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VINTON COUNTY, OHIO

Subdivision Regulations and Design Standards

Revised and adopted by the Vinton County Planning Commission May 20, 2002.

Adopted by the Vinton County Commissioners August 19, 2002.

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ACKNOWLEDGEMENTS

The "Vinton County Subdivision Regulations" are based on the, "Model Subdivision Regulations" published by the Planning Division, Department of Development, State of Ohio in 1971 and the "Model County Subdivision Regulations" published by the County Engineers Association of Ohio, November 2000.

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PREAMBLE

A Resolution of the County of Vinton, 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 water, drainage, sewer, and other sanitary facilities; providing for the administration of these regulations and defining the powers and duties of the administrative officers; prescribing penalties for the violation of the provisions in this resolution or any amendment thereto; and for the repeal thereof.

Now therefore be it resolved by the Board Commissioners of the County of Vinton, State of Ohio:

ARTICLE I TITLE, SCOPE, AND JURISDICTION

Section 100 Title

These regulations shall be known and may be cited and referred as the "Subdivision Regulations of the County of Vinton, Ohio," and shall hereinafter be referred to as "these regulations."

Section 101 Authority and Administration

The *Ohio Revised Code, Chapter 711*, enables the Board of County Commissioners and the Planning Commission of Vinton County to adopt regulations governing plats and subdivisions of land within the unincorporated area of the county. These regulations shall be administered by the Vinton County Planning Commission.

Section 102 Jurisdiction

1. These regulations shall be applicable to all subdivisions of land within the unincorporated area of Vinton County.
2. A city that has adopted a major thoroughfare, parks and public open space plan for the territory within the city limits and for the territory within three miles of the city, or any portion thereof, and has adopted subdivision regulations may exercise extraterritorial jurisdiction for a distance of up to three miles of its corporate limits if county or township zoning is not in effect within the area as provided in *Section 711.09 of the Ohio Revised Code*. The city planning commission may receive advice from the county Planning Commission upon all subdivision plats located within three miles of the corporate limits.
3. A village located in any county that contains no city that has adopted a major thoroughfare, parks, and public open space plan for territory within the village limits and for territory within one and one-half miles of the village, or any portion thereof, and had adopted subdivision regulations may exercise extraterritorial jurisdiction for a distance of up to one and one-half miles from its corporate limits if county or township zoning is not in effect within the area and no county subdivision regulations are in effect as provided in *Section 711.09 of the Ohio Revised Code*. The village planning commission, platting commissioner, or village council may receive advice from the Vinton County Planning Commission upon all subdivision plats located within one and one-half miles of the corporate limits.
4. The County Planning Commission and the city with subdivision regulations jurisdiction over unincorporated territory within Vinton County may agree, in writing, that the approval of the plat by the city, as provided in *Section 711.09 of the Ohio Revised Code*, shall be conditioned upon receiving advice from or approval by the County Planning Commission.
5. The County Planning Commission may cooperate with any city or village located in Vinton County in the review of subdivision plats occurring on lands adjoining the corporation line of said city or village or within a reasonable distance of same. The County Planning Commission may, as a condition for such cooperation, and in order to carry out these regulations more effectively, seek an agreement with any city or village. The term of agreement may permit joint review, by the County Planning Commission and any city or village, of subdivisions occurring next to or within its corporate limits.

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6. County, regional, and municipal planning commissions and other agencies with subdivision approval authority will have to reach agreement on review of land, proposed for subdivision, which lie partially within and partially outside of the three or one and one-half mile limit area.

Section 103 Relation to Other Laws

The provisions of these regulations shall supplement any and all laws of the State of Ohio, resolutions of Vinton County or any and all rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of the regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern except as provided in Section 104 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 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.

Section 104 Planned Unit Developments 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 objectives 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.

Section 105 Amendments

These regulations may be amended, after public hearings and other requirements as specified in the appropriate sections of the *Ohio Revised Code*.

Section 106 Validity and Separability

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

Section 107 Policy and Purpose

It is declared to be the policy of Vinton County to consider the subdivision of land and its subsequent development as subject to the control of Vinton County, pursuant to any official comprehensive plan for orderly, planned, safe, efficient, and economical development.

These regulations are adopted as minimum requirements for the regulations and control of land subdivision within the unincorporated area of the county. These regulations are intended to:

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

Section 108 Saving Provision

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

Section 109 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 Vinton 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: 8/19/02
(Date)

SIGNED: [Signature]
(President of the Board of County Commissioners)

ATTEST: [Signature]
(County Commissioners Clerk)

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ARTICLE 2 DEFINITIONS

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.*"

Alley - See Thoroughfare

Building Line - See Setback Line

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

Corner Lot - See Lot Types

Covenant - A written promise or pledge

Cul-de-sac - See Thoroughfare

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

Dead-end Street - See Thoroughfare

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

1. *Gross Density* is the number of dwelling units per acre of the total land to be developed.
2. *Net Density* is the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

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

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

Engineer - Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14 Ohio Revised Code.

Highway Director - The Director of the Ohio Department of Highways.

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

Lot - For purpose of these regulations, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Frontage - The front of a lot shall be construed 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, Minimum Area of - The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

Lot Measurements - A lot shall be measured as follows:

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

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

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

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1. A *corner lot* is defined as 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.
2. An *interior lot* is a lot other than a corner lot with only one frontage on a street.
3. A *through lot* is a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as a *double frontage lot*.
4. A *reversed frontage lot* is 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.

Major Thoroughfare Plan - The comprehensive plan adopted by the Vinton County Regional Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the unincorporated areas of Vinton County, Ohio.

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

Monuments - Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot corners boundary lines corners, and points of change in street alignment.

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.

Performance Bond or Surety Bond - An agreement by a subdivider or developer with the county for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time described by the subdivider's agreement.

Planned Unit Development - An area of land, in which a variety of housing types/related commercial and industrial facilities are accommodated in a preplanned 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 - The map, drawing, or chart on which the developer's plan of subdivision (preliminary) is presented to the Regional Planning Commission for approval and, after such approval, to the County Recorder (final) for recording.

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.

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.

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Setback Line - A line established by the subdivision regulations/zoning resolution, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said codes. (See Yards)

Sewers, Central or Group - An approved sewage disposal system and central sewage treatment facility for a single development, community, or region.

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

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

Subdivider - See Developer

Subdivision -

1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two (2) or more parcels, sites, or lots any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted.
2. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities. (See Minor Subdivision)

Surveyor - Any person registered to practice surveying.

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:

1. *Level* is that land which has a cross slope range of four (4) percent or less.
2. *Rolling* is that land which has a cross slope range of more than four (4) percent but not more than eight (8) percent.
3. *Hilly* is that land which has a cross slope range of more than eight (8) percent but not more than fifteen (15) percent.
4. *Hillside* 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 public way or whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. *Alley* - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. *Arterial Street* - A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

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3. *Collector Street* - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
4. *Cul-de-sac* - A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
5. *Dead-end Street* - A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
6. *Local Street* - A street primarily for providing access to residential, commercial, or other abutting property.
7. *Loop Street* - A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
8. *Marginal Access Street* - A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called *Frontage Street*.)

Through Lot - See Lot Types

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

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

Walkway - A dedicated public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

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.

1. *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.
2. *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.
3. *Yard, Side* - A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

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ARTICLE 3 PROCEDURE FOR SUBDIVISION APPROVAL

Section 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.

Section 301 Preapplication Meeting Required

The subdivider shall meet with the Vinton County Planning Commission or its designated representative prior to submitting the preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of these regulations and the criteria and standards contained therein; and to familiarize the developer with the Comprehensive Plan, the Major Thoroughfare Plan, the Parks and Public Open Space Plan, the zoning resolution, and the drainage, sewage, and water systems for the County of Vinton, Ohio.

Section 302 Preapplication Sketch Content

The subdivider shall submit to the Vinton County Planning Commission a sketch plan, legibly drawn at a suitable scale and containing the following information:

1. The proposed subdivision in relation to existing community facilities, thoroughfares, and other transportation modes, shopping centers, manufacturing establishments, residential developments and existing natural and man-made features such as soil types, vegetation, contours, and utilities in the neighboring area.
2. The layout and acreage of streets, lots, and any nonresidential sites such as commercial, manufacturing, school, or recreational uses within the proposed subdivision.
3. The location of utilities in the proposed subdivision, if available, or the locations of the nearest sources for water and public facilities for the disposal of sewage and storm water.
4. The scale and title of the subdivision, a north arrow, and the date.
5. Name, address, and phone number of owners and developer.

See Appendix 4 - Example of Typical Preapplication Sketch Plan

Section 303 Preliminary Plat Required

After the preapplication stage, the subdivider shall submit a preliminary plat of the proposed subdivision which shall conform with the requirements set forth in Sections 304 to 312, inclusive. The preliminary plat shall be prepared by a qualified registered engineer/surveyor.

Section 304 Submission to State Highway Director

Before any plat is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by

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the State Highway Director of any land within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Highway Director. The Commission shall not approve the plat for one hundred twenty (120) days from the date the notice is received by the Highway Director. If the Highway Director notifies the Commission that he shall proceed to acquire the land needed, then the Commission shall refuse to approve the plat. If The Highway Director notifies the Commission that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Highway Director and the property owner, the Commission shall, if the plat is in conformance with all provisions of these regulations, approve the plat.

Section 305 Application for Tentative Approval (FORM 82-01)

An application in writing for the tentative approval of the preliminary plat, together with five (5) copies of the preliminary plat and the supplementary information specified in Sections 306 to 309, inclusive, shall be submitted to the Vinton County Planning Commission. See Appendix 5 - Application for Preliminary Plat Approval

Section 306 Preliminary Plat Form

The preliminary plat shall be drawn at a scale not less than one hundred (100) feet to the inch and shall be on one or more sheets 24 X 36 inches in size. See Appendix 7 - Example of Typical Preliminary Subdivision Plan

Section 307 Preliminary Plat Contents

The preliminary plat shall contain the following information:

1. Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.
2. Location by section, range, and township or other surveys.
3. Names, addresses and phone numbers of the owner/subdivider, and professional engineer/registered surveyor who prepared the plat, and appropriate registration number and seal.
4. Date of survey.
5. Scale of the plat, north point.
6. Boundaries of the subdivision and its acreage.
7. Names of adjacent subdivisions, owners of adjoining parcels of unsubdivided land, and the location of their boundary lines.
8. Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township line; location of wooded areas and other significant topographic and natural features within and adjacent to the plat for a minimum distance of two hundred (200) feet.
9. Zoning classification of the tract and adjoining properties and a description of proposed zoning changes, if any.
10. Existing contours at an interval of not greater than two (2) feet if the slope of the ground is fifteen (15) percent or less; and not greater than five (5) feet where the slope is more than fifteen (15) percent.
11. Existing sewers, water lines, culverts and other underground structures, and power transmission poles and lines, within and adjacent to the tract.
12. Location, names, and widths of proposed streets and easements.

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13. Building setback lines with dimensions.
14. Location and dimensions of all proposed utility and sewer lines, showing their connections with the existing system.
15. Layout, numbers, and approximate dimensions of each lot. When a lot is located on a curved street or when side lot lines are not at ninety (90) degree angles, the width at the property line shall be shown.
16. Parcels of land in acres to be reserved for public use or to be reserved by covenant for residents of the subdivision.
17. A vicinity map at a scale of not less than two thousand (2,000) feet to the inch shall be shown on or accompany the preliminary plat. This map shall show all existing subdivisions, roads, tract lines, and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.

See Appendix 6 - Preliminary Plan Checklist

Section 308 Supplementary Information

The following information shall be supplied in addition to the requirements in Section 307:

1. Statement of proposed use of lots, giving type and number of dwelling units and type of business or industry.
2. Location and approximate dimensions of all existing buildings.
3. For commercial and industrial development, the location, dimensions, and approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets, and the points of vehicular ingress and egress to the development.
4. Description of proposed covenants and restrictions.
5. In a letter accompanying the request for approval of the preliminary plat, the subdivider shall state the type of sewage disposal he proposes to use. The plat shall be accompanied by a letter from the Ohio Environmental Protection Agency approving the site for a treatment plant or a letter from the Vinton County Health Department stating what type of sewage disposal will be approved for the soil conditions encountered in the area of the proposed subdivision. A central sewage treatment plant and a central water system shall be constructed by the subdivider when deemed necessary by the Vinton County Planning Commission or the appropriate Health Office. If a central plant is to be used, a proposal shall be included discussing the method and cost for the incorporation of said system into the general county or municipal system. See Appendix 11 - Environmental Review Checklist and submit it with the Preliminary Plan

Section 309 Filing

The preliminary plat shall be considered officially filed on the day it is received by the Vinton County Planning Commission and shall be so dated. A filing fee shall be charged, as indicated in Section 803.

Section 310 Public Hearing

The Vinton County 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.

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Section 311 Approval of Preliminary Plat

The Vinton County Planning Commission shall forward copies of the preliminary plat to such officials and agencies as may be necessary for the purpose of study and recommendation. These shall include at least the County Engineer and the County Health Department. After receipt of reports from such officials and agencies, the Planning Commission shall determine whether the preliminary plat shall be approved, approved with modifications, or disapproved. If a plat is disapproved, the reasons for such disapproval shall be stated in writing. The Vinton County Planning Commission shall act on the preliminary plat within thirty (30) days after filing unless such time is extended by agreement with the subdivider. When a preliminary plat has been approved by the Vinton County Planning Commission, the chairman shall sign all copies and return one (1) to the subdivider for compliance with final approval requirements. Approval of the preliminary plat shall be conditional upon compliance with all other applicable statutes, resolutions and regulations.

Section 312 Approval Period

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

Section 313 Final Plat Required

The subdivider, having received approval of the preliminary plat of the proposed subdivision, shall submit a final plat of the subdivision and drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary plat required by the Vinton County Planning Commission. Otherwise it shall conform to the preliminary plat and may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time. The final plat and the supplementary information shall be prepared by a qualified registered engineer/surveyor. See Appendix 10 - Example fo Typical Final Subdivision Plan

Section 314 Application for Approval of Final Plat (FORM NO 82-02)

An application for approval for the final plat shall be submitted on forms provided by the Planning Commission, together with five (5) copies of the plat and the supplementary information specified, shall be submitted to the Planning Commission. See Appendix 8 - Application for Final Plat Approval

Section 315 Regulations Governing Improvements

The final plat drawings and specifications of improvements shall be a set of construction and utility plans prepared 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 and the initial maintenance of the improvements. Before the surety is accepted, it shall be approved by the proper administrative officials. The term of the surety shall extend twelve (12) months beyond the completion date of the project.

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

Section 319 Filing

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

Section 320 Approval of Final Plat

The Vinton County Planning Commission shall approve or disapprove the final plat within thirty (30) days after it has been filed. Failure of the Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission, and a copy of said record shall be forwarded to the subdivider. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved the subdivider shall make the necessary corrections and resubmit the final plat within thirty (30) days to the Commission for its final approval. If a plat is refused by the Commission the person submitting the plat which the Commission refused to approve may file a petition within the (10) days after such refusal in the Court of Common Pleas of the county in which the land described in said plat is situated to reconsider the action of the Commission.

Section 321 Transmittal of Copies

When the final plat has been approved by the Vinton County Planning Commission, the original tracing shall be returned to the subdivider, for filing with the County Recorder after all necessary certifications are received. The subdivider shall be responsible for filing the final plat in accordance with the requirements of the Recorder's Office.

Section 322 Minor Subdivision (Lot Splits)

Approval without a plat of a minor subdivision may be granted by the Vinton County Planning Commission 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.

If approval is given under these provisions, the Vinton County Planning Commission shall within seven (7) working days after submission approve such proposed division and, upon presentation of a conveyance for said parcel, shall say "**APPROVED BY THE VINTON COUNTY PLANNING COMMISSION; no plat required.**" And the authorized representative of the Commission, County Engineer, and the Health Department shall sign the conveyance. All lots, which are five (5) acres or more in size, require a minimum of 50' road frontage on a public access road. All lots under five (5) acres should refer to Table 5 of these regulations. See Appendix 2 - Application for Minor Subdivision Approval

ARTICLE 4 SUBDIVISION DESIGN STANDARDS

Section 400 General Statement

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, space for public purposes and utilities, reservations of land for recreational uses, 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. The regulations in Sections 401 to 418 inclusive, shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land.

Section 401 Conformity to Development Plans and Zoning

The arrangement, character, width, and location of all arterial and collector thoroughfares or extensions thereof shall conform with the County's Major Thoroughfare Plan. Thoroughfares not contained in the aforementioned plans shall conform to the recommendation of the Vinton County Planning Commission based upon the design standards set forth in Section 402 to 412, inclusive. In addition, no final plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution. 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 that is currently in effect.
2. The comprehensive plan, public utility plan, and capital improvement programs, including plans for all street, drainage systems, and parks shown on the comprehensive plan as adopted by the county that is currently in effect.
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 standard and regulations adopted by the county engineer, and all boards, agencies, and officials of the county.

Section 402 Suitability of Land

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, bad drainage, topography, inadequate water supply, schools, transportation facilities, and other such conditions which may endanger health, life, or property; and if from investigations conducted by the 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 Commission shall not approve the land for subdivision unless adequate methods are advanced by the subdivider for solving the problems that will be created by the development of the land.

Section 403**Site, Street, and Subdivision Design**

Design of the subdivision shall take into consideration existing county, municipal and regional comprehensive plans, and shall be based on a sit 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. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:

1. Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Water Pollution Act, amended; and in Ohio Environmental Protection Agency standards.
2. Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps.
3. Steep slopes in excess of fifteen (15) percent unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.
4. Habitats of endangered wildlife, as identified on federal and state lists.
5. Historically and culturally significant structures and sites, as listed on the National Register of Historical Places.
6. Land located within 300 feet of an existing oil or gas well.

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. The arrangement, character, extent, width, grade construction, and location of all streets shall conform to the Major Thoroughfare Plan of the County of Vinton, Ohio or subsequent amendments thereto, and shall be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety; and in their appropriate relation to the proposed uses of the land to be served by such streets. The street pattern shall discourage through traffic in the interior of a subdivision. The subdivider shall provide within the boundaries of the subdivision plat, the necessary right-of-way for the widening, continuance, or alignment of such streets in conformity with the Major Thoroughfare Plan.

Section 404**Street Design Standards For Cul-de-sacs and Loop Type Local Streets**

The design and improvement standards contained in the following table are required minimums for cul-de-sacs and loop type local streets in residential subdivisions. All such streets shall be designed and constructed in accordance with standards as specified in *Table 1*, on the following page.

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TABLE 1
STREET DESIGN STANDARDS FOR CUL-DE-SACS
AND
LOOP TYPE LOCAL STREETS

TERRAIN CLASSIFICATION	LEVEL	ROLLING	HILLY
Right-of-Way Width (ft)	50	50	50
Pavement Width (ft)	18	18	18
Minimum Berm (ft)	2	2	2
Sidewalk Width (ft)	4	4	4
Minimum Stopping Sight Distance (ft)	200	150	110
Maximum Grade	4%	8%	15%
Maximum Cul-de-sac Radius	700	500	500
Minimum Cul-de-sac Radius (ROW)	50	50	50
Minimum Cul-de-sac Radius (Pavement)	40	40	40
Minimum Centerline Radius of Streets With an Angle of Turn of:			
(1) Between 80 and 100	50	50	50
(2) Less than 80 or More than 100	200	200	150

Note: Exceptions to the standards contained in this table are permitted under certain conditions for large lots (Sections 411 and 412; for variance procedures see Section 805). Hillside lots with grades of more than 15% are also subject to exceptions as provided under Article 6, Hillside Regulations.

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Section 405

Street Design Standards For All Local Streets Except Cul-de-sacs and Loop Type Streets

The design and improvement standards contained in the following table are suggested minimums for all local type streets, except cul-de-sacs and loop type streets, in residential subdivisions. All such streets shall be designed and constructed in accordance with the standards as specified in *Table 2*.

TABLE 2

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

TERRAIN CLASSIFICATION	LEVEL	ROLLING	HILLY
Right-of-Way Width (ft)	50	50	50
Pavement Width (ft)	20	20	20
Minimum Berm (ft)	2	2	2
Sidewalk Width (ft)	4	4	4
Minimum Stopping Sight Distance (ft)	200	150	110
Maximum Grade	4%	8%	15%
Minimum Centerline Radius of Streets With an Angle of Turn of:			
(1) Between 80 and 100	50	50	50
(2) Less than 80 or More than 100	200	200	150

Note: Exceptions to the standards contained in this table are permitted under certain conditions for large lots (Sections 411 and 412; for variance procedures see Section 805). Hillside lots with grades of more than 15% are also subject to exceptions as provided under Article 6, Hillside Regulations.

Section 406 Collector Street Design Standards

The design and improvement standards contained in the following table are suggested minimums for all collector streets. All such streets shall be designed and constructed in accordance with the standards as specified in Table 3.

TABLE 3
COLLECTOR STREET DESIGN STANDARDS

TERRAIN CLASSIFICATION	LEVEL	ROLLING	HILLY
Right-of-Way Width (ft)	60	60	60
Pavement Width (ft)	24	24	24
Minimum Berm (ft)	3	3	3
Sidewalk Width (ft)	4	4	4
Minimum Stopping Sight Distance (ft)	200	200	150
Maximum Grade	4%	8%	12%
Minimum Spacing when intersecting With an Arterial (ft)	1320	1320	1320
Minimum Centerline Radius	350	230	150

Section 407 Horizontal Alignment

When there is an angle of deflection of more than ten (10) degrees between two (2) centerline tangent sections of a street, a curve of adequate radius shall connect them. (See Sections 404 to 406, inclusive). Between reverse curves, a minimum tangent of one hundred (100) feet shall be introduced.

Section 408 Vertical Alignment

1. 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 arterial and industrial streets; for collector and local streets, fifteen (15) times.
2. 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.
3. 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.

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Section 409 Intersection Design Standards

1. The design and improvement standards for intersections are required minimums for all street intersections in subdivisions. All such intersections shall be designed and constructed in accordance with the standards as specified in *Table 4*.

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	Flat	2% (max)	4% (max)
Minimum Angle of Intersection	75 degrees (90 degrees preferred)		
	Streets shall remain in the angle of intersection for the least 100 feet beyond the point of intersection.		
Minimum Curb Radius (ft)			
(a) Local-local	30-all cases		
(b) Local-collector	35-all cases		
(c) Collector-collector	40-all cases		
(d) Collector, marginal access-arterial	45-all cases		
Minimum Centerline, offset of adjacent intersections (ft)			
(a) Local-local	150-all cases		
(b) Local-collector	200-all cases		
(c) Collector-collector	300-all cases		
(d) Collector, marginal access-arterial	1320-all cases		

2. Multiple intersections involving junctions of more than two (2) streets shall be avoided.
3. Four-way intersections of local streets should be avoided and three-way or T-intersections should be encouraged wherever possible.

Section 410 Special Street Types

The following requirements shall apply to special street types:

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

2. Dedication of new half-streets shall not be permitted. Where a dedicated or platted half-street exists adjacent to the tract being subdivided, the other half shall be platted.
3. Where a subdivision adjoins an arterial street, a marginal access street shall be designated, if the subdivision design is such that residential lots would require direct vehicular access onto the arterial highway. 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 arterial street and the pavement of the marginal access street. The minimum width of the marginal access right-of-way shall be fifty (50) feet.
4. Alleys shall not be approved in residential subdivisions, except where justified by extreme conditions. Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. The minimum widths for alleys shall be twenty (20) feet for the right-of-way and eighteen (18) feet for the pavement width.

Section 411 **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, and shall be located not less than one hundred (100) feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than two hundred (200) feet from each other. The Commission may require marginal access streets to provide maximum safety and convenience.

Section 412 **Streets for Industrial Subdivisions**

Collector streets for industrial subdivisions shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed into any residential streets. The intersections of service streets from parking areas 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 Commission finds such extension is not in accord with the approved plan of the area.

Section 413 **Sidewalks**

1. Sidewalks may be required on both sides of the street in all residential subdivisions where the predominate lot width is less than one hundred (100) feet and on one side where the predominate lot width is greater than one hundred (100) feet but less than one hundred fifty (150) feet. No sidewalks will normally be required where the predominate lot width is greater than one hundred fifty (150) feet.
2. Public sidewalks shall be required for all commercial lots.
3. Public sidewalks may be required for industrial lots, subject to the approval of the Planning Commission.

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Section 414**Blocks**

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

1. The arrangement of blocks shall be such as to conform to the street planning criteria set forth in Sections 403 to 413, inclusive, and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in these subdivision regulations or the zoning resolution and to provide for the required community facilities.
2. Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, may be approved by the Commission if properly designed and located and if at the maintenance of interior public spaces is covered by agreements.
3. No block shall be longer than fifteen hundred (1500) feet and the block width shall accommodate two (2) tiers of lots, except where unusual topography or other exceptional physical circumstances exist.
4. Where blocks are over nine hundred (900) feet in length, a crosswalk easement not less than ten (10) feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping center, and other facilities.
5. For slope areas where the average topographic slope is fifteen (15) percent or greater, refer to the Hillside Regulations.

Section 415**Lots**

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

1. 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.
2. All lots shall conform to or exceed the requirements of these subdivision regulations and the zoning district requirements for the district in which they are located and the use for which they are intended.
3. Each lot shall front on a public thoroughfare. The minimum lot sizes, widths, and setbacks shall be as specified in *Table 5*, on the following page. For slope areas where the average topographic slope is fifteen (15) percent or greater, refer to the Hillside Regulations.
4. Lots shall be designed such that adequate waste disposal facilities can be constructed with ample room for replacement if necessary.
5. 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 variance to this rule would provide a better layout.
6. Lots with double frontage shall be avoided except where the Commission determines that it is essential to provide separation of residential development from arterial streets.
7. No corner lot shall have a width at the building line of less than seventy five (75) feet.
8. No lot shall have an average depth which is more than four (4) times its average width, nor shall it have a depth of less than one hundred twenty (120) feet except that whenever a lot fronts upon an exterior curved portion of a street, the centerline radius of which is one hundred (100) feet or less than the required minimum lot depth may be reduced to not less than one hundred ten (110) feet.

TABLE 5
MINIMUM DIMENSIONAL REQUIREMENTS

DEVELOPMENT TYPE	PUBLIC WATER AVAILABLE	CENTAL SEWAGE TREATMENT AVAILABLE	MINIMUM LOT WIDTH (FT)	LOT AREA (PER FAMILY)	MINIMUM FRONT SETBACK REQUIREMENTS (FT)		
					ARTERIAL STREET	COLLECTOR STREET	LOCAL AND CUL-DE-SAC
Residential	No	No	150	1 acre	35	35	35
Single or Two Family	Yes	No	85	20,000 sf	35	35	35
	No	Yes	70	20,000 sf	35	35	35
	Yes	Yes	70	9,450 sf	35	35	35
Residential Multi-Family	No	No	Prohibited				
	Yes	No	Prohibited				
	No	Yes	90	12,250 sf	35	35	35
	Yes	Yes	90	9,450 sf	35	35	35
Commercial	No	No	Prohibited				
	Yes	No	Prohibited				
	No	Yes	90	9,450 sf	35	35	35
	Yes	Yes	90	4,500 sf	35	35	35
Industrial	No	No	Prohibited				
	Yes	No	Prohibited				
	No	Yes	100		35	35	35
	Yes	Yes	100		35	35	35

* The minimum required lot depth of 120 feet is assumed.

For slope areas where the average topographic slope is fifteen (15) percent or greater, refer to Hillside Regulations.

Section 416 Easements

Easements at least twenty (20) feet in width centered along rear or side lot lines shall be provided where necessary for sanitary sewers, gas mains, water line, and electric lines. Easements shall also be provided along every water course, storm sewer, drainage channel, or stream within a subdivision, as provided for in Section 417 of these regulations.

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Section 417 Flood Areas and Storm Drain Ditches

1. The Planning Commission shall reject any proposed subdivision located in an area subject to periodic flooding. If the subdivision is located in an area having poor drainage or other adverse physical characteristics, the Commission may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area safe for the intended use. In lieu of improvements, the subdivider shall furnish a surety or certified check covering the cost of the required improvements.
2. Flood control or storm drainage facilities shall be provided as follows:
 - a. Access to flood control or storm drainage ditches and channels shall be by means of easements. Such easements shall not be less than thirty (30) feet in width, exclusive of the width of the ditch, or channel, and an easement of this type shall be provided on one (1) side of a flood control or storm drainage ditch, channel, or similar type facility;
 - b. Flood control or storm drainage easements containing underground facilities shall have a minimum width of ten (10) feet;
 - c. 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) foot vertical or steeper, a five (5) feet high masonry wall or a five (5) feet high chain link fence may be required by the Commission.

Section 418 Public Sites, Open Space, and Natural Features

Where a park, playground, school, or public access to water frontage which is shown in the comprehensive development plan is located in whole or in part in the proposed subdivision, the 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 benefits his subdivision as determined by the Commission. Every subdivider of land for subdivisions 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 the Commission. The Commission shall wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large wooded areas, water courses, beaches, areas of historical significance, and similar assets.

ARTICLE 5 REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS**Section 500 Guarantee for Installation of Improvements**

All improvements required herein shall be constructed prior to the granting of the final plat approval by the Vinton County Planning Commission; or the subdivider shall furnish the County Commissioners with a surety or certified check for the amount of the estimated construction cost for the ultimate installation and initial maintenance of the improvements.

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Section 501 Construction Procedure and Materials

The subdivider shall design and construct improvements not less than the standards outlined in these regulations. The work shall be done under county supervision and inspection and shall be completed within the time fixed or agreed upon by the County Engineer. The minimum requirements for materials shall be in accordance with the standards of the current volume of "Construction and Material Specifications of the State of Ohio Department of Transportation, and the requirements of the Ohio Department of Health. All inspection costs shall be paid for by the subdivider.

Section 502 Monuments, Markers, and Pins

Permanent concrete monuments shall be accurately set and established at the intersections of all outside boundary lines of the subdivision; at the intersections of those boundary lines with all street lines; at the beginning and end of all curves; at points on curves where the radius or direction changes; and at such other points as are necessary to establish definitely all lines of the plat, including all lot corners. Stone or concrete monuments shall be at least thirty six (36) inches long and at least six (6) inches in diameter, and shall be provided with an appropriate center point. Solid iron pins or iron pipe monuments at least one (1) inch in diameter and at least thirty (30) inches long may be used at all other points.

Section 503 Street Improvements

All streets shall be graded to their full width, including side slopes, and improved in conformance with the standards given or referred to in these regulations.

Section 504 Street Width

Minimum street pavement widths shall conform to the standards given in Section 404 to 406, inclusive. Where pavement widths greater than those specified in Section 404 to 406 are deemed necessary by the County Engineer and approved by the Board of County Commissioners, the county shall bear the extra cost of providing a greater than the minimum pavement width required by these regulations.

Section 505 Street Subgrade

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

Section 506 Street Base Course

The developer has the option of using any of the following base courses, based upon recommendations of the County Engineer as to soil and traffic conditions: aggregate, bituminous aggregate, asphaltic concrete, waterbound macadam, portland cement concrete, or equally suitable base course. Thickness shall be determined by the County Engineer, based upon the physical properties of the base course used and the physical properties of the roadbed.

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Section 507 Street Surface Course

Upon the expiration of the established maintenance period for the base course, the surface course shall be constructed using either surface treatment, asphaltic concrete, bituminous mix, or portland cement concrete. Specific material and thickness recommendations shall be determined by the County Engineer, based upon traffic conditions. The surface course for Loop Type Local Streets and other local streets as designated in Section 404 and 405, may be two courses of seal coat primed and as specified in Item 408 and 409 of the State of Ohio, Department of Transportation Specifications, if recommended by the County Engineer and approved by the Planning Commission.

Section 508 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, thickness of six (6) inches for local and collector streets and seven (7) inches for arterial, commercial, and industrial streets shall be required. The Planning Commission may require pavement of greater thickness, upon the recommendation of the County Engineer, based upon his evaluation of the subgrade, traffic, and wheel load conditions.

Section 509 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, careful inspection of the subgrade may be necessary to determine pavement thickness. For local streets, pavements may vary from four (4) to six (6) inches depending upon subgrade conditions. For collector streets, pavements shall vary from five (5) to nine (9) inches, and for arterial and industrial streets from six (6) to eleven (11) inches.

Section 510 Street Curbs and Gutters

The requirements for curbs and gutters will vary according to the character of the area and the density of development. In areas of notable flash flooding or heavy rain run-off, curbs shall be required to channel the flow of water. Curbs may 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 may be required. Where curbs exist on abutting properties, their extension shall be required throughout the proposed subdivision. Curbs, combined curbs, and gutters shall be constructed in conformance with the current "Construction and Material Specifications" of the State of Ohio Department of Highways.

Section 511 Sidewalks

All sidewalks shall be constructed of portland cement concrete or other acceptable material to the minimum width specified in Sections 404, 405, 406, and a minimum depth of four (4) inches.

Section 512 Driveways

Driveways shall have a maximum grade of ten (10) 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 pavement on each side. A driveway permit or letter indicating the access point as approved shall be obtained from the office of the county engineer, township trustees, or the 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.

TABLE 6
RECOMMENDED DRIVEWAY DIMENSIONS

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Minimum Width	10	15	20
Maximum Width	30	40	40
Turn Radius Minimum	10	15	25
Turn Radium 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.

Section 513

Street Name Signs and Street Naming

1. Street name signs, of a type in use throughout the county, shall be erected by the subdivider at all intersections.
2. For purposes of street naming, the following suffixes shall apply:
 - a. *Avenue* shall be used only for streets that run in a generally east-west direction;
 - b. *Boulevard* or *Drive* shall be used only for large mandering type streets;
 - c. *Circle* or *Court* shall be used only for cul-de-sac type streets that run in a generally east-west direction;
 - d. *Lane* or *Place* shall be used only for cul-de-sac type streets that run in a generally north-south direction;
 - e. *Road* or *Way* shall be used only for streets that run in a diagonal manner, either a generally northwest-southeast direction or a northeast-southwest direction;
 - f. *Street* shall be used only for thoroughfares that run in a generally north-south direction;
 - g. The words *north*, *south*, *east*, or *west* should be avoided as part of a street name whenever possible.
3. Whenever a new street is constructed along the approximate alignment or extension of an existing street, its name shall be the same as that of the existing one.

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4. Whenever a street alignment changes direction more than seventy-five (75) degrees without a return to the original alignment within a distance of five hundred (500) feet, then the name of the street shall be changed at the point of curvature.
5. Whenever a cul-de-sac street serves not more than three (3) lots, the name of the intersecting street shall apply to the cul-de-sac.
6. To avoid duplication and confusion, the proposed names of all streets shall be approved by the County Engineer prior to such names being assigned or used.

Section 514 Street and Walkway Lighting

The subdivider shall install street lights in accordance with standards and specifications of the County Engineer in each residential subdivision which contains a majority of lots with an individual lot width of seventy (70) feet or less at the front property line. Such lights shall be located at each entrance (streets and walkways) to the subdivision and in each street intersection within the subdivision. In addition, whenever the distance between two (2) adjacent street (walkway) lights would exceed three hundred (300) feet, then additional street lights shall be installed in such a manner that proper light intensity shall be provided and maintained.

Section 515 Street Trees

Trees should be provided by the subdivider in all subdivisions where curbs, gutters, and sidewalks are required in accordance with standards and specifications of the County Engineer. The trees shall be species which are resistant to damage and disease and which do not cause interference with underground utilities, street lighting, or visibility at street intersections. Existing trees should be retained in new subdivisions wherever possible.

Section 516 Water Supply Improvements

The following requirements shall govern water supply improvements:

1. Where a public water supply is reasonably accessible or required because of pollution problems in the determination of the Vinton County Planning Commission, and the Vinton County Health Department, the subdivision shall be provided with a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Public water distribution and public well systems shall meet the requirements of the Ohio Environmental Protection Agency as cited in *Section 3701.18 to 3701.21*, inclusive of the *Ohio Revised Code*, and all other health and sanitation regulations where applicable.
2. Where public water supply is not available or not required, the subdivider shall supply acceptable evidence of the availability of water. The subdivider may be required to make one (1) or more test wells in the area to be platted if such evidence is deemed not acceptable. Copies of well logs which are obtained shall include the name and address of the well driller and shall be submitted with the plat to the Planning Commission.

Section 517 Sanitary Sewer Improvements

1. Where an adequate public sanitary sewer system is reasonably accessible in the determination of the Vinton County Planning Commission and the Vinton County Health Department, 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 and the Vinton County standards. Combination sanitary sewers and storm sewers shall be prohibited.
2. Where a public sanitary sewer system is not reasonably accessible, the subdivider may provide;
 - a. A central treatment plant for the group, provided that such central treatment plant is installed in accordance with state and the Vinton County Board of Health requirements; or
 - b. Lots may be served by individual disposal systems if the provisions of 517 (3) are met.
3. a. Where the installation of individual disposal systems is considered, the plat shall be accompanied by a soils evaluation conducted by a qualified soils scientist. The name and address of the soil scientist shall also be included. Actual installation criteria shall be in accordance with the regulations of the Health District and such other county or state regulations as may be applicable
 - b. Each lot so served shall be of a size and shape to accommodate the necessary length of tile field at a safe distance from and at a lower elevation than the proposed building(s). Such lot size and shape shall conform to the requirements of the zoning district in which they are located. If no zoning district is in effect, the standards set forth in Section 415 (3) of these regulations shall be met.
 - c. At least one (1) percolation test shall be made for each lot area being platted, and each test shall be located in close proximity to the proposed individual sewage disposal unit, be numbered and its location shown on the preliminary plat. All percolation tests shall be performed in accordance with the requirements of the County Board of Health.

Section 518 Drainage Improvements

The subdivider shall construct all necessary facilities including underground pipe, inlets, catch basins, or open drainage ditches, as determined by the County Engineer, to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. The velocity of flow in 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.

Section 519 Storm Sewers and Storm Water Drainage

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. Paved gutters or storm sewer shall be required if velocities of flow are greater than specified in Section 518 of these regulations or cause destructive erosion. Storm drainage, including drain tile around basements, shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.

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Section 520 Culverts and Bridges

Where natural drainage channels intersect any street right-of-way, it shall be the responsibility of the subdivider to have satisfactory bridges/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 cover over the culvert and its capacity shall be determined by the County Engineer. The minimum diameter of a culvert pipe shall be eighteen (18) inches. Depending on existing drainage conditions, head walls may be required.
2. Driveway culverts shall have a minimum length of twenty (20) feet, and a minimum diameter of twelve (12) inches. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Head walls may be required.

Section 521 Over-Size and Off-Site Improvements

The utilities, pavements, and other land improvements required for the proposed subdivision shall be designed of oversize 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.

Section 522 Cost of Over-Size Improvements

The subdivider shall be required to pay for only that part of the construction costs for the arterial streets, trunk sewers, or water lines which are serving the proposed subdivision as determined by the County Engineer. The county shall pay the difference between the cost of required improvements for the proposed subdivision and improvements required to service the surrounding areas specified in Section 521.

Section 523 Extensions to Boundaries

The subdivider may be required to extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Planning Commission.

Section 524 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 or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by subdividers of adjoining land.

Section 525 Final Inspection

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*.

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ARTICLE 6 HILLSIDE REGULATIONS**Section 600 General**

These regulations apply to all hillside areas. A hillside area as referred to herein is defined as one with an average slope of more than fifteen (15) percent. The subdivider shall submit sufficient detailed information as to geologic conditions, soil types, and underground water level in order that a determination can be made by the County Engineer as to the safety of development of the particular location.

Section 601 Determination of Average Slope

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

Section 602 Minimum Lot Requirements For Single Family Homes

The minimum lot requirements (see chart) shall be used to determine the minimum lot area for a single family home. The average percent 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 (5) foot frontage interval. Deviations from these requirements may be allowed subject to determination by the Planning Commission where exceptional circumstances warrant.

Section 603 Grading Plan and Controls

The grading plan shall show contour lines at five (5) foot intervals where average slopes exceed fifteen (15) percent and at two (2) foot intervals where slopes are less than fifteen (15) percent. Elevations are to be based on the sea level datum (USGS), if available. The approximate lot layout and the approximate dimensions shall be shown for each lot and each building site. Where pads are utilized or proposed for building sites, engineering data shall show the existing topography and the approximate finished grades, location and size of each building site, and finished grade of streets prior to consideration of the final plat.

Section 604 Cuts and Fills

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 ½) 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, where the same material changes the site and its relationship with surrounding areas or material 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 ½) 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.

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Section 605 Compaction of Fill

All fill shall be compacted to a density of ninety (90) percent or greater. Inspection of fill shall be conducted by the County Engineer.

Section 606 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.

Section 607 Minimum Hillside Requirements

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

GROUP	PERCENT OF SLOPE	FRONT YARD (FT)	SIDE YARD IN % OF LOT WIDTH	RIGHT-OF-WAY	PAVEMENT
1	15 - 25%	25'	10%	50'	22'
2	26 -30%	23'	10%	50'	22'
3	31% - OVER	20'	10%	50'	22'

Section 608 Street Alignment

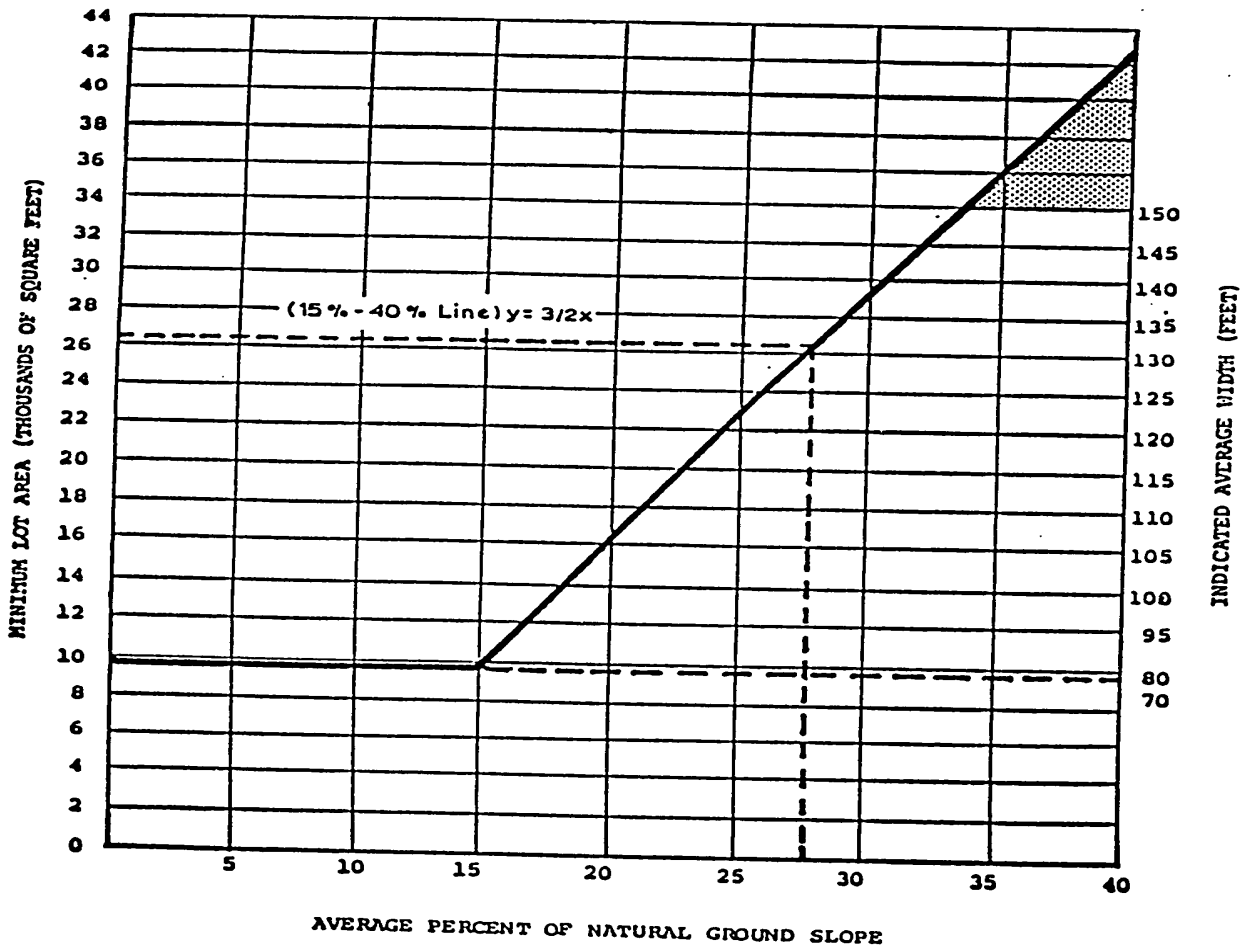
The following regulations shall govern street alignment:

1. Vertical profile grades shall be connected by vertical curves up to twenty (20) percent, but only for short, straight stretches.
2. Waiver of visibility requirements may be given subject to the approval of the Regional Planning Commission.
3. Waiver of vertical curve requirements may be given subject to the approval of the Regional Planning Commission.

Section 609 Driveways

The maximum grade on driveways shall not exceed ten (10) percent. Each drive shall provide sufficient space and distance to turn around prior to entering the street.

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 26,000 sq. ft. The minimum lot width is 130 feet. The resulting lot depth is 200 feet $\left(\frac{26,500}{130} = 200\right)$.

Section 610 Undeveloped 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 erosion or flood hazard. Such land shall be set aside for compatible uses.

ARTICLE 7 REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE PLAT

Section 700 Required Statements

The following statements shall be affixed on the subdivision plat:

Situated in Section _____ Township, _____ Range, _____ County, Vinton, Ohio, Containing _____ acres and being the same tract as conveyed to _____ and described in the deed recorded in Deed Book _____ Vinton County, Ohio.

The undersigned _____ hereby certify that the attached plat correctly represents their _____, a subdivision of lots _____ to _____ inclusive, do hereby accept this plat of same and dedicate to public (private) use as such all or part of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

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

In Witness thereof this _____ day of _____, 20__.

Witness _____ Signed _____

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

By _____

STATE OF OHIO, COUNTY OF VINTON Before me a Notary Public in and for said County personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

By _____

Section 701 Outside the One and One-half Mile Limit of a City

Reviewed this _____ day of _____, 20____. _____

Township Trustees

Approved this _____ day of _____, 20____. _____

County Engineer

Approved this _____ day of _____, 20____. _____

County Board of Health

Approved this _____ day of _____, 20____. _____

County Sanitary Engineer

Approved this _____ day of _____, 20____. _____

County Planning Commission

Approved this _____ day of _____, 20____. (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 711.04*, and *711.041 Ohio Revised Code*.)

County Commissioners

Transferred this _____ day of _____, 20____. _____

County Auditor

Filed for Record this _____ day of _____, 20____ at _____m.

Recorded this _____ day of _____, 20____ in Plat Book _____ Page No. _____

County Recorder

Section 702 Within One and One-half Mile Limit of a City

Reviewed this ____ day of _____, 20__.

Township Trustees

Approved this ____ day of _____, 20__.

County Engineer

Approved this ____ day of _____, 20__.

County Board of Health

Approved this ____ day of _____, 20__.

County Sanitary Engineer

Approved this ____ day of _____, 20__.

County Planning Commission

Approved this ____ day of _____, 20__. (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 711.04 and 711.041, Ohio Revised Code.*)

City or Village Planning Commission

Transferred this ____ day of _____, 20__.

County Auditor

Filed for Record this ____ day of _____, 20__ at ____ .m.

Recorded this ____ day of _____, 20__ in Plat Book ____ Page No. ____

County Recorder

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ARTICLE 8 REVISIONS, ENFORCEMENT**Section 800 Recording of Plat**

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

Section 801 Revision of Plat After Approval

No changes, easures, modifications, or revisions shall be made on any plat of a subdivision after approval has been given by the Vinton County Planning Commission, and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission.

Section 802 Sale of Land Within Subdivisions

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

Section 803 Schedule of Fees, Charges, and Expenses

The Vinton County Board of Commissioners shall establish a schedule of fees, charges and expenses, and a collection procedure for same, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the County Clerk, 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. See Appencix 1 - Schedule of Fees

Section 804 Penalties

The following penalties shall apply to the violations of these regulations:

1. Whoever violates any rule or regulation 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 county or any citizen thereof. Whoever violates these regulations shall forfeit and pay not less than one hundred (100) dollars nor more than one thousand (1000) dollars. Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of Vinton County.
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 nor more than five hundred (500) dollars, to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Vinton County.

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3. Whoever, being the owner or agent of the owner of any land within or without a municipal corporation, transfers any lot, parcel or tract of such land from or in accordance with a plat of a subdivision before such plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than one hundred (100) dollars nor more than five hundred (500) dollars for each lot parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section. If such land is within a municipal corporation, such sum may be recovered in a civil action brought in the Court of Common Pleas of Vinton County by the legal representative of the county in the name of Vinton County.
4. Any person who disposes of, offers for sale or lease for a time exceeding five (5) years any lot or any part of a lot in a subdivision before provisions of these regulations are complied with, shall forfeit and pay the sum of not less than one hundred (100) dollars nor more than five hundred (500) dollars for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action, in the name of the County Treasurer for the use of the County.

Section 805 **Variances**

The following regulations shall govern the granting of variances:

1. Where the Vinton County Planning Commission finds that extraordinary and unnecessary hardship may result from strict compliance with these regulations, due to exceptional topographic or other physical conditions, it may vary the regulations so as to relieve such hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and community. Such variations shall not have the effect of nullifying the intent and purpose of these regulations, the comprehensive plan, or the zoning resolution, if such exists.
2. In granting variances or modifications, the Vinton County Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.

Section 806 **Appeal**

Any person who believes he has been aggrieved by the regulations or the action of the Vinton County Planning Commission, has all the rights of appeal as set forth in *Chapter 711 of the Ohio Revised Code* or any other applicable section of the *Ohio Revised Code*.

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ARTICLE 9**APPENDICES****Appendix 1****Schedule of Fees****COPY OF SUBDIVISION REGULATIONS - \$20.00 fee**

This fee will cover the materials needed to create a copy of the "Vinton County, Ohio Subdivision Regulations and Design Standards"

VARIANCE REQUEST - \$25.00 fee

This fee will be collected along with the "Variance Request Application" at the Planning Commission Meeting. This fee will cover operating materials needed by the Planning Commission.

MINOR SUBDIVISION (LOT SPLITS) - \$25.00 fee

This fee will be collected at the time the survey is submitted to be checked for "State Minimum Standards" by the Engineer's Office. This fee is to cover supplies and materials needed for both the Engineer's Office and Auditor's Office to create a new parcel.

MAJOR SUBDIVISION PRELIMINARY PLAT REVIEW - \$50.00 fee

This fee will be collected along with the "Preliminary Plat Approval Application" (FORM NO. 82-01) at the Planning Commission meeting. This fee is to cover supplies and materials used by the Engineer's Office to check all proposed parcels for "State Minimum Standards."

REQUEST FOR EXTENSION OF THE PRELIMINARY PLAT REVIEW - \$10.00 fee

This fee will be collected at the time the extension request is proposed.

MAJOR SUBDIVISION INSPECTION FEE - \$25.00 fee

This fee will be collected at the time the Preliminary Plat is submitted for approval. This fee is to supply the County Engineer with materials needed to inspect the proposed driveway(s) placement along the existing roadway.

MAJOR SUBDIVISION FINAL PLAT REVIEW - \$100.00 fee

This fee will be collected along with the "Final Plat Approval Application" (FORM NO. 82-02) at the Planning Commission meeting. This fee is to cover all supplies and materials needed by the Engineer's Office and the Auditor's Office to create a new subdivision on tax plats and parcel cards.

REQUEST FOR EXTENSION OF THE FINAL PLAT REVIEW - \$20.00 fee

This fee will be collected at the time the extension request is proposed.

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Appendix 2 Application for Minor Subdivision Approval

APPLICATION FOR MINOR SUBDIVISION APPROVAL

VINTON COUNTY, OHIO

Date _____ Application No.: _____

The undersigned applies for minor subdivision approval under *Section 711.131 Ohio Revised Code*, and certifies all material submitted with this application is true and correct.

Minor subdivision approval may be granted only under the following conditions:

- 1) The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street.
- 2) No more than 5 lots are involved after the original parcel has been completely subdivided.
- 3) The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variance can only be requested before the entire commission.
- 4) The property has been surveyed and signed by a registered surveyor, and a sketch and legal description is submitted.
- 5) Approval is granted where applicable by the agencies below are listed.

Applications will not be accepted unless all information requested is provided.

Name of Applicant or Agent _____ Tel.# _____

Address _____ City _____

Name of Grantor _____

Address _____ City _____

Name of Grantee _____

Address _____ City _____

Township in which transfer is to take place _____

Section _____ Size of Parcel _____ Instrument 200200074071 BR 90 Or 990

APPLICATION FOR MINOR SUBDIVISION APPROVAL

Application No: _____

- 1) **Description:** Attach separate sheet with legal description to each copy.
- 2) **Sketch:** A sketch shall be attached to each copy showing:

- a) Proposed division of land
- b) Owners of parcel and adjoining parcels
- c) Dimension and location of proposed lot lines
- d) Existing structures, easements, public facilities, setbacks, and direction of drainage.
- e) Proposed improvements such as sanitation, drainage, etc. (Contact Health Dept. for Sanitary requirements.).
- f) Proposed culverts (Contact Vinton Co. Engineer for Driveway Permits).

IMPORTANT:

Administrative approval is provided for convenience. It does not, in any way, relieve the applicant of meeting all Vinton county Subdivision Regulation Requirements. If there are any questions, refer to Vinton County Subdivision Regulations.

FOR OFFICIAL USE

COUNTY BOARD OF HEALTH

Date Received _____

Action _____

Comments _____

Signature _____

Instrument 200200074071 OR 0 90 Or 991

APPLICATION FOR MINOR SUBDIVISION APPROVAL

Application No: _____

FOR OFFICIAL USE

COUNTY ENGINEER

DATE RECEIVED _____

ACTION _____

COMMENTS _____

SIGNATURE

PLANNING COMMISSION

Date Received _____

Action _____

Comments _____

SIGNATURE

Note: This form must be submitted to the County Commissioners Office once it has been completed.

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Appendix 3

Variance Request Application

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**VINTON COUNTY PLANNING COMMISSION
VARIANCE REQUEST APPLICATION**

Date: _____

VARIANCE NUMBER: _____

Applicant Please Complete:

Applicant Name: _____
Telephone: _____
Address: _____

Is requested variance for a major subdivision? ___ Yes ___ No
If yes, name of subdivision: _____

Section of subdivision regulations from which variance is requested: _____

Nature of request: _____

Reason for request: _____

APPLICANTS SIGNATURE: _____ DATE: _____

INTERNAL USE ONLY:

DATE RECEIVED: _____

DATE/TIME OF MEETING TO CONSIDER VARIANCE REQUEST: _____

PLANNING COMMISSION ACTION: ___ APPROVED ___ DISAPPROVED ___ APPROVED WITH
CONDITION(S)

REASONS FOR DISAPPROVAL OR CONDITION(S) FOR APPROVAL: _____

CHAIRPERSON'S SIGNATURE: _____ DATE: _____

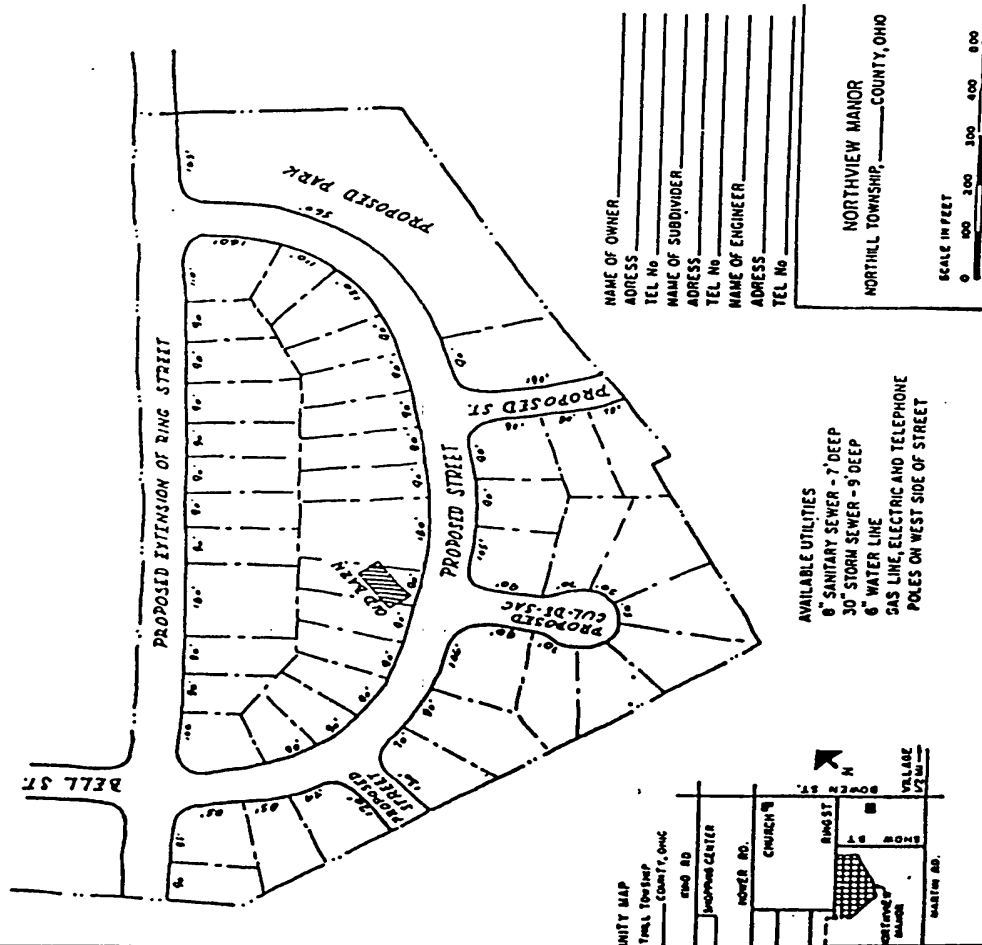
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Appendix 4

Example of Typical Preapplication Sketch Plan

TYPICAL PREAPPLICATION SKETCH



Appendix 5 Application for Preliminary Plat Approval (Form No. 82-01)

VINTON COUNTY PLANNING COMMISSION PRELIMINARY PLAT APPROVAL APPLICATION

Date: _____

No: _____

Applicant Please Complete:

Applicant Name: _____ Telephone: _____ Address: _____

Representative: _____ Firm/Company: _____ Telephone: _____ Address: _____

Name of proposed subdivision: _____

Location of proposed subdivision: Township _____ Section _____

Proposed use: _____

Number of lots: _____ Number of residential lots: _____

Total acreage of proposed subdivision: _____

What type of sewage disposal system to being proposed? ___ Central ___ On-Lot ___ Public ___ Well ___ Other

Do you propose restrictive covenants (deed restrictions)? ___ Yes ___ No

List all proposed street, sanitary, and other improvements. Please state your intentions to either install or post a Guarantee prior to actual installation.

Before the final plat is signed by the Vinton County Planning Commission, all applicants shall be required to complete all street, sanitary, and other improvements required in these regulations and specified in the final subdivision plat. The Vinton County Planning Commission may, at its discretion, waive the requirement that the applicant complete all public improvements, provided a Guarantee (performance bond or certified check) for 100 percent of the costs of the estimated improvements, is deposited.

Improvements:

Circle either:

Installation Guarantee
Installation Guarantee
Installation Guarantee
Installation Guarantee
Installation Guarantee
Installation Guarantee
Installation Guarantee
Installation Guarantee

(see next page)

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What is the total cost estimate of proposed street, sanitary, and other improvements?

(Please include breakdown of proposed street, sanitary, and other improvements)

I recognize that Chapter 711.10 of the Ohio Revised Code provides that "the approval of the planning commission or the refusal to approve shall be endorsed on the plat within thirty days after the submission of the plat for approval, or within such further time as the applying party may agree to..." I further agree that the thirty day approval period shall not commence until after submission of the Preliminary Plat to the Vinton County Regional Planning Commission. Preliminary Plat approval is effective for a maximum period of twelve months unless, upon application by the developer, an extension is granted. If the final plat has not been officially recorded within the time limit, the preliminary plat is void and must again be submitted to the Planning Commission for approval.

APPLICANTS SIGNATURE: _____ DATE: _____

INTERNAL USE ONLY:

DATE RECEIVED: _____ FEE PAID: _____

DATE/TIME OF MEETING TO CONSIDER PRELIMINARY PLAT: _____

PLANNING COMMISSION ACTION: APPROVED DISAPPROVED APPROVED WITH
CONDITION(S)

REASONS FOR DISAPPROVAL OR CONDITION(S) FOR APPROVAL: _____

CHAIRPERSON'S SIGNATURE: _____ DATE: _____

Appendix 6 Preliminary Plan Checklist

**VINTON COUNTY PLANNING COMMISSION
PRELIMINARY PLAN CHECKLIST**

Date: _____

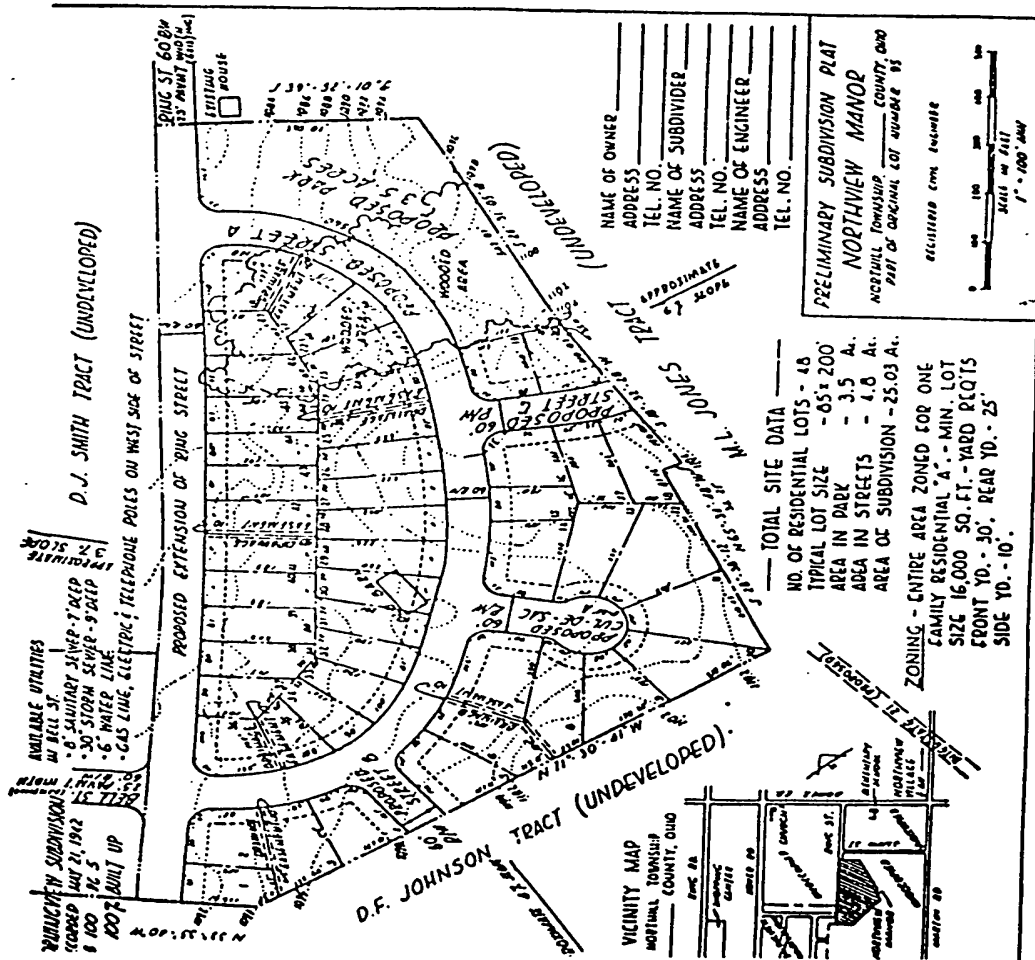
Applicant Name: _____	Representative: _____
Telephone: _____	Firm/Company: _____
Address: _____	Telephone: _____
_____	Address: _____

Name of proposed subdivision: _____

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

	Does	Does Not	Items
1.	_____	_____	Preliminary Plat Application complete
2.	_____	_____	Variance Request Form complete (if necessary)
3.	_____	_____	One original preliminary plan and five copies complete
4.	_____	_____	One set of preliminary subdivision improvement plans complete
5.	_____	_____	Sheet size and map scale
6.	_____	_____	Proposed name (no duplication) and location
7.	_____	_____	Name, address, & phone # if owner, subdivider, professional engineer, and professional surveyor with appropriate numbers and seals, date of survey
8.	_____	_____	Scale of plat, north point, legend, and vicinity map of scale not less than 1"= 2000'
9.	_____	_____	Names of adjacent subdivision, owners of adjoining parcels, and locations of common boundary lines within 20 feet of the subdivision boundaries
10.	_____	_____	Locations, widths, and names of existing street, railroad R/W's, easements, parks, buildings, corporation and township lines, wooded areas, water courses, drainage patterns, water bodies, and topographic features within and around the subdivision for 200 feet from its borders
11.	_____	_____	Locations of flood ways, flood plains, underground mines that may subject to subsidence and other potentially hazardous areas
12.	_____	_____	Locations of environmentally sensitive areas
13.	_____	_____	Soil types from USDA soils map
14.	_____	_____	Layout, numbers, dimensions of lots, and setback lines
15.	_____	_____	Parcels reserved for public use or for use by residents of subdivision
16.	_____	_____	Points of ingress/egress to the subdivision and locations of proposed future access way locations for adjacent lands

TYPICAL PRELIMINARY SUBDIVISION PLAN



NAME OF OWNER _____
 ADDRESS _____
 TEL. NO. _____
 NAME OF SUBDIVIDER _____
 ADDRESS _____
 TEL. NO. _____
 NAME OF ENGINEER _____
 ADDRESS _____
 TEL. NO. _____

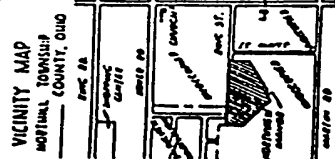
PRELIMINARY SUBDIVISION PLAT
 NORTHVIEW MANOR
 NORTHVILLE TOWNSHIP _____ COUNTY, OHIO
 PART OF ORIGINAL LOT NUMBER 51

RECORDED 6/14/1942
 1" = 100' PLAN
 SCALE IN FEET

TOTAL SITE DATA

NO. OF RESIDENTIAL LOTS	- 48
TYPICAL LOT SIZE	- 65 ± 200
AREA IN PARK	- 3.5 A.
AREA IN STREETS	- 4.6 A.
AREA OF SUBDIVISION	- 25.03 A.

ZONING - ENTIRE AREA ZONED FOR ONE FAMILY RESIDENTIAL "A" - MIN. LOT SIZE 16,000 SQ. FT. - YARD PLOTS FRONT YD. - 30'. REAR YD. - 25'. SIDE YD. - 10'.



Appendix 8

Application for Final Plat Approval (Form 82-02)

VINTON COUNTY PLANNING COMMISSION
FINAL PLAT APPROVAL APPLICATION

Date: _____

No: _____

Applicant Please Complete:

Applicant Name: _____
Telephone: _____
Address: _____

Representative: _____
Firm/Company: _____
Telephone: _____
Address: _____

Name of proposed subdivision: _____

Date preliminary plan approved: _____

Have all conditions of preliminary plat approval been met? ___ Yes ___ No
If no, please explain:

Subdivision plat:
Total Area: _____ acres
Number of Lots: _____
Area in Lots: _____ acres

Note: The final plat must be recorded with the Vinton County Recorder within three months of final plat approval. If not, the final plat must be resubmitted to the Vinton County Planning Commission for final plat approval.

APPLICANTS SIGNATURE: _____ DATE: _____

INTERNAL USE ONLY:

DATE RECEIVED: _____ FEE PAID: _____

DATE/TIME OF MEETING TO CONSIDER FINAL PLAT: _____

PLANNING COMMISSION ACTION: ___ APPROVED ___ DISAPPROVED

REASON(S) FOR DISAPPROVAL: _____

CHAIRPERSON'S SIGNATURE: _____

DATE: _____ FORM NO 82-02

Appendix 9

Final Plat Checklist

**VINTON COUNTY PLANNING COMMISSION
 FINAL PLAN CHECKLIST**

Date: _____

Applicant Name: _____
 Telephone: _____
 Address: _____

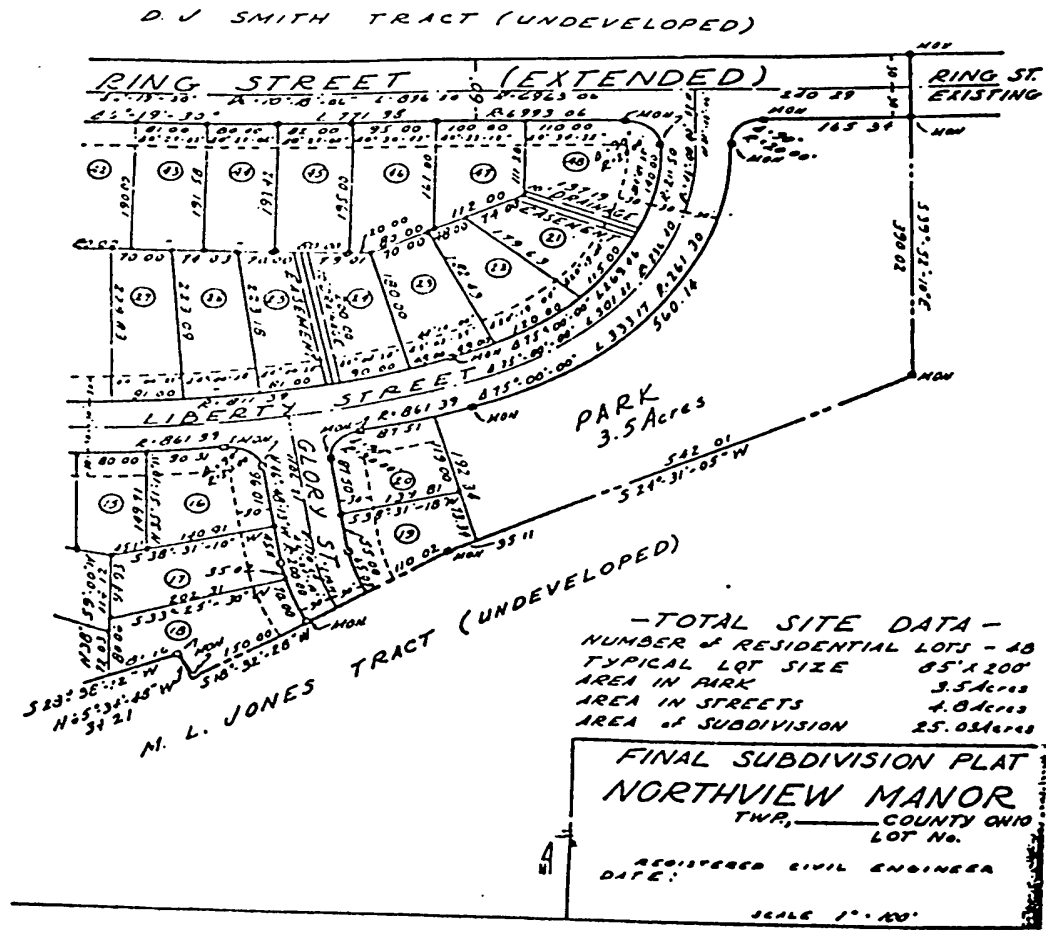
Representative: _____
 Firm/Company: _____
 Telephone: _____
 Address: _____

Name of proposed subdivision: _____

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

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

TYPICAL FINAL SUBDIVISION PLAN



Appendix 11 Environmental Review Checklist

VINTON COUNTY PLANNING COMMISSION
SUBDIVISION ENVIRONMENTAL REVIEW CHECKLIST

Date: _____

Applicant Name: _____
Telephone: _____
Address: _____

Representative: _____
Firm/Company: _____
Telephone: _____
Address: _____

Name of proposed subdivision: _____

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

- 1. Does the subdivision conflict with any existing plans?
2. Does the subdivision affect the use of a recreation area, an area of important visual value, or preempt a site with potential recreation or open space value?
3. Will any unique natural or manmade features in the subdivision area be disturbed?
4. Do the engineering plans follow state-recommended guidelines for erosion control?
5. Do the engineering plans follow state-recommended guidelines for storm water Management?
6. Do the engineering plans adequately protect against geologic hazards, particularly land slippage and unstable soils?
7. Does the subdivision change existing topography or involve construction of any flood plain, natural drainage course, or watercourse? Are cuts and fills adequately Engineered?
8. Is the subdivision one of a series of cumulative actions, which, although individually small, may as a whole have significant environmental impact?
9. Does the subdivision area serve as a habitat, food source, nesting place, crossing, wintering area, source of water, etc. for any wildlife species?
10. Are there any rare or endangered plant species in the subdivision area?
11. Could the subdivision change existing features of any stream frontage or greenbelt Areas?
12. Will the subdivision remove substantial amounts of vegetation, including ground cover?
13. Will the subdivision affect the hydrology of the region?
14. Will the subdivision serve to encourage development of presently undeveloped areas or intensify development of already developed areas? Have adequate measures been taken to plan for this development?
15. Is there appreciable opposition to the subdivision or is it likely to be controversial?

- 16. Will the subdivision create new or aggravate existing health or safety hazards?
- 17. Will the subdivision generate significant amounts of dust or odor?
- 18. What will be the effects on traffic volumes and flow in the vicinity of the subdivision?
- 19. Will the subdivision contribute to the loss of agricultural land?
- 20. Have adequate measures been taken to minimize pollution of the air, water, and soil?
Measures shall consider the subdivision's future impacts of noise pollution; light pollution;
Air pollution from dust; water pollution from chemical applications, soil erosion,
And human effluent, and soil pollution from chemical applications and human effluent.