calculations required if requested by the City Engineer), capacities of downstream drainage piping, curb and gutter in the parking lot(s) and a five (5) ft. wide sidewalk along collector streets. (5) Storm water detention facilities to include the following: <ol style="list-style-type: none"> a. NO detention will be required for new development sites less than one (1) acre; b. NO detention will be required for redevelopment sites which increase the net impervious area by less than 2,500 SF; c. For sites between 1 to 25 acres – provide detention for a minimum of a 10 year storm event along with calculations to show the effect of a 25 and a 100 year storm; d. For sites greater than 25 acres, provide detention for a 25 year storm with calculations to show effect of 100 year storm. (6) Erosion and Sediment Control – Minimum Requirements Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/developer of the property. A copy of the approved permit will be submitted to the City Engineering Department prior to beginning site construction, grading or clearing activity. The owner/developer, along with his construction plans, will be responsible for preparing a Construction Best Management Practices Plan(CBMPP) using good engineering practices that will result in specific strategies to protect water quality. The CBMPP must use the basic design principles available in the Alabama Handbook for Erosion Control, Sediment Control and Storm

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	<p>25-16 of this chapter. (9) Dumpster location. (10) Loading and unloading. (11) A boundary survey prepared by a registered land surveyor licensed in the state that depicts all structures, known easements, ROW's, existing drainage facilities, existing utilities, blue line streams, current FEMA one hundred-year floodplain, and wetlands.</p>	<p>Water Management on Construction Sites and Urban Areas (Alabama Handbook) and other recognized best management practices (BMP) documents. The Alabama Handbook, such may be amended from time to time, can be downloaded from the ADEM (Alabama Department of Environmental Management) website. The CBMPP will describe in detail the use of silt fences, hay bales, rip rap siltation basins or other means to be used for erosion control.</p> <p>All construction plans will include by notation in the project notes, requirements for the contractors to provide erosion control, for preventing fuel or hazardous chemical spills and over use of pesticides, fertilize, or herbicides. Waste material such as asphalt, petroleum products, sealants, concrete, etc., will not be left on site in contact with storm water runoff.</p> <p>Any information provided by the public as to betterment of the proposed BMP or as to the failure of an operating BMP can be addressed to the City Engineering Department for consideration or correction.</p> <p>Any owner/developer of a site one acre or larger which does not conform to these regulations is subject to a stop-work order and/or a fine of not more than \$500 per day.</p> <p>Once an owner/developer has been notified by the City Engineering Department that his/her BMP is not meeting the requirements of these regulations, the owner/developer will have 10 working days to correct the problem before fines become effective. The fine will be enforced each day thereafter that the BMP is not corrected. The owner/developer will be responsible for the correction and for notifying the City Engineering Department when the corrections are made.</p> <p>Maintenance of any detention or retention facilities and any other post construction water quality measures will have to be maintained on a continuing basis.</p> <p>(7) Number of parking spaces proposed (as established by the Zoning Ordinance or by applicant whichever is greater) (8) Landscaping (15 parking space or greater will require compliance with the</p>

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		landscaping ordinance see section 25-16 of this chapter.) (9) Lighting (more than 50 spaces will require compliance with the lighting requirements see section 25-16 of this chapter.) (10) Dumpster location (11) Loading and unloading (12) A boundary survey prepared by a registered land surveyor licensed in the State of Alabama that depicts all structures, known easements, ROW's, existing drainage facilities, existing utilities, blue line streams, current FEMA 100-yr floodplain, and wetlands.

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment hereinbelow set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, NE, at _____, on _____, 20_____.

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- (5) Storm water detention facilities to include the following:
 - a. NO detention will be required for new development sites less than one (1) acre;
 - b. NO detention will be required for redevelopment sites which increase the net impervious area by less than 2,500 SF;
 - c. For sites between 1 to 25 acres – provide detention for a minimum of a 10 year storm event along with calculations to show the effect of a 25 and a 100 year storm;
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(6) Erosion and Sediment Control – Minimum Requirements

Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/developer of the property. A copy of the approved permit will be submitted to the City Engineering Department prior to beginning site construction, grading or clearing activity. The owner/developer, along with his construction plans, will be responsible for preparing a **Construction Best Management Practices Plan (CBMPP)** using good engineering practices that will result in specific strategies to protect water quality. The CBMPP must use the basic design principles available in the *Alabama Handbook for Erosion Control, Sediment Control and Storm Water Management on Construction Sites and Urban Areas* (Alabama Handbook) and other recognized **best management practices** (BMP) documents. The Alabama

Handbook, such may be amended from time to time, can be downloaded from the ADEM (Alabama Department of Environmental Management) website. The CBMPP will describe in detail the use of silt fences, hay bales, rip rap siltation basins or other means to be used for erosion control.

All construction plans will include by notation in the project notes, requirements for the contractors to provide erosion control, for preventing fuel or hazardous chemical spills and over use of pesticides, fertilize, or herbicides. Waste material such as asphalt, petroleum products, sealants, concrete, etc., will not be left on site in contact with storm water runoff.

Any information provided by the public as to betterment of the proposed BMP or as to the failure of an operating BMP can be addressed to the City Engineering Department for consideration or correction.

Any owner/developer of a site one acre or larger which does not conform to these regulations is subject to a stop-work order and/or a fine of not more than \$500 per day.

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- (12) A boundary survey prepared by a registered land surveyor licensed in the State of Alabama that depicts all structures, known easements, ROW's, existing drainage facilities, existing utilities, blue line streams, current FEMA 100-yr floodplain, and wetlands.

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

This the _____ day of _____, 20_____.

Stacy Gilley
City Clerk

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of _____, 2013 at 6:00 PM, in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. _____, as published in The Decatur Daily on _____.

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