

BELMONT COUNTY SUBDIVISION REGULATIONS





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Adopted

Belmont County Planning Commission December 18, 2023

Belmont County Board of Commissioners January 2024

Board of County Commissioners

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Article 1

GENERAL PROVISIONS

Standards

100 Title

These rules, regulations, and standards shall be officially known as the “Belmont County Subdivision Regulations,” and shall hereinafter be referred to as “these Regulations.”

101 Policy

- a. It is declared to be the policy of Belmont County to consider the subdivision of land and its subsequent development as subject to the control of Belmont County, pursuant to any official Comprehensive Plan (when one exists) for orderly, planned, safe, efficient land use growth, and to promote responsible economic development.
- b. Land to be subdivided shall be of such character that it can be used safely for building purposes and shall not be subdivided until adequate facilities and improvements such as streets, drainage, water, sewerage, etc. are provided.
- c. The existing and proposed public improvements shall conform with and be related to the proposals shown in the Comprehensive Plan (when it exists), Thoroughfare Plan, Capital Improvement Plan, and other development programs of Belmont County. It is intended that these Regulations shall supplement and facilitate the enforcement of the provisions and standards contained in engineering codes, water and sewer district codes, building codes, general health district codes, zoning resolutions (where they exist) fire department codes, and all other pertinent requirements of Belmont County and other federal, state and local agencies as applicable.

102 Purpose

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

- a. Secure and provide for public health, safety, and general welfare of Belmont County residents.
- b. Establish standards for logical, sound, and practical land development, and to promote responsible economic development.
- c. Provide proper arrangements of streets, lots, and reserves within each project in relation to existing streets, highways, and land uses, and provide the most beneficial relationship between use of land, buildings, traffic, and pedestrian movements.
- d. 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.

- e. To ensure appropriate surveying of land, preparing and recording of plats, and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both Belmont County and the developers.

103 Authority

The Ohio Revised Code, Chapter 711, enables the Board of County Commissioners and the Planning Commission of Belmont County to adopt regulations governing plats and subdivisions of land within the unincorporated area of Belmont County.

104 Public Purpose

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of public police power delegated by the State of Ohio to Belmont County pursuant to Chapter 711 of the Ohio Revised Code. The developer shall be in compliance with conditions established by the Belmont County Planning Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of Belmont County and the health, safety, and general welfare of the future lot owners of the subdivision and of Belmont County generally.

105 Jurisdiction

These Regulations shall be applicable to all subdivisions of land located within the unincorporated area of Belmont County. It shall be unlawful for any person, organization, or entity to subdivide any land within the unincorporated area of Belmont County, unless said subdivision complies with the regulations herein contained. No plat shall be recorded and no land or lot shall be sold until said subdivision plat has been approved as herein required.

106 Relation to Other Laws

- a. The provision of these Regulations shall supplement the laws of the State of Ohio, other resolutions adopted by the Board of County Commissioners or Township Trustees, or the rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of these Regulations.
- b. No subdivision final plat shall be approved for recording until the requirements of these Regulations have been met and certification thereof has been endorsed upon the final plat by the appropriate reviewing authority.
- c. Whenever the requirements of these Regulations are at variance with the requirements of other lawfully adopted rules, regulations, or resolutions, the most restrictive or that imposing the highest standard shall govern. These Regulations shall be interpreted as minimum requirements.

- d. Whenever a Township or part thereof has adopted a County or Township Zoning 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.

107 Validity and Separability

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

108 Saving Provision

These Regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing, or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of Belmont 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 Belmont County, except as shall be expressly provided for in these Regulations.

109 Enactment

These Regulations shall become effective from and after the date of their approval, adoption, or amendment by the Belmont County Planning Commission and the Belmont County 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 Belmont 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.

Article 2

ADMINISTRATION

Standards

200 Administration, Enforcement, and Interpretation

These Regulations shall be administered by the Belmont County Planning Commission. The Planning Commission, assisted by other government agencies, legal counsel, and through other advice, may solicit, shall administer, and enforce these Regulations. Discretionary, conflicting, or disputed aspects of these Regulations shall be interpreted by the Planning Director, or designee, designated by the Board of County Commissioners or Planning Commission. The word "shall" is mandatory; the word "should" is preferred and the word "may" is discretionary.

201 Reservations and Repeals

Upon the adoption of these Regulations, according to law, the Subdivision Regulations of Belmont County adopted December 20, 1961, as amended, are hereby repealed.

202 Amendments

The Planning Commission may amend, supplement, or change these Regulations in accordance with the appropriate sections of the *Ohio Revised Code*. However, the Planning Commission may only amend, supplement, or change regulations requiring the actual construction of improvements after review and adoption by the Board of County Commissioners.

203 Variances, Exceptions and Waiver of Conditions

Where due to exceptional topographic, or other physical or unique conditions, the Planning Commission finds that extraordinary and unnecessary hardship may result from strict application of these Regulations; or the purposes of these Regulations may be served to a greater extent by an alternative proposal it may approve at a public hearing variances, exceptions, and waivers of conditions, provided that they will not be detrimental to the public health, safety, welfare, or injurious to other properties. Variances for roadway specifications and construction standards should only be made by the Board of County Commissioners. Recommendations regarding variances may be provided by the Planning Commission. Such variances shall not have the effect of nullifying the intent and purpose of these Regulations, the Comprehensive Plan, or any Zoning Resolutions when they exist.

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

An application for relief may be denied if an owner requests it merely for his own

convenience, such as when the land is not usable due to error, or poor assumptions, on the owner's part, or when the only supporting evidence is that compliance would add significantly to development costs.

204 Expiration or Extension

Failure to comply with the stated time periods of these Regulations shall result in the expiration of the application and associated Planning Commission approvals. Before expiration, the developer may provide a letter and extension fee stating why these time periods cannot be met and requesting their extension. The developer is solely responsible for knowing expiration dates and meeting, or extending, them in accordance with these Regulations. The Planning Commission nor any other County departments shall have no duty, obligation, or responsibility to remind or notify developers of approaching expiration dates.

205 Voided Applications

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

206 Recording of Final Plat

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

207 Revision of Final Plat after Approval

No change, modification, or revision shall be made to the final plat of a subdivision after approval has been given by the Planning Commission, and endorsed in writing on the final plat, unless said final plat is first resubmitted to the Planning Commission.

208 Vacating Platted Lots

Any person owning, either jointly or severally, either in his or her own right or in trust and having legal title to any land laid out in platted parcels and located within the unincorporated areas of Belmont County, may vacate such lots, or group of lots, upon submitting a plat vacation application to the Planning Commission. The application shall include all materials deemed necessary for the consideration of the vacation, including a survey and legal description of the land to be vacated. The vacation request shall be considered at the next appropriate Planning Commission meeting.

The Planning Commission shall request technical input from applicable County departments, federal, state, and local agencies and/or members of the public as required pertaining to the vacation request. If approved, the survey and legal description shall be submitted to the County Auditor which shall make all necessary updates. It shall be then presented to the County Recorder, who shall mark the plat of said lot(s) as "Vacated."

209 Fees

The Board of County Commissioners shall establish a schedule of fees, charges, expenses, and collection procedures for administration of these Regulations. The schedule of fees shall be posted in the office of the Planning Department and/or other department(s) designated 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. The developer shall be solely responsible for submittal of the final plat and payment of fees to the appropriate County department(s) and/or local agency(s) having jurisdiction regarding review/inspections/testing, and/or approval of proposed construction improvements, including streets, water, sanitary sewage facilities (including septic), stormwater maintenance, etc.

210 Violations and Penalties

Whoever transfers, by deed, land contract, or other instrument of conveyance, or leases for a period of more than five years, any lot, parcel, or tract of land from a plat of a subdivision before such plat has been recorded in the office of the County Recorder, or that violates these regulations, shall forfeit and pay the sum of not less than ten dollars (\$10) nor more than five-hundred dollars (\$500) for each lot, parcel, or tract of land so transferred or leased. 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.

No building permit shall be issued for the construction of any building or structure located on a lot or plat, subdivided, or transferred in violation of the provisions of these Regulations, nor shall the County have any obligation to issue certificates of occupancy; or to extend utility services to any parcel created in violation of these Regulations.

211 Appeal

Any person who believes they have been aggrieved by these Regulations, or the actions of the Belmont County Planning Commission, has all rights to appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable section.

Article 3

SUBDIVISION APPLICATION, PROCEDURES, AND APPROVAL PROCESS

Standards

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.

Subdivision is defined as follows:

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

A land contract that contains a metes and bounds legal description that would result in land being subdivided when the deed at completion of the land contract is recorded, must comply with these Regulations. Prior to the execution of the land contract by the vendor and vendee, the vendor must submit the land contract to the Planning Commission for approval. This process is necessary to ensure that the vendee will be able to receive a deed when all payments under the land contract are completed, and to reduce the need for a variance in the future.

301 General Procedure

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

following procedures:

- a. Minor Subdivision or Lot Split: These shall be processed by the Planning Director, or designee, and require a survey drawing, a deed with a legal description, fees, and may include a sketch plan and other pertinent site information as recommended by the Planning Director, or designee.
- b. Major Subdivision or Platted Subdivision: These involve approval actions by the Planning Commission. The approval process for a major subdivision includes three principal steps: a sketch plan, a preliminary plan, and a final plat.

302 Minor Subdivision (Lot Split) Approval Process

Approval without a plat of a minor subdivision may be granted by the Planning Director, or designee (administrative approval), if the proposed subdivision of the parcel of land meets all of the following conditions:

- a. The proposed division of a parcel of land as shown on the last proceeding tax duplicate involves no more than five (5) lots, after the original parcel has been completely subdivided, any one of which is under five (5) acres (inclusive of the remainder parcel).
- b. The proposed subdivision is along an existing public street, and involves no opening, widening or extension of any street, road, or public utility.
- c. The proposed division is not contrary to applicable subdivision, zoning, or other regulations, or has received any necessary variances.
- d. The proposed subdivision shall be approved by the County Planning Department, County Engineer, County Water and Sewer District, County General Health District (if applicable), any other federal, state, and local departments, and agencies that may be applicable.
- e. The property shall have a professional stamped survey and a legal description of the property submitted with the application.
- f. Homestead (Family) Provision – The purpose of this provision is to provide a satisfactory method for a landowner to provide home sites on his subject land for members of his immediate family. The immediate family shall only include mother, father, son, daughter, brother, sister, grandparents, and/or grandchildren with fee simple ownership of the proposed lot by said family member. The other Homestead (Family) Provision requirements include the following:
 - Five (5) lots or less with public or private street(s) and utility(s) extension. Any more than five (5) lots shall require major subdivision approval.
 - The subject lot(s) shall only contain single family dwelling units.
 - The minor subdivision shall be approved by the County Planning Department, County Engineer, County Water and Sewer District, County General Health District (if applicable), any other federal, state, and local departments, and agencies that may be applicable.
 - A maintenance agreement for any private street(s) and/or utility(s) shall be approved by the Planning Commission. The standard maintenance

agreement may be modified by the Planning Commission as required based on the specific development proposal to achieve compliance with these Regulations as much as possible to promote professional best development practices (*See Appendix A*).

- The following statement shall be added to instruments of conveyance “Homestead site(s) shall not transfer out of the immediate family without Planning Commission approval.”

303 Administrative Procedure and Approval

- a. A minor subdivision, or lot split, application available at the Planning Department office shall be filed by the landowner or designated representative. A complete application shall contain a survey drawing, a deed, a legal description for each lot being created, a fee as set forth by the County, and a certification of approval by the County Engineer, the County Water and Sewer District, the County General Health District (if applicable), any other federal, state, and local departments, and agencies that may be applicable.
- b. After the split has been given approval by any other departments with review responsibility, the deed and a copy of the survey drawing is then checked by the Planning Director, or designee, for its conformity with these Regulations. The Planning Director, or designee, shall stamp and sign the deed “approved-no plat required” if the lot(s) in question meets all requirements as specified above, within seven (7) working days after a complete application submission (*See Section 304*).
- c. The deed shall then be taken to the County Auditor for the transfer of property and then to the County Recorder where it will become a legal lot of record. Lot split requests expire if not recorded within (1) year of initial approval.
- d. Incomplete or deficient proposals (applications) shall be disapproved, and the developer shall be notified of issues and reasons for the disapproval. The Planning Director, or designee, shall review the application with seven (7) days of submittal to ensure a complete application has been submittal.

304 Submission Requirements

The application for minor subdivision shall include the following:

- a. A professional stamped survey shall conform to the minimum standards for boundary surveys in State of Ohio (OAC 4733-37).
- b. Survey boundaries and lot lines drawn on at least an 11”x 17” sheet and at a scale between 1”=10, and 1”=100. All dimensions shall be shown in feet and hundredths of feet. The plat shall be at a scale that is legible to the reviewing departments and agencies.
- c. Location of monuments and their descriptions.
- d. Location and size of all existing buildings.

- e. Areas within the 100-year floodplain and within floodways, as determined from flood studies or by scaling from mapping provided by the Federal Emergency Management Agency shall be delineated.
- f. Appropriate fee.
- g. Other items, or provisions deemed necessary by the Planning Director, or designee.

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

- a. Combining entire existing tax parcels can be accomplished by the County Auditor without Planning Commission approval if the existing parcels have the same deed reference, are adjacent to each other, are not separated by a public roadway, and acreage of all parcels is combined into a single tax parcel by filling out an "Application for Combination" at the County Auditor's office listing the tax parcel numbers to be combined.
- b. A developer proposing the re-subdivision of a plat previously recorded by the County Recorder shall follow the same procedures required for a major subdivision. Other proposals for the alteration of a plat, or the vacating of a plat, shall comply with Sections 711.17-711.20 of the Revised Code. The vacation of platted lots by the Planning Commission is addressed in Section 208 of these regulations.
- c. Proposals for the platting of street openings, widenings, and extensions; platting of open spaces for common use by owners, occupants, or leaseholders; and easements for the extension and maintenance of public sewer, public water, storm drainage, or other public utilities shall follow the same procedures required for a major subdivision.

306 Transfer of Property between Adjoining Owners

- a. Where a transfer of property between adjoining owners, which is less than five (5) acres in size, results in a residual parcel, which is less than five (5) acres, said residual parcel shall be subject to the requirements of these Regulations; and the transfer of property shall be approved only if the residual meets these Regulations. The grantees' names on the deed shall match the ownership of the adjacent parcel being enlarged by the transfer. Deeds for combining acreage shall include the notation: "Not to be used as a separate building site or transferred as an independent parcel in the future without Planning Commission approval."
- b. If the transfer of property is within a recorded subdivision it shall be submitted as a major subdivision if it involves the creation of any subdivision lot as a separate building tract.

307 Major Subdivision Approval Process

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

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

308 Pre-Application Conference and Sketch Plan

- a. Prior to preparing a sketch plan, the subdivider may request an informal meeting with the Planning Director, or designee, and other pertinent County Departments to discuss the procedures for approval of the subdivision plan; to familiarize the developer with the Comprehensive Plan (when it exists), Zoning Resolution (if any exists), Thoroughfare Plan, the availability of existing utility services, street, water, sewer and stormwater requirements, fire prevention and any other County and development requirements.
- b. The application may combine a pre-application conference with the sketch plan. The sketch plan shall include: a completed and signed application form, the sketch plan, and the appropriate fee.

309 Sketch Plan Content

Sketch plans submitted to the Planning Director, or designee, shall be prepared at a minimum in pen or pencil, shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch and shall show the following information:

- a. Location or vicinity map.
- b. North arrow
- c. Ownership of property and adjacent properties.
- d. Existing and proposed public and private roads, and easements.
- e. Existing structures.
- f. Outline of areas to be subdivided.
- g. Approximation of proposed lot lines.
- h. Important natural features, drainage ways, other environmental features, etc.
- i. A written statement about storm drainage, sewage disposal, water supply, and other

facilities that exist in the area, and the likely impacts of the development on those systems.

310 Preliminary Plan Procedures

The developer shall submit a preliminary plan for review and tentative approval prior to the formulation and submittal of detailed construction drawings. The preliminary plan is conducted for the developer's benefit and its submission does not constitute a formal subdivision review pursuant to Section 711.10 of the *Ohio Revised Code*. With the submission of the preliminary plan, the applicant waives any rights to an approval under Section 711.10 of the *Ohio Revised Code* until such time as application is made for final subdivision plat review and is submitted to the Planning Commission for review and approval as detailed in these Regulations. The Planning Commission with technical input from other affected County Departments (Planning, Engineer, Water and Sewer District, General Health District, etc.) of the proposed development may allow the developer to waive the preliminary plan process if the proposed development substantially complies with all the County development requirements. However, this waiver does not imply final plat approval by any of the County departments. The developer would have to agree with said waiver.

311 Preliminary Plan Form

The preliminary plan application shall contain:

- a. Complete application form available from the Planning Department.
- b. The Planning Director, or designee, shall determine the number of copies of the preliminary plan containing all required information for proper review by the appropriate County departments and agencies.
- c. One set of conceptual subdivision improvement plans maybe required per the County Engineer and/or County Water and Sewer District Director.
- d. Appropriate fee.

The preliminary plan shall be submitted in the following form:

- a. Drawn at a scale between one hundred (100) feet to the inch and ten (10) feet to the inch.
- b. On one or more sheets at a minimum 24"x 36" in size, clearly and legibly drawn.

312 Preliminary Plan Content

The preliminary plan shall contain the following information:

- a. Proposed name of the subdivision, location by section, range, township, or other survey.
- b. Boundaries and acreage.

- c. Name, address, email, and telephone number of the owner, developer, professional surveyor, and professional engineer with appropriate numbers and seals.
- d. Date of survey, scale of the plat, north point, legend, and a vicinity map of a scale not less than 2000 feet to an inch.
- e. Name of adjacent subdivisions, owners of adjoining parcels, and location of common boundary lines, extended to 200 feet beyond the boundary of the subdivision.
- f. Topographic contours with intervals no greater than 2 feet at 5% slope, no greater than 5 feet for slopes over 5% and less than or equal to 15%, and no greater than 10 feet for slopes greater than 15%.
- g. Location, width, and names of existing streets, railroad rights-of-way, easements, parks, buildings, corporation, and township lines; wooded areas, water courses, drainage patterns, and water bodies; pavement widths and right of way widths shall be shown.
- h. Topographic features within and adjacent to the plat for a minimum distance of 200 feet unless access to adjacent property has been denied to the professional surveyor.
- i. Location of floodways, floodplains, and a good faith effort to identify other potentially hazardous areas.
- j. A good faith effort to identify the location of environmentally sensitive areas.
- k. A good faith effort to identify the soil types derived from the USDA Soil Survey.
- l. The subdivision layout, number, dimensions of each lot, and setback lines (a note listing setback dimensions may be added in lieu of showing setback lines if the plan will be made more legible).
- m. Parcels of land reserved for public use, or reserved by covenant for residents of the subdivision.
- n. Point of ingress/egress, or driveway locations, and the distance to any existing driveway(s).
- o. Type of water supply and wastewater disposal proposed, approximate locations and dimensions of all proposed utilities and sewer lines, easements, drainage tiles, water mains, culverts, or other underground utilities within the tract or adjacent thereto.
- p. Known cemeteries, historical, or archeological sites.
- q. A copy of proposed covenants and restrictions, subdivision homeowners or commercial association, and a schedule outlining the order of development of each section or phase of the subdivision.

313 Additional Information for the Preliminary Plan

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

- a. Statements of proposed use of lots, type and number of dwelling units, and/or type of business or industry.
- b. Conceptual plan for commercial and industrial development, showing proposed parking, loading areas, alleys, pedestrian walkways, streets, and points of vehicular ingress/egress to the development and landscape features.
- c. A drawing of all present and proposed grades and facilities for storm water drainage in cases where natural drainage is altered.
- d. A feasibility study on sewer and water facilities for land developments of two or more dwelling units.
- e. Screening, buffering and/or noise abatement measures.
- f. Typical cross-sections and centerline profiles for each proposed street, and preliminary engineering designs of any new bridges or culverts proposed in the project.
- g. Other information, studies, items, or provisions deemed necessary or prudent to create buildable sites and to promote the public health, safety, and welfare.
- h. Improvements in the right of way.

314 Submission to Ohio Department of Transportation

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

315 Submission to Township Trustees

Within five days after the complete application submission of a preliminary plan for approval, the Planning Commission shall schedule a meeting to consider the preliminary plan. It shall send written notice by regular mail or electronic mail to the clerk of the Board of Township Trustees of the Township in which a proposed preliminary plan is located. The notice shall inform the Trustees of the submission of the proposal preliminary plan and of the date, time, and location of any meeting at which the Planning Commission will consider

or act upon the proposed preliminary plan.

316 Filing

The preliminary plan shall be considered officially filed after it is examined by the Planning Director, or designee, and the application is complete and is found to be in full compliance with the formal provisions of these Regulations. The developer shall be notified by mail within five (5) working days as to the date of official filing, which begins the thirty (30) day review period, and the meeting at which the plan shall be reviewed.

317 Public Hearing

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

318 Review and Approval of Preliminary Plans

The Planning Commission shall forward copies of the preliminary plan to such officials and agencies as may be necessary for the purpose of study and recommendation. After receipt of reports from such officials and agencies, the Planning Commission shall determine whether the plan will be approved, approved with modifications, or disapproved. The reasons for such disapproval shall be stated in writing.

The Planning Commission shall act on the preliminary plan within thirty (30) working days after a complete application filing, unless such time is extended by agreement with the developer. Approval of the preliminary plan shall be conditioned on compliance with all other applicable resolutions and regulations.

319 Preliminary Plan Expiration

The approval of the preliminary plan by the Planning Commission shall be effective for a maximum period of one (1) year from the date of its approval. If a complete final plat application is not submitted to the Planning Commission within one (1) year of the approved preliminary plan, the preliminary plan approval shall expire and become void, unless an extension is requested by the developer and approved by the Planning Commission.

320 Preliminary Plan Recall

The Planning Director, or designee, may recall un-platted portions of the preliminary plan for consideration, and reapproval, modification, or disapproval by the Planning Commission. A recall may occur if:

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

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

321 Final Plat Procedures

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

A complete application shall contain:

- a. Complete and signed application form available from the Planning Director, or designee, with the appropriate fee.
- b. Original plat document (parent parcel) signed by the developer and lienholder with notary and seal, and the professional surveyor with seal.
- c. If applicable, the preliminary plan approved by the Planning Commission with all conditions.
- d. The Planning Director, or designee, shall determine the number of copies of the final plat for review by the appropriate departments and agencies.
- e. The Planning Director, or designee, shall determine the number of sets of approved construction drawings and engineering specifications as required for grading, streets, stormwater management, waterline, sanitary sewer, and other improvements. Applicants are encouraged to file the application for final plat approval only after the appropriate authority approves construction drawings and engineering specifications (the final plat may be submitted if the County Engineer and County Water and Sewer District Director documents the construction drawings are close or nearly approved per their discretion). Failure to do so shall result in non-acceptance of the application.
- f. Supplementary and additional information as required by these Regulations.
- g. Appropriate fee.

322 Final Plat Form

The final plat shall be submitted in the following form:

- a. Drawn at a scale between one hundred (100) feet to the inch and ten (10) feet to the inch, inclusively.

- b. Plats shall be on one or more sheets twenty-four (24) by thirty-six (36) inches in size (at a minimum) and shall be clearly and legibly drawn. The original shall be drawn on reproducible material per the County requirements.
- c. A legend of all symbols and abbreviations used shall be included on the plat.
- d. The Planning Director, or designee, may also require the final plat to be filed in a digital or computer format.

323 Final Plat Content

The final plat shall contain the following information:

- a. Subdivision name, location by section, range, township, or other accepted survey district.
- b. The plat shall comply with the Minimum Standards for Boundary Surveys in the State of Ohio and the measurement specifications as contained in Chapter 4733-37 of the *Ohio Administrative Code*.
- c. A vicinity map showing the general location of the subdivision.
- d. Name, address, email, and telephone number of owner, subdivider, professional surveyor, and professional engineer with appropriate numbers and seals.
- e. Plat boundaries, based on accurate traverse, with angular and linear dimensions determined by an accurate control survey in the field. All lot lines shall be shown with accurate dimensions in feet and hundredths.
- f. Site layout, number, dimensions of each lot, and set back lines (a note listing setback dimensions may be added in lieu of showing setback lines if the plat will be made more legible).
- g. Outline of areas to be dedicated or reserved for public or common use of property owners within the plat, and previous lots or blocks and their numbers indicated by a contrasting line style in the case of a replat.
- h. Bearings and distances to the nearest established street lines, accurate location and description of all monuments.
- i. 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.
- j. Locations and dimensions of all easements and rights-of-way, with dimensions, purposes and wording addressing the purpose of such easements or rights-of-way.
- k. Location of all streams, rivers, canals or lakes, and flood hazard boundaries of the area.

- l. Base flood elevations shall be determined by the developer's engineer in areas where such information has not been made available from other sources.
- m. A copy of proposed covenants and restrictions, subdivision homeowners, or commercial association and a schedule outlining the order of development of each section or phase of the subdivision.
- n. A statement or table showing total acreage in the subdivision and total acreage of lots, roads, open space, easements, and other types of uses.
- o. Spaces for all signatures required per Article 8.

324 Additional Information for Final Plat

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

- a. If a zoning change is involved, certification from the appropriate Township or County zoning representative shall be required indicating that the change has been approved and is in accordance with the requirements of the zoning resolution.
- b. A letter from the permitting agency indicating that a driveway permit has been issued, or will be issued, by the office of the County Engineer or Ohio Department of Transportation on existing roads.

325 Filing

The final plat shall be filed with the Planning Commission not later than one (1) year after the date of approval of the preliminary plan. If a complete final plat application is not submitted to the Planning Commission within one (1) year of the approved preliminary plan, the preliminary plan approval shall expire and become void unless an extension is requested by the developer and approved by the Planning Commission. The final plat shall be filed at least twenty (30) days prior to the meeting at which it is to be considered.

326 Planning Commission Action

Before any final plat is approved, the Ohio Department of Transportation must be notified as required by Section 314 of these Regulations. County planning staff shall provide a final plat report to the Planning Commission. The Planning Commission shall act on the final plat within thirty (30) days after filing of a complete application, unless such time is extended by agreement with the developer, the final plat is withdrawn, or a delay-of-action is requested and granted. Conditional approval of a final plat shall be limited to minor clerical and other non-substantive errors as determined by the Planning Commission. If disapproved, the reason shall be stated in the record of the Planning Commission. Failure of the Planning Commission to act upon the final plat within such time shall be deemed an approval of the plat. If disapproved, the developer may make the necessary corrections and resubmit the final plat to the Planning Commission for its final approval. If a final plat is refused by the Planning Commission, the person resubmitting the plat, which the Planning Commission refused to approve, may file a petition within sixty (60) days after such refusal in the Belmont County Court of Common Pleas.

327 Public Improvements

All public improvements shall be constructed, inspected, and accepted by the Board of County Commissioners per Article 7 of these Regulations.

328 Final Plat Expiration

The developer shall commence construction of the subdivision improvements within one year (1) of final plat approval (pre-development plat), otherwise the final plat approval shall expire and become void, unless an extension is requested by the developer and approved by the Planning Commission.

329 Signing, Recordation, and Transmittal of Copies of Final Plat

When a final plat (post-development) has received conditional acceptance of the public improvements by the Board of County Commissioners, the Planning Director, or designee, shall sign the certificate of approval on the original mylar and return the same to the developer. The developer shall, within 60 days, submit a copy of the approved final plat for processing by the County Tax Map Department, County Auditor, and filing with the County Recorder. It shall be the responsibility of the developer to gain all necessary certifications before filing the final plat with the County Recorder. The developer shall provide the Planning Commission with a paper copy of the approved final plat. After the final plat is recorded, the original final plat, or an archival quality reproducible reproduction, shall be filed with the County Recorder. Any County office may require the submission of the final plat in digital or computer format.

330 Final Plat Amendments

Procedures and requirements for changing a Planning Commission-approved final plat (signed, unsigned, recorded, or unrecorded) shall be specified by the Planning Commission in keeping with the spirit, intent and purpose of these Regulations. Amendment of the preliminary plan (if one was submitted) may be required before, or concurrent, with amendment of the final plat. Amendment fees are set forth per the fee schedule.

331 Grading of Site Prior To Final Plat Approval

Subsequent to final plat approval (pre-development) but not before final engineering approval, the developer may receive approval from the Planning Commission with explicit approval from the County Engineer to begin earth excavation and construction to the grades and elevations required by the approved construction drawings.

332 Model Homes

For the purpose of allowing the early construction of model homes in a subdivision, the Planning Commission, in its sole discretion, may permit a portion of the major subdivision involving no more than two (2) lots be allowed for model homes to be constructed after the approval of construction drawings but prior to the conditional acceptance of public improvements by the Board of County Commissioners per Article 7. The request may be included in the major subdivision application and reviewed by all County departments during the final plat approval process.

Article 4

DESIGN AND CONSTRUCTION STANDARDS

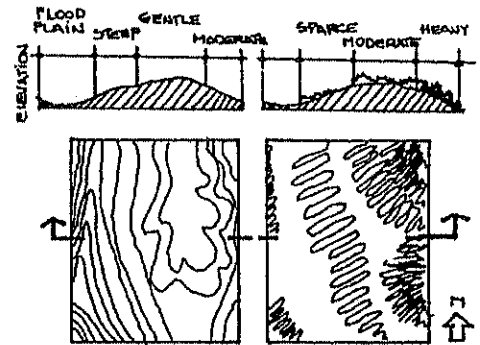
Standards

400 General Purpose

The purpose of good subdivision and site design is to create a functional and attractive development, minimize adverse impacts, and ensure that a project will be an asset to the County and subject 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 ensure creation of convenient and safe streets, usable lots, space for public purposes, and will minimize the undesirable features of unplanned, haphazard growth. The Planning Commission has the responsibility for reviewing the design of each subdivision early in its design development process (sketch plan and/or preliminary plan) to ensure that all the requirements of these Regulations are addressed.

401 Suitability of Land

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water supply, inadequate sanitary options, landslide potential, unstable subsurface conditions due to underground mining, or other reasons and other such conditions which may endanger health, life, safety, or property; and, if by any public agencies concerned it is determined that in the best interest of the public the land should not be developed for the proposed purpose, the Planning Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions, a written statement may be required by the Planning Commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, etc., and past and present use of the site.



402 Conformance to Applicable Rules and Regulations

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

- a. All applicable County or Township Zoning Resolutions (if they exist) and all other

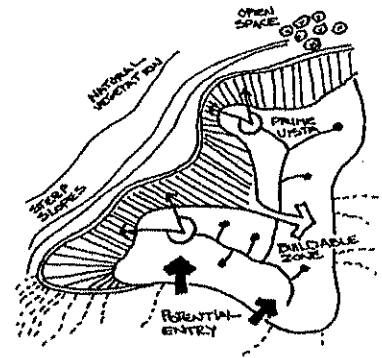
applicable land use laws in which the subdivision is to be located.

- b. The Comprehensive Plan (when it exists), Thoroughfare Plan, Public Utility Plan(s), Capital Improvement Programs, and all other applicable County plans.
- c. The standards and regulations adopted by the County Engineer, County Water and Sewer District, County General Health District, and all boards, agencies, and officials of the County.
- d. The rules of the Ohio Department of Transportation if the subdivision, or any lot, contained therein abuts a state highway or connected street.
- e. All other applicable federal and state agencies.

403 Subdivision Site Design

The design of the subdivision shall take into consideration the County Comprehensive Plan (when it exists), Thoroughfare Plan, County Utility Plans, and other applicable County Plans, and shall be based on a site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site; to avoid 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:

- a. Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Water Pollution Act, as amended, and in Ohio Environmental Protection Agency standards.
- b. Land in the floodway, as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps.
- c. Naturally occurring slopes at or exceeding 2.5:1 (40 percent).
- d. Moderately naturally occurring slopes from 5:1 (20 percent) to 2.5:1 (40 percent), unless appropriate engineering measures concerning slope stability, erosion, and resident safety are considered.
- e. Habitats of endangered wildlife, as identified on federal and state lists.
- f. Historically and culturally significant structures and sites, as listed on the National Register of Historical Places.



- g. Land (or dwelling units of the proposed subdivision depending on specific site layout per the Planning Commission) located within 250 feet from the lease lines, rights-of-way, easements, or property limits of any existing active or not yet reclaimed oil and gas well per the ODNr and ORC.
- h. Land located within 200 feet of the lease lines, rights-of-way, easements, or property limits of any high-pressure gas main transmission facility. Development within 1,000 feet of any compressor station, gas storage location, or large diameter interstate transmission main shall be approved on a case-by-case basis.
- i. Land located within 100 feet from the lease lines, rights-of-way, easements, or property limits of any active electrical generation or high voltage transmission facility (equal to or greater than 33,000 Volts).
- j. Land located within 25 feet from public or private cemeteries.
- k. Residential development land within 50 feet of adjacent non-residential land uses.

Open and naturalized spaces required in 403.a to 403.k shall not be cleared or graded and remain in perpetual naturalized state unless approved by the Planning Commission. Enhancements by building fences, and planting additional trees, shrubs, etc. in the open spaces are encouraged. Only dead, damaged, diseased trees and shrubs, and nuisance or invasive species may be felled and removed. Roadways, driveways, utilities, and drainage conveyances will be permitted to cut through open spaces perpendicularly, where needed and with minimal impact. The developer, its assigns, heirs, etc., may own perpetually all open space lands within the development parcel as a perpetual non-conforming/non-buildable lot, or convey open spaces to a residential lot owner. Each residential final plat shall show the limits of the open space and be identified as non-buildable land. The deed and the final plat shall include language that open space shall remain natural, and no structure(s) whether attached or detached or ancillary be erected upon in perpetuity. Where open space is incorporated into a residential lot, the buildable portion of the residential lot will be reviewed for dimensional requirements as outlined in the proceeding sections.

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.

404 Public and Private Streets

- a. Public Streets shall be required for all subdivisions except for Minor Subdivisions with the Homestead (Family) Provision. A private road maintenance agreement shall be approved by the Planning Commission for all Homestead (Family) Provision minor subdivisions (*See Appendix A*).

- All public streets shall be constructed to the minimum standards documented in Article 5 of these Regulations per the County Engineer.
- b. Private Streets are only permitted in a subdivision with a variance (less the Homestead Provision Minor Subdivision) from these Regulations approved by the Planning Commission. A homeowner/commercial association shall be established to document the infrastructure (streets, utilities, stormwater, etc.) construction and future maintenance responsibilities, and shall be approved by the Planning Commission.
- All private streets shall be constructed to the minimum standards documented in Article 5 of these Regulations per the County Engineer.

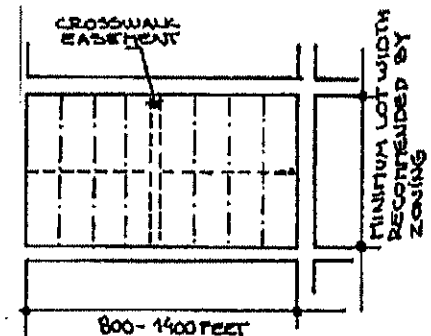
The following statement shall be applied to the plat and legal description of a proposed minor subdivision (lot split) on a private street.

“The undersigned grantee(s) hereby acknowledge(s) that (he, she, they) understand that the premises described herein is located upon a non-dedicated private street. Further, the grantee(s) understand that no government body is responsible for the care and maintenance of said private street per the required private road maintenance agreement, or homeowner/commercial association agreement that is required for all private streets in Belmont County within a minor or major subdivision.”

405 Blocks

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

- a. The arrangements of blocks shall conform to the street design criteria set forth in Article 5 of these Regulations.
- b. Blocks shall be arranged to accommodate lots and building sites of the size and character required by these Regulations and any applicable Zoning Resolution; to provide for adequate community facilities, and with regard of the limitations and opportunities of topography.
- c. Irregularly shaped blocks, blocks intended for cul-de-sacs and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission, if properly designed and located.
- d. No block shall be larger than (1300) feet, and no less than (800) feet. Cross streets shall be provided between blocks.

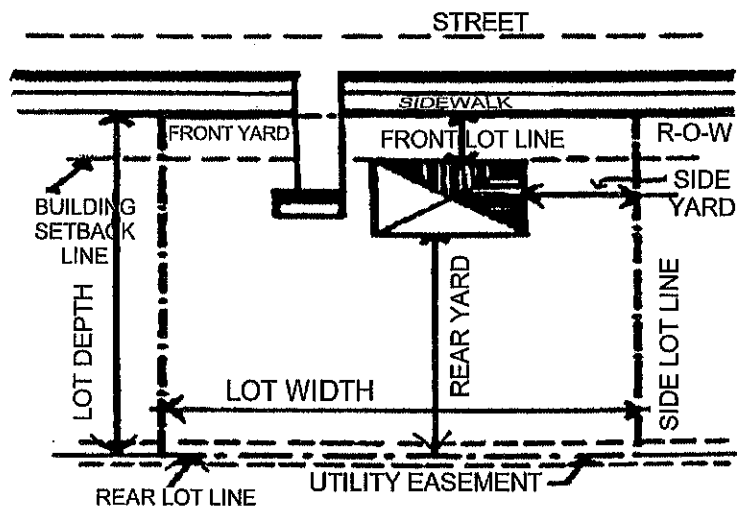


- e. A street shall not be more than 1,300 linear feet in length without a cross street, turnaround, or cul-de-sac without approval of the County Engineer and Planning Commission.
- f. Where blocks are more than (900) feet in length, a walkway easement not less than (10) feet in width at, or near the halfway point of the block, may be required between streets.
- g. Blocks in the traditional gridiron pattern should consist of two tiers of lots and a public, or private, alleyway may be included to separate them. A public alleyway, whether one or two-way, must meet roadway requirements per the County Engineer. A private alleyway shall have the easement shown on the final plat; and the deed incorporate language that the alley is private and shall not be maintained by the County or Township.
- h. Through lots (extending from one parallel street to the other) shall be discouraged to avoid problems between adjoining owners, and to reduce the number of streets.
- i. Major subdivisions may be required to have emergency access road(s) with the fire apparatus roads having an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet per the County Engineer with recommendation from the local fire department and approval by the Planning Commission.

406 Lot Improvements

Lot Arrangement and Dimensions

- a. Lot arrangement, design and dimensions shall be such that all lots will provide satisfactory building sites. Driveway access to buildings on the lot shall be from a dedicated public street (existing or proposed or on a private street meeting public street standards per the County Engineer). Lots shall be properly related to topography, and the character of the surrounding development; and shall be in compliance with the County or Township Zoning Resolution (if applicable), the County General Health District regulations, and these Regulations.



b. Where soil conditions are of such a nature that proper operation of wells and septic tanks may be impaired, the Planning Commission, upon recommendation from the County General Health District may increase the size of any or all lots in the subdivision, or may deny approval of the subdivision.

c. **Minimum Lot Sizes**

- The minimum lot width of all lots shall be 50 feet (including panhandle or flag lots).
- The minimum lot depth shall be 100 feet.
- Dimensions of corner lots shall be large enough to allow the erection of buildings, observing the minimum front-yard setback from both streets (typically 33% larger than the minimum lot width).

d. **Minimum Building Setbacks**

- The minimum front yard building setback shall be 25 feet from local streets.
- The minimum front yard building setback shall be 50 feet from arterial and collector streets.
- The minimum side yard setback shall be 10 feet.
- The minimum rear yard setback shall be 25 feet.
- Other non-habitual structures such as sheds, garages, barns etc., shall be setback a minimum 10 feet from the property line or per the State Building Code.

e. **Other Setbacks**

- A 50-foot buffer with screening of a minimum 6 feet high (fence, landscaping, mounding, etc.) shall be required where a residential use is adjacent to commercial and industrial land uses.
- A 50-foot buffer with screening of a minimum 6 feet high (fences, landscaping, mounding, etc.) shall be required adjacent to railroad tracks.
- A 50-ft buffer with screening of a minimum 6 feet high (fences, landscaping, mounding, etc.) shall be required adjacent to arterials, state highways and open drainage ditches along the right-of-way.
- A setback from high pressure gas line shall be required based on the size of the line, and damage zone based on best management practices from the gas company and/or Planning Commission recommendation.

Lot Orientation

a. Residential lots shall front on a dedicated public street (existing or proposed), or on a Planning Commission approved private street meeting public street standards per the County Engineer. All side lot lines, where practicable should be at approximate right angles to street lines, or radial to curving street lines, unless a variance from these rules will give a better street or lot plan. Variances are permitted to accommodate barriers such as streams and existing utility easements. However, side lot lines shall not deflect more than (30) degrees from the perpendicular in relation to street centerlines. A side lot line shall maintain the

same angle of deflection between the front lot line and the minimum building setback line as established by the Zoning Resolution (if applicable), or these Regulations.

- b. The lot line adjacent to the street right-of-way shall be the front lot line. All lots shall face the front lot line and a similar lot line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the sideline of an adjacent lot.

Double Frontage Lots and Access to Lots

- a. Double frontage and reversed frontage lots shall be avoided except, where necessary to provide separation of residential development from traffic arterials, or to overcome specific disadvantages of topography and orientation. Residential lots abutting arterial or collector streets, where marginal access streets are not desirable or possible to attain, shall be designed as reverse lots or with side lot lines parallel to the major traffic streets. These requirements may be waived by mutual consent of the County Engineer and the Planning Commission.
- b. Lots shall not be created by dividing land at the end of stub streets in adjacent subdivisions when such stub streets are intended to promote continuity of street systems and extended in adjoining subdivisions.

407 Easements and Rights of Way

- a. Location of utility line easements within the road right-of-way shall be located outside of the improved portion of the roadway. Utility easements may also be located along the front lot line, or centered on the rear or side lot line, as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than twenty (20) feet wide or per the County reviewing department and/or agency.
- b. Recommendations on the proposed layout of telephone, electric company, gas company, and any other easements should be sought from all of the utility companies serving the area. It shall be the responsibility of the developer to submit copies of the preliminary plan to all appropriate public utility companies.
- c. Easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural water course, channels, streams, or creeks which traverse the subdivision, or for any new channel which is established to substitute for an existing natural watercourse, channel, stream or creek. Such easements shall be of sufficient width to provide adequate area for maintenance, however, shall not be less than twenty (20) feet or per the County reviewing department and/or agency. Provisions of an easement in no way make any political subdivision responsible for maintenance of stormwater facilities. The final plat shall specify the entity, or person, responsible for maintenance of storm water facilities.

- d. Whenever practicable, the utilities shall be placed underground, according to the standards of the appropriate utility company.
- e. The location of mailboxes, and similar structures in the right-of-way of a public or private street, shall be constructed so as to not create a hazard to the public and shall be constructed pursuant to standards of the County Engineer, the Ohio Department of Transportation, and the applicable post office.

408 Standards for Nonresidential Subdivisions

- a. In addition to the principles and standards in these Regulations, the applicant shall demonstrate to the satisfaction of the Planning Commission that the streets, parcels, blocks, and lot patterns proposed are specifically designed and adapted to the uses anticipated and take into account other uses in the vicinity.
- b. Proposed industrial parcels shall be suitable in area and dimension to the types of industrial development anticipated.
- c. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial, or industrial subdivision, including the provision of extra depth in parcels backing up on existing, or potential residential development, and provisions for a permanently landscaped buffer strip, when necessary.
- d. Blocks intended for commercial and industrial subdivisions shall be designed specifically for such purposes, and shall include adequate provision for parking, loading, and delivery services.
- e. Lots intended for other non-residential use shall be specifically noted and designed for such purposes, and shall have adequate provisions for off-street parking, setbacks, loading, and unloading areas.

Article 5

STREET DESIGN AND CONSTRUCTION STANDARDS

Standards

500 General

These Regulations shall control the manner in which the road system is arranged on the land to permit the safe, efficient, and orderly movement of traffic; to meet, but not exceed, the needs of the present and future population; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.

The County Engineer may require a traffic impact study, or the like, on any proposed subdivision to ensure the proposed subdivision achieves compliance with minimum traffic engineering standards and best management practices. The results of the traffic impact study, or the like, shall be approved by the County Engineer, incorporated into the proposed subdivision, and approved by the Planning Commission. Also, all curb cuts to minor or major subdivisions shall be reviewed and approved by the County Engineer. In addition, all streets shall extend to stub to the adjacent property line per the County Engineer, unless a variance is approved by the Planning Commission.

501 Conformity to Development Plans and Zoning

No subdivision shall be approved unless the area to be subdivided has frontage on and access from an existing street on the adopted Belmont County Thoroughfare Plan, or any public Township street unless such street is an existing State, County, or Township highway, road, or street shown upon a plat approved by the Planning Commission and recorded in the County Recorder's office. Such street or highway must be suitably improved as required by these Regulations.

502 Street Design

a. Arterial Streets

All arterial streets shall be designed using Ohio Department of Transportation Standards (Location and Design Manual and Construction and Maintenance Standards). Average Daily Traffic is typically in excess of 4,000 vehicles per day. Arterials are further designated as principal and minor arterials. The proposed arterial street shall conform to the higher standard of either the traffic study, or as shown on the adopted Belmont County Thoroughfare Plan. The County Engineer shall determine these standards after a complete review of the project. Approval of the Final Plat (pre-development) shall not be granted until a review of the proposed arterial street(s) is completed.

b. Collector Streets

Collector streets are designated as major collector and minor collector. Design standards for collector streets shall be based on the Construction and Material Standards. ADT's typically range from 400 to 2,000 vehicles per day in residential areas.

c. Local Streets

The County Engineer shall consider the entrance street of subdivision a collector, with respect to pavement width to the first intersection or a specified length as determined necessary. Left turn storage on all entrance streets shall be at least 100 feet with a 50-foot divergent taper. Longer storage length shall be as established by a traffic study. A minimum pavement width of 36 feet to accommodate turn lanes is required for all entrance streets (curbed and non-curbed). The pavement length provided on the final plat must be pre-approved by the County Engineer. Curb and gutter shall be provided for all entrance street intersections within existing County, Township, or State Highways, if the entrance street is curbed. The curb shall terminate at the end of the radius and taper to 0" in height at both curb ends. The minimum taper length is 10-feet. For non-curbed streets, a modified shoulder section shall be used. Local streets have been subdivided into four main sub-classifications: through, cul-de-sac, loop and low volume/low density streets.

1. Through and cul-de-sac standards: See the Geometric Design Tables in Section 503
2. Loop street standards: See the Geometric Design Tables in Section 503. In addition, the following requirements must be met:
 - a) Standard pavement thickness shall achieve compliance with Section 510.
 - b) Used only with curb and gutter streets.
 - c) Maximum parallel tangent or curved segment shall not exceed 500 feet in length.
 - d) The maximum approach tangent or curved segment from a local, collector, or arterial street shall not exceed 500 feet in length.
 - e) Alternative loop shapes may be permitted provided the total length of the loop street does not exceed 1300 feet (measured along the centerline from centerline of the intersecting street).
 - f) Approach or parallel centerline curves shall meet the minimum centerline radius as set forth in the Geometric Design Tables in Section 503.
 - g) Minimum centerline radius for centerline curve between approach segment and parallel segment shall be 75 feet. The inside pavement edge and right-of-way line shall be concentric. The outside pavement and right-of-way radii shall be 35 feet and 46.5 feet respectively. The Township shall provide written approval of the proposed radii. Regardless of the radii chosen, a minimum pavement slope of 0.02 is required.

- h) The minimum pavement width shall be 27 feet face-to-face of curb.
- i) The waterline shall be located on the inside of the loop.
- j) Only two intersecting points shall be permitted, no eyebrows or common access drives are allowed.
- k) Minimum right-of-way width is per the Geometric Design Tables in Section 503; additional utility and drainage easements shall be required along each side of the street.
- l) Minimum centerline radius:
 - 1. Angles between 80 and 100 degrees - 75-foot radius.
 - 2. Angles less than 80 degrees or more than 100 degrees.

3. Low Volume/Low Density Local Streets:

- a) A maximum ADT of 150 vehicles per day is permitted (15 lot maximum).
- b) See Geometric Design Tables in Section 503 for minimum pavement widths.
- c) Chip seal streets with an open ditch section are permitted if they are accessed from an existing chip seal street per the County Engineer.
- d) Eight (8)-foot graded shoulder (non-curbed streets only).
- e) Used on a modified loop street or cul-de-sac with no extensions to adjacent parcels of undeveloped lands.
- f) A minimum right-of-way is required per the Geometric Design Tables in Section 503 with required easements provided for drainage and utilities.
- g) Written approval by the appropriate Township(s) Board of Trustees (with a copy sent to the County Engineer).
- h) All other local street standards are applicable.
- i) A permanent T-turnaround is acceptable. The T-turnaround may be used as a driveway access.

d. Parkways/Boulevards

Designs for parkways and boulevards shall be submitted for County Engineer review and approval as part of the Preliminary Plan submittal. The design engineer is encouraged to contact the County Engineer during the preliminary design phase to discuss the design parameters for the proposed parkway or boulevard.

e. Traffic Expansion Factor

The traffic count on any street being designed within Belmont County, except local and permanent dead-end streets, shall be expanded to comply with the County Engineer's recommendation. The traffic count on any street being designed within

Belmont County, except local and permanent dead-end streets, shall be expanded for a twenty (20) year growth period. Proposed traffic expansion factors must be submitted to the County Engineer for approval. An explanation of the assumptions used to establish the factors shall be provided. The County Engineer will review area growth with the Planning Commission and advise the owner if the proposed factors are acceptable. The actual traffic expansion factor used must be approved in writing by the County Engineer.

f. Residential Vehicle Demand Factor

An ADT demand for street design shall be taken to be ten (10) vehicles per dwelling unit per day for residential subdivisions in determining the street classification. Non-residential subdivisions ATD demand for street design shall be determined by typical engineering standards to achieve best management practices. Additional vehicles due to other related factors must also be taken into account when determining traffic demands.

g. Terrain Classification

The definitions of terrain classification within Belmont County are as follows:

- i. Level: grade range of 0 to 5 percent, and
- ii. Rolling: grade range of 5 to 10 percent, and
- iii. Hillside: grade over 10 percent

Terrain classifications pertain to the general character of the existing ground within the road right-of-way, or that affects the proposed alignment and profile of the roadway.

When a proposed project has both level and rolling terrain classifications, the classification used for each street shall be consistent with the statement above. When in conflict the more restrictive classification shall be used. The terrain classification shall be clearly marked on the typical section. The County Engineer shall approve the proposed terrain classification prior submission of any plans and approvals.

h. Development Density

For the purposes of these Regulations, residential development density is defined as the total number of dwelling units divided by total combined area of dwelling units and street right-of-way in acres. Reserves, open spaces, and other non-building lots shall not be used in the calculation of development density. The development density shall be clearly shown on the title sheet.

- i. Low Density: 1 or fewer dwelling units per acre (density is

defined above)

ii. Medium Density: 1.1 to 3.0 dwelling units per acre (density is defined above)

iii. High Density: more than 3.1 dwelling units per acre (density is defined above)

i. Design Speeds

The design speeds shown in the Geometric Design Tables in Section 503 of these Regulations shall be used unless the County Engineer approves a variance.

j. Right-of-Way Widths

The minimum right-of-way widths for all public streets are shown in the Geometric Tables in Section 503. This minimum width shall be increased where and to the extent the County Engineer deems it necessary for topographic, construction, and drainage features.

k. Right-of-Way and Work Limit Clearing

The limits of the area to be cleared are to be defined in the final plat and associated construction drawings. It is not the intention of this clearing requirement to cause the removal of trees or other natural features that do not impact the design and safety of the proposed street. Trees or other natural features that are to remain in the right-of-way or work limits shall be clearly identified in the final plat and associated construction drawings. Townships may enact their own standards for obstructions in the right-of-way of roads to be maintained by the Township.

l. Vertical Alignment

The minimum length of curve shall conform to the requirements of the ODOT Location and Design (L & D) Manual, current edition. A minimum profile grade of 0.5% is required for all curb and gutter streets.

m. Horizontal Alignment

A minimum tangent length of one hundred (100) feet is required between reverse curves on all arterial and collector streets. A minimum tangent length of fifty (50) feet is required on local, commercial, and industrial streets. Minimum radii for horizontal curves are provided in the Geometric Design Tables in Section 503. The County Engineer reserves the right to increase the minimum tangent length between reverse curves, when necessary, in order to provide a safe and efficient roadway.

n. Pavement Width

The pavement widths for each type of street and type of use are shown in the Geometric Design Tables in Section 503. These widths shall be the minimum widths allowed. Pavement widths shall be increased where the County Engineer deems necessary in order to conform to the traffic and parking requirements of the area. Pavement width on curb and gutter type streets are measured from face to face of curb. Pavement widths for arterial streets shall be approved by the County Engineer.

o. Medians and Boulevards

When medians are proposed, the minimum pavement widths do not include a curb offset for these medians. The County requires a minimum 2-foot offset from the face of curb or edge of median. This requirement is for any arterial, collector, commercial, or industrial street. Minimum pavement widths for boulevard sections shall comply with current Regulations and Township requirements for emergency vehicles. Parking limitations on boulevard sections are subject to County Engineer and Township approval. ODOT Type 6 curb is not permitted.

p. Shoulders

Shoulder width is measured from the edge of the pavement to the point where the shoulder slope intersects the foreslope. When used, guardrail offset from the edge of pavement shall comply with the ODOT L&D Manual, current edition. A two-foot paved shoulder (minimum) shall be required on all non-curbed arterial, industrial, and commercial streets. A two-foot (minimum) treated aggregate shoulder may be required on non-curbed streets, as determined by the County Engineer. A two-foot treated aggregate shoulder shall be required on existing road system as determined necessary by the County Engineer. The County Engineer shall determine the composition of all paved or treated aggregate shoulders.

q. Side and Ditch Slopes

Side and ditch slopes shall be shown on the typical sections. Side and ditch slopes shall conform to the requirements of the County Engineer.

Modified ditch sections (using a perforated pipe and a ditch section) may be required in some Townships. The developer must contact the Township regarding their requirements for open ditch roads. The County Engineer will encourage the use of a modified ditch section, if site conditions indicate a typical ditch section would drain poorly.

r. Sidewalks, Bike Paths, Pedestrian Crossings, and Handicap Ramps

Sidewalks and/or bike paths may be required as part of the Township or Planning Commission's recommendations. The developer shall check with the Township regarding their sidewalk requirements. Sidewalks or bike paths must be located a

minimum of 1'-0" outside the point where the ditch backslope intersects the existing ground on open ditch roadways. All sidewalk or bike paths should be located within a dedicated easement and/or public right-of-way. Sidewalk locations for curb and gutter streets are outlined in the Geometric Design Tables in Section 503.

When sidewalks and/or bike paths are proposed as part of the subdivision, the curbs shall be dropped or removed by a curb-cut method at the locations shown in the plans for the handicap ramps. The sidewalk, bike path, and/or handicap ramp adjacent to the curb shall comply with current Americans with Disabilities (ADA) requirements and these Regulations. Six curb ramps are required for all 3-way (T-type) intersections, and 8 curb ramps are required for all 4-way intersections. Ramps shall be located perpendicular to the curb. If the ramp is located within a radial section, the ramp shall be located perpendicular to the tangent of the curve at that point. Ramps shall be located to prevent leading users into the intersection and oncoming vehicular traffic. The curb detailing shall be modified to accommodate a flush surface at the gutter pan near all handicap ramps, using a maximum slope of 1.38%. Sidewalks, bike paths and handicap ramps that are a part of a no-load entrance street, or in areas where access to the street is not permitted (e.g. open space areas, etc.), shall be constructed as part of the street improvements. All necessary sidewalk, bike path, handicap ramp and pedestrian crossing details (e.g., school crossing signs, crosswalk markings, signals, etc.) shall be included on the construction drawings.

s. Curb Drops

Pre-designed curb drops for drives shall not be permitted. Curb-cut methods for establishing dropped curbs are permitted.

t. Street Access Restriction

When required by the County Engineer, based upon projected ADT's and other safety considerations, direct access to lots along a collector or arterial street shall be prohibited. Arterial and collector streets have a secondary function to service abutting land use. Therefore, the County Engineer has established a street access restriction to avoid direct access to abutting properties and lots from collector, and especially, arterial streets.

All access points to arterial and collector streets shall require the approval of the County Engineer. In addition, access points for local streets within high traffic volume areas (e.g., commercial, multi-family, industrial, etc.) shall be approved by the County Engineer.

u. Variances

These Regulations have been developed based on the standard and/or traditional road, bridge, and subdivision design. Variances may be granted when proven engineering practices show these Regulations cannot be obtained. Intended

variances shall be submitted during the Preliminary Plan process. These variance requests shall be submitted in writing, if approved by the County Engineer and/or Board of County Commissioners, documented (showing approval date) on the title sheet of the final plat and associated construction drawings. All variances must have the written approval of the County Engineer. Variances are to be considered on a project-by-project basis. Any approved variances are not to be considered as precedent for future projects.

v. **Parking Restrictions**

When one side parking restrictions are required or planned, the parking restriction shall occur on same side as the location of the fire hydrant(s).

w. **Miscellaneous**

Underdrains shall outlet into structures for curb and gutter streets, and at the low point of the roadway profile for all open ditch streets. Precast reinforced concrete outlets are required for all Type F outlets. The pipe material for Type F outlets must comply with County Engineer standards.

Profile grade is defined as the top of curb for all curb and gutter streets, and the top of centerline of pavement for all open ditch streets. All arterial and major collector streets using curb and gutter sections shall comply with the ODOT L&D Manual, current edition (Type 2 Curb with a 9-inch-thick gutter pan is required). All minor rural and minor urban collector streets using a curb and gutter section shall use a 6-inch-thick gutter pan. For all open-ditch streets the fire hydrant must be located 8-feet from the edge of pavement.

503 GEOMETRIC DESIGN TABLES

TABLE 5-1 SHOULDER AND DITCH UP TO 400 ADT LOCAL STREET DESIGN STANDARDS FOR THROUGH STREETS & CUL-DE-SACS			
ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width**	Fifty feet (50') minimum, Sixty feet (60') mandatory for sites with sidewalks, bike paths, etc.		
Minimum Cul-de-Sac Radius (R/W)	Forty feet (40')		
Minimum Cul-de-Sac Radius	Thirty feet (30') when fully paved		
Development Density	Low (D <= 1 Lots/Acre)	Med. (1<D<=3 Lots/Acre)	High (> 3 Lots /Acre)*
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	N/A*
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	25 MPH	20 MPH	20 MPH
Minimum Centerline Radius	200 feet	110 feet	100 feet
Minimum Sight Distance	See 504 E (125' SSD; 200' Intersection)		
Maximum Grade	7 Percent	11 Percent	16 Percent
Maximum Grade of Cul-de-Sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width	18'	18'	18'
Min. Shoulder Width	4 - feet		
Min. Shoulder Width w/ Guardrail	7 - feet		
Min. Clear Zone (from EOP)	6 - feet (may be reduced by variance based on circumstances / terrain / etc.)		
Sidewalk Width	5 - feet		
*Belmont County will not accept shoulder & ditch roadways directly serving residential driveways in high development density. In those instances, curb and/or gutter are required. Through roads/collectors may utilize open section with managed access. **40 feet of right-of-way may be permitted for 15 lot or less subdivisions per the County Engineer.			

**TABLE 5-2 SHOULDER AND DITCH (400 ADT to 2,000 ADT)
MINOR COLLECTOR STREET DESIGN STANDARDS
FOR THROUGH STREETS & CUL-DE-SACS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Fifty feet (50') minimum, Sixty feet (60') mandatory for sites with sidewalks, bike paths, etc.		
Minimum Cul-de-Sac Radius (R/W)	Fifty-Five feet (55')		
Minimum Cul-de-Sac Radius	Forty-Five feet (45') when fully paved		
Development Density	Low (D <= 1 Lot/Acre)	Med. (1<D<=3 Lots/Acre)	High (> 3 lots /Acre)*
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	N/A*
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	30 MPH	25 MPH	25 MPH
Minimum Centerline Radius	335' feet	200 feet	200 feet
Minimum Sight Distance	See 504 E (155' SSD; 280' Intersection)		
Maximum Grade	7 Percent	11 Percent	15 Percent
Maximum Grade of Cul-de-Sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width	22'	22'	20'
Min. Shoulder Width	6 - feet		
Min. Shoulder Width w/ Guardrail	9 - feet		
Min. Clear Zone (from EOP)	7 - feet (may be reduced by variance based on circumstances / terrain / etc.)		
Sidewalk Width	5 - feet		
*Belmont County will not accept shoulder & ditch roadways directly serving residential driveways in high development density. In those instances, curb and/or gutter are required. Through roads/collectors may utilize open section with managed access.			

**TABLE 5-3 SHOULDER AND DITCH (2,000 ADT to 4,000 ADT)
MAJOR COLLECTOR STREET DESIGN STANDARDS
FOR THROUGH STREETS & CUL-DE-SACS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Sixty feet (60') minimum		
Minimum Cul-de-Sac Radius (R/W)	Fifty-Five feet (55')		
Minimum Cul-de-Sac Radius	Forty-Five feet (45') when fully paved		
Development Density	Low (D <= 1 Lot/Acre)	Med. (1<D<=3 Lots/Acre)	High (> 3 lots /Acre)*
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	N/A*
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	35 MPH	30 MPH	30 MPH
Minimum Centerline Radius	510' feet	335 feet	335 feet
Minimum Sight Distance	See 504 E (200' SSD; 335' Intersection)		
Maximum Grade	7 Percent	10 Percent	14 Percent
Maximum Grade of Cul-de-Sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width	24'	24'	22'
Min. Shoulder Width ¹	8 - feet		
Min. Shoulder Width w/ Guardrail	11 - feet		
Min. Clear Zone (from EOP)	12 - feet (may be reduced by variance based on circumstances / terrain / etc.)		
Sidewalk Width	5 - feet		
*Belmont County will not accept shoulder & ditch roadways directly serving residential driveways in high development density. In those instances, curb and/or gutter are required. Through roads/collectors may utilize open section with managed access.			
¹ 2'-0" of graded shoulder shall be sealed aggregate berm.			

**TABLE 5-4 CURB & GUTTER UP TO 400 ADT
LOCAL STREET DESIGN STANDARDS
FOR THROUGH STREETS & CUL-DE-SACS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Fifty feet (50') Minimum, Sixty feet (60') mandatory for sites with Sidewalks, Bike paths, etc.		
Minimum Cul-de-Sac Radius (R/W)	Forty feet (40')		
Minimum Cul-de-Sac Radius	Thirty feet (30') when Fully Paved		
Development Density	Low (D ≤ 1 Lots/Acre)	Med. (1<D≤3 Lots/Acre)	High (> 3 Lots /Acre)
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	750 feet
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	25 MPH	20 MPH	20 MPH
Minimum Centerline Radius	200 feet	110 feet	100 feet
Minimum Sight Distance	See 504 E (125' SSD; 200' Intersection)		
Maximum Grade	7 Percent	11 Percent	16 Percent
Maximum Grade of Cul-de-Sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width*	34'	32'	30'
Min. Back of Curb Berm Width	6' desired; 3'		
Min. Bank of Berm Width w/Sidewalk	7 - feet		
Min. Clear Zone (Without Parking from Curb Face)	1.5 - feet		
Sidewalk Width**	5 - feet		
*Minimum pavement widths include on-street parking. If requesting reduction in minimum roadway widths via "No On-Street Parking" signage, three full size 9'x18' parking spaces must be demonstrated on each and every residential parcel exclusive of any garage parking. A site plan must be developed for structures and driveways showing this requirement is met outside of the R/W. The absolute minimum allowable roadway widths (face of the curb to face of curb w/ no on-street parking) are as follows: Level Terrain- 26'; Rolling Terrain- 24'; Hillside Terrain- 22'. Residential parking lane width assumed 7-foot wide.			
**Where sidewalk abuts on-street parking, the sidewalk shall be widened thru buffer strip to the back of curb for a 7 ft minimum width (8ft desirable). Low volume (<400ADT) roadways are exempt from this rule.			

**TABLE 5-5 CURB & GUTTER (400 ADT to 2,000 ADT)
MINOR COLLECTOR STREET DESIGN STANDARDS
FOR THROUGH STREETS & CUL-DE-SACS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Fifty Feet (50') minimum, Sixty feet (60') mandatory for sites with sidewalks, bike paths, etc.		
Minimum Cul-de-Sac Radius (R/W)	Fifty-Five feet (55')		
Minimum Cul-de-Sac Radius	Forty-Five feet (45') when fully paved		
Development Density	Low (D <= 1 Lots/Acre)	Med. (1<D<=3 Lots/Acre)	High (> 3 Lots /Acre)
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	750 feet
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	30 MPH	25 MPH	25 MPH
Minimum Centerline Radius	335 feet	200 feet	200 feet
Minimum Sight Distance	See 504 E (155' SSD; 280' Intersection)		
Maximum Grade	7 Percent	11 Percent	15 Percent
Maximum Grade of Cul-de-Sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width*	36'	34'	32'
Min. Back of Curb Berm Width	6' desired 3'		
Min. Bank of Berm Width w/Sidewalk	9 - feet		
Min. Clear Zone (Without Parking from Curb Face)	4.0 - feet		
Sidewalk Width**	5' minimum with 2' minimum buffer strip		
*Minimum pavement widths include on-street parking. If requesting reduction in minimum roadway widths via "No On-Street Parking" signage, three full size 9'x18' parking spaces must be demonstrated on each and every residential parcel exclusive of any garage parking. A site plan must be developed for structures and driveways showing this requirement is met outside of the R/W. The absolute minimum allowable roadway widths (face of the curb to face of curb w/ no on-street parking) are as follows: Level Terrain- 26'; Rolling Terrain- 24'; Hillside Terrain- 22'. Residential parking lane width assumed 7-feet wide.			
**Where sidewalk abuts on-street parking, the sidewalk shall be widened thru buffer strip to the back of curb for a 7 ft minimum width (8ft desirable). Low volume (<400ADT) roadways are exempt from this rule.			

**TABLE 5-6 CURB & GUTTER (2,000 ADT to 4,000 ADT)
MAJOR COLLECTOR STREET DESIGN STANDARDS
FOR THROUGH STREETS & CUL-DE-SACS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Sixty feet (60') minimum		
Minimum Cul-de-Sac Radius (R/W)	Fifty-Five feet (55')		
Minimum Cul-de-Sac Radius	Forty-Five feet (45') when fully paved		
Development Density	Low (D <= 1 Lots/Acre)	Med. (1<D<=3 Lots/Acre)	High (> 3 Lots /Acre)
Maximum Length of Dead-End Street	1,500 feet	1,000 feet	750 feet
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	35 MPH	30 MPH	30 MPH
Minimum Centerline Radius	510 feet	335 feet	335 feet
Minimum Sight Distance	See 504 E (200' SSD; 335' Intersection)		
Maximum Grade	7 Percent	10 Percent	14 Percent
Maximum Grade of Cul-de-sac Bulb (along centerline of traveled lane)	3 Percent	5 Percent	7 Percent
Min. Pave Width*	38'	36'	34'
Min. Back of Curb Berm Width	6' Desired; 3'		
Min. Bank of Berm Width w/Sidewalk	11 - feet		
Min. Clear Zone (Without Parking from Curb Face)	6.0 - feet		
Sidewalk Width**	5' minimum with 4' minimum buffer strip		
*Minimum pavement widths include on-street parking. If requesting reduction in minimum roadway widths via "No On-Street Parking" signage, three full size 9'x18' parking spaces must be demonstrated on each and every residential parcel exclusive of any garage parking. A site plan must be developed for structures and driveways showing this requirement is met outside of the R/W. The absolute minimum allowable roadway widths (face of the curb to face of curb w/ no on-street parking) are as follows: Level Terrain- 26'; Rolling Terrain- 24'; Hillside Terrain- 22'. Residential parking lane width assumed 7-feet wide.			
**Where sidewalk abuts on-street parking, the sidewalk shall be widened thru buffer strip to the back of curb for a 7 ft minimum with (8ft desirable). Low volume (<400ADT) roadways are exempt from this rule.			

**TABLE 5-7
HOMESTEAD (FAMILY) PROVISION SUBDIVISION
DESIGN STANDARDS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]		
Right-of Way Width	Fifty feet (50') minimum, Sixty feet (60') mandatory if any potential for further subdivision in future.		
Terrain Classification	Level	Rolling	Hillside
Minimum Design Speed	25 MPH	25 MPH	25 MPH
Minimum Centerline Radius	198 feet	198 feet	198 feet
Minimum Sight Distance	See 503 E (125' SSD; 115' Intersection)		
Maximum Grade	7 Percent	11 Percent	16 Percent
Min. Pave Width	15'	15'	15'
W/SHOULDERS			
Min. Shoulder Width	2 – feet		
Min. Shoulder Width w/Guardrail	5 - feet		
Min. Clear Zone (from EOP)	6 - feet (may be reduced by variance based on circumstances / terrain / etc.)		
Maximum Number of Lots	5		
Minimum Lot Size	5,000 square feet or per General Health District		
Maximum Length of Roadway	2,000-feet		
Pavement Material / Thickness	Engineered pavement calculations must be supplied with request for Family Subdivision indicating acceptable structural support for local traffic and emergency service vehicles (i.e. ambulance & fire trucks)		
Centerline Location	Centerline of the R/W will be the construction baseline of the roadway		
Note: The goal of this standard is to allow family-owned land to be subdivided and passed down to surviving family members (see Section 302 f) . No more than 5 new parcels of land can be created using this standard. In addition, this standard requires the roadway to be privately owned and maintained per a private street maintenance agreement approved by the Planning Commission. Language stating thus must accompany the deed/plat of every new parcel created utilizing this standard.			

**TABLE 5-8
COMMERCIAL AND INDUSTRIAL STREET
DESIGN STANDARDS**

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]	
Classification	Curbed	Uncurbed
Design Speed (Design Speed subject to approval of the County Engineer at the Preliminary Plan Phase)	25 MPH (min.) 35 MPH - Preferred	25 MPH (min.) 35 MPH - Preferred
Right-of-way width (These widths are guidelines. The design engineer is responsible to establish right-of-way adequate to construct and maintain the proposed typical section, including required bike paths, etc.)	60 to 80 feet	70 to 90 feet
Number of Traffic Lanes – Total number of traffic lanes to be determined from approved traffic study	2 to 4	2 to 4
Width of Traffic Lanes (Minimum)	12 feet	12 feet
Curb offset- Curbed Streets Shoulder Width – Uncurbed Streets (Gutter Pan Counts toward Requirement)	0-feet – 25 mph 2-foot – 35 mph	2-foot paved – 25 mph 4-foot paved – 35 mph
Width of Curb Parking Lane	8 feet	8 feet
Type of Curb	Vertical Face with a 2-0" wide gutter pan (8" thick)	N/A

Note to designer: Center line and edge line shall be striped on all commercial and industrial streets.

Source: U.S. Department of Transportation, U.S. National Highway Functional Classification and Needs Study Manual, 1970

504 INTERSECTION DESIGN

a. Angle of Intersection

Streets should be laid out to intersect at right angles and no street shall intersect any other street at an angle of less than seventy-five (75) degrees. Current ADA requirements shall be checked for all street intersections between 75 and 90 degrees to ensure compliance.

b. Number of Allowable Intersecting Streets

Three-way (T-type) intersections are encouraged and in no event shall an intersection containing streets in excess of four (4) be approved.

c. Offset Intersections

Intersection offsets shall comply with the requirements of Table 5-9. These requirements apply to each subclassification of road (the same criteria apply for both a minor collector; minor arterial and major arterial, etc.).

d. Intersection Grades, Elevations, and Pavement Thickness

All intersections shall be designed to comply with current ADA requirements and these Standards, including but not limited to, minimum and maximum grades for all intersecting streets, location of curb ramps outside the midpoint of the intersection radius, and locations of all utilities so that they do not conflict with the curb ramp. Storm structures shall be offset a minimum of 4-feet from all ADA curb ramps.

Curb and gutter streets shall provide storm structures at all low points within the intersection. Elevations shall be provided at a twenty-five (25) foot minimum spacing along the intersection radii. Pavement thickness at all intersections shall use the thicker pavement section through the radius return point on all streets, including those streets where a thinner pavement section is permitted.

e. Sight Distances

1. Intersection Sight Distance (ISD): Intersection sight distance shall be in accordance with ODOT's Location and Design Manual, current edition. In order to maintain the required "clear" sight distance free of obstacles, the County Engineer shall restrict the height of embankments, locations of buildings, landscaping and screen fencing, etc., in this area. At an intersection with a collector, arterial or existing County/Township Road, a 90-foot clear sight distance triangle shall be provided. No landscaping, embankment, or feature greater than 24-inches in height shall be permitted within this triangle.

An exhibit showing this clear sight distance triangle shall be included in the construction drawings, and certified by a registered professional engineer prior to the acceptance of the street by the County.

2. Stopping Sight Distance (SSD): Stopping sight distance shall be in accordance with ODOT's Location and Design Manual, current edition.

3. Sight Distance Requirements: The controlling sight distance requirement shall be as set forth in Table 5-9. The classification of the intersecting streets shall be as determined by the County Engineer. These requirements apply to each subclassification of road (the same criteria apply for both a rural minor collector and an urban minor collector; minor arterial and major arterial, etc.). Intersections within the subdivision that access an existing County or Township Road shall be designed to meet the intersection stopping distance as established in ODOT's Location and Design Manual, current edition. In no case shall an intersection be designed to less than the minimum requirements.

4. Roadway Profile/Height of Object: The height of object shall be determined for the current roadway profile, and for a future roadway profile, assuming a profile increase of six (6)-inches to account for future overlay(s). All necessary modifications shall be made to the plans in order to provide the required sight distance. These modifications shall include, but not be limited to, profile changes on the existing County/Township Road, removal of obstructions within the R/W to provide adequate sight distance triangle, etc. The County Engineer must approve in writing any proposed modifications as part of the Preliminary Plan approval. These modifications shall be incorporated in the construction drawings.

TABLE 5-9 SITE DISTANCE	
INTERSECTING STREET Classification/Classification	CONTROLLING SIGHT DISTANCE
Local/Local	SSD
Local/Collector	ISD / SSD*
Local/Arterial	ISD
Collector/Collector	ISD
Collector/Arterial	ISD
Arterial/Arterial	ISD

*A minimum of a 35-mph design speed shall be used for SSD for the collector street.

505 TEMPORARY AND PERMANENT TURN-AROUND

- a. A temporary turn-around shall be required when the end of the road in question is greater than 250 feet from the nearest intersection or per the County Engineer. No portion of the temporary turn-around shall be used as a driveway for any of the lots on the stub street. Language to this effect shall be listed on the final plat for the subdivision.
- b. Where a temporary turnaround is used, it shall be provided with a temporary easement covering the portion of the turnaround that extends beyond the normal right-of-way limits. Such temporary easements shall be automatically vacated for the use of the abutting property owner when said temporary turn-around is no longer needed for public use.
- c. Permanent turnarounds shall not be permitted without written approval by the County Engineer except for low-volume/low-density roads. All permanent turnarounds shall be approved on the final construction drawings and shall be constructed per the County Engineer.

TABLE 5-10
INTERSECTION DESIGN GUIDELINES

ITEM (Reference)	STANDARDS [in feet, unless otherwise shown]	
Approach Speed	25 M.P.H.	
Sight Distance	ODOT L&D Manual Current Edition	
Intersection Angle	75 Degrees – Minimum 90 Degrees – Preferred	
Minimum Curb Radius Local –Local	30 feet (35 feet without curb)	
Local – Collector	35 feet	
Collector- Arterial	40 feet	
Arterial – Arterial	50 feet	
Commercial & Industrial	50 feet	
Median Nose – Distance from the Intersection	Shall not extend beyond the radius return of the approach to the intersection.	
Minimum Centerline Offset of Adjacent T type Intersections*		
Local – Local	150 feet	
Local – Collector	200 feet	
Collector – Collector	350 feet	
Intersection on Arterials	Based on a detailed traffic study or current County Standards	
Terrain Classification	Level	Rolling
Vertical Alignment within intersection Area	Must comply with current ADA Requirements	Must comply with current ADA Requirements
Minimum Tangent Length Approaching Intersection (Each leg)	50 feet	30 feet

*Note to designer: For signalized intersections, roundabouts, etc., other design solutions beyond the above minimum centerline offset standards may be required.

506 Bridges, Culverts Over 6-Foot Span and Special Structures

All bridges, culverts over 6-foot span and special structures shall be designed using current AASHTO specifications and the current ODOT Bridge Design Manual, ODOT Location and Design Manual, associated standard drawings, etc. The County Engineer shall determine the types of special structures that need to be designed to these standards. A minimum of an HS25-44 loading shall be used for all structures, unless a special loading (for example, permit loading) is required by the County Engineer. Pedestrian traffic, bicycle traffic, and other safety considerations shall be considered in the design.

507 Street Lighting

The County Engineer shall approve all street lighting details (e.g., poles, luminaries, conduit, etc.). These details shall be included in the final plat and associated construction drawings. The subject Township shall be contacted to determine if street lighting is required, and who will be responsible for future maintenance including energy cost, etc. The subject drawing shall be prepared by a lighting professional.

508 Street Signs

All necessary street name signs and locations are to be included in the construction drawings. These details shall be provided on the same plan sheet as the traffic control devices, pavement markings, etc. The street name signs are to be installed prior to opening any street to traffic. The standards for the street name signs shall be in accordance with the requirements of the County Engineer. All special street sign installations are to be maintained by the developer or a homeowners/commercial association. All street name signs to be used shall be approved for use by the County Engineer and/or Township. Street signs (including bases) at the entrance to a subdivision from a County, Township, or State highway (within County or State right-of-way) shall be designed to current FHWA and ODOT standards.

509 Traffic Control Devices and Pavement Markings

The construction drawings shall include all necessary traffic control signs, devices, and pavement markings, etc. These items shall be designed to meet the requirements of the current edition of the ODOT Manual of Uniform Traffic Control Devices (MUTCD). These details shall be provided on a separate plan sheet in the construction drawings.

All striping shall comply with these Regulations, using ODOT specifications for all arterial, major, and minor collectors, and local (residential, commercial, industrial, etc.) roads. Thermoplastic striping shall be used for all minor urban collector and local (residential, commercial, industrial, etc.) roads. Pavement striping for existing County/Township Road widenings must match the existing striping at the project limits.

The developer is required to provide speed limit signs on existing County, Township, or State Highways where the proposed subdivision entrance street(s) intersects the public highway. These signs shall state the posted speed limit for the intersecting County, Township, or State Highway.

Speed limit signs shall be placed on all subdivision streets. Spacing of signs shall comply with the ODOT MUTCD, current edition. School zone signs (e.g., pavement markings, cross walks, signs, etc.) shall be provided for all subdivision streets located within school zone limits as defined in the ODOT MUTCD. No parking signs shall be provided, if required, based on street width. A concrete right-in/right-out island (pork chop) shall be included with the final construction drawings, if required as part of the approved traffic study. These traffic control signs, devices, and pavement markings shall be installed prior to the County accepting the public improvements. The County Engineer shall approve the final stop sign locations. Stop signs shall not be located on any street signs.

510 Pavement Design

This section specifies the pavement design criteria to be used in determining minimum pavement composition and thickness. All pavement materials and construction shall conform to these Regulations including any supplemental specifications, unless the County Engineer determines that additional requirements are needed for a particular project. In the case of any question as to the required street classification, pavement composition, construction and materials specifications, the County Engineer shall make the final determination.

a. Soil Supporting Strength

The subgrade strength California Bearing Ratio (CBR value) shall be determined by a testing laboratory using current ASTM standards. The County also permits the assumption of poorest soil conditions. For Belmont County, a CBR value equal to 2.9, Modulus of Subgrade Reaction (K) equal to 100, or Soil Support Value (SSV) equal to 2.7 may be assumed. The soil supporting CBR value used in the design shall be clearly shown on the typical section for each street. The CBR value shall be determined for each street in the proposed subdivision.

Some sites may require additional strengthening in order to provide an adequate subbase for the proposed pavement section. In those cases, the County Engineer may require the use of a subgrade reinforcing material. Determination of the need for subgrade reinforcing shall be based on evaluation of soils testing for the site. Pavement reinforcing may be required by the County Engineer to insure adequate pavement strength. A contingency quantity and plan notes for the pavement and subgrade reinforcing material shall be included in the construction drawings. The County Engineer shall give final approval of the need, type, and quantity of subgrade and/or pavement reinforcing required.

b. Traffic and Equivalent Loading

Pavement design shall be based on equivalent daily 18,000-pound single axle application. Actual or estimated traffic counts shall be required for each street. All residential local streets shall be designed using 5 % trucks at full legal load per lane per day for a thirty (30) year design period. All local commercial and industrial, major and minor collector, and principal and minor arterial streets shall be designed based on an approved traffic study that is to include the percentage of trucks for a thirty-year design period. The County Engineer shall approve the percentage of trucks used for local commercial and industrial, major and minor collector, and principal and minor arterial streets.

To account for design uncertainties a reliability factor of 85% ($Z_R = -1.037$) shall be used. In addition, the minimum allowable standard deviation SO for flexible pavement is 0.44 and for rigid pavement is 0.34. Design calculations shall be based on current AASHTO design methods and submitted with a copy of the indicated soil test for written approval by the County Engineer. Sites that contain schools and/or embedded commercial or industrial sites will need to account for the increased traffic loading(s) due to these special uses (vs. conventional residential traffic loading).

c. Material Coefficients

The following coefficients for various types of materials shall be used with current AASHTO design equations for all minor rural collector, major collector, and major and minor arterial streets:

TABLE 5-11 MATERIAL COEFFICIENTS		
<u>ITEM*</u>	<u>MATERIAL</u>	<u>Coefficient</u>
Item 448 (Surface and Intermediate Course), and Item 301	Asphalt Concrete	0.35
Item 304	Aggregate Base	0.14

*Per ODOT Construction and Materials Specifications, Current Edition

d. Allowable and Minimum Pavement Composition

In lieu of an AASHTO Engineered Pavement Design, the following pavement design for residential local and minor collector streets may be used. These designs have been developed using the AASHTO pavement design methods for flexible and rigid pavements. If the pavement sections shown in this section are used, an internal traffic study is not required for pavement design, but the ADT values must

be provided on the plans for each street. Under no circumstances shall a pavement composition have an SN of less than 2.66. Pavement designs submitted shall not include the surface course layer (448) as part of the strength computations.

On any projects with paving operations occurring after October 31 (or per the County Engineer), the surface course layer shall not be placed until the following construction season. This will not keep the subdivision from conditional acceptance of public improvements by the Board of County Commissioners, if all the other development requirements achieve compliance.

**TABLE 5-12
BELMONT COUNTY
RESIDENTIAL PAVEMENT DESIGN CRITERIA**

		Local Streets		Major and Minor Collector Streets	
Design formula symbol	Description	Flexible	Rigid	Flexible	Rigid
	Design Life	30 years			
	Percent of Trucks	5%		5%	
ESAL's (E18) or (W18) in ESAL/Vehicle	18-kip Equivalent Single Axle Loads	0.0134	0.0179	0.0155	0.0216
ZR	Standard normal deviate	85 % Reliability Factor = (-1.037)			
SO	Standard error	0.44	0.34	0.44	0.34
S'c	Modulus of rupture	N/A	650 psi	N/A	650 psi
PSI	Difference in serviceability index	2.2		1.95	
pt	Design terminal serviceability index	2		2.25	

D _i	i th layer thickness	0.161	1.1	0.161	1.1
J	Load transfer coefficient	N/A	4.2	N/A	4.2
Mr	Resilient Modulus	2700	N/A	2700	N/A
k	Modulus of subgrade reaction (pci)	N/A	100	N/A	100
CBR		2.9			

The County Engineer permits the following pavement compositions for use in Belmont County without further design calculation.

The shaded area of Table 5-13 represents the "Minimum Pavement Composition" permitted for use on residential local and minor urban collector streets regardless of subsurface conditions or other design factors.

**TABLE 5-13
PAVEMENT COMPOSITION**

Street Classification	Flexible Pavement Composition	Rigid Pavement Composition (Requires Written Approval by Township Trustees)
<u>Minimum Pavement Composition SN=2.66</u>		
Residential Local ADT ≤ 200	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 3 inches of 301 on 4 inches of 304 SN = 2.66	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 5 inches of 305 4 inches of 304

Residential Local ADT > 200 but \leq 1500	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 6 inches of 301 on 4 inches of 304 SN = 3.71	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 6 inches of 305 4 inches of 304
Major and Minor Collector ADT >1500 but \leq 3500	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 7.5 inches of 301 on 4 inches of 304 SN = 4.24	1 ½ inches of 448 Surface Course on 1 ½ inches of 448 Intermediate Course on 8 inches of 305 4 inches of 304
All Local Commercial, Local Industrial, Major and Minor Collector with ADT > 3500, and Major and Minor Arterials	Pavement Design Based on Traffic Volumes, Type of Development, etc. Pavement design must be approved in writing by the County Engineer.	
Chip seal streets with ditch section only (subdivisions with 15 lots or less)	4 inches of 304 5 inches of 301 Double chip seal at 1 inch	

Notes:

1. A prime coat (Item 408) (0.40 gallons per square yard) may be required between Item 304 and Item 301 at the discretion of the County Engineer in the field.
2. A tack coat (Item 407) (0.10 gallons per square yard) between Item 305 and Item 402 Intermediate Course may be required at the discretion of the County Engineer in the field.
3. Minimum asphalt concrete thickness for any flexible pavement with aggregate base shall be three (3") on all Local Streets, four (4") on all Major and Minor Collector Streets with ADT's > 3500, and all Arterial Streets.
4. Item 448 Asphalt concrete surface course shall be not less than 1.5 inches nor more than 1.75 inches in thickness.

e. Soil Tests

If the developer desires to perform soil testing rather than assuming a CBR value of 2.9, a meeting shall be held with the County Engineer and the design engineer prior to the Preliminary Plan process. Soil testing shall be furnished for a minimum of every 1,000 square yards of pavement surface and in all low areas, with a minimum of one test per street. Additional testing may be required at the discretion of the County Engineer. These tests shall be made at the design subgrade elevation and to a minimum depth of five (5) feet below the design subgrade elevation. The test shall include the following:

1. Soil samples at subgrade elevation and depth by boring.
2. Moisture determination and maximum dry weight of soil.
3. AASHTO classification and group index for each sample.
 - a. Liquid limit
 - b. Plastic limit
 - c. Plasticity index
4. Mechanical analysis of the subgrade soil.
5. Laboratory CBR values as determined by ASTM D1883

The CBR value(s) shall be approved at the Preliminary Plan phase. The Final Plan shall not be submitted without the written acceptance of these CBR value(s).

f. Chip Seal Streets

Chip seal streets with an open ditch section on subdivisions with 15 lots or less are permitted if they are accessed from an existing chip seal street and shall be approved and constructed per the County Engineer.

511 County Engineer's Time Frame and Approval

All streets eligible for final acceptance of public improvements by the Board of County Commissioners shall be open for public use for a minimum period of eighteen (18) months prior to the final travel surface application as specified. This requirement can be waived with proper compaction of stone base courses per the County Engineer

The Developer shall supply to the County Engineer all weight slips or tickets pertaining to stone and asphalt that were involved in the road construction.

512 Street Vacation

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

513 Streets for Commercial Subdivisions

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

514 Streets for Industrial Subdivisions

Collector streets for industrial subdivisions shall be planned to serve industrial areas exclusively, and shall connect with arterial streets so that no industrial traffic will be directed into any residential streets. The intersections of service streets from parking areas, with arterial or collector streets shall not be less than one hundred (100) feet from the intersections 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 if severe physical conditions prevent this or if the Planning Commission finds such extension is not in accord with the approved plan of the area.

515 Monuments, Markers, and Pins

Monuments shall be set at all subdivision corners and iron pins at lot corners. The County Engineer may require other monuments or iron pins to be set in the subdivision. For lot corners, reinforcing bars 5/8" x 30" are acceptable. Other types of markers may be used if approved by the County Engineer. Subdivision corner and benchmark monuments shall be encased with concrete at least 6" in diameter and 30" in depth.

All monuments and iron pins shall be identified on the final plat and associated construction drawing, and shall be in place at the time the roads and other improvements are inspected for final acceptance by the County Engineer and the Board of County Commissioners.

516 Street Improvements

All streets and thoroughfares shall be graded to their full width, including side slopes, and improved in conformance with the standards given or referred to in these Regulations. These standards are considered minimum and are subject to change where deemed necessary. All materials and construction procedures shall be in accordance with the current Construction and Materials Specifications (CMS) of the State of Ohio Department of Transportation or per the County Engineer.

517 Open Ditches and Slopes

Open ditch construction for roadside drainage shall be permitted in low density areas and constructed according to Ohio Department of Transportation specifications. Minimum depth of ditches shall be two (2) feet below the edge of pavement, and one (1) foot minimum at top of hill and toe of bank. All ditches shall be protected against erosion. Curlex or approved equal shall be used in ditches up to 2.5%, sod or rip-rap shall be used in the bottom and sides of ditches up to 5%, and tile or paved gutters shall be used in ditches over 5%.

Article 6

UTILITY DESIGN AND CONSTRUCTION STANDARDS

Standards

600 General

A professional engineer, licensed in Ohio, shall design any plans for public water supply, wastewater facilities, and stormwater systems. The plans shall meet regulations set forth by the County Engineer, County Water and Sewer District, County General Health District, and the Ohio Environmental Protection Agency (OPEA). All public water and sanitary sewer lines shall extend to stub to the adjacent property line per the County Water and Sewer District and/or the County General Health District, unless a variance is approved by the Planning Commission.

601 Water Supply

- a. Where a public water supply is accessible or required because of groundwater pollution problems, the subdivision shall be provided with a complete water distribution system capable of servicing each lot. When feasible, an approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are constructed. Appropriately spaced fire hydrants may be required per the County Water and Sewer District. Public water distribution and public well systems shall meet the requirements of the County Water and Sewer District and the Ohio Environmental Protection Agency per the Ohio Revised Code.
- b. Where public water supply is not available, as determined by the County Water and Sewer District, the developer shall supply acceptable evidence of the availability of water to the Planning Commission. The subdivider shall contact the General Health District on the feasibility of providing well service for a specific subdivision, and the requirements to achieve compliance with the County General Health District and the Ohio Environmental Protection Agency per the Ohio Revised Code and Ohio Administrative Code.
- c. For developments with more than 15 units and located within one (1) mile of an existing public or community water system, adequate justification to the Planning Commission shall be provided as to why they shall not provide a connection to such water supply system. The County Water and Sewer District, County General Health District and/or the Ohio Environmental Protection Agency shall review and approve such request. For developments with more than 15 units and located more than one mile from an existing system, the water supply system strategy shall be determined on a case-by-case basis taking into consideration density of

the development, costs, groundwater availability and quality.

602 Design Criteria for Public Waterlines

- a. Proposed design plans for public waterlines shall be submitted to and approved by the County Water and Sewer District. The developer shall contact the County Water and Sewer District to review the proposed subdivision to determine the water needs and all development requirements prior to final plat (pre-development) approval by the Planning Commission.
- b. All proposals shall comply with the Ohio Environmental Protection Agency.
- c. The County Water and Sewer District reserves the right to require a development agreement (with potential approval by the Planning Commission and/or the Board of County Commissioners) with the developer if the proposed subdivision warrants such requirement based on the design characteristics of the County water system at said subdivision location.

603 Fire Hydrants

- a. Fire hydrants shall be provided by the subdivider in all subdivisions with adequate public water supplies if feasible per the County Water and Sewer District.
- b. Hydrant spacing shall be per Chapter 506.06 of the County Water and Sewer District Regulations
- c. Any new hydrant(s) in subdivisions installed, or replaced, shall have two (2) 2.5-inch national standard thread connections and one (1) 5-inch storz connection on the streamer of the hydrant. Any new hydrant installed, or replaced, shall open by turning the yoke counterclockwise and turned off by turning the yoke clockwise.
- d. The minimum size of any water line serving any hydrant shall not be less than six (6) inches in diameter.
- e. No parking shall be located within 10 feet of a fire hydrant, and a 3-foot clear space shall be maintained around the circumference of the fire hydrants, except as otherwise required or approved.
- f. Where no public water supply is available, the Planning Commission may require fire ponds with dry hydrants, or the like with local fire department review and consideration.
- g. If no public water supply is available for fire prevention, the subject final plat shall have documentation indicating no public fire prevention is available for the subdivision.

604 Sanitary Sewers

- a. Where an adequate public sanitary sewer system is reasonably accessible in the determination of the County Water and Sewer District, 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 County Water and Sewer District and the Ohio Environmental Protection Agency. Combinations of sanitary sewers and storm sewers shall be prohibited.
- b. Where a public sanitary sewer system is not reasonably accessible, lots may be served by individual disposal systems only with approval from the County General Health District. The developer shall contact the County General Health District on the feasibility of providing septic service for a specific lot or subdivision, and the requirements to achieve compliance with the County General Health District and the Ohio Environmental Protection Agency per the Ohio Revised Code and Ohio Administrative Code. Some of the requirements include:
 - Where the installation of individual disposal systems is considered, the absorptive ability of the soil, surface drainage, ground water level, and topography shall be the criteria used for determining whether or not the installation of individual systems is permissible.
 - When individual, on-lot sewage systems are approved, each lot so served shall be of a size and shape to accommodate the necessary length of a leach field(s) at a safe distance from and at a lower elevation than the proposed building(s). Such lot size and shape shall also conform to the standards set forth in these Regulations.
 - Contact the County General Health District for a complete list of all requirements.
- c. Residential, commercial, and industrial subdivisions shall be connected to an existing public sanitary sewer system, if public service is available within 200 feet of the subject parcel per the County General Health District and the Ohio Environmental Protection Agency.
- d. For developments with more than 15 units and located within one mile of an existing public sanitary sewer system, adequate justification shall be provided to the Planning Commission as to why they should not provide a connection to the existing public sewer system. The County Water and Sewer District, County General Health District and/or the Ohio Environmental Protection Agency shall review and approve such request.

605 Design Criteria for Public Sanitary Sewers

- a. Proposed design plans for public sanitary sewers shall be submitted to and approved by the County Water and Sewer District. The developer shall contact the County Water and Sewer District to review the proposed subdivision to determine the specific sanitary needs and all development requirements prior to final plat (pre-development) approval by the Planning Commission.
- b. All subdivision proposals shall comply with the Ohio Environmental Protection Agency.
- c. The County Water and Sewer District reserves the right to require a development agreement (with potential approval by the Planning Commission or Board of County Commissioners) with the developer, if the proposed subdivision warrants such requirement based on the design characteristics of the County sanitary system at said subdivision location.

606 Drainage and Storm Sewers

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

- a. Where an adequate public storm sewer is available at the plat boundary, the developer 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. Storm drainage from lots, including drain tile around basements, shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.
- b. The developer 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 best available technology shall be used to minimize off-site stormwater runoff, increase onsite filtration, encourage natural filtration functions, simulate natural drainage systems, and minimize off-site discharge of pollutants to ground and surface water. Best available technology may include measures such as retention basins, recharge trenches, porous paving and piping, contour terraces, and swales. Stormwater management shall follow the standards established in Rainwater and Land Development: Ohio's Standards for Stormwater Management. Land Development and Urban Stream Protection Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation), or any later version that is published as an update. Subdivision development shall not increase the rate of runoff, and an increase in the volume of runoff shall require a reduction in the rate of runoff.

- c. When necessary, outlet ditches of closed sewers of an approved type and size shall be required as part of the construction. If stormwater utilities extend across private property, rights-of-way or easements shall be obtained by the developer for the construction and future maintenance. These rights-of-way or easements shall be shown on the construction plans. Post development drainage patterns shall be the same as pre-development drainage patterns. The design of streets and grading shall be such that runoff from roofs, driveways, and other impervious surfaces will be collected in ditches and/or gutters in short runs three hundred (300) feet to four hundred (400) feet in length. The runoff shall then be diverted from the surface, if not already underground, into storm sewers or a natural watercourse. Streets shall be located away from water courses unless storm sewers are to be installed.
- d. The developer shall guard against the creation or continuation of swampy areas or stagnant pools, unless they are a component of a designed wetlands open space. The County Engineer may require fill, swale, and/or channel improvements in order to forestall such problems.
- e. Adequate measures for the protection of open and closed drainage channels shall be provided. Maintenance easement widths shall be determined by the County Engineer. The velocity flow on an open ditch shall not exceed four (4) feet per second in soil ditches or six (6) feet per second in turf gutters. Paved gutters will be required if velocities of flow are greater than those specified, or if it is otherwise likely that destructive erosion will result. Drainage ditches shall not be permitted to discharge into any sanitary sewer facility.
- f. No water course shall be altered in such a way as to change the amount or direction of flow. No fill, building, or structures shall be situated in natural water courses unless provision is made for the flow of water in a manner satisfactory to the county engineer.
- g. Stormwater Control Measures Policy shall be implemented to ensure the system complies with all regulations (*See Appendix B*).

607 Electric, Gas, Telephone, and Other Utility Improvements

- a. Electric, telephone service, and other appropriate utilities shall be provided within each subdivision. Gas service may be required where reasonably accessible. Whenever such facilities are reasonably accessible and available, they shall be required to be installed within the area prior to the approval of the final plat (post-development). Telephone, electric, street lighting wires, conduits, cables, and other utilities shall be constructed underground, except in cases where the County Engineer determines that topographic, bedrock, underground water conditions, or utility size would result in excessive costs to the developer.

- b. Overhead utility lines, where permitted, shall be located at the rear of all lots unless the County Engineer, upon the recommendation of utility company, provides reasons that justify the location of easements at another location. The width of the easement per lot shall be not less than ten (10) feet and the total easement width shall be not less than twenty (20) feet.
- c. Whenever a sanitary sewer line and electric and/or telephone line are each placed underground in the same utility easement; the total easement width shall be not less than twenty (20) feet.
- d. Whenever a major gas transmission line is on, or adjacent, to property proposed to be subdivided, adequate measures shall be taken to ensure that all buildable sites are at a minimum safe distance from the transmission line easement, as recommended by the gas transmission company and the Public Utilities Commission of Ohio.

608 Offsite Improvements and Oversize Utilities

The Board of County Commissioners, with advice provided by the Planning Commission, may require that road improvements, traffic signals, utilities, stormwater, and other land improvements for the proposed subdivision be required and designed to be oversized, and/or with extensions provided, to serve nearby land which is an integral part of the County roadway network, utility service system, or drainage shed as determined by the County Engineer and/or the County Water and Sewer District.

a. Streets and Roads

- Turns Lane(s) & Deceleration Lane(s)
 - i. The developer may be required to install a turn lane(s) and/or deceleration lane(s) based on a traffic impact study of the proposed subdivision reviewed and approved by the County Engineer with approval by the Planning Commission. The developer may be required to pay for the full cost of the turn lane(s) and/or deceleration lane(s) or escrow the developers fair share cost per the County Engineer with approval by the Planning Commission.
- Traffic Signal(s)
 - i. The developer may be required to install a traffic signal(s) for the proposed subdivision based on a County planned traffic signal location or based on a traffic impact study required by the proposed subdivision reviewed and approved by the County Engineer with approval of the Planning Commission. The developer may be required to pay for the full cost traffic signal(s) or escrow the developers fair share cost of the traffic signal per the County Engineer with approval by the Planning Commission.

ii. Other traffic options such as a roundabout or the like may be viable options but shall have to be reviewed and approved by the County Engineer with the approval by the Planning Commission.

- Minor or Major Arterial and Collector Streets

- i. The developer shall be required to pay only the percentage cost of construction of major or minor arterial and collector streets required by the proposed subdivision, if the County was planning to construct the said road per the adopted Thoroughfare Plan as determined by the County Engineer.

b. Utilities

- The developer shall be responsible to pay the cost for the necessary pipe size to service the subdivision from water and sanitary perspective, but the County shall pay the difference in cost between the cost of the pipe necessary to service the subdivision, and any larger sized pipe, when the larger sized pipe is required to service the County water and sanitary needs beyond the limits of the subdivision per the County Water and Sewer District with approval of the Planning Commission.

c. Stormwater

- The developer shall be responsible to pay the cost for the necessary pipe size to service the subdivision from a stormwater perspective, but the County shall pay the difference in cost between the cost of the pipe necessary to service the subdivision and any larger sized pipe when the larger sized pipe is required to service the drainage shed beyond the limits of the subdivision per the County Engineer with approval of the Planning Commission.

Article 7

REQUIREMENTS FOR CONSTRUCTION, INSPECTION, BONDING, AND ACCEPTANCE OF PUBLIC IMPROVMENTS

Standards

700 Construction of Subdivision

The construction of a subdivision shall only be permitted when the Planning Commission approves the final plat (pre-development) and all the engineering drawings are approved by all the appropriate County departments, state and federal agencies (if required). The developer shall have a pre-construction meeting with all the appropriate County departments, state and federal agencies (if required) to determine the construction and inspection requirements, cost estimates, time frame, etc., prior to starting any construction improvements. The developer shall be responsible for building and paying for all the improvements required per the approved construction drawings, and any development agreements and/or conditions imposed by the Planning Commission and/or Board of County Commissioners.

701 Inspection of Improvements

The County Engineer, County Water and Sewer District, County General Health District, or any other appropriate agency shall inspect the required improvements during construction to ensure their satisfactory completion. Each County department shall utilize current staff and/or utilize a professional qualified inspection consultant for construction inspection(s) of the subject subdivision at their discretion. The subdivider shall pay each appropriate department an inspection fee per prior to and/or during the construction process per the County established fee schedule per each appropriate department's approval. An inspection schedule and expectations shall be finalized by the developer and inspectors before the construction work begins. If in the opinion of the inspector, the construction installations and methods are improper or inadequate per the code and/or approved construction drawings, the inspector shall issue a stop order. The developer may appeal the inspector(s) findings to the County Engineer, County Water and Sewer District Director and/or the County General Health District Director within forty-eight (48) hours. Failure to comply with the inspector(s), County Engineer, County Water and Sewer District Director and/or County General Health District Director directive, shall be deemed a violation of these Regulations and subject to having the approval of the final plat invalidated by the Board of County Commissioners.

702 Conditional Acceptance of Public Improvements

The developer shall have properly constructed and maintained all required improvements at the time of the request for conditional acceptance of the public improvements by the Board of County Commissioners. Upon completion of all improvements, the developer shall request the County Engineer, County Water and Sewer District Director and/or the County General Health District Director to perform a final inspection for conditional acceptance of the public improvements. After the inspection(s), the County Engineer, County Water and Sewer District Director and/or County General Health District Director each shall issue a letter to the Board or County Commissioners with one of the following:

- a. Issue a letter to the Board of County Commissioners, with a copy to the developer, recommending conditional acceptance of the public improvements and the amount of a maintenance bond (see Section 703).
- b. Issue a letter to the developer, with a copy to the Board of County Commissioners, listing items of work necessary to accomplish satisfactory completion of the improvements for conditional acceptance of the public improvements.

The conditional acceptance of public improvements shall be approved by a resolution at a public hearing by the Board of County Commissioners.

703 Maintenance/Performance Bonds

Upon completion of the public improvements and prior to conditional acceptance by the Board of County Commissioners, the developer shall furnish a maintenance bond, certified check, or other acceptable guarantee that shall be held for two (2) years after conditional acceptance to ensure the public improvements are in satisfactory condition. The maintenance bond shall be ten (10) percent of the total improvements of the subdivision phase or section. If within the two-year (2) maintenance bond period, any defects appear in the public improvements, which are determined by the County inspectors to be the fault of the contractor or developer, said defects shall be repaired to the satisfaction of the County inspectors at the expense of the developer (this includes repairs due to erosion or abuse by utility companies installing utilities and the like). In the event the developer fails to make required maintenance within a reasonable time of a request to do so, the abovementioned guarantee (bond) shall be forfeited.

Almost all of the public improvements shall be completed and approved by the County before a performance bond, certified check, or other acceptable guarantee shall be accepted for conditional acceptance by the Board of County Commissioners at its sole discretion. The following construction and/or site improvements are the only item(s) that the County may allow a performance bond for prior to completion at its sole discretion: ADA ramps; final grading and seeding; final wearing course of asphalt; bike path/walk in common areas; pavement markings and rejuvenate; landscaping; lighting;

sidewalks and street trees; monument assemblies; and any other relatively minor items deemed appropriate by the County Engineer.

If succeeding phases or sections of an approved subdivision will be using an existing road in that subdivision for access and that is the only entrance into that phase or section, an additional maintenance bond, certified check, or other acceptable guarantee shall be required to cover any damage to the public improvements in the preceding phase or section. The County Engineer shall determine the adequacy of any additional guarantee. This additional guarantee will not be required if the maintenance guarantee(s) for the applicable preceding phase(s), or section(s), shall not have expired prior to the final acceptance of the public improvements for additional phase(s), or section(s), using the existing road in the subdivision. The County Engineer shall make an evaluation of the existing road prior to the start of the construction activities in the succeeding phases or sections. An evaluation may be made at the completion of each succeeding phase, or section, to determine damage.

704 Building Permits

Conditional acceptance of the public improvements with an approved maintenance bond permits the final plat (post development) to be signed by the County, and allows the developer to record the final plat with the County Recorder. When recorded the developer can request building permits on the subject lots, and the sale of the lots is allowed to commence.

705 Final Acceptance of Public Improvements

The public improvements shall be eligible for final acceptance two (2) years after the conditional acceptance by the Board of County Commissioners. The maintenance bond shall remain in effect until final acceptance by the Board of County Commissioners. Before the Board of County Commissioners shall release the maintenance bond or the like, the developer shall submit a sworn statement that all bills and financial obligations incurred for inspections, maintenance, and/or restoration, etc., of the subdivision improvements have been fully paid.

After the two (2) year maintenance bond period, the developer shall request the County Engineer, County Water and Sewer District Director and/or the County General Health District Director to perform a final inspection for final acceptance of public improvements. After the inspection(s), the County Engineer, County Water and Sewer District Director and/or County General Health District Director each shall issue a letter to the Board or County Commissioners with one of the following:

- a. Issue a letter to the Board of County Commissioners, with a copy to the developer, recommending final acceptance of the public improvements.
- b. Issue a letter to the developer, with a copy to the Board of County Commissioners, listing items of work necessary to accomplish satisfactory completion of the improvements for final acceptance of the public improvements.

The final acceptance of public improvements shall be approved by a resolution at a public hearing by the Board of County Commissioners.

706 Variance(s) by the Board of County Commissioners

The Board of County Commissioners shall have the power to authorize upon recommendation from the Planning Commission in a specific case, such variances from the terms, provisions, or requirements of this Article as will not be contrary to the public interest, but only in such cases, where owing to special conditions pertaining to a specific piece of property or development, a literal enforcement of the provisions, or requirements of this Article will result in practical difficulty or undue hardship. The spirit of this Article shall be observed with the health, safety, and general welfare of the County not being compromised along with the public safety, welfare secured, and substantial justice done.

Article 8

REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE FINAL PLAT

800 Required Statements

Some or all of the following statements, or similar appropriate statements, may be required to be affixed on the final plat mylar (post-development). The Planning Commission may require modifications to the statements. All signatures, except the signatures of the County Auditor, County Recorder, and the Planning Director, or designee, shall be obtained prior to approval of the final plat mylar (post-development). Do not include any text associated with the title blocks that are in parenthesis or italicized on the plat.

a. Deed Reference

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

b. Owner's Consent and Dedication

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, parks, or public grounds as shown herein to the public use forever.

Any "Public Utility Easements" as shown on this plat are for the placement of sidewalks and for the maintenance and repair of streets. This easement and all other easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and for the express privilege of cutting, trimming, or removing any and all trees or other obstructions within said easement; or immediately adjacent thereto, to the free use of said easements or adjacent streets; and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances or either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities; or (4) create a hazard.

The above public utility easements are for the benefit of all public utility service providers including, but not limited to:

(List all applicable public utility service providers in sentence form)
(Signature of owner and all lien holders)

Certificate of Notary Public

State of _____
County of _____

Be it remembered that on this day of _____, 20__ before me the undersigned, a Notary Public in and for said State, personally came _____ (and _____), who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

(Print name here) _____

NOTARY PUBLIC

State of _____
My commission expires _____

c. Certificate of Surveyor

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

(Signature) _____

(Print name and registration number here) _____

Registered Surveyor

d. Belmont County Planning Commission Approval

This plat was approved by the Belmont County Planning Commission on this _____ day of _____, 20__.

Executive Director

e. Belmont County Commissioners Approval

This plat is hereby approved pursuant to ORC 711.05 this _____ day of _____, 20____.
Resolution # _____.

Commissioner

Commissioner

Commissioner

ATTEST: _____
Clerk, Board of County Commissioners

f. Belmont County Engineer

I hereby approve this plat on this _ day of _____, 20____.

County Engineer

g. Belmont County Water and Sewer District (If applicable)

I hereby approve this plat on this _ day of _____, 20____.

County Sanitary Engineer

h. Belmont County General Health District (If applicable)

I hereby approve this plat on this _ day of _____, 20____.

County Health Commissioner

i. Belmont County Auditor's Transfer

Transferred on this__day of_____, 20

_____. By _____
Deputy County Auditor

j. Belmont County Recorder

File No. _____

Received on this__day of_____, 20__ at_____.M.

Recorded on this__day of_____, 20__ at_____.M.

Recorded in plat book No._____, Page_____.

Fee_____.

By _____
Deputy County Recorder

k. Certificate of Ownership

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

_____Seal

_____Seal

County

State of Ohio, } SS

l. Drainage Statement

The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat unless within the public right-of-way. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse per the County Engineer.

m. Acceptance of Dedications

Be it resolved by the Board of County Commissioners, that the dedications shown on this Plat are hereby approved and accepted this_____day of__20____

n. Fire Prevention

If no public water supply is available for fire prevention, the subject final plat (post-development) shall have documentation indicating no fire prevention is available for the subdivision.

o. Other Conditions

Any approved conditions imposed by the Planning Department and/or Board of County Commissioners shall be included on the final plat (post development) per the Planning Director, or designee, discretion.

Article 9

DEFINITIONS

A. Interpretation of Terms or Words

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

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

B. Glossary

Alley: See *Thoroughfare*.

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

Board of County Commissioners: The Belmont County Board of County Commissioners.

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

Building Site: A parcel or lot with road frontage under separate deed or description.

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

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

Corner Lot: See *Lot Types*.

Covenant: A written promise or pledge.

Cul-de-sac: See *Thoroughfare*.

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

Curb Cut: A street or road access point location to a lot or site that achieves compliance with County engineering standards that shall be reviewed and approved by the Belmont County Engineer.

Dead-end Street: See *Thoroughfare*.

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

Development Agreement: A contract between Belmont County and the developer who owns or controls the property within unincorporated Belmont County, detailing the obligations of both parties specifying the standards and conditions that will govern land development of the subject the property. A development agreement may have to be approved by the Planning Commission and/or Board of County Commissioners depending on the specific situation at the discretion of the County.

Density (Gross): the number of dwelling units per acre of the total land to be developed.

Density (Net): the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses (excluding public right-of-way and the like).

Density, Low Residential: Land to be utilized for residential purposes, including public housing, and industrialized units, which does not exceed two (2) dwelling units per gross acres.

Density, Medium-Low Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed four (4) dwelling units per gross acre. For the purpose of street design requirements, the medium-low density residential classification shall be considered as medium density.

Density, Medium Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed eight (8) dwelling units per gross acre.

Density, Medium-High Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed sixteen (16) dwelling units per gross acre. For the purposes of street design requirements, the medium-high density residential classification shall be considered as high density.

Density, High Residential: Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed thirty-two (32) dwelling units per gross acre.

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

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

Driveway: A vehicular travel way used to provide access from a street to dwelling units or commercial or industrial activities. Driveways are designed for low travel speeds and are often used as, or are integral with, parking areas for vehicles. A driveway shall not access more than two (2) residential dwelling units nor more than one (1) commercial or industrial use unless approved by the County Engineer and/or Planning Commission.

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

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

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

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

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

FEMA: The Federal Emergency Management Agency.

Final Plat: A revised version of the preliminary plan showing exact locations of lot lines, rights-of-way, easements, dedicated areas, etc. The final plat (post-development) is recorded in the office of the County Recorder. No buildings shall be constructed, nor shall any lots be sold until the final plat (post-development) receives conditional acceptance of public improvements by the Board of County Commissioners and is recorded by the County Recorder. A pre-development final plat refers to the final plat during the approval and construction process while the post development final plat refers to the final plat after construction and conditional acceptance by the Board of County Commissioners.

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

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

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

Frontage (Street or Road): Property abutting a street or road (public right-of way). All lots shall have frontage on a public right-of-way unless a variance is approved by the Planning Commission.

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

Health Department: Belmont County General Health District

Highway Director: The Director of the Ohio Department of Transportation.

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

Land Contract: A legal agreement between a landowner and another person or persons interested in purchasing real property owned by the landowner, wherein the landowner agrees to receive regular payments, at specified intervals for a specified

period of time, from the purchaser and at the end of the specified time period agrees to transfer ownership of the property to the purchaser.

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

Location Map: See *Vicinity Map*.

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

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

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

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

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

Lot Measurements: A lot shall be measured as follows:

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

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

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

- a. **Corner Lot:** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- b. **Interior Lot:** A lot other than a corner lot with only one frontage on a street.
- c. **Through Lot:** A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- d. **Reversed Frontage Lot:** A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- e. **Flag Lot:** A lot whose only frontage on a public street is through a narrow strip of land which is generally wide enough to accommodate a driveway, but too narrow to accommodate any structures. The narrow strip of land is referred to as the panhandle. Flag lots shall have a minimum lot width of 50 feet.

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

Major Subdivision: A division of a parcel of land that requires a final plat approved by the Planning Commission per these Regulations (*See Section 307*).

Maintenance Bond: An agreement by a developer with Belmont County guaranteeing the maintenance of physical public improvements for a period of two (2) year after conditional acceptance of public improvements by the Board of County Commissioners (*See Section 703*).

Minor Subdivision (Lot Split): A division of a parcel of land that does not require a plat to be approved by the Planning Commission according to Section 711.131, Ohio Revised Code. Also known as Lot Split (*See Section 302*).

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

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

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

Owner: Any individual, developer, subdivider, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these Regulations.

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

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

Parking Space, Off-Street: For the purpose of these Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley, and maneuvering room, but shall be located totally outside of any street or alley right-of-way (a typical parking space is 9' x 19').

Performance Bond or Surety Bond: An agreement by a developer with Belmont County for the amount of the estimated construction costs for minor public improvements (after almost all of the subdivision has been constructed) per the County Engineer to allow conditional acceptance of public improvements by the Board of County Commissioners (*See Section 703*).

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

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

Plat: The map, drawing, or chart on which the developer's subdivision is presented to the Planning Commission for approval, then to the County Recorder for recording (*See Final Plat*).

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

Private Street Maintenance Agreement: An agreement between the developer and future owner(s) of the subject minor subdivision that requires approval of the Planning Commission. The private street and infrastructure improvements shall meet the County requirements. The agreement shall include construction, maintenance access, and the like requirements of the private street, infrastructure, etc. After approval by the Planning Commission the subdivider shall record the document at the County Recorder's office prior to starting any construction.

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

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

Reserve Strip: An area of land adjacent to a public right-of-way which is retained in ownership by the subdivider for the purpose of denying access to the adjacent land. A reserve strip (or devil strip) shall be prohibited unless a variance is approved by the Planning Commission.

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

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

Sewers, Central or Group: An approved sewage disposal system which provides a collection network, disposal system, and central sewage treatment facility for a single development, community, or region subject to approval of the County Water and Sewer District

Sewers, On-Site: A septic tank, or similar installation, on an individual lot which utilizes an aerobic bacteriological process, or an equally satisfactory process, for the elimination of sewage, and provides for the proper and safe disposal of the effluent, subject to the approval of the County General Health District and OEPA.

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

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

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

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

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

Subdivision:

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

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

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

Technical Review Committee: A committee of representatives including the County Engineer, County Water and Sewer District, County General Health District, County Planning Department, and all other pertinent departments and/or agencies shall meet with the developer(s) or property owner(s) proposing a major subdivision; a commercial or industrial subdivision; or a minor subdivision on which a technical review member requires additional information. The technical review committee shall offer advice and assistance to the Planning Commission.

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

- a. **Level:** Land which has a slope range of 0 to 5 percent
- b. **Rolling:** Land which has a slope range of 5 to 10 percent
- c. **Hillside:** Land which has a slope range of more than 10 percent

Thoroughfare Plan: The roadway network plan prepared by the County Engineer adopted by the County Planning Commission and Board of County Commissioners indicating the general location of existing and recommended arterial, collector, and local thoroughfares within the unincorporated area of Bemont County.

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

- a. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street. Design speed is generally 10 miles per hour.
- b. **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route. Design speed is generally 55 miles per hour.
- c. **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions. Design speed is generally 35 miles per hour.
- d. **Cul-de-Sac:** A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround. Design speed is generally 25 miles per hour.
- e. **Dead-end Street:** A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- f. **Local Street:** A street primarily for providing access to residential, commercial, or other abutting property. Design speed is generally 25 miles per hour.
- g. **Loop Street:** A type of local street, each end of which is terminated at an intersection, with the same arterial or collector street, that achieves compliance with County engineering street requirements.

- h. **Backage or Frontage 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.

i.

Through Lot: See *Lot Types*.

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

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, landmarks, and community facilities and services within the County in order to better locate and orient the area in question.

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

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

Yard: A required open space unoccupied and unobstructed by any structure from the general ground level of the graded lot upward, provided accessory structures, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstructions of visibility.

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

Zoning Inspector: The zoning inspector of the County or Township, appointed by the Board of County Commissioners or the Board of Township Trustees.

Article 10

APPENDICES



Appendix A

Belmont County Subdivision Regulations Private Street Maintenance Agreement (Minor Subdivisions)

As a condition of subdivision plat signature by the Belmont County Planning Commission ("COMMISSION") Director (or designee), this Private Street Maintenance Agreement ("AGREEMENT") is established pursuant to the Subdivision Regulations of Belmont County, Ohio ("REGULATIONS"). The subdivider shall record this AGREEMENT at the office of the Belmont County Recorder and shall reference this AGREEMENT and its recording date, volume and page on the approved subdivision plat.

This DECLARATION AND AGREEMENT is made and established by the subdivider(s) of _____, a subdivision plat approved by the COMMISSION on _____, 20__. Upon recording of the subdivision plat, the following covenants and conditions shall apply to the lots served by the private street and shall be binding upon and inure to the benefit of all subsequent grantees, heirs, successors and assigns of said lots.

ITEM 1. IMPROVEMENTS. "Improvements" and "maintenance" as used in this AGREEMENT shall include: initial construction, snow removal, drainage and erosion control items, tree or vegetation trimming and removal, and maintaining adequate bearing strength and access and maneuvering room for fire and safety vehicles.

ITEM 2. ACCESS AND ADDRESSING. The private street shall be kept free of obstructions and maintained in an adequate condition to provide safe and adequate access and maneuvering of firefighting, safety and emergency vehicles to the satisfaction of the local fire department and the County Engineer. Addresses shall be posted on the private street to the satisfaction of the local fire department.

ITEM 3. REVIEW AND COMPLIANCE. Lot owners consent to use and review of street improvements by fire, safety, health, zoning, engineering, and building authorities, and agree to promptly comply with written requests or orders of such authorities relative to the private street access, maneuvering room, strength, addressing, safety and environment.

ITEM 4. STANDARDS. The private street shall be constructed and maintained in accordance with the REGULATIONS and shall be approved by the County Engineer and the Planning Commission per the REGULATIONS.

ITEM 5. ADDITIONAL LOTS OR PRIVATE STREET EXTENSION OR DEDICATION. The unanimous written consent of all LOT VOTES shall be required to request approval from platting authorities to increase the number of lots served by the private street or to upgrade to public standards, dedicate, and convert the private street to a publicly owned and maintained street.

ITEM 6. ENFORCEMENT. All remedies, legal and equitable, shall be available to all lot owners and public authorities referenced in this AGREEMENT to provide for its enforcement. Failure to adequately construct and maintain the private street shall represent a violation of this AGREEMENT. Zoning, engineering, building, and health permits may be withheld for lots served by the private street, if violations of this AGREEMENT are determined to exist.

ITEM 7. LOT VOTE. Each lot shall be entitled to one vote ("LOT VOTE") in matters concerning this AGREEMENT. Decisions under this AGREEMENT not specified as requiring unanimous consent of all LOT VOTES shall be governed by a majority of the LOT VOTES, or in the case of a tie vote, the LOT VOTE(S) cast by the lot(s) with the higher sum of percentage of maintenance expenses, or in case of a tie vote between lots whose sums of percentages of maintenance responsibility are equal, by the affirmative LOT VOTE(S). Any vote not cast and any abstaining vote shall be deemed and counted as a non-affirmative (negative) vote.

ITEM 8. PERCENT OF EXPENSES. Compensation under this AGREEMENT for voluntary (non-voted) private street maintenance shall be strictly at the discretion of each lot owner, otherwise, responsibility for maintenance expenses shall be allocated as follows:

Lot # _____ - _____ %	Lot# _____ - _____ %
Lot # _____ - _____ %	Lot# _____ - _____ %
Lot# _____ - _____ %	

ITEM 9 MODIFICATIONS. Items 7 and 8 of this AGREEMENT may be modified, in writing, by the unanimous written consent of all LOT VOTES and shall become effective upon presentation to the COMMISSION of a copy of a new AGREEMENT that has been recorded with the Belmont County Recorder. However, no such modification shall be intended, interpreted or have the effect of circumventing, abrogating or nullifying provisions and requirements of Items 1 through 6 both inclusive, of this AGREEMENT.

THIS DECLARATION AND PRIVATE STREET AGREEMENT made, entered and established by:

Subdivider Signature (& printed)

1st Witness (signature & printed)

2nd Witness (signature & printed)

Subdivider Signature (& printed)

1st Witness (signature & printed)

2nd Witness (signature & printed)

STATE OF OHIO, COUNTY OF _____, SS:

BEFORE ME, a Notary Public in and for said county, personally appeared _____, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed for uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this

_____ day of _____, 20__.

My Commission Expires _____

Notary Public (Signature and Seal)



Appendix B

Belmont County Subdivision Regulations Stormwater Control Measures (SCM)

Step 1. Conceptual Phase

During the conceptual phase of a development, a developer or landowner should investigate the physical characteristics of the property in question, including soil suitability, site drainage, potential wetlands, topography, condition of, and regulations covering existing water bodies, and previous/current land use issues.

Step 2. Preliminary Plan

Once property information has been compiled, a Preliminary Plan is created for the development. The Preliminary Plan is a drawing of a proposed subdivision or project showing the division of parcels and the location of stormwater system. The County Engineer will review and comment on the site layout stormwater management issues.

The existence of streams and wetlands should be noted on preliminary plans, having been explored prior to detailed engineering studies for the development. Two agencies, U.S. Army Corps of Engineers, and the Ohio Environmental Protection Agency (OEPA), have jurisdiction over stream and wetland impacts in Ohio.

In addition to U.S. Army Corps of Engineers or Ohio EPA permits, other local requirements may apply such as floodplains, or stream setbacks.

Step 3. Improvement Drawing Phase

At this stage, the developer's engineer provides detailed designs for stormwater drainage including a detailed analysis of stormwater quality and quantity. It is generally at this time that the erosion and sediment control plans or the Stormwater Pollution Prevention Plan (SWP3 or SWPPP) is created.

This plan outlines steps and practices to minimize damage to water resources from both construction activities (primarily sediment) and from impacts of the

new land-use and stormwater runoff. It contains erosion and sediment control practices applied during construction, and also specifies post-construction or permanent practices aimed at protecting the overall water quality of streams and water resources of the site and downstream area. Although the SWP3 is generally created at this point, it is important to remember that overall site planning and the design principles mentioned in the other chapters are integral components of a good stormwater pollution prevention plan (SWP3). The improvement drawings incorporate both stormwater pollution prevention aspects and traditional stormwater management requirements of Belmont County.

The SWP3 portion of improvement drawings are required by the OPEA under the General Stormwater National Pollutant Discharge Elimination System (NPDES) Permit for construction sites. The OEPA provides more information about NPDES permit regulations for construction activities. This permit requires the owner or developer to submit a notice of intent (NOI) to the OEPA prior to the start of construction once an adequate plan is developed. By submitting an NOI, the developer certifies that an SWP3 has been developed. The SWP3 review and in some cases approval, is often done by the local Soil and Water Conservation District. The OEPA reserves the right to review the SWP3 and to request revisions, if necessary, even if review is performed by another entity.

Step 4. Final Plat and Construction

Once the improvement drawings have been reviewed and approved by the County Engineer or approved representative, and the SWPPP portion has been reviewed and approved by the OEPA, the developer will seek bids from local contractors. A pre-construction meeting should be held with the County Engineer, County Water and Sewer District, County General Health District, developer, developer's engineer, contractor, and Township prior to the start of construction, to discuss the construction plans and specifications for the project and determine site contacts and inspection schedules.

Within seven days of the start of clearing and grubbing, the necessary best management practices for erosion and sediment control should be installed. Regular inspections for compliance with the SWP3 and/or the NPDES General Permit may be performed by the County Engineer or local inspection authority and the contractor's representative.

All bare areas should be stabilized prior to selling lots to the builders or homebuyers. If the developer does not choose to remain responsible for the erosion and sediment control on the individual building lots, the developer can work with the builders to obtain individual lot notices of intent (NOI) and transfer the responsibility to them.

Step 5. Final Inspection and Maintenance

a. Submit Final Inspection Reports and as Built Certification

The owner shall certify, in writing to the County Engineer within 30 Days of completion of the SCM's, that the SCM's are constructed in accordance with the approved plans and specifications. The developer shall further provide "As Built Certifications" of the locations of all access and maintenance easements, and each SCM including those SCM's permitted

to be located in, or within 50 feet of, water resources and the drainage areas served by each SCM.

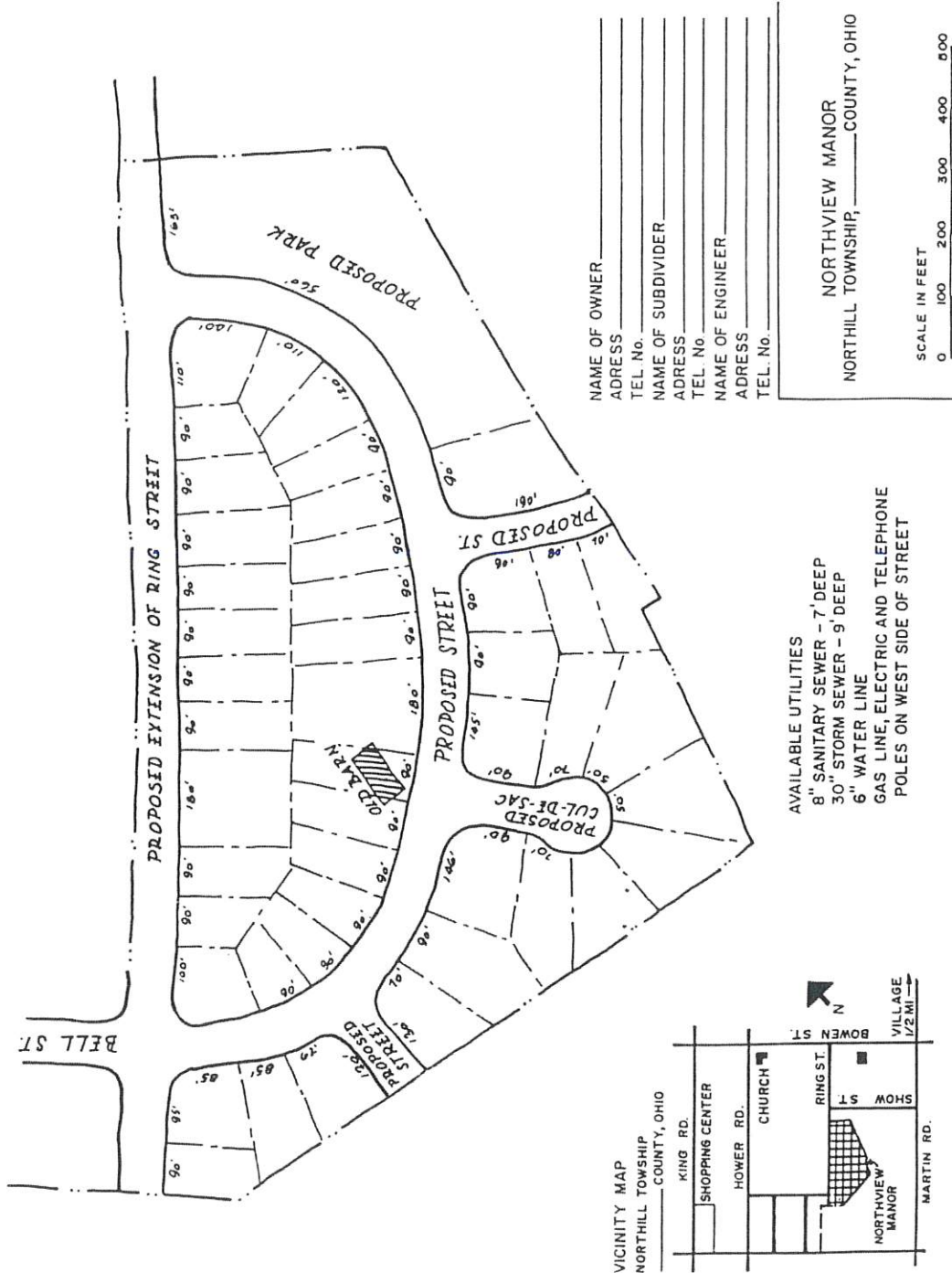
b. Submit Maintenance Plans in Perpetuity for the Stormwater Control Measures

The County Stormwater Policy requires that a Stormwater Control Measures and Inspection agreement be on file at the County Recorder's Office and updated annually for all large residential, commercial and industrial developments.



Appendix C

Typical Sketch Plan



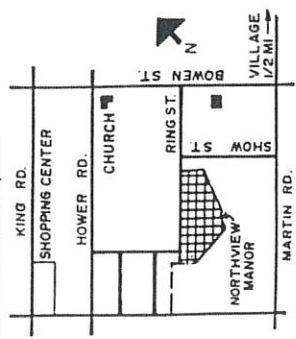
NAME OF OWNER	_____
ADDRESS	_____
TEL. No.	_____
NAME OF SUBDIVIDER	_____
ADDRESS	_____
TEL. No.	_____
NAME OF ENGINEER	_____
ADDRESS	_____
TEL. No.	_____

NORTHVIEW MANOR
NORTH HILL TOWNSHIP, _____ COUNTY, OHIO

SCALE IN FEET
0 100 200 300 400 500

AVAILABLE UTILITIES
8" SANITARY SEWER - 7' DEEP
30" STORM SEWER - 9' DEEP
6" WATER LINE
GAS LINE, ELECTRIC AND TELEPHONE
POLES ON WEST SIDE OF STREET

VICINITY MAP
NORTH HILL TOWNSHIP
_____ COUNTY, OHIO





Appendix E

Typical Final Plat

D. J. SMITH TRACT (UNDEVELOPED)

