

305.4 Required Statements on Plats

L. The following statement shall be affixed to all Subdivision Plats involving the construction of new roads, which have been constructed in accordance with the specifications set forth on the approved plat, and have been found to be in good repair following the required period of maintenance;

Roads APPROVED in Accordance with Section 711.091, Ohio Revised Code.

Date _____, 2____.

Portage County Engineer

405.3 Lot Frontage

- A. If public sewer is not available, the Subdivider of land shall provide each lot with a minimum frontage on a public or private street of sixty (60) feet. The 60-foot width, or greater, shall be maintained the entire length of the lot. Frontage on a limited access road will not be counted as frontage without proof that access can be obtained.
- B. If public sewer is available and zoning permits, the lot frontage may be reduced to 50 feet. The 50-foot width, or greater, shall be maintained the entire length of the lot. Frontage on a limited access road will not be counted as frontage without proof that access can be obtained.
- C. Flag lots with minimum frontage on a public road or private road built to county standards shall provide access to only that lot. If the narrow portion of the lot offers access to more than one parcel or lot, it shall be built to road standards as specified in these regulations.
- D. Frontage may be reduced by the Regional Planning Commission for lots on a permanent cul-de-sac or on the curved portions of a loop street. Frontage requirements must meet local zoning regulations.
- E. The subdivider of land shall provide each lot with a minimum frontage on a public or private street, of sixty (60) feet in width or an access strip to a road approved by the County Engineer. Such access strip must be at least sixty (60) feet in width for entire length of said strip and must provide access to only one (1) parcel of land. A strip of land providing access to more than one (1) parcel of land shall be dedicated as a public or private street and shall be improved by the developer or subdivider in accordance with these regulations.

406.3 Schedule of Building Construction

The sanitary sewers and water lines (where applicable), storm sewers and first layer of asphalt on roads shall be installed prior to the construction of buildings within a Subdivision. No lot shall be sold or leased, nor shall any building permits be issued for any building unless required improvements are first constructed as specified by these regulations and township zoning requirements are met. It is imperative that traffic be contained on the pavement and driveway areas since stronger pipe is to be provided at these areas. This case will aid in preventing damage to the storm and sanitary sewer systems. In addition, all items constructed shall be completely protected. Damaged items shall be replaced or repaired as directed by the inspector and at the contractor's expense. The curbing and road base will follow when ordered by the inspector upon an approved sub-grade. Upon completion and approval of all other items, the pavement surface-course will be applied. (Amended 26, 1984)

514.9 Change Orders

If during the prosecution of the work, it becomes necessary to modify the approved plans or specifications due to unforeseen circumstances, the subdivider's engineer shall revise the plans, specifications and estimate of cost and recommend approval of the required change to the Portage County Engineer and/or Sanitary Engineer. If the County Engineer and/or Sanitary Engineer approves such a revision, a written change order shall be prepared by the subdivider's engineer and signed by the appropriate county authority.

508.1 Drainage System Requirements (Sec. 620 1984 PCSR)

The design criteria for the drainage system shall be based on the State of Ohio Department of Transportation design policy and/or County Engineer standards. These criteria shall apply to development along existing roads as well as those requiring new roads to be constructed.

A. Road Drainage System

The road storm drainage system shall serve as the local drainage system. It shall be designed to carry roadway, adjacent land, and house storm water drainage. To prevent excessive pipe sizes, storm sewers shall drain into natural waterways as soon as possible.

B. Off-Road Drainage System

The design of the off-road drainage system shall include the watershed affecting the Subdivision and shall be extended to a watercourse or ditch adequate to receive the storm drainage.

C. Dams or Basins Embankments

Three (3) copies of detailed drawings of proposed dams or basins and all calculations shall be submitted to the County Engineer for approval. The developer or his engineer shall apply for a permit from the State of Ohio, Department of Natural Resources, Division of Water, if applicable, and any other applicable agencies.

509.2 Storm Water Pollution Prevention Plan (SWPPP)

- A. A construction Storm Water Pollution Prevention Plan for Subdivisions and/or a site SWPPP, as applicable, shall be submitted to the Portage County Soil and Water Conservation District (PCSWCD) prior to any grading or disturbance of the site. The SWPPP shall be prepared by qualified persons and submitted plans must be stamped by a registered professional engineer.
- B. The plan shall be in compliance with the *Portage County Construction Site Sediment, Erosion, and Storm Water Management Rules* (current edition or regulating document), and with the Ohio EPA National Pollution Discharge Elimination System (NPDES) *General Permit for Storm Water Discharges Associated with Construction Activity* and will follow the guidelines set forth in the *Ohio Rainwater and Land Development Manual*.
- C. In addition to compliance with the documents noted above (Section 509.2B), the SWPPP shall include runoff calculations that meet the following critical storm requirements:
 - 1. Storm water runoff estimations and calculations for pre- and post-development peak discharges shall be calculated using the U.S. Soil Conservation Services TR-55 method or other method approved by the County Engineer.
 - 2. In order to control water pollution by soil sediment from accelerated stream channel erosion and flood plain erosion caused by accelerated storm water runoff from development areas, the peak rates of runoff from an area after development may be no greater than the peak rates of runoff from the same area before development for all twenty-four hour storms from one to one hundred year frequency. Design and development to match the peak rate of runoff for the one, two, five, ten, twenty-five, fifty and one hundred-year storms may be considered adequate to meet this requirement. If an increase in volume is expected after development, peak rates of runoff must be reduced. Reduce rates of critical storm and all more frequent storms to one-year 24-hour frequency. Less frequent storms shall have peak runoff rates no greater than predevelopment peak runoff rates.
 - 3. The critical storm for a specific development area is determined as follows: Determine the total volume of runoff from a one-year frequency, twenty-four-hour storm, occurring on the development area before and after development. Then determine the percent of increase in volume of runoff due to development and using this percentage, select the critical storm from table below.

Critical Storm Table

If the Percentage Increase in Volume of Runoff is equal to or greater than	And less than	The 24-hour “Critical Storm” for Discharge Limitation will be
0	10	1 Year
10	20	2 Year
20	50	5 Year
50	100	10 Year
100	250	25 Year
250	500	50 Year
500	-----	100 Year

- D. As-built drawings will be required for all permanent, post-construction storm water management facilities and shall be submitted per Section [519.2](#) to the County Engineer. The As-Built Survey of the permanent Stormwater Management facilities shall include an As-Built set of stormwater facility calculations. These As-built volume and outflow calculations shall be certified (sealed, signed and dated) by a Registered Surveyor and/or Engineer as applicable, with a statement certifying that the Storm water facilities as installed meet the design criteria of the improvement plans approved by the County.
- E. No earthmoving activities may commence without SWPPP approval from the PCSWCD.

514.5 Inspection

- A. The Portage County Engineer shall be responsible for the inspection of all improvements listed in Section ~~516.4D~~ [514.5D](#) below. The Developer, his/her engineer, or his/her contractor shall give notice to the Portage County Engineer at least three (3) working days in advance of any construction of physical public improvements. Failure to notify the Portage County Engineer may result in requiring the complete removal of such uninspected work at the Developer’s sole cost.