

ORDINANCE NO. 255

AN ORDINANCE SETTING FORTH SUBDIVISION  
STANDARDS PRIOR TO AND AFTER ANNEXATION  
REPEALING RESOLUTION NO. A-137, AND  
REPEALING ORDINANCE NO. 211 FOR THE  
VILLAGE OF OTTOVILLE, OHIO.

WHEREAS, the Council wishes to establish subdivision standards both prior to and subsequent to annexation; and

WHEREAS, the Ohio Revised Code does not provide for the expenditure of General Funds of the Village, Gas Tax/Motor License Plate taxes or Utility Funds for the improvement of property within said Village;

NOW THEREFORE, be it ordained by the Council of the Village of Ottoville, Ohio, a majority of its members concurring hereto, that:

Section 1. The following minimum standards and requirements for the construction of streets, water lines, sanitary sewers and storm sewers at the Owner/Developer's expense are hereby adopted for land to be developed for residential, commercial and industrial use whether within the existing boundaries of the Village or to be annexed to the Village of some future date:

A. Streets.

All streets within the subdivision must be of a minimum width of fifty (50) feet for right of way. The paved portion of any street shall be a minimum of thirty (30) feet in width. The paved area must have a minimum base consisting of ten (10) inches of compacted number one and one-half stone covered by two (2) inches of three fourths stone. The street shall be paved with one and one-half inches of asphaltic concrete base and one and one-half inches of finish asphaltic concrete. Curbs and gutters satisfactory to the Village shall be installed prior to paving.

B. Water Lines.

Water lines for residential areas shall be not less than six (6) inches in inside diameter where the line can be looped or tied into existing water lines within a distance of 600 feet or be at least eight (8) inches in diameter constructed with not less than four (4) feet of cover. Lines in commercial and industrial areas shall be not less than eight (8) inches inside diameter capable of providing sufficient quantity and pressure for sprinkler fire protection. Water line pipe shall be ductile



iron pipe ANSI Thickness Class 52 or greater or polyvinyl chloride pipe AWWA C-900 Pressure Class 150. Line valves with valve boxes shall be placed on all branch lines at tees and crosses. Six (6) inch fire hydrants with breakaway flanges with watch valves and valve boxes blocked or anchored to the water main shall be placed at a spacing not more than 600 feet in residential areas or 300 feet in commercial or industrial areas and at all water line dead-ends for line flushing. Flushing hydrants may be used at cul-de-sac and other dead-ends subject to the Village's approval. Fire hydrants shall be the Village of Ottoville standard with one 4 1/2 inch pumper connection and two 2 1/2 inch hose connections and shall be installed so that no lot is more than 250 feet from a fire hydrant. Each lot or parcel shall be served by a service line of not less than 3/4 inch inside diameter running from the water main to within two (2) feet of the street right-of-way line.

Service lines shall be the type K copper or polybutene tubing (PE) rated at 160 psi NSF approved. Service lines shall be connected to the main with a corporation stop mounted into a double strap or band saddle. A corp valve with curb box with cast iron for detector location shall be placed on the service line within five (5) feet of the street right-of-way line. All water lines shall be tested at a pressure of 150 psi meeting AWWA standards for allowable leakage. All water lines shall be chlorinated in accord with AWWA standards and Ohio EPA requirements prior to being placed in service. Completion of testing and chlorination shall be a requirement for Village acceptance. All water line materials and methods of construction shall comply with the requirements of the Ohio Environmental Protection Agency (Ohio EPA), the Ohio Department of Health (ODH) and the American Water Works Association (AWWA). Taps shall be installed to reach each lot to be serviced by the main line.

#### C. Sanitary Sewers.

Sanitary sewers shall be not less than eight (8) inch inside diameter with not less than six (6) inch service laterals extended to each lot or parcel. Pipe materials shall be vitrified clay ASTM C-700 with flexible compression joints meeting the requirements of ASTM C-425 or polyvinyl chloride pipe ASTM D-3034 with joints meeting ASTM D-3212. Manholes shall be pre-cast concrete with gasketed joints meeting ASTM C-443 or concrete cast in place with gaskets for all pipe connections. Manholes shall be placed at all changes in pipe slope or alignment but at intervals not exceeding 300 feet. Manholes shall be constructed with cast iron frames and covers. Covers shall be non-perforated with self sealing feature with the word "SANITARY" stamped in the cover. Sanitary sewers shall be tested for water tightness either by air testing or by



infiltration in accord with Ohio EPA standards. All sanitary sewer materials and methods of construction shall comply with the requirements of Ohio EPA and the Ohio Department of Health.

D. Storm Sewers.

All residential, commercial and industrial areas shall be provided with a storm drainage system consisting of drainage swales, roadside ditches and storm water sewers adequate for the area to be served and designed for not less than a ten (10) year frequency rainfall. All drive pipes and pavement cross-over pipes shall be at least twelve (12) inches in diameter for cleaning purposes. Pipe materials may be polyvinyl chloride, extra strength concrete or other suitable material with adequate strength for the trench and traffic loading. Manholes shall be provided at all changes in pipe slope, alignment or pipe size but shall not exceed a spacing of more than 300 feet.

E. Plan Submittals.

Prior to construction of any improvements the OWNER/DEVELOPER shall have plans prepared by an engineer detailing the proposed construction of streets, water lines, sanitary sewers and storm sewers. The Village reserves the right to require utility line sizing greater than the minimums specified herein to provide for future expansions or additional depths for the same purpose. The Village will provide for the future reimbursement for said oversizing or additional depth cost at the future time of connection or use or, may at the Village's option, elect to participate in the cost at the time of construction.

Upon approval of the OWNER/DEVELOPER'S plans for the construction of streets, water lines, sanitary sewers and storm sewers the OWNER/DEVELOPER shall submit said plans to all County, State and Federal agencies for required approvals and specifically shall pay all costs and obtain the approval and permits to install from Ohio EPA for the water lines and sanitary sewer lines.

F. Construction of Improvements.

No subdivision plat will be approved by the Village for recording prior to construction of the minimum required improvements specified hereinabove by the OWNER/DEVELOPER or, in lieu thereof, the posting of a cash escrow sufficient in amount to cover the cost of improvements construction including, but not limited to, the estimated cost of construction staking, engineering supervision of construction and testing including certification of test results to the Village and to Ohio EPA. All construction and testing shall be supervised and certified by the OWNER/DEVELOPER'S Engineer.

G. Annexation.

Owners of improved land requesting annexation to the Village of Ottoville, Putnam County, Ohio shall comply with the requirements of this Ordinance prior to approval of or acceptance of their proposed annexation by the Village or shall furnish a cash escrow acceptable to the Village to guarantee construction of said required improvements all in accord with Section F hereof.

Section 2. Ordinance No. 211 and Resolution No. A-137 and all other resolutions, ordinances or policies conflicting with this Ordinance are hereby repealed.

Section 3. If, for any reason, any clause, sentence, paragraph, section or other part of this Ordinance should be declared by a court of competent jurisdiction to be invalid, such judgment shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held to be invalid.

Section 4. This ordinance shall be effective from and after the earliest date allowed by law.

Dated passed: April 4, 1994

Approved:

Patricia Horstman  
Mayor

Attest:

Virginia M. Kinnert  
Clerk-Treasurer