

SUBDIVISION REGULATIONS

Union County, Ohio

Amended October 2, 1997
Effective November 3, 1997

SUBDIVISION REGULATIONS

A RESOLUTION OF THE COUNTY OF UNION, OHIO ENACTED IN ACCORDANCE WITH OHIO REVISED CODE CHAPTER 711, FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE AND GENERAL WELFARE; AND REGULATING THE DEVELOPMENT OF SUBDIVIDED AREAS; PROMOTING THE PROPER ARRANGEMENT OF STREETS AND LAYOUT OF LOTS; PROVIDING FOR ADEQUATE AND CONVENIENT PROVISION OF OPEN SPACES, UTILITIES, WATER, DRAINAGE, SEWER, AND OTHER SANITARY FACILITIES; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION AND DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATING OFFICERS AS PROVIDED HEREINAFTER AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS RESOLUTION OR ANY AMENDMENT THERETO; AND FOR ITS REPEAL. BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF UNION, STATE OF OHIO THAT THESE REGULATIONS ARE HEREBY ENACTED.

Passed July 10, 1972

(signed) Carl Beightler
County Commissioner

Adopted July 10, 1972

(signed) Russell L. Parrott
County Commissioner

Attest (signed) Tomia Lowe
Clerk

(signed) Max E. Robinson
County Commissioner

Commissioners Journal Number 30, page 355.

Amended August 25, 1986

(signed) Max E. Robinson
County Commissioner

Attest (signed) Joy Groat
Clerk

(signed) Ernest Bumgarner
County Commissioner

(signed) Glenn W. Irwin
County Commissioner

Commissioners Journal Number 37, page 21.

Amended _____

County Commissioner

Attest _____
Clerk

County Commissioner

County Commissioner

Commissioners Journal Number _____, page _____.

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ARTICLE 1 TITLE OF REGULATIONS

Section 100 Title. These regulations shall be known and may be cited and referred to as the "Subdivision Regulations of Union County, Ohio," and shall hereinafter be referred to as "these regulations."

ARTICLE 2 SCOPE AND JURISDICTION

Section 200 Administration. These regulations shall be administered by the Logan-Union-Champaign Regional Planning Commission or by the designated representative of the Regional Planning Commission.

Section 210 Jurisdiction. These regulations shall be applicable to all subdivisions of land within the unincorporated area of the County. The Regional Planning Commission shall have the power of approval of such plats.

Whenever a city within the County has adopted subdivision regulations and a plan for the major streets or thoroughfares and for the parks and other public open spaces, the Logan-Union-Champaign Regional Planning Commission shall request input from the city or village upon all subdivision plats located within three (one and one-half) miles of the respective city's (village's) corporate limits.

Section 215 Technical Design Standards. The County Engineer shall prepare Technical Design Standards which shall serve as an engineering supplement to these regulations. The County Engineer shall revise the Technical Design Standards from time to time as needed. Design standards of a city (village) may also apply within three (one and one-half) miles of the city (village).

Section 220 Relation to Other Laws. The provisions of these regulations shall supplement any and all laws of the State of Ohio, resolutions of the County, ordinances of a city, or village, or any and all rules and regulations promulgated by authority of such laws, resolutions or ordinances relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, resolutions, or ordinances, the Regional Planning Commission shall determine which requirements shall govern.

Section 240 Amendments. The County Commissioners may, after public hearing, amend or supplement these regulations. Notice shall be given of the time and place of such hearing by publication in at least one newspaper of general circulation published in the area or county, at least 30 days prior to holding of said hearing. The amendment or amendments shall be on file in the office of the Regional Planning Commission and the County Commissioners for public examination during the said 30 days.

Section 250 Separability. If, for any reason, any clause, sentence, paragraph, section or other part of these regulations should be determined by a court of competent jurisdiction to be invalid, such judgement shall not affect the validity of these regulations as a whole, or any part thereof, other than the part so held to be invalid.

ARTICLE 3 PROCEDURE FOR SUBDIVISION APPROVAL

Section 300 Preapplication Sketch Required. The subdivider shall submit a Preapplication Sketch of the proposed subdivision which shall conform with the requirements of Section 301. A filing fee may be charged, as indicated in section 703.

Section 301 Preapplication Sketch Content. The subdivider shall submit to the designated representative of the Regional Planning Commission a minimum of ten copies of the Preapplication Sketch (Sketch Plan), legibly drawn at a suitable scale and containing the proposed name of the subdivision, location, north point, vicinity map, boundaries of the subdivision and its acreage, existing and proposed streets, lot lay-out and existing natural and man-made features such as soil types, vegetation, general topography, existing easements, rights-of-way, and service facilities. The Regional Planning Commission's designated representative shall forward copies of the Sketch Plan to a sketch plan review committee for the purpose of study and recommendation.

Section 302 Preapplication Sketch Meeting Required. The subdivider shall meet with the Regional Planning Commission or its designated representative and other officials and agencies as may be necessary prior to submitting the Preliminary Plat. The purpose of the meeting is to discuss early and informally the subdivider's Preapplication Sketch; the purpose and effect of these regulations and the criteria and standards contained herein; and to familiarize the subdivider with the Comprehensive Plan, the Major Roads or Thoroughfares Plan, the Parks and Public Open Space Plan, the applicable Zoning Regulations, and the drainage, sewage, water, and road requirements for the County.

Section 310 Preliminary Plat Required. After the Preapplication Sketch meeting is held, the subdivider shall submit a Preliminary Plat of the proposed subdivision which shall conform with the requirements of Sections 311 to 315, inclusive. The Preliminary Plat shall include all the property which the subdivider ultimately plans to subdivide.

Section 311 Application for Preliminary Plat Approval. An application for the approval of the Preliminary Plat on forms provided by the Regional Planning Commission, together with a minimum of seven copies of the Preliminary Plat and the supplementary information specified in Sections 312 to 314, inclusive, shall be submitted to the Regional Planning Commission's designated representative at least twenty-one days and not more than thirty days prior to the meeting of the Commission at which action is requested. The Preliminary Plat and the supplementary information shall be prepared by an Ohio registered professional surveyor except for subdivisions which propose the construction of streets, sanitary sewers, storm sewers, wastewater and water treatment facilities, etc. For subdivisions which propose such construction, the Preliminary Plat and the supplementary information shall be prepared by an Ohio registered professional engineer and an Ohio registered professional surveyor.

Section 312 Preliminary Plat Form. The Preliminary Plat shall be drawn at a scale of not less than one inch equals one hundred feet, and shall be on one or more sheets 24 by 36 inches in size.

Section 313 Plat Contents. The Preliminary Plat shall conform with the Technical Design Standards as required.

The Preliminary Plat shall contain the following information:

1. Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.
2. Location by section, range, and township or Virginia Military Survey (VMS).
3. Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.
4. Date of survey.
5. Scale of the plat, north point, and date.
6. Boundaries of the subdivision and its acreage.
7. Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.
8. Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.
9. Zoning classification of the tract and adjoining properties.
10. Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.
11. Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.
12. Layout, names and widths of proposed streets and easements.
13. Building setback lines with dimensions.
14. Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.

15. Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.
16. Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.
17. The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.

Section 314 Supplementary Information. The following information shall be supplied in addition to the requirements in Section 313. All drawings shall be 24 by 36 inches in size and at scales suitable for review as determined by the County Engineer.

1. Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.
2. Description of proposed covenants and restrictions.
3. Description of proposed zoning changes.
4. Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.
5. A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to the Preliminary Plat approval.
6. If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.
7. If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.
8. Letters from utility companies, as required, indicating approval of easement locations and widths prior to the Preliminary Plat approval.

9. A vicinity map at a scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.

Section 315 Filing. The Preliminary Plat shall be considered officially filed on the day which it is accepted for processing by the Regional Planning Commission's designated representative and shall be so dated. A filing fee shall be charged, as indicated in Section 703.

Section 316 Approval of Preliminary Plat. The Regional Planning Commission's designated representative shall forward copies of the Preliminary Plat to such officials and agencies as may be necessary for the purpose of study and recommendation. These shall include at least the County Engineer, Soil and Water Conservation District, Township Trustees, County Board of Health and County Commissioners. After receipt of reports from such officials and agencies, the Regional Planning Commission shall determine whether the Preliminary Plat shall be approved, approved with modifications, or disapproved. If a plat is disapproved, the reasons for such disapproval shall be stated in writing. The Regional Planning Commission shall act on the Preliminary Plat within 30 days after filing unless such time is extended by agreement with the subdivider. When a Preliminary Plat has been approved by the Regional Planning Commission, the president or his designated representative shall sign one copy for the file. Approval of the Preliminary Plat shall not constitute approval of the Final Plat.

Section 317 Construction and Utility Plan Requirements. Based on the approved Preliminary Plat and the required modifications relating thereto, if any, the subdivider shall cause to be prepared, by an Ohio registered professional engineer, a complete set of plans and specifications of the proposed improvements. The plans shall include typical sections, plan and profile views, construction details, estimate of quantities, estimate of costs, etc. The County Engineer shall not approve the plans until the plans have been approved by the County Soil and Water Conservation District, and the County Board of Health or the appropriate water and sanitary sewer service provider, and the appropriate utility companies. The plans shall be approved in advance by the County Engineer before commencement of construction. The plans shall be prepared in accordance with the Subdivision Technical Standards of the County Engineer and other applicable standards.

Section 318 Approval Period. The approval of the Preliminary Plat shall be effective for a maximum period of 24 months unless an extension is requested in writing by the subdivider and granted in writing by the Planning Commission and shall guarantee that the terms under which the approval was granted will not be affected during the approval period by changes to these regulations.

Section 319 Subdivider's Agreement. Prior to the approval by the County Engineer of the construction and utility plans for the subdivision as required in Section 317, the subdivider shall enter into an agreement with the County Commissioners providing for the construction and maintenance of the public facilities and improvements necessary for the development of the subdivision. The agreement shall be the standard agreement used by the County for similar subdivisions. The agreement may be amended by the County from time to time.

Section 320 Final Plat Required. The subdivider, having received approval of the Preliminary Plat of the proposed subdivision, shall submit a Final Plat of the subdivision. The Final Plat shall have incorporated all changes in the Preliminary Plat required by the Regional Planning Commission, otherwise, it shall conform to the Preliminary Plat. The Final Plat may constitute only that portion of the approved Preliminary Plat which the subdivider proposes to record and develop at the time.

Section 321 Application for Final Plat Approval. An application for approval of the Final Plat on forms provided by the Regional Planning Commission, together with a minimum of seven copies of the plat and the supplementary information specified, shall be submitted to the Regional Planning Commission's designated representative at least twenty-one days and not more than thirty days prior to the meeting of the Commission at which action is requested. The Final Plat shall be prepared by a professional surveyor.

Section 322 Final Plat Form. The Final Plat shall be legibly drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence. It shall be drawn at a scale of not less than one inch equals one hundred feet, and shall be on one or more sheets 24 by 36 inches in size. If more than one sheet is needed, each sheet shall be numbered and the relation of one sheet to another clearly shown. The Final Plat shall also be provided in an acceptable digital format, if available, to the County Engineer.

Section 323 Final Plat Contents. The Final Plat shall conform with the Technical Design Standards as required.

The Final Plat shall contain the following information:

1. Name of the subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage .
2. Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat.
3. Plat boundaries, based on accurate traverse, with directional and lineal dimensions.
4. Bearings and distances to nearest established street lines or other recognized permanent monuments.

5. Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.
6. Radii, internal angles, points of curvatures, tangent bearings, lengths of arcs, and lengths and bearings of chords.
7. All easements and rights-of-way provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.
8. All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.
9. Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.
10. Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.
11. The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.
12. Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.
13. Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326)
14. Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.
15. A vicinity map at a scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany the Final Plat.

Section 324 Supplementary Information. The following information shall be supplied in addition to the requirements in Section 323:

1. If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.
2. A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.
3. Written certification from the County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.

Section 325 Filing. The Final Plat shall be filed with the Regional Planning Commission not later than 24 months after the date of approval or extension of the Preliminary Plat; otherwise the Preliminary Plat will be considered void.

Section 326 Guarantee for Installation of Improvements. Prior to the granting of approval of the Final Plat, the subdivider shall have installed the required improvements, or shall have furnished a performance bond, certified check or letter of credit to the County for the amount of the estimated construction cost of the installation of the improvements, as approved by the County Engineer. The County has the right to determine the kind of surety that will be accepted. Before the bond, certified check or letter of credit is accepted, it shall be approved by the County Commissioners and their legal counsel. The term of the bond, certified check or letter of credit shall extend 12 months beyond the completion date of the project unless released prior thereto by the County Commissioners. A completion date shall be established by the subdivider and approved by the County Commissioners. The period of time stipulated shall not exceed two years from the date of the Final Plat approval unless an extension is requested in writing by the subdivider and granted in writing by the County Commissioners. The completion date shall be stated in the bond, certified check or letter of credit.

Section 327 Approval of Final Plat. The Regional Planning Commission shall approve or disapprove the Final Plat within 30 days after it has been filed. Failure of the Commission to act upon the Final Plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission. A letter stating the reason for disapproval shall be forwarded to the subdivider.

Section 328 Transmittal of Original Tracings and Copies. When the Final Plat has been approved by the Regional Planning Commission, the original tracings shall be returned to the subdivider, for acquiring all necessary signatures, for transfer by the County Auditor and for filing with the County Recorder. After filing, the tracings shall become the property of the County Engineer. A copy shall be transmitted to the County Commissioners for necessary action on any proposed dedication.

Section 329 Minor Subdivisions (Lot Splits). Approval of a minor subdivision may be granted administratively by the designated representative of the Regional Planning Commission without following the above procedures if the proposed division of a parcel of land meets all of the following conditions:

- A. The proposed subdivision is located along an existing public street or road and involves no opening, widening or extension of any public street or road.
- B. No more than five lots are involved after the original parcel has been completely subdivided.
- C. The proposed subdivision is not contrary to the applicable zoning regulations or to these subdivision regulations.
- D. The property has been surveyed and a survey plat and legal description are submitted along with the conveyance or other legal instrument.

The designated representative may require submission of any information identified in these regulations as is pertinent to his determination and may include, but is not limited to:

- 1. Evidence of approval by the Township Zoning Inspector that the proposed subdivision conforms to the applicable zoning resolution or that a variance has been granted.
- 2. Evidence of approval by the County Board of Health that the use of individual household sewage systems is acceptable.
- 3. Evidence of approval by the County Board of Health that the use of individual household wells is acceptable.
- 4. Evidence of approval by the County Soil and Water Conservation District that an adequate drainage outlet is available for each lot and that the soils are acceptable.
- 5. Evidence of approval by the County Engineer that the road right-of-way or easement widths are sufficient and in accordance with these regulations, the Comprehensive Plan, and the Major Roads or Thoroughfares Plan.
- 6. Evidence of approval by the County Engineer or the Ohio Department of Transportation that the provisions for access along the road are in accordance with these regulations and the above mentioned plans or with ODOT regulations.
- 7. Evidence that each lot is not located within a flood hazard area.

If approval is given under these provisions, the designated representative of the Regional Planning Commission shall, within seven working days after submission, approve such proposed division and, upon presentation of a conveyance for such parcel, shall stamp "Approved by LUC Regional Planning Commission; No Plat Required," and the designated representative of the Commission shall sign the conveyance.

Section 330 Performance and Maintenance Bonds or Other Surety. A performance bond or other surety such as certified check or letter of credit, shall be required as stated in Section 326, to assure the proper authorities that completion of the required improvements will be made and that the improvements will be in conformance with the standards established in these regulations. The performance surety shall not be released until the County Engineer has certified satisfactory completion of all the required improvements and the dedication of land and facilities for public use as set forth in Section 800 has been signed and the Final plat recorded. The amount of the surety may be reduced on a prorated basis, for completed portions of the required improvements as approved by the County Engineer if those required improvements have been dedicated for public use. In no event shall a surety be reduced below twenty percent of the principal amount. If the improvements are not completed on or before the completion date as established in Section 326, then the County may exercise the conditions of the bond or other surety and secure the completion of the improvements through the bonding company or the person, association, organization, partnership, trust, company, corporation or institution which provided the letter of credit or other surety guarantee.

Maintenance bond or other surety shall be required by the County to assure maintenance by the subdivider of all required improvements in the subdivision, until final acceptance of the required improvements occurs at the end of the guarantee period. The amount of the surety shall be determined by the County Engineer. The surety shall be submitted and approved in the same manner as performance bonds or other sureties. Prior to final acceptance, the subdivider shall provide for the upkeep and maintenance of all improvements, including snow removal. The maintenance surety shall be submitted for the guarantee period of at least one year after the date of satisfactory completion of the improvements and offer of dedication for public use is made, whichever occurs later, and shall not be required for longer than two years. The final acceptance of the required improvements shall occur only after:

1. written request by the subdivider made no sooner than 2 months before the end of the guarantee period,
2. certification by the County Engineer that the improvements were completed in accordance with the approved construction and utility plans and that the improvements are in good repair, and
3. journalization of the certification by the County Commissioners.

Section 340 Subdivisions with Private Streets. Subdivisions which propose the

construction of private streets shall comply with all sections of this Article.

ARTICLE 4 GENERAL SUBDIVISION STANDARDS

Section 400 General Statement. The regulations in Article 4 shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities, reservation of land for recreational uses, etc. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Regional Planning Commission has the responsibility for reviewing the design of each proposed subdivision early in its design development. The Regional Planning Commission or its designated representative shall insure that all of the requirements of this Article are met.

The standards contained in this article shall be supplemented by the Technical Design Standards of the County Engineer.

Plans and specifications shall be prepared by an Ohio registered professional engineer in accordance with these regulations. Plans and specifications shall be submitted and approved in advance in accordance with Section 317 prior to commencement of construction.

Section 401 Conformity with Development Plans and Zoning. The arrangement, character, width, and location of all roads shall conform with the County's Comprehensive Plan, Major Roads or Thoroughfares Plan and other official planning documents adopted by the County, Township, City or Village. Roads not contained in the aforementioned plans shall conform to the recommendation of the Regional Planning Commission, based upon the standards set forth in this Article. The location of all roads and drives shall conform with these regulations and with the requirements of any Access Management Plan of the County or of ODOT. Similarly, the arrangement, size, and location of all sanitary sewer and water facilities shall conform with the County's Comprehensive Plan, Master Plan for Water and Sewer or other planning documents. In addition, no Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution.

Section 402 Suitability of Land. If the Regional Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, bad drainage, steep slopes, inadequate water supply, transportation facilities, and other such conditions which may endanger health, life, or property; or if from investigations conducted by the public agencies concerned, it is determined that in the best interests of the public, the land should not be developed for the purpose proposed, the subdivision shall not be approved unless adequate methods are advanced by the subdivider for solving the problems that will be created by the development of the land.

Section 403 Street Design. The arrangement, character, extent, width, grade, and location of all streets shall conform with Section 401 and shall be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety; and in their appropriate relation to the proposed uses of the land to be served by such streets. The subdivider shall provide, within the boundaries of the subdivision, the required right-of-way and shall construct such streets.

Section 404 Horizontal and Vertical Street Alignment. The horizontal and vertical design of all roads and streets shall be in accordance with the Technical Design Standards of the County Engineer.

Section 405 Off-Site Road and Street Improvements. If required by the County Engineer, the Subdivider shall cause to be prepared a traffic study to determine the effect of the traffic generated by the subdivision on the existing surrounding public roads and intersections. The Subdivider may be required to widen or improve existing roads, streets or intersections due to increased traffic caused by the subdivision as determined by the County Engineer.

Section 406 Road or Street Right-of-Way and Pavement Widths. Minimum right-of-way widths shall be not less than the following table.

Classification	Minimum Right-of-Way Widths (feet)
Major Arterial Road	as required
Minor Arterial Road	120
Major Collector Road	100
Minor Collector Road	80
Collector Street	60
Local Street or Road	60

Greater right-of-way widths may be required as determined by the County Engineer or Regional Planning Commission based on topographical, construction, drainage, or design reasons. Pavement widths shall not be less than those widths specified in the Technical Design Standards of the County Engineer. Greater pavement widths may be required as determined by the County Engineer based on design reasons.

Section 408 Special Street Types.

1. Length of **Cul-de-sac streets** shall conform with the requirements of the Technical Design Standards. The closed end shall be a paved turnaround. Pavement shall cover all area constructed in accordance with the Technical Design Standards.

2. **One way streets** are permitted in new subdivisions if the Regional Planning Commission determines that such streets are properly integrated with the existing and proposed street system. One way streets are permitted only as residential local streets.
3. **Permanent dead end streets** shall not be permitted. Temporary dead end streets shall be permitted only as a part of a continuing street plan subject to extension into undeveloped acreage. Temporary dead end streets shall extend to the boundary of such undeveloped acreage or as required by the Regional Planning Commission. The Regional Planning Commission may limit the length of such temporary dead end streets. The Regional Planning Commission may require a street along the boundary between the proposed subdivision and the undeveloped acreage to provide for future development.
4. Dedication of **new half-streets** shall not be permitted. Where a dedicated or platted half-street exists adjacent to the tract being subdivided, the other half falling within the proposed subdivision shall be platted.
5. Where a subdivision adjoins an arterial or collector road, a **marginal access street** may be required to control access. Access is controlled in the interest of public safety and to maintain the design capacity of the street and road system. Points of access from the subdivision to the arterial or collector road shall be spaced at minimum distances in accordance with these regulations. A planting strip having a minimum width of 20 feet shall be provided between the pavement of the arterial or collector road and the pavement of the marginal access street. The minimum width of the marginal access street right-of-way shall be 40 feet.
6. **Alleys** shall not be approved in residential districts, except where justified by extreme conditions. Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. When required, alleys shall have a minimum right-of-way width of 30 feet and a minimum pavement width of 20 feet.
7. **Temporary turnarounds** shall be required on all temporary dead end streets which exceed 200 feet in length. Temporary turnarounds shall be constructed in accordance with the Technical Design Standards. If the temporary turnaround is to be used less than eighteen (18) months and is within 800 feet of an intersection, a "T" type turnaround may be used.

Where temporary turnarounds are used, they shall be provided with a temporary easement covering the portion of the turnaround which extends beyond the normal right-of-way limits. Such temporary easements shall be automatically vacated for the use of the abutting property owner when the temporary turnaround is no longer needed for public use.

Section 410 Streets for Commercial Subdivisions. Streets serving commercial developments or subdivisions and accessory parking areas thereto shall be planned to connect with arterials or collectors so as not to generate traffic on local roads or residential streets. Intersections of driveways or streets shall be located so as to cause the least possible interference with traffic movements and traffic capacity on the arterials or collectors. The Regional Planning Commission may require marginal access streets in the interest of public safety and to maintain the design capacity of the street system.

Section 411 Streets for Industrial Subdivisions. Streets serving industrial developments or subdivisions and accessory parking areas shall be planned to serve industrial areas exclusively and shall be planned to connect with arterials or collectors so as not to generate traffic on local roads or residential streets. Intersections of driveways or streets shall be located so as to cause the least possible interference with traffic movements and traffic capacity on the arterials or collectors. Streets shall be planned to extend to the boundaries of any adjoining land planned for industry unless the Regional Planning Commission finds such extension is not in accord with the Comprehensive Plan or other approved plan.

Section 412 Blocks.

1. The arrangement of blocks shall be such as to conform to the street planning and other criteria set forth in this Article and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in the zoning regulations and to provide for the required community facilities.
2. Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, shall be approved by the Regional Planning Commission when properly designed and located and when the maintenance of interior public spaces is covered by agreements.
3. No block shall be longer than 1,500 feet nor less than 500 feet.
4. Where blocks are over 900 feet in length a walkway easement not less than 10 feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers and other facilities.

Section 413 Lots.

1. The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to the topography and the character of the surrounding development.
2. All lots shall conform to or exceed the requirements of the zoning district in which they are located and the use for which they are intended and shall conform with the criteria set forth in this Article.
3. All side lot lines shall be at approximate right angles to street lines and radial to curved street lines, except where the Regional Planning Commission determines

that a variation to this rule would provide a better layout.

4. Through Lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors.

Section 414 Easements. Easements provided for utility lines shall be at least 20 feet in width for sanitary sewers and waterlines and at least 10 feet for other utilities.

Section 415 Public Sites, Open Space, and Natural Features. Where a park, playground, school, or an access to public property is shown on the Comprehensive Plan or on an official map or in a plan for such future use or is deemed essential by the Regional Planning Commission and is located in whole or in part in the proposed subdivision, the Regional Planning Commission shall require the dedication of such area within the subdivision. The subdivider shall pay for only that portion of the cost of the public site that benefits his subdivision as determined by the Regional Planning Commission. Subdividers of land not containing public sites may be required to provide land or payment in lieu thereof for that portion of the subdivision which benefits from such public sites as determined by the Regional Planning Commission. The Regional Planning Commission shall, wherever possible, encourage the preservation of all natural features which add value to residential developments and to the community, such as trees or groves, water courses, beaches, areas of historical significance, natural vistas and similar irreplaceable assets.

Section 416 Flood Hazard Areas/ Areas with Poor Drainage or Unacceptable Drainage Outlets. In order to protect the health, safety, and general welfare of the public, the Regional Planning Commission may reject any proposed subdivision located in an area subject to periodic flooding as determined and illustrated in studies or publications by the Federal Emergency Management Agency, the Ohio Department of Natural Resources or other recognized documents or authorities or located in Algiers, Eel, Genesee, Henshaw, Muskego muck, Ross, Shoals, or Sloan soils. If the subdivision is located in an area having poor drainage, unacceptable drainage outlets or other adverse physical characteristics, or is located in Brookston, Lippincott, Montgomery, Paulding, Pewamo, Westland, or Wetzels soils, the Regional Planning Commission may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use. Flood Hazard Permits are required for all construction located within Flood Hazard Areas.

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 500 Construction Procedure and Materials. The subdivider's engineer shall design and the subdivider shall cause to be constructed the improvements in accordance with the standards outlined in these regulations and in accordance with the Technical Design Standards of the County Engineer and other County standards. The work shall be done under County supervision and inspection and shall be completed prior to the completion date established in Section 322. Materials shall meet the requirements of the Technical Design Standards of the County Engineer and other County standards.

Section 501 Subdivider to Hold County Harmless. The subdivider shall hold the County free and harmless from any and all claims for damages of every nature arising or growing out of the construction of such improvements, and shall defend, at his own cost and expense, each and every lawsuit brought against the County by reason thereof until the improvement has been accepted by the County Commissioners.

Section 502 Inspection of Improvements. Inspection by the County of all improvements during construction is required. The subdivider shall give the County Engineer 48 hours notice prior to beginning construction and shall keep the County Engineer informed of the construction schedule on a weekly basis. The County Engineer will not approve the final construction unless all inspections are satisfactory. Costs of inspections are the responsibility of the subdivider.

Section 503 Monuments. The subdivider's surveyor shall certify to the County Engineer, after construction is complete, that all monuments shown on the final plat were placed. Monuments shall be installed in accordance with the Technical Design Standards.

Section 504 Construction Layout. Surveying layout work for all the required improvements shall be performed under the direction of a professional surveyor. Cost of the layout work is the responsibility of the subdivider.

Section 506 Construction. The Subdivider shall construct all necessary streets, curbs and gutters, open ditches, catch basins, storm sewers, culverts, under drains, aggregate drains, bridges, detention/retention basins, subsurface drains, sanitary sewers, manholes, cleanouts, waterlines, valves, fire hydrants, etc. and all necessary and related facilities in accordance with the approved drawings and specifications and the Technical Design Standards.

Section 508 Pavement Design . Pavement design shall be in accordance with the Technical Design Standards and subject to the approval of the County Engineer.

Section 510 Curbs and Gutters. The requirement of curbs and gutters will vary according to the character of the area and the density of development. Curbs and gutters shall be installed as specified in the Technical Design Standards.

Section 512 Sidewalks. The requirement of sidewalks will vary according to the character of the area and the density of development. Sidewalks shall be installed as specified in the Technical Design Standards.

Section 516 Traffic Control Signs and Street Name Signs. Traffic control signs and street name signs, of a type in use throughout the County, shall be installed by the County Engineer. Costs of materials and installation are the responsibility of the subdivider.

Section 520 Drainage Improvements. All storm drainage facilities within the subdivision shall connect to an adequate drainage outlet. Surface and subsurface drainage facilities shall not be permitted to discharge into any sanitary sewer facility.

Section 526 Maintenance of Drainage Structures. In order to provide for future maintenance of drainage structures, the subdivider may be required to follow the ditch petition procedure as outlined in Chapter 6131, Revised Code of the State of Ohio and in particular Section 6131.63. The County Engineer shall determine when such procedures are to be applied and shall so recommend the same to the Regional Planning Commission. The subdivider shall initiate the petition upon completion of the construction and utility plans required by Section 317. The County Engineer shall not approve the construction and utility plans until after the petition is filed with the County Commissioners.

Section 530 Surface Water, Erosion and Sediment Control. Where it is necessary to make changes in the contour of any land proposed to be subdivided, developed, or changed in use by grading, excavating or the removal or destruction of the natural topsoil, trees, or other vegetative covering thereon, the same shall be accomplished only after the owner or his agent has submitted to the County Soil and Water Conservation District (SWCD) a plan for the surface water, erosion, and sedimentation control and said plan has been approved. Said plan shall be prepared in accordance with OEPA requirements and shall incorporate the following controls:

1. All surface water shall be provided drainage ditch outlets, of a temporary nature during construction and shall be approved by the SWCD. No exposed areas that pond water overnight will be permitted.
2. No more than 30% of the total area shall be exposed at any one time during construction unless proper measures are taken to prevent erosion, siltation and sedimentation.
3. No area shall be exposed any longer than necessary to recontour. Temporary vegetation and/or mulching shall be then applied for protection during the development.
4. No area shall be allowed to go into the winter season without vegetative cover on critical areas as determined by the SWCD. Said areas shall be seeded by October 1st.

5. Sediment basins (debris basins, desilting basins or silt traps) shall be installed and maintained to remove sediment from run-off waters for land undergoing development.
6. Permanent final vegetation and drainage structures shall be installed as soon as grading is completed.
7. The development shall be fitted to the topography and soils so as to create the least erosion potential.
8. Whenever feasible, natural vegetation shall be retained and protected.

If the County has adopted Water Management and Sediment Control Regulations, the Technical Design Standards shall supersede the requirements of this section.

Section 540 Water Supply Improvements. The Subdivider shall construct all necessary public water supply improvements in accordance with the approved plans and specifications and consistent with the following:

1. Where a public water supply, in the determination of the Regional Planning Commission, is reasonably accessible or required because of pollution problems, the subdivider shall install a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Public water distribution shall be installed in accordance with the Technical Design Standards.
2. Where a public water supply is not available or not required, the subdivider shall supply acceptable evidence of the availability of ground water. The subdivider may be required to make one or more test wells in the area to be subdivided if such evidence is not acceptable. Copies of well logs which are obtained shall include the name and address of the well driller and shall be submitted with the Preliminary Plat to the Regional Planning Commission.
3. Individual private wells shall be installed in accordance with the requirements of the County Board of Health.

Section 550 Wastewater Facilities. The Subdivider shall construct all necessary wastewater improvements in accordance with the approved plans and specifications and consistent with the following:

1. Where a public sanitary sewer system is reasonably accessible, the subdivider shall install a complete sanitary sewer system, including a connection for each lot. The determination of whether or not the public system is reasonably accessible shall be made by the County Engineer and the Ohio Environmental Protection Agency.

2. Where a public sanitary sewer system is not reasonably accessible and not planned for a period in excess of ten (10) years, the subdivider may install a package treatment plant and collection system in accordance with the Technical Design Standards. The plant shall be located to facilitate future connection with public sanitary sewer facilities, when applicable.
3. In the event that a public sanitary sewer system or package treatment plant cannot reasonably be made available, household sewage systems may be allowed. Individual household sewage systems may be approved in accordance with the County Board of Health or Ohio Environmental Protection Agency standards. If household sewage systems are approved and if a public sanitary system may become available within a reasonable time, easements for public sewers shall be provided on the subdivision plat.

Section 560 Electric, Gas, Cable TV, and Telephone Improvements. Where needed to serve a proposed subdivision, the planning and construction of such utilities shall be in conjunction with all other improvements. Such private utility improvements shall be subject to review by the County Engineer, as a matter of coordination with all other improvements.

Section 570 Extra-Size Improvements. Streets, drainage structures, sanitary sewers, waterlines, utilities, pavements, and other improvements as required shall be constructed of extra-size as may be necessary to serve nearby land which is an integral part of the neighborhood service or drainage area in addition to the improvements required for the development of the proposed subdivision.

Section 572 Off-Site Extensions and Improvements. If streets, drainage structures, sanitary sewers, waterlines, utilities, and other improvements are not available at the boundary of a proposed subdivision, or if existing off-site improvements are insufficient from a safety or capacity standpoint, the subdivider may be required, prior to approval of the final plat, to obtain the necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by other subdividers and property owners.

Section 573 Extensions to Boundaries. The subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission.

Section 574 As-Constructed Drawings. Upon completion of the required improvements, the subdivider shall furnish the County Engineer with a complete set of reproducible drawings, revised as constructed, prepared under the direction of a professional surveyor. If the As-Constructed drawings identify inconsistencies, the subdivider shall file an amended final plat in accordance with Article 3.

ARTICLE 6 (This Article reserved for future use)

ARTICLE 7 ENFORCEMENT

Section 700 Recording of Plat. No plat, deed or other instrument creating a subdivision shall be recorded by the County Recorder or have any validity until said plat, deed or other instrument has received final approval in the manner prescribed in these regulations.

Section 701 Revision of Plat After Approval. No changes, erasures, modifications, or revisions shall be made on any plat of a subdivision after approval has been given by the Regional Planning Commission, and endorsed in writing on the plat, unless the said plat is first resubmitted to the Commission.

Section 702 Sale of Land Within Subdivisions. No owner or agent of the owner of any land located within a subdivision shall transfer or sell any land by reference to, exhibition of, or by the use of a plat of the subdivision before such plat has been approved and recorded in the manner prescribed in these regulations. Any sale or transfer contrary to the provisions of this section is void. The description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these regulations.

Section 703 Schedule of Fees, Charges and Expenses. The County Commissioners shall establish a schedule of fees, charges, and expenses and a collection procedure for same, and other matters pertaining to these regulations. The schedule of fees shall be filed in the office of the County Commissioners and may be altered, or amended only by resolution of the County Commissioners. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

Section 704 Penalties. Any individual, firm, association, syndicate, partnership, corporation, trust or other legal entity which violates any rule, regulation, requirement, standard, or action of the County Commissioners or the Regional Planning Commission shall be subject to the penalties contained in Chapter 711 of the Ohio Revised Code and any other remedy of the law.

Section 705 Variances and Exceptions. The County Commissioners may approve variances or exceptions to these regulations for the following reasons:

1. The existence of exceptional topographic or other physical conditions,
2. Strict application of these regulations would result in extraordinary and unnecessary hardship, or
3. The purpose and intent of these regulations can be equally or better served.

In granting variances or exceptions, the County Commissioners may require such conditions as it deems necessary to substantially satisfy the purpose and intent of these regulations. A variance or exception may be denied if the variance or exception is merely for the subdivider's convenience, such as when land is not useable or to correct an error or poor judgement of the subdivider, or in instances where the only justification is that compliance with these regulations would add to the development costs.

The approval of any variance shall take place prior to any action by the Regional Planning Commission.

Section 706 Appeal. Any person who believes he has been aggrieved by these regulations or the action of the Regional Planning Commission, has all the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable section of the Ohio Revised Code.

ARTICLE 8 REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE PLAT

Section 800 Required Statements. The following statements shall be affixed on the subdivision plat:

DEDICATION

Know all men by these presents that _____ and _____, owners of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the (streets, roads, parks, easements, etc.) to the (Public or Private) use forever.

Witnesses

Owners

STATE OF OHIO

COUNTY OF _____

Before me a Notary Public in and for said County personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____ (year).

By _____

Notary Public

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in (S.T.R. or V.M.S.No.), _____ Township, _____ County, Ohio. The tract has an area of _____ acres in streets and _____ acres in lots making a total of _____ acres.

All measurements are in feet and decimals of a foot. All measurements on curves are (Chord or Arc) distances.

I hereby certify that the accompanying plat is a correct representation of (Subdivision Name) as surveyed (Date).

Professional Surveyor # _____

Date

Section 801 Signatures

Reviewed this _____ day of _____ (year) _____ Chairman,
_____ Township Trustees

Approved this _____ day of _____ (year) _____
_____ County Engineer

Approved this _____ day of _____ (year) _____
County Health Dept.

Approved this _____ day of _____ (year) _____
Logan-Union-Champaign
Regional Planning Commission

Approved this _____ day of _____ (year) _____

County Commissioners

Transferred this _____ day of _____ (year) _____
County Auditor

Filed for Record this _____ day of _____ (year), at _____ m.

Recorded this _____ day of _____ (year) in Plat cabinet _____ slide _____.

County Recorder

Section 803 Approval of Deeds. In all cases where an owner of a parcel of land subdivides or splits the parcel and seeks to immediately or in the future transfer such property to a grantee by warranty deed, land contract, or any other instrument, the County Auditor shall not transfer said instrument on the tax duplicate and the County Recorder shall not record said instrument without the following approvals endorsed upon the deed or instrument:

1. The approval of the County Engineer who shall check the description and compare it with the maps in the Engineer's office. A surveyor's plat of the subject property shall be submitted to the Engineer's office in addition to anything else which may be required in accordance with these regulations.
2. The approval of the designated representative of the Logan, Union, Champaign Regional Planning Commission, who shall check the deed or instrument and verify compliance and conformity with the County Subdivision Regulations. A surveyor's plat of the subject property shall be submitted in addition to anything else which may be required in accordance with these regulations.

ARTICLE 9 DEFINITIONS

Interpretation of Terms or Words. Words in these regulations are used in their ordinary English usage. Certain terms or words used herein shall be interpreted and defined as follows and wherever used in these regulations shall have the meaning indicated in this section. The word "shall" is to be interpreted as mandatory and must be complied with unless waived; "may" is to be interpreted as having permission or being allowed to carry out a provision; "should" is to be interpreted as expressing that the application of said criterion or standard is desired and essential unless commensurate criteria or standards are achieved. All words used in the singular shall include the plural, and all words used in the present tense shall include future tense, unless the context clearly indicates the contrary.

Block. A piece or parcel of land entirely surrounded by public streets or highways, railroad rights-of-way, parks, streams and other bodies of water or a combination thereof.

Community Facilities. Existing, planned and proposed parks, playgrounds, schools and other public lands and buildings.

Comprehensive Plan. The master plan, or any portion thereof, adopted by the planning commission of the city or Regional Planning Commission, which shows the general location and extent of physical facilities including major streets, main thoroughfares, parks, schools, and other public open spaces and public building sites.

County Commissioners. The Board of County Commissioners who is responsible for the various duties as prescribed in the Ohio Revised Code.

County Engineer. The County Engineer, or his designated representative, who is responsible for the various duties as prescribed in the Ohio Revised Code and as may be authorized by the County Commissioners.

Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Engineer. Any person licensed to practice engineering in the State of Ohio, specifically a civil engineer as referred to in these regulations.

Extra-Territorial Jurisdiction. Jurisdiction exercised by a city planning commission over all subdivisions proposed for the territory lying within three miles of the corporate limits of a city.

Flood Plain. The portion of a river or creek valley adjacent to the drainage channel which is periodically covered with water when the river or creek overflows its banks during flood stage as defined by the Federal Emergency Management Agency (FEMA).

Improvements. Any additions to the natural state of land which increases its value or utility, including pavements, curbs, gutters, sidewalks, crosswalks, water mains, sanitary and storm sewers, landscaping and other appropriate facilities or plantings.

Lot. A portion of a subdivision or other parcel of land intended as a unit for transfer of ownership and/or for building purposes or development. Said lot shall have frontage along an approved public or private street or road.

Lot, Interior. Any lot other than a corner lot.

Lot, Through. Any interior lot having frontage on two, more or less, parallel streets as distinguished from a corner lot. All yards of such lots adjacent to streets shall be considered frontal, and front yard set backs shall be provided as required.

Lot Depth The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

Lot Frontage. The portion of a lot at the street or road right-of-way line. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to street or road right-of-way lines shall be considered frontage.

Lot Width. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the street or road right-of-way line, except on cul-de-sac streets where it is measured at the setback line.

Maintenance Bond. An agreement in the form of a bond or other surety by a subdivider with the County for the amount so determined by the County Engineer to assure that public roads and facilities are maintained between time of completion by the subdivider and formal acceptance of dedication by the County Commissioners.

Major Roads Plan. The County Comprehensive Plan or other plan adopted by the Logan-Union-Champaign Regional Planning Commission and indicating the general location of proposed freeways, arterials, collectors, and local roadways.

Major Streets Plan. The comprehensive plan adopted by a city planning commission indicating the general location recommended for freeways, arterials, collectors within the corporate limits of the city and/or unincorporated areas within three miles thereof.

Monuments. Permanent concrete or ferrous metal markers used to establish definitely all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment.

Owner. Any individual, firm, association, syndicate, partnership, corporation, trust, or other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Performance Bond or Other Surety. An agreement by a subdivider or developer in the form of a bond, certified check or letter of credit with the County for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed in the subdivider's or developer's agreement.

Plat. The map, drawing, or chart on which the developer's plan of subdivision is presented to the city or Regional Planning Commission for approval and, after such approval, to the County Recorder for recording.

Plat, Final. The final map, drawing, or chart, and supplementary information, based upon the approved preliminary plat, in which the subdivider's plan is presented to the city or Regional Planning Commission for approval and which, if approved, will be certified and submitted to the County Recorder.

Plat, Preliminary. The preliminary map, drawing, or chart, and supplementary information, on which the layout and design of a proposed subdivision is submitted to the planning commission for consideration and approval.

Right-of-Way. A strip of land taken or dedicated for use as a public or private way. In addition to the roadway or pavement, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities.

Setback. A line established by a zoning resolution, generally parallel with and measured from the front lot line, defining the limits of a front yard in which no building or structure may be located above ground, except as may be provided in said resolution.

Street or Road. The paved portion within a right-of-way which is used for vehicular traffic and designated as follows:

1. Major Arterial. A road which primarily carries high speed, high volume, long distance through traffic for interstate, intrastate, and interregional travel. Traffic speed is generally 65 MPH or greater.
2. Minor Arterial. A road which primarily carries relatively high speed, high volume, long distance through traffic for intrastate, interregional, intraregional, and some inter city travel. Traffic speed is generally 55 MPH or greater.
3. Major Collector. A through road not located within a development which primarily carries intercounty and intercity traffic and traffic from other collector roads to arterial roads. Traffic speed is generally 55 MPH.
4. Minor Collector. A through road not located within a development which primarily carries traffic from streets or local roads to other collector roads or arterial roads. Traffic speed is generally 45 MPH or greater.
5. Local Road. A through road not located within a development which primarily provides access to abutting properties. Traffic speed is generally 35 MPH or greater.

6. Collector Street. A street within a residential , industrial, commercial, or other type of development which primarily carries traffic from local streets to higher classification streets or roads, including the principal entrance streets of residential developments and primary circulation routes within such developments.
7. Local Street. A street within a residential, industrial, commercial, or other type of development which primarily provides access to residential, commercial, or other abutting properties.
8. Cul-de-sac. A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
9. Marginal Access Streets. A local street parallel and adjacent a higher classification street or road, providing access to abutting properties and preserving the capacity and safety of the higher classification street or road.
10. Alley. Minor ways used primarily for vehicular service access to the back or side of properties abutting other streets.

Subdivider. Any individual, developer, firm, association, syndicate, partnership, corporation, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another.

Subdivision.

- (1) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or
- (2) The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

Subdivision, Minor. A subdivision approved by the Regional Planning Commission's designated representative which does not require a plat and which is in conformance with the provisions of Section 329 and Section 803.

Surveyor. Any person licensed to practice land surveying in the State of Ohio.

Zoning Regulations. The zoning regulations of a township.

ARTICLE 10 ENACTMENT

Section 1000 Effective Date. These regulations shall become effective on and after the date of their approval and adoption by the Regional Planning Commission and the County Commissioners after public hearing and certification to the County Recorder. Henceforth, any other regulations previously adopted by the County Commissioners or the Regional Planning Commission shall be deemed repealed. These regulations shall in no way affect any subdivision having received Preliminary Plat approval prior to the effective date provided, however, that no changes to the Preliminary Plat, as approved, are introduced by the subdivider.