



City of Oregon  
**Storm Water Requirements  
for  
Site Plan Development**

A formal site plan will need to be submitted to the City for all proposed site developments per the requirements of Oregon Municipal Code (OMC) 1151 for review. The site plan submittal shall include all necessary drainage calculations, water quality calculations and a Storm Water Pollution Prevention Plan (SWP3) as required to meet the City and OEPA storm water discharge requirements. The minimum detention volume shall be equivalent to the storage volume produced from a twenty-five (25) year frequency (post-developed) storm inflow with an allowable discharge of a five (5) year frequency (pre-developed) storm outflow. The storm water detention calculations shall be submitted along with site grading plans and storm water collection system details for the review and approval of the Director of Public Service

All storm water collection systems for any proposed site development involving one (1) acre or more of property shall be designed to meet the [Ohio EPA's Construction General Permit #OHC000005](#) (CGP). Post-construction best management practices (BMPs) will need to be included with the site design to serve the site. Such practices for permanent site BMPs to meet the water quality requirements may include, but are not limited to: bioretention cells, storm water detention structures (both wet and dry extended detention basins), vegetated swales and vegetated filter strips designed using water quality flow, and sequential systems (which combine several practices). The design of Post-Construction storm water controls for the site shall be in accordance with the above referenced OEPA Construction General Permit. A list of standard BMPs is included in Table 4a and 4b (page 21 and 22 of 60) of the CGP. BMPs shall be designed according to the methodology included in the Ohio Department of Natural Resources (ODNR) [Rainwater and Land Development Manual](#) or in another design manual acceptable for use by Ohio EPA.

A SWP3 will need to be prepared for construction activities disturbing one or more acres of total land, or will disturb less than one acre of land but are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land. The SWP3 will need to be developed to ensure the implementation of BMPs that reduce pollutants in storm water discharges during construction and pollutants associated with post-construction activities. The SWP3 must contain a description of the post-construction BMPs that will be installed during construction for the site and the rationale for their selection to meet water quality standards in OAC Chapter 3754-1.

The SWP3s shall be prepared in accordance with sound engineering and/or conservation practices by a professional experienced in the design and implementation of standard erosion and sediment controls and storm water management practices addressing all phases of construction. The SWP3 shall identify potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the site. Detailed drawings and a maintenance plan shall be provided for all post-construction BMPs as part of the SWP3. Maintenance plans shall include a list of the responsible parties for each maintenance requirement and their contact information, proposed maintenance intervals, and a disposal plan for any material removed from the BMP. If maintenance of post-construction BMPs is to be contracted, a copy of the maintenance contract shall be included.