

**Subdivision Regulations
of
Athens County, Ohio**

ADOPTED NOVEMBER 21, 2000

Amended September 18, 2001

TABLE OF CONTENTS

Article 1 GENERAL PROVISIONS

□ 100	Title	9
□ 101	Policy	9
□ 102	Purpose	9
□ 103	Authority	9
□ 104	Public Purpose	10
□ 105	Jurisdiction	10
□ 106	Relation to other Laws	10
□ 107	Validity and Separability	11
□ 108	Saving Provision	11
□ 109	Enactment	11
	Signatures	12

Article 2 ADMINISTRATION

□ 200	Administration, Enforcement and Interpretation	13
□ 201	Reservations and Repeals	13
□ 202	Amendments	13
□ 203	Variances, Exceptions, and Waiver of Conditions	13
□ 204	Expiration and Extension	13
□ 205	Voided Application	14
□ 206	Recording of plat	14
□ 207	Revision of plat after approval	14
□ 208	Fees	14
□ 209	Violations and Penalties	14
□ 210	Appeal	14

Article 3 SUBDIVISION APPLICATION PROCEDURES AND APPROVAL PROCESS

□ 300	Purpose	15
□ 301	General Procedure	15
□ 302	Outline of Conditions for Minor Subdivision	15
□ 303	Administrative Procedure and Approval	15
□ 304	Submission Requirements	16
□ 305	Combining Entire Existing Tax Parcels, Replat, Subdivisions Vacations, Plat of streets, Common Open Spaces, and Easements for Public Utilities	16
□ 306	Transfer of Property between Adjoining Owners	16

□ 307	Outline of conditions for Major Subdivision	17
□ 308	Pre-Application Conference and Sketch Plan	17
□ 309	Submission Requirements	17
□ 310	Preliminary Plan	18
□ 311	Preliminary Plan Form	18
□ 312	Preliminary Plan Content	18
□ 313	Additional information for the Preliminary Plan	19
□ 314	Public Hearing	19
□ 315	Filing	19
□ 316	Review and Approval of Preliminary Plans	20
□ 317	Preliminary Plan Expiration	20
□ 318	Preliminary Plan Recall	20
□ 319	Submission to State Highway Director	20
□ 320	Final Plat Procedures	20
□ 321	Final Plat Form	21
□ 322	Final Plat Contents	22
□ 323	Additional Information for Final Plat	22
□ 324	Final Plat Filing	23
□ 325	Regional Planning Commission Action	23
□ 326	Public Improvements	23
□ 327	Final Plat Expiration	23
□ 328	Signing, Recordation and Transmittal of Copies of Final Plat	23
□ 329	Final Plat Amendments	24

Article 4

DESIGN AND CONSTRUCTION STANDARDS

□ 400	General Purpose	25
□ 401	Suitability of Land	25
□ 402	Conformance to Applicable Rules and Regulations	25
□ 403	Subdivision and Site Design	25
□ 404	Blocks	26
□ 405	Lot improvements	26
□ 406	Easements	28
□ 407	Standards for Nonresidential Subdivisions	29

Article 5

STREET DESIGN AND CONSTRUCTION STANDARDS

□ 500	General	30
□ 501	Conformity to Development Plans and Zoning	30
□ 502	Official Thoroughfare Design Standards	30
□ 503	Street Names	30
□ 504	Street and Circulation System Design	31
□ 505	Street Vacation	31

□ 506	Rights-of-way	31
□ 507	Horizontal Alignment	32
□ 508	Vertical Alignment	32
□ 509	Special Street Types	33
□ 510	Street Design Standards for all Collector Streets	34
□ 511	Street Design Standards for Local Streets	35
□ 512	Intersection Design Standards	35
□ 513	Streets for Commercial Subdivisions	36
□ 514	Streets for Industrial Subdivisions	36
□ 515	Driveways	37
□ 516	Off Street Parking	37
□ 517	Sidewalks and Graded Areas	39
□ 518	Street and Walkway Lighting	39
□ 519	Monuments, Markers, and Pins	39
□ 520	Culverts and Bridges	40
□ 521	Street Improvements	40
□ 522	Street Width	40
□ 523	Street Subgrade	40
□ 524	Street Base Course	41
□ 525	Street Surface Course	41
□ 526	Portland Cement Concrete Pavement	41
□ 527	Full-Depth Asphalt Pavement	41
□ 528	Street Curbs and Gutters	41
□ 529	Open Ditches and Slopes	42
□ 530	Street Construction Standards	42

Article 6

UTILITIES DESIGN AND CONSTRUCTION STANDARDS

□ 600	General	43
□ 601	Water Supply	43
□ 602	Fire Protection	43
□ 603	Sanitary Sewers	45
□ 604	Drainage and Storm Sewers	45
□ 605	Electric, Gas, and Telephone Improvements	46
□ 606	Over-size and Off-site Improvements	46

Article 7

ENVIRONMENTAL AND LANDSCAPING STANDARDS

□ 700	Purpose	47
□ 701	Public Sites, Open Space and Recreation	47
□ 702	Flood Areas and Storm Drainage Ditches	47
□ 703	Soil Erosion Requirements	47
□ 704	Landscape Plan	48

□ 705	Site Protection and General Planting Requirements	48
□ 706	Shade Trees	49
□ 707	Buffering	49
□ 708	Maintenance	50
□ 709	Parking Lots Landscaping	50
□ 710	Paving Materials	50
□ 711	Walls and Fences	50
□ 712	Street Furnitures	50
□ 713	Lighting	51

Article 8
REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

□ 800	Improvements and Cost Estimation Information	52
□ 801	Performance Guarantee for Installation and Maintenance of Improvements	52
□ 802	Temporary Improvements	52
□ 803	Extension of Time	52
□ 804	Failure to Complete Improvements	53
□ 805	Progressive Installation	53
□ 806	Deferral or Waiver of Required Improvements	53
□ 807	Inspection of Improvements	53
□ 808	Acceptance of Streets, Storm Drainage, Sanitary Sewer and Water Distribution Improvements for Use and Maintenance by the Public	53

Article 9
PLANNED UNIT DEVELOPMENTS

□ 900	General Statement	55
□ 901	Purpose of Planned Unit Development	55
□ 902	Uses Permitted	55
□ 903	General Requirements	55
□ 904	Open Space	55
□ 905	Management of Common Property	56
□ 906	Open Space Improvement Guarantee	56
□ 907	Conformity to Existing Street and Thoroughfare Plan	56
□ 908	Public Streets	56
□ 909	Private Streets	56
□ 910	Staging of Residential Planned Unit Development	56

Article 10
HILLSIDE REGULATION

□ 1000	General	57
□ 1001	Determination of Average Slope	57
□ 1002	Minimum Lot Requirements for Single Family Homes	57
□ 1003	Grading Plans and Controls	57
□ 1004	Cuts and Fills	57
□ 1005	Compaction of Fill	59
□ 1006	Retaining Walls	59
□ 1007	Minimum Hillside Requirements	59
□ 1008	Street Alignment	59
□ 1009	Driveways	59

Article 11
REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED
ON THE PLAT

□ 1100	Required Statements	60
--------	---------------------	----

Article 12
DEFINITIONS

64

Article 13
APPENDICES

A.	Subdivision Fee Schedule	73
B.	Application for Minor Subdivision Approval	74
C.	Application for Major Subdivision Approval	75
D.	Application for Subdivision Variance	77
E.	Preliminary Plan Checklist	79
F.	Final Plat Checklist	81
G.	Environmental Review Checklist	83

List of Tables

Table 1:	Minimum Lot Areas and Width Requirements	27
Table 2:	Street Design Standards for Arterial Roads	30
Table 3:	Right-of-way Recommended Standards	32
Table 4:	Street Design Standards for all Collector Streets	34
Table 5:	Street Design Standards for Local Streets, including Cul-de-sacs	35
Table 6:	Intersection Design Standards	36
Table 7:	Recommended Driveway Dimensions	37
Table 8:	Recommended Parking Standards	38
Table 9:	Minimum Pavement Composition	42
Table 10:	Spacing between Shade Trees	49
Table 11:	Buffer Strip Width	50
Table 12:	Minimum Lot Size Requirements Based on Slope	58
Table 13:	Minimum Hillside Requirements	59

List of Drawings

Drawing 1:	Typical Roadway Section	35a
Drawing 2:	Typical Driveway/Public Road Intersection	37a

Preamble

A resolution of Athens County, Ohio enacted in accordance with Chapter 711 of the *Ohio Revised Code* and for the purpose of protecting the public health, safety, comfort, convenience and general welfare; regulating the development of subdivided areas; promoting the proper arrangement and coordination of streets or other roads in relation to existing or planned streets or roads and to the county or regional plan; providing for the layout of lots; providing for adequate and convenient provision of open spaces, utilities, recreation, and access to service and emergency vehicles; encouraging the avoidance of future congestion of population; providing for adequate provision of water, drainage, sewer, and other sanitary facilities; providing for the administration of these Regulations and defining the powers and duties of the administrative officers; prescribing penalties for the violation of the provisions in this resolution or any amendment thereto; and for the repeal thereof.

ARTICLE 1 General Provisions

100 Title

These rules, guidelines and standards shall be officially known as the “Subdivision Regulations of Athens County Ohio,” and shall hereinafter be referred to as “these Regulations.”

101 Policy

- a. It is declared to be the policy of Athens County to consider the subdivision of land and its subsequent development as subject to the control of Athens County, pursuant to any official Comprehensive Plan (when one exists) for orderly, planned, efficient, and economical development.
- b. Land to be divided shall be of such character that it can be used safely for building purposes, and shall not be subdivided until adequate facilities and improvements such as drainage, water, sewerage, and public open space are provided or, a performance bond or guarantee is filed to assure that the required improvements will be made by the subdivider.
- c. The existing and proposed public improvements shall conform with and be related to the proposals shown in the comprehensive plan, capital improvement program, and development programs of Athens County, and it is intended that these Regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning resolutions, the comprehensive plan, and the capital improvement program of Athens County.

102 Purpose

These Regulations are adopted as minimum requirements for the regulation and control of land subdivision within Athens County.

These Regulations are intended to:

- a. Establish standards for logical, sound, and economical development.
- b. To provide for adequate light, air and privacy; to secure safety from fire, flood, and other danger; to prevent population congestion and overcrowding of the land; to provide orderly expansion and extension of community services and facilities at minimum cost and maximum convenience.
- c. To provide for the proper arrangement of streets and highways in relation to those existing or planned and to provide for the most beneficial relationship between use of land, buildings, traffic, and pedestrian movements.
- d. To improve the quality of life through protection of the total environment, including the prevention of air, water, light, and noise pollution, the prevention of soil erosion, and the preservation of natural beauty and topography.
- e. To ensure appropriate surveying of land, preparing and recording of plats and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both Athens County and land subdividers.

103 Authority

The *Ohio Revised Code*, Section 711, enables the Board of County Commissioners and the Regional Planning Commission of Athens County to adopt regulations governing plats and subdivisions of land within its jurisdiction.

104 Public Purpose

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of public police power delegated by the state to Athens County pursuant to Chapter 711 of the *Ohio Revised Code*. The subdivider has the duty of compliance with reasonable conditions laid down by the Regional Planning Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of Athens County and the health, safety, and general welfare of the future lot owners of the subdivision and of Athens County generally.

105 Jurisdiction

- a. These Regulations shall be applicable to all subdivision of land located within the unincorporated area of Athens County.
- b. Whenever a city within Athens County has adopted a major thoroughfare, parks and public open space plan for the territory within the city limits and for the territory within three miles of the city, or any portion thereof, and has adopted subdivision regulations may exercise extra-territorial jurisdiction for a distance of up to three miles from its corporate limits if county or township zoning is not in effect within the area as provided in Section 711.09 of the *Ohio Revised Code*. The City Planning Commission may receive advice from the Regional Planning Commission upon all subdivision plats located within three miles of the corporate limits.
- c. The Regional Planning Commission and the city with subdivision regulation jurisdiction over unincorporated territory within Athens County may agree, in writing, that the approval of the plat by the city, as provided in Section 711.09 of the *Ohio Revised Code*, shall be conditioned upon receiving advice from or approval by the Regional Planning Commission.
- d. The Regional Planning Commission may cooperate with any city or village located in Athens County in the review of subdivision plats occurring on lands adjoining the corporation line of said city or village or within a reasonable distance of same. The Regional Planning Commission may, as a condition for such cooperation, and in order to carry out these Regulations more effectively, seek an agreement with any city or village. The term of the agreement may permit joint review, by the Regional Planning Commission and any city or village, of subdivisions occurring next to or within its corporate limits.
- e. Regional and municipal Planning Commissions with subdivision approval authority will have to reach agreement on review of lands, proposed for subdivision, which lie partially within and partially outside of the three mile limit area.

106 Relation to other Laws

- a. The provision of these Regulations shall supplement the laws of the State of Ohio, other resolutions adopted by the Board of Athens County Commissioners or township trustees, or the rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of these Regulations.
- b. No subdivision plat shall be approved for recording until the requirements of these Regulations have been met and certification thereof has been endorsed upon the plat by the appropriate reviewing authority.

- c. Whenever the requirements of these Regulations are at variance with the requirements of other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the highest standard shall govern. These Regulations shall be interpreted as minimum requirements.
- d. Whenever a township or part thereof has adopted a county or township zoning plan, under sections 303 or 519 of the *Ohio Revised Code*, all proposed subdivisions shall meet the requirements of said zoning plan, as well as the provisions of these Regulations.

107 Validity and Separability

If, for any reason, any clause, provision or portion of these Regulations shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect validity or legality of these Regulations as a whole, or any part thereof, other than the part so held to be invalid. These Regulations shall not abate any legal action pending under prior subdivision regulations and shall not interfere with other applicable laws and regulations or with deed restrictions.

108 Saving Provision

These Regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the county under any section or provision existing at the time of adoption of these Regulations, or as vacating or annulling any rights adopted by any person, firm, or corporation by lawful action of the county except as shall be expressly provided for in these Regulations.

109 Enactment

These Regulations shall become effective from and after the date of their approval, adoption, or amendment by the Athens County Regional Planning Commission and the Board of Athens County Commissioners after public hearing and certification to the Athens County Recorder as required by Chapter 711 of the *Ohio Revised Code*. Henceforth, any other subdivision regulations previously adopted by Athens County shall be deemed to be repealed. These Regulations shall in no way affect any subdivision having received preliminary plan approval prior to the effective date, provided, however, that no changes to the preliminary plan, as approved, are introduced by the subdivider.

ARTICLE 2: Administration

200 Administration, Enforcement and Interpretation

These Regulations shall be administered by the Regional Planning Commission of Athens County. The Regional Planning Commission, assisted by other government agencies, legal counsel, and through other advice it may solicit, shall administer and enforce these Regulations. Discretionary, conflicting, or disputed aspects of these Regulations shall be interpreted by the planning director or other responsible party as chosen by the county commissioners or Regional Planning Commission. If the Regional Planning Commission is ever changed to be a County Planning Commission, the County Planning Commission shall then administer these Regulations.

201 Reservations and Repeals

Upon the adoption of these Regulations, according to law, the Subdivision Regulations of Athens County adopted September 13, 1973, as amended, are hereby repealed, except as to those sections expressly retained in these Regulations.

202 Amendments

The Regional Planning Commission may recommend changes to these Regulations. Such changes will only take effect after public hearings and approval by the Athens County Board of Commissioners as directed in the *Ohio Revised Code*.

203 Variances, Exceptions and Waivers of Conditions

- a. Where, due to exceptional topographic or other physical conditions, the Regional Planning Commission finds that extraordinary and unnecessary hardship may result from strict application of these Regulations, or the purpose of these Regulations may be served to a greater extent by an alternative proposal, it may recommend to the Athens County Board of Commissioners approval of variances, exceptions, and waivers of conditions, provided that they will not be detrimental to the public health, safety, or welfare or injurious to other properties. Such variances shall not have the effect of nullifying the intent and purpose of these Regulations, the comprehensive plan, or the zoning resolution, when they exist.
- b. In recommending variances the Regional Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.
- c. An application for relief may be denied if an owner requests it merely for his/her own convenience, such as when the land is not usable due to error or poor assumptions on the owner's part, or when the only supporting evidence is that compliance would add to development costs.

204 Expiration or Extension

Failure to comply with stated time periods of these Regulations shall result in the expiration of the application and associated Regional Planning Commission approvals. Before expiration, the subdivider may provide a letter stating why these time periods cannot be met and requesting their extension. The subdivider is solely responsible for knowing expiration dates and meeting or extending them in accordance with these Regulations.

The Regional Planning Commission shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.

205 Voided Applications

An application shall become void and have no rights, standing, or status under these Regulations, upon expiration, withdrawal, or disapproval.

206 Recording of plat

No plat of any subdivision shall be recorded by the County Recorder or have any validity until said plat has received a final approval in the manner prescribed in these Regulations.

207 Revision of plat after approval

No change, modification, or revision shall be made in any plat of a subdivision after approval has been given by the Regional Planning Commission, and endorsed in writing on the plat, unless said plat is first resubmitted for review and approval by the Regional Planning Commission or its designated representative.

208 Fees

The Regional Planning Commission shall establish a schedule of fees, charges, expenses, and collection procedures for administration of these Regulations. The schedule of fees shall be posted in the office of the Regional Planning Commission. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal. The subdivider shall be solely responsible for submittal of the plat and payment of fees to the local agency having jurisdiction regarding review and/or approval of proposed improvements, including water and sanitary sewage facilities. Inspection fees may be assessed by Athens County for any construction inspections performed by County personnel.

209 Violations and Penalties

- a. Whoever transfers, offers for sale, or leases for a period of more than five years any lot, parcel, or tract of land from a plat of a subdivision before such plat has been recorded in the office of the county recorder shall forfeit and pay the sum of not less than \$10.00 dollars nor more than \$500.00 dollars for each lot, parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section.
- b. Athens County shall not have any obligation to provide services to any parcel of land created in violation of these Regulations.
- c. A county recorder who records a plat contrary to the provisions of these Regulations shall forfeit and pay not less than \$100.00 dollars nor more than \$500.00 dollars, to be recovered with costs in a civil action by the prosecuting attorney in the name and for the use of Athens County.

210 Appeal

Any person who believes he or she has been aggrieved by the regulations or the actions of the Regional Planning Commission has all rights to appeal to the Athens County Board of Commissioners or to appeal as set forth in Chapter 711, or any other applicable section, of the *Ohio Revised Code*.

ARTICLE 3: Subdivision Application, Procedures and Approval Process.

300 Purpose

The purpose of this article is to establish the procedure for review and approval of subdivisions, as authorized under chapter 711 of the *Ohio Revised Code*. The procedure is intended to provide orderly and expeditious processing of such applications.

301 General Procedure

Before any land is subdivided, the owner of the property, or his/her authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures:

- a. Parcel Split or Minor Subdivision
A minor subdivision is one which meets the criteria listed on Section 302. These shall be handled by Regional Planning Commission staff and require a survey drawing, a deed with a legal description, and any fees that may be in effect. It is recommended that prior to any survey work a site visit be conducted with Regional Planning Commission staff in order to ensure compatibility with these Regulations.
- b. Platted Subdivision or Major Subdivision
These involve approval actions by the Regional Planning Commission before plat signature by its representative. The approval process for a major subdivision includes three principal steps: an optional sketch plan, an optional preliminary plan, and a final plat.

302 Outline of Conditions for Minor Subdivision

Approval of a minor subdivision may be granted by the Regional Planning Commission if the proposed subdivision of the parcel of land meets all of the following conditions:

- a. The proposed division of a parcel of land involves no more than five (5) tracts, after the original parcel has been completely subdivided (inclusive of the remainder parcel).
- b. The proposed subdivision is along an existing public street, and involves no opening, widening or extension of any street or road or public utility.
- c. The proposed subdivision is not contrary to applicable subdivision or zoning regulations or has received any necessary variances.
- d. The proposed subdivision is approved by the Athens City-County Health Department, Ohio Environmental Protection Agency (for special sanitary districts), and office of the County Engineer, and others as may be applicable.
- e. The property has been surveyed and a survey drawing, in the form as provided in section 304, and a legal description of the property is submitted with the application.

303 Administrative Procedure and Approval for Minor Subdivision

- a. A minor subdivision application available at the Regional Planning Commission office shall be filed by the landowner or designated representative. A complete application shall contain a survey drawing as described in Section 304, a deed with a legal description for each lot being created that is approved by the County Engineer for math accuracy, the fee as set forth in these Regulations, and a certification of approval by the health department, and others as may be applicable.

- b. After the split has been approved by the County Engineer and the health department, the deed and a copy of the survey drawing is then checked by the Regional Planning Commission representative for its conformity with these Regulations. A property inspection will be conducted. The representative of the Regional Planning Commission shall stamp and sign the deed “approved-minor subdivision”, if the lot in question meets all requirements as stipulated above, within seven (7) working days after submission.
- c. The deed shall then be taken to the county auditor for the transfer of property and then to the county recorder where it will become a legal lot of record. Minor subdivision requests expire if not recorded within (1) year of approval by the Regional Planning Commission.
- d. Incomplete or deficient proposals shall be disapproved and the subdivider notified of issues and reasons for the disapproval.

304 Submission Requirements for Minor Subdivision

The application for minor subdivision shall include the following:

- a. The survey shall conform to the minimum standards for boundary surveys in the State of Ohio (Ohio Administrative Code 4733-37). Also refer to The County Auditor's most recent edition of Requirements for all Instruments of Conveyance in Athens County, Ohio.
- b. All dimensions shall be shown in feet and hundredths of feet and presented legibly.
- c. Location of monuments and their descriptions.
- d. Approximate locations, sizes, and types (i.e. commercial, residence or outbuilding) of all existing buildings.
- e. Approximate areas within the 100 year floodplain and within floodways, as determined by mapping provided by the Federal Emergency Management Agency.

305 Combining Entire Existing Tax Parcels, Replat, Subdivision Vacations, Plat of Streets, Common Open Spaces, and Easements for Public Utilities

- a. Combining entire existing tax parcels can be accomplished by the Athens County Auditor without Regional Planning Commission involvement if the existing parcels have the same deed reference, are adjacent to each other, are not separated by a public roadway, and acreage of all parcels is combined into a single tax parcel.
- b. A subdivider proposing the re-subdivision of a plat previously recorded by the County Recorder shall follow the same procedures required for a major subdivision.
- c. Proposals of subdivision abandonment; platting of street openings, widenings, and extensions; platting of open spaces for common use by owners, occupants, or leaseholders; and easements for the extension and maintenance of public sewer, storm drainage, or other public utility shall follow the same procedures required for a major subdivision.
- d. Provision for the subdivision of land for use by utility companies shall be considered on the basis of special conditions in each case. Primary consideration of any proposed use shall be that it is not detrimental to the public health, safety, or welfare.

306 Transfer of Property between Adjoining Owners

- a. Where a transfer of property between adjoining owners results in a residual parcel which is less than (5) acres, said residual parcel shall be subject to the requirements of these Regulations; and, the transfer of property shall be approved only if the residual meets these Regulations.

A property containing a building site, that is transferred to an adjoining owner, shall only be approved if it meets the standards of these Regulations. The grantees' names on the deed shall match the names on the deed of the adjacent parcel being enlarged by the transfer. Deeds for combining acreage shall include the notation: "Not to be used as a separate building site or transferred as an independent parcel without planning commission approval."

- b. If the transfer of property is within a recorded subdivision it shall be submitted to the Regional Planning Commission for approval if it involves the elimination or creation of any subdivision lot as a separate building tract.

307 Outline of conditions for Major Subdivision

A proposal involving any of the following shall be subject to major subdivision procedures:

- a. More than five (5) lots, any one of which is less than five (5) acres, including the original tract.
- b. Creation, widening or extension of a street or access easement.
- c. Division or allocation of land as a utility or drainage easement.
- d. Subdividing platted land to create additional building lots in a recorded subdivision.

308 Pre-Application Conference and Sketch Plan (Optional)

- a. Prior to preparing a sketch plan, the subdivider may meet with the Regional Planning Commission representatives, in a pre-application conference, in order to discuss the procedure for approval of the subdivision plan and to familiarize the subdivider with the comprehensive plan, thoroughfare plan, drainage and sewerage requirements, fire protection, and the availability of existing utility services.
- b. It is recommended that five (5) copies of a sketch plan be brought to the pre-application conference.

309 Submission Requirements: Sketch plans submitted to the Regional Planning Commission, prepared in pen or pencil, shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch and shall show the following information:

- a. Location or vicinity map.
- b. Ownership of property and adjacent properties.
- c. Existing and proposed public roads and easements (approximate).
- d. Existing structures (approximate).
- e. North arrow.
- f. Outline of areas to be subdivided.
- g. Proposed lot lines.
- h. Important natural features and drainage ways (approximate).
- i. A written statement about plans for storm drainage, sewage disposal, water supply, telephone, electric service, and other utilities.

310 Preliminary Plan (Optional)

The subdivider may submit a preliminary plan for review and approval prior to submission of a final plat and detailed construction drawings. The preliminary plan submittal and review is conducted for the subdivider's benefit and at his/her discretion, its submission does not constitute a formal subdivision review pursuant to Section 711.10 of the *Ohio Revised Code*.

With the submission of the preliminary plan, the subdivider waives any rights to an approval under Section 711.10 of the *Ohio Revised Code* until such time as application is made for final subdivision plat review and is submitted to the Regional Planning Commission for review and approval as detailed in these Regulations.

311 Preliminary Plan Form

The preliminary plan application shall contain:

- a. Complete application form available from the Regional Planning Commission.
- b. Signed variance application form if a variance is requested.
- c. Fee set forth in the appendix (application fee will only be assessed one time).
- d. 5 copies of the preliminary plan containing all required information.

The Preliminary plan shall be submitted in the following form:

- a. On one or more sheets 24"X 36" or 18"X 24" in size, clearly and legibly drawn.
- b. The original shall be drawn on mylar material. Copies shall be blue or black line paper prints.

312 Preliminary Plan Content

The preliminary plan shall contain the following information:

- a. Proposed name of the subdivision, location by section, range, township or other survey.
- b. Boundaries and acreage.
- c. Name, address and telephone number of the owner, subdivider, professional surveyor and professional engineer with appropriate numbers and seals.
- d. Date of survey, scale of the plat, north point, legend, and a vicinity map of a scale not less than 2000 feet to an inch.
- e. Name of adjacent subdivisions, owners of adjoining parcels, and location of common boundary lines, extended to 200 feet beyond the boundary of the subdivision.
- f. Topographic contours, within and adjacent to the plat for a minimum distance of 200 feet, with intervals no greater than 2 feet at 5% slope, no greater than 5 feet for slopes over 5% and less than or equal to 15%, and no greater than 10 feet for slopes greater than 15%.
- g. Location, width, and names of existing and proposed streets, railroad rights-of-way, easements, parks, buildings, corporation and township lines; wooded areas, water courses, drainage patterns, water bodies, and topographic features within and adjacent to the plat for a minimum distance of 200 feet.
- h. Location of floodways and floodplains.
- i. A good-faith effort to identify the location of environmentally sensitive areas.
- j. Layout, number, dimensions of each lot, and setback lines (a note listing setback dimensions may be added in lieu of showing setback lines if the plan will be made more legible).
- k. Parcels of land reserved for public use or reserved by covenant for residents of the subdivision.

- l. Potential streets or common access drive layouts for adjacent land under subdividers control intended for future development.
- m. Type of water supply and wastewater disposal proposed, approximate locations and dimensions of all proposed utilities and sewer lines, easements, drainage tiles, water mains, culverts, or other underground utilities within the tract or adjacent thereto.
- n. Known cemeteries, historical or archeological sites.
- o. A schedule outlining the order of development of each section or phase of the subdivision.

313 Additional information for the Preliminary Plan

The following information does not apply to all projects and may be requested during the site review or required during review and approval of applications:

- a. Statements of proposed use of lots, giving type and number of dwelling units and/or type of business or industry.
- b. Conceptual plan for commercial and industrial development, showing proposed parking, loading areas, alleys, pedestrian walkways, streets, points of vehicular ingress/egress to the development and landscape features.
- c. A drawing of all present and proposed grades and facilities for storm water drainage, in cases where natural drainage is altered, and proposals to abate erosion and storm water damage.
- d. Screening, buffering and/or noise abatement measures.
- e. Soil types, derived from the USDA Soil Survey for Athens County. An interpretive soil report, prepared by the Athens Soil and Water Conservation District is recommended.
- f. Typical cross sections and centerline profiles for each proposed street and preliminary engineering designs of any new bridges or culverts proposed in the project.
- g. Other information, studies, items, or provisions deemed necessary or prudent to create buildable sites and to promote the public health, safety, and welfare.

314 Public Hearing

The Regional Planning Commission, prior to acting on a preliminary plan of a subdivision, may hold a public hearing at such time and upon such notice as the Regional Planning Commission may designate.

315 Filing

- a. The preliminary plan shall be considered officially filed after it is examined by the designated representative of the Regional Planning Commission and is found to be in full compliance with the formal provisions of these Regulations. The subdivider shall be notified by mail within five (5) working days from the date that the Regional Planning Commission received the preliminary plan, as to whether the plan submitted is in compliance with these Regulations. If the preliminary plan is in compliance, the notice to the subdivider shall state the official filing date that begins the 45-day review period and the meeting at which the preliminary plan shall be reviewed. If the preliminary plan is not in compliance the notice shall provide explanations for the subdivider. If the subdivider is not notified within five (5) working days, the plan will be considered officially filed.

- b. If the preliminary plan is in compliance, the Regional Planning Commission shall schedule a meeting to consider the preliminary plan and send a written notice, by regular mail, to the clerk of the board of township trustees of the township in which the proposed preliminary plan is located. The notice shall inform the trustees of the submission of the proposed preliminary plan and of the date, time, and location of any meeting at which the Regional Planning Commission will consider or act upon the proposed plan.

316 Review and Approval of the Preliminary Plan

The Regional Planning Commission shall forward copies of the preliminary plan to such officials and agencies as may be necessary for the purpose of study and recommendation. After receipt of reports from such officials and agencies, the Regional Planning Commission shall determine whether the plan will be approved, approved with modifications, or disapproved. The reasons for disapproval shall be stated in a letter sent to the subdivider. The Regional Planning Commission shall act on the preliminary plan within forty-five (45) working days after filing unless such time is extended by agreement with the subdivider.

317 Preliminary Plan Expiration

The approval of the preliminary plan by the Regional Planning Commission shall be effective for a maximum period of one (1) year from the date of its approval unless an extension of the approval has been granted in writing by the Regional Planning Commission. If the final plat application is not accepted within one (1) year, the preliminary plan approval shall expire and become void.

318 Preliminary Plan Recall

The designated representative of the Regional Planning Commission may recall unplatted portions of the preliminary plan for consideration, and reapproval, modification, or disapproval by the Regional Planning Commission. A recall may occur if:

- a. Incomplete, inaccurate or fraudulent information influenced approval.
- b. The subdivider has failed to satisfactorily pursue final platting or conditions of approval.
- c. Previously unknown or new health, safety or environmental concerns arise.

The subdivider shall be notified by letter no later than 30 days before the recall is scheduled for consideration.

319 Submission to Ohio Department of Transportation

Any subdivision plan within (300) feet of the centerline of a proposed new state highway or a state highway for which changes are proposed, or any land within a radius of (500) feet from the point of intersection of said centerline with any public road or highway requires that the Regional Planning Commission give notice by registered or certified mail to the Ohio Department of Transportation. If the Ohio Department of Transportation notifies the Regional Planning Commission that it shall proceed to acquire the land needed, the Regional Planning Commission shall refuse to approve the plan.

320 Final Plat Procedures

- a. Having received approval of the preliminary plan, if applicable, the subdivider shall submit a final plat application containing all changes in the preliminary plan as required by the Regional Planning Commission.

The final plat shall be prepared by a qualified registered surveyor and the design for construction of improvements prepared by a professional engineer licensed to practice in the State of Ohio.

- b. The final plat shall be considered officially filed after it is examined by the designated representative of the Regional Planning Commission and is found to be in full compliance with the formal provisions of these Regulations. The subdivider shall be notified by mail within five (5) working days from the date that the Regional Planning Commission received the final plat, as to whether the plat submitted is in compliance with these Regulations.

If the final plat is in compliance, the notice to the subdivider shall state the official filing date that begins the 45-day review period and the meeting at which the final plat shall be reviewed. If the final plat is not in compliance the notice shall provide explanations for the subdivider. If the subdivider is not notified within five (5) working days, the plat will be considered officially filed.

- c. The Regional Planning Commission shall notify the township in accordance with section 711.09 of the ORC.

A complete application shall contain:

- a. Complete and signed application form available from the Regional Planning Commission with the fee as set forth in the Appendix.
- b. Original plat document signed by the subdivider and lienholder with notary and seal and the surveyor with seal.
- c. Five (5) sets of copies of the final plat and one (1) reproducible tracing of the plat, construction drawings and specifications, and supplementary or additional information specified herein.
- d. Five (5) sets of approved grading, street, stormwater management, waterline and sanitary sewer improvement plans.
- e. Professional engineer's (licensed in Ohio) certified cost estimate for all improvements.
- f. A letter from the County Engineer stating that all improvements are built to specification and a maintenance guarantee in an amount of 10% of the professional engineer's cost estimate. If improvements are not built, a performance guarantee that meets the requirements of Section 801 shall be submitted.

321 Final Plat Form

The final plat shall be submitted in the following form:

- a. Drawn at a scale between one hundred (100) feet to the inch and ten (10) feet to the inch, inclusively.
- b. Plats shall be on one or more sheets twenty-four (24) by thirty-six (36) inches or eighteen (18) by twenty-four (24) inches in size and shall be clearly and legibly drawn. The original shall be drawn on reproducible material capable of producing blue or black line paper prints.
- c. No ditto marks or abbreviations shall be used on the final plat and a legend of all symbols and abbreviations used shall be placed on the plat.
- d. The Regional Planning Commission may also require the final plat to be filed in a digital or computer format.

322 Final Plat Contents

The final plat shall contain the following information:

- a. Subdivision name, location by section, range, township or other accepted survey district. The Minimum Standards for Boundary Surveys in the State of Ohio and the measurement specifications as presented in Chapter 4733-37 of the Ohio Administrative Code shall be used as minimum standards.
- b. Date, scale, north point, and acreage.
- c. Name, address and telephone number of owner, subdivider, professional surveyor and professional engineer with appropriate numbers and seals.
- d. Plat boundaries, based on accurate traverse, with angular and linear dimensions determined by an accurate control survey in the field. All lot lines shall be shown with accurate dimensions in feet and hundredths.
- e. Building front, rear and side yard setback lines shown with dimensions.
- f. Outline of areas to be dedicated or reserved for public or common use of property owners within the plat, and previous lots or blocks and their numbers indicated by contrasting line style in the case of a replat.
- g. Bearings and distances to the nearest established street lines, and accurate location and description of all monuments.
- h. Names, locations, dimensions, rights-of-way of all existing and proposed streets and railroads within and adjoining the plat. Radii, internal angles, points of curvature, tangent bearings, length of arcs, and lengths and bearing of chords of all streets.
- i. Locations and dimensions of all easements and rights-of-way, with dimensions, purposes and wording addressing the uses of such easements or rights-of-way.
- j. Location of all streams, rivers, canals or lakes, and flood hazard boundaries of the area. Base flood elevations shall be determined by the subdivider's Professional Engineer, in areas where such information has not been made available by other means, for subdivisions greater than five acres in size.
- k. The owners of record, size, and deed book and page references for all abutting tracts; and, the name of all abutting subdivisions, with lot lines, lot numbers and plat book and page references.
- l. A copy of any restrictive covenants, and other notes, items, restrictions, or provisions required by these Regulations, the Regional Planning Commission, Planning Director or other plat-signing authority.

323 Additional Information for Final Plat

The following information shall be supplied in addition to the above required data:

- a. If a zoning change is involved, certification from the appropriate township or county zoning inspector shall be required indicating that the change has been approved and is in accordance with the requirements of the local zoning resolution.
- b. A letter from the County Engineer or ODOT District Office indicating that a driveway permit has been issued or will be issued by the office of the County Engineer or Ohio Department of Transportation on existing roads.
- c. If a Homeowners Association or an improvements maintenance agreement is proposed, include sample Association bylaws and/or copies of the proposed maintenance agreement.

324 Final Plat Filing

The final plat shall be filed with the Regional Planning Commission not later than one (1) year after the date of approval of the preliminary plan; otherwise it will be considered void unless an extension is requested by the subdivider and granted in writing by the Regional Planning Commission.

325 Regional Planning Commission Action

- a. The Regional Planning Commission shall act on the final plat within forty five (45) days after filing, unless such time is extended by agreement with the subdivider, the final plat is withdrawn or a delay-of-action is requested and granted. If disapproved, the reason shall be stated in the record of the Regional Planning Commission. Failure of the Regional Planning Commission to act upon the final plat within such time shall be deemed an approval of the plat.
If disapproved, the subdivider shall make the necessary corrections and resubmit the final plat, within thirty (30) days, to the Regional Planning Commission for its final approval. If a final plat is refused by the Regional Planning Commission, the Subdivider may file a petition within sixty (60) days after such refusal in the Court of Common Pleas of the county in which the land described in said plat is situated to reconsider the action of the Regional Planning Commission.
- b. Within five days after the submission of the final plat for approval, the Regional Planning Commission shall schedule a meeting to consider the plat and send a written notice by certified mail, return receipt requested, to the clerk of the board of township trustees of the township in which the proposed plat is located. The notice shall inform the trustees of the submission of the proposed plat and of the date, time, and location of any meeting at which the Regional Planning Commission will consider or act upon the proposed plat.

326 Public Improvements

Prior to the granting of approval of the final plat, the Regional Planning Commission shall require that either all public improvements be installed and dedicated prior to the signing of the final plat by the president of the Regional Planning Commission or its designee, or shall require that the subdivider furnish a performance guarantee for the ultimate installation of said improvements. The requirements, approval and length of term for the performance guarantee shall be administered by the Regional Planning Commission, and are described in Article 8, Requirements for Construction of Improvements.

327 Final Plat Expiration

The subdivider shall record the final plat within 90 days of the Regional Planning Commission's signature, otherwise the final plat approval shall expire and become void.

328 Signing, Recordation and Transmittal of Copies of Final Plat

When a final plat has been approved and all conditions for approval have been satisfied, the president or designated representative of the Regional Planning Commission shall sign the certificate of approval on the original tracing and return the same to the subdivider.

The subdivider shall, within 90 days, submit a copy of the approved plat for processing by the county tax map department, county auditor, and filing with the county recorder. It shall be the responsibility of the subdivider to gain all necessary certifications before filing the plat with the county recorder. The subdivider shall provide the Regional Planning Commission with a paper copy of the approved plat. After the plat is recorded, the original plat or an archival quality reproducible reproduction shall be filed with the county recorder. Any county office may require the submission of the final plat in digital or computer format.

329 Final Plat Amendments

Procedures and requirements for changing a Regional Planning Commission-approved final plat (signed, unsigned, recorded or unrecorded) shall be specified by the Regional Planning Commission in keeping with the spirit, intent and purpose of these Regulations. Amendment fees are set forth in the appendix. Changes to recorded plats involving resubdivision or other changes which may adversely impact owners of lots within the subdivision may require signatures of such lot owners according to section 711.24 of the *Ohio Revised Code*.

ARTICLE 4: Design and Construction Standards

400 General Purpose

The purpose of good subdivision and site design is to create a functional and attractive development, minimize adverse impacts, and ensure that a project will be an asset to Athens County. To promote this purpose, the subdivision shall conform to this article's standards which are designed to result in a well-planned community without adding unnecessarily to development costs. These design controls shall help insure creation of convenient and safe streets, usable lots, space for public purposes, and will minimize the undesirable features of unplanned, haphazard growth. The Regional Planning Commission has the responsibility for reviewing the design of each future subdivision early in its design development to insure that all the requirements of these Regulations are addressed.

401 Suitability of Land

If the Regional Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water supply, landslip potential, or other such conditions which may endanger health, life, safety, or property; and, if by any public agencies concerned it is determined that in the best interest of the public the land should not be developed for the purpose proposed, the Regional Planning Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider.

402 Conformance to Applicable Rules and Regulations

In addition to the requirements established in these Regulations, all subdivisions shall comply with the following:

- a. All applicable county zoning or township resolutions and all other applicable laws of the governments in which the subdivision is to be located.
- b. A comprehensive plan, public utility plan, and capital improvement program, including plans for all streets, drainage systems, and parks shown in any comprehensive plan as adopted by Athens County.
- c. The special requirements of these Regulations and any rule of the health department and/or appropriate state agencies.
- d. The rules of the Ohio Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connected street.
- e. The standards and regulations adopted by the County Engineer, and all boards, agencies and officials of Athens County.

403 Subdivision and Site Design

Design of the subdivision shall take into consideration existing county and regional comprehensive plans, and shall be based on a site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid environmentally sensitive areas, and to minimize the negative impacts that may occur by altering natural features. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with applicable state or federal regulations:

- a. Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Water Pollution Act, as amended; and in Ohio Environmental Protection Agency standards.
- b. Land in the floodway as identified and mapped using the National Flood Insurance Program's Flood Hazard Boundary Maps.
- c. Steep slopes in excess of fifteen (15) percent unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.
- d. Habitats of endangered flora and fauna, as identified on federal and state lists of endangered species.
- e. Historically and culturally significant structures and sites, as listed on the National Register of Historical Places.

The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to minimize disturbance of riparian areas; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. Lot design for building sites shall take into consideration topography, privacy, building height, orientation and drainage, and aesthetics.

404 Blocks

The following regulations shall govern the design and layout of blocks:

- a. The arrangements of blocks shall conform to the street design criteria set forth in these Regulations.
- b. Blocks shall be arranged to accommodate lots and building sites of the size and character required by these Regulations and any applicable zoning resolution, to provide for adequate community facilities, and with regard to the limitations and opportunities of topography.
- c. Irregularly shaped blocks, blocks intended for cul-de-sacs and loop streets, and blocks containing interior park playgrounds may be approved by the Regional Planning Commission if properly designed and located.
- d. No block shall be larger than (1400) feet or less than (800) feet. Cross streets shall be provided between blocks.
- e. Where blocks are more than (900) feet in length, a walkway easement not less than (10) feet in width at or near the halfway point of the block may be required.
- f. Through lots (extending from one parallel street to the other) shall be discouraged to avoid problems between adjoining owners and to reduce the number of streets.

405 Lot Improvements

Lot Arrangement and dimensions

- a. Lot arrangement, design and dimensions shall be such that all lots will provide satisfactory building sites. Driveway access to buildings on the lot shall be from an approved street, shall be properly related to topography and the character of the surrounding development, and shall be in compliance with all local regulations.
- b. Where a county or township zoning resolution is not in effect, the minimum lot size, width and frontage shall be as specified in Table 1. Where soils conditions are of such a nature that proper operation of wells and septic tanks may be impaired, the Regional Planning Commission, upon recommendation from the health department may increase the size of any or all lots in the subdivision, or may deny approval of the subdivision.

- c. Dimensions of corner lots shall be large enough to allow the erection of buildings, observing the minimum front-yard setback from both streets.
- d. The maximum depth of any lot shall not be greater than four times its width.

Table 1: Minimum Lot Areas and Width Requirements

Development Type	Public Water Available	Central Sewage Treatment Av.	Minimum Lot Width (ft)	Lot Area (Per Family/ Business)	Minimum Front Setback Requirements (ft.)			Side Setback	Rear Setback
					Arterial Street	Collector Street	Local & Cul-de-sac		
Single or Two Families	Yes	No	90	20,000 sf.	35	30	30	10	10
	No	Yes	80	20,000 sf.	35	30	30	10	10
	Yes	Yes	70	9,450 sf.	35	30	30	10	10
	No	No	90	20,000 sf.	35	30	30	10	10
Multi-Family	Yes	No	Prohibited						
	No	Yes	90	2,700 sf.	40	35	30	10	10
	Yes	Yes	90	2,500 sf.	40	35	30	10	10
Commercial	No	No	Prohibited						
	Yes	Yes	150	1 acre					
	No	Yes	90	4,500 sf.					
	Yes	Yes	90	4,500 sf.					
Industrial	No	No	150						
	Yes	Yes							

Note: Lot area does not include road right-of-way.

Lot areas may be increased by recommendation of the County Health Department. For slope areas where the average topographic slope is 15% or greater, refer to hillside regulations.

Lot Design

- a. Residential lots shall front on a dedicated public street (existing or proposed) or on a private street meeting public street standards. One, two, three, and four-lot subdivisions may front on a private drive not meeting public road standards provided that a maintenance agreement is signed by all property owners that utilize the private drive for access and that the final plat contains language that states emergency and other service providers may only enter if the private drive is maintained in a safe and passable condition. The private driveway R/W shall be a minimum of 30 feet wide for one lot and a minimum of 50 feet wide for two, three, and four lots. The private driveway shall be a minimum 10 feet wide with crushed aggregate placed to a minimum of a four inch depth on a graded and compacted subbase. The aggregate shall be approved by the Regional Planning Commission, with assistance from the county engineer, in advance of its placement.
- b. Side lot lines shall be at right angles to street lines or radial to curving street lines, unless a variation from these rules will give a better street or lot plan. However, side lot lines shall not deflect more than 30 degrees from the perpendicular in relation to street centerlines. A side lot line shall maintain the same angle of deflection between the front lot line and the minimum building setback line as established by the zoning resolution or these Regulations.

Double Frontage Lots and Access to Lots

- a. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. Residential lots abutting arterial or collector streets, where marginal access streets are not desirable or possible to attain, shall be designed as reverse lots or with side lot lines parallel to the major traffic streets. These requirements may be waived by mutual consent of the Regional Planning Commission and the office of the County Engineer.
- b. Lots may not be created by dividing land at the end of stub streets in adjacent subdivisions, such stub streets being intended to promote continuity of street systems in adjoining subdivisions.
- c. A fifty (50) foot (minimum) rear yard setback may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or natural gas line, an arterial street or interstate highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property, and where no local street is provided at the rear of such lot.

406 Easements

- a. Easements for utilities may be located along front, rear, or side lot lines as necessary. Location of utility easements within the road right-of-way shall be located outside of the improved portion (including drainage ditches) of the roadway. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than twenty (20) feet wide.
- b. Recommendations on the proposed layout of telephone, electric company, and water line easements shall be sought from all of the utility companies serving the area. It shall be the responsibility of the subdivider to submit copies of the preliminary plan to all appropriate public utility companies.
- c. Easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural watercourse, channels, streams or creeks which traverse the subdivision or for any new channel which is established to substitute for an existing natural watercourse, channel, stream or creek. Such easements shall be of sufficient width to provide adequate area for maintenance, however shall not be less than twenty (20) feet. Provisions of an easement in no way makes any political subdivision responsible for maintenance of storm water facilities.
- d. Utilities shall be placed underground, according to the standards of the appropriate utility company.
- e. The location of mailboxes and similar structures in the right-of-way of a public or private street shall be constructed so as to not create a hazard to the public. The County Engineer shall determine what constitutes a hazard.

407 Standards for Nonresidential Subdivisions

- a. In addition to the principles and standards in these Regulations, the applicant shall demonstrate to the satisfaction of the Commission that the streets, parcels, blocks, and lot patterns proposed are specifically adapted to the uses anticipated and take into account other uses in the vicinity.
- b. Proposed industrial parcels shall be suitable in areas and dimensions to the types of industrial development anticipated.
- c. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
- d. Blocks intended for commercial and industrial subdivisions shall be designed specifically for such purposes and shall include adequate provisions for parking, loading and delivery services. Such blocks shall not be less than (250) feet in width and not less than (500) feet in length.
- e. Lots intended for purposes other than residential use shall be specifically noted and designed for such purposes, and shall have adequate provisions for off-street parking, setbacks, and loading and unloading areas.

ARTICLE 5: Street Design and Construction Standards

500 General

These Regulations shall control the manner in which the road system is arranged on the land to permit the safe, efficient, and orderly movement of traffic; to meet the needs of the present and future population; to have a simple and logical pattern; to minimize impact to natural features and topography; and to present an attractive streetscape.

501 Conformity to Development Plans and Zoning

No subdivision shall be approved unless the area to be subdivided has frontage on and access from an existing street on the official thoroughfare map, or if there is no official thoroughfare map, unless such street is an existing state, county, or township highway or a street shown upon a plat approved by the Regional Planning Commission and recorded in the county recorder's office. Such street or highway must be suitably improved, as required by these Regulations, or guaranteed, with a performance bond, to be improved as required by these Regulations. In addition, no final plat of land within an existing zoning district shall be approved unless it conforms with requirements of the zoning district.

502 Official Thoroughfare Design Standards

- a. Design standards and required improvements to arterial streets and roads are contained in Table 2. Construction design criteria of these streets are to be determined by the County Engineer when such streets abut or cross the proposed subdivision. Certain improvements may be waived upon recommendation of the County Engineer and after review and approval by the Regional Planning Commission. In all cases right-of-way dedications shall be required for streets leading to new subdivisions.

Table 2: Street Design Standards for Arterial Roads

R/W Width (ft)	Sidewalks (ft)	Planting Strip (ft)	Median (ft)	Pavement Width (ft)
70	5	8	None	44
82	5	5	14	48
90	5	9	14	48
120	5	12	14	72

503 Street Names: Names of new streets are subject to the approval of the Athens County Emergency Communications/9-1-1 Office. Such names shall not duplicate or be similar to those of existing or platted streets, regardless of the use of the suffix "street", "avenue", "lane", etc. When a new street is a direct extension of an existing street, the name shall remain the same. Street names shall be displayed at each street intersection with street signs of the type established by the County. The subdivider is responsible for the cost of purchasing and installing all signage.

504 Street and Circulation System Design

- a. The arrangement, character, extent, and location of all streets shall conform to the thoroughfare plan of the county; such streets shall be considered in their relation to existing and planned streets, topographic conditions, public convenience and safety, and in their relation to the proposed uses of land to be served by such streets. The Regional Planning Commission reserves the right to disapprove any street plan which does not represent good design or does not insure continuity of the existing street system.
- b. The road system shall be designed to serve the need of the neighborhood and to discourage through-traffic in the interior of such subdivision. Residential driveway access shall not be permitted onto principal arterials. Major subdivisions shall be designed to discourage residential driveway access onto major arterial and collector roadways by using access roads. Minimizing driveway access points or curb cuts by using access roads shall be encouraged.
- c. There shall be no private streets, lanes, roads, ways, or private easements used for the purpose of primary access to any subdivision, including subdivisions exempt from platting under *Ohio Revised Code* Section 711.131 unless constructed and maintained to county road specifications and standards except for one, two, three, and four lot subdivisions discussed in Section 515, Driveways. The cost of maintenance of such private access shall be borne equitably by benefiting property owners. Proper legal steps shall be taken to guarantee the continuing maintenance of such private access.

505 Street Vacation

The Regional Planning Commission shall not recommend the vacation of any street dedicated to and accepted by the public if such vacation will adversely affect the proper functioning of the existing street system or any future street plan prepared by, or approved by, the Regional Planning Commission. The procedure to vacate a street or alley may be found in *Ohio Revised Code* Section 5553.01.

506 Rights-of-way

- a. The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the roadway, curbs, sidewalks, utilities, graded areas and shade trees.
- b. The R/W of a new road that is a continuation of an existing road shall in no case be continued at a width less than that of the existing street.
- c. The R/W for roads shall be in accordance with the major thoroughfare plan, and shall provide for future development.

Table 3: Right-of-way Recommended Standards:

Street Type	R-O-W Width (feet)
Major Arterial	120-300
Minor Arterial	80-100
Major Collector	64-80
Minor Collector	60-80
Local Industrial	60-80
Local Street/Road	50-60
Marginal Access Street	50
Alley	20-28
Cul-de-Sac	50

507 Horizontal Alignment

When there is an angle of deflection of more than one (1) degree between two (2) centerline tangent sections of a street, the following conditions shall be met:

For residential streets:

- a. The preferred maximum degree of curvature (D) is 16° 00'.
- b. The maximum allowable degree of curvature shall be 23° 00'. Where Degree of Curvature is defined as: $D=5730.28 \text{ feet}/R$
Where R= Radius of the curve.
- c. Sight conditions shall be such that minimum stopping sight distance is between 150 and 250 feet, depending upon whether the terrain is level, rolling, or hilly, as defined in these regulations. This minimum required distance may be increased by the County Engineer based upon an analysis of site conditions. A minimum tangent length of one hundred (100) feet shall be introduced between reverse curves.

Design criteria for other than residential streets shall meet with the approval of the County Engineer.

508 Vertical Alignment

All changes in grade in residential streets shall be connected by vertical curves, the minimum length of which satisfies the following requirements:

- a. Twenty (20) times (measured in feet) the algebraic difference in the rates of grade.
- b. A minimum stopping sight distance of between 150 and 250 feet depending upon whether the terrain is level, rolling, or hilly as defined in these Regulations. The County Engineer may increase minimum site distance based upon an analysis of site conditions.
- c. The appropriate maximum gradient as specified in table shall not be exceeded.
- d. No street grade shall be less than 0.6 percent and in no case shall a street grade on a collector or arterial street be more than five (5) percent within one hundred (100) feet of an intersection. Lesser classification of streets shall in no case have a street grade in excess of 10 percent within one hundred (100) feet of an intersection. For slopes, refer to hillside regulations.

509 Special Street Types

The following requirements shall apply to special street types:

- a. One way streets: One-way streets are permitted in new subdivisions if the Regional Planning Commission determines that such streets are properly integrated with the existing and proposed street systems in the area.
- b. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as a segment of a continuing street plan subject to extension into undeveloped acreage. Temporary dead-end streets shall extend to the boundary of such undeveloped acreage and shall be provided with an interim turnaround satisfactory to the Regional Planning Commission. The Regional Planning Commission shall reserve the right to limit the length of such a dead-end street based on principles of proper planning, and the Regional Planning Commission may require a R/W dedication along the boundary between a proposed subdivision and the undeveloped acreage to provide for future development.
- c. Cul-de sac streets shall not exceed a length of one thousand (1,000) feet measured to the center of the radius of the turnaround. The terminus may be circular with a minimum radius of fifty-five (55) feet measured from a point on the street centerline. Other termini types, such as "T's" or vegetated islands, are acceptable and subject to review and approval by the County Engineer and Regional Planning Commission. Cul-de-sacs that exceed 1,000 feet in length may be approved by the Regional Planning Commission if there is no other feasible way to provide access to the lots.
- d. The dedication of new half-streets shall not be permitted. If a parcel to be subdivided exists adjacent to a dedicated or platted and recorded half-width street or alley, the other half-width of such street or alley falling within the proposed subdivision shall be platted, provided that in the opinion of the Regional Planning Commission such right-of-way is necessary for the proper development of the area.
- e. Where a subdivision adjoins a major thoroughfare, a marginal access street shall be designed to control access to the thoroughfare from lots fronting on it. Points of access to the arterial street shall be spaced at a minimum of thirteen hundred twenty (1320) feet. A planting strip having a minimum width of twenty (20) feet shall be provided between the pavement of the marginal access street. The minimum width of the marginal access right-of-way shall be fifty (50) feet. In addition, the Regional Planning Commission may also require the provision of buffer planting strips, the platting of loop streets or cul-de-sacs connected to such parallel streets, or any combination of such.
- f. Easements or reserve strips controlling access to streets shall be prohibited except where deemed necessary by the Regional Planning Commission and where their control is definitely placed with Athens County.
- g. In subdividing land along existing streets or roads and within a proposed subdivision, provisions for the dedication of land for one or more access streets to undeveloped land not fronting on an existing street or road shall be incorporated. Said access streets shall be spaced not less than eight hundred (800) feet, nor more than one thousand four hundred (1,400) feet apart.
- h. Alleys may be approved in residential subdivisions when justified by subdivision street design, to provide vehicular access to parking areas.

Alleys may be approved in commercial and industrial subdivisions if no other provisions can be made for adequate service access.

The minimum widths for alley R/W's shall be twenty (20) feet and they shall be dedicated to the public. Alley intersections, sharp changes in alignment, and dead-ends shall not be permitted unless extreme conditions would warrant such permission.

510 Street Design Standards for all Collector Streets

The design and improvements standards contained herein are minimums for all collector streets.

Table 4: Street Design Standards for Collector Streets

COLLECTOR STREET			
TERRAIN Classification	LEVEL	ROLLING	HILLY
Right-of-way(ft)	60	60	60
Pavement width (ft)	28	28	28
Berms (total both sides)	4	4	4
Minimum Stopping Sight Distance (ft)	250	200	150
Maximum Grade	4%	8%	12%
Minimum Spacing when intersecting with an arterial (ft)	1320	1320	1320
Minimum Center Line Radius of Streets with an angle of/turn of			
(1) Between 80 and 100	-----	-----	-----
(2) Less than 80 or more than 100	-----	-----	-----
Minimum Center Line Radius	350	350	350

*A utility easement ten (10) feet in width may be required along each side of the street right-of-way for these streets.

Note: Exceptions to the standards contained in this table are permitted under certain conditions for large lots. Hillside lots with grades of more than 15% are also subject to exceptions as provided under Article 10, Hillside Regulations.

511 Street Design Standards for Local Streets

The design and improvement standards contained herein are minimums for local streets in residential subdivision. All such streets shall be designed and constructed in accordance with standards as specified in the following table. Cul-de-sacs are required whenever a street is intended to be permanently dead-ended.

Table 5: Street Design Standards for Local Streets, including Cul-de-sacs

Terrain Classification	Level	Rolling	Hilly
Right-of-way (ft)	50*	50*	50*
Pavement Width (ft)	22	22	22
Berms (total both sides)	4	4	4
Minimum Stopping Sight Distance (ft)	250	200	150
Maximum Grade	4%	8%	15%
Maximum cul-de-sac length	1000	1000	1000
Minimum cul-de-sac radius (R/W)	55	55	55
Minimum cul-de-sac radius (pavement)	45	45	45
Minimum Centerline radius of streets with an angle of:			
(1) Between 80 and 100	50	50	50
(2) Less than 80 or more than 100	200	200	200

*A utility easement ten (10) feet in width may be required along each side of the street right-of-way for these streets.

Note: Exceptions to the standards contained in this table are permitted under certain conditions for large lots. Hillside lots with grades of more than 15% are also subject to exceptions as provided under Article 10, Hillside Regulations.

Note: See Drawing 1 for a typical section of a local street.

512 Intersection Design Standards

The design and improvement standards for intersections are suggested minimums for all street intersections in subdivisions. All such intersections shall be designed and constructed in accordance with standards as specified in Table 6. Multiple intersections involving junctions of more than two (2) streets shall not be permitted. Proposed streets shall intersect one another as nearly at right angles as topography or other limiting factors will permit. No intersection of streets on angles less than sixty (60) degrees shall be approved unless justified by extreme topographical conditions. In such a case, special provisions as deemed necessary by the Regional Planning Commission shall be made.

Table 6: Intersection Design Standards

Terrain Classification	Level	Rolling	Hilly
Maximum Approach Speed (mph)	25	25	25
Clear Sight Distance (ft) (length along each approach leg)	90	90	70
Vertical Alignment with Intersection	Crown	5% max.	5% max.
Minimum Angle of Intersection shall remain in the angle of intersection for at least 100 feet beyond the point of intersection: 60 Degrees * (90 Degrees Preferred)			

Minimum Curb Radius (ft)	
(a) local-local	20 - all classes
(b) local-collector	30 - all classes
(c) collector-collector	35 - all classes
(d) collector, marginal access-arterial	40 - all classes
Minimum Centerline offset of adjacent intersection (ft)	
(a) local-local	150- all classes
(b) local-collector	150 - all classes
(c) collector-collector	200 - all classes
(d) collector, marginal access-arterial	1320 - all classes

*This should be considered an absolute minimum.

513 Streets for Commercial Subdivisions

Streets serving business developments and accessory parking areas shall be planned to connect with arterial streets so as not to generate traffic on local streets. The intersection of driveways from parking areas with arterial or collector streets shall be located so as to cause the least possible interference with traffic movement on the streets, and shall be located not less than one hundred (100) feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than two hundred (200) feet from each other. The Regional Planning Commission may require marginal access streets to provide maximum safety and convenience.

514 Streets for Industrial Subdivisions

Collector streets for industrial subdivisions shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed into any residential streets. Intersections with service streets shall be at least one hundred feet away from all other intersections. Streets shall be planned to be extended to the boundaries of any adjoining land planned for industry, except if severe physical conditions prevent this or if the Regional Planning Commission finds such extension is not in accord with the approved plan of the area.

515 Driveways

- a. A private driveway right-of-way may be used to provide vehicular access to no more than four single family detached dwelling units. A homeowner’s association shall be formed to provide for the long-term maintenance of any private driveway. Common driveways shall have a maintenance agreement acceptable to the Regional Planning Commission. The maintenance agreement shall specifically state that adequate access for fire and emergency vehicles shall be maintained at all times. The minimum standard for a private driveway right-of-way serving less than four lots shall be a graded and drained driveway at least ten (10) feet in width with a minimum depth of four (4) inches of crushed stone. Any driveway serving more than four (4) single family dwelling units shall be considered a street and shall be designed and constructed according to these Regulations.
- b. Access roads or vehicular ways within subdivisions containing single-family attached dwelling units or multi-family dwellings shall be considered streets and designed and constructed according to these Regulations.
- c. A driveway permit shall be obtained from the office of the County Engineer, township trustees, or Ohio Department of Transportation prior to construction of a driveway by the homeowner.
- d. When adequate frontage is available on a non-limited access highway, two driveways to a property used for a single purpose may be permitted.
- e. Driveways shall have a maximum grade of (15) percent within the right-of-way. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway on each side. The subdivider shall place the approved drainage structures under intersecting driveways. Driveways shall be designed so as to drain into the roadside ditch and not into the roadway surface. See Drawing 2 for a typical section of a local street/driveway intersection.

Table 7: Recommended Driveway Dimensions

	Residential	Commercial	Industrial
Minimum Width	10	15	20
Maximum Width	30	40	40
Turn Radius Minimum	10	15	25
Turn Radius Maximum	25	50	50
Minimum Angle of Intersection	45	45	45

516 Off Street Parking (applies where no zoning is in effect)

Number of Spaces: An adequate number of off-street parking spaces shall be required in all developments to accommodate residents and visitors.

Table 8: Recommended Parking Standards

Types of Uses	Off-Street Parking Requirements
One/Two Family Dwellings	2 spaces/DU.
Townhouses and Multiple Family	2 spaces/DU.
Mobile Homes	2 spaces/unit.
Office Uses	2 spaces plus 1 space for each 200 sq. ft. of usable floor area.
Office Uses	1 space for each 100 sq. ft. of usable floor area.
Industrial Uses	1 space for employee in the largest working shift.
Churches and Temples	1 space for each 3 seats
School	2 per classroom, but not less than 1 per teacher & staff.
Restaurant	1 per 3 seats
Fast-Food Establishment	1 per 30 sq. ft. of usable floor area
Retail Store	1 per 200 sq. ft. of usable floor area
Shopping Center Under 400,000 sq. ft.	4 per 1,000 sq. ft. of usable floor area
Shopping Center 400,000-599,999 sq. ft.	4.5 per 1,000 sq. ft. of usable floor area
Shopping Center 600,000+ sq. ft.	5 per 1,000 sq. ft. of usable floor area
Medical Center	1 per 250 sq. ft. of usable floor area

Note: Where and if these standards conflict with applicable Zoning Regulations, the Zoning Regulation's standards shall apply.

Size of Spaces: Each off-street parking space shall measure nine (9) feet in width by eighteen (18) feet in length. Parking spaces for the physically handicapped shall measure twelve (12) feet in width. For every 25 spaces, there must be at least one (1) handicapped accessible space, labeled and signed as such.

Parking Areas (recommended):

- a. Off street parking areas shall be located within a reasonable walking distance of the buildings they are designed to serve.
- b. Access to parking areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress and egress from all parking spaces to ensure ease of mobility, ample clearance, and emergency vehicle and pedestrian access.
- c. Parking lots containing ten (10) or more spaces, shall be planted with at least one (1) tree per eight (8) spaces, no smaller than 2" caliper (tree trunk diameter at chest height).
- d. Parking areas shall be screened along lot lines bordering institutional or residential uses and along streets. Native trees and shrubs shall be planted wherever possible.
- e. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than ninety degrees.

517 Sidewalks and Graded Areas

- a. Sidewalks may be required in all subdivisions. Where the average lot line frontage is 100 feet or less, sidewalks may be required on both sides of the street. Where the average lot line frontage is greater than 100 feet, sidewalks may only be required on one side of the street. Where the average lot line frontage is greater than 150 feet sidewalks may not be required.
- b. In conventional developments, sidewalks shall be placed in the right-of-way, parallel to the street, unless an exception has been permitted to preserve topographical or natural features or to provide visual interest, or unless the applicant shows that an alternative pedestrian system provides safe and convenient circulation. In commercial and in high-density residential areas, sidewalks may abut the curb.
- c. Pedestrian-way easements ten (10) feet wide may be required by the Regional Planning Commission through the center of blocks to provide circulation or access to schools, playgrounds, shopping or other community facilities.
- d. Sidewalks shall measure four (4) feet in width; wider widths may be necessary near pedestrian generators and employment centers. Where sidewalks abut the curb and parked cars overhang the sidewalk, widths shall be five (5) feet. The width of graded areas shall be the same as for sidewalks.
- e. Sidewalks and graded areas shall be constructed according to the specifications set forth in these Regulations.
- f. Public sidewalks may be required for industrial lots, subject to the approval of the Regional Planning Commission.

518 Street and Walkway Lighting

The Regional Planning Commission may require the subdivider to install street lights in accordance with standards and specifications of the County Engineer, with consultation provided by the local electric utility company, in each residential subdivision which contains a majority of lots with an individual lot width of one hundred (100) feet or less at the front property line. Such lights shall be located at each street intersection within the subdivision and at other locations deemed necessary by the County Engineer. Street lights shall be designed, with appropriate lamps and reflectors, to minimize light pollution.

519 Monuments, Markers, and Pins

Monuments shall be set at all subdivision corners and iron pins at lot corners. The County Engineer may require other monuments or iron pins to be set in the subdivision. For lot corners, reinforcing bars 5/8" x 30" will be acceptable.

Other types of markers may be used if approved by the County Engineer. Subdivision corner and benchmark monuments shall be encased with concrete at least 6" in diameter and 30" in depth.

All monuments and iron pins shall be identified on the final plat, and shall be in place at the time the roads and other improvements are inspected for acceptance by the Regional Planning Commission and County Engineer.

520 Culverts and Bridges

Where natural drainage channels intersect any street right-of-way, it shall be the responsibility of the subdivider to have satisfactory bridges and/or culverts constructed. Where culverts are required, minimum requirements shall be observed as follows: All culverts shall extend for an adequate distance to accommodate the required roadway embankment slopes. The cover over the culvert and its capacity shall be determined by the subdivider's professional engineer and approved by the County Engineer. The minimum diameter of the culvert pipe shall be twelve (12) inches. Depending on the existing drainage conditions, head walls may be required. Where driveway culverts are wholly or partially in the street right-of-way, they shall have a minimum length of twenty (20) feet and minimum diameter of twelve (12) inches. The driveway culverts shall be placed so as to maintain the flow lines of the ditch or gutter.

521 Street Improvements

All streets and thoroughfares shall be graded to their full width, including side slopes, and improved in conformance with the standards given or referred to in these Regulations. These standards are considered minimum and are subject to change where deemed necessary. All materials and construction procedures shall be in accordance with the current Construction and Materials Specifications of the State of Ohio Department of Transportation or the specifications on file in the County Engineer's office, whichever are more stringent.

522 Street Width

Minimum street pavement widths shall conform to the standards of these Regulations. Where pavement widths greater than those specified are deemed necessary by the County Engineer and approved by the Regional Planning Commission, the county shall bear the extra cost of providing the width beyond the requirements of these Regulations. Street widths are specified in Tables 4 and 5.

523 Street Subgrade

- a. The subgrade shall be free of sod, vegetative or organic matter, soft clay, and objectionable materials for a depth of at least two (2) feet below the finish surface.
- b. The subgrade shall be properly rolled, shaped, and compacted in accordance with the current edition of ODOT's Construction and Material Specifications.
- c. All soft areas shall be removed and replaced with suitable granular approved by the County Engineer. Backfills over sewers, culverts and underground utilities in the roadway shall also meet the specifications in the current edition of ODOT's Construction and Material Specifications.
- d. Sub-base grade tolerance shall be no more than one (1) inch in sixteen (16) feet, and shall be subject to the approval of the County Engineer.
- e. Where granular subbase is not a part of the pavement design, and rock, shale or coal is encountered, the subgrade shall be excavated to a depth of 2 feet below the surface of the subgrade for the cross section width of the roadway between points 1 foot beyond the shoulders. The additional excavation shall be filled with suitable embankment material.
- f. Where granular subbase is a part of the pavement design, and rock, shale or coal is encountered, the subgrade shall be excavated to a depth of 18 inches below the subbase for the cross section width of the roadway between points 1 foot beyond the shoulders. The additional excavation shall be filled with suitable embankment material.

- g. Approval of the sub-grade shall be obtained from the County Engineer prior to the application of the base course.

524 Street Base Course

The subdivider has the option of using any of the following base courses, based on recommendations of the County Engineer as to soil and traffic conditions: aggregate, bituminous aggregate, asphalt concrete, or equally suitable base course. Thickness shall be as listed in Table 9, based upon the physical properties of the base course used and the physical properties of the roadbed.

525 Street Surface Course

The surface course shall be constructed using either two layers of sealed aggregate, asphalt concrete, bituminous mix or portland concrete cement. Specific material and thickness recommendations shall be determined as listed in Table 9. The Regional Planning Commission may waive surface course requirements in cases where streets within a proposed subdivision plat connect to a public road whose surface is of lesser material than that required by these Regulations and where no specific plan, within two (2) years of approval of final plat, exists for upgrading said public road surface. However, streets within the proposed subdivision shall meet or exceed the surface material of said public road. Waiver may not be granted where the proposed density meets or exceeds medium-low density residential as defined in these Regulations.

526 Portland Cement Concrete Pavement

If the subdivider elects to construct streets totally out of portland cement concrete or if such pavement is required by the County Engineer, thicknesses of seven (7) inches for local and collector streets, seven and one half (7.5) inches for minor arterial streets, and eight (8) inches for major arterial, commercial, and industrial streets shall be required, and shall meet the current Plain Portland Cement Concrete Pavement Specifications of the State of Ohio Department of Highways. The Regional Planning Commission may require pavements of greater thickness, upon the recommendation of the County Engineer, based upon his or her evaluation of the subgrade, traffic, and wheel load conditions.

527 Full-Depth Asphalt Pavement

Table 9, Minimum Pavement Composition, states required thickness for full-depth asphalt pavement.

528 Street Curbs and Gutters

The requirements for curbs and gutters will vary according to the character of the area and the density of development. In areas with substantial flash flooding or heavy rain run-off, curbs shall be required on all streets designed for areas where the existing or anticipated residential density of the area surrounding the proposed subdivision equals or exceeds three (3) dwelling units per net acre. In commercial developments, or where other similar intensive urban uses exist or are anticipated, curbs shall be required. Where curbs exist on abutting properties, their extension shall be required throughout the proposed subdivision. Curbs and gutters shall be constructed in conformance with the current Construction and Material Specifications of the State of Ohio, Department of Transportation.

529 Open Ditches and Slopes

Open ditch construction for roadside drainage shall be permitted in low-density development and constructed according to Ohio Department of Transportation specifications. Minimum depth of ditches shall be two (2) feet below the edge of pavement, and one (1) foot minimum at top of hill and toe of bank. All ditches shall be protected against erosion. Ditches shall be designed according to standards and specifications in Rainwater and Land Development, 2nd ed., 1996, ODNR, or any later version that is published as an update.

530 Street Construction Standards

Street construction design is based upon the California Bearing Ratio (C.B.R.) value of the soil subgrade. Where more than one soil type of varying CBR value occurs on the proposed street, design shall be made on the basis of the lowest CBR. While actual on-site testing is recognized as a proper method of determining CBR values, the use of soil types may be utilized in lieu of on-site testing as a satisfactory substitute. For purpose of street construction standards, Table 9 shows three (3) classifications of soil with its engineering design calculation.

Table 9: Minimum Pavement Composition (thickness expressed in inches)

Pavement Composition	ODOT ITEM	Local Street (n=5)*			Collector Street (n=10)			Minor Arterial Street (n=35)			Major Arterial & Industrial (n=75)		
		3-6	6-10	10+	3-6	6-10	10+	3-6	6-10	10+	3-6	6-10	10+
Aggregate Base	304 301 448	6" 3.5"	6" 3"	5" 3"	9" 3" 1.5"	5" 3" 1.5"	5" 1.5"						
Deep Strength Asphalt Base	301 402 448	5" 1.5" 1.5"	4.5" 1.5" 1.5"	4.5" 1.5" 1.5"	7.5" 1.5"	5.5" 1.5"	4.5" 1.5"	7.5" 1.5"	5.5" 1.5"	4.5" 1.5"	8.5" 1.25" 1.25"	7" 1.25" 1.25"	6" 1.25" 1.25"
Concrete Base	305 448	6" 1.25"	6" 1.25"	6" 1.25"	6" 1.25"	6" 1.25"	6" 1.25"	6" 1.50"	6" 1.25"	6" 1.25"	6" 1.50"	6" 1.50"	6" 1.50"
Concrete Pavement	452	7"	7"	7"	7"	7"	7"	7.5"	7.5"	7.5"	8.0"	8.0"	8.0"

Note: The number in parentheses (after the street type) is the design traffic number and is the "n" number of 18,000 lb. equivalent loads per day. When it is possible this loading will be exceeded, the County Engineer may elect to change the roadway design specifications.

LEGEND

C.B.R.= California Bearing Ratio (a measure of soil bearing capacity)

301 = Bituminous aggregate base

304 = Aggregate base

305 = Portland cement concrete base (5.5 bag mix)

448 = Asphalt concrete

407 = Tack coat (RS-1)

408 = Prime Coat (RC-30, MC-70, RT-2, RS-1, or RS-2)

452 = Plain Portland cement concrete pavement (6.5 bag mix)

*The subdivider may elect to place 8" of 304 and a sealed surface that meets the following specifications:

Bottom Seal - 40 lbs #67 stone per SY, rolled and compacted

0.6 gal. of 150XL emulsion or equivalent per SY

Top Seal - 25 lbs #8 stone per SY, rolled and compacted

0.4 gal. of 150 XL emulsion or equivalent per SY

Berms - Shall consist of ODOT 617

Article 6: Utility Design and Construction Standards.

600 General

A professional engineer, licensed in Ohio, shall design any plans for public water supply and stormwater and wastewater facilities.

601 Water Supply

- a. Where a public water supply is reasonably accessible or required because of groundwater pollution problems, the subdivision shall be provided with a complete water distribution system including a connection for each lot. Public water distribution and public well systems shall meet the requirements of the Ohio Environmental Protection Agency, as cited in the *Ohio Revised Code*.
- b. Where public water supply is not available, as determined by the Regional Planning Commission and the county health department, or not required, the subdivider shall supply acceptable evidence of the availability of water. The subdivider may be required to drill one (1) or more test wells in the area to be platted. Location and construction of a private water supply shall meet the requirements of the *Ohio Revised Code* and the *Ohio Administrative Code*. Wells located in floodplain areas shall be constructed so as to be sealed from the entry of floodwaters. In all cases where it has been determined that individual water supplies from private wells are not feasible, a public water distribution system shall be required.
- c. Private wells and other water distribution systems may be accepted for maintenance and operation by the County if the ownership is vested to the County and if the water distribution system has been constructed according to the specifications and approved by the County.

602 Fire Protection

Definitions

- a. Minimum Fire Flow: For residential subdivisions the minimum flow must be at least 500 gallons per minute (GPM) with a residual pressure of at least 20 pounds per square inch (PSI). For commercial and industrial subdivisions the minimum flow must be at least 1000 GPM, additional hydrant flow may be required due to fireloading of the structure. Hydrant spacing for commercial and industrial subdivisions shall be no more than 300 feet between hydrants.
- b. Adequate Public Water Supply: Any existing water system that is within a reasonably accessible distance as determined by the Regional Planning Commission. Adequate water lines consist of 6" or larger diameter piping. A 4" line may be adequate if the local water authority determines that minimum fire flow can be met.
- c. Block: Any continuous road frontage in excess of 500 feet, or any continuous road frontage between two perpendicular roads.
- d. Fire Hydrant: A device with two 2.5" outlets and one 4.5" outlet, with all threads being right hand NST.
- e. Flushing Port: A device with one 2.5" outlet with right hand NST threads.
- f. Dry Hydrant: A 1,000 GPM drafting connection tied into a pond, cistern, or other suitable body of water. These devices shall be installed according to NRCS and NFPA standards and include a 4.5" port with a 4.5" to 2.5" adapter and cap.
- g. NFPA: National Fire Protection Association
- h. NRCS: Natural Resources Conservation Service

Requirements

- a. Fire hydrants shall be provided by the subdivider in all subdivisions with adequate water supplies. Dry hydrants and flushing devices shall also be provided by the subdivider when deemed appropriate by the Regional Planning Commission.

- b. The make of control valves, lines, connections and the installation procedure shall conform to the requirements of the local water authority. The minimum size of any line serving a fire hydrant shall not be less than 6" in diameter, and should be a looped, circulating line. In the event that a 4" line is determined to be adequate then the minimum size shall be 4".
- c. The proposed fire protection plan shall require the written approval of the Fire Chief or person responsible for fire protection in the political subdivision in which the plat is located.
- d. Size and location of water lines shall be approved by the local water authority and the County Engineer.

Placement of Hydrants and Specifications

- a. Fire hydrants should be located between property lines and curbs. The large outlet shall be facing or parallel to the street with the center of the opening not less than 16" above grade level.
- b. All hydrants should be no more than 6 feet from the edge of an improved road surface. In the event that damage from traffic is a serious concern, the subdivider may be required to erect a barricade to protect the hydrant.
- c. All inhabited residences and all commercial and industrial structures shall be within 500 feet of a hydrant as measured along the roadways.
- d. Hydrants shall be placed at the corners of all blocks exceeding 500 feet in length. For blocks that exceed 1,000 feet in length, hydrants shall be spaced so as to maintain the 500 foot coverage area. For blocks less than 500 feet in length, a hydrant shall be placed at the corner most accessible to the nearest fire station. Hydrants shall also be required at the entrance of all cul-de-sacs exceeding 500 feet in length.
- e. A dry hydrant may replace a fire hydrant whenever possible. Dry hydrants must at least meet sections (a), (b), (c); but (d) may be slightly varied to accommodate terrain limitations.
- f. Fire hydrants will conform to the following specifications:
 1. 1 1/2 inch pentagon operating nut
 2. Turn to the left to open hydrant
 3. 2-2 1/2 inch outlets on each side with National Standard threads and caps chained to the hydrant.
 4. 1-4 1/2 inch outlet on the front with National Standard Threads and caps chained to the hydrant
 5. 5 1/4 inch piping from the water line to the hydrant
 6. 6 inch mechanical joint base
 7. Self draining when hydrant is turned off, with drain hole
 8. Have a working pressure of 200 psi, and test pressure of 400 psi.
 9. Upper barrel can be rotated 360 degrees.

No Adequate Public Water

When adequate public water is not available, and/or the minimum fire flow cannot be met, then the minimum spacing between inhabited residences and commercial or industrial structures shall not be less than 100 feet.

- a. Within a 500 foot range of a dry hydrant the minimum spacing may be reduced to 30 feet.
- b. For smaller public water supplies that do not meet minimum fire flows, the installation of flushing devices shall be located as outlined in Placement of Hydrants and Specifications, a, b, c, d.
- c. If a commercial building of more than 3,000 square feet is erected and there is no public water source the building will have a cistern or pond on the site at a location authorized by the local fire department. The cistern or pond will have a capacity of 15,000 gallons of water and a dry hydrant connection will be installed for the fire department use. The specifications for the dry hydrant

connection will conform to Definitions, (f). The cistern or pond will be constructed so that the local fire department can also discharge water into the cistern or pond for use during a fire.

603 Sanitary Sewers

- a. Where an adequate public sanitary sewer system is reasonably accessible in the determination of the county health district, public sanitary sewers shall be installed to adequately serve all lots. Public sewer system extensions, including lateral connections, shall meet the requirements of the Ohio Environmental Protection Agency and county standards. Sanitary sewers and storm sewers shall not be combined in the same line.
- b. Where a public sanitary sewer system is not reasonably accessible, the subdivider may provide a central treatment plant for the subdivision, provided that such central treatment plant is installed in accordance with state and county health requirements. Lots may be served by individual disposal systems only with approval of appropriate state and county health officials. Where the installation of individual disposal systems is considered, the absorptive ability of the soil, surface drainage, ground water level and topography shall be the criteria used for determining whether or not the installation of individual systems is permissible.
- c. When individual, on-lot sewage systems are approved; each lot so served shall be of a size and shape to accommodate the necessary length of a leach field at a safe distance from and at a lower elevation than the proposed building(s). Adequate area for replacement leach fields will usually be required. On-lot systems shall be designed to retain effluent on the lot as much as possible. Easements across abutting landowners may be required for the necessary drainage of treated sewage effluent.

604 Drainage and Storm Sewers

All storm drainage design shall be planned and executed so as to preserve natural topographic features and vegetative cover, to minimize change to existing topography, and to preserve natural drainage systems.

- a. Where an adequate public storm sewer is available at the plat boundary, the subdivider shall construct a storm sewer system and connect with such storm sewer line. If such a storm sewer system is not accessible, natural drainage channels with easements of at least 30 feet in width shall be provided as determined by the County Engineer and approved by the Regional Planning Commission. Storm drainage from lots, including drain tile around basements, shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.
- b. The subdivider shall construct all necessary facilities including underground pipe, inlets, catch basins, or open drainage ditches, as determined by the Regional Planning Commission, to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. The best available technology shall be used to minimize off-site stormwater runoff, increase on-site filtration, simulate natural drainage systems, and minimize off-site discharge of pollutants to ground and surface water. Best available technology may include measures such as retention basins, recharge trenches, porous paving and piping, contour terraces, and swales. Stormwater management shall follow the standards established in Rainwater and Land Development, 2nd ed., 1996, ODNR, or any later version that is published as an update. Subdivision development shall not increase the rate of runoff and an increase in the volume of runoff shall require a reduction in the rate of runoff. The Natural Resource Conservation Service's TR-55, or other suitable engineering method, shall be used to determine flow rate. Manning's equation, or other suitable engineering method, shall be used to determine velocity.
- c. When necessary, outlet ditches of closed sewers of an approved type and size shall be required as part of the construction. If same is across private property, rights-of-way or easements shall be obtained by the subdivider for construction and future maintenance. These rights-of-way or easements shall be shown on the construction plans. The channel downstream of the subdivision

shall be improved adequately by the subdivider to convey the storm runoff from the subdivision and across the adjacent property owner so that damages from flooding are minimized. Whenever possible, post-development drainage patterns shall be the same as pre-development drainage patterns.

- d. The subdivider shall guard against the creation or continuation of swampy areas or stagnant pools, unless they are a component of a designed wetlands open space. The Regional Planning Commission may require fill, swale, and/or channel improvements in order to forestall such problems.

605 Electric, Gas, and Telephone Improvements

- a. Electric and telephone service shall be provided within each subdivision. Gas service may be required where reasonably accessible. Telephone, electric, and street lighting wires, conduits, and cables shall be constructed underground except in cases where the Regional Planning Commission determines that topographic, bedrock, or underground water conditions would result in excessive costs to the subdivider.
- b. Overhead utility lines, where non-existent and where permitted shall be located in an area mutually agreed to by the Regional Planning Commission, utility company, and subdivider. The width of the easement per lot shall be not less than ten (10) feet and the total easement width shall be not less than twenty (20) feet.
- c. Whenever any two or more of the following: water line, stormwater line, sanitary sewer line, electric line, or telephone line are placed underground in the same utility easement, the total easement width shall be not less than twenty (20) feet.
- d. Whenever a major gas transmission line is on or adjacent to property proposed to be subdivided, adequate measures shall be taken to insure that all buildable sites are at a minimum safe distance from the transmission line easement, as recommended by the gas transmission company and the Public Utilities Commission of Ohio.

606 Over-size and Off-site Improvements

The county commissioners, with advice provided by the Regional Planning Commission, may require that utilities, pavements, and other land improvements for the proposed subdivision be designed over-sized, and/or with extensions provided, to serve nearby land which is an integral part of the neighborhood service or drainage area as determined by the County Engineer. For all utility systems within the county, the county shall pay the difference between the cost of the utility necessary to service the platted area and any larger sized utility connection required to service the area beyond the limits of the plat.

Article 7: Environmental and Landscaping Design and Construction Standards

700 Purpose

Protection of existing environmental features and provision of landscaping provides for an attractive development. Minimization of soil loss, flood hazard, noise pollution, and visual nuisance can be accomplished through good site planning. Additionally, protection of existing vegetation, drainage patterns, and topography can help reduce construction costs. Planned landscaping features will add to property values and provide benefits to future residents of the subdivision.

701 Public Sites, Open Space and Recreation

- a. Where a park, playground, school, public access to water frontage, or other proposed public property is located in whole or in part in a proposed subdivision, the Regional Planning Commission may request the dedication of such area within the subdivision or that provision be made for the acquisition of such area by the proper agency within a mutually acceptable period.
- b. The Regional Planning Commission, in conjunction with the County Commissioners or township trustees, may require that land be conveyed to the county or township for park purposes. The Regional Planning Commission may require the subdivider to provide for creation of a homeowners association that will be responsible for dedicated open space maintenance. All subdivision residents will be members of the homeowners association. The Regional Planning Commission will review proposed association by-laws as part of the subdivision review process.
- c. Where a large-scale subdivision or planned unit development is proposed, the Regional Planning Commission shall require that consideration be given to sites for schools, parks, playgrounds, and other such areas for common use and that provisions be made for such reservation or acquisition by the proper agency.
- d. The Regional Planning Commission reserves the right to deny approval to a subdivision if such subdivision disregards the preservation of natural features such as wooded areas, water courses, geologic formations, riparian areas, and areas of natural, historical, or prehistorical significance which add value to residential development and the community.

702 Flood Areas and Storm Drainage Ditches

All subdivisions shall comply with current county floodplain regulations on file in the Regional Planning Commission office. Appropriate measures shall be taken to elevate buildings to required levels. A proposed subdivision may be denied if access to the subdivision is periodically blocked by floodwaters.

Flood control or storm drainage facilities shall be provided as follows:

- a. Access to flood control or storm drainage ditches and channels shall be provided by easements of not less than thirty (30) feet in width, twenty (20) feet of which is located on one side of the flood control or drainage ditch, channel or similar facilities.
- b. Flood control or storm drainage easements containing only underground facilities shall have a minimum width of twenty (20) feet.

703 Soil Erosion Requirements

- a. In the development of a subdivision, the subdivider shall apply best management practices, with both temporary and permanent measures, during all phases of clearing, grading, and construction in order to minimize the amount of sediment flowing into a public or private surface ditch, subsurface drainage, stream, river or lake, or onto an adjoining property. Sediment control shall follow the standards and specifications in Rainwater and Land Development, 2nd ed., 1996, ODNR, or any later version that is published as an update.

- b. When a proposed development area consists of five (5) or more acres of earth-disturbing activities, the owner of record shall develop and submit to the Ohio Environmental Protection Agency for review and approval, a soil erosion and sedimentation control plan. Such a plan shall contain sufficient information, drawings and notes to describe how soil erosion and off-site sedimentation will be kept to a minimum, both during and after construction. The soil and erosion control plan shall have Ohio Environmental Protection Agency approval before the final plat is submitted to the Athens County Regional Planning Commission.
- c. When a proposed development area involves less than five acres of earth-disturbing activities, it is not necessary to submit a soil erosion and sedimentation control plan; however, the subdivider shall comply with the standards and specifications in Rainwater and Land Development, 2nd ed., 1996, ODNR, or any later version that is published as an update. Upon request, submittal of specific soil erosion and sedimentation prevention measures to be or being implemented may be required to determine compliance.
- d. Soil erosion and sedimentation control plans shall be certified by a professional engineer registered in the State of Ohio before being submitted to the Regional Planning Commission for review and approval.

704 Landscape Plan

A landscape plan shall be submitted for planned unit developments and commercial, industrial, medium-low, medium, medium-high, and high-density residential subdivisions, unless an exception is granted by the Regional Planning Commission pursuant to these Regulations. The landscape plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction. Careful thought shall be given as to how best to preserve existing plant material at the site. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials and street furniture.

705 Site Protection and General Planting Requirements

- a. **Topsoil preservation**
Topsoil shall be temporarily stored and later redistributed on all regraded surfaces so as to provide at least (4) inches of even topsoil cover to all disturbed areas of the development and shall be stabilized by seeding or planting.
- b. **Removal of debris**
All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site and disposed of in accordance with the law. If trees and limbs are reduced to chips, they may be used as mulch in landscaped areas, subject to approval by the Regional Planning Commission.
- c. **Protection of existing plantings**
Maximum effort should be made to save fine or exceptional plant specimens. No material or temporary soil deposits shall be placed within the dripline of shrubs and trees designated on the landscape plan to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four (4) feet high and constructed of a durable material that will last until construction is completed. Snow fences and silt fences are examples of acceptable barriers.
- d. **Slope plantings**
Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one (1) foot vertical to three (3) feet horizontal shall be planted with ground cover appropriate for the land use and for the soil conditions and water availability.

j. **Additional landscaping**

In residential developments, besides the screening and street trees required, additional plantings or landscaping elements may be required throughout the subdivision where necessary for climate control, privacy, or other reasons in accordance with the landscape plan approved by the Regional Planning Commission taking cost constraints into consideration. In non-residential developments, all areas of the site not occupied by buildings and required improvements shall be landscaped by the planting of grass or other ground cover, shrubs, and trees as part of the landscape plan approved by the Regional Planning Commission.

k. **Planting specifications**

Deciduous trees shall have at least a two-inch caliper at planting.

Size of evergreens and shrubs shall be allowed to vary depending on setting and type of shrub.

Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the subdivider during the following planting season.

l. **Plant species**

The plant species selected shall be hardy for the climate in Athens County and appropriate in terms of function and size.

706 Shade Trees

Shade trees shall be installed on both sides of all streets in accordance with the approved landscape plan. Subdivisions planned for wooded sites will not need shade trees planted along roadways. When trees are planted at predetermined intervals along streets, spacing shall depend on tree size (at maturity), as follows:

Table 10: Spacing between Shade Trees

Growth Diameter (feet)	Planting Interval (feet)
Large trees (40+)	50-70
Medium trees (30-40)	40-50
Small trees (to 30)	30-40

When the spacing interval exceeds 40 feet, small ornamental trees can be placed between the larger trees. If a street canopy effect is desired, trees may be planted closer together, following the recommendations of a registered landscape architect, or an urban forester employed by the Ohio Department of Natural Resources. Tree plantings shall be coordinated with utilities, roadways, sidewalks, sight easements, or streetlights. Tree location, landscaping design, and tree spacing shall be approved by the Regional Planning Commission as part of the landscape plan.

707 Buffering

Buffering is the provision of an area between different land uses that attempts to minimize negative environmental impacts, such as noise and light pollution, from one to the other. Buffers shall provide a year-round visual screen in order to minimize adverse impacts. They may consist of fencing, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives. Every subdivider shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening and when the Regional Planning Commission determines that there is a need to shield (1) neighboring properties from any adverse external effects of a development; or (2) the development from negative impacts of adjacent uses such as commercial developments, streets, or railroads. In medium-low to high-density developments, when building design and siting do not provide visual and audio privacy, the Regional Planning Commission may require landscaping, fences,

or walls to screen dwelling units for privacy. Buffers shall be measured from side and rear property lines, excluding driveways. Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three (3) growing seasons. All plantings shall be installed according to accepted horticultural standards.

Table 11: Buffer Strip Width

Parking lots, garbage collection, utility areas, and loading and unloading areas	5 feet width minimum
All other land uses	25 feet width minimum

708 Maintenance

Plantings shall be watered regularly and in a manner appropriate for the specific plant species through the first growing season, and dead and dying plants shall be replaced by the applicant during the next planting season. No buildings, structures, storage of materials, or parking shall be permitted within any buffer area; buffer areas shall be maintained and kept free of all debris, rubbish, weeds, and tall grass.

709 Parking Lot Landscaping

- a. In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings and shall include at least one (1) tree for each eight (8) spaces. Parking lot street frontage screening and perimeter screening shall be a minimum of five (5) feet wide. Planting required within the parking lot is exclusive of other planting requirements, such as shade trees planted along the street.
- b. Landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance. Plantings in parking areas and on streets shall pay particular attention to sun position during the summer months so that maximum cooling effects can be gained from well-placed trees.
- c. A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted. The evergreens should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched or planted with shrubs or ground cover. Any area that will be under the overhang of vehicles shall be mulched or covered with paving material.

710 Paving Materials

Design and choice of paving materials used in pedestrian areas shall consider such factors as function, climate, characteristics of users, availability, cost, maintenance, glare, drainage, noise, appearance, and compatibility with surroundings. Acceptable materials shall include, but are not limited to, concrete, brick, cement pavers, asphalt, and stone.

711 Walls and Fences

Walls and fences may be erected for privacy, screening, separation, security, or erosion control. The design and materials used shall be functional and compatible with existing and proposed site architecture. No fence or wall shall be so constructed or installed as to constitute a hazard to traffic or safety.

712 Street Furniture

Street furniture such as trash receptacles, benches, and phone booths, shall be located and sized in accordance with their function. The different street furniture components shall be compatible in form,

material, and finish. Design and materials shall be coordinated with existing and proposed site architecture. Selection of street furniture shall take into consideration functionality and durability.

713 Lighting

Exterior lighting shall be directed towards the ground with shields that prevent light from escaping away from the intended object or area to be lit.

Article 8: Requirements for Construction of Improvements

800 Improvement and Cost Estimate Information

Before the signing of the final plat, all applicants shall be required to complete, to the satisfaction of the County Engineer and county health department or other appropriate agency, all the streets, sanitary improvements, and other public improvements, including lot improvements on the individual lots, as listed on the final plat and engineering plans. When required improvements are not completed, the subdivider shall insure their completion with a performance guarantee acceptable to the Regional Planning Commission and Board of County Commissioners. All required improvements shall be made by the subdivider, at his or her expense, and cost estimates for materials and labor shall be provided by a professional engineer licensed in the State of Ohio. The subdivider shall dedicate public improvements to the County, free and clear of all liens and encumbrances on the dedicated property and public improvements.

801 Performance Guarantee for Installation and Maintenance of Improvements

To guarantee the construction and/or maintenance of required improvements prior to the approval and recording of the final plat, the subdivider shall be required to provide a performance guarantee in one or a combination of the following arrangements:

a. **Performance Bond, Certified Check, or Irrevocable Letter of Credit**

The subdivider shall post a bond, executed by a surety company, or a certified check or irrevocable letter of credit equal to the estimated cost plus ten (10) percent of the required improvements. The bond shall be in favor of the Board of County Commissioners, and shall guarantee construction of the improvements according to the plans and specifications approved by the Regional Planning Commission. The bond or letter of credit shall not have an expiration date but shall be left open until the improvements have been accepted. Acceptance will occur only after improvements have been approved and a 2-year maintenance period is complete. Under no circumstances shall the required performance bond, cash deposit or irrevocable letter of credit be tied to or be considered a portion of the subdivider's financing for the development.

b. **Deposit**

The subdivider may make a deposit with the county treasurer, with a responsible escrow agent, or with a trust company. The deposit shall be money or negotiable bonds in an amount equal to the estimated cost plus ten (10) percent of the required improvements.

802 Temporary Improvements

The applicant shall build and pay for all temporary improvements required by the Regional Planning Commission and shall maintain those temporary improvements for the period specified by the Regional Planning Commission. Prior to construction of any temporary facility or improvement, the subdivider shall file with the Regional Planning Commission a separate performance guarantee in an amount equal to the estimated cost of the temporary facilities, which shall ensure that the temporary facilities will be properly constructed, maintained and removed.

803 Extension of Time

If the construction or installation of any improvements or facility, for which guarantee has been made by the subdivider in the form of a performance bond, cash deposit, or irrevocable letter of credit, is not completed within one (1) year from the date of final plat recording, the subdivider may request the Board of County Commissioners to grant an extension of six (6) months, provided he can show reasonable cause for inability to complete said improvements within the required one (1) year. The request shall be accompanied by a revised cost estimate of construction.

804 Failure to Complete Improvements

In case the subdivider fails to complete the required public improvements work within such time period as required by the conditions or guarantees as outlined above, the Board of County Commissioners may proceed to have such work completed and reimburse itself for the cost thereof by appropriating the cash deposit, certified check, surety bond, or by drawing upon the letter of credit, or shall take the necessary steps to require performance by the bonding company.

805 Progressive Installation

After the preliminary plan of a proposed subdivision has been approved by the Regional Planning Commission, the subdivider may improve a part of the entire area and submit a final plat for that improved portion to the Regional Planning Commission for approval

806 Deferral or Waiver of Required Improvements

The Regional Planning Commission may defer or waive, at the time of final plat approval and subject to appropriate conditions, the provision of any or all public improvements as, in its judgment, are not requisite in the interest of the public health, safety, or welfare, or which are inappropriate because of the inadequate or nonexistence of connecting facilities. Any determination to defer or waive the provision of certain public improvements must be expressly made on the record. Whenever it is deemed necessary by the Regional Planning Commission to defer the construction of any improvement the subdivider shall pay his share of the costs of the future improvements to the local government prior to the signing of the final subdivision plat by the Regional Planning Commission. The subdivider may provide a separate performance bond, cash deposit or irrevocable letter of credit for the completion of the deferred improvements upon demand of the local government.

807 Inspection of Improvements

The Regional Planning Commission shall coordinate with the County Engineer, county health department or other appropriate agency to provide for inspection of required improvements during construction and ensure their satisfactory completion. A professional engineer, licensed in the state of Ohio, and under contract with the subdivider, shall supervise inspection of the construction improvements and shall sign and certify inspection reports provided by the County Engineer. The County Engineer shall be notified at least twenty-four (24) hours in advance of placement of road base material, culvert cover material, and road surface material. The County Engineer may assess fees for any inspection performed by the County Engineer staff. An inspection schedule shall be finalized by the County Engineer and subdivider before any work begins. If, in the opinion of the County Engineer, installations are improper or inadequate, the inspector shall issue a stop order. Failure to comply with the County Engineer's recommendations during construction shall be deemed a violation of these Regulations subject to having the approved final plat invalidated by the Board of County Commissioners.

808 Acceptance of Streets, Storm Drainage, Sanitary Sewer and Water Distribution Improvements for Use and Maintenance by the Public

Upon completion of all improvements, the subdivider shall request that the County Engineer perform an inspection. After the inspection, the County Engineer will do one of the following:

- a. Issue a letter to the Board of County Commissioners, with a copy to the subdivider, recommending the start of a two year maintenance period.
- b. Issue a letter to the subdivider, with a copy to the Board of County Commissioners, listing items of work necessary to accomplish satisfactory completion of the improvements.

The two year maintenance period begins when the County Commissioners officially acknowledge the receipt of the maintenance guarantee. During the two year maintenance period, the subdivider shall be responsible for maintenance of all improvements, including snow removal and grass mowing, and shall repair all failures due to faulty construction as soon as they become apparent. The subdivider shall also make repairs due to erosion or abuse by utility companies installing utilities and shall repair all failure, for all other reasons, during the two year maintenance period. The subdivider shall restore the improvements at the end of the maintenance period. The maintenance guarantee shall remain in effect until final acceptance of improvements by the Board of County Commissioners. Before the Board of County Commissioners will release the maintenance guarantee, the subdivider shall submit a sworn statement that all bills and financial obligations incurred for maintenance or restoration of the subdivision improvements have been fully paid. After the two year maintenance period, the subdivider shall, after restoring all improvements to an acceptable condition, and after all monies are paid to contractors, request that the County Engineer perform an inspection for final acceptance. After the inspection, the County Engineer will do one of the following:

- a. Issue a letter to the Board of County Commissioners, with a copy to the subdivider, recommending final acceptance of the improvements and release of maintenance guarantee.
- b. Issue a letter to the subdivider, with a copy to the Board of County Commissioners, listing items of work necessary to accomplish before the recommendation for final acceptance can be made.

The Commissioners will vote to accept the improvements after the County Engineer has recommended final acceptance. Upon acceptance of the public improvements, the Board of County Commissioners will file an affidavit with the County Recorder stating the public improvements on the referenced plat have been accepted. The County Recorder will record the affidavit and note it on the referenced plat.

Article 9: Planned Unit Development

900 General Statement

The planned unit development is a contiguous area to be planned, developed, operated and maintained as a single entity containing one or more structures to accommodate residential, commercial and/or industrial uses. The procedures for approval of planned unit developments are subject to the approval procedure specified by article 3 of these Regulations.

901 Purpose of Planned Unit Development

Planned unit development of land may be permitted in order to provide a means for a more desirable physical development pattern than would be possible through the strict application of zoning regulations and subdivision regulations. The Regional Planning Commission will permit variety and flexibility in land development to encourage the subdivider to adjust design to irregular topography, economize in the construction of utilities, and create architectural variation as well as attractive and usable buildings and building sites.

902 Uses Permitted

Compatible residential, commercial, industrial, public and quasi-public uses may be combined, provided that the proposed location of the commercial or industrial uses will not adversely affect or disregard adjacent property, public health, safety, and the general welfare. A variety of housing and building types is encouraged by permitting a higher per acre housing density and a reduction in lot dimensions and yard and building setbacks, compared with conventional development standards.

903 General Requirements

- a. The gross area of the tract to be developed under the planned unit development approach shall comprise not less than (10) acres, unless otherwise approved by the Regional Planning Commission.
- b. The total ground area occupied by buildings and structures shall not exceed (80) percent of the total ground area, unless previous development in the neighborhood has a greater ground coverage, in which case the plan may increase the ground coverage of buildings and structures to correspond with the average coverage in the neighborhood.
- c. A minimum of (10) percent of the land developed shall be reserved for open space and similar uses such as an internal park network, recreational facilities, and preservation of natural features.
- d. The minimum lot size shall be not less than (70) percent of the lot area per family or use which would be otherwise be required under these Regulations. Lot widths and required yards may be reduced to (80) percent of the requirements of these Regulations.
- e. The design of the internal circulation system shall provide convenient access to dwelling units and non-residential facilities, separation of vehicular and pedestrian traffic, and shall be adequate to carry anticipated traffic, including access for emergency vehicles.

904 Open Space

The amount of open space reserved in the planned unit development shall either be held in corporate ownership by the owners of the project area, for the use of those who buy property, be held by an association of property owners within the development, or be dedicated to Athens County and retained as open space or related uses. All land dedicated to Athens County shall meet the requirements of the Regional Planning Commission and Athens County Commissioners. Public utility easements and easements for watercourses are not acceptable for open space dedication unless such land is usable as a trail and approved by the Regional Planning Commission and Athens County Commissioners.

905 Management of Common Property

A homeowner's association, or in the case of non-residential development, an owner's association, shall be established to provide for the maintenance of all facilities and/or properties held in common within planned unit developments. These shall include, but not be limited to, private streets and walkways, private recreational facilities, and common lots and open space areas. The subdivider shall submit evidence as to the financial ability of the homeowner's association to maintain any property or facilities held in common ownership, including the estimated annual cost of maintaining all common properties and facilities; the estimated monthly fee that shall be assessed to each residential property; and an estimate of the value of the dwelling units that will be constructed within the planned unit development. Any homeowner's association and accompanying regulations shall be reviewed and approved by the County Prosecutor.

906 Open Space Improvement Guarantee

At the time of the application for final plat approval, the subdivider shall provide a performance guarantee, in accordance with Section 801 of these Regulations, in the amount of the estimated cost of the proposed open space improvements. When the improvements are satisfactorily completed, the performance guarantee may be reduced to 10% of its original amount to be used as a maintenance guarantee for a one year period. Improvements will then be inspected by the county and, if acceptable, will be thereafter managed as open space by Athens County.

907 Conformity to Existing Streets and Thoroughfare Plan

Whenever a Planned Unit Development abuts or contains an existing or proposed major thoroughfare or minor existing street, the roadway standards as contained in these Regulations shall be applicable.

908 Public Streets

The Regional Planning Commission may require certain streets within the planned unit development be public if it determines that the project density necessitates the use of public streets for adequate circulation.

909 Private Streets

Private streets may be permitted in planned unit developments and shall meet the construction requirements of these Regulations. Private streets shall be owned and maintained by abutting property owners and other persons to whom the streets provide access.

910 Staging of Residential Planned Unit Development

- a. Each stage of a planned unit development must be so designed so as to stand independently of future related stages, in the event future stages are not constructed. The construction and provision of all the common open spaces and public and recreational facilities that are shown on the final development plat must proceed at the same rate as the construction of dwelling units.
- b. If a planned unit development contains non-residential uses, these uses may be constructed first if the Regional Planning Commission so approves.

Article 10: Hillside Regulations

1000 General

These Regulations apply to all hillside areas. A hillside is defined as sloping ground with an average slope of more than fifteen (15) per cent. The subdivider shall submit detailed information concerning geologic conditions, soil types, and underground water level in order that a determination can be made by the Regional Planning Commission as to the safety of the particular site. New development shall maintain existing levels of slope stability and not increase the potential for slope failure. Development in hillside areas shall follow the technical standards and specifications in Rainwater and Land Development, 2nd ed., 1996, ODNR., 2nd ed., 1996, ODNR, or any later version that is published as an update.

1001 Determination of Average Slope

The average slope for any hillside development shall be determined by the Regional Planning Commission during the time of preliminary subdivision design. Determination will be on an area-by-area basis with each lot sized according to the average topographic change falling within each area.

1002 Minimum Lot Requirements for Single Family Homes

The minimum lot requirements shall be used to determine the minimum lot area for a single-family home (Table 12). The average per cent of slope is determined by the subdivider's registered engineer and approved by the Regional Planning Commission. The lot area in thousands of square feet shall then be determined by charting the average natural ground slope and the minimum lot area. Rounding shall be made to the nearest five (5) foot frontage interval.

1003 Grading Plan and Controls

The grading plan shall show contour lines at the same intervals as required in the preliminary plan. Lot layout and the approximate dimensions shall be shown for each lot and each building site. Engineering data shall show the existing topography and the approximate finished grades, location and size of each building site, lot layout and lot dimensions, and finished grade of streets prior to consideration of the final plat.

1004 Cuts and Fills

Cut and fill slopes shall be designed, constructed, and maintained in a manner that will maximize stability and minimize erosion. Consideration shall be given to length and steepness of slope, soil type, upslope drainage area, and groundwater conditions when determining appropriate drainage management and slope stabilization measures. Rock or similar irreducible material with a maximum dimension greater than eight (8) inches, organic materials, and construction and demolition debris shall be prohibited from fills, unless such fills are intended and approved by the County Engineer as mass rock fills or disposal fills. Fills shall be compacted in eight-inch lifts to a density that is appropriate for the intended use. That density shall be determined by laboratory analysis of the fill material prior to its placement. The subdivider shall be responsible for this laboratory analysis. The horizontal distance from the top and from the toe of an existing or proposed unrestrained cut or fill slope to the nearest existing or proposed structure, property line, or paved surface shall be at least one-half (1/2) the vertical height of the cut or fill, unless local geology or character of materials indicates that a different distance is appropriate.

No land shall be graded, cut or filled so as to create a slope exceeding a vertical rise of one (1) foot for each two and one half (2 1/2) feet of horizontal distance between abutting lots, unless a retaining wall, designed by a professional engineer, registered in Ohio, is provided to retain the graded bank.

1005 Compaction of Fill

All fill underlying a proposed roadway shall be compacted to a density of ninety-five (95) per cent or greater. Inspection of fill shall be conducted by the subdivider’s engineer and the County Engineer. The subdivider shall have fill material tested by a responsible testing company at his or her expense.

1006 Retaining Walls

Retaining walls may be required whenever topographic conditions warrant or where necessary to retain fill or cut slopes within the right-of-way. Such improvements shall require the approval of the County Engineer.

1007 Minimum Hillside Requirements

The following regulations shall govern the front yard, side yard, street right-of-way and pavement requirements in hillside subdivisions:

Table 13: Minimum Hillside Requirements

Group	Slope	Front Yard Setback	Side Yard % of Lot Width	Right of Way	Pavement
1	15-25%	25'	10%	50'	24'
2	26-30%	23'	10%	45'	22'
3	31%-Over	20'	10%	40'	20'

1008 Street Alignment

The following regulations shall govern street alignment:

- a. Vertical profile grades shall be connected by vertical curves up to fifteen (15) percent, but only for short, straight stretches.
- b. Waiver of visibility requirements may be given subject to the approval of the Regional Planning Commission upon recommendation of the County Engineer.

1009 Driveways

The maximum grade on that portion of a driveway within a public right-of-way shall not exceed fifteen (15) percent. Each drive shall provide sufficient space and distance to turn around prior to entering the street. When the average slope on a lot will exceed fifteen (15) percent, the driveway location will be shown on the preliminary plan (or final plat if no preliminary plan was submitted). Driveways shall be designed and constructed so as to drain into the roadway ditch and not onto the roadway surface. The area of the driveway adjacent to the roadway shall drain away from the roadway.

ARTICLE 11: Required Statements and Signatures to be Affixed on the Plat.

1100 Required Statements

The following statements shall be affixed on the subdivision plat. The Regional Planning Commission may require modifications to the statements. All signatures, except the signatures of the County Commissioners, the County Auditor, County Recorder, and the Regional Planning Commission shall be obtained prior to approval of the subdivision plat by the Regional Planning Commission.

A. Deed Reference

Situated in Section _____, _____ Township, Athens County, Ohio, containing ____ acres and being (part or) the same tract as conveyed to _____ and described in the deed recorded in Deed Book (Official Records) ____ Page ____, Athens County, Ohio.

B. Certificate of Ownership

We, the undersigned, do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners, we have caused the said above described property to be surveyed and subdivided as shown.

Seal

Seal

County
State of Ohio, } SS

C. Owner's Consent and Dedication

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, parks or open space as shown hereon to the public use forever, unless such areas are specifically marked "private" on the final plat. Easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities or (4) create a hazard.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of himself or herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this _____ day of _____, _____.

Witness: _____ Signed: _____

D. Certificate of Notary Public

State of Ohio, S.S.

Be it remembered that on this ____ day of _____, _____ before me the undersigned, a Notary Public in and for said State, personally came _____, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

By: _____

NOTARY PUBLIC

State of Ohio

My commission expires _____

E. Certificate of Surveyor

I hereby certify that this map is a true and complete survey made by me (under my supervision) on _____ (date) and that all monuments and lot corner pins are (or will be) set as shown.

By: _____

(Print name and registration number here)

Registered Surveyor

F. Regional Planning Commission Approval

REGIONAL PLANNING COMMISSION

This plat is recommended for County Commissioner approval by the Regional Planning Commission on this _____ day of _____, _____.

Representative, Title

G. County Health Department Approval

ATHENS COUNTY HEALTH DISTRICT

I hereby approve this plat on this ____ day of _____, _____.

Athens County Board of Health

H. County Engineer Approval

Athens County will only accept a dedicated public roadway after it has been built to county standards effective at the time a petition by the adjoining property owners or the subdivider is presented to the Athens County Commissioners. Acceptance of the roadway by the County Commissioners will take place only after the Athens County Engineer has approved construction of the improvements. Approval of this plat in no way constitutes approval of construction of any site improvements. The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The easement area of each lot and all

improvements within it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

Mathematically approved this ____ day of _____, 20 ____.

Athens County Engineer

Construction of road improvements as per Athens County Subdivision Regulations:

Approved this ____ day of _____, 20 ____.

Athens County Engineer

I. Township Trustees Review

TOWNSHIP TRUSTEES

We have reviewed this plat on this ____ day of _____, ____.

(President)

J. Athens County Commissioners Approval

Acceptance of the dedication of the right-of-way does not constitute an obligation on the part of any government entity to maintain and/or improve said right-of-way. Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat. (Section 711 O.R.C.)

We hereby approve this plat on this ____ day of _____, ____.

Athens County Commissioners(President)

K. County Auditor's Transfer:

Transferred on this ____ day of _____, ____.

By _____

County Auditor

L. County Recorder:

File No. _____

Received on this ___ day of _____, ____ at ____ ____ .M.

Recorded on this ___ day of _____, ____ at ____ ____ .M.

Recorded in plat book No. _____, Page _____.

Fee _____.

By _____
Deputy County Recorder

M. Acceptance of Public Improvements for Maintenance

Be it resolved by the Board of County Commissioners, that subdivision roadway improvements have been inspected and approved for permanent maintenance by local government on this _____ day of _____, _____.

Athens County Commissioners (President)

ARTICLE 12: Definitions

Interpretation of Terms or Words: For the purpose of these Regulations, certain terms or words used herein shall be interpreted as follows:

- a. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- b. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- c. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
- d. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
- e. The word "lot" includes the words "plot or parcel."
- f. The word "county" where used shall mean the County adopting these Regulations and its legal entities.

Alley: See Thoroughfare

Archaeological Site:

Block: That property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream, or between any of the foregoing and any other barrier to the continuity of development.

Block Frontage: Property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and railroad right-of-way, waterway, or other definite barrier.

Board: The Board of County Commissioners.

Building: A structure designed to be used as a place of occupancy, storage or shelter.

Building Site: A parcel under separate deed or description containing less than 5 acres, having road frontage, and, in the opinion of the Regional Planning Commission, having attributes whereby a residence or business could be feasibly constructed.

Capital Improvement Program: A plan for expenditures of funds for making improvements to local infrastructure. The plan includes a project list, cost estimates, construction schedule, and financing methods.

Comprehensive Plan or Comprehensive Development Plan: A plan or any portion, thereof, adopted by the Regional Planning Commission and the County Commissioners showing the general location and extent of present and proposed physical facilities, including housing, industrial, and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Condominium: Condominium means and includes the land, together with all buildings, improvements, and structures thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property which have been submitted to the provisions of Chapter 5311 of the *Ohio Revised Code* and which is subject to said Chapter 5311.

Corner Lot: See Lot Types

Covenant: A written promise or pledge.

Cul-de-sac: See Thoroughfare

Culvert: A transverse drain that channels under a bridge, street, or driveway.

Dead-end Street: See Thoroughfare

Density: A unit of measurement; the number of dwelling units per acre of land.

- a. Gross Density - the number of dwelling units per acre of the total land to be developed.
- b. Net Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.
- c. Density, Low Residential: Land to be utilized for residential purposes, including public housing, and industrialized units, which does not exceed two (2) dwelling units per gross acre.
- d. Density, Medium-Low Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed four (4) dwelling units per gross acre. For the purpose of street design requirements, the medium-low density residential classification shall be considered as medium density.
- e. Density, Medium Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed eight (8) dwelling units per gross acre.
- f. Density, Medium-High Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed sixteen (16) dwelling units per gross acre. For the purposes of street design requirements, the medium-high density residential classification shall be considered as high density.
- g. Density, High Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed thirty-two (32) dwelling units per gross acre.

Develop: To make a development; also to do any grading or filling of land, whether undeveloped or already subdivided, so as to change the drainage or the flow of water, or to do any work upon the land that is capable of serving as a subdivision or development of building sites in the future.

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

Dripline: An imaginary curved line, on the ground, that is vertically below the outermost limit of leaves or needles on trees and shrubs.

Driveway: A vehicular travelway used to provide access from a street to dwelling units or commercial or industrial activities. Driveways are designed for low travel speeds and are often used as, or are integral with, parking areas for vehicles.

Dwelling Unit: Space within a building comprising living, dining, sleeping and storage rooms as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one (1) family and its household employees.

Easement: A grant by the property owner of the use of a strip of land by the public, a corporation, or other persons, for specified purposes.

Engineer: Any person registered to practice professional engineering by the state board of registration as specified in Section 4733.14, *Ohio Revised Code*.

Environmental Protection Agency: Ohio Environmental Protection Agency (E.P.A.)

Environmentally Sensitive Area: An area within a subdivision's borders that possesses unique environmental characteristics that may be destroyed if disturbed by construction activity. Examples are wetland areas or locations containing rare or endangered flora or fauna.

Erosion: The wearing away of the earth's soil surface by water, wind, gravity, or any other natural process.

FEMA: The Federal Emergency Management Agency.

Final Plat: A revised version of the preliminary plan showing exact locations of lot lines, rights-of-way, easements, and dedicated areas. The final plat is recorded in the office of the County Recorder.

Flood: An overflowing of water, from watercourses, onto land which is normally dry.

Flood, 100-Year: The temporary inundation of normally dry land areas by a flood that is likely to occur once every 100 years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year.)

Flood Plain: Any land area susceptible to be inundated by water from the base flood. The term refers to that area designated as subject to flooding from the base flood (100-year flood) on the "Flood Boundary and Floodway Map" prepared by the U.S. Department of Housing and Urban Development.

Grade: The amount of rise or descent of a sloping land surface, usually measured as a percent where the numbered percent represents the amount of vertical rise or fall, in feet, for every 100 feet horizontally. For example, a one foot vertical rise over one hundred horizontal feet represents a one percent slope.

Health Department: City-County Health District.

Highway Director: The Director of the Department of Transportation.

Historical Site:

Improvements: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control for drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

Land Contract: A legal agreement between a landowner and another person or persons interested in purchasing real property owned by the landowner, wherein the landowner agrees to receive regular payments, at specified intervals for a specified period of time, from the purchaser and at the end of the specified time period agrees to transfer ownership of the property to the purchaser.

Letter of Credit: A written statement from a bank or loan company, written against the good standing of a subdivider, guaranteeing necessary funds, the amount to equal a professional engineer's cost estimate for subdivision improvements, to complete such improvements should the subdivider fail to complete them within the time frame and conditions as specified in the subdivision approval agreements. (See also, Performance Bond or Surety Bond)

Light Pollution: Exterior light that goes beyond the area or object that is intended to be illuminated.

Location Map: See Vicinity Map

Lot: For purposes of these regulations, a lot is a parcel of land that is:

- a. A single lot of record;
- b. A portion of a lot of record;
- c. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Area: The area of a lot computed exclusive of any portion of the right(s) of way of any public or private street.

Lot Depth: The mean horizontal distance between the front and rear lines of a lot.

Lot Frontage: The front of a lot shall be constructed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under Yards in this section.

Lot Measurements: A lot shall be measured as follows:

- a. Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
- b. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line, provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width.

Lot of Record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types: Terminology used in these regulations with reference to corner lots, interior lots and through lots is as follows:

- a. Corner Lot: A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- b. Interior Lot: A lot other than a corner lot with only one frontage on a street.
- c. Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

- d. Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- e. Flag Lot: A lot whose only frontage on a public street is through a narrow strip of land which is generally wide enough to accommodate a driveway, but too narrow to accommodate any structures. The narrow strip of land is referred to as the panhandle.

Lot Width: The horizontal distance between side lot lines measured along the required building setback line. When the street line is curved, the measurement shall be made on the arc, on or parallel to the curve of the street line.

Major Thoroughfare Plan: The Comprehensive Plan adopted by the County Regional Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the unincorporated area of the County other than land within three (3) miles of a city as provided in Section 711.09 of the Revised Code.

Maintenance Bond: An agreement by a subdivider or subdivider with the County guaranteeing the maintenance of physical improvements for a period of two (2) years from the release of the performance bond.

Minor Subdivision: A division of a parcel of land that does not require a plat to be approved by a planning authority according to Section 711.131, *Ohio Revised Code*. Also known as Lot Split.

Monuments: Iron bases or iron pipes which will be set at all lot or parcel corners within the subdivision.

Official Map: The map established by the Regional Planning Commission showing the streets, highways, and parks theretofore laid out, adopted and established by law and any amendments thereto adopted by the County Commissioners and the Regional Planning Commission or additions thereto resulting from the approval of subdivision plats by the Regional Planning Commission and the subsequent filing of such approved plans.

Open Space: An area open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, swimming pools, tennis courts, and any other recreational facilities that the Regional Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.

Out Lot: Property shown on a subdivision plat outside of the boundaries of the land which is to be developed and which is to be excluded from the development of the subdivision.

Owner: Any individual, firm, association, syndicate, co-partnership, 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 this Resolution.

Pad: A building site prepared by artificial means, including, but not limited to, grading, excavation, or filling, or any combination thereof.

Parcel: Any piece of land described by a current deed.

Parking Space, Off-Street: For the purpose of these Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides,

together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Performance Bond or Surety Bond: An agreement by a subdivider with the County for the amount of the estimated construction cost (as approved by County Commissioners and County Engineer) guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement. (See also, Letter of Credit)

Performance Guarantee: Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development that are satisfactorily completed.

Person: An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization, or other entity acting as a unit.

Planned Unit Development: An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot size and setbacks, than those restrictions that would normally apply under these Regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans.

Plat: The map, drawing, or chart on which the subdivider's subdivision is presented to the Regional Planning Commission for approval, and the county recorder for recording.

Preliminary Plan: The initial proposal, including both narrative and site design information, intended to provide the Regional Planning Commission with an understanding of the manner in which the site in question is to be developed.

Public Way: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, or other ways in which the general public entity have a right, or which are dedicated, whether improved or not. (See Right-of-Way)

Replat: A Subdivision or Plat, the site of which has heretofore been platted or subdivided with lots or parcels of land. It may include all or any part of a previous Subdivision or Plat.

Reserve Strip: An area of land adjacent to a public right-of-way which is retained in ownership by the subdivider or subdivider for the purpose of denying access to the adjacent land.

Residual Parcel: That property remaining in the original deed description after a more recently surveyed parcel has been separated from the original deed description.

Right-of-Way: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features (required by the topography of treatment) such as grade separation, landscaped areas, viaducts, and bridges. (See Public Way)

Setback Line: A line established by the subdivision regulations generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure, other than an accessory building, may be located above ground.

Sewers, Central or Group: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Sewers, On-Site: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process, or an equally satisfactory process, for the elimination of sewage, and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sidewalk: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic. See "Walkway."

Sketch Plan: An informal drawing which shows how a subdivider proposes to subdivide a property and which gives sufficient site information for the Regional Planning Commission representatives to offer suggestions for site development.

Slippage Potential: The potential which land has to move, under the force of gravity, should it be disturbed during construction activity.

Stopping Sight Distance: The distance down a roadway for which a motorist is able to have unobstructed sight. Stopping sight distance is reduced by vertical and horizontal road curvature, fixed objects on the side of the road, and overhanging vegetation.

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

Subdivision:

1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two (2) or more parcels, sites, or lots, any one of which is less than five (5) acres, for the purpose, whether immediate or future of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

2. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities. (See Minor Subdivision)

Surveyor: Any person registered to practice surveying by the State Board of Registration as specified in Section 4733.02, of the *Ohio Revised Code*.

Tract: The term is used interchangeably with the term lot, particularly in the context of subdivisions, where one "tract" is subdivided into several "lots."

Technical Review Committee: A committee of representatives of the County Engineer's Office, the City/County Health Department, the Regional Planning Commission, and the County Planner who

shall meet with subdividers or property owners proposing a major subdivision, a commercial or industrial subdivision, or a minor subdivision on which a Technical Review member requires additional information. The Technical Review Committee shall offer advice and assistance to the Regional Planning Commission.

Terrain Classification: Terrain within the entire area of the preliminary plat is classified as level, rolling, hilly, or hillside for street design purposes. The classifications are as follows:

- a. Level: Land which has a cross slope range of four (4) percent or less;
- b. Rolling: Land which has a cross slope range of more than four (4) percent but not more than eight (8) percent;
- c. Hilly: Land which has a cross slope range of more than eight (8) percent but not more than fifteen (15) percent;
- d. Hillside: Land which has a cross slope range of more than fifteen (15) percent.

Thoroughfare, Street, or Road: The full width between property lines bounding every dedicated travelway, with a part thereof to be used for vehicular traffic and designated as follows:

- a. Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street. Design speed is 10 miles per hour.
- b. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route. Design speed is generally 55 miles per hour. Arterial streets may be differentiated as major arterials or minor arterials.
- c. Collector Street: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions. Design speed is generally 35 miles per hour.
- d. Cul-de-Sac: A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround. Design speed is generally 25 miles per hour.
- e. Dead-end Street: A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- f. Local Street: A street primarily for providing access to residential, commercial, or other abutting property. Design speed is generally 25 miles per hour.
- g. Loop Street: A type of local street each end of which terminated at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than three thousand (3000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
- h. Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street.)

Through Lot: See Lot Types.

Variance: A modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the County in order to better locate and orient the area in question.

Watershed: The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.

Wetland: An area of land, as defined by the federal definition at the time of preliminary plan submission, inundated by water for a portion of each year resulting in the land possessing unique soil and vegetative types.

Yard: A required open space other than a court unoccupied and unobstructed by any structure from three (3) feet above the general ground level of the graded lot upward, provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstructions of visibility.

- a. Yard, Front: A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
- b. Yard, Rear: A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
- c. Yard, Side: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zoning Inspector: Zoning Inspector, Commission Zoning Inspector, County Zoning Inspector, shall mean the Zoning Inspector of the County, appointed by the County Commissioners.

Appendix A - Schedule of Subdivision and Parcel Transfer Fees

Lot Splits

Minor Subdivision (one to four lots plus residual acreage involving no new access easements)

No fee for initial site visit

Major Subdivision Platting

\$100.00 for first 5 acres, and \$10 for each acre thereafter

Note: Payment is due at time of preliminary plan filing. If preliminary plan phases were not performed, the fee for the final plat will include the fees that would have been charged for preliminary plan review

Other Subdivision Fees

One, Two, Three & Four Lot Major Subdivisions with Private Access Easement: \$100.00

Preliminary Plan Amendment \$ 25.00

Final Plat Amendment \$ 25.00

Subdivision Appeal or Variance \$ 25.00

Inspection Rates \$ 50.00 per visit (Includes additional site visits for subdivision inspections)

Subscription to Regional Planning Commission Agendas and Minutes \$ 10.00 per year

County Subdivision Regulations Purchase \$ 10.00

Appendix B - Application for Minor Subdivision Approval

Regulated by *Ohio Revised Code* 711.131

Three completed and executed copies of this application supplemented with applicable required information must be filed with the Athens County Regional Planning Commission. Such applications will be assigned a file number and distributed to the County Engineer and Health Department for review and comments. Separate application shall be submitted for each lot subdivided. One copy of the application, together with the actions taken by the Regional Planning Commission will be returned to the applicant or his/her agent.

NAME OF APPLICANT OR AGENT _____
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____ TELEPHONE _____

NAME OF GRANTOR _____
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____ TELEPHONE _____

Township in which transfer is to take place _____
Section _____ Size of Parcel _____

(For use of the County Engineer Only)

Date Received _____ Date Reviewed _____

County Engineer

Comments

(For Health Department Use Only)

Date Received _____ Date Reviewed _____

Action:

Supervising Sanitarian

Comments

(For Use of the Regional Planning Commission Only)

Date Received _____ Date Reviewed _____

Action:
Fees Due \$ _____ Fees Paid \$ _____ Date Paid _____

Comments

Director

Appendix C - Application for Major Subdivision Approval

NAME OF DEVELOPMENT: _____

Sketch plan _____ Preliminary plan _____

Final plat _____

General Information:

Owner: _____

Address _____

Phone: Home _____ Business _____

Applicant: _____

Address _____

Phone: Home _____ Business _____

Engineer or Surveyor: _____

Address _____

Phone: Home _____ Business _____

Development Data:

Location: _____

Existing Zoning _____

Proposed Use _____

Number of Lots _____

Total Acreage _____

Range of Lot Sizes (List smallest and largest by acreage)

Linear Feet of New Street _____

CHECK ONE:

Water Supply: _____

On lot System _____ Public System _____

Sewerage System: _____

On lot System _____ Public System _____

(For Official Use Only)

Exhibits Submitted

- Sketch Design Plan
- Preliminary Plan
- Final Plan Feasibility Study
- Street Profile and Cross Sections
- Drainage Plan
- Performance Bond
- Deed Restrictions
- Other

Distribution of Plan

- County Engineer
- Dept. of Health
- Township
- ODOT
- OEPA
- Water Co.
- Sewer District
- School District
- Other

ACTION:

Sketch Plan:

Comments _____

Preliminary Plan:

Approved: _____

Rejected: _____

Comments _____

Final Plat:

Approved: _____

Rejected: _____

Comments _____

Plat Recorded with County: _____

Appendix D - Application for Subdivision Variance

Date Application Prepared _____

Fee _____ Application Number _____

A variance is a modification of the strict terms of the relevant regulations where such modifications will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

APPLICANT NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ TELEPHONE _____

Location of property under consideration (Address and/or description):

Nature of variance required: (Describe generally the nature of the variance)

Justification of variance: **On a separate sheet**, please attach a statement explaining why the variance from requirements of the subdivision regulation is required. Include such items as:

- a. Exceptional topographical or other conditions peculiar to this particular parcel or land.
- b. Why the strict 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 required 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.

DATE _____

SIGNATURE _____

(For Official Use Only)

Date Application Received _____

Regional Planning Commission Action _____ Approved _____ Disapproved _____

Description of Action _____

Fee Received: YES _____ AMOUNT _____ NO _____

Comments: _____

Appendix E - Preliminary Plan Checklist

Subdivision Name: _____

Owner: _____

Reviewer: _____

Date: _____

The following items (do, do not) conform with the requirements of the Athens County Subdivision Regulations. Items not conforming are explained on the reverse side of this checklist.

	Does	Does Not	Items
1.	_____	_____	Application form complete
2.	_____	_____	Variance application form complete (if necessary)
3.	_____	_____	One original preliminary plan/appropriate # of copies complete
4.	_____	_____	One set of preliminary subdivision improvement plans complete
5.	_____	_____	Proposed name (no duplication) and location
6.	_____	_____	Name, address, & phone # of owner, subdivider, professional engineer, and professional surveyor with appropriate numbers and seals
7.	_____	_____	Scale of plat, north point, legend, and vicinity map of scale not less than 1"= 2000'
9.	_____	_____	Names of adjacent subdivisions, owners of adjoining parcels, and locations of common boundary lines within 200 feet of the subdivision boundaries
10.	_____	_____	Topographic contours (2 feet for <5% slopes, 5 feet for >5%-<15% slopes, and 10 feet for >15% slopes)
11.	_____	_____	Locations, widths, and names of existing and proposed streets, railroad R/W's, easements, parks, buildings, corporation and township lines, wooded areas, water courses, drainage patterns, water bodies, and topographic features within and around the subdivision for 200 feet from its borders
12.	_____	_____	Locations of floodways, floodplains, and other potentially hazardous areas
13.	_____	_____	Locations of environmentally sensitive areas
14.	_____	_____	Soil types from USDA soils map
15.	_____	_____	Layout, numbers, dimensions of lots, and setback lines
16.	_____	_____	Parcels reserved for public use or for use by residents of the subdivision
17.	_____	_____	Points of ingress/egress to the subdivision and locations of proposed future accessway locations for adjacent lands

- 18. ___ _____ Type of water supply and wastewater disposal systems, locations and dimensions of proposed utilities, utility easements, sewer lines, water mains, culverts, drainage tiles, or other underground utilities within or adjacent to the tract
- 19. ___ _____ Locations of cemeteries, historical, or archaeological sites
- 20. ___ _____ Copy of proposed covenants and restrictions
- 21. ___ _____ Proposed schedule of construction

The following information does not apply to all subdivisions and may be requested during the preliminary plan phase.

- 22. ___ _____ Statements of proposed use of lots with type and number of dwelling units and/or type of business or industry
- 23. ___ _____ Conceptual plan for commercial or industrial development showing proposed parking, loading areas, alleys, pedestrian walkways, streets, points of vehicular ingress/egress to the development, and landscape features
- 24. ___ _____ Drawing of present and proposed grades and facilities for stormwater drainage in cases where natural drainage is altered
- 25. ___ _____ Feasibility study on water and sewer facilities
- 26. ___ _____ Screening, buffering, and/or noise abatement measures
- 27. ___ _____ Cross sections and centerline profiles for each proposed street and preliminary engineering designs for any bridges or culverts proposed in the project
- 28. ___ _____ Other information deemed necessary or prudent to create buildable sites or to promote the public health, safety, and welfare

Appendix F - Final Plat Checklist

Subdivision Name: _____

Owner: _____

Reviewer: _____

Date: _____

The following items (do, do not) conform with the requirements of the Athens County Subdivision Regulations. Items not conforming are explained on the reverse side of this checklist.

	Does	Does Not	Items
1.	_____	_____	Application form complete
2.	_____	_____	Variance application form complete (if necessary)
3.	_____	_____	One original final plat/appropriate # of copies complete
4.	_____	_____	One original set of subdivision improvement plans and required # of copies complete with name, address, and phone number of the professional engineer with the appropriate number and seal
5.	_____	_____	Sheet size and map scale
6.	_____	_____	Proposed name (no duplication) and location
7.	_____	_____	Name, address, & phone # of owner, subdivider, and professional surveyor with appropriate number and seal
8.	_____	_____	Date of survey, scale of plat, north point, and acreage
9.	_____	_____	Plat boundaries based on a field boundary survey, as defined in Ohio Administrative Code, 4733-37, all lot numbers and lot lines shown with accurate dimensions in feet and hundredths
10.	_____	_____	Building front, rear, and side setback lines with dimensions
11.	_____	_____	Outline of areas to be dedicated or reserved for public use or common use by subdivision residents and outlines of previous lots or blocks and their numbers, indicated by a contrasting line style, in the case of a replat
12.	_____	_____	Bearings and distances to the nearest established street lines and accurate location and description of all monuments
13.	_____	_____	Names, locations, dimensions, rights-of-way of all existing and proposed streets and railroads within and adjoining the plat. Radii, internal angles, points of curvature, tangent bearings, length of arcs, and lengths and bearing of chords of all streets
14.	_____	_____	Purposes, locations, and dimensions of all easements
15.	_____	_____	Locations of all water bodies and flood

hazard boundaries. Base flood elevations have determined by a professional engineer when necessary

- 16. _____ _____ The owners of record, acreage, deed book and page references for all abutting metes and bounds tracts and the names of all abutting subdivisions, with lot lines, lot numbers and plat book and page references
- 17. _____ _____ A copy of any restrictive covenants, and other notes, items, restrictions, or provisions required by the subdivision regulations or the county
- 18. _____ _____ If a zoning change is involved, certification from the appropriate township or county zoning inspector
- 19. _____ _____ A letter from the permitting agency indicating that a driveway permit has been issued or will be issued by the office of the County Engineer, township trustees, or Ohio Department of Transportation on existing roads
- 20. _____ _____ Overlay map per ORC 711.02(B)

Appendix G - Subdivision Environmental Review Checklist

Subdivision Name: _____

Owner: _____

Date: _____

The following questions should be answered as part of the sketch plan and preliminary plan process. By giving serious consideration to the issues posed by the questions, environmental problems posed by subdivision creation can be minimized.

1. Does the subdivision conflict with any existing plans?
2. Does the subdivision affect the use of a recreation area, an area of important visual value, or preempt a site with potential recreation or open space value?
3. Will any unique natural or manmade features in the subdivision area be disturbed?
4. Do the engineering plans follow state-recommended guidelines for erosion control?
5. Do the engineering plans follow state-recommended guidelines for stormwater management?
6. Do the engineering plans adequately protect against geologic hazards, particularly land slippage, unstable soils, and underground mine subsidence?
7. Does the subdivision change existing topography or involve construction in any floodplain, natural drainage course, or watercourse? Are cuts and fills adequately engineered?
8. Is the subdivision one of a series of cumulative actions, which, although individually small, may as a whole have significant environmental impact?
9. Does the subdivision area serve as a habitat, food source, nesting place, crossing, wintering area, source of water, etc. for any wildlife species?
10. Are there any rare or endangered plant species in the subdivision area?
11. Could the subdivision change existing features of any stream frontage or greenbelt areas?
12. Will the subdivision remove substantial amounts of vegetation, including ground cover?
13. Will the subdivision affect the hydrology of the region?
14. Will the subdivision serve to encourage development of presently undeveloped areas or intensify development of already developed areas? Have adequate measures been taken to plan for this development?
15. Is there appreciable opposition to the subdivision or is it likely to be controversial?
16. Will the subdivision create new or aggravate existing health or safety hazards?
17. Will the subdivision generate significant amounts of dust or odor?
18. What will be the effects on traffic volumes and flow in the vicinity of the subdivision?
19. Will the subdivision contribute to the loss of agricultural land or impact existing farming operations in the vicinity?
20. Have adequate measures been taken to minimize pollution of the air, water, and soil? Measures shall consider the subdivision's future impacts of noise pollution; light pollution; air pollution from dust; water pollution from chemical applications, soil erosion, and human effluent, and soil pollution from chemical applications and human effluent.