

SUBDIVISION REGULATIONS
AND
IMPROVEMENT STANDARDS FOR THE CITY OF CRESTLINE
AND THE
UNINCORPORATED TERRITORY WITHIN THREE MILES OF THE CORPORATION LIMITS THEREOF

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CHAPTER 110 SUBDIVISION REGULATIONS

ARTICLE 110.0 GENERAL PROVISIONS SECTION

110.01 OFFICIAL NAME

The full name of these regulations shall be "The Subdivision Regulations for the City of Crestline, Ohio." It may be referred to or cited as the "Subdivision Regulations" and it is referred to hereinafter as the "Regulations."

SECTION 110.02 PURPOSE

The purpose of these Subdivision Regulations is to encourage the development of sound, healthful and economically stable residential neighborhoods and commercial and industrial areas, to provide for safe, convenient and efficient traffic circulation; to assure adequate drainage; to coordinate land developments in order to assure that future urban growth will be orderly, efficient and conducive to minimum outlay of public and private expenditures in providing services to new growth areas; to minimize fire hazards and to provide for light and air in habitable structures; and to provide for overall harmonious growth of the urban communities in the county.

It is the declared wish and intention of the Crestline City Planning Commission and the Crestline City Council represented hereunder in this paragraph to secure the establishment and administration of land subdivision regulations, to be effective in the City of Crestline and for the territory within three miles of the corporate limits thereto. The Regulations set forth herein shall become effective after they have been adopted by the Planning Commission and City Council.

SECTION 110.03 CERTIFICATION

These Regulations shall be certified to each of the County Recorders whose boundaries are located within the corporate limits of the City of Crestline or within the area within three miles of the corporate limits of the City of Crestline.

SECTION 110.04 AUTHORITY

These Regulations have been adopted under authority of Sections 711.001 through 711.38 of the Revised Code of Ohio.

SECTION 110.05 ENFORCEMENT

It shall be the duty of the Planning Commission of the City of Crestline to secure the enforcement of the provisions of these Regulations.

110.05.1 Detection of Violations

It shall be the duty of all public officials directly or indirectly concerned with the administration of these Regulations to observe and detect any violations, and to report them to the Planning Commission.

SECTION 110.06 JURISDICTION

These Regulations shall be applicable to the subdivision of land located either within the City of Crestline, Ohio, or situated in the unincorporated areas within three miles of the corporate limits thereof, as now or here-1 after established and existing. If such land also lies within three miles of another City, then these regulations shall apply if such land is closer to Crestline than the other city.

SECTION 110.07 DEFINITION OF A SUBDIVISION

As defined by Section 711.001 of the Revised Code of Ohio and herein, "Subdivision" means:

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 or 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 or 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.

SECTION 110.08 COMPLIANCE WITH REGULATIONS

110.08.1 Subdivision of Land; Improvements

No subdivision of any lot, tract or parcel of land shall be effected, no street, sanitary sewer, storm sewer, water main or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of these Regulations.

110.08.2 Installation or Assurance of Improvements

No Final Plan for a subdivision may be approved or recorded until the improvements required by these Regulations have either been guaranteed or constructed as provided for in Chapter 110.6. No lot in a subdivision may be sold, and no building may be erected therein unless a Final Plan has been approved and recorded.

SECTION 110.09 VARIATIONS

The Planning Commission may reduce or otherwise vary the strict requirements of these regulations whenever it encounters conditions set forth in the paragraphs hereunder. In granting such variances, the Planning Commission may attach and require such conditions as it feels are necessary to secure the basic objectives of the Regulations.

Any variances granted by the Planning Commission shall be noted in the official minutes, along with the reasons which justified the granting of the variance.

110.09.1 Exceptional and Undue Hardship

Where the Planning Commission finds that, due to exceptional and unique topography or other physical conditions, extraordinary hardships may result from strict compliance with these Regulations, it may vary the Regulations so that substantial justice may be done and the public interest secured, provided that such variance will not have the effect of nullifying the interest and purpose of the plans of the Planning Commission or these Regulations.

110.09.2 Large Scale Developments; New Concepts of Land Development

In the event that plans are submitted for a complete community or neighborhood, or for a subdivision based on new concepts of land development, the Planning Commission may vary the Regulations as it deems necessary, provided that the proposed subdivision is in accord with the plans of the Planning Commission, and with the intent of these Regulations.

SECTION 110.010 APPEAL

Any person who believes he has been aggrieved by these Regulations has all the rights of appeal as set forth in Chapter 711 of the Revised Code of Ohio or any other applicable section of the Revised Code.

SECTION 110.011 MINIMUM REQUIREMENTS

The provisions of these Regulations shall be held to be minimum requirements. The subdivider is encouraged to observe higher standards than herein specified where conditions indicate they are needed or justified.

110.011.1 Zoning Regulations

Where the City of Crestline or a township has adopted zoning regulations under the provisions of Chapter 713, Chapter 519 or Chapter. 303 of the Revised Code of Ohio, all proposed subdivisions within the area affected shall meet the requirements of said zoning regulations as well as the provisions of these regulations.

110.011.2 Health and Safety Regulations

Whenever the regulations of the County Board of Health having jurisdiction or of the Ohio Environmental Protection Agency or the health ordinances of the City of Crestline affect the design or development of a subdivision, such regulations or ordinances shall be observed.

SECTION 110.012 FEES

110.012.1 Plan Review and Inspection Fee

Plans, quantities and an itemized cost estimate prepared by a professional engineer shall be submitted to the City of Crestline Planning Commission for review and approval of all infrastructure improvements including but not necessarily limited to street, storm sewer, outlet drainage, sanitary sewer and water line improvements. A certified check in the amount of two percent (2%) of the construction cost estimate shall be deposited with the City to pay the costs of plan review and inspection of the construction to assure its conformance with the approved

plans. A record shall be kept by the Planning Commission of the actual costs incurred by the Planning Commission or their representatives for the plan review and inspection and shall be charged against the amount deposited. On completion of this project, any remaining money shall be returned to the developer. If repetitive reviews are required because of incomplete or inaccurate plan submission, the Planning Commission reserves the right to recover additional actual costs incurred.

110.012.2 Inadequate Deposit – Payment of Bill

In the event that the deposit described in Section 110.012.1 is inadequate to reimburse the Planning Commission for the costs incurred in the plan review and inspection required by this chapter, then the City Auditor shall promptly bill the developer for the additional costs. If the bill is not paid within thirty days of the date mailed, there is hereby imposed a service charge of one and one half percent (1-1/2%) per month thereafter or one hundred dollars (\$100.00) whichever is larger, which shall be added to subsequent bills and collected as otherwise provided by law.

110.012.3 Payment

All fees shall be paid in legal tender or by certified check or money order made payable to the City of Crestline.

SECTION 110.013 PROFESSIONAL QUALIFICATIONS FOR SUBDIVISION PLANS AND RELATED WORK

No subdivision plan or improvement plan shall be considered for approval unless it has been prepared by or under the direct supervision of a person of recognized professional qualifications, as herein set forth and signed by such qualified person. Surveys shall be prepared by a Land Surveyor, registered in the State of Ohio. Subdivision Plans (Preliminary and Final) and Improvement Plans shall be prepared by a Civil Engineer, registered in the State of Ohio. Soil Percolation tests and test wells shall be performed by a person approved by the City or County Board of Health.

ARTICLE 110.1 DEFINITIONS

SECTION 110.11 GENERAL

For the purpose of these Regulations, words used in the present tense include the future tense. All words in the plural number include the singular and vice versa, unless the natural construction of the sentence indicates otherwise. The word "may" is permissive, while "shall" is mandatory.

SECTION 110.12 DEFINITION OF TERMS

The following words and terms, when used in these regulations, shall have the meaning herein indicated.

1. Alley: A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.
2. Angle Turn: A turn in the direction of alignment of a street, between intersections, which does not comply with the radius or angle of curvature otherwise required.
3. Available Utility Line (Water, Sanitary Sewer or Drainage Line): A public utility line shall be deemed to be available if it is one thousand (1000) feet or less from the nearest point of the subdivision, measured along a public street, public right-of-way or dedicated easement.
4. Block: A parcel of land entirely surrounded by public highways, public streets, railroad right-of-way, parks, streams, lakes, or bodies of water, or a combination of these boundaries.
5. Block Length: The greatest linear dimension of a block, measured between approximately parallel right-of-way lines at opposite ends of the block. Normally, the length of a block shall be measured between street intersections. In the case of a block of irregular shape, having one or more right angle or nearly right angle turns between intersections, the length shall be the distance between an intersection and the nearest right angle turn, or the distance between two right angle turns.
6. Board of County Commissioners: The Board of Commissioners of the County having jurisdiction, such as Crawford County, or Richland County.
7. Building Setback Line: The line within the property defining the required minimum distance between any enclosed structure and the adjacent street right-of-way.
8. City: The City of Crestline, Ohio.
9. County: The County having jurisdiction.
10. Community Sewer System: A complete system of underground sanitary sewer pipes and sewage disposal plant which is not connected with a municipal or other public sanitary sewer system, constructed by a subdivider or developer to serve a subdivision.

11. Community Water System: A complete system comprising a source of water supply, treatment plant (if required) and underground pipes, not connected with a public water system, constructed by a subdivider or developer to service a subdivision.
12. Comprehensive Plan: The long range plan for the City of Crestline and the unincorporated areas of the Counties within three miles of the City as adopted and as amended from time to time by the Planning Commission.
13. Comprehensive Plan, Elements: Any part of the Comprehensive Plan for the City and Counties officially adopted by the Planning Commission, which presents long range plans for the use of land, for any or all methods of transportation, or for any kind of community facilities, including recreation, schools, public buildings and utility systems.
14. Cul-de-sac: A minor street with one end open for public vehicular and pedestrian access and the other end terminating in a vehicular turn-around.
15. Dead-end Street: A street having one end open for public vehicular traffic and having no permanent vehicular turn-around at the closed end.
16. Developer: Any person, partnership or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land. A developer may also be a subdivider as elsewhere defined herein.
17. Easement: Grant by a property owner of the use, for a specific purpose or purposes, of a parcel of land by the general public, corporation or to a certain person or persons.
18. Engineer: A person authorized to practice civil engineering in Ohio, by virtue of registration under the requirements of Ohio statutes.
19. Engineer, City: The official engineer of the City of Crestline.
20. Engineer, County: The County Engineer of the County of jurisdiction.
21. Engineer, Municipal: The official engineer of any city or village.
22. Engineer, Official: The County Engineer or Municipal Engineer who has jurisdiction in the case of a particular subdivision.
23. Families per net acre: The number of families per acre which occupy or will occupy a given tract of land, derived by dividing the number of families by the acres in the tract involved, exclusive of streets or other public ways.
24. Flood Area; Flood Plain: That portion of a river or creek valley adjacent to the channel which is covered with water when the stream overflows its banks at flood stage.
25. Improvements: Those physical changes in the natural condition of land necessary to produce usable and desirable lots from raw acreage including, but not limited to: grading, paving, curbs, gutters, storm sewers and drains, improvements of existing watercourses, sidewalks, pedestrian walkways, trees, street signs, monuments, water supply

facilities, and sewage disposal facilities.

26. Land Use Plan: The element of a Comprehensive Plan, as defined herein, which establishes the policy of the planning commission for the best future use of land within its jurisdiction.
27. Lot: A tract or parcel of land, fronting on a public street, intended for transfer of ownership, and intended for occupancy by a principal building and accessory buildings, or for occupancy by any other principal use.
28. Lot Area: The amount of land contained within the property lines of a lot, including land within easements on the lot, but excluding any land within a street right-of-way, or any other right-of-way or tract dedicated for public ownership and use.
29. Lot, Corner: A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one-hundred-thirty-five (135) degrees. The point of intersection of the street lines is the "Corner."
30. Lot Depth: The average horizontal distance between the front and rear property lines of a lot.
31. Lot, Double Frontage: A lot which abuts on streets along both front and rear lot lines.
32. Lot, Interior: Any lot which is not a corner lot, as defined herein.
33. Lot Width: The distance, measured along the building setback line, between the two side property lines of a lot.
34. Marginal Access Streets: Minor streets which are parallel to and adjacent to arterial streets and highways and which serve to reduce the number of access points to the arterial streets and thereby increase traffic safety.
35. Neighborhood Plan, Advance: A plan, prepared by the Planning Commission, showing, in skeleton form, the most desirable system of streets for an entire residential neighborhood, industrial park or major shopping center, taking into account the natural drainage pattern and traffic relationships to thoroughfares and community facilities. In the absence of such a plan applying to a particular subdivision, the Planning Commission will advise the subdivider on the basis of information available.
36. Official Maps: The maps of City of Crestline and the surrounding area showing the streets, highways, parks and other public areas and sites, adopted and established by law, including additions thereto resulting from the legal filing of approved plats.
37. Owner: Any individual, firm, association, syndicate, co-partner-ship, corporation, trust or any 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.

38. Pavement: That portion of the street right-of-way surfaced for vehicular use.
39. Pedestrian Walkway: A dedicated public right-of-way, not a street, which extends through the width of a block, to provide pedestrian access to adjacent areas.
40. Plan, Final: A complete and exact subdivision plan, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements. When used in the general sense, the term "Final Plan" includes construction drawings and all other documents set forth in Section 110.25 for submission to the Planning Commission.
41. Plan, Preliminary: A tentative subdivision plan, in lesser detail than a Final Plan, showing approximate street and lot layout on a topographic map as a basis for consideration prior to preparation of a final plan. When used in the general sense, the term "Preliminary Plan" includes all plans and comments set forth in Section 110.24 for submission to the Planning Commission.
42. Plan, Sketch: A plan, drawn to scale, usually free hand, showing the subdivider's first stage of design study for a subdivision, as described and required in Section 110.23.3.
43. Planning Commission: The City of Crestline Planning Commission.
44. Planning Commission Staff: The Planning Commission Staff shall be those individuals designated by the Planning Commission to act in its behalf.
45. Plat: The map showing the Final Plan of a subdivision, officially recorded or approved by the Planning Commission for recording.
46. Reserved Area; Reservation: A parcel of land within a subdivision which is set aside for a specific use, other than residential, commercial or industrial.
47. Right-of-Way: The land between property lines of a street alley, pedestrian walkways or utility line, dedicated to public ownership or use, not including an easement.
48. Street: A "street" shall mean a right-of-way, dedicated or deeded for public use, which provides for vehicular and pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, freeway, road, boulevard, avenue, lane, place or however otherwise designated.
49. Expressway: A street designed to serve a large volume of high speed traffic, usually for long distances. The characteristics of an expressway are (1) no vehicular or pedestrian access to adjoining properties and (2) interchange of traffic with arterial streets accomplished by grade separated Interchanges. For the purpose of these Regulations the term "expressway" includes "freeway" and "limited access highway."
50. Primary Street: A street of great continuity, that is not an expressway, which serves or is intended to serve as a major traffic way within the City, County or both. Primary streets and expressways comprise the basic structure of the thoroughfare plan.

51. Secondary Street: A street of considerable continuity which serves or is intended to serve as the principal traffic way between large and separated areas or districts and which is the main means of access to the main thoroughfare system of primary streets.
52. Collector Street: A street servicing industrial and commercial areas or the principal street which carries the burden of local traffic to primary streets or secondary streets, including the principal entrance streets of residential developments and primary circulation routes within such developments.
53. Minor Street: A street used primarily to provide access to abutting properties. Minor streets may be further classified as cul-de-sacs, marginal access, loop or dead-end.
54. Subdivider: Any person, partnership or corporation or duly authorized agent thereof who undertakes the subdivision of land as defined in Section 110.07. A subdivider may also be a developer, as elsewhere defined herein.
55. Subdivision: See definition in Section 110.07.
56. Surveyor: A registered surveyor, authorized to practice surveying in the State of Ohio.
57. Thoroughfare Plan: The element of a Comprehensive Plan, as defined herein, which shows the long range system of thoroughfares and highways for the City of Crestline and Counties.

ARTICLE 110.2

PROCEDURES FOR SUBMISSION OF SUBDIVISIONS: REVIEW AND ACTION

SECTION 110.21 PURPOSE

The purpose of this Article is to establish well-defined step-by-step procedures which are to be followed by the subdivider in preparing and submitting a subdivision plan, and by the Planning Commission and other agencies in reviewing and approving such plan.

SECTION 110.22 MINOR SUBDIVISIONS

110.22.1 - CONDITIONS FOR RECORDING WITHOUT A PLAT

A proposed division of a parcel of land, shown as a unit on the last preceding tax roll, along an existing public street not involving the opening, widening, or extension of any street or road, and involving no more than five (5) lots after the original tract has been completely subdivided, may be submitted to the Planning Commission for approval without a plat. If the Planning Commission is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall within seven (7) working days after submission, approve such proposed division. On presentation of a conveyance of said parcel the same shall be stamped "approved by City of Crestline Planning Commission, no plat required" and have it signed by *its* clerk, secretary, or other official as may be designated by it.

110.22.2 - SUBMISSION REQUIREMENTS

110.22.2.1 Drawing and Legal Description

A drawing, drawn to scale, showing location of property and giving accurate dimensions and other information together with a written legal description, and an Affidavit of Compliance shall be required.

110.22.2.2 Right-of-way Conveyance

When the existing street right-of-way width is inadequate, as determined by the Thoroughfare Plan, a conveyance in the form of a separate deed for highway, street, or utility purposes shall be required to satisfy said right-of-way width deficiency. Such dedication shall be made to the city when within the corporate limits and to the county when within the unincorporated area.

SECTION 110.23 MAJOR SUBDIVISIONS

110.23.1 Pre-Application Guidance

The purpose of the pre-application step in the procedure is to afford the subdivider the opportunity to obtain the advice of the Planning Commission Staff before he invests in land, or before he undertakes engineering work. The subdivider is encouraged to consult the Planning Commission at the time he first considers the subdividing of a specific tract of land, in order to ascertain its adaptability to development, zoning restrictions, availability of community services, and the advice of the Planning Commission regarding best use of the land.

110.23.2 Ohio Environmental Protection Agency Requirements

Prior to submission of a preliminary plan to the Planning Commission for any subdivision of land which will not be served by a municipal sewer system, the subdivider shall secure the written approval of the Ohio Environmental Protection Agency for the sewage disposal system which the subdivider propose to construct.

110.23.3 Discussion: Sketch Plan

It is desirable that the subdivider present a rough sketch plan, showing boundaries of the tract drawn to scale, and his preliminary ideas as to street and lot pattern in relation to existing streets and roads. If such a sketch plan is submitted, the Planning Commission Staff, shall inform the subdivider, within five (5) days whether the proposal is likely to meet the requirements of these Regulations. If the sketch plan does not fulfill these requirements, the reasons, along with suggested modifications, shall be given the subdivider.

110.23.4 Submission to Ohio Department of Transportation Director

Before any plat is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway, or a highway for which changes are proposed as described in the certification to local officials by the Ohio Department of Transportation Director, or any land within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Ohio Department of Transportation Director. The Commission shall not approve the plat for one hundred twenty (120) days from the date the notice *is* received by the Transportation Director. If the Transportation Director notifies the commission that he shall proceed to acquire the land needed, then the Commission shall refuse to approve the plat. If the Transportation Director notifies the Commission that acquisition at this time is not in the public interest, or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Transportation Director and the property owner, the Commission shall, if the plat is in conformance with all provisions of these Regulations, approve the plat.

SECTION 110.24 PRELIMINARY PLAN

110.24.1 Purposes

The purposes of the Preliminary Plan are as follows:

110.24.1.1 Progressive Development

The subdivider may submit in preliminary form his proposals for subdividing a large tract of land which he owns or has under option, even though he does not wish to record the entire tract in one plat. This step is of advantage to the subdivider and to the Planning Commission, which has as its objective the integrated development of entire neighborhoods and communities. Based on the approval of the Preliminary Plan, the subdivider may submit, at intervals, final plans for successive sections of the entire tract, in a manner set forth under Section 110.25 hereunder.

110.24.1.2 Single Plat Development

If the tract of land involved is too small to make progressive development feasible, or in any case if he chooses to record the entire subdivision as one plat, the subdivider may submit a Preliminary Plan for approval. The purpose is to assure the Planning Commission before preparation of the Final Plan that the subdivision will be in accord with the Regulations as to

street pattern, lot arrangement and size, drainage, water supply, sewage disposal, and etc. Approval of the Preliminary Plan will assure the subdivider that the engineering design required for the Final Plan will be acceptable.

110.24.2 Submission Requirements

In order to be considered at a meeting of the Planning Commission, a Preliminary Plan together with data and documents specified hereunder, shall be submitted to the Planning Commission fifteen (15) days prior to such a meeting.

110.24.2.1 Application Form

An application form, an example of which is in the Appendix, shall be filed. Copies of the application form may be obtained from the Planning Commission.

110.24.2.2 Preliminary Plan Map

Five (5), blue or black line prints of this map shall be submitted, prepared on sheets having a minimum size of 18 inches by 24 inches and a maximum size of 23 inches by 36 inches, with a border of one-half inch on all sides except the binding edge, which shall be one inch: More than one sheet may be used, provided a key map is shown, indexed to relate each sheet to the entire subdivision. The plan shall be prepared in a manner which shall show the information set forth hereunder.

- A. The Plan shall be drawn at a scale of not more than one hundred (100) feet to the inch.
- B. Title block shall include:
 - 1. Name of the subdivision, which shall not duplicate the name of any other subdivision in the county in which it is located.
 - 2. Location by Section, Range, Municipality or Township, County and State.
 - 3. Names and addresses of owner, subdivider, engineer and surveyor.
 - 4. Northpoint, scale and date plan was completed.
- C. Survey Information
 - 1. Contours at not more than five (5) foot intervals where the slope is greater than ten (10) percent and not more than two (2) foot intervals where the slope is ten (10) percent or less. Elevations are to be based on sea level datum, if available. Bench marks used to determine elevations shall be shown.
 - 2. Tract boundaries with bearings, distances and area in acres. Closure shall have a limit of error of one (1) foot to twenty-five thousand (25,000) feet.
 - 3. Survey reference points plus section and corporation and/or township lines transgressing the subdivision or in the immediate vicinity, shall be tied to the lines of the subdivision boundary by distances and bearings.

- D. Existing physical features inside of subdivision and within two hundred (200) feet of the boundaries.
1. Water courses, culverts, bridges, and drains.
 2. Location and sizes of sewers, water mains and other pipe lines and fire hydrants.
 3. Streets and alleys, including name and right-of-way and pavement widths and all easements.
 4. Location of other physical features, such as wooded areas, power and telephone lines (both overhead and underground), railroads, fences and buildings,
- E. Boundaries and identification of zoning districts.
- F. Location of existing lot and property lines on adjacent land, with names of recorded owners of the large tracts.
- G. Proposed developments.
1. Location and width of proposed streets, alleys, crosswalks and easements.
 2. Location and approximate acreage of lands reserved for public community use.
 3. Location and approximate square feet or acreage of lots, with approximate dimensions of lot lines. Lots shall be given preliminary numbers, for identification.
 4. Location of setback lines, with distance from streets.

110.24.2.3 Vicinity Sketch

A vicinity sketch drawn to a minimum scale of 1" = 400' showing the design of the proposed subdivision in relation to the existing streets, lots, drainage ways and developed land in the surrounding area.

110.24.2.4 Preliminary Improvement Drawings

Five (5) blue line or black line prints of these drawings shall be submitted, prepared on sheets 23 inches by 36 inches, with a border of one-half inch on all sides except the binding edge, which shall be one inch. Each sheet shall have a title, which shall contain the name of the subdivision and the name of the street or road if one is involved. Space shall be provided on the title sheet or the first sheet of the series for approval by the official engineer or other proper authority.

Preliminary improvement drawings shall include the following:

- a. Street Profiles - The plan and profile of each proposed street indicating existing and tentative proposed profiles at the horizontal scale of fifty (50) feet to the inch and a vertical scale of five (5) feet to the inch. The plan view shall show the tentative proposed alignment, center line, right-of-way and pavement widths.
- b. Typical Street Cross Sections - A tentative cross section of each proposed street, at a scale of five (5) feet to the inch, showing the width of pavement, the location and width of side-

walks, the location of underground utility lines and right-of-way lines.

c. Sanitary Sewers and Storm Water Drainage.

1. Tentative plans and profiles of proposed sanitary sewers and storm sewers or other drainage ways, at the horizontal scale of fifty (50) feet to the inch, and a vertical scale of five (5) feet to the inch, with tentative grades and pipe sizes indicated.
2. In areas where land in the drainage basin above or below the subdivision is not provided with adequate underground drainage systems (see Section 110.46.1.3) a contour map of the drainage basin shall be submitted, showing (a) the acreage and calculated storm water runoff passing into the subdivision, as a basis for estimating required capacity of the pipes or drainage swales and (b) the proposed means of carrying storm water from the subdivision to the nearest existing storm main or drain.

- d. Other Utilities - Tentative plans of other proposed utilities, such as water (with pipe sizes and hydrant locations), and electric lines, telephone lines, etc. shall be shown.

110.24.2.5 Percolation Tests

In case of subdivision not involving a public or community sewage disposal system, percolation tests shall be conducted and a report thereon shall be filed with the health officer having jurisdiction, with a copy to the Planning Commission. Instructions for conducting percolation tests together with the information required to be reported shall be obtained from the Health Officer of jurisdiction.

110.24.2.6 Test Wells

In the case of a subdivision not involving a public or community water supply, test wells shall be drilled, and a report on the potability and adequacy of the water supply shall be submitted to the health officer having jurisdiction, with a copy to the Planning Commission. Instructions as to the number and location of test wells together with the information required to be reported shall be obtained from the Health Officer having jurisdiction.

110.24.2.7 Protective Covenants

If covenants are to apply to the subdivision, a copy of them shall be submitted with the application for approval of the Final Plan.

110.24.3 Procedure for Review and Approval

The procedure for review and approval of a Preliminary Plan shall be in accordance with the successive steps which, together with responsible officials and time limits involved, are set forth hereunder.

110.24.3.1 Review by Planning Commission

The Planning Commission Staff shall prepare a summary report on the proposed subdivision, and have such report delivered to members of the Planning Commission no less than five (5) days prior to the meeting at which the plan is to be reviewed.

110.24.3.2 Planning Commission Action

Within thirty (30) days after submission, the Planning Commission shall take action approving, approving with conditions, or disapproving the Preliminary Plan. In the case of disapproval, reasons therefore shall be given in the minutes of the meeting, with reference to specific requirements of these Regulations which have not been complied with.

110.24.3.3 Notice of Action

Written notice of the action of the Planning Commission, with reasons therefore, shall be mailed or given to the subdivider within five (5) days after action is taken.

110.24.3.4 Interpretation of Approval

Approval of a Preliminary Plan shall not constitute approval of a Final Plan, but rather an expression of approval of the layout submitted on the Preliminary Plan as a guide to the preparation of the Final Plan.

SECTION 110.25 FINAL PLAN

The subdivider may choose to submit a Final Plan for the entire area included in an approved Preliminary Plan, or he may submit a Final Plan for a part of it, as a part of a Progressive Development program, as set forth in Section 110.24.1.1 hereinbefore. Final plans for all of the land included in a Preliminary Plan shall be submitted within three (3) years of the approval date of each Preliminary Plan, unless a time extension has been requested by the subdivider and granted by the Planning Commission. In case the time period for submission of Final Plans has elapsed, the original Preliminary Plan may be re-submitted for approval.

110.25.1 Submission Requirements

In order to be considered at a meeting of the Planning Commission, a Final Plan, together with data and documents specified hereunder, shall be submitted to the office of the Planning Commission fifteen (15) days prior to such meeting.

110.25.1.1 Application Form

An application form, an example of which is in the Appendix, shall be filed. Copies of the application form may be obtained from the Planning Commission.

110.25.1.2 Final Plan Map

Five (5) blue line or black line prints of this map shall be submitted. The plan shall be prepared in a manner and shall show the information set forth hereunder.

a. Conformance with Preliminary Plan

The Final Plan shall conform essentially with the approved Preliminary Plan, if submitted, unless changes have been requested or agreed to in advance by the Planning Commission.

b. Methods of Map Preparation shall be as follows:

1. New polyester drafting film, minimum thickness 0.005 inches, shall be used. Minimum sheet size shall be 18 inches by 24 inches and maximum sheet size shall be 23 inches by 36 inches, with a border of one-half inch on all sides except the binding edge, which shall be one inch. If more than one sheet is required, each sheet shall be indexed to a key map, which shall be placed on each sheet.

2. Waterproof black ink, or any approved process producing a result of equivalent quality, shall be used for all line work, lettering, records, data, statements and signatures appearing on each map.
3. The map shall be drawn to a scale not more than one hundred (100) feet to the inch.

c. Information to be Shown on Map

The Final Plan Map shall include the following information.

1. Name of subdivision, northpoint, scale and date plan was completed.
2. Legal description of land included in Final Plan.
3. Two attesting witnesses and acknowledgement of owner of the adoption of the plan, and statement dedicating streets and other public areas.
4. Certificate of Notary Public.
5. Certificate of surveyor registered in State of Ohio that survey and plat are accurate, and that all monuments shown on the map actually exist.
6. Certificates of approval of the following, where involved:
 - a. Street, drainage or other improvement plans and installations, by engineer having jurisdiction.
 - b. Provisions for sanitation, by health officer having jurisdiction.
 - c. Conformance with zoning regulations, by official having jurisdiction.
 - d. Acknowledgement by appropriate city official that bond, certified check or other documentation to assure improvements has been received, in accordance with Chapter 110.6.
7. Statements of approval of the plan by the Planning Commission.
8. Statement of acceptance of streets and other public areas by the appropriate Board of County Commissioners or the City of Crestline.
9. Survey and plan information.
 - a. Tract boundaries with bearings, distances and acres. Closure shall have a limit of error of one (1) foot to twenty-five thousand (25,000) feet.
 - b. A survey reference point, section and/or corporation or township lines transgressing the subdivision or in the immediate vicinity, shall be tied to the lines of the subdivision boundary by distances and bearings.
 - c. Street right-of-way lines, with right-of-way width dimensioned, and street names, which shall not conflict with the names of any existing streets in the county in which it is located.
 - d. The lines of all areas dedicated for public use, plus any areas reserved for future dedication of public acquisition, identified and dimensioned.

- e. The acreage of land dedicated for streets and of areas dedicated or reserved for public use.
- f. Location, dimensions and purpose of all easements.
- g. All lot lines, with accurate distances and bearings. Where distances or bearings within a block are uniform, only those at the end of the block need be dimensioned.
- h. A system of consecutive numbers of lots.
- i. Length of all arcs, tangents and radii, as well as internal angles, points of curvature and tangent bearings and length of curves.
- j. Purpose of all lots or sites not intended for residential use.
- k. Building setback lines on all lots and sites, with distance to street dimensioned.
- l. Location and description of all monuments and bench marks within the subdivision and those outside the subdivision used as reference points.
- m. Location and identification of all adjacent rights-of-way alleys, easements, lots and land parcels.

10. Protective covenants, if any have been prepared, in form for recording with the plat.

110.25.1.3 Improvement Drawings

Improvement drawings to be submitted and the information to be shown thereon, shall be the same as those required by Section 110.24.2.4 for Preliminary Improvement drawings, except as follows:

- a. All dimensions, alignments, angles and other measurements are considered as final, and will be checked for a greater degree of accuracy than is necessary for Preliminary Improvement Drawings.
- b. Adjustments in Preliminary drawings shall be made as required by the Planning Commission or city engineer.
- c. Plans for streets shall show accurately all bearings, curve angles and curve radii.

Five (5) blue line or black line prints of each of these drawings shall be submitted. Drawings shall be prepared with black India ink, on sheets 23 inches by 36 inches with a border one-half inch on all sides except the binding edge, which shall be one inch. Each sheet shall have a title, which shall contain the name of the subdivision and the name of the street or road if one is involved. Space shall be provided on the title sheet or on the first sheet of the series for approval of the official engineer and the Planning Commission.

110.25.2 Procedure for Review, Approval and Recording of Plan

The procedure for review, approval and recording of the Final Plan shall be in accordance with the successive steps which, together with responsible officials and time limits involved, are set forth hereunder.

110.25.2.1 Review by Planning Commission and Other Officials

Where a Final Plan has been received, together with required data and documents, on the day specified in Section 110.25.1 for submission, the Planning Commission shall place the proposal on the agenda for the next meeting, and shall refer copies of the Plan, together with supporting material, to the city engineer, to health officers, to the zoning officials and to other officials who may have jurisdiction over the review of certain aspects of the proposed subdivision.

The Planning Commission Staff shall prepare a summary report on the proposed subdivision and have such report delivered to members of the Planning Commission no less than five (5) days prior to the meeting at which the plan is to be reviewed.

110.25.2.2 Planning Commission Action

Within thirty (30) days after submission to the Planning Commission, it shall take action approving or disapproving the Final Plan. In the case of disapproval, reasons therefore shall be given in the minutes of the meeting, with reference to specific requirements of these Regulations which have not been complied with.

110.25.2.3 Recording

The subdivider shall record the plat in the office of the County Recorder of Deeds within one hundred eighty (180) days after the date of approval unless the Planning Commission agrees to an extension of time. If the plat is not recorded within said time limit, its approval shall be considered void. Within twenty (20) days after the plat is recorded, the subdivider shall furnish the Planning Commission five (5) prints and the original reproducible "Mylar" of the plat.

SECTION 110.26 ACCEPTANCE OF IMPROVEMENTS

Approval of a plan for recording shall not constitute the acceptance by the public of any street, drainage, water supply or sanitary sewer installation or any other improvement shown on the plan for public ownership and maintenance. Procedures of the acceptance of completed improvements shall be as follows:

110.26.1 Jurisdiction of Acceptance

Improvements shall be accepted by the political subdivision involved. For subdivisions located inside the city, the city shall accept improvements. For subdivisions located outside the corporate limits of the city, the appropriate Board of County Commissioners shall accept the improvements.

110.26.2 Procedure for Acceptance

110.26.2.1 Official Reports

After completion and final inspection and approval of all improvements, the Planning Commission shall make a report thereon to the governing body involved, indicating whether the improvements comply with the requirements of these Regulations. In case of noncompliance, the subdivider shall be so notified, and requested to make the further improvements as necessary.

In case of community water supply and sewage disposal systems, the report of the official engineer shall be accompanied by a favorable report on such installations by the Ohio Environmental Protection Agency.

The city engineer in the case of lands within the city and the county engineer in the case of lands outside of the city, shall upon written request by the owner of the land upon which the street has been constructed check the construction and if the engineer finds that such street has been constructed in accordance with the specifications set forth on the approved plat, and that such street is in good repair, then such finding, endorsed on the approved plat shall constitute an acceptance of the street for public use by the city, village or county as the case may be, provided such street has been theretofore duly dedicated.

110.26.2.2 Conditions for Acceptance

When a report has been received from the Planning Commission certifying that the improvements comply with applicable standards, the governing body shall accept such improvements for public maintenance and operation.

ARTICLE 110.3 DESIGN STANDARDS AND REQUIREMENTS

SECTION 110.31 PURPOSE

The purpose of this Article is to establish basic and minimum design standards which will be required for lots, streets and other physical elements in subdivisions. The standards specified herein are deemed to be minimum.

SECTION 110.32 GENERAL REQUIREMENTS

110.32.1 CONFORMANCE WITH OFFICIAL PLANS

In order to be approved and recorded, all subdivisions shall conform to officially adopted plans.

110.32.2 SUITABILITY OF LAND

Land should be suited to the purpose for which it is to be subdivided. It shall be the policy of the Planning Commission to encourage urban development of land which is best suited to such development, as shown on the official Land Use Plan.

The above statement of policy is intended as a guide for subdividers in the selection of land for urban development.

SECTION 110.33 STREETS AND ALLEYS

The general pattern of streets in a subdivision shall conform to the following standards and requirements.

110.33.1 Conformance with General Plans

The pattern of streets shall conform to the official Thoroughfare Plan for the area involved, and shall be properly related to plans for state highways.

110.33.2 Advance Neighborhood Plans

If the subdivision is located in an area for which an advance plan for a neighborhood has been prepared by the Planning Commission, the streets shall conform to such plan as nearly as possible. It shall be the responsibility of the Planning Commission to advise the developer regarding such advance plans during the early stages of subdivision design.

110.33.3 Classes of Streets

The classes of streets which shall be observed in the design of a subdivision are expressway, primary streets, secondary streets, collector streets, and minor streets, as defined in Article 110.1. Design standards for each class of streets are set forth in Section 110.34.

110.33.4 Street Pattern to Serve Traffic within the Subdivision

110.33.4.1 Collector Streets shall be located to serve the major lines of traffic movement in and out of the entire neighborhood, and to provide access to shopping centers, schools and other points requiring vehicular access by many people. Where possible, collector streets should be so located as to avoid the movement of unnecessary traffic entirely through a neighborhood.

110.33.4.2 Minor Streets shall be relatively short, and should be so laid out as to discourage through traffic.

110.33.5 Relation of Street Pattern to Natural Drainage

Wherever possible, streets shall be so located that natural drainage channels follow the street right-of-way, or can be diverted to such right-of-way with a minimum of grading. Exceptions where drainage along private easements will be permitted are set forth in Section 110.312.2.

110.33.6 Relation of Streets to Topography

Streets shall be logically related to topography so as to result in usable lots and reasonable grades.

110.33.7 Continuity of Streets within the Neighborhood

Where a subdivision composes part of a total neighborhood, the Planning Commission may require provision for continuance of streets into adjacent developed or undeveloped portions of the neighborhood.

110.33.8 Relation of Streets to Major Thoroughfares

Where a subdivision abuts or contains an existing or proposed expressway or primary street, the Planning Commission may require a marginal access street, double frontage lots with access only to a minor street, or other treatment which will provide protection for abutting properties, reduction of number of intersections and separation of through and local traffic.

SECTION 110.34 SPECIFIC STREET DESIGN STANDARDS AND REQUIREMENTS

Streets in any subdivision shall be designed to comply with the following standards and requirements.

110.34.1 Right-of-Way Width

The width of the right-of-way on any street shall be as follows:

Street Type	Minimum Right-of-way Width
Expressway	As specified by Ohio Dept. of Transportation
Primary Street.	100'
Secondary Street	80'
Collector Street	60'
Minor Street	60'

Where a street is planned as an extension of an existing street having a greater width than specified above, the Planning Commission may require that the new extension of the street have the same width as that of the existing section.

110.34.2 Alignment of Streets

110.34.2.1 Center line horizontal curves shall comply with the standards set forth in Section 110.52.1.

110.34.2.2 Angle turns not complying with the standards of radius of curvature set forth in Section 110.34.2.1 above may be permitted on minor streets where such alignment results in more efficient

use of the land. Where an angle turn is permitted, there shall be provided on the outside of the turn in alignment an "eyebrow" or "bubble," in the form of a segment of a circle. The radius of such circle may be drawn from a point between the centerline and outside right-of-way line, as may be required to provide for adequate lot width at the street line. The right-of-way line on the inside of the turn (opposite the "eyebrow") shall have a minimum radius of twenty (20) feet. The centerlines of street sections on either side of an angle turn shall form an angle of no less than eighty-five (85) degrees.

110.34.2.3 Reverse curves on all minor or collector streets shall have a minimum tangent between them of one hundred (100) feet, five hundred (500) feet on secondary streets and one thousand (1000) feet on primary streets.

110.34.3 Street Intersections

The following standards shall be minimum for intersection designs:

110.34.3.1 Number of Approaches

No more than four street legs or approaches to an intersection shall be permitted.

110.34.3.2 Angle of Street Intersections

For a tangent distance of thirty (30) feet on a minor street and one hundred (100) feet on any other street, measured from the intersection of right-of-way lines, all streets shall intersect at an angle of ninety (90) degrees where practical but in no case shall be less than seventy-five (75) degrees.

110.34.3.3 Intersection Offsets

Streets entering opposite sides of another street shall be laid out either directly opposite each other or with a minimum offset of one hundred twenty-five (125) feet between their center lines.

110.34.3.4 Intersection Spacing

All local streets intersecting and the same side of Primary or Secondary streets shall be located at least eight hundred (800) feet apart, measured between center lines.

110.34.3.5 Minimum Property Line Radius

The minimum radius at the property line at all street intersections shall be twenty (20) feet.

110.34.4 Cul-de-sacs

Cul-de-sacs may be permitted only where topography or the shape of the entire tract of land requires them to provide for efficient use of the land. Where permitted, a cul-de-sac shall have a maximum total length of eight hundred (800) feet, and shall have a turn-around at the closed end with an outside pavement diameter of at least eighty (80) feet face to face of curb and a right-of-way diameter of at least one hundred (100) feet.

110.34.5 Half Streets

Half streets shall be prohibited unless it can be established to the satisfaction of the Planning Commission that, before any lot fronting thereon is sold, built upon or occupied, the entire street will have been dedicated and improved in accordance with standards and requirements set for in these Regulations. A practical example of situations under which this condition might occur is that of one half of a street having been dedicated, to which it is proposed to add the other half and complete the required improvements.

110.34.6 Reserve Strips

Reserve strips preventing access to streets from adjoining property shall be prohibited.

110.34.7 Street Names

The names of new streets shall not duplicate existing street names, except where an existing street is extended or where a new street is in alignment with an existing one. Subject to the foregoing all new streets shall be named in the following manner:

General Direction	Long Continuous	Short Disconnected
North & South	Streets	Courts
East & West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes Or Circles

SECTION 110.35 ALLEYS

110.35.1 Where Prohibited

Alleys shall be prohibited in single family and two family developments.

110.35.2 Where Required

Alleys may be required by the Planning Commission in apartment house, business and industrial districts unless definite and assured provisions are made for access to off street parking, loading and general service areas on each lot.

110.35.3 Minimum Width

The minimum width of right-of-way of an alley shall be twenty (20) feet.

110.35.4 Intersections and Alignment

Alley intersections and sharp changes in alignment shall be avoided. Where they are necessary, the corners of intersecting alley lines shall be cut off by a line connecting two points at least ten (10) feet back from the point of intersection.

SECTION 110.36 GENERAL REQUIREMENTS FOR BLOCKS

The following standards and requirements shall be observed in the design of blocks:

The length, width and shape of blocks shall be determined with due regard for other subdivision design standards and requirements as set forth in this Article. The shape of a specific block may be determined by topography which determines the alignment of adjoining streets. Its length may be determined by standards of street intersection spacing, as specified in Section 110.34.3.4. Its width will be determined by the minimum depth of lots for a particular subdivision, as specified in Section 110.310.3.

SECTION 110.37 RESIDENTIAL BLOCKS

110.37.1 Length of Block

Block length shall not exceed fifteen hundred (1500) feet, nor be less than five hundred (500) feet. In the case of a block of single lot depth, with lots backing onto a limited access thoroughfare or on to non-residential land, such block may exceed the above maximum length provided the local street on which such lots face has intersections on its opposite side no more than fifteen hundred (1500) feet apart.

110.37.2 Width of Block

Blocks shall be two lots in depth except where double frontage lots are required, with access permitted from only one of two abutting streets.

110.37.3 Pedestrian Walkways

Pedestrian walkways within blocks shall be prohibited except in cases where topography, site limitations or existing street patterns, result in inadequate pedestrian access to schools, shopping centers, or parks. Where provided, pedestrian walkways shall have a right-of-way width of twelve (12) feet, and a paved walk complying with standards specified in Section 110.54.4.

SECTION 110.37 NON-RESIDENTIAL BLOCKS

Blocks intended for non-residential uses shall be of such length, width and shape as the Planning Commission finds necessary for the intended use, including adequate provisions for off-street parking, loading and unloading of trucked goods, and limitation and control of vehicular access points to adjoining streets.

SECTION 110.39 GENERAL REQUIREMENTS FOR LOTS

The following standards and requirements shall be observed in the design of lots. In addition to these requirements, all lots shall comply with all requirements of the zoning:

110.39.1 Access from Streets

110.39.1.1 Frontage

All lots shall abut by their full frontage on a public street.

110.39.12 Double frontage lots shall be prohibited except where required to prevent vehicular access to limited access thoroughfares, or to separate residential areas from adjoining areas of conflicting land use.

110.39.2 Lot Lines

Side lot lines shall be approximately perpendicular or radial to the center line of the street. Rear lot lines should consist of straight lines, with a minimum number of deflections throughout the length of the block, in order to facilitate the installation of utility lines.

SECTION 110.310 RESIDENTIAL LOTS

110.310.1 Size of Lots.

The minimum width and area of residential lots shall be as specified in the following table, or as specified in the applicable zoning regulations whichever is greater.

	(A)	(B)
Type of Development	Where Subdivision has sewer and water available	Sewer and water not available
Single Family Dwellings	Minimum width - 75 feet Minimum lot area - 11,250 sq. ft	Minimum width - 100 feet Minimum lot area -21,780 sq. ft
Two- Family Dwellings	Minimum width - 80 feet Minimum lot area - 12,000 sq. ft	Not permitted except where public or community water and sewer systems are provided
Multi-Family Dwellings	Minimum width - 80 feet Minimum lot area - 12,000 sq. ft	Not permitted except where public or community water and sewer systems are provided

1. In the case of a subdivision located within a municipality, the minimum lot area and width specified in Column (A) for single family dwellings need not be greater than that otherwise specified by law.
2. If, after completion of soil percolation tests and well tests, as required in Section 110.24.2.5 and 110.24.2.6, respectively, the County or City Board of Health determines that the lot width and area specified in Column B is not adequate, the Board may require additional width or lot area. If the Board determines that a health hazard would result from further division of land into lots served by septic tanks and wells, regardless of size, the subdivision shall not be approved unless water and sanitary sewer lines are installed.

110.310.2 Corner Lots

In general, corner lots should have a greater width than the minimum required for interior lots, in order to permit any appropriate building setback for orientation on both streets. In any case, the minimum width of a corner lot shall be ninety-five (95) feet, measured at the building line.

110.310.3 Shape of Lots

Lots shall be as nearly rectangular as possible, except where irregular shape is dictated by irregular alignment of streets, or by cul-de-sacs. Triangular lots shall be avoided.

Additional lot depth may be required on lots which back onto railroads, major traffic arteries or other conflicting land uses. In no case shall a lot depth exceed three and one half (3 1/2) times the lot width.

Minimum lot depth shall be one hundred and forty (140) feet.

110.310.4 Building Setback Lines

All buildings shall be set back from the front street lot line a minimum distance of thirty (30) feet, from the interior lot lines a minimum distance of five (5) feet, and from a side street lot line a minimum distance of twenty (20) feet, unless the zoning ordinance requires a greater distance. Where lots front on an existing or proposed primary or secondary street, the Planning Commission may require a greater setback, which shall not be greater than seventy-five (75) feet.

Where a small subdivision has existing buildings on either side along the same street, the building setback line for the new subdivision may be the average of the setback of existing buildings within two hundred (200) feet on either side.

SECTION 110.311 NON-RESIDENTIAL LOTS

All non-residential lots shall conform to the zoning ordinance. In the absence of zoning lot area requirements, the Planning Commission may require additional lot width, area, shape and building setbacks as it finds necessary for the intended use, including adequate provision for off-street parking, loading, and unloading of trucked goods, and limitation and control of vehicular access points to adjoining streets.

STANDARDS FOR EASEMENTS AND RIGHTS-OF-WAY

The following standards and requirements shall be observed in the location and design of easements and rights-of-way other than for streets.

SECTION 110.312 STORM WATER EASEMENTS OR RIGHTS-OF-WAY

110.312.1 Permanent Streams, Water Courses and Trunk Lines

Whenever a subdivision is traversed by a stream or other permanent water course, or by a trunk sewer main, existing or planned a drainage right-of-way shall be provided, having adequate width for workmen and equipment to install, maintain or repair drainage facilities. The minimum width of such right-of-way shall comply with the requirements set forth in 6137.12 Revised Code of Ohio. Such right-of-way shall be dedicated to the County or the City.

110.312.2 Surface Drainage Swales Proposed within or Serving the Subdivision

As set forth in Section 110.33.5, streets should be so located as to provide for storm drainage of the subdivision within the street right-of-way. Where this is not reasonably possible, surface drainage swales in private easements may be permitted, with the approval of the official engineer involved. Where approved, such drainage easements shall be located along rear or side lot lines, and shall have a minimum width of ten (10) feet on each side of such lot lines.

SECTION 110.313 RIGHTS-OF-WAY AND EASEMENTS FOR OTHER UTILITIES

For all utility lines serving a subdivision, rights-of-way as set forth hereunder shall be dedicated to the

County or the City. Where such right-of-way is separate from a street right-of-way, it may be considered as part of the lot adjoining it in computing the lot area as required in Section 110.310.1, but shall be kept clear of structures, trees or other improvements which would interfere with installation or maintenance of utility lines.

110.313.1 Easements

A utility easement having a minimum width of ten (10) feet shall be provided on either side of all rear lot lines. Easements may also be required alongside lot lines or otherwise where engineering design or special conditions may necessitate.

110.313.2 Sanitary Sewer, Water and Gas Lines

Wherever it is feasible, sanitary sewer, water and gas lines shall be located within the street right-of-way, and outside the pavement. If this proves to be impracticable, they may be located in easements along rear and/or side lot lines, having a minimum width of ten (10) feet on either side of such lot lines.

110.313.3 Electric Power and Telephone Lines

Power and telephone overhead lines shall be located in utility easements along rear lot lines. Anchor easements shall be avoided, but where they are necessary they shall be placed along lot lines and shall have a maximum width of four (4) feet along each side of the lot line and a maximum length of thirty (30) feet. Underground power and telephone may be located within the street right-of-way, and outside the pavement.

SECTION 110.314 PEDESTRIAN WALKWAYS

Where permitted, pedestrian walkways shall be located in rights-of-way as specified in Section 110.37.3.

SECTION 110.315 COMMUNITY FACILITIES AND OPEN SPACES

When a subdivision proposal is submitted in sketch form, it will be the responsibility of the Planning Commission to determine whether the land involved contains a site for a future community facility, such as a school, playground, public building, church or shopping center. In making such determination, reference shall be made to adopted elements of plans of public agencies involved.

SECTION 110.316 SITE RESERVATION AND ACQUISITION

Where it has been determined that a site for a community facility is involved, the Planning Commission shall so advise the subdivider during the sketch stage of subdivision design.

1. Where the site involved is subject to acquisition by a public agency, such as the Board of Education or Park Board, the Planning Commission shall advise the appropriate public agency and assist in negotiations. Sites may be made available to the public agency by one of the following methods:
 - A. Dedication to public use.
 - B. Reservation for acquisition by the public agency within a period of six (6) months, beginning on the day of Final Plan is approved. Said reservation shall be made in such a manner as to provide for a release of the land to the subdivider in the event the

public agency has not entered into a contract to acquire the site or has not filed condemnation proceedings within this time limit.

2. Where the site involved is not subject to acquisition by a public agency (examples: shopping center or church) the Planning Commission will consult with the developer as to the best location and design with relation to traffic and residential lots.

SECTION 110.317 PRESERVATION OF EXISTING PHYSICAL ASSETS

Whenever a subdivision contains existing features which will be assets to the community, efforts should be made to preserve them through harmonious design. Examples of such features are woodland, stream courses and historic sites and buildings. Such features may be preserved in one of the following ways:

1. By dedication for park use if appropriate.
2. By deeds or covenants running with the land.
3. By careful design of streets, leaving wooded areas in lots.

SECTION 110.318 TREES AND OTHER LANDSCAPING

A minimum of two shade trees shall be planted on each lot within the front setback. No trees or other landscape materials shall be planted within a street right-of-way or within utility rights-of-way or easements. Plantings near a street right-of-way, should be so located that they will not impair traffic visibility at intersections or conflict with utilities facilities within the street right-of-way.

ARTICLE 110.4 IMPROVEMENTS

The general purpose of this Article is to assure that each subdivision will have the improvements necessary for a good neighborhood, for stable property values and minimum maintenance costs. Specific purposes are set forth at the beginning of each chapter hereunder.

SECTION 110.41 OFFICIAL JURISDICTION

The purpose of the following sections is to set forth the jurisdiction and responsibilities of public officials for review and approval of construction plans, for inspection of installation and for acceptance of completed improvements in the several parts of the counties. Within the general framework of jurisdiction set forth in Section 110.06, specific jurisdiction and responsibility shall be in the following manner:

1. Within the incorporated area of the City', the City Engineer shall approve the construction plans, of street improvements, drainage facilities, water supply system, sanitary sewage system, street signs and monuments and etc.
2. Within the unincorporated area within three miles of the City, the County Engineer and/or the City Engineer shall approve the construction plans, of street improvements, drainage facilities, water supply system, public sanitary supply system, street signs and monuments and etc.
3. Within the City and the unincorporated area within three miles of the City, following approval of the City Engineer or County Engineer the construction plans of public or community water supply sanitary sewer systems shall be submitted to the Ohio Environmental Protection Agency for their review and approval.
4. Within the City and the reincorporated area within three miles of the City, the City or County Board of Health shall approve the construction plans, of private wells, private septic tanks and disposal fields.

SECTION 110.42 INSPECTION PROCEDURES

Each phase of construction work shall be inspected and approved by the Planning Commission Staff before the work is continued. No street or sidewalk sub grade, pavement course, trench, pipe or other installation shall be covered before it has been inspected and approved. The subdivider shall inform the inspector's office that the work is ready for inspection no less than twenty four (24) hours in advance of the time he expects it to be obscured by further work.

SECTION 110.43 ACCEPTANCE OF IMPROVEMENTS

Jurisdiction over acceptance of improvements shall be as set forth in Section 110.26.

SECTION 110.44 IMPROVEMENTS REQUIRED OF SUBDIVIDER

The purpose of the following sections is to set forth the kinds of improvements which the subdivider will be required to install before a subdivision may be approved and recorded. The subdivider shall be required to install improvements as set forth hereunder.

PAVEMENTS, CURBS AND GUTTERS

110.44.1 New Streets

All new streets shall be improved to the full width of the right-of-way. Pavement shall be installed to a minimum width as specified in Section 110.53.1 provided that, in the case of a street shown as a primary and secondary, in the Thoroughfare Plan, such requirements shall be modified as follows:

1. The subdivider shall not be required to pave any such primary and secondary street to a width greater than seventeen (17) feet from the centerline, or its equivalent in the case of a divided pavement. In the case of a subdivision having lots fronting on both sides of a primary or secondary street, the subdivider shall be responsible for thirty-four (34) feet of pavement width.
2. The subdivider may enter into a contract with the County or City to pay into the County or City Treasury an amount equal to the cost of the construction as specified hereinbefore in this Section, which amount shall then be used by the County or City in construction of the entire pavement.
3. If the Planning Commission has approved a street and lot arrangement in which all lots back on to primary or secondary streets, the above requirements for paving by the subdivider shall not apply.

110.44.2 Existing Streets

When land is being subdivided along an existing street, the County or City may require the pavement to be widened. However, the maximum required width of a pavement need not exceed seventeen (17) feet measured from the centerline to the face of curb. In the case of a subdivision having lots fronting on both sides of an existing street, the subdivider shall be responsible for a maximum of thirty-four (34) feet of pavement width.

110.44.3 Curb and Gutter

Curbs and gutters complying with specifications set forth in Section 110.54.3 shall be installed in all subdivisions.

SECTION 110.45 SIDEWALKS

110.45.1 Sidewalks complying with specifications set forth in Section 110.54.4 shall be installed in all subdivisions, if required by Planning Commission.

SECTION 110.46 DRAINAGE FACILITIES

The subdivider shall be required to install drainage facilities complying with specifications set forth in Section 110.55 under conditions set forth hereunder.

110.46.1 General Requirements

110.46.1.1 Approval of Official Engineer

Before any subdivision is approved for recording, it must have a certification from the official engineer having jurisdiction that the improvement plans for storm drainage are adequate.

110.46.1.2 Protection of Drainage Courses

Provisions shall be made by the subdivider to assure that all water courses in the form of permanent or intermittent streams, creeks, ditches, agricultural drain tile or any other type of underground drainage or sewer line, or small gullies carrying storm surface water run-off, shall continue to function in their normal manner. If the development of the subdivision requires changes in such drainage courses, plans for such changes shall be approved by the official engineer having jurisdiction before the Preliminary Plan is approved.

Any agricultural drain tile or any other type of underground sewer line which is cut off, broken or otherwise damaged shall be repaired unless it is replaced by another drainage facility which serves the purpose of the original line.

Rights-of-way or easements for such drainage courses, existing or as revised, shall be as set forth in Section 110.312.

110.46.1.3 Provision for Drainage in Larger, Drainage Basin

If the subdivision is located in a larger drainage basin, the drainage facilities installed shall be adequate to serve the calculated drainage requirements of the entire basin, as set forth hereunder.

1. Storm water flowing into the subdivision from the upper side. Pipe sizes or drainage swales, where approved, shall be adequate to serve the entire drainage basin.
2. Discharge of storm water from the subdivision. Where necessary, closed sewers or outlet ditches shall be provided, connecting the drainage system of the subdivision with the nearest storm sewer main or drainage course. If the same is across private property, a right-of-way or easement shall be obtained by the subdivider. Such right-of-way or easement shall be shown on the plans.
3. If the subdivider is unable to acquire the necessary right-of-way or easement, the Board of County Commissioners or the City Council may declare such right-of-way or easement to be a public necessity and acquire it by eminent domain.
4. If it is found by the County Board of Commissioners or City Council that the cost of a complete drainage system, including the cost of rights-of-way or easements, as set forth herein in Section 110.46.1.3 would be substantially higher than equitably can be required of the subdivider, provision may be made for sharing of such cost.

110.46.1.4 Capacity of Drainage Facilities. Storm drainage facilities shall be designed, following the rational method, for the following frequencies:

Trunks or mains:	Ten year storm
Laterals or branches:	Five year storm

110.46.2 Types of Drainage Facilities Required

110.46.2.1 Where an existing drainage system is available, the subdivider shall design and install a drainage system connecting with it. Storm drainage lines and sanitary sewer lines shall not be allowed to interconnect.

110.46.2.2 Where an existing drainage system is not available, installation of an underground drainage system shall be required, complying with specifications set forth in Section 110.55.

SECTION 110.47 WATER SUPPLY AND SANITARY SEWERS

The subdivider shall be required to install water and/or sanitary sewer facilities meeting the specifications of Section 110.56 and 110.57 under conditions as set forth hereunder.

110.47.1 If Water Supply and/or Sanitary Sewers are Available

In the event that public water supply and/or sanitary sewers can be made available to the subdivision by extension of existing mains, the subdivider shall install a system or systems serving the subdivision as specified in Section 110.56 and 110.57 and shall connect such systems with existing mains.

110.47.2 If Public Water Supply and/or Sanitary Sewers are not Available

In the event that public water supply and/or sanitary sewers are not available, the requirement for such facilities shall depend on the location of the subdivision, as follows:

1. Any new subdivision shall be provided with a community water supply and a community disposal system complying with the requirements of these Regulations and Ohio Environmental Protection Agency.
2. If the subdivision is in an area which will be served by a public water or sewer system which is in the planning stage but not yet built, the underground pipe lines of the community system shall be so installed that they can be connected with the public system when it is completed.
3. Where a community water or sewer system is required in an area where other urban development exists, the Board of County Commissioners or City Council involved may take action to provide for a sharing of costs.
4. If the subdivision is less than ten (10) lots and the percolation tests are within prescribed limits, the Planning Commission may approve private wells and private septic tanks and disposal fields, provided all other requirements of these Regulations have been met and approval has been obtained from Ohio Environmental Protection Agency.

SECTION 110.48 OTHER UTILITIES

110.48.1 Electric Power and Telephone Systems

In every subdivision, provision shall be made for satisfactory electric power and telephone systems. Whenever it is economically feasible, efforts should be made to place the necessary wiring

underground. When overhead lines are used, they should be placed in rights-of-way or easements along rear lot lines, as set forth in Section 110.313.3.

SECTION 110.49 STREET NAME SIGNS

Street name signs shall be installed at each street intersection in accordance with specifications prescribed by the official engineer having jurisdiction.

SECTION 110.410 PERMANENT MONUMENTS

1. Permanent monuments of stone or concrete, complying with specifications of the official engineer having jurisdiction, shall be placed in the manner set forth in Chapter 711 Revised Code of Ohio.
2. Iron pin monuments, complying with specifications of the official engineer, shall be placed at all lot corners. The pins shall be in place after all grading and sidewalk construction have been completed.

ARTICLE 110.5 IMPROVEMENT STANDARDS AND SPECIFICATIONS

The purpose of the following section is to establish the minimum standards and specifications to which the subdivider must conform in the design and construction of the several kinds of improvements for which he is responsible, as set forth in Chapter 110.4.

SECTION 110.51 GENERAL

110.51.1 Location of Pipe Lines

As to general location of pipe lines, the requirements set forth in Section 110.312 and 110.313 shall be observed. Where a pipe line is located within the street right-of-way, it shall be located in accordance with typical cross section shown in the Appendix. All pipe located within the limits of pavements or sidewalks shall be backfilled with granular material. Granular material shall be in accordance with the current Ohio Department of Transportation Construction and Materials Specifications, Section 310.

110.51.2 Improvement Standards

All improvements shall be in accordance with these Regulations except as follows:

1. If an improvement to be built is of such a size or capacity as to predominately serve the subdivision being developed, then such improvement shall be at the subdivider's expense.
2. If an improvement to be built is beyond the requirements of the subdivision such as required in the Master Thoroughfare Plan, Storm Sewer Plan, Sanitary Sewer Plan, Water Line Plan or etc. then the Planning Commission may request the City Council or the County Commission of the County involved to appropriate sufficient funds to reimburse the subdivider for the additional cost of improvements to the higher standard. If the City Council or County Commission appropriates such funds, to be paid to the subdivider, within fifteen days after the Planning Commission's final inspection and approval of said improvements, the subdivider will be required to make said improvements to the higher standard.

If the City Council or County Commission fails or refuses to appropriate such funds, the subdivider may improve the street to the lower standard. If, upon the second regularly scheduled City Council or County Commission meeting following the Planning Commission's request for such appropriation, the City Council or County Commission has not undertaken at least a first reading of an ordinance or resolution appropriating such funds, it will be assumed that they have failed or refused to appropriate such funds.

The difference in cost between the lower and higher type of improvement will be determined by the City Engineer or the County Engineer involved. Should the subdivider dispute the said Engineer's determination of cost difference, he may request the Planning Commission to adjust said cost determination. For this purpose, he may appear in person before the Planning Commission, or be represented by engineers, contractors, or other persons having knowledge of construction cost.

SECTION 110.52 GENERAL GRADING REQUIREMENTS

110.52.1 Within Street Right-of-way

The entire street right-of-way shall be excavated and graded in the manner set forth in Section 110.53.1.

110.52.2 Offstreet Grading

Where the land in lots adjoining a street is lower than the gutter level in the street, such land shall be filled to a level which will provide for drainage of storm water into the gutters, unless an alternate drainage system for lots has been approved. In such filling, care should be taken to preserve existing trees which have permanent value.

SECTION 110.53 PAVEMENT DESIGN STANDARDS

Pavements shall be constructed to comply with the following standards:

110.53.1 General Design Standards

1. The widths of pavement and right-of-way shall comply with the standards set forth in the following table:

	MINIMUM WIDTH IN FEET	
Class of Street	Right-of-way Width	Pavement Width (*)
Expressways	As specified by the Ohio Department of Transportation	
Primary Street	100	48
Secondary Street	80	40
Collector Street	60	34
Minor Street	60	30

* Pavement width dimensions are measured from curb face to curb face.

2. The maximum grade, the alignment and vertical visibility on pavements shall comply with the standards set forth in the following table:

	A	B	C	D
		Alignment		
Class of Street	Maximum Grade (a) (%)	Maximum degree of curvature	Minimum radius of curvature (b) (in feet)	Vertical visibility (c) (in feet)
Drives	12			
Alleys	10		100	
Minor streets	7	20	290 (d)	200
Collector streets	6	10	575	250
Secondary streets	5	5	1150	300
Primary streets	4	3	1910	500
Expressways	As specified by Ohio Department of Transportation			

- a) Minimum allowable street grade is 0.32 percent.
- b) Radius of curvature is measured along the centerline of street.
- c) Dimensions for distance of vertical visibility shall be measured from a point 4.5 feet above the street surface on one side of the vertical curve to a point four (4) inches above the street surface on the other side.
- d) In the case of a minor street, angle turns may be permitted, as provided for in Section 110.34.2.2. For such turns, the minimum pavement radius shall be observed as set forth in Section 110.53.4.

110.53.2 Intersection Standards

1. All curbs at right angle intersections shall have a minimum radius of twenty (20) feet except intersections involving arterial and collector streets, for which the official engineer shall specify the radius. At intersections where the angle is other than ninety (90) degrees, the official engineer shall specify the curb radius.
2. Pavement grades shall not exceed three (3) percent for a distance of one hundred (100) feet from the nearest right-of-way line of the intersection.

110.53.3 Cul-de-sac Standards

Where a cul-de-sac is permitted, it shall be designed in accordance with the standard detail shown in the Appendix.

110.53.4 Standards for Angle Turns

Where an angle turn is permitted in the alignment of a minor street, as provided for in Section 110.34.2.2, the pavement design at such turn shall be as follows:

1. The inside of the angle turn, the curb or pavement edge shall have a minimum radius of twenty (20) feet.
2. At the outside of the angle turn, a paved area shall be provided having a minimum radius of fifty (50) feet.

SECTION 110.54 SPECIFICATIONS FOR STREET MATERIALS AND CONSTRUCTION

Construction within the street right-of-way shall be done in accordance with the following specifications:

110.54.1 Grading and Preparation of Right-of-way

All work in the grading and preparation of right-of-way shall be done in accordance with the current State of Ohio, Department of Transportation, Construction and Materials Specifications.

The right-of-way shall be cleared and graded to its full width.

110.54.2 Paving

Pavement on any minor or collector street may be of either type set forth hereunder, and shall comply with the specifications set forth and the details in the Appendix. Where the subdivider constructs arterial streets, the requirements of the Engineer of jurisdiction shall govern.

110.54.2.1 Concrete Street Paving

All concrete pavement work shall be done in accordance with and all materials shall meet the current State of Ohio, Department of Transportation, Construction and Materials Specifications for reinforced Portland cement concrete pavement Item 451 or plain Portland cement concrete pavement Item 452. Minimum thickness of concrete street pavement shall be 6 inches for Item 451 and 7 inches for Item 452.

110.54.2.2 Bituminous Concrete Surface on Macadam Base

The minimum pavement depth shall not be less than the equivalent of two 4 inch courses of 303 Waterbound Macadam Base and a surface of 2 1/2 inches of 404 Asphaltic Concrete or two 3 1/2 inch courses of 301 Bituminous. Aggregate Base and a surface of 2 1/2 inches of 404 Asphaltic Concrete. Surface material shall be placed in two courses and shall be the equivalent of 2 1/2 inches of 404 Asphaltic Concrete. All work shall be done in accordance with and all materials shall meet the current State of Ohio, Department of Transportation, Construction and Materials Specifications for: 411 Stabilized Crushed Aggregate Shoulders, 303 Waterbound. Macadam Base Course, 304 Aggregate Base, 301 Bituminous Aggregate Base, 302 Asphalt Concrete Base, 408 Bituminous Prime Coat and 402, 403, 404, and 412 Asphalt Concrete.

110.54.2.3 Pavement Crown

Pavements shall be sloped at the rate of 3/16 inch per foot from the centerline to the edge.

110.54.2.4 Pavement Material Testing

All paving materials shall be tested at the developer's or contractor's expense. Samples shall be taken and tested from the material source, or material producer, prior to construction. During construction samples of materials being used shall be taken and tested at every third station of each pavement lane and at such other locations as the governing engineer may request. All testing shall be done by an approved testing laboratory and in accordance with current Ohio Department of Transportation testing practices for material approval for highways. Three (3) copies of the laboratory report for each sample shall be submitted to the governing engineer.

110.54.3 Curbs, Gutters and Driveway Approaches

Curbs, gutters and driveway approaches shall be designed and constructed in accordance with the design shown in the Appendix.

110.54.4 Sidewalks

Sidewalks shall meet the following requirements:

110.54.4.1 Location

When located in the street right-of-way, sidewalks shall be located twelve (12) inches from the property line.

110.54.4.2 Width and Thickness

The minimum width of sidewalks shall be four (4) feet and the minimum thickness shall generally be four (4) inches. Minimum thickness of sidewalks crossing vehicular driveways shall be six (6) inches. The Planning Commission may require a greater width under the following conditions of development:

- A. In high density residential, commercial or industrial districts.
- B. In front of schools, shopping centers, churches or other developments which generate pedestrian traffic.

110.54.4.3 Curb Ramps

Where sidewalks are interrupted by curbs at street intersections or other locations, curb ramps shall be constructed at each pedestrian crosswalk. Curb ramps shall have a non-slip surface texture and the design shall be in accordance with the details in the Appendix.

110.54.4.4 Materials and Construction

All sidewalks shall be constructed of Portland Cement Concrete and shall be designed and placed in accordance with Item 608 of the current State of Ohio Department of Transportation Construction and Materials Specifications.

SECTION 110.55 SPECIFICATIONS FOR STORM DRAINAGE FACILITIES

The location, materials and construction of storm drainage facilities shall be in accordance with the following specifications:

110.55.1 Storm Drainage Systems

Storm drainage systems shall be in accordance with the following specifications:

110.55.1.1 Location

The requirements set forth in Section 110.312 shall be observed in the location of storm drainage lines. Pipe lines within a street right-of-way shall be located in accordance with typical section shown in the Appendix.

110.55.1.2 Pipe

Storm drainage pipe and installation shall meet the following specifications:

- A. Minimum pipe size shall be twelve (12) inches. Pipe sizes throughout the storm drainage system shall have the total storm runoff capacity as set forth in Sections 110.46.1.3 and 110.46.1.4.
- B. Using an "n" factor of 0.013, the following grades of pipe line shall be considered minimum:

Pipe Size (inches)	Minimum Grade (percent)
12	0.33
15	0.23
18	0.18
21	0.14
24	0.12

For sizes larger than 24 inches and where an "n" factor other than 0.013 is used, the minimum grade shall be considered as that which produces a full flow velocity of not less than 2.5 feet per second. A maximum grade shall be one that produces velocities in excess of 8 feet per second.

- C. All storm sewer pipe shall be reinforced concrete pipe or N-12 plastic pipe and shall be in accordance with the current, applicable Ohio Department of Transportation Construction and Materials Specifications.
- D. Trenches for storm sewers shall be excavated and backfilled in accordance with the current Ohio Department of Transportation Construction and Materials Specifications, Section 603. Storm sewers installed under pavements or sidewalks shall be Type B conduits (includes granular backfill), all others shall be Type C conduits (includes earth backfill), See trench details in Appendix.

110.55.1.3 Manholes

- A. Manholes, or inlets serving as manholes, shall be spaced at intervals of 400 feet or less for pipe 24 inches or less in diameter, and at all grade, alignment, and pipe size changes.
- B. Manholes shall be constructed of pre-cast concrete rings and domes. All work and material shall be in accordance with Item 604 of the current Ohio Department of Transportation Material and Construction specifications.
- C. Manholes shall be designed and constructed in accordance with the design shown in the Appendix.

110.55.1.4 Inlets

- A. Methods and. Materials shall be in accordance with Item 604 of the current Ohio Department of Transportation and Construction Specifications. Design shall be Crestline City Standard as shown in the Appendix.
- B. Inlets shall be designed to accept not less than 1.5 cubic feet of storm water per second.
- C. Inlet time shall be computed by the design engineer. However, the minimum inlet time shall be as follows:

Distance of travel to Inlet (Feet)	Inlet Time (Minutes)
100	12
200	16
300	20

- D. Inlets shall be designed and constructed in accordance with the design shown in the Appendix.

110.55.2 Surface Drainage Systems

Where a surface drainage system is permitted, as set forth in Section 110.46.2.2 (B), it shall be constructed to comply with the following specifications:

110.55.2.1 Location

Surface drainage swales and ditches shall be located in accordance with the standards set forth in Section 110.312.2.

110.55.2.2 Capacity and Design

All drainage swales and ditches shall be so designed and constructed, that the entire system of the subdivision will have the storm water capacity as set forth in Sections 110.46.1.3 and 110.46.1.4. Capacity should be designed by the rational method. The "n" factor should be 0.030. The cross section of each swale shall be shown on typical sections submitted with the drainage and street

improvement plans.

110.55.3 Bridges and Culverts

Bridges and culverts shall be designed to carry expected loads, and shall conform to specifications of the Ohio Department of Transportation. Bridges shall be constructed to the full width of the pavement and culverts shall be constructed to the full width of the right-of-way, or greater as may be specified by the official engineer.

SECTION 110.56 SPECIFICATIONS FOR SANITARY SEWER FACILITIES

The location, materials and construction of sanitary sewer facilities shall be in accordance with the following specifications:

110.56.1 General

All public and community sanitary sewer systems shall comply with the requirements of the Ohio Environmental Protection Agency, as well as the requirements of County of jurisdiction and the City of Crestline.

110.56.2 Location

The requirements set forth in Section 110.312.2 shall be observed in the locations of sanitary sewer lines: Pipe lines within a street right-of-way shall be located in accordance with typical section shown in the Appendix.

110.56.3 Pipe

Sanitary Sewer Pipe and installation shall meet the following specifications:

- A. Sanitary sewers shall be designed on the basis of 10 persons per acre. If the subdivision is so located that it is part of a larger drainage basin, the sanitary sewer line shall adequately serve the calculated requirements of the entire drainage basin. The following per capita flows shall be observed in size determination of sanitary sewers:

Average Per Capita Flow - 100 gallons per day

Lateral and sub-main sewers - 400 gallons per capita per day

Main, trunk and outfall sewers - 250 gallons per capita per day

- B. Minimum pipe size shall be eight (8) inches in diameter and five (5) feet in length. Minimum pipe size for house services shall be six(6) inches in diameter and four (4) feet in length and one shall be provided and extended to each lot line.
- C. Using an "n" factor of 0.013, the following grades of pipe line shall be considered minimum:

Pipe Size (inches)	Minimum Grade (percent)
8	0.40
10	0.28
12	0.22
14	0.17
15	0.15
16	0.14
18	0.12
21	0.10
24	0.08

For sizes larger than 24 inches the minimum grade shall be considered as that which produces of a full flow velocity of not less than 2 feet per second.

- D. Sewer Pipe and fittings shall be in accordance with the American Society of Testing Materials Specifications C 200 for vitrified pipe. Joints for vitrified pipe shall be in accordance with the American Society of Testing Materials Specifications, C 425, of the "O" ring type.
- E. Infiltration Tests of a sewer line shall be made before acceptance. Tests shall be made from manhole to manhole or as may be ordered, by the Engineer. The maximum allowable infiltration shall be 200 gallons per inch of pipe diameter per mile per day. Exfiltration tests may be required by the Engineer and the allowance shall be increased an additional 10 percent for each additional 2 foot of head over a basic 2 foot minimum interal head.
- F. As an alternate to the above, the Contractor may perform a low pressure air test. The method referred to as "air testing" consists of applying low pressure air to the section of sewer to be tested and recording the length of time in minutes for the internal air pressure to decrease from 3.5 to 2.5 pounds per square inch (greater than the average back pressure of any ground water that may submerge the pipe.) The time elapsed shall not be less than the time shown for the given size pipe per 100 foot of pipe in a table which is based on equations from ASTM C-828 which will be furnished by the Engineer. All methods, materials, equipment, and procedures shall be in accordance with the requirements of the Ohio Environmental Protection Agency. All materials and equipment required for "air tests" shall be furnished by the developer or contractor at their own expense.
- G. Trenches for sanitary sewer shall be excavated and backfilled in accordance with the current Ohio Department of Transportation Construction and Materials Specifications, Section 603. Sanitary sewers installed under pavements or sidewalks shall be backfilled with Ohio Department of Transportation Item 310 granular material compacted in place.

110.56.4 Manholes

- A. Manholes shall be spaced at intervals of 400 feet or less and at all grade, alignment, and pipe size changes.
- B. Manhole walls shall be precast concrete and shall conform to American Society for Testing Materials Designation 0478 with tongue and groove type joints fitted with a flexible gasket conforming to American Society for Testing Materials Designation C443. The manhole base section shall be furnished with an integral reinforced concrete bottom slab.
- C. Manhole castings shall be Neenah Foundry R-1040 with Type E ventilating cast iron covers or an approved equal.
- D. Manhole steps shall be Neenah Foundry R-1980-1 cast iron steps or an approved equal.
- E. Inlet and Outlet Seal. The manhole inlet and outlet holes shall have a permanent, flexible watertight joint between the manhole wall and the sewer pipe utilizing a neoprene compound gasket. Sealing the joints with mortar will not be acceptable. The gasket material shall meet the requirements of ASTM C-443. All metal components of the joint, if any, shall be corrosion resistant such as anodized aluminum, stainless steel or cast iron.
- F. There shall be a 1/2 inch capped pipe nipple approximately 10 inches long installed through the manhole wall just above one of the openings provided for the sewer pipe. This pipe nipple shall be utilized in determining the depth of ground water over the sewer.
- G. Manholes shall be designed and constructed in accordance with the design shown in the Appendix.

SECTION 110.57 SPECIFICATIONS FOR WATER SUPPLY FACILITIES

The locations, materials and construction of water supply facilities shall be in accordance with the following specifications:

110.57.1 General

All public and community water supply systems shall comply with the requirements of the Ohio Environmental Protection Agency, as well as the requirements of the County involved and the City of Crestline. Service lines shall be provided only where sub-surface conditions would make later installation impossible without removal of pavement.

110.57.2 Location

The requirements set forth in Section 110.313.2 shall be observed in the locations of water lines. Pipe lines within a street right-of-way shall be located in accordance with typical section shown in the Appendix.

110.57.3 Pipe

Water line pipe and installation shall meet the following specifications:

- A. Waterlines shall be of such size as is consistent with the overall development of the community and shall meet the requirements of the Engineer of jurisdiction.
- B. Cast iron pipe shall be in accordance with the American National Standard Association A 21.6, A 21.8 and A 21.11. Ductile iron pipe shall be in accordance with Association Specifications A 21.50 and A 21.51. All pipe joints shall be of the slip-on type using a rubber ring gasket.
- C. Fittings shall be in accordance with the American National Standard Association Specifications A 21.10 and joints shall be in accordance with the American National Standard Association Specifications A 21.11 for mechanical joints.
- D. Lining on all cast iron or ductile iron pipe and fittings shall be half-thickness cement mortar in accordance with the American National Standard Association Specifications A 21.4.
- E. Hydrostatic tests of all pipe shall be made before acceptance and shall be to the working pressure of the pipe. Permissible leakage shall not exceed 75 gallons per 24 hours per mile of pipe per inch at diameter.
- F. Disinfecting of pipe shall be accomplished in the following manner: Before acceptance, lines shall be flushed and drained and then filled at a slow rate with chlorine being introduced to provide a minimum of 50 parts per million available. At the end of a 24 hour period the chlorine residual shall not be less than 10 parts per million. Should the chlorine residual at the end of the 24-hour period be less than 10 parts per million, the line shall be drained and the process of disinfection be repeated until a 10 part per million residual at the end of a 24-hour period is attained.
- G. Following the disinfecting period, the line shall be, drained and flushed until the replacement water throughout the entire length of the line shall, upon test, be equal in quality to the water from the existing system. Bacteriologically, the City shall test the quality of the water and if the bacteriological test is unsatisfactory, the Contractor shall repeat the entire disinfecting process until a satisfactory test is achieved.
- H. Trenches for water lines shall be excavated and backfilled in accordance with the current Ohio Department of Transportation Construction and Materials Specification, Section 603 for Type C conduits. Water lines installed under pavements or sidewalks shall be backfilled with Ohio Department of Transportation Item 310 granular material compacted in place.
- I. There shall be a minimum of four (4) feet of cover over water lines at all locations unless otherwise directed by the Engineer of Jurisdiction.

110.57.4 Valves

- A. Valves shall be in accordance with the American Water Works Association Standards Specifications C 500 and shall be double-disc gates with non-rising stems.

- B. Valves shall open by turning the stem in a counter-clockwise direction with a 2 inch square operating nut.
- C. Valve boxes shall be Buffalo Type, two-piece, cast iron, 5 1/4" sliding type shaft.

110.57.5 Fire Hydrants

- A. Fire hydrants shall be in accordance with the American Water Works Association Standards Specifications C 502 and shall have a 6" diameter, mechanical joint base.
- B. The hydrant shall include provisions for lengthening the barrel and for facing nozzles in any of eight positions and shall be the safety flange type.
- C. The hydrant valve shall be 5 1/4" and open counter-clockwise with a 1" square operating nut.
- D. There shall be two 2 1/2" nozzles and one 4 1/2" steamer nozzle with National Standard Thread.
- E. Fire hydrants shall be of the safety flange break-away type with safety type stem couplings to allow the upper section of the hydrant barrel to separate from the lower section upon impact without damage. The main valve shall open against the water pressure and shall stay tightly closed if the hydrant is broken off or damaged.
- F. Fire hydrants shall be the improved ANWA Type A24015 as manufactured by Mueller Company or approved equal.
- G. Fire hydrant shall be spaced at each street intersection or a maximum of 500 feet apart.

110.57.6 Service Lines

- A. Copper water service lines shall include: corporation stop, 3/4" curb stop and curb stop box.
- B. Copper service line shall be Type K, soft tempered. Unions where required shall be Mueller Company H-15400 three part union or equal.
- C. Curb stops shall be Mueller Company H-15201 "Oriseal" or approved equal. Curb boxes shall be Mueller Company H-10385 with H-10396 foot piece or approved equal.
- D. Corporation stops shall be Mueller Company H-15000 or approved equal.
- E. The requirements listed above are for 3/4 inch water services. Where larger water service lines are required, components shall equal the above in quality as determined by the Engineer of jurisdiction.

ARTICLE 110.6 IMPROVEMENTS ASSURANCE

The purpose of this Article is to assure that the provisions of Section 110.08.2 are complied with, through advance installation of all required improvements or by provision of adequate assurance therefore. The methods by which the subdivider may provide such assurance are set forth hereunder in Section 110.62.2.

SECTION 110.61 ADVANCE CONSTRUCTION

The required improvements may be installed prior to approval of the Final Subdivision Plan, provided that all the requirements of these Regulations are complied with.

SECTION 110.62 CONSTRUCTION AFTER APPROVAL OF FINAL PLAN

In lieu of advance construction as set forth in 110.61 above, the subdivider may provide assurance of construction of improvements, as follows:

110.62.1 Contract

In all cases where improvements are not installed in advance of filing of the Final Plan, the subdivider shall enter into a contract with the City, specifying the method or methods of assurance to be provided and the terms under which the work will be completed, containing provisions with respect to the following matters:

110.62.1.1 Responsibility

The subdivider, his heirs, successors or agents shall have the sole obligation to complete the work.

110.62.1.2 Time Limit

Time limit for completion of work shall be no more than two (2) years. At the termination of this period, the City shall be authorized by the contract to secure the completion of improvements without cost to the City, using therefore such part of the security posted as necessary.

110.62.1.3 Release of Bond, Funds or Real Estate

At various times during the course of construction, as agreed upon by the subdivider and the Planning Commission, the amount or value of the security posted may be reduced by change or withdrawal, provided that the total remaining amount or value shall be adequate to pay for the estimated costs of uncompleted improvements, as determined by the Planning Commission.

110.62.2 Methods of Assurance

Any one or a combination of the types of assurance set forth hereunder shall be executed and filed concurrently with the application to the Planning Commission for approval of the Final Plan. The amount or value of such assurance shall be equal to the total cost of the improvements as estimated by the design engineer and approved by the Planning Commission.

110.62.2.1 Certified Check. A certified check may be submitted, and in such case it shall be deposited with the City.

110.62.2.2 Performance Bond. A performance bond may be submitted in any of the following forms:

- A. The guarantee of a responsible surety company.
- B. The posting of real estate or personal property, not otherwise encumbered. If real estate is posted as bond, it may include lots in the proposed subdivision.

110.62.3 Certificate of a Financial Institution

A statement may be submitted in the form of a certification by a solvent bank or other financial institution that funds in the amount of the bond requirement have been committed to the installation of the required improvements, and that such funds will not be disbursed by said bank or financial institution without prior approval of the Planning Commission. Such approval shall constitute a release of funds, as set forth in Section 110.62.1.3.

110.62.4 Release of Assurance

Upon application of the subdivider to the Planning Commission in which he represents that all improvements have been constructed as agreed upon, the Planning Commission shall cause a final inspection to be made and if the Planning Commission finds that all terms of the contract have been complied with, a certificate to that effect shall be forwarded to the subdivider and the assurances given by the subdivider as described in Section 110.62.2.2 shall be canceled and returned to him.

ARTICLE 110.9 LEGAL

SECTION 110.91 SEPARABILITY

If any section, clause, phrase, word, provision or portion of these Regulations shall be held to be unconstitutional or invalid by any Court of competent jurisdiction, such holding or decision shall not affect the validity of these Regulations as a whole, or any part thereof other than the section, phrase, word, provision or portion so held to be invalid.

SECTION 110.92 VALIDITY OF OTHER LAWS

In any case where a provision of these Regulations is different from the requirements of other lawfully adopted regulations, codes or ordinance existing on the effective date of these Regulations, the more restrictive requirement or higher standard shall prevail.

SECTION 110.93 AMENDMENTS

These Regulations may be amended by the Planning Commission and the Crestline City Council in the manner set forth in Chapter 711, Revised Code of Ohio.

SECTION 110.94 HINDERING INSPECTOR

It shall be a misdemeanor for any person to refuse to permit any inspector to make an inspection under the provisions of these Regulations or to deny, bar, prevent or attempt to prevent any inspector access or entry onto the premises for the purposes of making such inspection.

SECTION 110.95 PROHIBITIONS

No person shall violate any of the sections or provisions of these Regulations, or any other made in pursuance thereof; nor shall any person obstruct or interfere with the execution of any order or willfully or illegally fail to obey such order.

SECTION 110.96 VIOLATIONS BY A CORPORATION: FORFEITURE

A Corporation shall, for any violation, obstruction, interference or omission mentioned in Section 110.95 forfeit and pay to the City a sum not to exceed Three Hundred Dollars, to be collected in a civil action brought in the name of the City. No proof of actual charges shall be required, but the Court or Jury, finding other facts to justify recovery, shall determine the amount by reference to all the facts, culpatory, exculpatory or extenuating, adduced upon the trial. (O.R.C. 3707.49)

SECTION 110.97 VIOLATIONS BY OFFICERS OF A CORPORATION

No officer of a Corporation violating Section 110.95, who has authority over the matter involved in such violation, shall permit the violation of such section.

SECTION 110.98 ENFORCEMENT PROCEDURE

110.98.1 Notice to Persons Responsible for Violations

Upon receipt of notice, as provided for in Section 110.05.1, the Planning Commission shall make administrative determination that the transaction or work being done is in violation of these Regulations. The Planning Commission then shall serve written notice or order upon the person or persons responsible for such violation. Such notice shall direct the discontinuance of any illegal action and the remedying of the condition which is in violation.

110.98.2 Prosecution of Violation

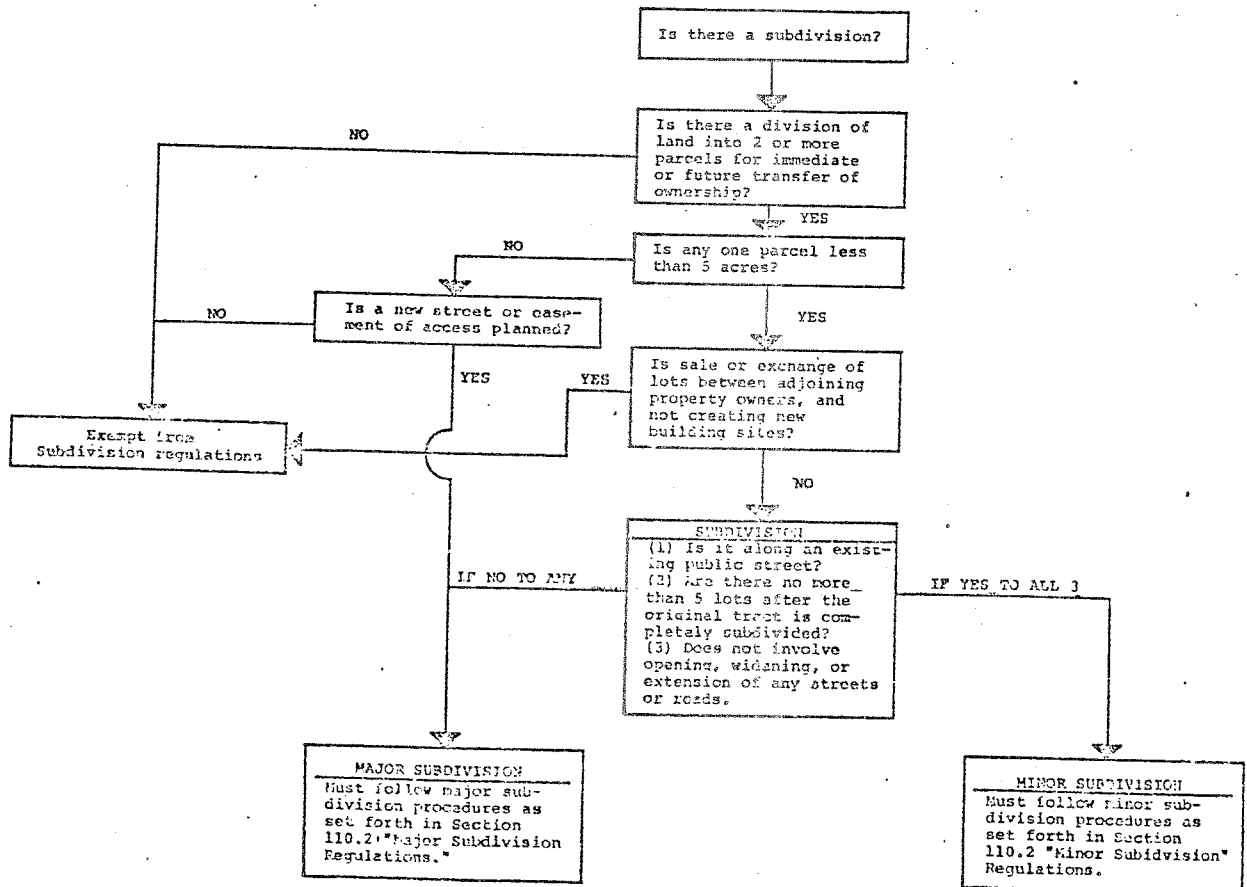
In case the procedures set forth in Section 110.98.1 do not result in the complete elimination of the violation, the Planning Commission shall notify the legal representative of the City of Crestline for appropriate action under Chapter 711, Revised Code of Ohio.

SECTION 110.99 PENALTIES

Whosoever willfully violates any provision of these Regulations, or fails to comply with any order issued pursuant thereto, shall forfeit and pay not less than ten nor more than one thousand dollars.

APPENDIX 2

This chart may be used as a guide to determine whether the division of land is a subdivision, and, if so, whether it is a major or minor subdivision.



APPENDIX 4A
APPLICATION FOR TENTATIVE APPROVAL OF PRELIMINARY PLAT
Crestline, OH

Date: _____ Application No. _____

Name of Applicant: _____

Address: _____

Phone: _____

Name of Surveyor or Engineer: _____

Address: _____

Phone: _____

Name of Subdivision: _____

Location Description: Section: _____ Township: _____

Range: _____ Other: _____

(In addition to the above location description, attach copy of legal description)

Proposed Use: _____

Present Zoning District: _____

Proposed Zoning Changes: _____

Number of Lots: _____ Area of Parcel: _____

Are deed restrictions proposed? YES NO (circle one) If YES, attach copy.

What type of Sewage disposal is proposed? ON SITE MUNICIPAL (circle one)

If an "ON SITE" type of sewage disposal is proposed include a letter from the applicable Board of Health approving a specific type of sewage disposal.

List all proposed improvements and utilities and state intention to install or post a guarantee prior to actual installation.

Improvement	Installation	Guarantee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPENDIX 4B

List other materials submitted with this application

	Item	No.
a.	_____	_____
b.	_____	_____
c.	_____	_____
d.	_____	_____
e.	_____	_____
f.	_____	_____

Applicant

Surveyor or Engineer

For Official Use

Date Received: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If plat rejected, reason(s) for rejection: _____

Date

Chairman

APPENDIX 6A
APPLICATION FOR FINAL PLAT APPROVAL
Crestline, OH

Date: _____ Application No. _____

Name of Applicant: _____

Address: _____

Phone: _____

Name of Surveyor or Engineer: _____

Address: _____

Phone: _____

Name of Subdivision: _____

Date Preliminary Plat Approved: _____

Was zoning change requested? YES NO (circle one)

If YES, the plat may not be approved until it conforms with local zoning. Include a certification of zoning compliance if a change was requested.

Have all required improvements been installed? YES NO (circle one)

If NO, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the responsible (municipal, County) official.

Are deed restrictions proposed? YES NO (circle one) If YES, attach copy.

List other materials submitted with this application

Item	No.
a. _____	_____
b. _____	_____
c. _____	_____
d. _____	_____
e. _____	_____
f. _____	_____

APPENDIX 6B
For Official Use

Date Received: _____

Date of Meeting of Planning Commission: _____

Plat Fee \$ _____ Inspection Fee \$ _____

Action by Planning Commission: _____

If plat rejected, reason(s) for rejection: _____

Date

Chairman

APPENDIX 8A

REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE SUBDIVISION PLAT

SECTION I

Required Statements to be Affixed on the-Subdivision Plat:

OWNER'S ACCEPTANCE AND DEDICATION

We, the undersigned owner (s) of the land (s) shown on the within plat, hereby acknowledge the making of said plat to be our free act and deed, and do hereby accept said plat and dedicate the streets as shown to public use forever. In witness whereof we have set our hands and seals this _____ day of _____, 20_____.

Owner (s)

Witness(es)

STATE OF OHIO }
 } SS:
COUNTY OF _____ }

Before me a notary public in and for said county and state, personally appeared the above owner(s) who then and there acknowledge the making and signing of the within plat to be his free act and deed, and for the uses and purposes shown thereon in testimony, whereof I have hereunto set my hand and official seal this _____ day of _____, 20_____.

Notary Public

APPENDIX 8B

Required Signatures

Certificate of Surveyor

I hereby certify that the notes on the within plat are correct, and that iron pins mark the corners of each lot.

Date: _____

S i g n a t u r e

Surveyor License No. _____

Engineer Approval (insert title of Engineer of jurisdiction)

I hereby approve the above plat and dedication. No acceptance of the dedicated streets upon the public road system is meant or implied.

Date: _____

Signature

County Sanitary Engineer

I hereby approve the within plat and dedication.

Date: _____

Signature

Board of Health (insert title of Board of Health of jurisdiction) I hereby approve the within plat and dedication.

Date: _____

Signature

APPENDIX 8C

City of Crestline Planning Commission

I hereby certify that the within plat and dedication were duly approved by the Crestline Planning Commission at its regular meeting held on the _____ day of _____, 20____.

Date: _____

Signature
Planning Commission Secretary

Auditor's Transfer

I hereby certify that these platted lands were transferred on the _____ day of _____, 20____.

Date: _____

County Auditor

County Recorder

Filed for record this _____ day of _____, 20____,

at _____ (time). Recorded this _____ day of _____, 20____,

in Plat Volume _____, Page _____.

Date: _____

County Recorder

APPENDIX 9

EXTENSION AGREEMENT FOR APPROVAL OR DISAPPROVAL
OF SUBDIVISION PLAT BY CRESTLINE PLANNING COMMISSION

Pursuant to Section 300.4, Paragraph VI and Section 711.10 Ohio Revised Code,
the time for approval or disapproval of the Plat of the Plat of _____

_____ submitted by _____

_____ is hereby extended to _____

_____, 20____.

No Plat shall be recorded until it is approved by the Crestline Planning Commission and such approval is endorsed in writing on the Plat. The approval of the Planning Commission or the refusal to approve shall be endorsed on the Plat within thirty (30) days after the submission of the Plat for approval, or within such further time as the applying party may agree to.

This agreement constitutes the agreement of the applying party to an extension of time beyond the thirty (30) day period for approval or disapproval.

Applying Party

Dated: _____

Date Plat submitted to Crestline Planning Commission: _____

Extended Date: _____

APPENDIX 10

APPLICATION FOR SUBDIVISION VARIANCE

CRESTLINE PLANNING COMMISSION

Date: _____ Application No. _____

Name: _____

Address: _____

Phone: _____

Location Description: _____

Nature of Variance Requested. Describe generally the nature of the variance: _____

Justification of Variance: On a separate sheet, please attach a statement relating to why the variance from requirements of the subdivision regulations is requested. Include such items as:

- a. exceptional topographical or other conditions peculiar to this particular parcel of land;
- b. why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners;
- c. that the peculiar conditions do not result from previous actions of the applicant;
- d. that the requested variance is the minimum variance that will allow a reasonable division of the land;
- e. a sketch of the area showing the location and characteristics of the requested variance.

I certify that all information contained in this application and its supplements is true and correct.

_____ (owner)