

ORDINANCE NO. 277

AN ORDINANCE TO REDUCE POLLUTION BY ESTABLISHING STORMWATER, GRADING, VEGETATION, EROSION AND SEDIMENTATION CONTROL MEASURES; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, uncontrolled stormwater drainage and discharge have a significant, adverse impact on the health, safety, and general welfare of the residents of the Town of Mount Carmel, and an adverse impact on the natural environment by carrying pollutants in to the receiving waters within the community; and

WHEREAS, the Town of Mount Carmel is required by federal law, particularly 33 U.S.C. 1342(p) and 40 CFR 122.26 to obtain a Natural Pollutant Discharge Elimination System (NPDES) permit through the Tennessee Department of Environment and Conservation (TDEC) to reduce stormwater flows and associated pollutants discharged into waterways through Mount Carmel's stormwater system and drainage ways; and

WHEREAS, the NPDES permit requires the Town to impose controls on future and existing development necessary to reduce the discharge of pollutants in stormwater to the maximum reasonable extent using management practices, control techniques and system design and engineering methods, and such other provisions which are determined to be appropriate for the control of such pollutants.

NOW, THEREFORE, BE IT ORDAINED that Ordinance No. 240 is repealed and the Mount Carmel Municipal Code is hereby amended by adding a Chapter 16 to Title 14 relating to Zoning of Land Use Control, which said Chapter 16 reads as follows:

SECTION. I. STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL

- 14-1601. Short title
- 14-1602. Purpose
- 14-1603. Definitions
- 14-1604. Regulated land disturbing activities
- 14-1605. Permit required for any land disturbing activity
- 14-1606. Grading, vegetation, drainage, and erosion and sedimentation control plans required.
- 14-1607. Plan requirements
- 14-1608. Stormwater System Design and Management Standards
- 14-1609. Plan must contain measures to meet approved standards
- 14-1610. Permanent Stormwater Management Facilities
- 14-1611. Plan development at owner/developer's expense
- 14-1612. Plan submitted to Building Inspector
- 14-1613. Plan reviewed within sixty (60) days
- 14-1614. Grading permit and bond

- 14-1615. Building inspector and/or town designee may require additional protective measures
- 14-1616. Retention/detention facilities and drainage structures maintained
- 14-1617. Improperly maintained retention/detention facilities and drainage structures a violation
- 14-1618. Town may take ownership of retention facilities and drainage structures
- 14-1619. Technical assistance
- 14-1620. Building Inspector and/or town designee responsible for providing safeguards in projects less than one acre or utilizing less than three (3) lots
- 14-1621. Grading permit also required for any project on less than one acre involving grading, filling, or excavating
- 14-1622. Existing developed properties with drainage, erosion and sediment concerns
- 14-1623. Improvements required in existing developments normally at owner s expense
- 14-1624. Town may take responsibility for existing retention facilities and drainage structures
- 14-1625. Improvements needed at existing locations determined by the Building Inspector and/or town designee
- 14-1626. Improvements required with existing facilities subject to appeal
- 14-1627. Post Construction
- 14-1628. Illicit Discharges
- 14-1629. Monitoring, reports, and inspections
- 14-1630. Mud/Silt in Street/Stream
- 14-1631. Certificate of Occupancy not issued until compliance with plan verified
- 14-1632. Plan construction acceptance and bond release
- 14-1633. Appeal of administrative action
- 14-1634. Town clean-up resulting from violations at Developer s/ Owner s expense
- 14-1635. Penalties Enforcement
- 14-1636. Legal Status Provisions

14-1601. Short Title.

This Chapter shall be known as the Stormwater Management, Erosion and Sedimentation Control Ordinance of the Town of Mount Carmel, Tennessee.

14-1602. Purpose.

The purpose of this ordinance is to conserve the land, water and other natural resources of the Town of Mount Carmel and Hawkins County; and promote the public health and welfare of the

people by establishing requirements for the control of stormwater, erosion and sedimentation and by establishing procedures whereby these requirements shall be administered and enforced; and to diminish threats to public safety from degrading water quality caused by the run-off of excessive stormwater and associated pollutants, to reduce flooding and the hydraulic overloading of the town s stormwater system; and to reduce the economic loss to individuals and the community at large.

14-1603. Definitions.

For the purpose of this chapter, the following definitions shall apply: Words used in the singular shall include the plural, and the plural shall include the singular; words used in the present tense shall include the future tense. The word shall is mandatory and not discretionary. The word may is permissive. Words not defined in this section shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

1. Best Management Practices or BMPs are physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce pollution of water, that have been approved by the Town of Mt Carmel, TN.
2. Development: Any activity on one acre or more or on three lots or more that involves making changes to the land contour by grading, filling, excavating removal, or destruction of topsoil, trees, or vegetative covering.
3. Denuded Area: Areas disturbed by grading, filling, or other such activity in which all vegetation has been removed and soil is exposed directly to the elements allowing for the possibility of erosion and stormwater and sediment run-off.
4. Developer: Any person, owner, individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or any other legal entity, or their legal representatives, agents or assigns.
5. Drainage: A general term applied to the removal of surface or subsurface water from a given area either by gravity or by pumping; commonly applied to surface water.
6. Drainage and Sedimentation Control Plan: For the purpose of this Chapter, a Drainage and Sedimentation Control Plan refers to a formal written document addressing grading, vegetation, drainage, and stormwater flows, erosion and sedimentation controls, as specified in Sections 14-1605 through 14-1608, that is reviewed by the Public Works Director and/or Building Inspector with the technical assistance of the Hawkins County Soil Conservationist and Extension Agents, reviewed by the Mount Carmel Planning Commission, and if approved by the Planning Commission, is used as the basis for the Building Inspector to issue a grading permit that allows land disturbing activity to proceed.
7. Drainage Ways and Local Waters: Any and all streams, creeks, branches, ponds, reservoirs, springs, wetlands, sinkholes, wells, drainage ways and wet weather ditches, or other bodies of surface or subsurface water, natural or artificial including Mount Carmel's stormwater system, lying within or forming a part of the boundaries of the Town of Mount Carmel, or the area under the regulatory responsibility of the Mount Carmel Planning Commission.
8. Erosion: Means the removal of soil particles by the action of water, wind, ice or other geological agents, whether naturally occurring or acting in conjunction with or promoted by anthropogenic activities or effects.
9. Grading Permit: The permit that must be issued by the Building Inspector, or in his/her absence, the town's designee, before any land disturbing activity is undertaken by a

- developer, or when grading, filling, or excavating is proposed on a project.
10. **Land Disturbing Activity:** Means any activity which may result in soil erosion from water or wind and the movement of sediments into drainage ways, or local water, including, but not limited to, clearing, grading, excavating, transportation and filling of land, except that the term shall not include:
 - (a) Such minor land disturbing activities as home and gardens and individual home landscaping, repairs and maintenance work.
 - (b) Construction, installation or maintenance of individual service connections, or septic lines and drainage fields. Utility line construction of 1.65 miles for a five (5) foot wide disturbed area will require a permit. If the Town of Mount Carmel is the permittee, the permit will be obtained from the Tennessee Department of Environment and Conservation. Preparation for single family residences separately built, unless in conjunction with multiple [three (3) or more] adjacent construction sites in subdivision developments.
 - (c) Emergency work to protect life, limb or property.
 11. **Temporary Sediment Basin:** A temporary basin or pond constructed across a drainage way, or of an excavation that creates a basin, or by a combination of both to slow the flow of water and/or prevent sediment from moving further downstream. The size of the structure will depend upon the location, size of the drainage area, soil type, land cover/use, rainfall amount, and any unique site conditions favorable to producing high runoff volume, velocity, or sediment.
 12. **Permanent stormwater management facility.** A permanent basin or pond (and in some cases a ditch or swale) designed to control the amount of stormwater leaving the developed site so that the volume and velocity does not exceed the pre-development flow.
 13. **As built plans** means drawings depicting conditions as they were actually constructed.
 14. **Channel** means a natural or artificial watercourse with a definite bed and banks that conducts flowing water continuously or periodically.
 15. **Community water** means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wetlands, wells and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the Town of Mt Carmel, TN.
 16. **Contaminant** means any physical, chemical, biological, or radiological substance or matter in water.
 17. **Design Storm Event:** Means a hypothetical storm event, of a given frequency interval and duration, used in the analysis and design of a stormwater facility.
 18. **Discharge** means dispose, deposit, spill, pour, inject, seep, dump, leak or place by any means, or that which is disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means including any direct or indirect entry of any solid or liquid matter into the municipal separate storm sewer system.
 19. **Easement** means an acquired privilege or right of use or enjoyment that a person,

- party, firm, corporation, municipality or other legal entity has in the land of another.
20. Erosion and sediment control plan means a written plan (including drawings or other graphic representations) that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.
 21. Hotspot (priority area) means an area where land use or activities generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.
 22. Illicit connections means illegal and/or unauthorized connections to the municipal separate stormwater system whether or not such connections result in discharges into that system.
 23. Illicit discharge means any discharge to the municipal separate storm sewer system that is not composed entirely of stormwater and not specifically exempted under 14-1604.
 24. Maintenance means any activity that is necessary to keep a stormwater facility in good working order so as to function as designed. Maintenance shall include complete reconstruction of a stormwater facility if reconstruction is needed in order to restore the facility to its original operational design parameters. Maintenance shall also include the correction of any problem on the site property that may directly impair the functions of the stormwater facility.
 25. Maintenance agreement means a document recorded in the land records that acts as a property deed restriction, and which provides for long-term maintenance of stormwater management practices.
 26. Municipal separate storm sewer system (MS4) (Municipal separate stormwater system) means the conveyances owned or operated by the municipality for the collection and transportation of stormwater, including the roads and streets and their drainage systems, catch basins, curbs, gutters, ditches, man-made channels, and storm drains.
 27. National Pollutant Discharge Elimination System permit or NPDES permit means a permit issued pursuant to 33 U.S.C. 1342.
 28. Off-site facility means a structural BMP located outside the subject property boundary described in the permit application for land development activity.
 29. On-site facility means a structural BMP located within the subject property boundary described in the permit application for land development activity.
 30. Peak flow means the maximum instantaneous rate of flow of water at a particular point resulting from a storm event.
 31. Person means any and all persons, natural or artificial, including any individual, firm or association and any municipal or private corporation organized or existing under the laws of this or any other state or country.
 32. Priority area means hot spot as defined above.
 33. Runoff means that portion of the precipitation on a drainage area that is discharged from the area into the municipal separate stormwater system.
 34. Sediment means solid material, both mineral and organic, that is in suspension,

is being transported, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below sea level.

35. Sedimentation means soil particles suspended in stormwater that can settle in streambeds and disrupt the natural flow of the stream.
36. Soils Report means a study of soils on a subject property with the primary purpose of characterizing and describing the soils. The soils report shall be prepared by a qualified soils engineer, who shall be directly involved in the soil characterization either by performing the investigation or by directly supervising employees.
37. Stabilization means providing adequate measures, vegetative and/or structural, that will prevent erosion from occurring.
38. Stormwater means stormwater runoff, snow melt runoff, surface runoff, street wash waters related to street cleaning or maintenance, infiltration and drainage.
39. Stormwater management means the programs to maintain quality and quantity of stormwater runoff to pre-development levels.
40. Stormwater management facilities means the drainage structures, conduits, ditches, combined sewers, sewers, and all device appurtenances by means of which stormwater is collected, transported, pumped, treated or disposed of.
41. Stormwater management plan means the set of drawings and other documents that comprise all the information and specifications for the programs, drainage systems, structures, BMPs, concepts and

techniques intended to maintain or restore quality and quantity of stormwater runoff to pre-development levels.

42. Stormwater runoff means flow on the surface of the ground, resulting from precipitation.
43. Structural BMPs means devices that are constructed to provide control of stormwater runoff.
44. Surface water includes waters upon the surface of the earth in bounds created naturally or artificially including, but not limited to, streams, other watercourses, lakes and reservoirs.
45. Watercourse means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.
46. Watershed means all the land area that contributes runoff to a particular point along a waterway.

14-1604. Regulated land disturbing activities.

Except as provided in subsection 14-1604(2) and 1604 (3), it shall be unlawful for any person to engage in any land disturbing activity on any commercial development, or any development, construction, or renovation activity involving at least one acre or three (3) adjacent lots or more without submitting and obtaining approval of a Drainage and Sedimentation Plan as detailed in Sections 14-1606 through 14-1611 of this Chapter, and being issued a Grading Permit by the Building Inspector. Any person who owns, occupies and operates private agriculture or forestlands shall not be deemed to be in violation of this ordinance of land disturbing activities, which result from the normal functioning of these lands, however, the

Building Inspector has the authority to require best practices erosion and sedimentation control measures if pollution and run-off problems are evident. Any State or Federal agency not under the regulatory authority of the Town of Mount Carmel for storm water management, erosion and sedimentation control.

14-1605. Permit required for any land disturbing activity.

Any land disturbing activity, as defined, shall require a Grading Permit, in addition to any Building Permit that must be issued by the Building Inspector prior to the commencement of any work. Grading Permits for land disturbing activities will be issued by the Building Inspector only upon the Developer meeting requirements outlined in Sections 14-1604 through 14-1612 of this Chapter, which includes obtaining approval of a Drainage and Sedimentation Control Plan, by the Mount Carmel Planning Commission.

14-1606. Grading, vegetation, drainage, and erosion and sedimentation control plans required.

A grading, vegetation, drainage, and erosion and sedimentation control plan, (for convenience defined in Section 14-1603 as a Drainage and Sedimentation Control Plan), shall be required for all developments, subdivisions, or construction activities involving one (1) or more acres, or three subdivision, or construction activities involving one (1) or more acres, except as exempted in Sections 14-1604(2) and 14-1604(3) of this Chapter. A Drainage and Sedimentation Control Plan or BMP shall be required for all commercial construction or renovation, or any multi family residential facility involving three (3) or more units. If necessary to protect the health and safety of the people, the Building Inspector and/or Planning Commission may, at its discretion, require a Drainage and Sedimentation Control Plan for any

development or renovation under one (1) acre, or subdivision with less than three (3) adjacent lots, or multi-family residential development under three (3) units.

14-1607. Plan requirements.

The Drainage and Sediment Control Plan shall be prepared and designed and certified by an engineer and/or surveyor licensed in the State of Tennessee. The length and complexity of the plan is to be commensurate with the size of the project, severity of the site condition, and the potential for off-site damage. The plan shall be a 1" = 100' or smaller scale, topographic base map of the site which extends a minimum of 500 feet beyond the limits of the proposed development and includes at least the following:

1. Project Description Briefly describe the intended project and proposed land disturbing activity including number of units and structures to be constructed and infrastructure required.
2. Contour intervals of five (5) or less showing present conditions and proposed contours resulting from land disturbing activity.
3. All existing drainage ways, including intermittent and wet-weather. Include any designated floodways or flood plains.
4. Existing land cover.
5. Approximate limits of proposed clearing, grading and filling.
6. Delineation of all existing drainage areas contributing runoff to the site. Amount of existing Stormwater discharged by each of the contributing areas. Amount of existing Stormwater entering and leaving any portion of the site and location that Stormwater enters or leaves the site. The appropriate

calculations for making these determinations shall be included with the plan submission.

7. Description of existing soil types and characteristics and any anticipated soil erosion and sedimentation problems resulting from existing characteristics.
8. Location, size and layout of proposed stormwater and sedimentation control improvements.
9. Proposed drainage network. The plan shall illustrate the proposed means for transporting all Stormwater from its point of origin, through the site and to an adequate outfall.
10. Proposed drain tile or waterway sizes and plan and profile views of all proposed drainage structures, including ditches and swales.
11. Approximate flows leaving site after construction and incorporating water run-off mitigation measures. The evaluation must include projected effects on property adjoining and down stream of the site and on existing drainage facilities and systems. The hydraulic calculations necessary to ensure adequately sized stormwater management structures and BMPs used must also be included.
12. The projected sequence of work represented by the grading, drainage and erosion and sedimentation control plans as related to other major items of construction.
13. Specific remediation measures to prevent erosion and sedimentation run-off, and to meet approved standards as outlined in Section 14-1609 of this Chapter. Plans shall include detailed drawings for all control measures used; stabilization measures including vegetation and non-vegetative measures, both temporary and permanent, will be detailed. Detailed construction notes and a maintenance schedule shall be included for all control measures in the plan.
14. Specific details for the construction of the entrance to the site for controlling erosion and road access points and for eliminating or keeping mud, sediment, and debris on Mount Carmel streets and public ways at a level acceptable to the Building Inspector. Mud, sediment, and debris brought onto streets and public ways must be removed by the end of the day by machine, broom or shovel to the satisfaction of the Building Inspector and/or Mount Carmel Law Enforcement Officer. Failure to remove said sediment, mud or debris shall be deemed a violation of this ordinance. Proposed structures: location (to the extent possible) and identification of any proposed additional buildings, structures or development on the site.
15. Proposed Stormwater management facilities: the location, size and layout of all proposed Stormwater and layout of all Stormwater management structures, including retention/detention facilities shall be illustrated on the plan. These facilities must be designed to meet or exceed the standards set forth in Section 14-1609 and as required by section 14-1608. Engineering calculations for sizing each facility must be provided. A qualified engineer registered in the State of Tennessee must seal the plans and calculations pertaining to permanent Stormwater management facilities. Specific details for the construction of the entrance to the site for controlling erosion and road access points and for eliminating or keeping mud, sediment, and debris on Mount Carmel streets and public ways at a

level acceptable to the Building Inspector. Mud, sediment, and debris brought onto streets and public ways must be removed by the end of the day by machine, broom or shovel to the satisfaction of the Building Inspector and/or Mount Carmel Law Enforcement Officer. Failure to remove said sediment, mud or debris shall be deemed a violation of this ordinance. Proposed structures: location (to the extent possible) and identification of any proposed additional buildings, structures or development on the site.

16. Proposed Stormwater management facilities: the location, size and layout of all proposed Stormwater and layout of all Stormwater management structures, including retention/detention facilities shall be illustrated on the plan. These facilities must be designed to meet or exceed the standards set forth in Section 14-1609 and as required by section 14-1608. Engineering calculations for sizing each facility must be provided. A qualified engineer registered in the State of Tennessee must seal the plans and calculations pertaining to permanent Stormwater management facilities.

Section 14-1608. Stormwater system design and management standards.

1. Stormwater design or BMP manual.

- (a) Adoption. The Town of Mt Carmel TN adopts as its stormwater design and best management practices (BMP) manual the latest edition of the following publications, which are incorporated by reference in this ordinance as is fully set out herein:

- (1) TDEC Erosion and Sediment Control Manual

- (2) Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works

- (3) TDEC Manual for Post Construction

These manuals include lists of acceptable BMPs including the specific design performance criteria and operation and maintenance requirements for each stormwater practice. As these manuals are updated, such updates are incorporated into the Town's BMP manual unless expressly rejected by a majority vote of a duly constituted meeting of the Planning Commission. The Town of Mt Carmel TN Stormwater facilities that are designed, constructed and maintained in accordance with these BMP criteria will be presumed to meet the minimum water quality performance standards. Other BMPs may be added or deleted upon approval of the Planning Commission. Site-specific BMP(s) may be approved by the Building Inspector.

2. General performance criteria for stormwater management. Unless granted a waiver or judged by the Building Inspector to be exempt, the following performance criteria shall be addressed for stormwater management at all sites: All site designs shall control the peak flow rates of stormwater discharge associated with design storms specified in this ordinance or in the BMP manual and reduce the generation of post construction stormwater runoff to pre-construction levels. These practices should seek to utilize pervious areas for stormwater treatment and to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity. To protect stream channels from degradation, specific channel

protection criteria shall be provided as prescribed in the BMP manual. Stormwater discharges to critical areas with sensitive resources (i.e., cold water fisheries, shellfish beds, swimming beaches, recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain stormwater management practices. Stormwater discharges from hot spots may require the application of specific structural BMPs and pollution prevention practices. Prior to or during the site design process, applicants for land disturbance permits shall consult with the Building Inspector and/or Engineer to determine if they are subject to additional stormwater design requirements. The calculations for determining peak flows using sound engineering practices shall be used for sizing all stormwater facilities.

3. Minimum control requirements. Stormwater designs shall meet the multi-stage storm frequency storage requirements as identified in this ordinance and the BMP manual unless the Planning Commission has granted the applicant a full or partial waiver for a particular BMP. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the Planning Commission may impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff.

4. Stormwater management plan requirements. The stormwater management plan shall include sufficient information to allow the Planning Commission to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater

generated at the project site. To accomplish this goal the stormwater management plan shall include the following:

(a) Calculations: Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in the BMP manual. These calculations must show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with this ordinance and the guidelines of the BMP manual. Such calculations shall include:

- (1) A description of the design storm frequency, duration, and intensity where applicable;
- (2) Time of concentration;
- (3) Soil curve numbers or runoff coefficients including assumed soil moisture conditions;
- (4) Peak runoff rates and total runoff volumes for each watershed area;
- (5) Infiltration rates, where applicable;
- (6) Culvert, stormwater sewer, ditch and/or other stormwater conveyance capacities;
- (7) Flow velocities;
- (8) Data on the increase in rate and volume of runoff for the design storms referenced in the BMP manual; and
- (9) Documentation of sources for all computation methods and field test results.

- (b) **Soils Information:** If a stormwater management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.
- (c) **Maintenance and Repair Plan:** The design and planning of all stormwater management facilities shall include detailed maintenance and repair procedures to ensure their continued performance. These plans will identify the parts or components of a stormwater management facility that need to be maintained and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. A permanent elevation benchmark shall be identified in the plans to assist in the periodic inspection of the facility.
- (d) **Landscaping Plan:** The applicant must present a detailed plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. Where it is required by the BMP, this plan must be prepared by a registered engineer or architect licensed in Tennessee.
- (e) **Maintenance Easements:** The applicant must ensure access to the site for the purpose of inspection and repair by securing all the maintenance easements needed. These easements must be binding on the current property owner and all subsequent owners of the property and must be properly recorded in the land record.
- (f) **Maintenance Agreement:**
 - (1) Maintenance agreements will apply to all stormwater drainage facilities including but not limited to ditches, swales, ponds, riprap and the like. Permanent stormwater management facilities must be clearly marked on the plat of record including a notation that these stormwater facilities are permanent, that they must be maintained and may not be filled, altered or otherwise changed.
 - (2) The owner of property to be served by a permanent on-site stormwater management facility must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners.
 - (3) The maintenance agreement shall:
 - i. Assign responsibility for the maintenance and repair of the stormwater facility to the owner of the property upon which the facility is located (in the case of sub-divisions, permanent stormwater maintenance facilities shall be jointly owned by all owners of lots in the subdivision) and be recorded

- as such on the plat for the property by appropriate notation.
- ii. Provide for an inspection by the property owner at the property owner's expense upon direction of the Town for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this ordinance. The property owner will arrange for this inspection to be conducted by a registered professional engineer licensed to practice in the State of Tennessee who will submit a sealed report of the inspection to the Town of Mt Carmel, TN. The maintenance agreement shall also grant permission to the city to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.
 - iii. Provide that the minimum maintenance and repair needs include, but are not limited to: the removal of silt, litter and other debris, the cutting of grass, grass cuttings and vegetation removal, and the replacement of landscape vegetation, in detention and retention basins, and inlets and drainage pipes and any other stormwater facilities. It shall also provide that the property owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the BMP manual.
 - iv. Provide that maintenance needs must be addressed in a timely manner, on a schedule to be determined by the Town of Mt Carmel, TN.
 - v. Provide that if the property is not maintained or repaired with the prescribed schedule, the Town of Mt Carmel, TN shall perform the maintenance and repair at its expense, and bill the same to the property owner. The maintenance agreement shall also provide that the Town of Mt Carmel, TN's cost of performing the maintenance shall be a lien against the property.
- (4) The municipality shall have the discretion to accept the dedication of any existing or future stormwater management facility, provided such facility meets the requirements of this ordinance and includes adequate and perpetual access and sufficient areas, by easement or otherwise, for inspection and regular maintenance. Any stormwater facility accepted by the municipality must also meet the municipality's construction standards and any other standards and specifications that apply to the particular stormwater facility in question.

14-1609. Plan must contain measures to meet approved standards.

The Drainage and Sedimentation Control Plan shall contain measures that will ensure development; construction or site work will meet or exceed the following standards:

1. The development fits within the topography and soil conditions in a manner that allows stormwater and erosion and sedimentation control measures to be implemented in a manner satisfactory to the Mount Carmel Planning Commission. Development shall be accomplished so as to minimize adverse effects upon the natural or existing

- topography and soil conditions and to minimize the potential for erosion.
2. Plans for development and construction shall minimize cut and fill operations. Construction and development plans calling for excessive cutting and filling may be refused a permit by the Mount Carmel Planning Commission if it is determined that the land use permitted by the applicable zoning district could be supported with less alteration of the natural terrain.
 3. During development and construction, adequate protective measures shall be provided to minimize damage from surface water to the cut face of excavations or the sloping surfaces of fills. Fills shall not encroach upon natural watercourses, their flood plains; or constructed channels in a manner so as to adversely affect other properties.
 4. Pre-construction vegetation ground cover shall not be removed, destroyed, or disturbed more than twenty (20) days prior to grading or earth moving. No work shall occur until perimeter sedimentation and erosion control devices are in place to the building inspector's satisfaction.
 5. Developers shall be responsible upon completion of land disturbing activities to leave slopes and developed or graded areas so that they will not erode. Such methods include, but are not limited to, re-vegetation, mulching, rip-rapping or gunniting, and retaining walls. Bank cuts and grades should not exceed a 2 to 1 slope without use of a retaining wall and must be properly covered with mulch and vegetation. Regardless of the method used, the objective is to leave the site as erosion and maintenance-free as is practical.
 6. Stormwater management facilities shall be designed and constructed to mitigate the increase in Stormwater runoff resulting from the development. The facilities shall reduce the post-construction runoff rate to the pre-construction runoff rate for the 2-year and 10-year storm frequencies. The Planning Commission may require designs based on larger storm events on a case-by-case. The facilities shall also be equipped with an emergency spillway or other such device capable of accommodating the 100-year storm event and preventing failure of the facility. A staged outlet box structure is a preferred method for controlling the rate of stormwater discharge. (See section 14-1608.)
 7. Discharges from sedimentation basins or traps must be through piping, liners, rip-rap or properly grassed channels so that the discharge does not cause erosion.
 8. All grading, vegetation, drainage, stormwater, erosion and sedimentation control mitigation measures shall conform to any or all Best Management Practices unless otherwise directed by the Building Inspector.
 9. Sedimentation basins (debris basins, desalting basins, or silt traps) and other drainage and sedimentation control measures shall be installed in conjunction with initial work and must be in place and functional prior to the initial grading operations. These measures must be maintained throughout the development process. Sediment basins and/or silt traps may be temporary, but shall not be removed without the approval of Building Inspector.
 10. Damage to vegetation on stream banks or waterways (those not regulated in other chapters of this code) shall be minimized within five feet of each bank, except as necessary for the installation of utilities,

development of roads, or construction of retention ponds and related drainage improvements.

11. Land shall be developed to the extent possible in increments of workable size that can be completed in a single construction season. Erosion and sedimentation control measures shall be coordinated with the sequence of grading development and construction operations. Control measures such as berms, interceptor ditches, terraces, and sediment and silt traps shall be put into effect prior to any other stage of development.
12. The permanent vegetation shall be installed on the construction site as soon as utilities are in place and final grades are achieved. However, without prior approval of an alternate plan by the Mount Carmel Planning Commission, permanent or temporary soil stabilization must be applied to disturbed areas within seven (7) days from substantial completion of grading and where disturbed areas will remain unfinished for more than thirty (30) calendar days.
13. Retention facilities and drainage structures shall, where possible, use natural topography and natural vegetation. In lieu thereof, these structures shall have planted trees and vegetation such as shrubs and permanent ground cover on their borders. Plant varieties shall be those sustainable in a drainage way environment or as may be outlined in Best Management Practices. Woody material, such as trees, shall be kept from encroaching on the dam. Utilities shall not be constructed through the stormwater control device and must be accessible without disturbing the device.
14. In many situations, retention facilities and drainage structures need to be fenced in order to protect public safety. The Mount Carmel Planning Commission may require fencing for any basin or structure. When the Planning Commission requires fencing, the following specifications apply. Alternate fencing plans may be considered when requested by the developer, residents, or if the Planning Commission feels some other form of fencing is more appropriate for the site.
 - (a) A minimum height of six (6) feet.
 - (b) Line Post must be 1 7/8 diameter, 16 gauge.
 - (c) Fence must be chained link of a minimum of 9 gauge, or approved alternative.
 - (d) A lockable access gate of a minimum width of 12 feet must be provided to allow access by equipment and machinery as needed for maintenance.
15. Drainage and Sedimentation Control Plans must meet minimum requirements established in Tennessee Code Annotated as follows:
 - (a) Name of applicant
 - (b) Business or residence address of applicant.
 - (c) Name and address of owners of property involved in activity.
 - (d) Address and legal description of property, and names of adjoining property owners.
 - (e) Name(s) and address(es) of contractor(s), if different from applicant, and any subcontractor(s) who

shall undertake the land disturbing activity and who shall implement the Drainage and Sedimentation Control Plan.

- (f) A brief description of the nature, extent, and purpose of the land disturbing activity.
- (g) Proposed schedule for starting and completing project.

14-1610. Permanent stormwater management facilities.

Installation of permanent stormwater management facilities shall occur after the site has been adequately stabilized with permanent vegetation. Permanent stormwater management facilities must be clearly marked on the plat of record including a notation that these stormwater facilities must be maintained as specified in the maintenance agreement [section 14-1608.(4)(f)] above and that they are permanent and may not be filled, altered or otherwise changed. The development will not be granted final approval (bond will not be released) until:

- 1. As built plans for each individual facility, sealed by the Engineer of record, have been submitted;
- 2. Each facility has been inspected by the Building Inspector.

14-1611. Plan development at Owner's/ Developer's expense.

Unless specifically specifically approved by the Board of Mayor and Aldermen, all Drainage and Sedimentation Control Plans shall be developed and presented at the expense of the owner/developer.

14-1612. Plan submitted to Building Inspector.

Six (6) copies of the Drainage and Sedimentation Control Plan shall be submitted directly to the Building Inspector at least fifteen (15) days prior to consideration. Any insufficiencies, violations noted or comments will be directed back to the Applicant/Developer. The Plan will then be revised as required prior to being presented to the Mount Carmel Planning Commission.

14-1613. Speedy Review of Plan.

The Mount Carmel Planning Commission shall review Drainage and Sedimentation Control Plans as quickly as possible while still allowing for a thorough evaluation of the problems and mitigation measures identified and addressed. The Planning Commission will take final action on plans submitted as outlined below unless the developer formally waives the right to speedy review: Within corporate limits, thirty (30) days; outside corporate limits but within the planning region, sixty (60) days.

14-1614. Grading permit and bond.

Following approval of the Drainage and Sedimentation Control Plan by the Planning Commission, a limited grading permit for the erosion and sediment control devices only shall be obtained from the Building Inspector. After these devices are installed, inspected and approved, an unlimited grading permit must be obtained for other site work.

- 1. Prior to issuing the permit, The Town of Mt Carmel TN may, at its discretion, require the submittal of a performance security or performance bond in order to ensure that the stormwater practices are installed by the permit holder as required by the approved stormwater drainage and sediment control

plan. The amount of the installation performance security or performance bond shall be the total estimated construction cost of the structural BMPs approved under the permit plus five percent (5%). The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan. The applicant shall provide an itemized construction cost estimate complete with unit prices, which shall be subject to acceptance, amendment or rejection by the Town of Mt Carmel TN. Alternatively the Town of Mt Carmel TN shall have the right to calculate the cost of construction cost estimates.

2. The performance security or performance bond shall be released in full only upon submission of as-built plans and written certification by a registered professional engineer licensed to practice in Tennessee that the structural BMP has been installed in accordance with the approved plan and other applicable provisions of this ordinance. The Town of Mt Carmel TN will make a final inspection of the structural BMP to ensure that it is in compliance with the approved plan and the provisions of this ordinance. Provisions for a partial pro-rata release of the performance security or performance bond based on the completion of various development stages may be made at the discretion of the Town of Mt Carmel TN.

14-1615. Building Inspector and/or town designee may require additional protective measures.

The Building Inspector and/or the town s designee have the authority at their discretion to require ground cover or other remediation measures preventing stormwater, erosion and sediment run-off, if either determines after construction begins that the plan and/or implementation schedule approved by the

Planning Commission does not adequately provide the protection intended in the ordinance and in the approval issued by the Commission. Additional protective measures required by the Building Inspector and/or the town designee that fall under the authority of the Planning Commission are subject to appeal under the procedures outlined in Section 14-1628 of this Chapter.

14-1616. Retention/Detention facilities and drainage structures maintained.

All on-site retention basins and drainage structures shall be properly maintained by the owner/developer during all phases of construction and development so that they do not become a nuisance. Nuisance conditions shall include improper storage resulting in uncontrolled run-off and overflow; stagnant water with concomitant algae growth, insect breeding, and odors; discarded debris; and safety hazards created by the facilities operation. The Mount Carmel Planning Commission has the responsibility to see that the retention basin is properly maintained and operational. The Developer shall provide the necessary permanent easements to provide town personnel access to the retention facilities and drainage structures for periodic inspection. A right-of-way to conduct such inspections shall be expressly reserved in the permit.

14-1617. Improperly maintained retention/detention facilities and drainage structures a violation.

The Building Inspector and/or town designee shall periodically monitor and inspect the care, maintenance and operation of retention facilities and drainage structures during and after construction and development. Facilities found to be a nuisance, as defined in the Mount Carmel Municipal Code are in violation of the ordinance and are subject to fines of \$50.00 per

day with each additional day considered a separate violation.

14-1618. Town may take ownership of retention facilities and drainage structures.

The Mount Carmel Board of Mayor and Aldermen shall have the authority to accept or take ownership of retention facilities and drainage structures on behalf of the town provided that the Board and Commission feel the public interest is best served by the town providing on-going responsibility for maintenance and upkeep. In such cases, approval of the transfer of ownership shall only occur after the Planning Commission and the BMA have received an inspection report from the Building Inspector, with the possible technical assistance of the Hawkins County Extension agent and/or Soil Conservationist, that certifies said devices have been properly constructed and landscaped, are operating effectively, and appropriate safety and protective measures have been implemented or constructed. Transfer of ownership to the town shall occur at or near the completion of the subdivision or development and the developer must provide fee simple title to the property on which the retention/detention basin or drainage structure is located and/or any necessary easements allowing the Town of Mount Carmel access to the facilities for routine maintenance and care.

14-1619. Technical Assistance.

Through a Memorandum of Understanding with the Town of Mount Carmel, the Hawkins County Soil Conservation District staff and the Hawkins County Extension agent are available for consultation and advice concerning stormwater management and erosion and sedimentation problems to all persons planning to develop land within the town or under the subdivision jurisdiction of the Mount Carmel Planning Commission. Tennessee Department of

Environment and Conservation (TDEC) staff may also be consulted. The Planning Commission and Building Inspector will use these consultants as needed to review Drainage and Sedimentation Control Plans prior to approval and provide assistance to the Building Inspector with inspections.

14-1620. Building Inspector and/or designee responsible for providing safeguards in projects less than one acre or utilizing less than three (3) lots.

Projects undertaken within the city limits of Mount Carmel that are not subject to review and approval of the Mount Carmel Planning Commission shall fall under the responsibility of the Mount Carmel Building Inspector and/or the town designee to see that the measures required in this Chapter to protect the health and safety of the people and to protect the quality of surface waters are carried out as needed. The Building Inspector shall require reasonable drainage; erosion and sedimentation control measures as part of the grading permit process outlined in Section 14-1605. Under no conditions shall the Building Inspector or town designee allow silt or sedimentation to enter drainage ways or adjoining properties, or allow stormwater flows to adversely impact adjoining properties. Denuded areas, cuts and slopes shall be properly covered within the same schedule as directed in Section 14-1607(14) of this Chapter.

14-1621. Grading permit also required for any project on less than one acre involving grading, filling, or excavation.

A grading permit is also required for any development or construction activity, except as exempted in Section 14-1604 and those activities exempted from the definition of Land Disturbing Activity, on property one acre or less. However, said development and construction activities do not require a formal

Drainage and Sedimentation Control Plan unless specifically requested by the planning commission. The Building Inspector shall require that all grading, vegetation, drainage, stormwater, erosion and sedimentation control measures necessary shall be implemented, shall conform to any and all Best Management Practices, and shall meet the objectives established in this ordinance. Developers must also present to the Building Inspector a description of the measures that will be taken to address the requirements established in Sections 14-1607 of this chapter avoiding mud, sediment, rock and debris on public ways, streets, and/or streams. These measures must be addressed prior to the Building Inspector issuing a Grading Permit. Measures preventing excess run-off and erosion must be in place prior to the commencement of grading and/or excavation.

14-1622. Existing developed properties with drainage, erosion and sediment concerns.

Properties of any size within the city limits of the Town of Mount Carmel that have been developed or in which land disturbing activities have previously been undertaken, are subject to the following requirements:

1. Denuded areas still existing must be covered as specified in Best Management Practices with appropriate vegetation and/or mulch.
2. Cuts and slopes must be properly covered with appropriate vegetation and/or retaining walls constructed.
3. Drainage ways shall be properly covered in vegetation or secured with stones, etc. to prevent erosion.
4. Junk, rubbish, etc. shall be cleared of drainage ways to help minimize possible contamination of stormwater run-off.

5. Stormwater run-off in commercial areas, office or medical facilities, and multi family residences of three (3) or more units shall be controlled to the extent reasonable to prevent pollution of local waters. Such control measures shall include, but not be limited to, the following:

- (a) Oil skimmer/grit collector structure. These structures are designed to skim off floatables out of parking lots and other impervious surfaces, and allow solids of debris and sediment to settle before being discharged in a local waterway.
- (b) Retention basins.
- (c) Planting and/or sowing of vegetation.
- (d) Rip-rapping, mulching, and other similar erosion control measures associated with local drainage ways.

14-1623. Improvements required in existing development normally at owner s expense.

Drainage and sediment control measures required in existing developed properties shall normally be undertaken at the property or business owner s expense. The Board of Mayor and Aldermen, however, at its discretion in circumstances in which Board members feel the town s participation is essential to protecting the health and safety of residents and the water quality of Mount Carmel s drainage ways, may approve cost sharing needed drainage and sedimentation control measures.

14-1624. Town may take responsibility for existing retention facilities and drainage structures.

The Mount Carmel Board of Mayor and Aldermen may, on behalf of the town, take

responsibility for existing retention facilities and drainage structures if the Mount Carmel Planning Commission so determines that the general public is better served when said facilities are under the long term maintenance responsibility of the town. Facilities considered shall be accepted as outlined in Section 14-1618 of this Chapter. The Mount Carmel Planning Commission may also recommend to the Board of Mayor and Aldermen that the Town participate in making certain improvements to existing facilities in addition to accepting responsibility for their long term maintenance and care if the commission feels said improvements are in the best interest of the general public.

14-1625. Improvements needed at existing locations determined by the Building Inspector and/or town designee.

Recommendations may come from the Building Inspector, Soil Conservation Service, the Agricultural Extension office or other qualified personnel. Recommendations shall be:

1. Provided in writing to the property/business owner.
2. Detailed as to specific actions required and why these actions are necessary.
3. Made with a reasonable period of time for implementation.

14-1626. Improvements required with existing developments subject to appeal.

Improvements required by the Building Inspector and/or town designee as outlined in Section 14-1624 of this Chapter are subject to appeal by the property/business owners to the Mount Carmel Planning Commission as specified in Section 14-1633.

14-1627. Post Construction.

1. As built plans. All applicants are required to submit actual as built plans for any structures located on-site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be sealed by a registered professional engineer licensed to practice in Tennessee. A final inspection by the Town of Mt Carmel, TN is required before any performance security or performance bond will be released. The Town of Mt Carmel, TN shall have the discretion to adopt provisions for a partial pro-rata release of the performance security or performance bond on the completion of various stages of development. In addition, occupation permits shall not be granted until corrections to all BMP's have been made and accepted by the Town of Mt Carmel, TN.

2. Landscaping and stabilization requirements.

(a) Any area of land from which the natural vegetative cover has been either partially or wholly cleared by development activities shall be revegetated according to a schedule approved by the Town of Mt Carmel, TN. The following criteria shall apply to revegetation efforts:

- (1) Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established over ninety percent (90%) of the seeded area.
- (2) Replanting with native woody and herbaceous vegetation must be accompanied by placement of straw

- mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.
- (3) Any area of revegetation must exhibit survival of a minimum of seventy-five percent (75%) of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five percent (75%) survival for one (1) year is achieved.
- (b) In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.
3. Inspection of stormwater management facilities. Periodic inspections of facilities shall be performed as provided for throughout this document.
4. Records of installation and maintenance activities. Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation of the stormwater facility, and of all maintenance and repairs to the facility, and shall retain the records for at least two (2) years. These records shall be made available to the Town of Mt Carmel, TN during inspection of the facility and at other reasonable times upon request.
5. Failure to meet or maintain design or maintenance standards. If a responsible party fails or refuses to meet the design or maintenance standards required for stormwater facilities under this ordinance, the Town of Mt Carmel TN, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the stormwater management facility becomes a danger to public safety or public health, the Town of Mt Carmel, TN shall notify in writing the party responsible for maintenance of the stormwater management facility. Upon receipt of that notice, the responsible person shall have three (3) days to effect maintenance and repair of the facility in an approved manner. In the event that corrective action is not undertaken within that time, the Town of Mt Carmel, TN may take necessary corrective action. However, in emergency situations as determined by the Building Inspector or his designee (washout of facilities, excessive mud and/or silt on streets, adjacent properties or streams) time will be of the essence. If the responsible does not provide immediate corrective action, the Town of Mt Carmel, TN may initiate necessary action and charge the responsible for same plus administrative/overhead charges. The cost of any action by the Town of Mt Carmel, TN under this section plus an administrative/overhead charge of no less than \$200.00 nor more than \$500.00 for each incident shall be charged to the responsible party.
- 14-1628. Illicit discharges.**
1. Scope. This section shall apply to all water generated on developed or undeveloped

land entering the municipality's separate storm sewer system.

2. Prohibition of illicit discharges. No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of stormwater. The commencement, conduct or continuance of any non-stormwater discharge to the municipal separate storm sewer system is prohibited except as described as follows:

- (a) Uncontaminated discharges from the following sources:

- (1) Water line flushing or other potable water sources,
- (2) Landscape irrigation or lawn watering with potable water,
- (3) Diverted stream flows,
- (4) Rising ground water,
- (5) Groundwater infiltration to storm drains,
- (6) Pumped groundwater,
- (7) Foundation or footing drains
- (8) Crawl space pumps,
- (9) Air conditioning condensation,
- (10) Springs,
- (11) Non-commercial washing of vehicles,
- (12) Natural riparian habitat or wet-land flows,

- (13) Swimming pools (if de-chlorinated typically less than one PPM chlorine),

- (14) Fire fighting activities, and

- (15) Any other uncontaminated water source.

- (b) Discharges specified in writing by the Town of Mt Carmel, TN as being necessary to protect public health and safety.

- (c) Dye testing is an allowable discharge if the Town of Mt Carmel TN has so specified in writing.

3. Prohibition of illicit connections. The construction, use, maintenance or continued existence of illicit connections to the separate municipal storm sewer system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. Reduction of stormwater pollutants by the use of best management practices. Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMP's necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. Notification of spills. Notwithstanding other requirements of law, as soon as any person responsible for a

facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into stormwater, the municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials, the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, the person shall notify the Town of Mt Carmel, TN in person or by telephone or facsimile no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the Town of Mt Carmel, TN within three (3) business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least five (5) years.

14-1629. Monitoring, reports, and inspections.

The Building Inspector and/or town designee, with the possible assistance of the Soil Conservationist and/or the County Extension agent, shall make periodic inspections of the land disturbing activities, the stormwater management system installations, and other activities requiring a grading permit to ensure compliance with the approved plan and Mount Carmel's Best Management Practices. Inspections will evaluate whether the measures required in the Drainage and Sedimentation Control Plan and/or grading permit and undertaken by the Developer are

effective in controlling erosion. The right of entry to conduct such inspections shall be expressly reserved in the permit. If the Building Inspector and/or town designee determines that the permit holder has failed to comply with plan approval, the following procedures shall apply:

1. A Notice from the Building Inspector and/or town designee shall be served on the permit holder either by registered or certified mail, delivered by hand to the permit holder or an agent or employee of the permitted supervising the activities, or by posting the notice at the work site in a visible location, that the permit holder is in Non- Compliance.
2. The Notice of Non-Compliance shall specify the measures needed to comply and shall specify the time within which such corrective measures shall be completed. The Building Inspector and/or town designee shall require a reasonable period of time for the permittee to implement measures bringing the project into compliance; however, if it is determined by the Building Inspector and/or town designee that health and safety factors or the damage resulting from non-compliance is extremely severe, immediate action may be required.
3. If the permit holder fails to comply within the time specified, the permit may be subject to revocation. In addition, the permittee shall be deemed to be in violation of this ordinance and thus shall be subject to the penalties provided in this ordinance.
4. In conjunction with the issuance of a Notice of Non-Compliance or subsequent to the permittee not completing the corrective measures directed in the time period required, the Building Inspector or town designee may issue an order requiring

all or part of the land disturbing activities on the site be stopped. The Stop Work Order may be issued with or as part of the Notice of Non-Compliance, or may be delivered separately in the same manner as directed in Section 14-1626(1).

14-1630. Mud/Silt in Street/Stream.

The fact that mud, silt, debris or other debris has moved from the job site to the street, stream or adjoining property either by man, mechanical means, or acts of god is prima facie evidence that the provisions of this ordinance have been violated. If such occurs from separate, distinct places at least one hundred (100) feet apart, each will be a separate violation even though the property is owned by the same individual. Such violations may be cited into the Municipal Court by the Building Inspector, Police or others designated to enforce this ordinance.

14-1631. Certificate of Occupancy not issued until compliance with Plan verified.

The Building Inspector will not issue a Certificate of Occupancy necessary to occupy any commercial or residential establishment until all aspects of the Drainage and Sedimentation Control Plan have been completed, control devices constructed have been approved and accepted, and, if within a subdivision or commercial development, all paving, landscaping, and utilities, including street lighting if decorative lights are used, are approved and accepted.

14-1632. Plan construction acceptance and Bond release. Drainage and Sedimentation Control Plan activities must be inspected and accepted by the Building Inspector and/or the town designee.

If within a commercial or subdivision development, streets, sidewalks, curbs and alleys,

landscaping, street lighting, water, sewer, and any installation of power, telephone, cable, and gas utilities must be approved and accepted by the appropriate official. All monitoring and regulatory authorities shall complete an Approval and Acceptance Form before the Building Inspector releases the associated performance bond. The Building Inspector and/or town designee will sign a release on the Approval and Acceptance Form as soon as all of the project criteria have been satisfied and approved.

14-1633. Appeal of Administrative Action.

Actions taken by the Building Inspector and/or town designee as authorized in this ordinance are subject to review by the Mount Carmel Planning Commission provided an appeal is filed in writing with the Chairman of the Planning Commission within (30) days from the date any written or verbal decision has been made which the Developer feels adversely affects his/her rights, duties or privileges to engage in the land disturbing activity and/or associated development proposed. Drainage and sediment mitigation actions required by the Building Inspector and/or town designee with existing properties or developments are also subject to appeal to the Mount Carmel Planning Commission provided that appeals are made in writing, within thirty (30) days of receiving formal notification to the Commission chairman citing the specific reasons(s) the activity or activities required present a hardship and cannot be implemented.

14-1634. Town clean up resulting from violations at Developer/Owner s expense.

Town staff is authorized to take remedial actions to prevent, clean-up, repair or otherwise correct situations in which water, sediment, rock, vegetation, etc. ends up on public streets and/or right-of-ways resulting from violations of

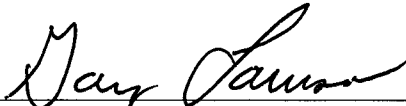
this ordinance; where necessary drainage, erosion and sedimentation control measures have not been properly implemented. In such cases, the cost of labor, equipment, and materials used will be charged to the Developer/Owner in addition to a service charge of \$100.00 per hour and an administrative/overhead charge of not less than two hundred dollars (\$200.00) nor more than five hundred dollars (\$500.00) per incident. The Town will invoice the Developer/Owner directly, and payment shall be received within fourteen (14) days. Failure to pay for remedial actions taken by the town under this Section may result in the Town Attorney filing a lien against the property involved in the action.

14-1635. Penalties Enforcement.

Unless otherwise specified within a section of this chapter, the Building Inspector or other designee is the designated Enforcement Officer of this ordinance. The Building Inspector or other designee or any Mount Carmel Police Officer may issue citations for violations. No Developer or other person shall fail or refuse to comply with any lawful communication or notice to abate or take corrective action by the designated Enforcement Officer or the Mount Carmel Planning Commission.

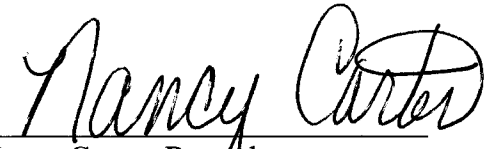
SECTION II. Any person violating any provision of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of up to FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

SECTION III. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the Town of Mount Carmel, Tennessee requiring it.



Gary Lawson, Mayor

ATTEST:



Nancy Carter, Recorder

APPROVED AS TO FORM:



LAW OFFICES OF MAY & COUP

Approved by the Planning Commission: _____

FIRST READING	AYES	NAYS	OTHER
Alderman Henry Bailey	✓		
Vice-Mayor Eugene Christian	Absent		
Alderman Paul Hale	✓		
Mayor Gary Lawson	✓		
Alderman Teresa Mawk	✓		
Alderman Thomas Wheeler	✓		
Alderman Wanda Worley	✓		
TOTALS	6		

PASSED FIRST READING

5-25-04

SECOND READING	AYES	NAYS	OTHER
Alderman Henry Bailey	✓		
Vice-Mayor Eugene Christian	✓		
Alderman Paul Hale	✓		
Mayor Gary Lawson	✓		
Alderman Teresa Mawk	✓		
Alderman Thomas Wheeler	✓		
Alderman Wanda Worley	Absent		
TOTALS	6		

PASSED SECOND READING

6-22-04

PUBLISHED ON: 6-25-04
 NEWSPAPER: Kingsport Times

**TOWN OF MOUNT CARMEL
DRAINAGE AND SEDIMENTATION CONTROL PLAN
CHECKLIST**

Project description – Briefly describe the nature and purpose of the land disturbing activity, and the amount of grading involved.

Vicinity map – A small map locating the site in relation to the surrounding area, and indicating North.

Existing site conditions – A description of the existing topography, vegetation, and drainage.

Adjacent areas – A description of neighboring areas such as streams lakes, residential areas, roads, etc., which might be affected by the land disturbing activity including names of adjacent property owners.

Soils – A brief description of the soils on the site giving such information as soil names, mapping unit, erodability, permeability, depth, texture, and soil structure, and soil type boundaries.

Critical areas – A description of areas on the site, which have potentially serious erosion problems, and a brief description of the nature of the problems.

Existing contours – The existing contours of the site should be shown on a map with five-foot internals.

Existing Vegetation – The existing tree lines, grassy areas, or unique vegetation should be shown on a map.

Existing drainage patterns – The dividing lines and the direction of flow for the different drainage areas should be shown on a map, and include approximate flows from site.

Calculations – Any calculations made for the design of such items as sediment basins, diversions, waterways, and calculations for runoff and stormwater detention basin design (if applicable).

Stormwater management considerations – Will the development of the site result in increased peak rates of runoff? Will this result in flooding or channel degradation downstream? If so, considerations should be given to stormwater control structures on the site. Design details must be shown and must correspond to criteria in Best Management Practices.

Location of practices – the locations of the erosion and sediment control and stormwater management practices used on the site should be shown on a map.

Limits of clearing and grading - Areas, which are to be cleared and graded, should be outlined on a map.

Final contours – Changes to the existing contours should be shown on a map.

Permanent stabilization – A brief description, including specifications, of how the site will be stabilized after construction is completed.

Projected sequence of work.

Detailed drawings – Any structural practices used should be explained and illustrated with detail drawings.

Maintenance – A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN

July 7, 2004

This is to certify that the Legal Notice hereto attached was published in the Kingsport Times-News, a daily newspaper published in the City of Kingsport, County of Sullivan, State of Tennessee, beginning in the issue of 6-25-04, and appearing 1 consecutive weeks (times), as per order of _____

Town of Mt. Carmel

Signed

Karen C. Mulkey

THE FOLLOWING ORDINANCES were passed by the Town of Mount Carmel Tuesday, June 22, 2004: 1. Ordinance 273. Rezone area known as Unaka Av. Manufacturing Area Property in 7th Civil District (L. Frost) 2. Ordinance 274. General Fund Budget FY 2004/2005. 3. Ordinance 275. Sewage Fund Budget FY 2004/2005. 4. Ordinance 276. Establish property Tax Rate for 2004. 5. Ordinance 277. Repeal Ord. 240. Update Storm water. 6. Ordinance 278. Amend Section of Zoning Ordinance, Article V; Subsection F, Street Frontage. 7. Ordinance 280. Amend Code Title 15 "Motor Vehicles, Traffic, Parking" Chapter 1, Misc. by adding Section 15-130.

Lab. 1T: 06/25/04

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 7th day of July 2004, Karen C. Mulkey of the Kingsport Times-News and in due form of law made oath that the foregoing statement was true to the best of my knowledge and belief.

William David Richards

My commission expires

6-26-07

