



Solon Building Department

City of Solon, Ohio

34200 Bainbridge Road
Solon, Ohio 44139
Phone (440) 349-6737
Fax (440) 349-6322
(Solon Certified Building Department)

MEMORANDUM

Subject: **Clearing (Tree Clearing) or Altering grade on undeveloped land.**
Date: December 6, 2010
From: Charles Boshane, Building Official, City of Solon

Background discussion:

Before a property owner or agent performs tree-clearing and/or devegetation on his/her property, the property owner or agent must obtain approval from the Building Official. Also, before a property owner or agent alters the grade on his/her property, the property owner or agent must obtain approval from the Building Official. The property owner or agent shall make application to perform tree clearing and/or lot grading on the City of Solon Building permit form. The City of Solon ordinance Section 1488 does require the property owner or agent to submit a site plan indicating information to the work being performed.

**Ordinance Section 1488.02 Clearing or Altering Grade of Undeveloped Land;
Approval of Chief Building Official Required:**

Section 1488.02 (a) - No person shall clear, clear-cut, devegetate, denude or otherwise destroy trees, bushes and/or other vegetation on undeveloped land without first receiving approval from The Chief Building Official.

Section 1488.02 (b) – No person shall alter the grade of any undeveloped land without first receiving approval from the Chief Building Official. (Ord.1990-32. Passed 3-19-90.)

Section 1488.03 Contents of Site Plans. The owner or agent of undeveloped land shall submit to the Chief Building Official a site plan for such undeveloped land containing the following:

Section 1488.03 (a) Lot dimensions and a north arrow, existing contours at two-foot intervals, existing watercourses and the base flood plain (the 100-year flood plain), proposed alteration in grades and land contours, proposed buildings and structures, including proposed driveways and/or parking lots, and the location of existing large trees. All large trees scheduled for removal shall be marked in red.

Section 1488.03 (b) every attempt to maintain large trees shall be undertaken.

Section 1488.01 Definitions. As used in this chapter:

Section 1488.01 (a) "Large Tree" means any tree having a trunk diameter of six inches or more when measured twenty-four inches above ground.

Section 188.01 (b) "Undeveloped land" means any lot or parcel which does not have a habitable building on that lot or parcel. (Ord. 1990-32. Passed 3-19-90.)
