



Appendix B

Belmont County Subdivision Regulations Stormwater Control Measures (SCM)

Step 1. Conceptual Phase

During the conceptual phase of a development, a developer or landowner should investigate the physical characteristics of the property in question, including soil suitability, site drainage, potential wetlands, topography, condition of, and regulations covering existing water bodies, and previous/current land use issues.

Step 2. Preliminary Plan

Once property information has been compiled, a Preliminary Plan is created for the development. The Preliminary Plan is a drawing of a proposed subdivision or project showing the division of parcels and the location of stormwater system. The County Engineer will review and comment on the site layout stormwater management issues.

The existence of streams and wetlands should be noted on preliminary plans, having been explored prior to detailed engineering studies for the development. Two agencies, U.S. Army Corps of Engineers, and the Ohio Environmental Protection Agency (OEPA), have jurisdiction over stream and wetland impacts in Ohio.

In addition to U.S. Army Corps of Engineers or Ohio EPA permits, other local requirements may apply such as floodplains, or stream setbacks.

Step 3. Improvement Drawing Phase

At this stage, the developer's engineer provides detailed designs for stormwater drainage including a detailed analysis of stormwater quality and quantity. It is generally at this time that the erosion and sediment control plans or the Stormwater Pollution Prevention Plan (SWP3 or SWPPP) is created.

This plan outlines steps and practices to minimize damage to water resources from both construction activities (primarily sediment) and from impacts of the

new land-use and stormwater runoff. It contains erosion and sediment control practices applied during construction, and also specifies post-construction or permanent practices aimed at protecting the overall water quality of streams and water resources of the site and downstream area. Although the SWP3 is generally created at this point, it is important to remember that overall site planning and the design principles mentioned in the other chapters are integral components of a good stormwater pollution prevention plan (SWP3). The improvement drawings incorporate both stormwater pollution prevention aspects and traditional stormwater management requirements of Belmont County.

The SWP3 portion of improvement drawings are required by the OPEA under the General Stormwater National Pollutant Discharge Elimination System (NPDES) Permit for construction sites. The OEPA provides more information about NPDES permit regulations for construction activities. This permit requires the owner or developer to submit a notice of intent (NOI) to the OEPA prior to the start of construction once an adequate plan is developed. By submitting an NOI, the developer certifies that an SWP3 has been developed. The SWP3 review and in some cases approval, is often done by the local Soil and Water Conservation District. The OEPA reserves the right to review the SWP3 and to request revisions, if necessary, even if review is performed by another entity.

Step 4. Final Plat and Construction

Once the improvement drawings have been reviewed and approved by the County Engineer or approved representative, and the SWPPP portion has been reviewed and approved by the OEPA, the developer will seek bids from local contractors. A pre-construction meeting should be held with the County Engineer, County Water and Sewer District, County General Health District, developer, developer's engineer, contractor, and Township prior to the start of construction, to discuss the construction plans and specifications for the project and determine site contacts and inspection schedules.

Within seven days of the start of clearing and grubbing, the necessary best management practices for erosion and sediment control should be installed. Regular inspections for compliance with the SWP3 and/or the NPDES General Permit may be performed by the County Engineer or local inspection authority and the contractor's representative.

All bare areas should be stabilized prior to selling lots to the builders or homebuyers. If the developer does not choose to remain responsible for the erosion and sediment control on the individual building lots, the developer can work with the builders to obtain individual lot notices of intent (NOI) and transfer the responsibility to them.

Step 5. Final Inspection and Maintenance

a. Submit Final Inspection Reports and as Built Certification

The owner shall certify, in writing to the County Engineer within 30 Days of completion of the SCM's, that the SCM's are constructed in accordance with the approved plans and specifications. The developer shall further provide "As Built Certifications" of the locations of all access and maintenance easements, and each SCM including those SCM's permitted

to be located in, or within 50 feet of, water resources and the drainage areas served by each SCM.

b. **Submit Maintenance Plans in Perpetuity for the Stormwater Control Measures**

The County Stormwater Policy requires that a Stormwater Control Measures and Inspection agreement be on file at the County Recorder's Office and updated annually for all large residential, commercial and industrial developments.