

AUBURN TOWNSHIP

GEAUGA COUNTY, OHIO 44023

Frank Kitko, Zoning Inspector
11010 E. Washington Street
Auburn Township, OH 44023

Phone (440) 543-1660
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TRUSTEES
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Michael S. Troyan
Riley Davis

Phone: (440) 543-7028
Auburntownship.com

ZONING PERMIT APPLICATION & LIST OF REQUIRED DOCUMENTS

1. Completed and signed "Application for Zoning Certificate".
2. Documentation as to authority to make application. (i.e. deed, Power Of Attorney, lease, or purchase agreement)
3. Legal description & permanent parcel number of property as recorded by the Geauga County Recorder's Office – (440) 279-2020. (Legal descriptions are also located on the deed)
4. One (1) copy of a complete set of blueprints for the proposed structure or sign. (Commercial and Industrial applications must submit 4 blueprint copies). Copies will be stamped and returned to applicant.
5. One (1) copy of the site plan or map, drawn to scale, showing the items in J 1-9 of the Application for a Zoning Certificate.
6. Two (2) copies of an "Erosion & Sediment Control Plan" approved by the Geauga Soil & Water Conservation District – (440)-834-1122.
7. One (1) copy of the attached Ohio EPA Construction Storm Water General Permit along with the "certificate of mailing". (<http://www.epa.state.oh.us/>) (commercial)
8. One (1) copy of culvert pipe permit, if applicable. Permit is issued at the Geauga County Engineer's Office, (440)279-1800. (An additional township driveway permit may be required).
9. One (1) copy of the septic permit or documentation from the Geauga County Health Department, (440) 279-1900, showing approval for the sewage treatment facility to serve the proposed use on the lot.
10. Permit applications for accessory buildings, additions and swimming pools require one (1) copy of the "as built" drawing, for the septic system, on file at the Geauga County Health Department, (440)-279-1900.
11. A check made out to Auburn Township for the permit must accompany all applications. See attached fee schedule.

PLEASE NOTE: Applications will not be processed without required forms and data.

AUBURN TOWNSHIP

11010 E. Washington St.
Chagrin Falls, OH 44023
(440) 543-7028 543-9520-fax

APPLICATION FOR A ZONING CERTIFICATE

The undersigned hereby applies for a Zoning Certificate for the following described use; said certificate to be issued by the Auburn Township Zoning Inspector, based on the information contained within this application. The Zoning Inspector may require the submission of such supplemental information as may be necessary to ensure compliance with the regulations contained in this resolution.

THIS APPLICATION SHALL BE COMPLETED BY THE APPLICANT

Please print neatly or type (do not leave any blanks)

- A) Name of Applicant: _____
Address of Applicant: _____
City: _____ Zip: _____
Telephone Number of Applicant: _____
- B) Name of Owner of Record: _____
Address of Owner of Record: _____
City: _____ Zip: _____
Telephone Number of Owner of Record: _____
- C) Address of the Lot: _____ Permanent
(If different from applicant's current address) Parcel #: 01- _____
- D) Attach documentation as to authority to make application. (i.e.: deed, power of attorney, lease, or purchase agreement)
- E) Attach a **legal description** of property, as recorded by the Geauga County Recorder's Office.
- F) Provide the **current zoning district** in which the lot is located? _____ (R-1, R-2, B, I, etc.)
- G) Provide a description of the **EXISTING** use of the lot: _____
(i.e. residence, vacant lot, etc.)
- H) Provide a description of the **PROPOSED** use of the lot: _____
(i.e. residence w/ pool, accessory bldg, etc.)
If an accessory bldg, what will it be used for: _____
(i.e. storage, play house, etc.)
- I) Attach one (1) copy of a complete set of blueprints for proposed structure.
- J) Attach one (1) copy of a plan or map, drawn to scale, with a north directional arrow and date showing the following information:
- 1) The dimensions (in feet) of all lot lines and the total acreage of the property:
Front: _____ Rear: _____ Right: _____ Left: _____ Total Acreage: _____
 - 2) The dimension and elevations (in feet) of all **EXISTING** buildings or structures on the property:
Bldg. #1 Length: _____ Width: _____ Height: _____
Bldg. #2 Length: _____ Width: _____ Height: _____ (if applicable)

3) The setbacks (in feet) from all lot lines of **EXISTING**, buildings, structures and uses on the lot:

Bldg. #1 Front: _____ Rear: _____ Right: _____ Left: _____

Bldg. #2 Front: _____ Rear: _____ Right: _____ Left: _____

4) The dimensions and elevations (in feet) of **PROPOSED** buildings and/or structures on the lot or of any addition or structural alteration to the existing buildings or structures:

Length: _____ Width: _____ Height: _____

5) The total amount of square feet of floor space for **EACH FLOOR** of **PROPOSED** building or structures on the lot or of any addition and/or structural alteration to **EXISTING** buildings and/or structures:

1st floor: _____ 2nd floor: _____

6) The setbacks (in feet) from all lot lines of **PROPOSED** buildings, structures and uses on the lot or any addition or structural alteration to **EXISTING** buildings or structures:

Front: _____ Rear: _____ Left: _____ Right: _____

7) The height (in feet) of **EXISTING** buildings or structures on the property: **EXISTING** Height: _____

8) The height (in feet) of **PROPOSED** building or structure on the property or the height of any addition or structural alteration to existing building or structures: **PROPOSED** Height: _____

9) The name and location of **EXISTING** road(s), public and private, adjacent to the property: _____

10) The number of dwelling units **EXISTING** (if any) and **PROPOSED** for the property.

EXISTING: _____ **PROPOSED:** _____

11) The location, dimensions (in feet) and number of parking spaces (if any) and proposed.

EXISTING: _____ **PROPOSED:** _____ Location: _____

12) For commercial and industrial uses: the location, dimensions (in feet) and number of loading/unloading spaces:

13) The location and dimensions (in feet) of any **EXISTING** or **PROPOSED** easements on the property:

EXISTING: _____

PROPOSED: _____

14) The location and description of existing and proposed landscaping and buffer areas on the lot.

15) The existing topography of the lot, at contour intervals of two (2) feet and final grading. (Commercial, Industrial)

16) The location of any exterior lighting fixtures, their maximum lumens and documentation that they are and will be installed as full cutoff fixtures.

17) For commercial and industrial uses: the location and dimensions of any exterior display, sales or storage areas on the lot.

18) The location and dimensions of a fire protection pond and dry hydrant, if applicable.

- K) Provide the type and design of any sign(s)
- 1) Attach two (2) copies of a drawing, drawn to scale and dated, showing the following information:
 - a. The dimensions (in feet) of the sign.
 - b. The area of the sign (per sign face) in square feet.
 - c. The location of the sign on the structure or lot including dimensions (in feet) from the front lot line(s).
 - d. The height (in feet) of the sign.
 - e. The method of illumination, if any.
 - f. The dimensions of the lettering and/or the elements of the matter displayed (i.e. a logo)

L) Provide a copy of the driveway culvert pipe permit issued by the appropriate governmental authority, if applicable.

M) Copy of the septic permit or documentation that the appropriate governmental agency has approved the sewage treatment facility to serve the proposed use on the lot.

N) Provide a copy of the approval letter or permit, as applicable, from the Geauga Soil and Water Conservation District concerning the storm water management and erosion and sediment control plan.

O) The "riparian setback" regulations set forth in Article 3.06 may apply and may be required as part of the application.

I hereby certify that all of the information supplied in this application and attachments hereto are true and correct to the best of my knowledge, information and belief.

I hereby acknowledge that I understand that the penalty for falsification is imprisonment for not more than six (6) months, or a fine of not more than one thousand dollars (\$1,000), or both.

I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the Auburn Township Zoning Inspector during construction and within thirty (30) days from the completion of any buildings or structures.

I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun within six (6) months from the date of issuance or if construction has begun within six (6) months and said construction has not been completed within two (2) years from the date of issuance, said zoning certificate shall be revoked by the Auburn Township Zoning Inspector.

Applicant's Signature

Print Name

Date

ZONING APPLICATION #: _____

FOR OFFICIAL USE ONLY

Application Number: _____

Zoning Certificate Number: _____

Date Application Received: _____

Amount of Fee Paid: \$ _____ Check #: _____

Date of Action on Application: _____

Date Application Approved: _____

Date Zoning Certificate Issued: _____

Date Application Disapproved: _____

If Application Disapproved, Reasons for Disapproval and Section Number: _____

I hereby acknowledge the receipt of this application for a zoning certificate this _____ day of _____, 20_____.

Signature of Township Zoning Inspector _____

Print Name: _____

- Zoning App
- Driveway Location/Width (15-18)(15)
- Deed
- Legal Description
- Blueprints
- Site Plan
- Erosion & Sediment Plan
- Riparian
- Fee
- Driveway Permit
- Septic Permit
- As Built Septic Drawing
- Wetlands
- Wells
- EPA Permit Number

**ZONING PERMIT
APPLICATION FEES**
Effective February 1, 2026 (Page 1)
Effective March 10, 2026 (Page 2)

<u>RESIDENTIAL ZONING CERTIFICATES</u>	<u>Permit Fee</u>	<u>Construction Started Before Permit Issued</u>
Single Family Dwelling	\$400.00	\$450.00
Driveway Installation/Expansion	75.00	\$125.00
Additions—exterior 0-1,199 sq. ft.	\$200.00	\$250.00
Additions—exterior 1,200 sq. ft. and over	\$325.00	\$375.00
Remodeling – Interior	\$200.00	\$250.00
Accessory Building (under 200 sq. ft.) (including storage containers)	\$100.00	\$150.00
Accessory Building (200 sq. ft.-799 sq ft.) (including storage containers)	\$250.00	\$300.00
Accessory Building (800 sq. ft.-and over) (including storage containers)	\$300.00	\$350.00
Swimming Pools (above ground), hot tubs/spas	\$ 50.00	\$100.00
Swimming Pools (in-ground)	\$250.00	\$300.00
Decks, Solar Panels/Arrays, Lakes, Ponds	\$175.00	\$225.00
Fences	\$ 40.00	\$ 90.00
Other residential certificates (patios, fountains, tennis courts, house demolition, home occupation etc.)	\$100.00	\$150.00
Signs Permanent R-1 & R-2	\$ 75.00	\$125.00
Temporary (up to 40 days)	\$ 50.00	\$100.00
Temporary Cond. Sign (i.e. Building Construction 180 days)	\$ 75.00	\$125.00
Subdivision (35 sq. ft.)	\$200.00	\$250.00
Public Facilities (Fire Station, Library, Private Schools, Meeting Hall, Recreation Facility)		
Minimum—up to 500 sq. ft.	\$425.00	\$475.00
Per 100 sq. ft. after minimum	\$ 5.00	\$ 5.00
Conditional Use (structure) (i.e. Golf Courses,-Church, Cemeteries, Quarries)	\$425.00	\$475.00
Minimum—up to 500 sq. ft.	\$350.00	\$400.00
Per 100 sq. ft. after minimum	\$ 5.00	\$ 5.00
Conditional Use Sign	\$150.00	\$200.00
Accessory Use (Home Occupation, etc.)	\$150.00	\$200.00
Land Development Activities (see resolution definition, also including pond/lake fill-in, septic replacement, lot clearing prior to zoning permit issued)	\$150.00	\$200.00
Reissue Zoning Permit (if within 6 months of expiration)	\$150.00	\$200.00
Revisions to Approved Issued Zoning Permit	\$ 50.00	
<u>Replacement of grandfathered structure</u>		
Duplex – Two family dwelling	\$ 700.00	\$750.00
Triplex – Three family dwelling	1,000.00	1,050.00
 <u>COMMERCIAL & INDUSTRIAL CERTIFICATES</u>		
Change of Use, Sub Lease (with no structural modifications)	\$200.00	\$250.00
New structures or modifications, interior remodeling, additions to existing use, non-residential permitted uses (including storage containers)		
Minimum—up to 1000 square feet	\$600.00	\$650.00
Per 100 square feet after minimum	\$ 5.00	\$ 5.00
Electric Vehicle Supply Equipment	\$100.00	\$150.00
Signs (150 sq. ft.)	\$150.00	\$200.00
Temporary Signs	\$ 75.00	\$125.00
Bill Boards	\$500.00	\$600.00
Fences	\$ 75.00	\$150.00
Parking Lot Expansion	\$100.00	\$150.00
Land Development Activities (see resolution definition and also including pond/lake fill-in, septic replacement and lot clearing prior to zoning permit)	\$150.00	\$200.00
Preliminary Construction Conceptual Plan Review Includes 2 reviews	\$100.00	
Revisions to Approved Zoning Permit ½ the original fee	(Minimum \$100 Maximum \$400)	

MISC. FEES

Zoning Variance--Residential	\$850 (includes legal ad, mail notifications, 10 hours of clerical/administrative time, does not include a court reporter expense) (Additional clerical hours will be billed to the applicant) at \$29/hr and will need to be paid before minutes/findings of facts are approved/signed.	
Zoning Variance--Commercial	\$850 (includes legal ad, mail notifications, 10 hours of clerical/administrative time, does not include a court reporter expense) (Additional clerical hours will be billed to the applicant) at \$29/hr and will need to be paid before minutes/findings of facts are approved/signed.	
Extended BZA meeting	\$400.00 (payable before the additional meeting begins)	
Multiple Cases from Same Applicant/Same Hearing	\$200.00	
Conditional Use Certificate	\$850 (includes legal ad, mail notifications, 10 hours of clerical time, does not include a court reporter expense) (Additional clerical hours will be billed to the applicant) at \$29/hr.	
Appeals Alleging	\$850 (includes legal ad, mail notifications, 10 hours of clerical/administrative time, does not include a court reporter expense) (Additional clerical hours will be billed to the applicant) at \$29/hr and will need to be paid before minutes/findings of facts are approved/signed.	
Zoning Amendment	\$1,000.00 (includes legal ad, mail notifications, 10 hours of clerical/administrative time, does not include a court reporter expense) (Additional clerical hours will be billed to the applicant at \$29/hr and will need to be paid before minutes are approved.)	
Transient Vendor Registration	\$100.00	\$150 if soliciting is started before permit issued
Mobile Food Units-Property Owner	\$50.00 calendar year	
Mobile Food Unit-Truck Owner	\$50.00 calendar year	
Returned Check & Collection	\$100.00	

Geauga County Hydric Soils

Ca	Canadice silt loam
Cf	Carlisle muck, ponded
Da	Damascus silt loam
Ho	Holly silt loam
Sb	Sebring silt loam
Sf	Sheffield silt loam
Wa	Wabasha silty clay loam, ponded
Wc	Wallkill silt loam, ponded
Wt	Willette muck, ponded

**Non Hydric Soils with Hydric Inclusions

Bgb	Bogart loam, 2-6 % slopes
B-rf	Brecksville silt loam, 25-70 % slopes
CcA	Canadea silt loam, 0-2 % slopes
CcB	Canadea silt loam, 2-6 % slopes
CyD	Chili-Oshremo complex, 6-18 % slopes
DrA	Darien silt loam, 0-2 % slopes
FcA	Fitchville silt loam, 0-2 % slopes
FcB	Fitchville silt loam, 2-6 % slopes
JtA	Jimtown silt loam, 0-3 % slopes
MgA	Mahoning silt loam, 0-2 % slopes
MgB	Mahoning silt loam, 2-6 % slopes
MsA	Mahoning silt loam (shale), 0-2 % slopes
Msb	Mahoning silt loam (shale), 2-6 % slopes
MtA	Mitwanga silt loam, 0-3 % slopes
Or	Orville silt loam, frequently flooded
PsA	Platea silt loam, 0-2 % slopes
PsB	Platea silt loam, 2-6 % slopes
ReA	Ravenna silt loam, 0-2 % slopes
ReB	Ravenna silt loam, 2-6 % slopes
WbA	Wadsworth silt loam, 0-2 % slopes
WbB	Wadsworth silt loam, 2-6 % slopes

**These soils are not hydric as a map unit but have unmapped depression areas that are potential wetlands.

To confirm a soil is hydric, landowners may employ a soil scientist to verify the map group and if the soil on a particular site fits the hydric soil definition. A wetland consultant may also be called to complete a delineation or an evaluation of a site for the presence of wetlands. The Geauga SWCD has a list of these consultants.

This brochure created by the Staff of the Geauga Soil and Water Conservation District under the authority of the Board of Supervisors and assistance from the USDA—Natural Resources Conservation Service.

Funding for this brochure was made possible through proceeds from the Tree and Fish Sales and continuing financial support from the Geauga County Commissioners and ODNR—Ohio Soil and Water Conservation Commission.

Information for this brochure was provided by The U.S. Army Corps of Engineers, U.S. Environmental Agency, USDA Natural Resources Conservation Service, Ohio Department of Natural Resources, and the U.S. Fish and Wildlife Service.



Geauga Soil and Water Conservation District

14269 Claridon-Troy Rd.
PO Box 410
Burton, Ohio 44021

440-834-1122
Fax: 440-834-0316
gswwcd@geaugaswd.com
website: <http://www.geaugaswd.com>

Geauga SWCD Mission:
"To conserve, protect, and enhance the resources of Geauga County by providing leadership, education, and assistance to all."

Last Revision: 10/6/03

All services are provided without regard to race, religion, gender, age, physical or mental handicap, national origin or politics.



Geauga Soil and Water Conservation District

Wetlands

A Guide for Geauga County Landowners

Geauga Soil & Water Conservation District

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What is a Wetland?

Wetlands are identified as having a predominance of hydric soils, saturation by surface and/or groundwater, and a presence of hydrophytic vegetation.

What are the Rules Regarding Wetlands?

Certain provisions of The Clean Water Act require permits for any work affecting wetland areas including dredging, filling, or drainage projects. A 401 Ohio Environmental

Protection Agency permit is required for those wetlands which are isolated from streams and rivers. Any disturbance to a wetland which is connected to either a stream or river requires a 404 permit issued by the U.S Army Corps of Engineers also.

Activities of disturbance in a wetland include, but are not limited to:

- Placement of fill and/or dredged material
- Ditching activities when the excavated material is sidecast
- Levee and dike construction
- Mechanized land clearing
- Land leveling
- Most road construction
- Dam construction

If any alterations are going to be made in or around a potential wetland area, contact both the U.S Army Corps of Engineers at either 716-879-4330 or the local field office at 440-437-5841, and the Ohio Environmental Protection Agency (EPA) at 330-963-1100. Agricultural producers should contact the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) at 888-217-3947 for more information on agricultural provisions.

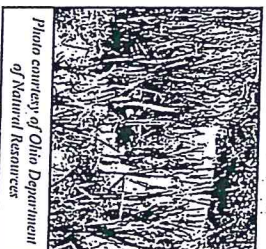
How Do You Know if a Wetland is on Your Property?

A wetland can vary in type and degree of wetness. Some are very easy to recognize throughout the year, and others exist due to the saturation of the soil by groundwater and can be extremely difficult to identify. Wetlands can be identified by the confirmation of three criteria: hydrophytic vegetation, hydric soils, and hydrology.

Three Indicators: Vegetation, Soils, and Hydrology

Vegetation Indicators

Plants found in wetland areas are called hydrophytic vegetation. These plants have been classified by their frequency of occurrence in wetlands.

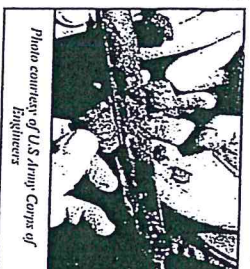


Examples of hydrophytic vegetation include: cattails, bulrushes, sedges, sphagnum moss, willows, baldcypress, cordgrass, american elm, red and silver maple, and tupelo gum.

Generally, wetland classification requires that more than 50% of the plants found on the site are predominantly (>50% probability) associated with wetlands.

Soil Indicators

Wetlands soils are called hydric soils. Hydric soils are soils that are saturated, flooded, or ponded for a long enough time period during the growing season that anaerobic conditions develop in the upper part of the soil. Further criteria for hydric soils is available from the Geauga SWCD or NRCS office.



- The following instances may indicate a hydric soil:
- Soil has a layer of partially decomposed plant material on the surface
 - Soil color below the surface is predominantly grayish, with or without orange or brown areas
 - Soil has a "rotten egg" odor
 - Soil is very sandy and has a black surface layer, or appears blotchy and has dark streaks of organic matter

The Geauga SWCD utilizes the Geauga County Soil Survey and Geographical Information System (GIS) maps to verify hydric soils and their location within the county. Technical assistance is available from District staff in using these resources to identify potential hydric soils.

Hydrology Indicators

Wetland hydrology is the permanent or periodic inundation or prolonged soil saturation sufficient to create anaerobic conditions in the soil. There are hydrologic indicators that can be observed providing evidence of wetlands:

- Standing or flowing water is observed on the area during growing season, or soils appears to be waterlogged
- Watermarks are present on trees indicating the approximate depth of standing or flowing water
- Drift lines or small piles of debris deposited by flowing water
- Thin layers of sediment, coating leaves and other objects on the ground
- Plant roots have rust-colored coatings or soil areas around them



If any of the above wetland indicators are observed, assistance from both the U.S. Army Corps of Engineers and the Ohio Environmental Protection Agency is advised before disturbing wetlands areas.

The Geauga County Soil Survey and the Geographical Information System (GIS) are excellent resources available from the Geauga SWCD. The District also has the U.S. Fish and Wildlife National Wetlands Inventory Maps as a general guideline available for public use. Call the Geauga SWCD at 440-834-1122 for this, and other information.

What is an Erosion and Sediment Control Plan?

Few activities cause the magnitude of soil disturbance in urbanized areas that construction sites do. An Erosion and Sediment Control (ESC) Plan is the first step in protecting the soil resource on a construction site.

Soil erosion and the resulting sedimentation are a leading cause of water quality problems in Ohio. Therefore, through the Geauga County Commissioners (SWCD) developed the Geauga County District Management and Sediment Control Regulations (VANSIC) in order to protect the county's water resources by ensuring that the proper stormwater and erosion and sediment control measures are in place. When erosion and sediment control measures or Best Management Practices (BMPs) are installed and maintained correctly they help prevent soil from leaving the site.

The Geauga SWCD has the authority through the Geauga County VANSIC Regulations, to regulate construction sites to ensure sediment remains on site. *All homebuilders, in any size lot, are required to comply with these regulations*, regardless of whether an Erosion and Sediment Plan for individual lot construction is required by your local zoning department. Check with your local zoning department to determine if this is required. The Ohio EPA through the NPDES Phase 2 Permitting program requires a permit to be obtained for all projects disturbing over one (1) acre of land. This includes landscaping and grading. Contact the Ohio EPA at 330-953-1145 for details of these requirements. The homeowner is ultimately responsible if these measures are not properly in place.

This brochure is designed to illustrate the steps involved in generating an Erosion and Sediment Control Plan. A sample plan is provided to help with the use of the proper terminology and instructions. If required by your local zoning department, please contact the Geauga SWCD to set up an appointment for assistance in the development of an Erosion and Sediment Control Plan. For further questions or a copy of the Geauga County VANSIC Regulations, contact the Geauga SWCD.

ESC Plan Checklist Items required to be contained in the ESC Plan

- **Contract Information** for the landowner, the builder and/or engineer, and address or sub lot number.
- **Permit Verification**, if wetlands or identified (named) streams are present on your lot, a permit may be required from the U.S. Army Corps of Engineers and/or the Ohio Environmental Protection Agency. Contact both agencies if there is any question as to the need of a permit.
- **Existing Site Conditions** including existing contour lines, vegetation, ditches, springs, streams, lakes, wetlands, woods, agricultural fields; location of downstream lakes and wetlands within 1000' of the project and existing drainage patterns including direction of flow; and buildings, drives, or structures.
- **Grading Plan** showing limits of disturbance, areas of excavation and fill with final contours.
- **Proposed Construction** including structure and drive location, and septic location in relation to natural features and property lines.
- **Erosion and Sediment Control Measures** showing location, type and construction detail of:
 - Construction entrances—*stoned concrete*—*stone* reduces tracking of sediment onto streets
 - Silt fence—*can be used to filter storm water runoff; must be entrained to be effective*
 - Stockpile placement and protection—*built away from critical areas such as streams, and seed immediately to protect from erosion*
 - Seeding mixtures—*Seeding areas such as drainage swales, areas near curb inlets, and buffer areas near streams and waterways is an effective erosion control measure and requires little maintenance*
 - Mulching—*effective erosion control when seeding is not practical*

This brochure created by the Staff of the Geauga Soil and Water Conservation District under the authority of the Board of Supervisors and assistance from the USDA—Natural Resources Conservation Service.

Major funding for this brochure was made possible by a Great Lakes Commission - Great Lakes Basin Program for Soil Erosion and Sediment Control Grant and continuing financial support from the Geauga County Commissioners and ODNR—Ohio Soil and Water Conservation

Information for this brochure was taken in part from *Erosion and Sediment Control Checklists and Erosion and Sediment Control for Home Builders*, published by the Lake Soil and Water Conservation District.



Geauga Soil & Water Conservation District

1-4269 Claridon-Troy Rd.
PO Box 410
Burton, Ohio 44021

4-40-894-1122
Fax: 4-40-894-0316
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Geauga SWCD Mission:

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Last Revision: 10/2001

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Geauga Soil and Water Conservation District

**Homebuilder
Plan
Requirements**

*A Landowner's Guide for
Developing an Erosion &
Sediment Control Plan*

Geauga Soil and Water Conservation District

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Erosion and Sediment Control: The Key to Clean Water.

Sediment is the product of erosion, and it is the largest pollutant in Ohio streams and rivers. Construction and other earth disturbing activities contribute large quantities of sediment to streams, and is carried through ditches and other conveyances throughout a watershed.

Sediment negatively impacts water quality by degrading the habitat of aquatic organisms and fish, impeding recreational opportunities, decreasing property value, and promoting the growth of weeds and algae. Sediment accumulation in ditches, streams, and lakes reduces their capacity, therefore increasing the chance of frequent flooding.

The Geauga Soil and Water Conservation District (SWCD) has the authority through the *Gauga County Water Management and Sediment Control Regulations* (WMSC) to regulate construction sites to ensure sediment remains on site. Whether or not a township requires an erosion and sediment control plan for individual lot construction, all homeowners on *any size lot are required to comply* with the provisions outlined in the WMSC Regulations. The homeowner is ultimately responsible if these measures are not properly in place.

This brochure is designed to provide Best Management Practices (BMPs) for individual lot construction to ensure that all necessary measures are taken to prevent sediment from leaving the site and entering streams and rivers. Contact the District for a complete set of regulations.

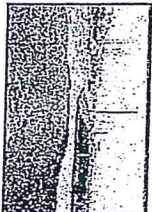


Best Management Practices for Individual Lot Construction

When Best Management Practices (BMPs) are installed and maintained correctly, they can help ensure that sediment generated from construction activity remains onsite. The following BMPs are commonly used for individual lot construction:

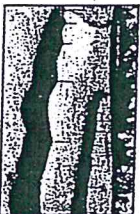
Construction Entrance

- Use large stone
- Install during clearing phase
- Use to prevent tracking soil onto road
- Maintain throughout construction



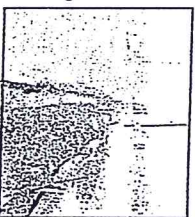
Sediment Barriers

- Use to filter sheet flow runoff
- Install during clearing phase
- Use combination barriers when necessary
- Make sure it is installed correctly by trenching a portion of barrier in the ground, so it can trap sediment and intercept runoff
- Maintain until vegetation is established
- Do not use on steep slopes or concentrated flow areas



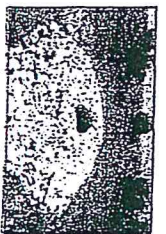
Sediment Cleanup

- At the end of each work day sweep or scrape soil tracked on to roads
- After storm events inspect for off-site sediment movement and repair damage to barriers
- Remove sediment that penetrated barriers and clean build-up



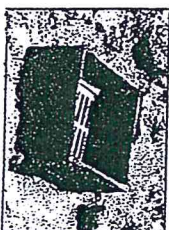
Rock Outlet Protection

- Use to dissipate energy from concentrated flows
- Helps prevent eroded channels downstream
- Use oversized stone appropriate for design velocities



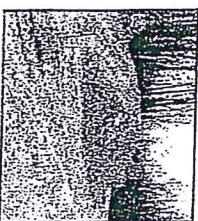
Inlet Protection:

- Protect all storm sewer inlets - they are a direct conveyance to streams and rivers
- Filter fabric and temporary seeding are standard for inlet protection



Stockpile Placement and Protection

- Build stockpiles away from critical areas such as streams, drainageways, and storm sewer inlets
- Temporarily seed or mulch then immediately to protect against erosion



Re-vegetation/Surface Protection

Ground cover is the most effective way to control sediment runoff, whether it be temporary or permanent

- Use seed or sod to cover exposed soils after final grade completed
- Use temporary seed, such as annual rye, to stabilize pile until removed or re-graded
- Seed critical areas such as drainage swales, right-of-way areas, areas near curb inlets, buffer areas along streams and wetlands
- Mulching can be used when temporary seeding is not practical and can be done in any weather situation

