



Gallia County

Subdivision Regulations

Adopted 12/21/06

Effective Date - January 20, 2007

January 21, 1999 – Repealed



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A resolution of the County of Gallia, 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 layout of lots; providing for adequate and convenient provision of open spaces, utilities, recreation, and access to service and emergency vehicles; providing for adequate provision of water, drainage, sewer, and other sanitary facilities; providing for the administration of this resolution and defining the powers and duties of the administering officer as provided hereinafter and prescribing penalties for the violation of the provisions of this resolution or any amendment thereto; and for the repeal be it resolved by the Board of County Commissioners of the County of Gallia, State of Ohio:

ARTICLE 1 TITLE, SCOPE AND JURISDICTION

100 Title.

These regulations shall be known and may be referred to as the "Gallia County Subdivision Regulations" and shall hereinafter be referred to as "regulations."

101 Jurisdiction.

These regulations shall be applicable to all subdivisions of the land within the unincorporated County. The Planning Commission shall have the power of final approval of the plats. Whenever a city/Village within Gallia County has adopted a major streets plan, parks and public open space plan and subdivision regulations, and is exercising extra-territorial jurisdiction, the City/Village Planning Commission may receive advice from the Gallia County Planning Commission upon all subdivision plats located within three miles of the corporate limits. The City/Village Planning Commission shall have the final approval of the plat, except for the provisions of Article Five, which shall be the jurisdiction of the county Engineer.

102 Relation to Other Laws.

The provision of these Regulations shall supplement the laws of the State of Ohio, other resolutions adopted by the board of 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.

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.

Whenever the requirements of these Regulations are at variance with the requirements of other lawfully adopted rules, regulations, or resolutions, the most restrictive or that imposing the highest standard shall govern. These Regulations shall be interpreted as minimum requirements.

Whenever a township or part thereof has adopted a county or township zoning resolution, under Chapter 303 or 519 of the Ohio Revised Code, all proposed subdivisions shall meet the requirements of said zoning resolution, as well as the provisions of these Regulations.

103 Separability.

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

104 Planned Unit Development Encouraged; Regulations May Be Modified.

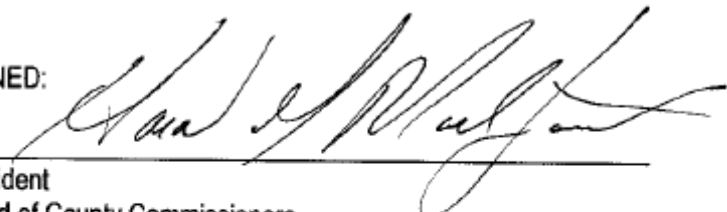
The planned unit development approach to development is greatly encouraged. These regulations may be modified by the degree necessary to accomplish the objective and standards required for the planned unit development of residential, commercial, or industrial subdivisions, or a mixture thereof. Nothing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

105 *Enactment*

These Regulations shall become effective from and after the date of their approval, adoption, or amendment by the county planning commission and the board of county commissioners after public hearing and certification to the county recorder as required by Chapter 711 of the Ohio Revised Code. Henceforth, any other regulations previously adopted by Gallia 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 of these regulations or any amendment thereto, provided however, that no changes to the preliminary plan, as approved, are introduced by the subdivider.

PASSED: December 21, 2006

SIGNED:



President
Board of County Commissioners

ATTEST:



County Commissioners Clerk

ARTICLE 2 ADMINISTRATION STANDARDS

200 Administration, Enforcement, and Interpretation.

The Gallia County Planning Commission shall administer these regulations and shall hereinafter be referred to as "the Planning Commission." The 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 individual designated by the county commissioners or planning commission.

201 Amendments.

The Board of County Commissioners may, after public hearing and other requirements as specified in the appropriate section of the Ohio Revised Code, amend or supplement these regulations. Notice shall be given of the time and place of such hearing by publication in at least one newspaper of general circulation published in the area or county, 30 days prior to holding of said hearing. The amendment or amendments shall be on file in the office of the Planning Commission for public examination during the said 30 days. The planning commission may only amend, supplement, or change regulations, requiring the actual construction of improvements, or posting of performance guarantees, after review and adoption by the county commissioners.

202 Variances, Exceptions, and Waiver of Conditions

Where due to exceptional topographic or other physical conditions, the planning commission finds that extraordinary and unnecessary hardship may result from strict application of these Regulations, or the purposes of these Regulations may be served to a greater extent by an alternative proposal, it may approve 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. Variances for roadway specifications and construction standards can only be made by the Board of County Commissioners. Recommendations regarding variances may be provided by the planning commission. 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.

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

An application for relief may be denied if an owner requests it merely for his 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 significantly to development costs.

203 Expiration or Extension

Failure to comply with stated time periods of these Regulations shall result in the expiration of the application and associated planning commission approvals. Before expiration, the subdivider may provide a letter and extension fee 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 planning commission shall have no duty, obligation, or responsibility to remind or notify subdividers of approaching expiration dates.

204 Voided Applications

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

205 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.

206 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 planning commission, and endorsed in writing on the plat, unless said plat is first resubmitted to the planning commission.

207 Fees

The board of county commissioners 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 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.

208 Violations and Penalties.

With the authority of Section 711.102 of the Ohio Revised Code, the following penalties shall apply to the violations of these regulations:

1. Whoever violates any rule or regulation of the Gallia County Subdivision Regulations adopted by the Board of County Commissioners, for the purpose of setting standards and requiring and securing 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 enjoined and maintenance thereof may be abated by action at suit of the Gallia County Commissioners.
2. A county recorder who records a plat contrary to the provisions of these regulations shall forfeit and pay not less than one hundred (100) dollars, or more than five hundred (500) dollars, to be recovered with the costs in a civil action by the Prosecuting Attorney in the name and for the use of Gallia County.
3. Whoever, being the owner or agent of the owner of any land within or without a municipal corporation, transfer any lot, parcel or tract of such land from or in accordance with a plat of subdivision before such plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than one hundred (100) dollars, nor more than five hundred (500) dollars for each 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.

209 Appeal

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

ARTICLE 3 PROCEDURES FOR SUBDIVISION APPROVAL

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 authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures:

1. Lot Split or **Minor** Subdivision: These shall be processed by an individual designated by the planning commission and require a survey drawing, a legal description, fees, and may include a sketch plat as recommended by the planning commission.
2. **Large Lot Development**: These shall be processed by an individual designated by the Planning commission and require a survey drawing, a legal description, fees, and may include a sketch plat as recommended by the Planning Commission. Divisions applicable to the approval requirements for Large-Lot developments shall be exempt when said divisions are designated as agricultural or personal recreational use only. Parcels that are exempt from the application requirements under the "large lot" rules are not exempt as to any future divisions or partitions.
3. Platted Subdivision or **Major** Subdivision: These involve approval actions by the planning commission. The approval process for a major development, whether a subdivision, cluster development, or planned unit development (PUD), is essentially the same, and includes three principal steps: a sketch plan, a preliminary plan, and a final plat.

302 Outline of Conditions for Minor Subdivision

Approval without a plat of a minor subdivision may be granted by a designated representative of the planning commission if the proposed division of the parcel of land meets **all** of the following conditions:

1. The proposed division of a parcel of land involves no more than five (5) lots without a plat from an original tract and any one of which is under five (5) acres (inclusive of the remaining original parcel). and must not involve the opening, widening or extension of any street or road; including allocation of land as an access, utility or drainage easement, and the proposed division is not contrary to applicable:
 - a. Platting
 - b. Subdividing
 - c. Zoning
 - d. Health
 - e. Sanitary
 - f. Access Management Regulations
 - g. Building code regulations pertaining to existing surface and subsurface drainage; and
 - h. Rules governing household sewage disposal.
2. The proposed subdivision is approved by the zoning inspector, Ohio Environmental Protection Agency (for special sanitary districts), local health department, the county engineer, and others as may be applicable.
3. The property has been surveyed and a survey drawing and a legal description of the property is submitted with the application.

303 Outline of Conditions for Large-Lot Development

Approval without a plat of a large-lot development may be granted by a designated representative of the planning commission if the proposed development meets all of the following conditions:

1. The proposed division of a parcel of land involves the establishment of a parcel within the acreage of 5.00 to 20.00.
2. The proposed division of a parcel of land is along an existing public street, and involves no opening, widening, or extension of any street, road or access easement.
3. The proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, or regulations adopted under division (B)(3) of section 307.37 of the Ohio Revised Code regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems.
4. Parcel within the proposed division meets the following lot frontage and width to depth ratios:

Minimum Lot Frontage	85 feet
Width to Depth Ratio	1 to 4

*Local zoning regulations may take precedence over these requirements.

304 Submission Requirements

The application for a minor division or large lot development can be found in Appendix B and shall include the following:

1. The survey shall conform to the minimum standards for boundary surveys in State of Ohio (OAC 4733-37) and the Real Estate Conveyance Standards for Gallia County.
2. Survey boundaries and lot lines drawn on a minimum 8 ½" X 11" sheet and at a scale between 1"=10, and 1"=100. All dimensions shall be shown in feet and hundredths of feet.
3. Location of monuments and their descriptions.
4. Other items or provisions deemed necessary by the planning commission.

305 Administrative Procedure and Approval

1. A **minor** division, lot split or large lot development application available at the planning commission office shall be filed by the landowner or designated representative. A complete application shall contain a survey drawing, a legal description for each lot being created, fees as set forth in these Regulations, and a certification of approval by the local health department, zoning inspector, and others as may be applicable. (See Appendix B)
2. After all departments with review responsibility have approved the split, a copy of the survey drawing is then checked by the designated representative of the planning commission for its conformity with these Regulations.
 - a. The minor division shall be reviewed by the designated representative of the planning commission for compliance with these regulations and shall stamp and sign the deed "approved-no plat required, under the Revised Code 711.131", within seven (7) business days after submission.
 - b. The large lot development shall be reviewed by the designated representative of the planning commission for compliance with these regulations and shall stamp and approve as required in the Revised Code 711.133.
3. The application 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. Lot split requests expire if not recorded within (1) year of initial fee payment.
4. Incomplete or deficient proposals shall be disapproved and the subdivider notified of issues and reasons for the disapproval.

306 Transfer of Property between Adjoining Owners

1. Where a transfer of property between adjoining owners, which is less than (5) acres in size, 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. The grantees' names on the deed shall match the ownership 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 in the future without planning commission approval."
2. If the transfer of property is within a recorded subdivision it shall be submitted as a major subdivision if it involves the creation of any subdivision lot as a separate building tract.

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

1. Combining entire existing tax parcels can be accomplished by the county auditor without planning commission approval 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. 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. Other proposals for the alteration of a plat or the vacating of a plat shall comply with Sections 711.17 - 711.20 of the Revised Code.
2. Proposals for the platting of street openings, widening, 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 utilities shall follow the same procedures required for a major subdivision.

308 Land Contracts

All land contracts, at both the time the contract is entered into and at the time the subject real estate is transferred, must comply with *these regulations, the Gallia County Standards for the Approval of Real Estate Transfers, and Chapter 5313 of the Ohio Revised Code.*

309 Outline of conditions for Major Subdivision.

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

1. More than five (5) lots from an original tract and any one of which is under five (5) acres (inclusive of the remaining original parcel).
2. Creation, widening or extension of any road, street or access easement.
3. Subdividing platted land to create additional building lots in a recorded subdivision.

310 Pre-Application Conference and Sketch Plan

1. Prior to preparing a sketch plan, the subdivider may request an informal discussion with the designated representative of the planning commission to discuss the procedures for approval of the subdivision plan and to familiarize the developer with the comprehensive plan, thoroughfare plan, drainage and sewerage requirements, fire prevention, and the availability of existing utility services.
2. The application may combine a pre-application conference with the sketch plan. The sketch plan shall include:
 - a. a completed and signed application form,
 - b. (3) copies of the sketch plan,
 - c. And may include a fee as set forth in the Appendix E.

311 Submission Requirements

Sketch plans submitted to the 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:

1. Location or vicinity map.
2. Ownership of property and adjacent properties.
3. Existing and proposed public roads and easements.
4. Existing structures.
5. North arrow.
6. Outline of areas to be subdivided.
7. Approximation of proposed lot lines.
8. Important natural features and drainage ways.
9. A written statement about storm drainage, sewage disposal, water supply, and other facilities that exist in the area.

312 Preliminary Plan

The developer may submit a preliminary plan for review and tentative approval prior to the formulation and submittal of detailed construction drawings. The preliminary plan is conducted for the developer's benefit; 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 applicant 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 planning commission for review and approval as detailed in these Regulations.

313 Preliminary Plan Form

1. The preliminary plan application shall contain:
 - a. Complete application form available from the planning commission.
 - b. Signed variance application form if applicable (Appendix C) and fee set forth in the Appendix E.
 - c. Copies of the preliminary plan containing all required information.
 - d. One set of conceptual subdivision improvement plans, provided that completed design drawings shall be required at a later time.
2. The preliminary plan 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.
 - b. On one or more sheets 24"X 36" or 18"X 24" in size, clearly, legibly drawn and reproducible.

314 Preliminary Plan Content

The preliminary plan shall contain the following information:

1. Proposed name of the subdivision, location by section, range, township or other survey.
2. Boundaries and acreage.
3. Name, address and telephone number of the owner, subdivider, professional surveyor and professional engineer with appropriate numbers and seals.
4. 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.
5. Name of adjacent subdivisions, owners of adjoining parcels, and location of common boundary lines, extended to 200 feet beyond the boundary of the subdivision.
6. Topographic contours 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% at the discretion of the planning commission.
7. Location, width, and names of existing streets, railroad rights-of-way, easements, parks, buildings, corporation and township lines; wooded areas, water courses, drainage patterns, and water bodies.
8. Topographic features within and adjacent to the plat for a minimum distance of 200 feet unless access to adjacent property has been denied the professional surveyor.
9. Location of floodways, floodplains, and a good faith effort to identify other potentially hazardous areas.
10. A good faith effort to identify the location of environmentally sensitive areas.
11. A good faith effort to identify the soil types, derived from the USDA Soil Survey.
12. A good faith effort to identify the 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).
13. Parcels of land reserved for public use or reserved by covenant for residents of the subdivision.
14. Point of ingress/egress or driveway locations and the distance to any existing driveway(s) in conjunction with the Gallia County Access Management Regulations (Appendix F).
15. Type of water supply and wastewater disposal proposed, sewer lines, easements, drainage tiles, water mains, culverts, or other underground utilities within the tract or adjacent thereto.
16. Approximate locations and dimensions of all proposed utilities.
17. Known cemeteries, historical or archeological sites.
18. Copy of proposed covenants and restrictions, and a schedule outlining the order of development of each section or phase of the subdivision.

315 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.

1. Statements of proposed use of lots, giving type and number of dwelling units and/or type of business or industry.
2. 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.
3. A drawing of all present and proposed grades and facilities for storm water drainage in cases where natural drainage is altered.
4. A feasibility study on sewer and water facilities for land developments of two or more dwelling units.
5. Screening, buffering and/or noise abatement measures.
6. Typical cross-sections and centerline profiles for each proposed street, and preliminary engineering designs of any new bridges or culverts proposed in the project.
7. Other information, studies, items, or provisions deemed necessary or prudent to create buildable sites and to promote the public health, safety, and welfare.

316 Public Hearing.

The Planning Commission on its own initiative or upon petition by a citizen or neighboring property owner may, prior to acting on a preliminary plat of a subdivision, hold a public hearing thereon at such time and upon such notice as the commission may designate.

317 Filing

The preliminary plan shall be considered officially filed after it is examined by the designated representative of the County Engineer's Office 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 as to the date of official filing, which begins the thirty (30) day review period, and the meeting at which the plan shall be reviewed. A filing fee shall be charged, as indicated in Appendix E.

318 Review and Approval of Preliminary Plans

The 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 planning commission shall determine whether the plan will be approved, approved with modifications, or disapproved. The reasons for such disapproval shall be stated in writing.

The planning commission shall act on the preliminary plan within thirty (30) working days after filing unless such time is extended by agreement with the subdivider. Approval of the preliminary plan shall be conditioned on compliance with all other applicable resolutions and regulations.

319 Preliminary Plan Expiration

The approval of the preliminary plan by the 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 planning commission. If the final plat application is not accepted within one (1) year, the preliminary plan approval shall expire and become void.

320 Preliminary Plan Recall

The designated representative of the planning commission may recall unplatted portions of the preliminary plan for consideration, and re-approval, modification, or disapproval by the planning commission. A recall may occur if:

1. Incomplete, inaccurate, or fraudulent information influenced approval.

2. The subdivider has failed to satisfactorily pursue platting or conditions of approval.
3. Previously unknown or new health, safety, or environmental concerns arise.
4. The subdivider shall be notified by letter no later than 30 days before the recall is scheduled for consideration.

321 Submission to Ohio Department of Transportation

Any plan within (300) feet of the centerline of 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 the planning commission give written notice by regular mail to the Ohio Department of Transportation. If the Ohio Department of Transportation notifies the planning commission that it shall proceed to acquire the land needed, the planning commission shall refuse to approve the plan.

322 Submission to Township Trustees

Within five days after the submission of a plat for approval, the planning commission shall schedule a meeting to consider the plat. It shall send written notice by regular mail to the clerk of the board of township trustees of the township in which a proposed plat is located. The notice shall inform the trustees of the submission of the proposal plat and of the date, time, and location of any meeting at which the planning commission will consider or act upon the proposed plat.

323 Grading of Site Prior to Final Approval

Subsequent to preliminary plan approval the developer may receive approval from the planning commission to begin earth excavation and construction to the grades and elevations required by the approved preliminary plan. Developer must meet any storm water discharge controls required by Ohio EPA.

324 Model Homes

For the purpose of allowing the early construction of model homes in a subdivision, the planning commission, in its sole discretion, may permit a portion of a major subdivision involving no more than (2) lots to be created in accordance with the procedures for minor subdivision, provided the portion has access from an existing township, county, or state highway, and provided no future road or other improvements are anticipated where the lots are proposed. An application for minor subdivision or lot split shall be submitted to the planning commission simultaneously with the preliminary plan for the entire major subdivision. Subsequent to preliminary approval, the model homes may be constructed, subject to such additional requirements as the planning commission may require.

325 Final Plat Procedures

Having received the approval of the preliminary plan, if applicable, the subdivider shall submit a final plat application containing all changes required by the planning commission in the preliminary plan. The final plat shall be prepared by a professional surveyor, and the design for construction of improvements prepared by a professional engineer licensed to practice in the State of Ohio. Within five calendar days of submission, staff shall accept and schedule the plat for the next appropriate meeting of the planning commission and notify the township in accordance with Section 711.10 of the ORC and this Section of these Regulations. Notification shall also be given to other appropriate agencies and officials.

A complete application shall contain:

1. Complete and signed application form available from the planning commission with the fee as set forth in the appendix.
2. Original plat document signed by the subdivider and lien holder with notary and seal and the professional surveyor with seal.
3. Plat, signed by applicable zoning, health, sanitary and other government authorities.
4. (3) Sets of copies of the final plat and one (1) reproducible tracing of the plat.

5. (3) Sets of approved construction drawings and engineering specifications as required for grading, streets, storm water management, waterline, sanitary sewer, and other improvements. Applicants are encouraged to file the application for final plat approval only after the appropriate authority approves construction drawings and engineering specifications. Failure to do so shall result in non-acceptance of the application.
6. Supplementary and additional information as required by these Regulations.

326 Final Plat Form

The final plat shall be submitted in the following form:

1. Drawn at a scale between one hundred (100) feet to the inch and ten (10) feet to the inch, inclusively.
2. 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 with waterproof archival ink on Mylar or other material of equal permanence capable of producing blue or black line paper prints.
3. No ditto marks shall be used on the final plat and a legend of all symbols and abbreviations used shall be included on the plat.
4. The planning commission may also require the final plat to be filed in a digital or computer format.

327 Final Plat Contents.

The final plat shall contain the following information:

1. Name of the subdivision, location by section, range and township, or by other survey number, date, north point, scale, and acreage.
2. Name and address of the subdivider, and the professional engineer and/or registered surveyor who prepared the plat and appropriate registration numbers and seals.
3. Vicinity map showing general location of subdivision.
4. Plat boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance and close within the limit of one (1) in ten thousand (10,000). The metes and bounds perimeter description shall be incorporated onto the final plat.
5. Bearings and distances to nearest established street lines or other recognized permanent monuments.
6. Exact locations, right-of-ways, and names of all streets within and adjoining the plat, and building setback lines.
7. Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
8. All easements and right-of-way provided for public services or utilities.
9. All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.
10. Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.

11. A copy of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision. Lot use shall be specified; any future deviation from the original intended purpose (i.e. subdividing lots, creating easements, opening of new roadways) shall be stated in the covenants and restrictions.
12. Certification by registered surveyor to the effect that the plat represents a survey made by him/her and that the monuments shown thereon exist as located and that all dimensional details are correct.
13. Notarized certification by the owners or owner of the adoption of the plat.
14. The dedication (public/private) of street and other public areas.
15. Typical sections and complete profiles of streets and other related improvements to be constructed in the proposed subdivision.
16. The location of and a description of all monuments and pins as specified in Section 518.
17. A statement or table showing total acreage in the subdivision and total acreage of lots, roads, open space easements and other types of uses.
18. The plat shall comply with the Minimum Standards for Boundary Surveys in the State of Ohio and the measurement specifications as contained in Chapter 4733.37 of the Ohio Administrative Code.

328 Additional Information for Final Plat

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

1. 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 zoning resolution.
2. A letter from the permitting agency indicating that Access Management requirements will be met and a 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.
3. Letters from providing utility companies confirming availability of services as platted and, approval letter from the local fire authority.

329 Filing

The final plat shall be filed with the 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 planning commission. The final plat shall be filed at least thirty (30) calendar days prior to the meeting at which it is to be considered.

330 Approval of Final Plat

Before any final plat is approved, the Ohio Department of Transportation must be notified as required by Section 321 of these Regulations. Staff shall provide a final plat report to the planning commission. The planning commission shall act on the final plat within thirty (30) calendar 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. Conditional approval of a final plat shall be limited to minor clerical and other nonsubstantive errors as determined by the planning commission. If disapproved, the reason shall be stated in the record of the planning commission. Failure of the 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) calendar days, to the planning commission for its final approval. If a final plat is refused by the planning commission, the person resubmitting the refused plat, may file a petition within sixty (60) calendar days after such refusal, in the court of common pleas of the county in which the land described in said plat is situated.

331 Regulations Governing Improvements.

The final plat drawings and specifications of improvements shall be a set of construction and utility plans by a registered professional engineer. The plans shall include typical sections, plans and profile views, construction details and estimates of quantities. All typical sections and major engineering details to be used on any particular street shall be approved in advance by the County Engineer before completion of the plans. Prior to the granting of approval of the final plat the subdivider shall have installed the minimum required improvements, or shall have furnished a surety or certified check for the amount of the estimated construction cost of the ultimate installation, plus 10% for initial maintenance of the improvements. Should construction costs rise or decrease as a result of economic caused factors, an inflationary adjustment to the Performance bond shall be made to ensure sufficient coverage. Before the surety is accepted, the proper administrative officials shall approve it. The term of the surety shall extend twelve (12) months beyond the completion date of the project. The requirements, approval and length of term for the performance guarantee shall be determined by the Planning Commission. (See Article 8)

332 Final Plat Expiration

The subdivider shall record the final plat within 60 calendar days of final approval; otherwise the final plat approval shall expire and become void.

333 Signing, Recordation and Transmittal of Copies of Final Plat

1. When final plat has been approved and all conditions for approval have been satisfied, the designated representative of the planning commission shall sign the certificate of approval on the original tracing and return the same to the subdivider. The subdivider shall, within 60 calendar days, file said plat in the Survey Records of the County Engineer, and a reduced legible signed copy on medium of permanence shall be presented to the County Recorder to be inserted into a 15' x 19' plat map book. The copy shall state, in bold letters "THIS PLAT IS A REDUCED COPY OF THE ORIGINAL PLAT WHICH IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER".
2. 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 planning commission with a paper copy of the approved signed plat. Any office may require the submission of the final plat in digital or computer format.

334 Final Plat Amendments

Any changes to a planning commission-approved final plat (signed, unsigned, recorded or unrecorded) shall be specified by the planning commission in keeping with the spirit, intent and purpose of these Regulations.

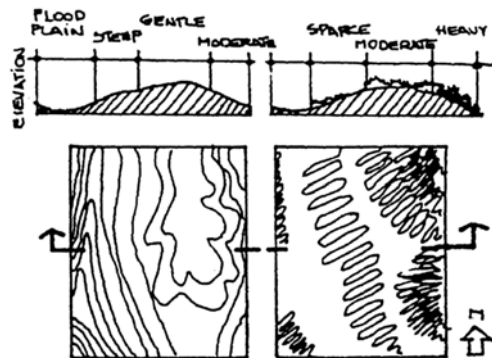
ARTICLE 4 SUBDIVISION DESIGN STANDARDS

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 the county and township. 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, and space for public purposes, and will minimize the undesirable features of unplanned, haphazard growth. The planning commission has the responsibility for reviewing the design of each subdivision early in its design development to insure that all the requirements of these Regulations are addressed.

401 Suitability of Land

If the planning commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water supply, landslide potential, unstable subsurface conditions due to underground mining or other reasons and 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 planning commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions a written statement may be required by the planning commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, and past and present use of the site.



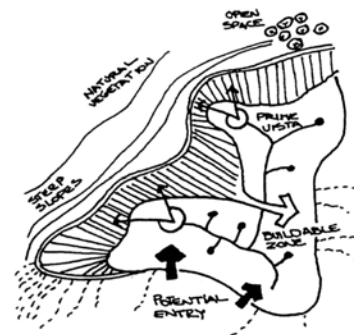
402 Conformance to Applicable Rules and Regulations

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

1. All applicable county or township zoning resolutions and all other applicable laws in which the subdivision is to be located.
2. The comprehensive plan, public utility plan, and capital improvement programs, including plans for all streets, drainage systems, and parks shown on the comprehensive plan as adopted by the county.
3. The special requirements of these Regulations and any rule of the health department and/or appropriate state agencies.
4. The rules of the Ohio Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connected street.
5. The standards and regulations adopted by the county engineer, and all boards, agencies and officials of the county.

403 Subdivision and Site Design

1. Design of the subdivision shall take into consideration existing county, municipal and regional comprehensive plans, and may 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 areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features.
2. The development shall be laid out to avoid adversely affecting groundwater and



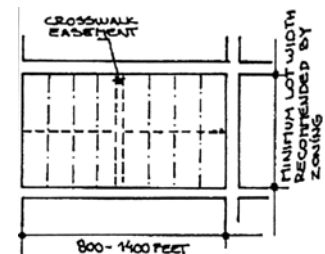
aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings in residential developments shall take into consideration topography, building height, orientation, and drainage.

- Where a park, playground, school, or public access to water frontage, which is shown on an official map, or in a plan for future use, or is deemed essential by the Planning Commission, is located in whole or in part in the proposed subdivision, the Planning Commission shall request the dedication of such area within the subdivision. The subdivider shall pay for only that portion of the cost of the public site that benefit his subdivision as determined by the Planning Commission. Every subdivider of land for subdivision not containing public sites shall be requested to provide land or payment in lieu thereof for that portion of benefits from public sites accruing to his land as determined by Planning Commission. The Planning Commission shall, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, watercourses, beaches, areas of historical significance, vistas and similar irreplaceable assets.

404 Blocks

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

- The arrangements of blocks shall conform to the street design criteria set forth in these Regulations.
- 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 of the limitations and opportunities of topography.
- Irregularly shaped blocks, blocks intended for cul-de-sacs and loop streets, and blocks containing interior parks and playgrounds may be approved by the planning commission if properly designed and located.
- No block shall be larger than (1400) feet, or (12) times the minimum lot width required in the zoning district, and no less than (800) feet. Cross streets shall be provided between blocks.
- 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 between streets.
- Blocks in the traditional gridiron pattern should consist of two tiers of lots and an easement may be included to separate them.
- 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 Lots

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

- The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development, and shall be in compliance with the county or township zoning resolution and health regulations for the district in which they are located and for the use for which they are intended.
- If no zoning is in effect, the following minimum lot sizes, widths, and setbacks, *exclusive of right of ways*, shall be met: (sf=square feet)

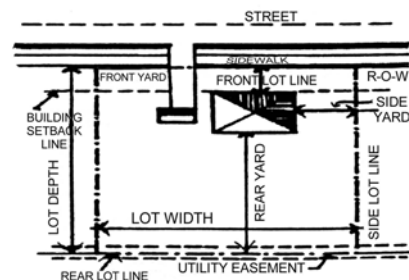


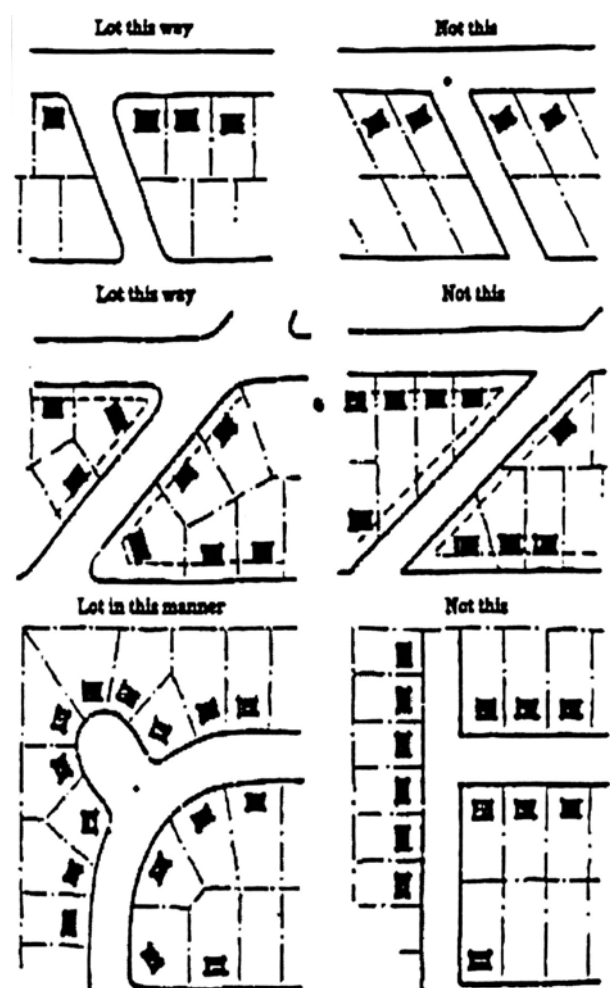
TABLE 1 Development Type	Minimum Lot Frontage - Area		Setbacks (feet)		
	Group/Central Sewage	On Site Sewage	Arterial	Collector	Local
Single Family	80' – 10,800sf per dwelling unit	85' – 26,000sf (0.597-acres)	40'	35'	30'
Multi-Family	60' – 5,400sf per family	150' – 78,000sf (1.79- acres)	40'	35'	30'
Commercial	100' – 15,000sf	150' – 1 acre	50'	45'	40'
Industrial	100' – 15,000sf	150' – 1 acre	50'	45'	40'

NOTE: Lot area does not include road right-of-ways or easements. 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. (Article 9)

- All side lot lines shall be at right angles to street lines and radial to curved street lines, except where the Commission determines that a variation to this rule would provide a better layout.
- Lots with double frontage shall be avoided except where the Planning Commission determines that it is essential to provide separation of residential development from arterial streets.
- No corner lot shall have a width at the building line of less than 75 feet.
- 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 soil conditions are of such a nature that proper operation of wells and septic tanks may be impaired, the 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.
- Dimensions of corner lots shall be large enough to allow the erection of buildings, observing the minimum front-yard setback from both streets.
- The maximum depth of any lot shall not be greater than four times its width.

406 Lot Orientation

- Residential lots shall front on a dedicated public street (existing or proposed) or on a private street meeting public street standards. All side lot lines where practicable should be at approximate 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. Variations are permitted to accommodate barriers such as streams and existing utility easements. 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.
- The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the sideline of an adjacent lot.



407 Double Frontage Lots and Access to Lots

- 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 **acute-angled intersections** traffic streets. These requirements may be waived by mutual consent of the planning commission and the county engineer.

2. 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.
3. Fifty (50) feet (minimum) of additional lot depth or a buffer strip in accordance with the landscape standards herein 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, open drainage ditch, 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.

408 Easements (Utility)

1. Location of utility line easements within the road right-of-way shall be located outside of the improved portion of the roadway. Utility easements may also be located along the front of line or centered on the rear or side lot line as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than fifteen (15') feet wide.
2. Recommendations on the proposed layout of telephone and electric company easements should be sought from all 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. Letters of confirmation from providing utility companies shall be required with the final plat.
3. Easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural water course, 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 make any political subdivision responsible for maintenance of storm water facilities. The plat shall specify the entity or person responsible for maintenance of storm water facilities.
4. Whenever practicable, the utilities shall be placed underground, according to the standards of the appropriate utility company.
5. 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 and shall be constructed pursuant to standards of the Ohio Department of Transportation and local Access Management Regulations.

409 Flood Areas

In order to protect the health, safety, and general welfare of the people, the Planning Commission shall reject any proposed subdivision located in any area subject to periodic flooding. If the subdivision is located in an area having poor drainage or other adverse physical characteristics, the Planning Commission may approve the subdivision provided the subdivider agree to perform such improvements as will render the area safe for the intended use. In lieu of the improvements, the subdivider shall furnish a surety bond or certified check covering the cost of the required improvements.

Article 5 Street Design and Construction Standards

500 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, road or a street shown upon a plat approved by the 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 to the requirements of the zoning district.

501 Street Names

Street name signs or numbers of a type in use throughout the county shall be erected by the subdivider at all intersections. Names of new streets shall not duplicate or nearly duplicate those of existing or platted streets, irrespective of the use of the suffix "street," "avenue," "circle," "boulevard," "drive," etc., and shall be displayed at each street intersection with street signs of the type established by the county. When a new street is a direct extension of an existing street, the name shall remain the same.

Sign color shall conform with county or township requirements. Street names shall be subject to the approval of the planning commission. The subdivider is responsible for the cost of purchasing and installing all signage.

502 Vertical Alignment.

All changes of grade shall be connected by vertical curves of a minimum length in feet equal to twenty (20) times the algebraic difference in the rate of grade for arterials and industrial streets; for collector and local streets, fifteen (15) times. Minimum vertical visibility shall conform to the Ohio Department of Highway's regulations in effect on the date of the approval of the preliminary plat. For slope areas where the average topographic slope is fifteen (15) percent or greater refer to Hillside Regulations, Sections 900 to 913, inclusive.

503 Horizontal Alignment

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

1. The preferred maximum degree of curvature (D) is $16^{\circ} 00'$.
2. The maximum allowable degree of curvature shall be $23^{\circ} 00'$.
3. Sight conditions shall be such that a minimum stopping sight distance of two hundred (200) feet is provided. A minimum tangent length of one hundred (100) feet shall be introduced between reverse curves. Where Degree of Curvature is defined as: $D = 5,730.28/R$ Where R = Radius of the curve. Design criteria for other than residential streets shall meet the requirements of the county engineer.



504 Street Grades.

Street (road) grades shall not exceed the following: *Arterial Street* - six (6) percent; *Collector Streets and Local Streets* - eight (8) percent. No street grade shall be less than 0.6 percent, and in no case shall a street grade be more than three (3) percent within one hundred (100) feet of an intersection. These street (road) grades shall apply in all instances, unless an appropriate variance is requested and granted.

505 Private Drives/Street.

Private Drives/Streets, which serves two (2) parties, **pavements** shall have no specific width; **right-of-way** shall be a minimum of thirty (30) feet. For developments involving three (3) parties or more, the minimum **pavement** width shall be sixteen (16) feet; **right-of-way** shall be a minimum of fifty (50) feet. The cost of maintenance of such private streets, roadways and easements

shall be borne equitably by benefiting property owners. Proper legal steps shall be taken to guarantee the continuing maintenance of such streets, roadways, and easements. (See Appendix D)

506 Streets for Commercial Subdivisions.

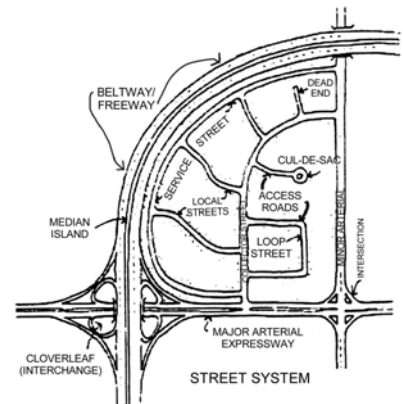
Streets serving business developments and accessory parking areas shall be planned to connect with arterial streets so as not to generate traffic on local streets. The intersections of driveways from parking areas with arterial or collector streets shall be located so as to cause the least possible interference with traffic movement on the streets, 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 Planning Commission may require marginal access streets to provide maximum safety and convenience.

507 Streets for Industrial Subdivisions.

Collector streets for industrial subdivision shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed onto any residential streets. The intersections of service streets from parking areas with arterial or collector streets shall not be less than one hundred (100) feet from the intersection of the arterial or Collector Street with any other street. Streets shall be planned to be extended to the boundaries of any adjoining land planned for industry, except for severe physical conditions or if the Planning Commission finds such extension is not in accord with the approved plan of the area.

508 Street and Circulation System Design

1. 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 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.
2. 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.



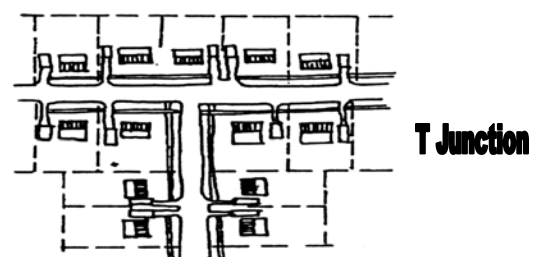
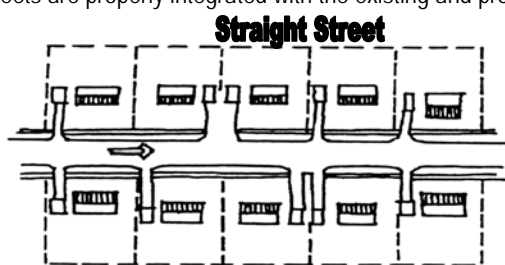
509 Street Vacation

The 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 planning commission. The procedure to vacate a street or alley may be found in Ohio Revised Code Section 5553.01.

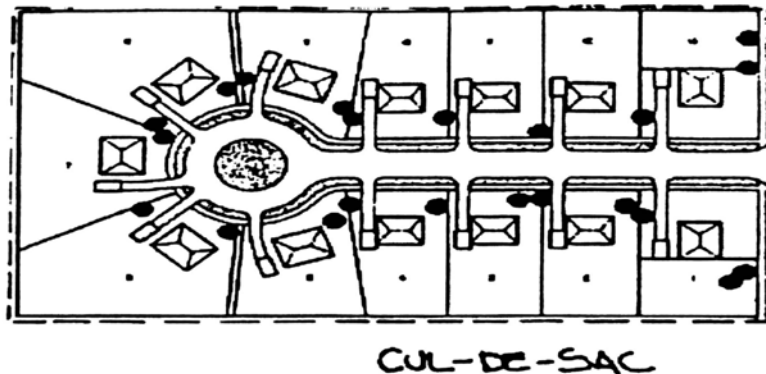
510 Special Street Types

The following requirements shall apply to special street types :

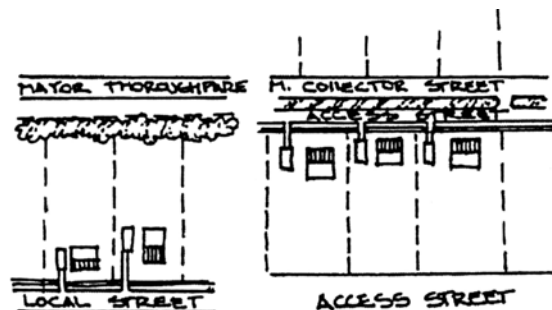
1. One way streets: One-way streets are permitted in new subdivisions if the planning commission determines that such streets are properly integrated with the existing and proposed street system in the area.



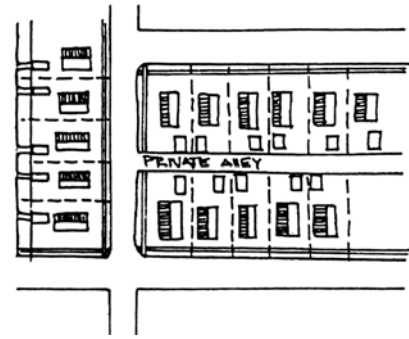
2. Permanent dead-end streets shall not be permitted.
3. Temporary dead-end streets shall be permitted only as a segment of a continuing street plan subject to extension into undeveloped acreage. Temporary dead-end streets shall extend to the boundary of such undeveloped acreage and shall be provided with an interim turnaround satisfactory to the planning commission in design. The planning commission shall reserve the right to limit the length of such a dead-end street based on principles of proper planning, and the planning commission may require a street along the boundary between a proposed subdivision and the undeveloped acreage to provide for future development.
4. 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 (50) 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 planning commission. Cul-de-sacs may exceed 1,000 feet with an intermediate turnaround depending upon the total number of lots served by the road.



5. 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 planning commission such right-of-way is necessary for the proper development of the area.
6. Where a subdivision adjoins an arterial street, a marginal access street shall be designed to control access 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 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 thereof.
7. Easements or reserve strips controlling access to streets shall be prohibited except where deemed necessary by the planning commission and where their control is definitely placed with the county.
8. 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.



9. 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 alleys 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. Alleys with a right-of-way less than twenty (20) feet cannot be dedicated as township, county, or state highways. Maintenance for said alleys shall be provided for by adjacent property owners with signed maintenance agreements.



511 Street Design Standards for all Streets except Cul-de-Sacs and Loop-Type Local Streets

The design and improvement standards contained in Table 4 are minimums for all local streets and collector streets, except cul-de-sacs and loop-type streets, in residential subdivisions.

Table 2: Street Design Standards for Local and Collector Streets						
Terrain Classification	LEVEL			COLLECTOR STREET		
	Level	Rolling	Hilly	Level	Rolling	Hilly
Right-of-way (ft.)	50*	50*	60	60	60	60
Pavement Width	24	24	24	28	28	28
Minimum Stopping Sight Distance (feet)	200	200	200	200	200	200
Maximum Grade	4%	8%	15%	4%	8%	15%
Maximum Spacing when intersected with an arterial (ft)				1320	1320	1320
Maximum Center Line Radius of Streets with an angle of turn of:						
(1) Between 80 and 100						
(2) Less than 80 or more than 100	50 200	50 200	50 200			
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 proved under Article 10, Hillside Regulations.

Table 3: Street Design Standards for Cul-de-Sacs and Loop-Type Streets			
Terrain Classification	Level	Rolling	Hilly
Right-of-way (ft.)	25-50*	50*	50*
Pavement Width	22	22	22
Minimum Stopping Sight Distance (feet)	250	200	200
Maximum Grade	4%	8%	8%
Maximum cul-de-sac length	1000	1000	1000
Maximum cul-de-sac radius (row)	35	50	50
Maximum cul-de-sac radius (pavement)	24	40	40
Maximum Center Line Radius of Streets with an angle of turn of:			
(1) Between 80 and 100			
(2) Less than 80 or more than 100	50 200	50 200	50 200

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

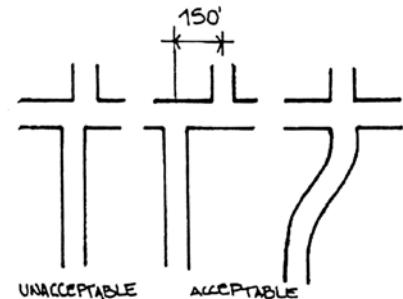
Table 4: Intersection Design Standards			
Terrain Classification	Level	Rolling	Hilly
Maximum Approach Speed (mph)	25	25	25
Clear Sight Distance (ft, length along each approach leg)	90	90	70
Vertical Alignment with intersection	crown	5% maximum	5% maximum
Minimum Angle of Intersection Streets	60* degrees		
Minimum Curb Radius (ft)	20 - all classes 30 - all classes 35 - all classes 40 - all classes		
a. local-local			
b. local-collector			
c. collector-collector			
d. collector, marginal access-arterial			
Minimum Centerline Offset of adjacent intersection (ft)	150 - all classes 150 - all classes 200 - all classes 1320 - all classes		
a. local-local			
b. local-collector			
c. collector-collector			
d. collector, marginal access-arterial			
*This should be considered an absolute minimum.			

512 Street Design Standards for Cul-de-Sac and Loop-Type Streets

The design and improvement standards contained herein are minimum for cul-de-sac and loop type local streets in a residential subdivision. All such streets shall be designed and constructed in accordance with standards as specified in Table 3. Cul-de-sacs are required whenever a street is intended to be permanently dead-ended.

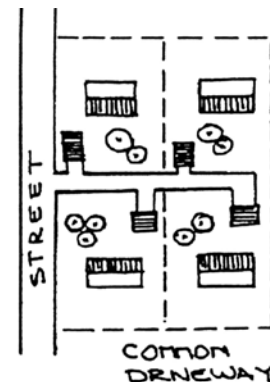
513 Intersection Design Standards

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 4. 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 planning commission shall be made.



514 Driveways

A private driveway may be used to provide vehicular access to no more than four single family detached dwelling units. The planning commission may require passing lanes, turnarounds, and overhead and width clearances as necessary to accommodate fire and emergency vehicles. A homeowner's association shall be formed to provide for the long-term maintenance of any private access way. Common driveways shall have a maintenance agreement acceptable to the planning commission. Common driveways shall be encouraged whenever practical in order to eliminate entrances to a public road in accordance with the Gallia County Access Management Regulations. 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.



1. 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.
2. A driveway permit or letter indicating the access point as approved shall be obtained from the office of the county

engineer, township trustees, or Ohio Department of Transportation. Proof of such permit shall be submitted with the final plat, or plat dedication shall include a statement requiring all lot owners to apply for a driveway permit prior to development.

3. When adequate frontage is available on a non-limited access highway, two driveways to a property used for a single purpose may be permitted.

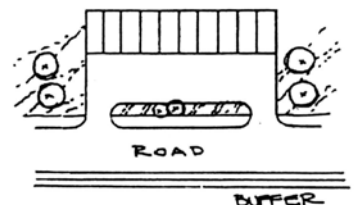
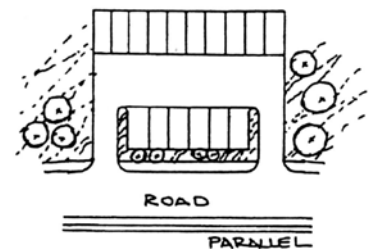
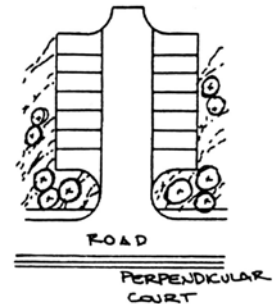
Driveways shall have a maximum grade of (15) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway on each side. The subdivider or developer shall place the approved drainage structures under intersecting driveways when required. Driveways shall be designed so as to drain onto the roadside ditch and not onto the roadway surface. The design of said driveways shall be as per Gallia County Engineer's "Typical Design Standards," adhering to Gallia County Access Management Regulations. (Appendix F)

Table 5: 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

* The minimum width of commercial driveways is intended to apply to one-way operation. In high-pedestrian activity areas, such as in a business district or in the same block with an auditorium, school or library, the maximum basic width should be 30 feet. The width is intended to be measured along the right-of-way line. The maximum radius for major generator driveways should be much higher than the values shown. Minimum acute angle is measured from edge of pavement, and generally based on one-way operation. For two-way driveways, and in high pedestrian activity areas, the minimum angle should be 70 degrees.

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

1. Number of Spaces - An adequate number of off-street parking spaces shall be required in all developments to accommodate residents and visitors. Because the parking requirements included in Table 6 are for peak needs, the planning commission may designate areas that will serve as temporary parking areas. These would include grassy areas with an adequate aggregate base to be used as overflow parking during peak parking periods.
2. 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 for such use.
3. Parking Areas
 - 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.

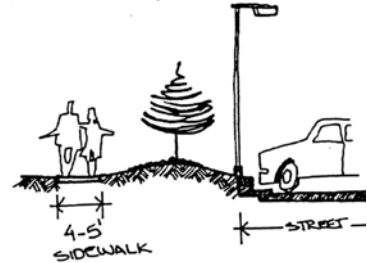


- e. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than ninety degrees.

Table 6: Recommended Parking Requirements	
Type of Uses	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 and 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.	

516 Sidewalks and Graded Areas

- 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.
- 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.
- Pedestrian-way easements ten (10) feet wide may be required by the planning commission through the center of blocks to provide circulation or access to schools, playgrounds, shopping or other community facilities.
- 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.
- Sidewalks and graded areas shall be constructed according to the specifications set forth in these Regulations.
- Public sidewalks may be required for industrial lots, subject to the approval of the planning commission.



517 Street and Walkway Lighting

The 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. Streetlights shall be designed, with appropriate lamps and reflectors, to minimize light pollution.

518 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" are acceptable. Other types of markers may be used if approved by the county engineer. Subdivision corner and benchmark monuments may 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 planning commission and county engineer.

519 Street Base Course

The developer 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 determined by the county engineer, and approved by the planning commission, based upon the physical properties of the base course used and the physical properties of the roadbed.

520 Street Surface Course

Upon the expiration of the established maintenance period for the base course, the surface course shall be constructed using either asphalt concrete, bituminous mix or Portland concrete cement. Specific material and thickness recommendations shall be determined by the county engineer based upon traffic conditions.

The planning commission may recommend to the board of county commissioners that the surface course requirements be waived 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. Prior to making such a recommendation, the planning commission shall notify the board of township trustees who may comment within 20 days. Said comments shall accompany any recommendation to the county commissioners. 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.

521 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 six (6) inches for local and collector streets and seven (7) inches for arterial, commercial and industrial streets shall be required, and shall meet the current Plain Portland Cement Concrete pavement specifications of the Ohio Department of Transportation. The 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.

522 Full-Depth Asphalt Pavement

If streets are to be constructed out of "full-depth" asphalt, an asphalt pavement in which asphalt-aggregate mixtures are used for all courses above the subgrade may be necessary. The county engineer will determine pavement thicknesses. For local streets pavements may vary from four (4) to seven (7) inches depending upon subgrade conditions. For collector streets, pavements may vary from five (5) to nine (9) inches, and for arterial and industrial streets from six (6) to eleven (11) inches, depending upon the engineer's recommendation.

523 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 Constructions and Material Specifications of the State of Ohio Department of Transportation.

524 Open Ditches and Slopes

Open ditch construction for roadside drainage shall be permitted in low density areas, 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. Curlex or approved equal shall be used in ditches up to 2.5%. Sod or Rip-Rap shall be used in the bottom and sides of ditches up to 5%, and tile or paved gutters shall be used in ditches over 5%.

525 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 culverts constructed. Where culverts are required minimum requirements shall be observed as follows:

1. All culverts shall extend across the entire right-of-way width of the proposed street. The County Engineer shall determine the cover over the culvert and its capacity. The minimum diameter of a culvert pipe shall be twelve (12) inches. Depending on existing drainage conditions, head walls may be required.
2. Driveway culverts shall have a minimum length of twenty-four (24) feet. The diameter shall be subject to the determination of the County Engineer. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Head walls may be required.
3. All bridge and culvert cross section areas shall be designed for the appropriate storm frequency according to the area location of the subdivision.

526 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 7 shows three (3) classifications of soil with its engineering design calculation.

Table 7: Minimum Pavement Composition (thickness expressed in inches)													
	C.B.R.	Local Street (5)			Collector Street (10)			Minor Arterial			Major Arterial & Industrial (75)		
		4	5	7	4	5	7	4	5	7	4	5	7
Aggregate Base	301	6"	6"	6"	6"	6"	6"						
	304	3"	3"	3"	4"	4"	4"						
	404	2"	2"	2"	2"	2"	2"						
Deep Strength Asphalt	301	5"	4½"	4½"	6"	4½"	4½"	6"	5½"	4½"	7"	6"	6"
	402	1½"	1½"	1½"	1½"	1½"	1½"	1¼"	1¼"	1¼"	1½"	1½"	1½"
	404	1½"	1½"	1½"	1½"	1½"	1½"	1¼"	1¼"	1¼"	1½"	1½"	1½"
Concrete Base	305	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"
	404	1¼"	1¼"	1¼"	1¼"	1¼"	1¼"	1½"	1¼"	1½"	1½"	1½"	1½"
Concrete Pavement	452	6"	6"	6"	6"	6"	6"	7"	7"	7"	7"	7"	7"

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) • 402 = Asphalt concrete • 404 = Asphalt concrete • 407 = Tack coat (RS-1) • 408 = Prime coat (RC-30, MC-70, RT-2, or RS-2) • 452 = Plain Portland cement concrete pavement (6.5 bag mix) **Note:** The number in parentheses 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 specification. 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 planning commission and county engineer.

*Note: Section 521 through 528 shall apply to declared **public** roads. Developers that decide to opt for private roads need not adhere to these standards. However, a statement on the Final Plat shall indicate that all standards will be met on roads within their subdivision prior to petitioning the County Commissioners for Public Road dedication.

ARTICLE 6 UTILITY DESIGN AND CONSTRUCTION STANDARDS

600 Water Supply

1. Where a public water supply is reasonably accessible or required because of groundwater pollution problems, the subdivision shall supply acceptable evidence of the availability of water. Appropriately spaced fire hydrants may be required by the planning commission as per Section 601. Public water distribution and public well systems shall meet the requirements of the Ohio Environmental Protection Agency, as cited in the Ohio Revised Code.
2. Where public water supply is not available, as determined by the 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. Individual private wells shall be located and developed as required in current Ohio Private Water System Regulations OAC 3701. When a public water main is accessible, the developer shall install adequate water facilities subject to the specifications of the Ohio Environmental Protection Agency and the county health department. Depending on the number of housing units, residential subdivisions shall be connected to an existing public or community water supply system if such service is available within the distances defined in Table 8.

Table 8: Water Supply Extensions	
Size of Development	Distance
1 Unit	200 Feet
2 Units	400 Feet
3 Units	600 Feet
4 Units	800 Feet
5-15 Units	1,000 Feet

3. For developments with more than 15 units and located within one (1) mile of an existing public or community water system, adequate justification shall be provided as to why they shall not provide a connection to such water supply system. For developments with more than 15 units and located more than one mile from an existing system, the water supply system strategy shall be determined on a case-by-case basis taking into consideration density of the development, costs, groundwater availability and quality.
4. Private Wells and other water distribution systems may be accepted for maintenance and operation by the county sanitary engineer or county health department 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 sanitary engineer.

601 Fire Protection

1. Fire hydrants with two and one half (2 1/2) inch outlets and one (1) large pumping connection shall be provided by the subdivider in all subdivisions with adequate public water supplies.
2. Hydrants shall be located between property lines and curbs with all outlets facing or parallel to the street. Hydrants shall be placed at the corners of all blocks and at mid-block for blocks exceeding eight hundred (800) feet in length. Hydrants shall also be required at the entrance and end of all cul-de-sacs exceeding four hundred (400) feet in length.
3. Hydrants shall be spaced to provide necessary fire flow. The average area per hydrant shall not exceed 120,000 square feet. In addition, hydrants shall be spaced so that each residence shall be within 600 feet of a hydrant.
4. A hydrant shall be located at all low points and at all high points with adequate means of drainage provided.
5. The type of hydrant and control valves and the location of the hydrant shall be approved by the fire chief or person responsible for the fire protection for political subdivision in which the plat is located.
6. The minimum size of any water line serving any hydrant shall not be less than six (6) inches in diameter and shall be

on circulating water lines. The size and location of water lines shall be approved by the county engineer, the fire chief, or person responsible for the fire protection.

7. Where no public water supply is available, the planning commission may require fire ponds with dry hydrants as stipulated in Section 602.
8. The above fire protection requirements shall be approved by the fire chief or person responsible for the fire protection for political subdivision in which the plat is located by written confirmation to the planning commission prior to final plat approval.

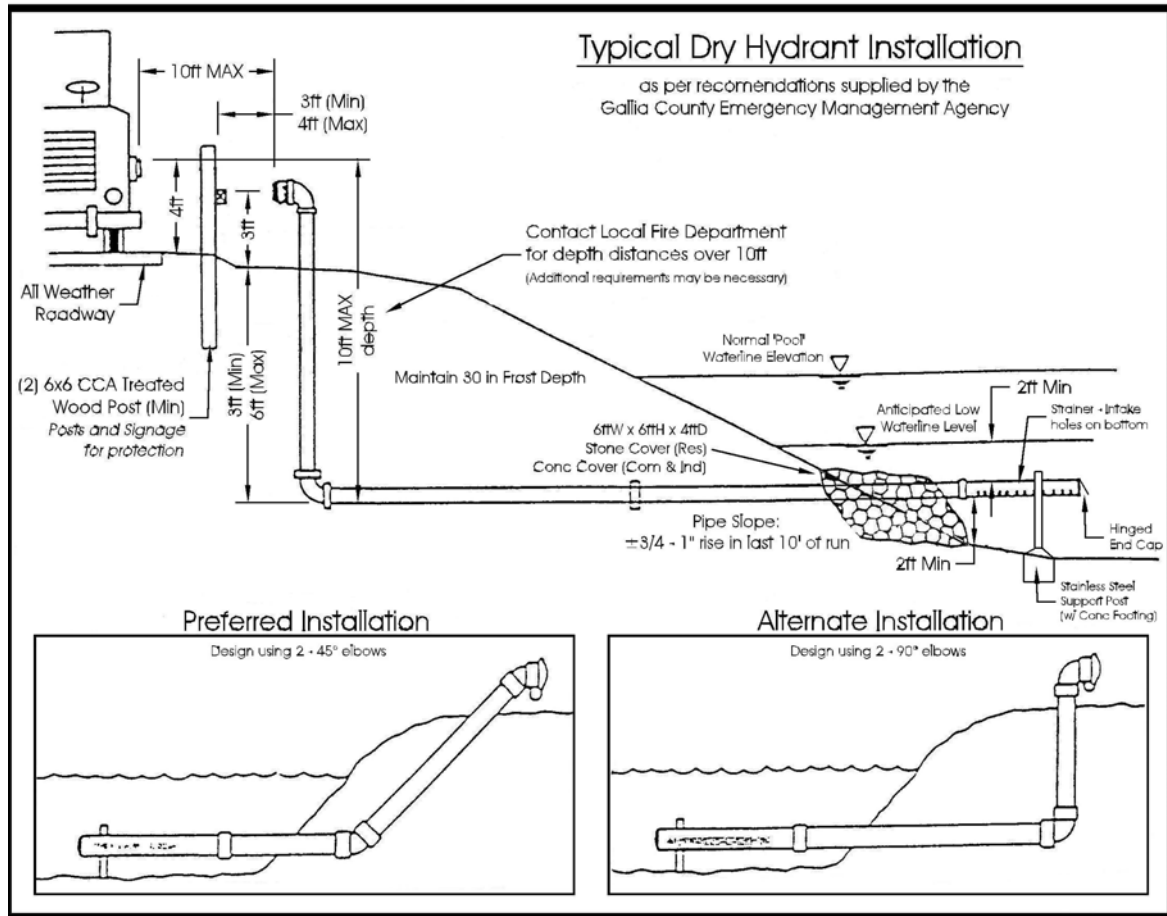
602 Basic Dry Hydrant Typical Standards

1. Memorandum(s) of Understanding. The property owners (developers) shall submit a Memorandum of Understanding (MOU) to the local fire department having jurisdiction allowing the fire department to use the dry hydrant and its access. The Fire Chief having authority shall, in written format, approve or deny the installation based on these standards. Good engineering practices shall be utilized.
2. Access
 - a. An access road with a fire department turn-around area shall be installed to within ten (10) feet of the fire department connection.
 - b. Access shall be provided by means of at least a gravel bed, pavement, or concrete road surface of not less than six (6) inches thick.
3. Piping Information (See Table 9)
 - c. The dry hydrant shall be constructed of not less than six (6) inch diameter PVC piping, Schedule 40 or greater (Schedule 80 preferred)
 - d. The fire department connection shall terminate in a six (6) inch swivel female fitting whereby the hose thread shall be uniform with that used by the local fire department.
 - e. Strainers shall be sized as if to service or feed the next size larger pipe and of an approved type acceptable to the fire department having jurisdiction
 - f. Strainers and connected piping shall be installed below the frost line.
 - g. Dry hydrant piping and strainers shall be elevated and supported as needed to at least three feet (3) above the bottom of the pond.
 - h. The maximum lift from water surface to pump inlet connection is ten (10) feet.
 - i. The use of two 45 degree elbows versus two 90 degree elbows is preferred.
4. **Surface Protection**
 - j. Piping above ground level shall be painted red.
 - k. The dry hydrant shall be protected by vertical installation of two (2) six (6) inch treated lumber posts located two (2) feet to the front spaced four (4) feet apart.
 - l. These two (2) vertical posts shall be horizontally cross connected by a four inch by four inch (4" X 4") treated post. This "H" arrangement shall be painted safety yellow to afford some protection from damage and this design will support the weight of the connected hose and water.

5. Maintenance

It shall be the responsibility of the property owners(s) to maintain and keep in good repair at all times all fire protection devices and appurtenances associated with fire protection. The access routes located within their jurisdiction shall be mowed and kept free of weeds.

Table 9



603 Sanitary Sewers

- Where an adequate public sanitary sewer system is reasonably accessible in the determination of the planning commission, public sanitary sewers shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the Ohio Environmental Protection Agency. Combinations of sanitary sewers and storm sewers shall be prohibited.
- Where a public sanitary sewer system is not reasonably accessible, the subdivider may provide sewage treatment for the subdivision, provided that such sewage treatment is approved and installed in accordance with OEPA and county health department 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.
- When individual, on-lot sewage systems are proposed, each lot so served shall be of a size and shape to accommodate the necessary area to meet current Ohio Household Sewage Treatment Regulations. Such lot size and

shape shall conform to the requirements of the zoning district in which they are located. If no zoning is in effect, the standards set forth in these Regulations shall be met.

604 Design Criteria for Sanitary Sewers

These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances when considered justified by the county sanitary engineer.

1. **Design Factors:** Sewer capacities shall be adequate to handle the anticipated maximum hourly quantity of sewage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. Sewers shall be designed for the total tributary area using the criteria in Table 10.
2. **Size:** The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, and shall be no less than eight (8) inches.
3. **Minimum Slope:** All sewers shall be designed to give mean velocities, when flowing full, of not less than 2.0 feet per second and not greater than 10.0 feet per second. All velocity and flow calculations shall be based on the Manning Formula using an "n" value of 0.013.
4. **Alignment:** All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by the county sanitary engineer.
5. **Manholes:** Manholes shall be installed at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches and smaller, and 500 feet for sewers 18 inches in diameter and larger. The difference in elevation between any incoming sewer and the manhole invert shall not exceed 12 inches except where required to match crowns. The use of drop manholes will require approval by the county sanitary engineer.
6. **Sewerage Location:** Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. When located in easements on private property there shall be access to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley right-of-way when possible.

Table 10: Design Criteria for Sanitary Sewers	
Development Type	Flows
1-family and 2-family dwellings	0.2 c.f.s./acre
1-2 story apartments 3-6 story apartments	0.2 c.f.s./acre 0.2 c.f.s./acre
Commercial – Small store, offices Commercial – Shopping centers High-Rise	0.2 c.f.s./acre 0.2 c.f.s./acre As directed by county sanitary engineer
Industrial	As directed by county sanitarian
Note: These design factors shall apply to watersheds of 300 acres or less. Design factors for watersheds larger than 300 acres and smaller than 1,000 acres shall be computed on the basis of a linear decrease from the applicable design factor for an area of 300 acres to the design factor of .01 c.f.s./acre for an area of 1,000 acres unless otherwise directed by the County Sanitary Engineer.	

Table 11 Minimum Slopes for Sewer Size Indicated	
Sewer Size (inches)	Minimum Slope (feet per 100 feet)
8	0.60
10	0.44
12	0.36
15	0.28
18	0.24
21	0.20
24	0.16

605 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.

1. 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 adequate width shall be provided as determined by the county engineer and approved by the 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.
2. The subdivider shall construct all necessary facilities including underground pipe, inlets, catch basins, or open drainage ditches, as determined by the OEPA, 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, encourage natural filtration functions, 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: Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation) 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.
3. 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 or developer for the construction and future maintenance. These rights-of-way or easements shall be shown on the construction plans. Whenever possible, post-development drainage patterns shall be the same as pre-development drainage patterns. The design of streets and grading shall be such that runoff from roofs, driveways and other impervious surfaces will be collected in ditches and/or gutters in short runs three hundred (300) feet to four hundred (400) feet in length. Paved gutters with energy dissipaters or storm sewers shall be required if velocities of flow are greater than specified by the County Engineer or cause destructive erosion. The runoff shall then be diverted from the surface, if not already underground, into storm sewers or a natural water course. Streets shall be located away from water courses unless storm sewers are to be installed. The channel downstream of the subdivision shall be improved adequately by the developer to convey the storm runoff from the subdivision and across the adjacent property owner so that damages from flooding are minimized.
4. 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 planning commission may require fill, swale, and/or channel improvements in order to forestall such problems.
5. Adequate measures for the protection of open and closed drainage channels shall be provided. Maintenance easement widths shall be determined by the county engineer. The velocity flow on an open ditch shall not exceed four (4) feet per second in soil ditches or six (6) feet per second in turf gutters. Paved gutters will be required if velocities of flow are greater than those specified, or if it is otherwise likely that destructive erosion will result. Drainage ditches shall not be permitted to discharge into any sanitary sewer facility.
6. No water course shall be altered in such a way as to change the amount or direction of flow; no fill, building or structures shall be situated in natural water courses unless provision is made for the flow of water in a manner satisfactory to the county engineer.

606 Oversize and Offsite Improvements

The county commissioners, with advice provided by the planning commission, may require that utilities, pavements, and other land improvements for the proposed subdivision be designed oversized, 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 and/or sanitary engineer.

The subdivider shall be required to pay only his or her percentage cost of construction of major arterial streets as determined by the county engineer. For storm drainage systems within the county, the county shall pay the difference between the cost of pipe necessary to service the platted area and any larger sized pipe when the larger pipe is required to service the drainage area beyond the limits of the plat. The subdivider shall be required to pay for all other oversize improvements that pertain to sanitary sewers and waterlines and storm drainage requirements inherent to the plat and shall be required to pay for oversized sanitary sewer and/or water line improvements where such over sizing has been required for conformance with the sanitary sewer and water comprehensive plan of the county.

607 Electric, Gas, and Telephone Improvements

1. Electric and telephone service shall be made available for each subdivision. Gas service may be required where reasonably accessible. Whenever such facilities are reasonably accessible and available, they may be required to be installed within the area prior to the approval of the final plat. Telephone, electric, and street lighting wires, conduits, and cables shall be constructed underground except in cases where the county engineer determines that topographic, bedrock, or underground water conditions would result in excessive costs to the subdivider.
2. Overhead utility lines where permitted shall be located at the rear of all lots unless the county engineer, upon the recommendation of utility company, provides reasons that justify the location of easements at another location. 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.
3. Whenever a sanitary sewer line and electric and/or telephone line are each placed underground in the same utility easement, the total easement width shall be not less than twenty (20) feet.
4. 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.

608 Off-Site Extensions

If streets or utilities are not available at the boundary of a proposed subdivision, and if the Planning Commission finds 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 time, the subdivider may be required, prior to approval of the final plat, to obtain necessary easements on right-of-ways and construct and pay for such extensions. Such improvements shall be available for connections by subdividers of adjoining land.

Article 7 ENVIRONMENTAL AND LANDSCAPING DESIGN AND CONSTRUCTION STANDARDS

700 Purpose

Landscaping shall be provided as part of the site plan and subdivision design for planned unit developments and for commercial, industrial, and medium and high density residential subdivisions. 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.

701 Public Sites, Open Space and Recreation

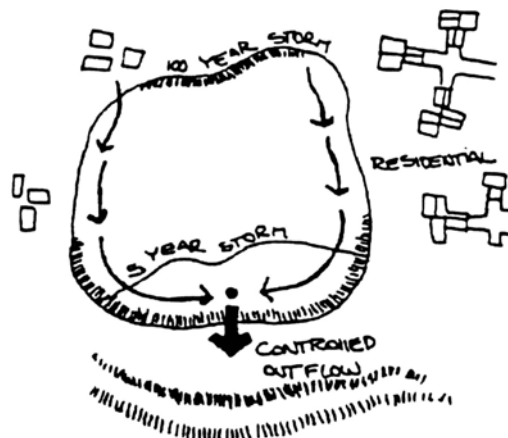
1. Where a park, playground, school, public access to water frontage, or other proposed public property, which is shown in the comprehensive plan (if one exists), is located in whole or in part in a proposed subdivision, the planning commission may request the dedication of such area within the subdivision or that provision be made for the acquisition of such area by the proper agency within a period of two (2) years or other mutually acceptable period.
2. The planning commission, in conjunction with the county commissioners or township trustees, may require that land area totaling three percent (3%) of the land included in the plan of the subdivision be conveyed to the county or township for park purposes. In lieu of the conveyance for park purposes, the planning commission may, in conjunction with the county commissioners or township trustees, require the subdivider to pay a mutually agreed upon amount of money for the maintenance of a park in the vicinity of the subdivision and likely to be used by the subdivision residents.
3. Where a large-scale subdivision or planned unit development is proposed, the planning commission may require that consideration be given to sites for schools, parks, playgrounds, and other such areas for common use and that provision be made for such reservation or acquisition by the proper agency.
4. The planning commission may reserve the right to deny approval to a subdivision if such subdivision disregards the preservation of natural features such as wooded areas, water courses, beaches, areas of natural or historical significance and similar irreplaceable assets 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 county 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:

1. Access to flood control or storm drainage ditches and channels shall be provided by easements of not less than twenty (20) feet in width, located on one side of the flood control or drainage ditch, channel or similar facilities.
2. Flood control or storm drainage easements containing underground facilities shall have a minimum width of twenty (20) feet.
3. Whenever a flood control or storm drainage ditch or channel has a depth of five (5) feet or more, or a bank slope of two (2) feet horizontal to one (1) vertical or steeper, a five (5) foot high masonry wall or a five (5) foot high chain link fence may be required by the planning commission.



703 Soil Erosion Requirements

When a proposed development area consists of one or more acres of earth-disturbing activities, the owner of record shall develop and submit to the Planning Commission for review and approval, a soil and off-site sedimentation control plan. The control plan shall follow the standards and specifications in Rainwater and Land Development: Ohio's Standards for Stormwater

Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation). The commission may also require documentation of compliance with federal and/or state mandated permitting programs (i.e. NPDES).

704 Landscape Plan

A landscape plan shall be submitted with each site plan application for planned developments, commercial, industrial, and/or high density residential subdivisions, unless an exception is granted by the 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.

705 Buffering

1. Buffering is the provision of an area between different land uses that attempts to minimize negative environmental impacts 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 developer shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening and when the planning commission determines that there is a need to shield:
 - a. Neighboring properties from any adverse external effects of a development; or
 - b. The development from negative impacts of adjacent uses such as streets or railroads.
2. In high-density developments, when building design and site do not provide privacy, the 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.

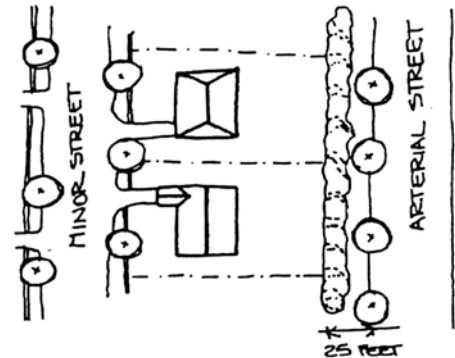


Table 12: Buffer Strip Width

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

706 Walls and Fences

Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions. 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.

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, 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 preliminary plan and engineering plans and as construction-certified on the final plat. When required improvements are not completed, the subdivider shall insure their completion with a performance guarantee acceptable to the planning commission and board of county commissioners.

All required improvements shall be made by the developer, at his or her expense, and cost estimates for various materials and labor shall be provided as requested by a professional engineer licensed in the State of Ohio. The developer shall dedicate public improvements to the local government, 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:

1. **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 planning commission. The term of the bond **shall not exceed two (2) years plus a one (1) year maintenance period for a total of three (3) years.** The planning commission may grant an extension where due cause can be shown. The bond amount can be reduced to a percentage of its original amount during the one year maintenance period. 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 developer's financing for the development.
2. **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. If a cash deposit is made, an agreement may be executed to provide payments to the contractor or the subdivider from the deposit as the work progresses and is approved by the responsible county officials.
3. **Contract Documents or Escrow Agreements:** Where contract documents or escrow agreements for the proposed improvements are available, copies of such contracts shall be certified to the board of county commissioners and, when approved, will constitute sufficient guarantee for the installation of required improvements in lieu of other methods stated above.

802 Temporary Improvements

The applicant shall build and pay for all temporary improvements required by the planning commission and shall maintain those temporary improvements for the period specified by the planning commission. Prior to construction of any temporary facility or improvement, the developer shall file with the 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 developer in the form of a performance bond, cash deposit, or irrevocable letter of credit, is not completed within two (2) years from the date of final approval of the recorded plat, the developer 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 two (2) years. The request shall be accompanied by a revised and updated cost estimate of construction to be completed.

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 planning commission, the subdivider may improve a part of the entire area and submit a final plat for that improved portion to the planning commission for approval.

806 Deferral or Waiver of Required Improvements

The 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 planning commission to defer the construction of any improvement, the subdivider shall pay his share of the costs of the future improvements to the county prior to the signing of the final subdivision plat by the planning commission. The developer may provide a separate performance bond, cash deposit or irrevocable letter of credit for the completion of the deferred improvements upon demand of the county.

807 Inspection of Improvements

The 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. The applicant shall pay to the planning commission an inspection fee, and shall notify proper administrative officials at least twenty-four (24) hours before each phase of the improvements is ready for inspection. The planning commission may waive the requirement for inspection fees to be paid by the developer. Work requiring periodic inspections and an inspection schedule shall be finalized by the developer and inspectors before any work begins. If, in the opinion of the inspector, installations are improper or inadequate, the inspector shall issue a stop order. The developer may appeal the inspector's findings to the county engineer and/or sanitary engineer within forty-eight (48) hours. Failure to comply with the inspector, county and/or sanitary engineer's directive, will be deemed a violation of these Regulations subject to having the approved final plat invalidated by the board of county commissioners. Upon completion of all the improvements, the subdivider shall request, in writing, a final inspection by the County Engineer as required under Section 711.091 of the Ohio Revised Code.

808 Completion of Work and Reduction of Security

As required improvements are completed, the board of county commissioners may, with concurrence of the county engineer and planning commission, reduce the amount of the performance bond, cash deposit, or irrevocable letter of credit, in the following increments: 25%, 50%, and 75%. Fifteen percent (15%) of the remaining amount of the guarantee shall be released when all construction, installation, and improvements by the subdivider's contract have been completed and approved by the respective government authorities. The remaining-Ten percent (10%) will be held for a one year maintenance period. Performance bonds, cash deposit, or irrevocable letter of credit for roads, storm drainage, water and sanitary sewer improvements shall not be released independently.

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

The subdivider shall have properly constructed and maintained all required improvements at the time he requests their acceptance by the board of county commissioners. Upon completion of all improvements, the developer shall request that the county engineer perform an inspection for conditional acceptance. After the inspection, the county engineer will do one of the following:

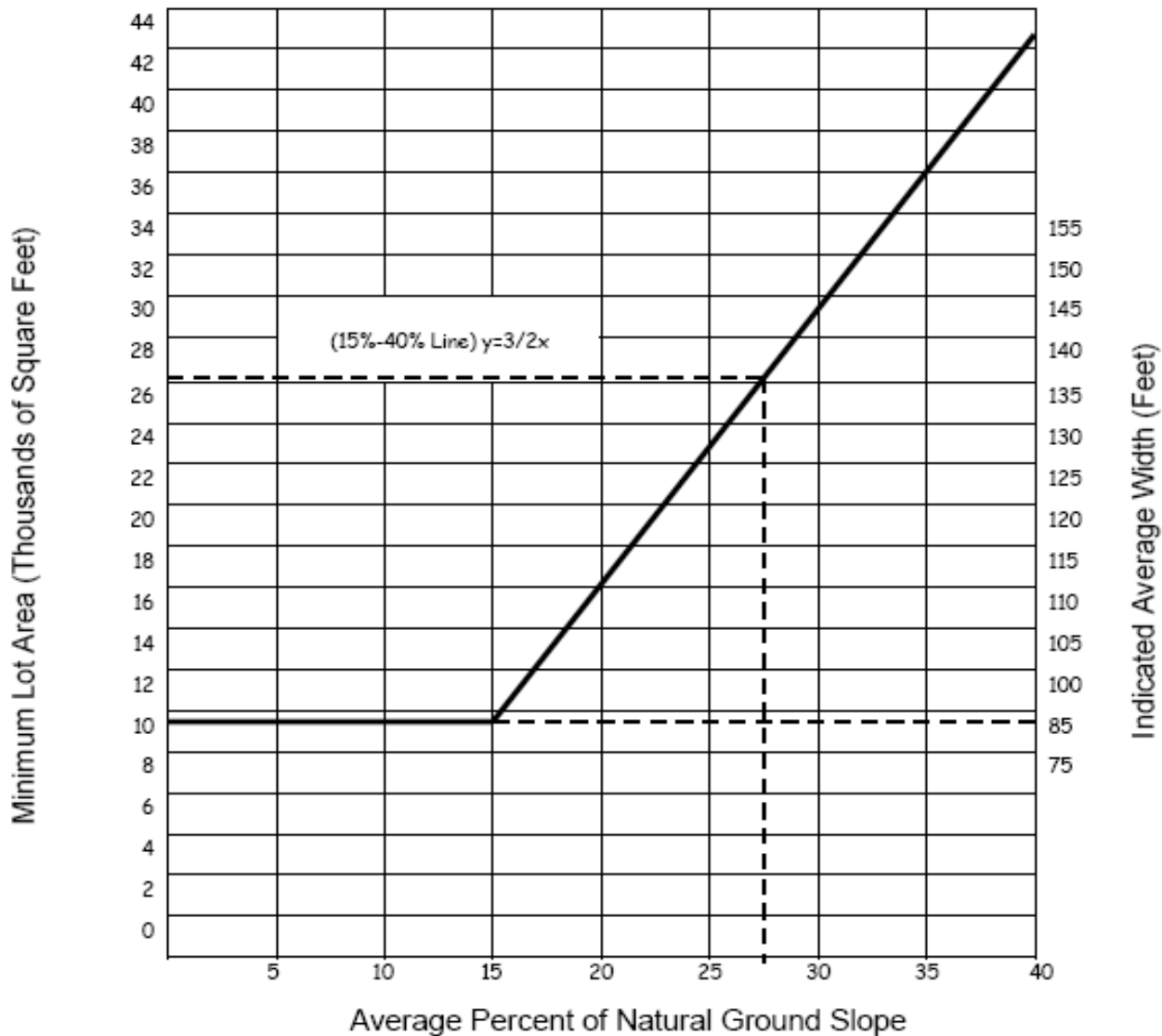
1. Issue a letter to the board of county commissioners, with a copy to the developer, recommending conditional acceptance and the amount of a maintenance bond.
2. Issue a letter to the developer, with a copy to the board of county commissioners listing items of work necessary to accomplish satisfactory completion of the improvements.
3. Upon completion of the improvements and conditional acceptance by the board of county commissioners, the developer shall furnish a maintenance guarantee in the amount of 10% of the total performance guarantee. The subdivider shall be responsible for routine maintenance of all improvements and shall repair all failures due to faulty construction as soon as they become apparent. Said 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 one (1) year period. He shall restore the improvements at the end of the maintenance period.
4. The improvements will be eligible for final acceptance one year after the conditional acceptance. The maintenance bond shall remain in effect until final acceptance by the board of county commissioners. Before the board of county commissioners will release the maintenance bond or maintenance fund, the developer shall submit a sworn statement that all bills and financial obligations incurred for maintenance or restoration of the subdivision improvements have been fully paid.

810 FINAL ACCEPTANCE

One year after conditional acceptance, the developer shall, after restoring all improvements to an acceptable condition, and after all monies are paid, request that the county engineer perform an inspection for final acceptance. After the inspection, the county engineer will do one of the following:

1. Issue a letter to the board of county commissioners, with a copy to the developer, recommending final acceptance of the improvements and release of maintenance bond(s).
2. Issue a letter to the developer, 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.

TABLE 13
Minimum Lot Size Requirements
Based on Slope



Example: As indicated above, the minimum lot size for a single-family house on a lot with an average slope of 28 percent is 26,500 square feet. The minimum lot width is 135 feet. The resulting lot depth is 196 feet $\left[\frac{26,500}{135} = 196 \right]$

ARTICLE 9 HILLSIDE REGULATIONS

900 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 planning commission as to the safety of development 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: Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation).

901 Determination of Average Slope

The average slope for any hillside development shall be determined by the 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 slope falling within each area.

902 Minimum Lot Requirements for Single Family Homes

The minimum lot requirements in the graph designated as Table 13 shall be used to determine the minimum lot area for a single family home. The average per cent of slope is determined by the 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.

903 Grading Plan and Controls

The grading plan shall show contour lines at ten (10) foot intervals where the average slopes exceed fifteen (15) per cent and at five (5) foot intervals where slopes are less than fifteen (15) per cent. Elevations are to be based on the sea level datum (USGS), if available. 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 grade of streets prior to consideration of the final plat.

904 Cuts and Fills

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 of sufficient height and thickness is provided to retain the graded bank. Major cuts, excavation, grading, and filling, that materially changes the site and its relationship with surrounding areas or materially affects such areas, shall not be permitted if such

excavation, grading, and filling will result in 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 or between adjoining tracts of land, except where adequate provision is made to prevent slides and erosion by cribbing and retaining walls.

905 Compaction of Fill

All fill underlying a proposed roadway shall be compacted to a density of ninety (90) percent or greater. Inspection of fill shall be conducted by the county engineer. Where required by the county engineer and approved by the planning commission, the subdivider shall have fill material tested by a responsible testing company at the subdivider's expense.

906 Minimum Hillside Requirements

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

Table 14: Minimum Hillside Requirements					
Group	Slope	Front Yard Setback (feet)	Side Yard in % of Lot Width	Right of Way	Pavement
1	15-26%	25'	10%	50'	24'
2	26-30%	23'	10%	45'	22'
3	30%-over	20'	10%	40'	20'

907 Street Widths

Excessive rights-of-way may be avoided to encourage aesthetics in road design and to avoid wide streets from destroying trees and natural land formations. The Planning Commission reserves the right to require a greater width for local streets. The minimum width of local streets serving multiple dwellings shall be sixty (60) feet, and the pavement width shall be thirty-six (36) feet.

908 Street Alignment

The following regulations shall govern street alignment:

1. Vertical profile grades shall be connected by vertical curves up to fifteen (15) percent, but only for short, straight stretches.
2. Waiver of visibility requirements may be given subject to the approval of the planning commission upon recommendation of the county engineer.
3. Waiver of vertical curve requirements may be given subject to the approval of the planning commission upon recommendation of the county engineer.

909 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 shall 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.

910 Sidewalks

Concrete sidewalks having a minimum width of four (4) feet and having a minimum thickness of four (4) inches shall be installed along the uphill side of the 15 - 26 percent slope subdivisions.

911 Sewage Disposal

Where public sewers are not available and where private sewage disposal systems will be utilized, a percolation test shall be conducted by the subdivider, in accordance with the recommendation of the County Health Department.

912 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.

913 Undevelopable Land

Land subject to flooding, land with excessive slope and land deemed by the Planning Commission to be undesirable for development shall not be platted for residential occupancy, nor for such other uses as may involve danger to health, life, or property or to aggravate the erosion or flood hazard. Such land shall be set aside for compatible use.

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ARTICLE 10 PLANNED UNIT DEVELOPMENTS

1000 General Statement

The planned unit development is a contiguous area to be planned and developed as a single entity containing one or more structures to accommodate residential, commercial and/or industrial uses in accordance with applicable zoning resolutions. Zoning approval of a planned unit development does not constitute subdivision approval. The procedure for approval of planned unit developments is subject to the approval procedure specified by Article 3 of these Regulations.

1001 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 planning commission will permit certain 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.

1002 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.

1003 General Requirements

1. 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 planning commission.
2. 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.
3. 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.
4. The minimum lot size shall be not less than (70) percent of the lot area per family or use which would otherwise be required under these Regulations. Lot widths and required yards may be reduced to (80) percent of the requirements of these Regulations.
5. The design of the internal circulation system shall provide convenient access to dwelling units and non-residential facilities, separation of vehicular and pedestrian traffic, shall be adequate to carry anticipated traffic, including access for emergency vehicles. The design should refer to the Access Management Regulations for further guidance.

1004 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 the county or township and retained as open space or related uses.

All land dedicated to county or township shall meet the requirements of the planning commission. Public utility or water course easements are not acceptable for open space dedication unless such land is usable as a trail and approved by the planning commission.

1005 Management of Common Property

A homeowner's association, or in the case of non-residential development, an owners 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, common lots and open space areas.

The developer shall submit evidence as to the financial ability of the homeowners 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 which shall be assessed to each residential property owner; and an estimate of the value of the dwelling units which will be constructed within the planned unit development. Any homeowners association and accompanying regulations shall be reviewed and approved by the county prosecutor.

1006 Open Space Improvement Guarantee

At the time of the application for final plat approval, the subdivider shall provide:

1. A performance guarantee in accordance with Section 801 of these Regulations, in the amount of the estimated cost of the proposed improvements.
2. A maintenance guarantee, in accordance with Section 801 of these Regulations, in such amount as determined and approved by the planning commission that shall be arranged for a period of (1) year from the date of acceptance of the improvements.

1007 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.

1008 Public Streets

The 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.

1009 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.

1010 Staging of Residential Planned Unit Development

1. 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 which are shown on the final development plan must proceed at the same rate as the construction of dwelling units.
2. If a planned unit development contains non-residential uses, these uses may be constructed first, but only if the planning commission approves such construction on the final development plan

ARTICLE 11 MOBILE HOME SUBDIVISION

1100 Definition of Mobile Home Subdivision

A mobile home subdivision is defined as a tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of the installation of three or more manufactured homes within the subdivision and the roadways are dedicated to the local government authority.

1101 Standards

The subdivider shall provide the following standards for tie downs, blocking, and base supports

1. **TIE DOWNS** - Every manufactured home placed in a mobile home subdivision shall be secured with tie-downs at the time of placement of the manufactured home upon the lot in accordance with the recommendations of the individual manufactured home manufacturer or in accordance with the current standards of the "American National Standards Institute" for the installation of ground anchors and tie-downs for manufactured homes.
2. **BLOCKING** - Every manufactured home placed in a mobile home subdivision shall be supported by the blocking in accordance with the recommendations of the individual manufactured home manufacturer or in accordance with the current standards of the "American National Standards Institute" for the load-bearing supports for manufactured homes.
3. **BASE SUPPORTS** - Each manufactured home park lot upon which manufactured home is to be placed or replaced after the effective date of this rule shall have one of the following base support systems: (1) A paved pad, (2) Paved strips, (3) Concrete piers, (4) An alternative base support system approved by this Board. Paving shall be done with concrete having a minimum rating of three thousand pounds per square inch.

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ARTICLE 12 Interpretation of Terms or Words

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

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

Agricultural purposes	Farming, ranching, aquaculture, apiculture, horticulture, viticulture, animal husbandry, including, but not limited to, the care and raising of livestock, equine, and furbearing animals, poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod or mushrooms, timber, pasturage, or any combination of the foregoing, the process, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.
Alley	See Thoroughfare
Block	That property abutting one side of a street and lying between the two nearest intersection 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 and having road frontage.
Community Facilities	Existing, planned or proposed parks, playgrounds, schools, and other public lands and buildings of the municipality or county for which the regulations are in effect.
Comprehensive Development Plan	The master plan, or any portion thereof, adopted by Planning Commission of the County of Gallia, which shows the general location and extent of physical facilities including major streets, and main thoroughfares, parks, schools, and other public open spaces and public building sites.
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.
Culvert	A transverse drain that channels under a bridge, street, or driveway.
Cul-de-sac	See Thoroughfare.
Dead-end Street	See Thoroughfare.
Density	A unit of measurement; the number of dwelling units per acre of land.
Gross Density	The number of dwelling units per acre of the total land to be developed
Net Density	The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.
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 acres.
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.
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.
Density, Medium-High	Land to be utilized for residential purposes, including public housing and industrialized units, which does

Residential	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.
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 person, subdivider, firm association, syndicate, partnership or corporation, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another.
Driveway	A vehicular travel way 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 room or rooms, storage closets, 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.
EPA	Ohio Environmental Protection Agency (E.P.A.)
Erosion	The wearing away of the earth's soil surface by water, wind, gravity, or any other natural process.
Farming	The cultivation of land for the production of agricultural crops, the raising of poultry, the production of eggs, the production of milk, the production of fruit or other horticultural crops, grazing or the production of livestock.
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 has a 1% chance of occurring in any given year.
Floodplain	Areas adjoining a watercourse that may be inundated during a flood.
Floodway	The channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge.
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	County Health District
Highway Director	The Director of the Department of Transportation.
Improvements	Any additions to the natural state of the land which increases its value or utility, including pavements, curbs, gutters, sidewalks, crosswalks, water mains, sanitary or storm sewers, landscaping and other appropriate facilities or plantings.
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 developer, guaranteeing necessary funds, the amount to equal a professional engineer's cost estimate for subdivision improvements, to complete such improvements should the developer fail to complete them within the time frame and conditions as specified in the subdivision approval agreements. (See also, Performance Bond or Surety Bond)
Location Map	See Vicinity Map.
Lot	A portion of subdivision or other parcel of land intended as a unit for transfer of ownership and/or for building development. For purposes of these regulations, a lot is a parcel of land that is:

	<p>a. A single lot of record;</p> <p>b. A portion of a lot of record;</p> <p>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.</p>
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 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 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	<p>A lot shall be measured as follows:</p> <p>a. Depth of a lot: 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.</p> <p>b. Width of a lot: 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.</p>
Lot Types	<p>Terminology used in these regulations with reference to corner lots, interior lots and through lots is as follows:</p> <p>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.</p> <p>b. Interior Lot: A lot other than a corner lot with only one frontage on a street.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Lot Width	The horizontal distance between side lot lines measured along the required building set-back 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 for Gallia County, adopted by the Planning Commission and indicating the general location recommended for, arterial, collector, and local thoroughfares within the unincorporated area of the county.
Maintenance Bond	An agreement by a subdivider or developer with the county guaranteeing the maintenance of physical improvements for a period of one (1) year from the release of the performance bond.
Minor Subdivisions	A division of a parcel of land that does not require a plat to be approved by the planning authority according to Section 711.131, Ohio Revised Code. Also known as Lot Split.
Monuments	<p>Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of street alignment.</p> <p>Iron bases or iron pipes which will be set at all lot or parcel corners within the subdivision.</p>
Net Acre	Land area, which excludes all street, utility and railroad right-of-way, and waterways.
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 Planning Commission deems permissive. Streets, structures for habitation, and the like shall not

	be included.
Original Tract	A contiguous quantity of land held in common ownership which has not been platted by the existing owner or owners.
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 other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.
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 or developer with the county for the amount of the estimated construction cost (as approved by the county commissioners and county engineer) guaranteeing the completion of physical improvements according to plans and specification 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 sizes 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	A map of a tract or parcel of land.
Preliminary Plan	The initial proposal, including both narrative and site design information, intended to provide the 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 or a public entity have a right, or which are dedicated, whether improved or not. (See Right-of-Way)
Recreational Use, Personal	Includes, but is not limited to, any of the following, or any combination thereof: Hunting, fishing, swimming, boating, camping, picnicking, hiking, pleasure driving, nature study, waterskiing, winter sports, and viewing or enjoying historical, archaeological, scenic, or scientific sites.
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 for the purpose of denying access to the adjacent land.
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 or treatment) such as grade separation, landscaped areas, viaducts, and bridges. (See Public Way)
Setback Line	A line established by the subdivision regulation, generally parallel with and measured from the lot line, defining the limits of a front 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 sewage treatment system that utilizes soil absorption as the means for final treatment and dispersal
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 developer proposes to subdivide a property and which gives

	sufficient site information for the 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.
Street	(This term was changed to Thoroughfare, Street or Road in Model, see below)
Subdivider	Any individual, developer, 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	Means either of the following: <ol style="list-style-type: none"> 1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding general tax list and duplicate of real and public utility property, into two (2) or more parcels, sites or lots, any one of which is less than five (5) acres, for the purposes, whether immediate or future, of transfer of ownership, provided, however, that the following are exempt: <ol style="list-style-type: none"> a. division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, b. The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites, c. If the planning authority adopts a rule in accordance with section 711.133 of the Revised Code that exempts from division (B) (1) of this section any parcel of land that is four acres or more, parcels in the size range delineated in that rule. 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 public or private street or streets, except private streets serving industrial structures; or involving the division or allocation of land as open spaces for common use by owners, occupants or leaseholders, or as easements for the extension and maintenance of public or private sewer, water, storm drainage or other similar facilities.
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 subdivision, where one "tract" is subdivided into several "lots."
Technical Review Committee	A Committee of representatives of the county engineer's office, the county health department, the planning commission, and the county planner who shall meet with developers 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 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: <ol style="list-style-type: none"> a. <i>Level</i> is that land which has a cross slope range of four (4) percent or less; b. <i>Rolling</i> is that land which has a cross slope range of more than four (4) percent but not more than eight (8) percent; c. <i>Hilly</i> is that land which has a cross slope range of more than eight (8) percent but not more than fifteen (15) percent; d. <i>Hillside</i> is that 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 travel way, with a part thereof to be used for vehicular traffic and designated as follows: <ol style="list-style-type: none"> a. <i>Alley</i> - Minor ways used primarily for vehicular service access to the back or side of properties

	<p>abutting on other streets. <i>Alley</i>: 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.</p> <p>b. <i>Arterial Street</i>- A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route. <i>Collector Street</i> - 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.</p> <p>c. <i>Local Street</i> – A street primarily for providing access to residential, commercial, or other abutting property. Design speed is generally 25 miles per hour.</p> <p>d. <i>Cul-de-sac</i> - 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.</p>
Variance	A variance is 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 results 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 Gallia County in order to better locate and orient the area in question.
Yard	A required open space other than a court unoccupied and unobstructed by any structure or portion of a 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 obstruction of visibility.
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.
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.
Yard, Side	A yard extending from the principal building to the side lot lines on both sides of the principal building between the lines establishing the front and rear yards.

ARTICLE 13 REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE PLAT

1200 Required Statements. The following statements shall be affixed on the subdivision plat:

Situated in Section _____, of _____ Township, Gallia County, Ohio, containing _____ acres and being the same tract as conveyed to _____ And described in deed recorded in Deed Book _____, Page _____, Recorder's Office, Gallia County, Ohio.

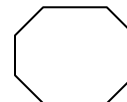
We the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of said plat and do dedicate the streets, parks or public grounds as shown hereon to **(public or private)** use forever. The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Gallia County, Ohio, for the benefit of himself/herself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness thereof _____ have hereunto set their hand this ____ Day of _____, 20 ____.	
Witness _____	Witness _____
Witness _____	Witness _____
Signed _____	Signed _____

Certificate of Notary Public - State of Ohio, S.S.	
Be it remembered that on this ____ day of _____, 20____ 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. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.	
(Signature) _____	
(Print name here) _____	
NOTARY PUBLIC	State of Ohio My commission expires _____

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

By _____
(Registered Surveyor-Seal-Registration number)



Reviewed _____ day of _____, 20 ____.	_____ Township Trustee
Approved _____ day of _____, 20 ____.	_____ County Board of Health
Approved _____ day of _____, 20 ____.	_____ Planning Commission
Approved _____ day of _____, 20 ____.	_____ County Engineer
(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 711.041, Ohio Revised Code)	
Approved this _____ day of _____, 20 ____.	

_____ Gallia County Commissioners	

Transferred this ____ day of _____, 20 ____
_____ Gallia County Auditor

Filed for Record

This ____ day of _____, 20____, at _____ m.
Recorded this ____ day of _____, 20____,
In Plat Book _____ Page No. _____

_____ Gallia County Recorder
_____ Deputy Recorder

Note: If public sewer and water are available, the plat need not be signed by the County Board of Health. Any and all improvements in paragraph 2 above shall be declared a dedication to either **public** or **private** use.

APPENDICES

Appendix A

Application for MAJOR Subdivision Approval

☐ Sketch Plan

☐ Preliminary Plan

☐ Final Plat

Name of Development _____

Applicant Name

 Address

 Phone

Surveyor/Engineer Name

 Address

 Phone

1. Location Description: Section _____ Township _____
 Range _____ Other _____ (Attach copy of legal description)
2. Proposed use _____
3. Total Acreage _____ Number of Lots _____ Minimum Lot Size _____
4. Linear Feet of New Street _____ ☐ Public ☐ Private
5. Water Supply: _____ ☐ Public System ☐ On lot system
6. Sewerage System: _____ ☐ Public System ☐ On lot system
7. Do you propose deed restrictions ☐ Yes (attach copy) ☐ No
8. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

	Improvement	Installation	Guarantee
A			
B			
C			

9. List other materials submitted with this application: (*indicates REQUIRED)

√	Exhibits Submitted	#	√	Distribution of Plan	#	√	Letters of Approval	#
	Sketch Design Plan			*County Engineer			*Fire Jurisdiction	
	Preliminary Plan			*Health Department			*Electric Company	
	*Final Plan Feasibility Study			*Planning Commission			*Water Company	
	*Street Profile & Cross Sections			OEPA			*Gas Company	
	*Drainage Plan			ODOT			*Sewer Department	
	*Performance Guarantee			Township			Other	
	*Deed Restrictions			Other				
	Other							

 Applicant

 Surveyor / Engineer

For Official Use

Action:

Sketch Plan:

Date received _____

Comments _____

Preliminary Plan:

Date received _____ Date filed _____

(Date approved by County Engineer)

☐ Approved ☐ Rejected

Date _____

Comments _____

Final Plan:

Date received _____ Date filed _____

(Date approved by County Engineer)

☐ Approved ☐ Rejected

Date _____

Comments _____

Appendix B – Application for Approval

All applications must include the following: survey drawing, a legal description, and required fees. Separate applications must be submitted for each lot subdivided.

Minor Subdivision: (ORC Section 711.131)

According to **Section 302** of the *Gallia County Subdivision Regulations* the Gallia County Planning Commission may grant approval of a minor subdivision (*lot splits less than 5 acres*) if the proposed division of a parcel of land 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 any street or road.
2. No more than five (5) lots are involved after the original parcel has been completely subdivided.
3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
4. The property has been surveyed and a sketch and legal description of the property is submitted with the application.
5. Approval is granted in order, by the agencies listed in this application.

Large Lot Development: (ORC Section 711.133)

According to **Section 303** of the *Gallia County Subdivision Regulations* the Gallia County Planning Commission may grant approval of a Large Lot Development (*lot splits between 5 –20 acres*) if the proposed development meets **all*** of the following conditions:

1. The proposed division of a parcel of land involves the establishment of a parcel within the acreage of 5.01 to 20.00.
2. The proposed division of a parcel of land is along an existing public street, and involves no opening, widening, or extension of any street, road or access easement.
3. The proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, or regulations adopted under division (B)(3) of section 307.37 of the Ohio Revised Code regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems.
4. Parcel within the proposed division meets the following lot frontage and width to depth ratios:

Minimum Lot Frontage	85 feet
Width to Depth Ratio	1 to 4

Divisions applicable to the approval requirements for Large-Lot developments shall be **exempt** when said divisions are designated as **agricultural** or **personal recreational** use only. Local zoning regulations may take precedence over these requirements.

*If the lot split or large lot development does **not** meet ALL of the above requirements, you must request a *Variance* from the full commission at their next regular meeting. (See Appendix C)

Fee - \$10.00

A ten-(10) dollar fee shall be charged for each lot and/or each easement; payable to Gallia County Planning Commission at the time of approval. (See Appendix E)

Lot split requests expire if not recorded within (1) year of initial fee payment.

I have read and understand the above requirements and apply my signature below requesting approval under the stated sections of the Ohio Revised Code and certify all material submitted with this application is true and correct. I also understand that approval signatures must be obtained from various agencies on the next page, **in the order listed**.

(For the) **Grantor** Date
Phone _____

(For the) **Grantee** Date
Phone _____

Appendix B – Application for Approval

Grantor: _____ Grantee: _____ Acreage _____

☐ Minor Subdivision ☐ Large Lot Development ☐ Easement ☐ Other

Engineer

Date: _____

- ☐ All in one (1) parcel.
- ☐ Approved for accuracy of description **ONLY!**
- ☐ Approved with corrections. (See description and/or map)

Comments: _____

Signature

Health Department

Date: _____

- ☐ Meets Section 3701.29 of the Ohio Administrative Code regarding household sewage treatment.
- ☐ Meets Section 6117.51 of the Ohio Revised Code regarding public sewer connection.
- ☐ This parcel must be transferred **only to an adjoining property owner** and **cannot** be used as a separate residential building site or, granted a variance from the Gallia County Health Department.
- ☐ **DISAPPROVED**

Comments: _____

Fees: \$100 + \$10 any additional lots < 20 acres

Environmental Health

Planning Commission

Date: _____

(This form is designed for property located in the **Un-Incorporated** area ONLY; if property is located in the **city** or a **village** their requirements must be met and signature obtained.)

Action:

(Information checked below must be included on deed.)

- ☐ **Minor Lot** – Under 5-acres, No plat required under ORC 711.131
- ☐ **Large Lot** – No plat required under ORC 711.133
- ☐ **Large Lot - EXEMPT** – For agricultural or personal recreational use only. (No approval or plat required under ORC 711.133)
- ☐ **Variance** granted _____ (date) - Section _____ of Gallia County Subdivision Regulations.
- ☐ **TO ADJOINER ONLY**, not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval.
- ☐ **Not applicable** (resurvey only or proposed lot is over 20-acres)

Comments: _____

Signature

Appendix B – Application for Approval

Auditor

Date: _____

*Action _____

Assigned Parcel ID Number(s):

Signature

* Form below must be completed before Auditor will assign parcel I.D. numbers;
NO transfers will be made without the completed form. (ORC 319.20)

GALLIA COUNTY AUDITOR AGREED DIVISION OF VALUATION ON SPLIT/CHANGE OF ACREAGE

Auditor's Parcel ID# _____ Township: _____

TO THE AUDITOR OF GALLIA COUNTY:

Based on the new surveyed parcel, we submit the following information:

☐ **SURVEY IS TO CHANGE ACREAGE ON EXISTING PARCEL ONLY:**

According to the new survey, the above parcel contains _____ acres.

☐ **SURVEY IS TO SPLIT A PARCEL:**

(1) The new survey contains _____ acres from the above Auditor's parcel, which is presently carried as _____ acres in the Auditor's records.

(2) The parcel is being divided as follows:

Grantor(s) _____

Name

Acreage

Grantee(s) _____

Name

Acreage

(3) Based on the new survey, please indicate the number of acres that make up each land type for the new split parcel:

Homesite _____

Pasture _____

Tillable _____

Woodland _____

Other (explain) _____

(4) Are any structures located on the new split parcel? ☐ Yes ☐ No

If yes, please list the type and size of structures: _____

Date: _____

Grantor(s) _____

Grantee(s) _____

Note: In accordance with the requirements of Sec. 319.20 Revised Code of Ohio, when a PART ONLY of a tract of land or lot is conveyed, no transfer will be made in the Auditor's Duplicate unless the above "Agreed Division of Valuation" blank signed by both grantor and grantee is presented.

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Appendix C - Application for Variance

Date _____

Name _____

Address _____

Phone _____

Note:

To request a Variance from the Planning Commission, please call the Planning Office at 740-446-4612 for an agenda appointment. Meetings are held the first Monday of each month at 4:30 p.m. (except holidays; which are rescheduled).

1. Location description: _____

2. Nature of Variance requested (general description): _____

3. Justification of Variance: attach a statement that includes the following items, justifying the reason for variance from the requirements of the Subdivision Regulations.
 - a. Exceptional topographical or other conditions peculiar to this particular parcel of land;
 - b. Why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners;
 - c. That the peculiar conditions do not result from previous actions of the applicant;
 - d. That the requested Variance is the minimum Variance that will allow a reasonable division of the land;
 - e. A sketch of the area showing the location and characteristics of the requested Variance.

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

Signature of Applicant

For Official Use

Date filed _____

Action _____

Date: _____

Chairman

(This form must be signed by ALL property owners that utilize the easement, right-of-way, or private drive.)

Easement / Right-of-Way Maintenance Agreement

Appendix E - Schedule of Subdivision and Parcel Transfer Fees

The schedule of fees shall be posted in the office of the County Auditor, and may be altered, or amended only by the Board of County Commissioners. Until all applicable fees, charges and expenses have been paid in full; no action shall be taken on any application or appeal.

LOT SPLITS	
Minor (each lot)	\$ 10.00
Large Lot Development (each lot)	\$ 10.00
Easement/Right-of-way	\$ 10.00
MAJOR SUBDIVISION PLATTING	
Preliminary Plat *	\$ 25.00
Preliminary Plat Amendment	\$ 10.00
Final Plat	
2 – 5 lots	\$ 50.00
6 – 20 lots	\$100.00
21 – 35 lots	\$150.00
36 lots & over (plus \$1 for each lot above 35)	\$200.00
Final Plat Amendment	\$ 20.00
INSPECTIONS	
Preliminary Plat	\$25.00 per inspection
Final Plat	
Construction Improvements	
End of maintenance period	

*Note: If preliminary plat was not performed, the fee for the final plat will include the fee that would have been charged for preliminary plat review

APPENDIX F

Access Management Regulations