

**BILL NO. 2100**  
**ORDINANCE NO. 2100**

**AN ORDINANCE OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI,  
AMENDING THE CODE OF ORDINANCES BY ADDING SECTION 110,  
ARTICLE IV, DIVISION 3 RELATING TO STORMWATER AND POST-  
CONSTRUCTION WATER QUALITY.**

**WHEREAS, THE CITY OF LADUE IS A CO-PERMITTEE FOR THE ST. LOUIS  
COUNTY STORMWATER PHASE II PLAN.**

**WHEREAS, THIS ARTICLE IS BEING ENACTED TO COMPLY WITH  
REQUIREMENTS OF THE METROPOLITAN SEWER DISTRICT (MSD) RELATED TO  
WATER QUALITY POST-CONSTRUCTION.**

**WHEREAS, THIS BILL HAVING BEEN MADE AVAILABLE FOR PUBLIC  
INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL; AND**

**WHEREAS, THIS BILL HAVING BEEN READ BY TITLE TWO TIMES IN OPEN  
MEETING PRIOR TO ITS PASSAGE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE ST. LOUIS  
COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. Section 110 is hereby amended by adding a new Article IV, Division 3

**Division 3. Post Construction Storm Water Control**

**Introduction and Purpose**

- A. Land development projects and associated increases in impervious cover alter the hydrology of local watersheds and increase storm water runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition. This storm water runoff contributes to increased quantities of water-borne pollutants, and storm water runoff, soil erosion and non-point source pollution can be controlled and minimized through the regulation of storm water runoff from development sites.
- B. The Metropolitan St. Louis Sewer District (MSD) has established a set of water quality and quantity policies applicable to development in the MSD service area, including the City of Ladue, to provide reasonable guidance for the regulation of storm water runoff for the purpose of protecting local water resources from degradation. It has been determined that the regulation of storm water runoff discharges from land development projects and other construction activities in order to control and minimize increases in storm water runoff rates and volumes, soil erosion, stream channel erosion and non-point source pollution associated with storm water runoff is in the public interest and will prevent threats to public health and safety.
- C. The purpose of this Article is to protect and safeguard the general health, safety and welfare of the public residing in watersheds within the City of Ladue which is included in

the MSD service area. In general, the City of Ladue seeks to meet that purpose through the following objectives:

1. Minimize increases in storm water runoff to reduce flooding, siltation and erosion; Minimize increases in non-point source pollution caused by storm water runoff from development which would otherwise degrade local water quality; and
3. Reduce storm water runoff rates and volumes, soil erosion and non-point source pollution, wherever possible, through storm water management controls and to ensure that these management controls are properly maintained and pose no threat to public safety or adjacent properties.

### **Storm Water Design**

- A. The City of Ladue specifies the MSD Rules and Regulations and Engineering Design Requirements for Sanitary and Storm Water Drainage Facilities as originally adopted February 2006, or latest version, as the applicable document for the proper implementation of the requirements of this Article.
- B. The MSD regulations include a list of acceptable storm water treatment practices, including the specific design criteria for each storm water practice. The manual may be updated and expanded from time to time, at the discretion of MSD, based on improvements in engineering, science, monitoring and local maintenance experience. Storm water treatment practices that are designed and constructed in accordance with these design and sizing criteria will be presumed to meet the minimum water quality performance standards.
- C. Developers shall include storm water control measures on the site plan submitted for the Building Department review of proposed construction in addition to submittal to MSD for appropriate permits.

### **Permit Required**

All projects that include the construction of a Main Building, as defined in Section 110-2, as well as any project which disturbs one acre or more shall be evaluated by Metropolitan St. Louis Sewer District (MSD) for storm water quantity and quality management, including all new single family homes, all new commercial and institutional building structures, regardless of the amount of land disturbance prior to commencing the proposed activity. Verification of this approval will be a set of plans approved by MSD including a valid MSD project number.

### **Inspection of Storm Water Facilities**

Inspection of facilities may be made on a reasonable basis including, but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations or inspection of drainage features. Inspections may include, but are not limited to: reviewing maintenance records; sampling discharges, surface water, ground water and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other storm water treatment practices.

### **Right-of-Entry For Inspection**

When any new drainage control facility is installed on private property, or when any new connection is made between private property and a public drainage control system, sanitary sewer or combined sewer, the property owner shall grant to the City of Ladue's Public Works and/or Building Department and/or MSD the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to

enter a property when there is a reasonable basis to believe that a violation of this Chapter is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this Chapter.

### **Failure To Maintain Practices**

If the property owner fails or refuses to meet the requirements of the maintenance covenant, the City of Ladue, after reasonable notice, may issue violation notices per this Article. In the event that the storm water management facility becomes a danger to public safety or public health, MSD and the City of Ladue Building Department shall notify the party responsible for maintenance of the storm water management facility in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the facility in a manner acceptable to the City or legal action may be pursued.

### **Storm Water Management Plan Components to the Site Plan**

A. The applicant shall submit the following information in a form as prescribed by the City of Ladue Director of Building and Zoning. Only those items applicable to the proposed site need be submitted:

- 1) Applicant information;
- 2) Name, Legal address and telephone number;
- 3) Common address and legal description of site;
- 4) Vicinity map

B. Existing and proposed mapping and plans (scale 1" – 20') which illustrate at a minimum:

- 1) Site plan sealed by a registered professional engineer in the State of Missouri;
- 2) Existing and proposed topography (minimum of two (2) foot contours);
- 3) Perennial and intermittent streams;
- 4) Mapping of predominant soils from soil surveys;
- 5) Boundaries of existing predominant vegetation and proposed limits of clearing;
- 6) Location and boundaries of resource protection areas such as wetlands, lakes, ponds and other setbacks;
- 7) Location of existing and proposed roads, buildings, and other structures;
- 8) Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements;
- 9) Location of existing and proposed conveyance systems such as grass channels, swales and storm drains;
- 10) Flow paths;
- 11) Location of floodplain / floodway limits and relationship of site to upstream and downstream properties and drainages (if applicable);
- 12) Location and dimensions of proposed channel modifications, such as bridge or culvert crossings (if applicable);
- 13) Location, size and limits of disturbance of proposed structural storm water management practices.

**Section 2.** This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

**PASSED THIS 17<sup>th</sup> DAY OF NOVEMBER 2014.**

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President, City Council

**ADOPTED AND APPROVED THIS 17<sup>th</sup> DAY OF NOVEMBER 2014.**

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Nancy Spewak, Mayor

**ATTEST:**

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Michael W. Wooldridge, City Clerk

