

SUBDIVISION
REGULATIONS
ORDINANCE

NO 289

VILLAGE OF
OTTOVILLE
PASSED

SUBDIVISION REGULATIONS

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF OTTOVILLE OHIO, ENACTED IN ACCORDANCE WITH CHAPTER 711, OHIO REVISED CODE, AND FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE, AND GENERAL WELFARE; AND REGULATING THE DEVELOPMENT OF SUBDIVIDED AREAS; PROMOTING THE PROPER ARRANGEMENT OF STREETS AND THE LAYOUT OF LOTS; PROVIDING FOR THE PROVISION OF OPEN SPACES, UTILITIES, RECREATION, AND ACCESS TO SERVICE AND EMERGENCY VEHICLES; PROVIDING FOR 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 THIS ORDINANCE, OR ANY AMENDMENTS THERETO; AND FOR THE REPEAL THEREOF;

NOW, THEREFORE; BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OTTOVILLE, PUTNAM COUNTY, STATE OF OHIO:

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SUBDIVISION REGULATIONS

ARTICLE 1

TITLE, SCOPE, JURISDICTION

Section 100 Title.

These regulations shall be known as and referred to as the "Subdivision Regulations of the Village of Ottoville, Ohio", and shall be referred to as "these regulations".

Section 110 Administration.

These regulations shall be administered by the Village Zoning and Planning Board.

Section 120 Jurisdiction.

These regulations shall be applicable to all subdivisions within the Village corporation limits, and those subdivisions ~~which~~ ^{shall} be annexed to the Village. The Board shall have the power of the final approval of the plats. *

Section 130 Relation to other laws.

The provisions of these regulations shall supplement any and all laws of the State of Ohio, the County, or the Village, relating to the scope and purpose of these regulations. If these regulations are in conflict with other requirements, the most restrictive or those imposing the higher standards shall govern.

Section 140 Planned Unit Developments, encouraged.

The planned unit development approach to development is greatly encouraged. These regulations may be modified to accomplish the objectives and standards required for the development of residential, commercial or industrial subdivisions, or a mixture thereof. Nothing however, shall exempt the developer from the requirements of subdivision plat approval as specified in Article 3.

Section 150 Amendments.

These regulations may be amended, after public hearings and other requirements as specified by the Ohio Revised Code.

Section 160 Separability or Validity.

If any clause, sentence, paragraph, section or other part of these regulations should be judged as invalid, such judgement shall not affect the validity of these regulations as a whole, or any other part thereof.

SUBDIVISION REGULATIONS

ARTICLE 2

DEFINITIONS

For the purpose of these regulations, certain terms are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure" and premises; the word "shall" is mandatory and not directory; the words "used" or "occupied", include the words "intended" or "designed"; the word "lot" includes the words plot or parcel; and the word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual. Any word not herein defined shall be as defined in any standard English dictionary.

ALLEY; A public thoroughfare, 20 feet or less in width, which provides a secondary access to abutting property.

ARTERIAL STREET; A general term denoting a highway for through traffic, carrying heavy loads and a large volume of traffic usually on a continuous route.

BOARD; Is the Zoning and Planning board of the village.

BUILDING; Is a structure having a roof supported by columns or walls, for the shelter or enclosure of persons or property. Where roofed structures are separated from each other by a common wall having no openings for passage, each portion so separated shall be considered a separate building.

BUILDING LINE; Is a theoretical line, parallel to a public way or another building or property line, established for the purpose of defining the limits within which a structure may be built.

BUILDING PERMIT; Is a written approval by the Enforcing Officer or his agent, authorizing the construction, alteration, or repair of some building or structure at a specific location, and under definite regulations, which the owner of the property, building, or structure, and the contractor or builder agrees to follow exactly.

CORNER LOT; A lot located at the intersection of two or more streets.

COVENANT; A written promise or pledge.

COLLECTOR STREET; A street within a residential, industrial, commercial, or other type of development, which carries traffic from local streets to arterial streets, including the principal entrance to a residential district.

CUL-DE-SAC; A local street with one end open to traffic and the other end terminating in a vehicular turnaround.

CULVERT; A transverse drain that channels under a bridge, street, or driveway.

SUBDIVISION REGULATIONS

ARTICLE 2

DEFINITIONS

COMPREHENSIVE DEVELOPMENT PLAN; A plan or any portion thereof, adopted by the Board and/or the Council of the Village 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, and policies of the community.

DEAD END STREET; A street having only one outlet for traffic and intended to be extended in the future.

DENSITY; A unit of measurement, the number of dwelling units per acre of land.

DEVELOPER; Any individual, subdivider, firm, corporation, or other legal entity commencing proceedings to effect a subdivision of land for himself or for another.

DISTRICT; A section of the Village wherein the regulations are uniform.

DWELLING, UNIT; One or more rooms in a dwelling occupied as separate living quarters by a single family, for owner occupancy, or for rental, lease or other occupancy on a weekly or longer basis, and containing independent cooking and sleeping facilities.

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

ENFORCING OFFICER; The Mayor of the Village.

ENGINEER; Any person registered to practice professional engineering by the State Board of Registration.

HIGHWAY DIRECTOR; The director of the Ohio Dept. of Highways.

IMPROVEMENTS; Any related matters normally associated with the development of raw land into building sites.

INSPECTOR, BUILDING; The Enforcing Officer of the Village (Mayor).

LOCAL STREET; A street primarily providing access to residential, commercial, or other abutting property.

LOCATION MAP; A drawing, located on the plat, which sets forth by dimensions or other means, the relationship of the proposed subdivision to other nearby developments or landmarks and community facilities or services.

LOT; A parcel of land that has an area large enough so that it is or can be occupied by a building and its accessory buildings together with such open spaces as required by these regulations, and having its principal frontage on a public street.

SUBDIVISION REGULATIONS

ARTICLE 2

DEFINITIONS

LOT, DEPTH; The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR; A lot, other than a corner lot.

LOT, LINES; The property lines between two established parcels of land, or one parcel and public property.

LOT, FRONT LINE; The line separating the lot from the street. In the case of corner lots, the longest lot line shall be the front lot line, in the case of equal dimensions, the front lot line shall be designated by the Zoning Board.

LOT, THROUGH; An interior lot having frontage on two streets.

LOT OF RECORD; A lot or parcel of land, the plat or deed of which has been recorded prior to the adoption of this ordinance.

MAIN THOROUGHFARE; Is a street or road which serves as a major trafficway within the Village, County or both, and is designated as such on the street plan.

MINOR SUBDIVISION; A division of a parcel of land that does not require a plat to be approved the Board, also known as a lot split.

MONUMENTS; Permanent concrete or iron markers used to establish all lines of the plat, including all lot corners, boundary line corners, and points of change in the alignment of streets.

OPEN SPACE; An area open to the sky which may be on the same lot with a building. The area may include natural environmental features and any recreation features that the Board may permit. Streets, structures for habitation, and the like shall not be included.

OUT LOT; Properties shown on a subdivision plat outside of the boundaries of the land which is to be developed.

PAD; A building site prepared by artificial means, including grading, excavation, or filling, or any combination thereof.

PARKING SPACE, OFF STREET; An off street parking space shall consist of an area adequate for parking an automobile, with room to open the doors on both sides, together with access to a public street or alley and with maneuvering room.

PERFORMANCE OR SURETY BOND; An agreement by a developer with the Village for the amount of the estimated construction cost, guaranteeing the completion of the project within the time limits prescribed by the agreement.

SUBDIVISION REGULATIONS

ARTICLE 2

DEFINITIONS

PLANNED UNIT DEVELOPMENT; An area of land, in which a variety of residential, commercial, or industrial facilities are accommodated in a pre-planned environment, under more flexible standards, than the restrictions of these regulations would normally apply. The approval of such a development contains additional requirements such as building design principles and landscaping plans.

PLAT; The map, drawing or chart on which the ^{drawing of the} developers plan of the proposed subdivision is presented to the Village Board for approval and eventually to the County Recorder for recording.

PUBLIC WAY; An alley, street, road, thoroughfare, or other ways in which the general public or a public entity has a right to travel which are dedicated whether improved or not.

RIGHT OF WAY; A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally includes curbs, lawn strips, sidewalks, lighting and drainage facilities.

SETBACK LINE; Is a theoretical line, parallel to a public way or another building or property line, established for the purpose of defining the limits within which a structure may be built.

SEWERS, CENTRAL OR GROUP; An approved sewage disposal system which provides a collection network and central sewage treatment facility for a community or region.

SEWERS ON-SITE; A septic tank or similar installation on an individual lot which provides for the elimination of sewage.

SIDEWALK, WALKWAY; A dedicated public way, four feet or more in width, for pedestrian use only, whether along side of a road or not.

SUBDIVISION; The improvement of one or more parcels of land for residential, commercial, or industrial development. involving the allocation of land for the opening, widening, or extension of streets, the allocation of land ~~as~~ open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of sewers, water, storm drains, or other public facilities.

SURVEYOR; Any person registered to practice surveying.

TERRAIN CLASSIFICATION; Terrain within the entire area of the plat is classified as level, rolling, hilly, or hillside.

THOROUGHFARE, STREET, OR ROAD; The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic.

VARIANCE; A modification of the strict terms of these regulations where the modification will not be contrary to the public interest, and where the literal enforcement of the regulations would result in unnecessary and undue hardship.

WATERSHED; The drainage basin in which the subdivision drains, or that land whose drainage is affected by the subdivision.

SUBDIVISION REGULATIONS

ARTICLE 2

DEFINITIONS

YARD; An open space on the same lot with a building and accessory buildings, unoccupied and unobstructed from the ground up, including the front yard, side yard and rear yard.

ZONING PERMIT; See building permit.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 300 Preapplication Meeting Required.

The developer shall meet with the Zoning and Planning Board prior to submitting the preliminary plat. The purpose of this meeting is to discuss the effect of these regulations and the criteria and standards contained therein; and to discuss the street layout, parks and open spaces, Zoning Ordinance, storm drains, sewage and the water system of the Village.

Section 310 Preapplication Sketch Contents.

The developer shall submit to the Board a sketch, legibly drawn with a suitable scale, containing the following;

1. The proposed subdivision in relation to the existing community facilities, main thoroughfares, other developments, natural and man made features, and utilities in the neighboring area.
2. The layout of streets, acreage of lots, and any non residential sites such as commercial, industrial, schools, or recreation areas within the proposed subdivision.
3. The location of storm drains, sewage, water and electric lines.
4. The scale, north arrow, date, and title of the subdivision.
5. Name, address, and phone numbers of the owners and developers.

After the preapplication stage, the developer shall submit a plat of the proposed subdivision which shall conform to the requirements set forth in Sections 311 to 319 inclusive. This preliminary plat shall be prepared by a qualified registered engineer or surveyor.

Section 311 Submission to the State Highway Director.

Before any plat is approved affecting any land within (300) three hundred feet of the centerline of a proposed new highway, or a highway for which changes are proposed, the Board shall give notice by registered mail to the Highway Director. The Board shall not approve the plat for (120) one hundred twenty days from the date the notice is received by the Highway Director. If the Highway Director notifies the Board that he will be acquiring the land needed, the Board shall not approve the plat. If the Board is notified that there will be no acquisition of land, and upon the expiration of the (120) one hundred twenty day period, or sooner, the Board shall, if the plat is in conformance with all the provisions of these regulations, approve the plat.

Section 312 Application for tentative approval.

An application in writing for the tentative approval of the preliminary plat, together with (5) five copies of the preliminary plat and the supplementary information specified in Sections 313 to 316 inclusive, shall be submitted to the Board.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 313 Preliminary plat form.

The preliminary plat shall be drawn to a scale of not less than (100) one hundred feet to the inch, and shall be drawn on one or more 24 x 36 inch sheets.

Section 314 Preliminary plat contents.

The preliminary plat shall contain the following information.

1. The proposed name of the subdivision, which shall not duplicate or approximate the name of any other subdivision in the Village.
2. Location by section, range, township, or other surveys.
3. Names, addresses and phone numbers of the owners, developer, engineer, and surveyor who prepared the plat, and appropriate registration numbers and seals.
4. Date of the survey, scale of the plat and north point.
5. Boundaries of the subdivision and its acreage.
6. Names of adjacent subdivision, owners of adjoining parcels of un subdivided land, and the location of their boundary lines.
7. Location, widths and names of existing streets, railroad right-of-ways, easements, corporation and township lines, wooded areas, within and adjacent to the subdivision for a minimum distance of (200) two hundred feet
8. Zoning classification of the tract and adjoining properties and a description of any proposed zoning changes.
9. Existing contours of the land.
10. Existing sewers, water lines, culverts and other underground structures, and power transmission poles and lines, within and adjacent to the tract.
11. Location, names, and widths of proposed streets and easements.
12. Building setback lines with dimensions.
13. Location and dimensions of all proposed utility and sewer lines, showing their connection to the existing system.
14. Layout numbers, and dimensions of each lot.
15. Parcels of land, in acres, reserved for public use, or to be reserved for residents of the subdivision.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

16. A vicinity map, at a scale of not less than (2000) two thousand feet per inch, to accompany the preliminary plat. This map shall show all existing subdivisions, main thoroughfares, and the best way the new subdivision will connect to them.

Section 315 Supplementary information.

The following information shall be supplied, in addition to the requirements in Section 314.

1. A statement of the proposed use of lots, giving type and number of dwelling units, and type of business or industry.
2. Location and dimensions of all existing buildings.
3. For commercial and industrial developments, the location and dimensions of proposed parking and loading areas, alleys, streets, walkways, and points of ingress and egress to the proposed development.
4. Description of proposed covenants and restrictions.
5. In a letter along with the request for approval, the developer shall state the type of sewage disposal system he proposes to use. A central sewage treatment plant and a central water system shall be constructed by the developer when deemed necessary by the Board. If a central plant is to be used, the method and cost to connect to the municipal system shall be included.

Section 316 Filing.

The preliminary plat shall be considered officially filed on the day it is received by the Board and shall be so dated. A filing fee shall be charged, as indicated in Section 703.

Section 317 Public hearing.

The board on its own initiative or upon petition by a citizen or neighboring property owner may, prior to acting on a preliminary plat, hold a public hearing thereon at such time and place as the Board may designate.

Section 318 Final approval of preliminary plat.

The Board shall forward copies of the preliminary plat to at least the County Engineer and Health Dept for study and recommendations. After reports from these agencies, the Board shall approve, approve with modifications, or disapprove the plat. If disapproved, the reasons for such disapproval shall be stated in writing. The Board shall act on a plat within (30) thirty days after filing, unless the time is extended by agreement with the developer. Upon approval by the Board, the chairman shall sign all copies and return one copy to the developer compliance with final approval requirements. Approval of the preliminary plat shall be conditional upon compliance with all other statutes, ordinances, and regulations of the Village.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 319 Approval period.

The approval of the preliminary plat shall be effective for a maximum period of (12) twelve months, and shall guarantee that the terms under which the approval was granted will not be affected by future changes to these regulations.

Section 320 Final plat required.

After receiving approval of the preliminary plat, the developer shall submit a final plat of the subdivision which shall contain all the changes required by the Board. Otherwise it shall conform the preliminary plat, or it may constitute only that portion of the approved plat that the developer proposes to record and develop at this time. The final plat, and supplementary information, shall be prepared by a registered engineer or surveyor.

Section 321 Application for approval of the final plat.

An application for approval of the final plat shall be submitted on forms, provided by the Board, together with (5) five copies of the plat and the supplementary information specified, shall be submitted to the Board.

Section 322 Regulations Governing Improvements.

The final plat drawings and specifications of improvements shall be a set of construction and utility plans prepared by a registered engineer. The plans shall include typical sections, plans and profile views, construction details and estimates of quantities. All typical major engineering details to be used on any particular street, shall be approved in advance by the Village Council before completion of the plans. Prior to the granting of approval of the final plat, the developer shall have installed the minimum required improvements, or shall have furnished a surety or certified check for the amount of the estimated cost of the initial improvements and the ultimate installation. Before the surety is accepted, it shall be approved by the Village Council. the term of the surety shall (12) twelve months beyond the completion date of the project.

Section 323 Final plat form.

The final plat shall be legibly drawn in waterproof ink on tracing cloth or other material of equal performance. It shall be drawn at a scale of not less than (100) one hundred feet to the inch, and shall be on one or more sheets 24 x 36 inches in size. The sheets shall be numbered in relation of one sheet to another.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 324 Final plat contents.

The final plat shall contain the following information.

1. Name of the subdivision, location by section, range and township, date, north point, scale and acreage.
2. Names, addresses and phone numbers of the owners, developer, engineer, and surveyor who prepared the plat, and appropriate registration numbers and seals.
3. Plat boundaries, based on accurate traverse, with angular and linear and angular shall be determined by an accurate control survey in the field which must balance and close within the limit of one in (10000) ten thousand.
4. Bearings and distances to the nearest established street lines or other permanent monuments.
5. Exact locations, right-of-way, and names of all streets within and adjoining the plat, and building setback lines.
6. Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths of bearings of chords of all applicable streets within the plat area.
7. All easements and right-of-ways provided for public services or utilities.
8. All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width shall be shown at the setback line.
9. Accurate location and description of all monuments.
10. Accurate outlines and dimensions of areas to be dedicated for public use, or reserved for the use of the property owners.
11. A copy of any restrictions and covenants the developer intends to include in the deeds to the lots in the subdivision.
12. Certification by a registered surveyor that the plat represents a survey made by him and that the locations and dimensions are correct.
13. Notarized certification by the owners of the adoption of the plat and the dedication of the streets and other public areas.
14. Typical sections and complete profiles of the streets and other related improvements to be constructed in the subdivision.
15. The location of and a description of all monuments and pins as specified in Section 502.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 325 Supplementary information.

The following information shall be supplied in addition to the requirements in Section 324.

1. Certification showing that all the required improvements have either been installed and approved by the proper officials, or that a bond or other surety has been furnished, assuring the installation and maintenance of the required improvements.

Section 326 Filing.

The final plat shall be filed with the Board not later than (12) twelve months after the approval of the preliminary plat. Otherwise it will be considered void, unless an extension is requested by the developer and is granted in writing by the Board.

Section 327 Approval of the final plat.

The Board shall approve or disapprove the final plat within (30) thirty days after it has been filed. Failure of the Board to act within such time shall be deemed as approval of the plat. If the plat is disapproved, The grounds for disapproval shall be stated in the records of the Board, and a copy of the record shall be forwarded to the developer. The Board shall not disapprove the final plat, if the developer has done everything he was required to do and proceeded in accordance with the conditions and standards specified in the approval of the preliminary plat. If disapproved the developer shall make the necessary corrections and resubmit the final plat, to the board within (30) thirty days, for approval. If the plat is refused by the Board, the developer may file a petition, within (10) ten days, in the Court of Common Pleas of the County to reconsider the action of the Board.

Section 328 Transmittal of copies.

When the final plat has been approved by the Board, the original tracing shall be returned to the developer for filing with the County Recorder, after all necessary certifications are received.

Section 329 Minor Subdivisions, (Lot Splits).

Approval of a minor subdivision, without a plat, may be granted by the Board if it meets all of the following conditions;

1. The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of the road.
2. No more than (5) five lots are involved.
3. The subdivision is not contrary to current zoning regulations.
4. The property has been surveyed and a sketch and legal description is submitted with the application.

SUBDIVISION REGULATIONS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

If approval is given under these provisions, the Board shall within (7) seven days, upon presentation of a conveyance for said parcel, shall note on the conveyance "Approved by the Zoning & Planing Board, no plat required" and signed by the president of the Board.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

Section 400 General statement.

The regulations in Sections 401 to 450 inclusive, shall control the manner in which the streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help insure safe streets, usable lots, space for public utilities, and land for recreational uses. The planning of attractive neighborhoods shall be promoted, minimizing the features of unplanned growth.

The Board has the responsibility for reviewing the design of each future subdivision in its early stages. The Board shall insure that all of the requirements of Sections 401 thru 450 are met.

Section 401 Conformity to Development and Zoning Plans.

The arrangement, width, and location of all arterial and collector streets or extensions, shall conform with the Villages Major Thoroughfare Plan. Thoroughfares not contained in the plan shall conform to the recommendations of the Board, based on the standards set forth in Sections 402 thru 419. In addition, if a final plat contains an area with an existing Zoning Ordinance, it shall not be approved unless it conforms with the Zoning Ordinance.

Section 402 Suitability of land.

If the Board finds that land proposed to be subdivided is unsuitable for development due to flooding, bad drainage, topography, inadequate water supply, schools, transportation facilities, and other such conditions which may endanger health, life or property; and if it is determined that, in the best interest of the public, the land should not be developed, the Board shall not approve the land for a subdivision unless adequate methods are advanced by the developer for solving the problems created by the development of the land.

Section 410 Street design.

The arrangement, character, extent, width, grade construction and location of all streets shall conform to the Major Thoroughfare Plan of the Village of Ottoville. The streets shall be considered in their relation to existing and planned streets, topographical conditions, public safety, and in relations to the proposed uses of the land to be served by such streets. The street pattern shall discourage through traffic in the interior of the subdivision. The developer shall provide the necessary right-of-way for the widening, continuance or alignment of such streets to conform with the Major Thoroughfare Plan.

Section 411 Standards for Cul-de-sacs and loop types streets.

The design and improvement standards contained in Table 1, page 21 are suggested minimums for cul-de-sacs and loop type streets in residential subdivisions. All such streets shall be designed and constructed in accordance with these standards.

A utility easement of (10) ten feet in width may be required along each side of these streets.

SUBDIVISION REGULATIONS

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SUBDIVISION DESIGN STANDARDS

Exceptions to the standards in this table are permitted under certain conditions for large lots, (Sections 418 & 419; for variance procedures see Section 705.)

Section 412 Standards for other type streets.

The design and improvement standards contained in Table 2, page 22 are suggested minimum for all other local streets in residential subdivisions. All such streets shall be designed and constructed in accordance with these standards.

Section 413 Standards for collector streets.

The design and improvement standards contained in Table 3, page 23 are suggested minimum for all collector streets in residential subdivisions. All such streets shall be designed and constructed in accordance with these standards.

Section 414 Horizontal alignment.

When there is an angle of deflection of more than (10) ten degrees between (2) two centerline tangent sections of a street, a curve of adequate radius shall connect them. Between reverse curves, a minimum tangent of (100) one hundred feet shall be introduced.

Section 415 Vertical alignment.

All changes of grade shall be connected by vertical curves of a minimum length, in feet, equal to (20) twenty times the algebraic difference in the rate of grade.

Minimum vertical visibility shall conform to the Ohio Dept. of Highways regulations in effect on the date of approval.

No street grade shall be less than 0.6 percent, and in no case shall the street grade be more than (3) three percent within (100) one hundred feet of an intersection.

Section 416 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 the standards specified in Table 4 on page 24.

Multiple intersections involving more than (2) two streets shall be avoided.

Four way intersections should be avoided and three way or T-intersections should be encouraged wherever possible.

Section 417 Special street types.

1. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as a part of a continuing street plan, and only if a temporary turnaround, satisfactory to the Board, is provided and provisions for maintenance and removal is advanced. Temporary dead-end streets longer than (200) two hundred feet shall not be permitted.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

2. Dedication of new half-streets shall not be permitted. Where a platted half-street exists adjacent to the tract being developed, the other half shall be platted.
3. Where a subdivision adjoins an arterial street, a marginal access street shall be designed, if the subdivision design is such that residential lots would require direct access to the arterial street, these points of access shall be spaced at a minimum distance of (1320) thirteen hundred twenty feet. A planting strip of a minimum of (20) twenty feet shall be provided between the arterial street and the pavement of the marginal access street. The minimum width of the access right-of-way shall be (50) fifty feet.
4. Alleys shall not be approved in residential subdivisions, except where justified by extreme conditions. Alleys may be required in commercial or industrial districts. The minimum width of alleys shall be (20) twenty feet for the right-of-way and (18) eighteen feet for the pavement.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

TABLE 1

STREET DESIGN STANDARDS FOR CUL-DE-SACS AND LOOP TYPE STREETS

TERRAIN CLASSIFICATION DEVELOPMENT DENSITY	LEVEL		
	LOW	MED	HIGH
Right-of-way (ft)	50	50	60
Pavement Width (ft)	26	26	36
Min. Stopping Sight Distance (ft)	200	200	200
Maximum Grade	4%	4%	4%
Maximum Cul-de-sac Length	700	500	500
Minimum Cul-de-sac Radius	50	50	50
Minimum Center Line Radius of Streets With an Angle Turn of;			
(1) Between 80 and 100	50	50	50
(2) Less Than 80 or More Than 100	200	200	200

A utility easement of (10) ten feet in width may be required along each side of these streets.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

TABLE 2

STREET DESIGN STANDARDS FOR ALL OTHER LOCAL TYPE STREETS

TERRAIN CLASSIFICATION DEVELOPMENT DENSITY	LEVEL		
	LOW	MED	HIGH
Right-of-way (ft)	50	50	60
Pavement Width (ft)	26	32	36
Min. Stopping Sight Distance (ft)	200	200	200
Maximum Grade	4%	4%	4%
Minimum Center Line Radius of Streets With an Angle Turn of;			
(1) Between 80 and 100	50	50	50
(2) Less Than 80 or More Than 100	200	200	200

A utility easement of (10) ten feet in width may be required along each side of these streets.

NOTE; Exceptions to these standards are permitted under certain conditions for large lots, (Sections 418 & 419; for variance procedures see Section 705). Hillside lots of more than 15% are also subject to exceptions as provided in Article 6, Hillside Regulations.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

TABLE 3

STREET DESIGN STANDARDS FOR COLLECTOR TYPE STREETS

TERRAIN CLASSIFICATION DEVELOPMENT DENSITY	LEVEL		
	LOW	MED	HIGH
Right-of-way (ft)	60	60	60
Pavement Width (ft)	32	36	36
Min. Stopping Sight Distance (ft)	250	250	250
Maximum Grade	4%	4%	4%
Minimum Spacing When Intersecting With an Arterial Street (ft)	1320	1320	1320
Minimum Center Line Radius	350	350	350

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

TABLE 4

DESIGN STANDARDS FOR INTERSECTIONS

TERRAIN CLASSIFICATION	LEVEL
DEVELOPMENT DENSITY	All Densities
Maximum Approach Speed (MPH)	25
Clear Sight Distance, All Legs (ft)	90
Vertical Intersection Alignment	Flat
Maximum Angle of Intersection	75 degrees (90 Preferred)
Streets shall remain at the angle of the intersection for at least (100) one hundred feet.	
Minimum Curb Radius (ft)	
(a) Local-Local	20 - all cases
(b) Local-Collector	25 - all cases
(c) Collector-Collector	30 - all cases
(d) Collector-Marginal Access Arterial	35 - all cases
Minimum Centerline, offset of Adjacent Intersections (ft)	
(a) Local-Local	150 - all cases
(b) Local-Collector	200 - all cases
(c) Collector-Collector	300 - all cases
(d) Collector-Marginal Access Arterial	1320 - all cases

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

Section 418 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 intersections of driveways from parking areas with arterial or collector streets shall be located not less than (100) one hundred feet from such intersections and shall be spaced not less than (200) two hundred feet from each other.

Section 419 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. The intersections of service streets from parking areas to arterial or collector streets shall not be less than (100) one hundred feet from such intersections. Streets shall be planned to be extended to the boundaries of any adjoining land that is planned for industry, except for sever physical conditions or if the Board finds the extension is not in accord with the approved plan of the area.

Section 420 Sidewalks

Public sidewalks shall be required for all commercial lots.

Public sidewalks may be required for industrial lots, subject to the approval of the Board.

Section 430 Blocks.

The following regulations shall govern the layout of blocks.

1. The arrangement of blocks shall conform to the street planning criteria set forth in Sections 410 thru 420, and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in these regulations and to provide for the required community facilities.
2. Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, may be approved by the Board if properly designed and located and if the maintenance of the play areas is covered.
3. No block shall be longer than (1500) fifteen hundred feet and the block width shall accommodate two tiers of lots, except where unusual topography or exceptional circumstances exist.
4. Where blocks are over (900) nine hundred feet long, a crosswalk easement not less than (10) ten feet wide, at or near the halfway point may be required, to provide access to schools, recreation areas, or other facilities.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

Section 431 Lots.

The following regulations shall govern the layout of lots.

1. All lots shall be designed and arranged to provide satisfactory building sites, properly related to the character of the surrounding development.
2. All lots shall conform to or exceed the requirements of these subdivision regulations.
3. Each lot shall front on a public thoroughfare, the minimum lot sizes, widths, and setbacks shall be as specified in Table 5 on page 28.
4. All side lot lines shall be at right angles to the street lines and radial to curved street lines, except where the Board finds that a variation to this rule would provide a better layout.
5. Lots with double frontage shall be avoided.
6. No corner lot shall have a width of less than (75) seventy five feet at the building, or setback line.
7. No lot shall have an average depth which is more than (3) three times its average width, nor shall it have a depth of less than (120) one hundred twenty feet, except when a lot fronts on an exterior curved portion of a street, the centerline radius of which is (100) one hundred feet or less, then the lot depth may be reduced to not less than (100) one hundred feet.

Section 440 Easements.

Easements of at least (20) twenty feet in width, centered along rear or side lot lines, shall be provided where necessary for sanitary sewers, gas mains, water lines, and electric lines. Easements shall also be provided along every water course, storm sewer, drainage channel, or stream as provided for in Section 441.

Section 441 Flood areas and storm drain ditches.

1. In order to protect the health, safety and general welfare of the people, the Board shall reject any proposed development located in an area subject to periodic flooding. If located in an area having poor drainage, or other adverse characteristics the Board may approve the development provided the developer agrees to perform such improvements as to render the area safe for the intended use. In lieu of such improvements, the developer shall furnish a surety or certified check covering the cost of the required improvements.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

2. Flood control or storm drains shall be provided as follows.

- (a) Access to flood control or storm drainage ditches and channels shall be by means of easements. Such easements shall not be less than (30) thirty feet in width, exclusive of the width of the ditch or channel, and an easement of this type shall be provided on one side of such flood control facility, ditch or channel.
- (b) Flood control or storm drainage easements containing underground facilities, shall be a minimum of (10) ten feet wide.
- (c) Whenever a flood control or storm drainage ditch or channel has a depth of (5) five feet or more or a bank slope of 2 to 1, or steeper, a (5) five foot high chain link fence may be required by the Board.

Section 450 Public sites, Open spaces, and Natural features.

Where a park, playground, school or public access to water frontage is located in whole or in part of the proposed subdivision, the Board shall request the dedication of such area within the subdivision. The developer shall pay for only that portion of the public site that will benefit the subdivision as determined by the Board. Each development, not containing public sites, shall be requested to provide land or payment in lieu thereof, for that portion of benefits from public sites accruing from his land, as determined by the Board. The Board shall, whenever possible, preserve the natural features which add to the value of the development and to the community, such as large wooded areas, water courses, beaches, historical areas and similar assets.

SUBDIVISION REGULATIONS

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

TABLE 5

MINIMUM DIMENSIONAL REQUIREMENTS

Development Type	Public Water & Sewer Available	Minimum Lot Width (ft)	Lot Area Per Family Sq. Ft.	Minimum Front Setback Requirements (ft)	
				Arterial Streets	Collector & Local Streets
Single Family	Yes	90	10,000	40	30
Two Family	Yes	100	6,500	45	35
Multi-Family	Yes	100	3,000	45	35
Commercial	Yes	100		50	40
Industrial	Yes	100			

The minimum required lot depth of (120) one hundred twenty feet is assumed.

For slope areas where the average slope is 15 percent or greater, refer to the Hillside Regulations, Sections 600 thru 612.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 500 Guarantee for installation of improvements.

All improvements required herein shall be constructed prior to the approval of the final plat by the Board, or the developer shall furnish a surety or a certified check for the amount of the estimated construction costs for the installation and maintenance of the improvements.

Section 501 Construction procedure and materials.

The developer shall design and construct improvements to at least the minimum standards outlined in these regulations. The work shall be done under Village supervision and inspection and shall be completed within the time agreed upon by the Board. The minimum requirements for material shall be in accordance with the specifications of the Ohio Dept. of Highways and the Ohio Dept. of Health. All inspection costs shall be paid by the developer.

Section 502 Monuments, markers and pins.

Permanent concrete monuments shall be accurately set and established at the intersections and of all outside boundaries of the subdivision. Also at the intersections of all street lines, the beginning and end of all curves, at points on curves where radius or direction changes, and other points to establish all lines of the plat, including all lot corners. Stone or concrete monuments shall be at least (36) thirty six inches long, (6) six inches in diameter, and shall have an appropriate center point. Solid iron pins or one inch iron pipe, (30) thirty inches long may be used at other points.

Section 503 Street improvements.

All Streets shall be graded to their full width, including side slopes, and improved to conform with the standards set forth in these regulations.

Section 504 Street width.

Minimum street pavement width shall conform to the standards in TABLES 1 thru 3. Where the Board and Village Council deem it necessary to have wider streets than are set forth in the TABLES 1 thru 3, the Village shall bear the extra cost to provide a greater pavement area than required by these regulations.

Section 505 Street subgrade.

The subgrade shall be free of sod, vegetation, organic matter, soft clay or other objectionable materials for a depth of at least (2) two feet below the finished surface. The subgrade shall be rolled, shaped, and compacted, and shall be subject to the approval of the Board.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 506 Street base course.

The developer has the option of using any of the following base courses, based upon the Board, as to soil and traffic conditions, aggregate, bituminous aggregate, asphalt, concrete, waterbound macadam portland cement, or other suitable base course. Thickness shall be determined by the Board depending on the physical properties of the roadbed.

Section 507 Street surface course.

Upon the expiration of the maintenance period for the base course, the surface course shall be constructed using either asphaltic concrete, bituminous mix, or portland cement concrete. Specific material and thickness shall be determined by the Board, based on traffic conditions.

Section 508 Portland cement concrete pavement.

If the developer elects to construct streets with portland cement concrete or if such is required by the Board, a thickness of (6) six inches for local and collector streets, (7) seven inches for arterial, commercial, or industrial streets shall be required. The Board may require a greater thickness, based on the subgrade, traffic or wheel load conditions.

Section 509 Full depth asphalt pavement.

If the streets are to be constructed of full depth asphalt, careful inspection of the subgrade will be necessary to determine pavement thickness. For local streets pavement may vary from (4) four to (6) six inches, depending on the subgrade, for collector streets, (5) five to (9) nine inches, and industrial streets (6) six to (11) eleven inches.

Section 510 Street curbs and gutters.

The requirements for curbs and gutters will vary according to the character of the area and the density of the development. In areas of flash flooding or heavy rain run off, curbs shall be required to channel the flow of water. In commercial areas, curbs shall be required. Where curbs exist on abutting properties, they shall be extended throughout the development. Curbs and gutters shall be in conformance with the Ohio Dept. of Highways specifications.

Section 511 Sidewalks.

All sidewalks shall be constructed of portland cement to the minimum width of (4) four feet and at least (4) four inches thick.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 512 Driveways.

Driveways shall have a maximum grade of (10) ten percent. Driveways and curb cuts shall not be located closer than (3) three feet from a side lot line. Curb cuts and the flare for rolled curbs shall be (3) three feet wider than the driveway on each side.

Section 513 Name signs and street naming.

1. Street name signs of a type used throughout the Village shall be erected at all street intersections.
2. Whenever a new street is an extension of an existing street the name shall be the same as the existing street.
3. Whenever a street alignment changes direction, more than (75) seventy five degrees without returning to the original alignment within (500) five hundred feet, the name of the street shall be changed at the point of curvature.
4. Whenever a cul-de-sac street serves not more than (3) three lots, the name of the street shall apply to the cul-de-sac.
5. To avoid duplication and confusion, proposed street names shall be approved by the Board before being used.

Section 514 Street and walkway lighting.

1. Street lights shall be installed in accordance with the specifications of the Village Council in each residential subdivision. Such lights shall be located at each entrance to the subdivision and at each street intersection and walkway within the subdivision. In addition if the distance between two intersections is greater than (300) three hundred feet additional street lights shall be installed.
2. New subdivision street lights shall be installed with all associated wiring underground.

Section 515 Street trees.

Trees should be provided by the developer in all subdivisions, where curbs, gutters, and sidewalks are required, according to the specifications of the Village Council. The trees should be resistant to damage and disease and shall not cause interference with underground utilities, street lighting, or visibility at street intersections. Existing trees should be retained whenever possible.

SUBDIVISION REGULATIONS

ARTICLE 5. REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 520 Water supply improvements.

1. Where a public water supply is reasonably accessible, the developer shall provide a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. The water distribution system shall meet the requirements of the Ohio Dept. of Health, (Sections 3701.18 thru 3701.21) of the Ohio Revised Code.
2. Where a public water supply is not available or not required, the developer shall supply evidence of the availability of water. The developer may be required to drill one or more test wells in the area, if such evidence is not acceptable. Copies of the well logs shall be submitted to the Board.
3. Individual private wells shall be located at least (25) twenty five feet from a property line, (100) one hundred feet from any septic tank, (100) one hundred feet from all tile fields and other sewage disposal facility, (40) feet from streams, lakes, ponds, and ditches, (20) twenty feet from all cast iron sewer lines, and (100) one hundred feet from any vitrified sewer tile lines. As a precaution against flooding or seepage, a watertight seal shall be provided for the cap. Minimum lot sizes shall be in accordance with the Zoning District. If no zoning is in effect, the minimum requirements of TABLE 5 of these regulations shall apply. In all cases where it has been determined that a water supply from private wells are not feasible, a public water distribution system shall be required.

Section 521 Fire protection.

Fire hydrants with (2 1/2) two and one half inch outlets and one large pumping connection shall be provided in all subdivisions with a public water supply. The hydrants should be located between the property line and the curb, with the outlets facing or parallel to the street. The hydrants shall be placed at the corners of all blocks, and at mid block for blocks exceeding (800) eight hundred feet in length. They shall also be placed at the entrance and at the end of all cul-de-sacs over (400) four hundred feet in length.

The type of hydrant and control valves and the location of the hydrant shall be approved by the fire chief. The minimum water line, serving any hydrant, shall be not less than (6) six inches in diameter and should be a circulating water line. The size and location of the water lines shall be approved by the Board and the fire chief, and also by the Ohio Inspection Bureau, for commercial and industrial areas.

Section 530 Sanitary sewer improvements.

1. Where a public sanitary sewer system is reasonably accessible, the developer shall provide a complete sanitary sewer system, including a connection for each lot and lateral connections to the public system. The public sewer extensions shall meet the requirements of the Ohio Dept. of Health, and Village standards. Combined sanitary sewers and storm drains shall be prohibited.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

2. Where a public sanitary sewer system is not reasonably accessible the developer may provide;

(a) A central treatment plant for the group, provided that the treatment plant is installed in accordance with State and Village requirements.

(b) Lots may be served by individual disposal systems if the provisions of Section 530 (3) are met.

3. (a) Where the installation of individual disposal systems is considered the stability of the soil, the absorption ability of the soil, surface drainage, ground water level, and topography shall be the criteria for determining if the individual system is permissible. The criteria must be in accordance with the County and State requirements.

(b) Each lot so served shall be of a size and shape to accommodate the necessary length of tile field at a safe distance from and at a lower elevation than the proposed buildings. Such lots shall conform to the requirements of the Zoning District in which they are located. If no Zoning is in effect, the standards in TABLE 5 shall be met.

(c) At least one percolation test shall be made for each lot being platted, it shall be taken from the area of the proposed disposal unit, it shall be numbered and its location shown on the preliminary plat. All percolation tests shall conform to the requirements of the Board and County Health Dept.

(d) Where the installation of individual disposal systems is being considered, and the average ground slope exceeds (10) ten percent, the installation of a step-up disposal system may be required by the County Health Dept.

Section 540 Drainage improvements.

The developer shall construct all necessary facilities including under ground pipe, inlets, catch basins, or open drainage ditches as determined by the Board, to provide for the disposal of surface and subsurface water and the maintenance of natural drainage courses. Paved gutters will be required if the velocity of flow is greater than (6) six feet per second to prevent destructive erosion. Surface drains may not discharge into any sanitary sewer facility.

Section 541 Storm sewers and storm water drainage.

Where an adequate public storm sewer is available at the plat boundary, the developer shall construct a storm sewer system and connect with the public storm sewer line. If a public storm sewer system is not available, natural drainage channels with easements of adequate width shall be provided as determined by the Board. Paved gutters shall be provided if velocities of flow are greater than those specified in Section 540. Storm drainage, including drain tile around basements, shall not be discharged into any sanitary sewer facility.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 542 Culverts and bridges.

Where natural drainage channels intersect any street right of way it shall be the responsibility of the developer to construct satisfactory bridges or culverts. Where culverts are required the following minimum standards shall be observed;

1. All culverts shall extend across the entire right-of-way width of the proposed street. The cover over the culvert and its capacity shall be determined by the Board. The minimum diameter of a culvert pipe shall be (18) eighteen inches. Depending on drainage conditions, head walls may be required.
2. Driveway culverts shall have a minimum length of (20) twenty feet and a minimum diameter of (12) twelve inches. The culvert shall be laid so as to maintain the flow lines of the ditch. Head walls may be required.

Section 550 Electric, gas and telephone improvements.

1. Electric and telephone service shall be provided in each subdivision. Gas service may be required where reasonably accessible. Whenever such facilities are available, they may be required to be installed prior to the approval of the final plat. Telephone, electric, and street light wires, conduit and cables shall be under ground, except where the Board determines that it would result in excessive costs to the developer.
2. Overhead utility lines, where permitted, shall be located at the rear of all lots. The width of the easement per lot shall not be less than (5) five feet, and the total easement width shall not be less than (10) ten feet.
3. Whenever a sanitary sewer line and electric and/or telephone lines are placed under ground in the same utility easement, the following provisions shall apply.
 - (a) The total easement width shall not be less than (20) twenty feet and,
 - (b) the sanitary sewer line shall be installed within (3) three feet of one side of the easement, and the wiring shall be installed within (3) three feet of the opposite side.

Section 560 Over-size and off site improvements.

The utilities, pavements, and other land improvements shall be designed, over-size 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 Board.

SUBDIVISION REGULATIONS

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 562 Extensions to boundaries.

The developer may be required to extend the necessary improvements to the boundaries of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Board.

Section 563 Off-site extensions.

If streets or utilities are not available at the boundary of a proposed subdivision, and if the Board and Council find the extensions across undeveloped areas would not be warranted as a special assessment to the intervening properties, or as a municipal expense until some future date, the developer may be required, prior to the approval of the final plat, to obtain the necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for future developments.

Section 570 Final inspection.

Upon completion of all the required improvements, the developer shall request in writing, a final inspection by the Board, as required by the Ohio Revised Code.

SUBDIVISION REGULATIONS

ARTICLE 6 REQUIRED FORMS TO BE AFFIXED TO THE PLAT

Section 600 Required statements.

Situated in Section_____, Township_____, Range_____,
Putnam County Ohio, containing_____acres and being the same tract as
conveyed to_____and described in the deed recorded
in deed book_____, Putnam County, Ohio.

The undersigned_____hereby certify
that the attached plat correctly represents their_____,
a subdivision of lots #_____to #_____inclusive, do hereby
accept this plat of same and dedicate to public and private use as
such, all or parts of the roads, boulevards, cul-de-sacs, parks,
planting strips, etc, shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on
this land shall be in conformity with all existing zoning, platting,
health, or other lawful rules and regulations including the off-street
parking and loading requirements of the Village of Ottoville, Ohio for
the benefit of himself and all other subsequent owners or assigns,
taking title from, under, or through the undersigned.

In Witness thereof_____

this _____day of_____, 19_____.

Witness_____Developer_____

Witness_____Developer_____

We do hereby certify that we have surveyed the premises and prepared
the attached plat and that said plat is correct.

By_____

STATE OF OHIO
VILLAGE OF OTTOVILLE

Before me, a Notary Public, in and for said Village, personally came
_____, who acknowledged the signing of
the foregoing instrument to be their voluntary act for the purposes
therein expressed.

In witness whereof I have hereunto set my hand and affixed my official
seal this_____day of_____, 19_____.

By_____

SUBDIVISION REGULATIONS

ARTICLE 6 REQUIRED FORMS TO BE AFFIXED TO THE PLAT

Section 602 Within the three mile limit of the Village.

Reviewed this _____ day of _____, 19____.

Township Trustees

Approved this _____ day of _____, 19____.

County Engineer

Approved this _____ day of _____, 19____.

County Board of Health

Approved this _____ day of _____, 19____.

County Sanitary Engineer

Approved this _____ day of _____, 19____.

Regional Planning Commission

Approved this _____ day of _____, 19____.

(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, per Ohio Revised Code.)

Village Zoning Board

SUBDIVISION REGULATIONS

ARTICLE 7 REVISIONS AND ENFORCEMENT

Section 700 Recording of the plat.

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

Section 701 Revision of the plat after final approval.

No changes, erasures, modifications, or revisions shall be made in any plat of any subdivision, after approval has been given by the Board, unless said plat is resubmitted to the Board.

Section 702 Sale of land within subdivisions.

No owner, or agent of the owner, of any land located within a subdivision shall transfer or sell any land by reference to, exhibition of, or by the use of the plat of the subdivision, before such plat has been approved and recorded in the manner prescribed. The description of such lot or parcel by meets and bounds in the instrument of transfer, or other documents used in the process of selling or transferring, shall not exempt the transaction from the provisions of these regulations.

Section 703 Schedule of fees, charges and expenses.

The Village Council shall establish a schedule of fees, charges and expenses, and a collection procedure for same, and other matters pertaining to these regulations. The schedule of fees shall be posted in the Office of the Mayor, and Village Council Room, and may be altered or amended only by the Village Council. No action shall be taken on any application or appeal until all fees, charges and expenses have been paid in full.

Section 704 Penalties.

1. Whoever violates any rule or regulation adopted by the Village Council for the purpose of setting standards and requiring the construction of improvements within a subdivision, or fails to comply with any order pursuant thereto, is creating a public nuisance, and the creation thereof may be abated by action at suit of the Village, or any citizen thereof. Whoever violates these regulations shall forfeit and pay not less than (\$100.00) one hundred dollars, nor more than (\$1000.00) one thousand dollars. Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of Putnam County.

2. A County Recorder who records a plat contrary to the these regulations shall forfeit and pay not less than (\$100.00) one hundred dollars nor more than (\$500.00) five hundred dollars, to be recovered with costs, in a civil action by the Prosecuting Attorney in the name of and for the use of the county.

SUBDIVISION REGULATIONS

ARTICLE 7 REVISIONS AND ENFORCEMENT

Section 704 Penalties continued.

3. Whoever, being the owner, or agent of the owner, of any land within or without the Village limits, transfers any lot, parcel, or tract of land from, or in accordance with 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 (\$100.00) one hundred dollars nor more than (\$500.00) five hundred dollars, for each lot, parcel, or tract of land 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. If such land is within the Village limits, such sum may be recovered in a civil action brought in the Court of Common Pleas of Putnam County by the legal representative of the Village in the name of the Village.

4. Any person who disposes of, offers for sale or lease for a time exceeding (5) five years, any lot or any part of a lot in a subdivision before the provisions of these regulations are complied with, shall forfeit and pay the sum of not less than (\$100.00) one hundred dollars nor more than (\$500.00) five hundred dollars for each lot, or part of a lot sold or offered for sale or lease, to be recovered, with costs, in a civil action, in the name of the Village, for the use of the Village.

Section 705 Variances.

1. Where the Board finds that extraordinary and unnecessary hardship may result from strict compliance with these regulations, due to exceptional topographic or other physical conditions, it may vary the regulations so as to relieve such hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and community. Such variations shall not have the effect of nullifying the intent and purpose of these regulations, the comprehensive plan, or the Zoning Ordinance.

2. In granting variances or modifications, the Board may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements varied or modified.

Section 706 Appeal.

Any person who believes he has been aggrieved by these regulations or by the actions of the Board, has all the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code.

ARTICLE 8 ENACTMENT

Section 800 Effective date.

These regulations shall become effective from and after the date of its approval and adoption by the Village Zoning and Planning Board and the Village Council, after public hearings and certification to the County Recorder. Henceforth, any other regulations previously adopted by the Village Council or the Village Zoning and Planning Board, shall be deemed to be repealed. These regulations shall in no way affect any subdivision having received preliminary approval prior to the effective date of these regulations, provided however, that no changes to the preliminary plat, as approved, are introduced by the developer.

PASSED April 6, 1998

ATTEST:

CLERK

Virginia M. KermetDonald A. Schlegbaum

PRESIDENT OF COUNCIL

APPROVED:

MAYOR

Judy M. Wannemacher