

City of Youngstown Stormwater Compliance

REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION

For all construction and demolition work disturbing more than one acre of land, and for many smaller projects, Stormwater Pollution Prevention Plans (SWPPPs) and Comprehensive Stormwater Management Plans (CSMPs) are required. The City of Youngstown must review and approve these plans before construction can begin.



What is a SWPPP? What is a CSMP? What do they involve?

SWPPP or SWP3: Stormwater Pollution Prevention Plan

- Document or plan drawings prepared by a qualified professional
- Includes site description, site map, erosion & sediment control practices, pollution controls, inspections & maintenance plan
- Required by Ohio EPA Construction Permit and City ordinances

Abbreviated SWPPP

- Report and/or plan drawings prepared by a qualified professional
- Mandates a few best management practices relevant to small sites
- Required by City of Youngstown ordinances

CSMP: Comprehensive Stormwater Management Plan

- Document and plans prepared by a certified professional engineer
- Calculations and modeling results to determine need for and sizing of post-construction stormwater facility (such as a detention pond)
- Includes design plans and drainage areas for stormwater facility
- Includes long-term operations & maintenance plan and agreement
- Required by Ohio EPA Construction Permit and City ordinances

Questions?
Reach out to ECO,
Youngstown's
stormwater
consultant:
info@weare.eco

Who needs approval for what?

Less than 0.1 acres of land disturbance: No plan submission required. Ordinances/permits must still be followed to control erosion and runoff during construction.

More than 0.1 but less than 1 acre of land disturbance: Abbreviated SWPPP required for all construction, clearing, or other activity that changes drainage patterns. CSMP required for all commercial and industrial site development. If you're not sure what applies to you, contact the City of Youngstown or ECO.

More than 1 acre of land disturbance: SWPPP and CSMP required for all projects.

Exemption for linear projects: Linear construction projects (such as pipeline or utility line installation) that do not result in the creation of new impervious surface are not required to submit a CSMP.

Why is this required in Youngstown?

Ohio requires cities and counties to enforce these rules (Ohio EPA MS4 Permit). Youngstown developed the ordinances Chapter 950 Stormwater Management and Chapter 952 Erosion & Sediment Control to meet state requirements. Developers also need to follow the Ohio EPA Construction General Permit (OHC000006 and its successors: OHC000007, etc.).

What counts as construction activity? What counts toward total acres of land disturbance?

Ohio EPA defines construction as “any clearing, grading, excavating, grubbing and/or filling activities”. This includes building demolition. When calculating the acres of land disturbance for a project, the entire “common plan of development or sale” must be considered. That means that if a project is taking place in multiple phases, you must consider what is disturbed across all phases. If lots in a subdivision are being built at separate times by separate owners, they must all be included in one stormwater plan. This is because in subdivisions, stormwater is usually managed for multiple lots with a shared pond or other stormwater facility. Some things that might link nearby sites together include development announcements or overall site plans.

What is the submittal timeline like? How does it align with other City timelines?

1. A pre-application meeting is optional, but the City may require one for some projects. The City and/or ECO can answer questions before submittal as needed.
2. Submit Grading and Developments Permit Application and required plans via email to publicworks@youngstownohio.gov. ECO will respond to plans with comments within 30 days.
3. Concurrently, you can work to secure other applicable City permits/approvals, such as Building, Zoning, and Right of Way. For projects over 1 acre, submit a Notice of Intent (NOI) application to Ohio EPA.
4. Correct or address deficiencies and resubmit plans until they meet “No Exceptions Taken” (NET) status.
5. Once plans are approved and other City requirements are met, pay applicable fees in order to be issued a Grading and Developments Permit (required as of June 1, 2024).
6. Work may begin once stormwater requirements are met, grading permit is issued (if applicable), fees are paid, NOI approval is received from Ohio EPA, and all other City approvals are met.

What happens after approval? What needs to happen during and after construction?

1. Inform City one week before construction begins.
2. Qualified personnel on site must perform a SWPPP inspection once every 7 days, and within 24 hours of any rain event greater than 0.5 inches on a scheduled work day.
3. Keep the SWPPP and weekly inspection logs on site at all times during working hours.
4. Inform City when construction is nearing completion so a final inspection can be done.

What is the Grading & Developments Permit Application?

The Grading & Developments Permit Application is **required** for all clearing, grading, and development work impacting more than 0.1 acres as of June 1, 2024. Fill out a simple project cover sheet (downloadable from the City website) and submit it to publicworks@youngstownohio.gov along with the SWPPP, Abbreviated SWPPP, and/or CSMP.

What plan review fees apply to my site? How do I pay fees?

The below fees are based on the type of construction activity and project size, and cover plan review for SWPPPs, Abbreviated SWPPPs, and CSMPs. Fees are due to the City of Youngstown Department of Public Works prior to issuance of a Grading & Developments Permit.

Residential Construction: <ul style="list-style-type: none">• \$50 flat fee	Commercial and Industrial Construction: <ul style="list-style-type: none">• 0.1 - 0.99 acres: \$250• 1 - 4.99 acres: \$500• 5 - 9.99 acres: \$1,000• 10 acres or larger: \$2,000
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Who should I reach out to if I have more questions?

ECO is the City of Youngstown's stormwater compliance consultant. They assist with plan review and site inspections before, during and after construction. The ECO team can be reached at (234) 254-3629 or info@weare.eco.

The City of Youngstown Department of Public Works is responsible for administering these requirements. For more information, visit youngstownohio.gov/engineering_construction. Vincent Talley is Youngstown's stormwater compliance coordinator. He can be reached at vtalley@youngstownohio.gov or (330) 742-8800 ext. 8829. Submit stormwater plans and permit applications via email to publicworks@youngstownohio.gov.

What resources can I use to make sure I am meeting all the requirements?

Check out the links below to view relevant regulations, manuals, and other resources.

[City Stormwater Ordinances](#)

[Mahoning County Drainage Manual](#)

[Ohio EPA: Construction General Permit, Checklist, Factsheet](#)

[Ohio Rainwater & Land Development Manual](#)



Site Grading and Developments Permit Application

Project Information

Project Name:		
Project Street Address:		
SWPPP Preparer Name:		
Organization:		
Phone:	Email:	
Construction Site Manager Name:		
Organization:		
Cell Phone:	Email:	
Site Owner Name:		
Organization:		
Owner Address:		
City:	State:	Zip Code:
Phone:	Email:	

Project Description:		
Total area of site:		acres
Area of site expected to be disturbed:		acres
Existing impervious area:		acres
New impervious area:		acres

Total impervious area after construction:		acres
% imperviousness created by construction:		%
Estimated start date:		
Estimated completion date:		
Project to be Constructed in Phases?		
Describe:		
Type of Work: <ul style="list-style-type: none"> <input type="checkbox"/> Residential Subdivision <input type="checkbox"/> Commercial Development <input type="checkbox"/> Industrial Construction <input type="checkbox"/> Other: _____ 		
<ul style="list-style-type: none"> <input type="checkbox"/> Individual Residential <input type="checkbox"/> Spoil or Borrow Operations <input type="checkbox"/> Clearing and Grubbing 		
Proposed Haul Roads:		

I hereby certify that all information provided above is true to the best of my knowledge.

Owner or Agent	Printed Name	Date
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Departmental Use Only

File Number:	Fee:	
NPDES SWPPP Required:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval Date:	Approved By:	

Fee Schedule

Residential Construction:	
\$50 flat fee	
Commercial and Industrial Construction:	
0.1 – 0.99 acres	\$250
1 – 4.99 acres	\$500
5 – 9.99 acres	\$1,000
10 acres or larger	\$2,000