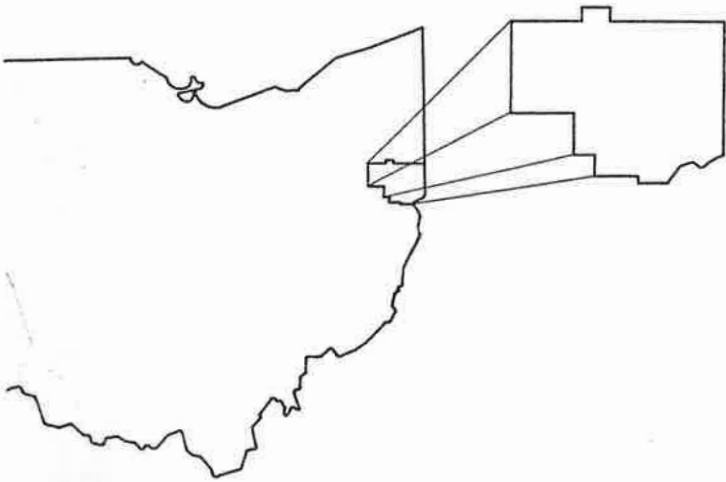


LAND SUBDIVISION REGULATIONS



COLUMBIANA COUNTY, OHIO

COLUMBIANA COUNTY PLANNING COMMISSION
COLUMBIANA COUNTY DEVELOPMENT DEPARTMENT

(Revised 1991)

2000

FEE SCHEDULE AMENDMENTS

**LAND SUBDIVISION REGULATIONS
COLUMBIANA COUNTY PLANNING COMMISSION**

Reviewed by Planning Commission: 2/24/00
Commission Public Hearing: 3/27/00
County Commissioner's Public Hearing: 3/29/00
Adopted by County Commissioners: 3/29/00
Effective Date: 3/30/00

MINOR SUBDIVISION SPLITS (DEEDS): \$40.00

VARIANCE REQUEST: \$30.00

ANNEXATION OF ADJACENT PROPERTY: \$30.00

RE-PLAT: \$75.00

SUBDIVISION REGULATIONS BOOK: \$10.00 or \$.25 per page

PRELIMINARY PLAT APPROVAL FEES:

1-5 LOTS: \$200.00
6-10 LOTS: \$300.00
11-20 LOTS: \$400.00
21-50 LOTS: \$500.00
51-100 LOTS: \$600.00 Plus \$10.00 per lot for each over 100.

FINAL PLAT APPROVAL FEES:

1-5 LOTS: \$200.00
6-10 LOTS: \$300.00
11-20 LOTS: \$400.00
21-50 LOTS: \$500.00
51-100 LOTS: \$600.00 Plus \$10.00 per lot for each over 100.

COLUMBIANA COUNTY
LAND SUBDIVISION REGULATIONS

PREFACE

General rules and regulations governing plats and subdivisions of lands within Columbiana County that fall within the jurisdiction of the Planning Commission, to secure and provide for the proper arrangement of streets or other highways or to the regional plan, for adequate and convenient open spaces, for traffic, utilities, access of fire-fighting apparatus, recreation, light, air, and for the avoidance of congregation of population.

EFFECTIVE DATE - FEBRUARY 1, 1968

ADOPTED BY:

County Planning Commission
Columbiana County, Ohio

January 16, 1968

July 18, 1972 (Revised)

May 12, 1980 (Revised) *Major*

June 14, 1982 (Revised) *Stubs*

March 9, 1987 (Land Contracts)

April 8, 1991 (Fees)

ADOPTED BY:

Board of Commissioners
Columbiana County, Ohio

November 30, 1967

September 14, 1972 (Revised)

June 30, 1980 (Revised)

August 16, 1982 (Revised)

May 20, 1987 (Land Contracts)

May 1, 1991 (Fees)

3/2000 fees

RESOLUTION NO. RECORDED COMMISSIONERS JOURNAL/VOL.52, PG. 61

COLUMBIANA COUNTY BOARD OF COMMISSIONERS

ADOPTED: MARCH 17, 1967

SUBJECT: AMEND SUBDIVISION REGULATIONS IN ACCORDANCE WITH FLOOD INSURANCE PROGRAM

It was moved by Ursu and seconded by Curran that this Board amend the Columbiana county Subdivision Regulations through incorporation therein of the following provision;

That the Columbiana County Regional Planning Commission shall review subdivision proposals and other proposed new developments to assure that (1) all such proposals are consistent with the need to minimize flood damage, (2) all public utilities and facilities, such as sewer gas, electrical, and water systems are located, elevated and constructed to minimize or eliminate flood damage, and (3) adequate drainage is provided so as to reduce exposure to flood hazards.

This provision is hereby declared to be an emergency measure necessary for immediate protection of the public, health property, and safety. Therefore, this provision shall go into immediate effect.

ON ROLL CALL VOTE: Mr. John Ursu - Aye
Mr. Robert Curran - Aye
Mr. Bert Dailey - Aye

RESOLUTION NO RECORDED COMMISSIONERS JOURNAL/VOL. 59, PG. 471

COLUMBIANA COUNTY BOARD OF COMMISSIONERS

ADOPTED: MAY 20, 1987

**SUBJECT: AMENDED SUBDIVISION REGULATIONS IN ACCORDANCE WITH LAND
CONTRACTS**

It was moved any Lowe and seconded by Cope that his board amend the
Columbiana County Subdivision Regulations through Incorporation therein of the
following:

LAND CONTRACTS

Any person(s) proposing to convey a subdivision of land by Land Contract, (Under 5
acres) and/or (over 5 acres - creating a new easement of access) shall submit prior to
recording, the following to the Director, or in his absence, to an authorize representative:

The Land Installment Contract for the property, accompanied by a legal survey of the
parcel(s), to be conveyed.

If the application is approved the conveyance shall be stamped "Approve by the
Columbiana County Planning Commission - No Plat Required", and shall affix his
signature, thereto with date of approval.

FEE: \$20.00

This provision shall go into effect immediately.

ON ROLL CALL VOTE: Mr. Halverstadt - Aye
Mr. Lowe - Aye
Mrs. Cope - Aye

**Columbiana County
Land Subdivision Regulations
Amendments to Section 1.11**

Reviewed by Planning Commission:	April 8, 1991
Reviewed by County Commissioners:	April 10, 1991
Public Hearing:	May 1, 1991
Adopted by County Commissioners:	May 1, 1991
Effective Date:	May 14, 1991

Fees:

PRELIMINARY PLAT APPROVAL:

1 - 5	Lots:	\$ 30.00
6 - 10	Lots:	55.00
11 - 20	Lots:	75.00
21 - 50	Lots:	90.00
51 - 100	Lots:	100.00
100+	Lots:	100.00 + \$1.00 per lot over 100

FINAL PLAT APPROVAL:

Same as Preliminary Plat Approval.

MINOR SUBDIVISION APPROVAL:

\$20.00

VARIANCE REQUESTS:

\$25.00

ANNEXATION OF ADJACENT PROPERTY FOR NON-BUILD USE:

\$25.00

SUBDIVISION REGULATIONS HANDBOOK:

\$10.00 per copy or
\$ 1.00 per page

COUNTY PLANNING COMMISSION

Wes Crawford, Chairman
~~Homer Althouse~~ *Alex Snyder*
~~Larry Bowersock~~ *Myron White*
Richard Cope
Greg Lipp
Paul Seckman
Herb Thompson
~~Jane Wilson~~

BOARD OF COUNTY COMMISSIONERS

Donald Lowe
John Wargo
William Gotschall
Michael Halleck

COUNTY ENGINEER

Bert Dawson, Jr.

COUNTY HEALTH DEPARTMENT

Robert Morehead

COUNTY RECORDER

Veronica E. Wolski

SECRETARY PLANNING COMMISSION

Marie J. Cox

TABLE OF CONTENTS

PART I	<u>ADMINISTRATION</u>	<u>PAGE</u>
	1.1 NAME	1
	1.2 GENERAL PURPOSE	1
	1.3 AUTHORITY	2
	1.4 EFFECTIVE DATE	3
	1.5 JURISDICTION	3
	1.6 SCOPE	3
	1.7 INTERPRETATION	4
	1.8 COOPERATION	4
	1.9 VARIANCE	4
	1.10 SEPARABILITY	4
	1.11 FEES	5
	1.12 RE-SUBDIVISION	6
	1.13 AMENDMENTS	6
	1.14 PENALTY	6
	1.15 APPEAL	6
	1.16 RECONSIDERATION	7
PART II	<u>DEFINITIONS</u>	
	2.1 INTENT	8
	2.2 GENERAL TERMS	8
	2.3 SPECIFIC TERMS	8
PART III	<u>PROCEDURE</u>	
	3.1 PREAPPLICATION CONFERENCE	15
	3.2 SUBDIVISION CLASSIFICATION	15
	3.3 SKETCH	16
	3.4 PRELIMINARY PLAN	17
	3.5 FINAL PLAT	18
	3.6 REPLAT	19
	3.7 TRANSFER WITHOUT PLAT	19
	3.8 VACATIONS	19

PART IV STANDARD

4.1	CONTENTS OF PRELIMINARY PLAN	20
4.2	CONTENTS OF FINAL PLAN	22
4.3	MAP CONTENTS	22
4.4	OTHER INFORMATION	24
4.5	PROOF OF COMPLIANCE & BOND	25
4.6	SUBMISSION TO RECORDER	25
4.7	REVISION OF PLAT AFTER APPROVAL	25

PART V DESIGN STANDARDS

5.1	LOTS, SIDEWALKS, SETBACKS	26
5.2	WATER AND SANITATION	28
5.3	STREETS	30
5.4	INSPECTION REQUIREMENTS	34
5.5	ROADWAY PLAN REQUIREMENTS	35
5.6	ROAD TYPES	36
5.7	ROAD TYPE DEFINITIONS	37
5.8	INCIDENTAL DESIGN STANDARDS	37
5.9	OFF STREET PARKING	39
5.10	DRAINAGE	40
5.11	OPEN SPACE REQUIREMENTS	47

APPENDIX

LAND SUBDIVISION REGULATIONS

FOR THE PROMOTION OF THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PEOPLE OF COLUMBIANA COUNTY

PART I ADMINISTRATION

1.1 NAME

The official name of these regulations and of this document shall be known as the "Land Subdivision Regulations of Columbiana County, Ohio, and hereinafter referred to as "Regulations".

1.2 GENERAL PURPOSES

These subdivision regulations shall be to guide and regulate the planning, subdividing, and development of land in order to promote and protect public health, safety, and general welfare. It is intended that the provisions of these regulations shall be applied to achieve the following objectives:

- A. Orderly development of land to obtain harmonious and stable neighborhoods.
- B. Safe and convenient vehicular and pedestrian circulation.
- C. Design to allow ample public open space for schools, recreational and other public purposes.
- D. Accurate surveying of land, preparation and recording of plats.
- E. The assurance that subdivision improvements are properly installed and completed in compliance with the standards contained in Part V herein.
- F. Coordination of land development in accordance with zoning codes, and the Comprehensive (or Master, or General) Plan.
- G. To assure that future land subdivision will provide permanent access to the locality.

H. To provide common grounds of understanding and a sound working relationship for both the county officials, interested in and responsible for sound community development and the land owner or his agent who intends to subdivide for whatever purpose.

I. To assure that the land is developed for the highest possible use with protection against deterioration and obsolescence, and to avoid problems resulting from haphazard expansion and growth.

J. To secure and provide for the proper arrangement of streets and other highways in relation to the regional plan and to existing or planned streets, for adequate and convenient open space for traffic, utilities, access for fire protection, recreation, light, air, and for the avoidance of congestion of population.

K. To prevent excessive governmental operating costs.

L. To assure provisions will provide adequate utilities and community services, and provide protection of stable value of home owner's investment in adjacent and immediate areas.

1.3 AUTHORITY

The Commission is authorized to adopt rules and regulations governing plats and subdivisions of land, and to approve, conditionally approve, or disapprove, plats or subdivisions falling within its legal jurisdiction.

A. Ohio Revised Code

The Ohio Revised Code including but not limited to the Statutes contained in the following chapters:

- 1) Chapter 303
- 2) Chapter 711
- 3) Chapter 713

B. The Adopted Resolution of the Board of County Commissioners relevant to Subdivision Regulations.

1.4 EFFECTIVE DATE

These regulations shall supersede any such regulations previously adopted, and shall become effective June 30, 1980 at which time the Board of Columbiana County Commissioners adopted same by action recorded in Volume 54, Page 374 of the Commissioners Journal.

1.5 JURISDICTION

These regulations shall apply to all subdivisions hereinafter made of land located in the unincorporated area of Columbiana County, other than land within a radius of three miles of a city having a legally adopted plan of subdivision regulations as provided for in Section 711.09 of the Ohio Revised Code.

1.6 SCOPE

All subdivisions of land as defined herein, whether by instrument of survey and or otherwise, shall apply.

- A. Divisions of land subject to the provisions of these regulations.
 - 1. The division of any parcel into two or more lots, of pieces, and one of which is less than five (5) acres.
 - 2. The annexation of a parcel to incorporated areas.
 - 3. The allocation of right-of-ways and easements.
 - 4. The allocation of open space.
 - 5. The division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than five (5) lots after the original tract has been completely subdivided.
 - 6. The sale or exchange of parcels between adjoining lot owners.
- B. Division of land not subject to the provisions of these regulations:
 - 1. The division of land into parcels of more than five (5) acres each not involving any new streets or easements of access.

1.7 INTERPRETATION

The provisions of these regulations shall be held to be minimum requirements.

1.8 COOPERATION

The Columbiana County Planning Commission may cooperate with any city, or village, located in Columbiana County in the review of subdivision plats occurring in lands adjoining the corporation line of said city or village, or within a reasonable distance of same. The Commission may, as a condition for such cooperation and in order to carry out the regulations more effectively, seek a written agreement with any municipal corporation. The terms of this agreement may permit joint review by the county and village, or city, of a subdivision occurring next to the corporate limits of said municipal corporation, or subdivisions occurring within the corporate limits of the municipal corporation. The agreement shall be contingent upon receiving advice from, or approval by, the Columbiana County Planning Commission.

1.9 VARIANCE

Variances may be authorized by the Columbiana County Planning Commission in specific cases, when, in its opinion, undue hardship may result from strict compliance. Any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such variance, and that the granting of the variance will not adversely affect the general public or nullify the intent of these regulations.

1.10 SEPARABILITY

Each article and/or each section, and/or each sentence contained in these regulations are declared to be severable and a separate and distinct enactment, and should any article, section, paragraph, clause, or part of these regulations be held in effective or invalid by a court of law, such judgement shall not effect the validity of the remaining provisions of these regulations.

1.11 FEES

For the processing, filing, and inspection of plats as provided herein there shall be a filing fee and inspection charge. Fees shall be as herein prescribed:

A. Preliminary Plat Plan

1 - 5	Lots	-	\$ 30.00
6 - 10	Lots	-	55.00
11 - 20	Lots	-	75.00
21 - 50	Lots	-	90.00
51 - 100	Lots	-	100.00
100+	Lots	-	100.00 + \$1.00 per lot over 100

B. Final Plat Plan

Same as Preliminary Plat

C. Minor Subdivision Approval

A fee of twenty dollars (\$20.00) for each minor subdivision approval.

D. Variance Requests

A fee of twenty five dollars (\$25.00) for each variance request.

E. Annexation of Adjacent Property for Non-Build Use

A fee of twenty five dollars (\$25.00) for each annexation of adjacent property for non-build use.

F. Subdivision Regulations Handbook

A fee of ten dollars (\$10.00) per copy of Subdivision Regulations Handbook, or one dollar (\$1.00) per page.

G. Inspection

Inspection shall be required for sanitary sewer systems, storm sewers, drainage, curbs, gutters, subgrade, pavements, and sidewalks. Costs of these inspections shall be paid by the subdivider to the responsible officials previous to filing the final plat.

The official responsible for the inspection of all street improvements including storm sewers and drainage shall be the County Engineer. The official responsible for the inspection of all sanitary sewers shall be the County Sanitary Engineer.

1.12 RE-SUBDIVISION

Whenever a subdivision which received approval prior to the effective date of these regulations is re-subdivided, and the width, lot lines, or the area of one or more lots, or the direction and location of any street, or other alterations and modifications are made, the re-subdivided plat shall be submitted to the Commission for approval prior to its recording.

1.13 AMENDMENTS

These regulations or any part thereof may be amended from time to time by the Planning Commission provided, that no such amendment shall become effective until it has been approved by the Board of Columbiana County Commissioners, following a public hearing.

1.14 PENALTY

Any violation of these regulations is subject to the penalties as set forth in Section 711.10 and 711.15 of the Ohio Revised Code or any amendment thereof.

1.15 APPEAL

Rights of appeal shall be as set forth in Chapter 711 or other applicable sections of the Ohio Revised Code.

1.16 RECONSIDERATION

Any subdivider aggrieved by a finding, decision, or recommendation of the Commission may request and receive opportunity to appear before the Commission, or its agent, present additional relevant information and request reconsideration of the original finding, decision, or recommendation.

PART II

DEFINITIONS

2.1 INTENT

Throughout these regulations the following terms shall have the meaning given herein:

2.2 GENERAL TERMS

All words used in these regulations, except where specifically defined herein, shall carry their customary meaning when not inconsistent with the context.

2.3 SPECIFIC TERMS

ALLEY - A public right-of-way for secondary access to abutting properties.

BENCH MARK - An accurately established elevation point, generally identified as "BM" printed on a map.

BLOCK - An area or parcel of land having fixed boundaries surrounded by any/or any combination of highways, streets, water courses, railroad, parks, etc.

BUFFER LOT - A lot on a plat across the end of a street proposed to be extended by future platting or a lot along the length of a street where only part of the width has been dedicated, retained by the owner, but conditionally dedicated on the plat for street purposes when the street is extended or widened.

BUILDING LINE - Shall mean the line of that face of the building nearest the front line of the lot. Includes porches but not steps.

BUILDING, SETBACK LINE - A line established on a parcel for the purpose of prohibiting construction of a building between such line and a contiguous lot, an easement, a right-of-way or other public area in the interest of protecting the general welfare. It is the line indicating the minimum horizontal distance between the lot line, easement, or right-of-way line and the building.

COMPREHENSIVE PLAN - The comprehensive plan shall refer and mean the recommendations and guide for the future development of the county as adopted by the Commission. Such plan may include: recommendations for general land use and development, major thoroughfare plan, zoning districts, transportation, water supply, sewage disposal, parks, and recreational facilities, community facilities, and other items related to planning in the county. Such plans to be in text and maps and may be amended and supplemented by the Commission.

CONTOUR - A line connecting the points on the land surface, all possessing the same elevation. **Approximate contour:** A contour substitutes for a normal contour whenever there is any doubt of its reliability Usually identified on maps by a dashed line.

A. Contour Interval:

The difference in elevation between contours.

CROSS WALK-WAY - A right-of-way commonly called cross walk dedicated to public use ten (10) feet in width through a block along lot lines to facilitate pedestrian access to adjacent streets and properties.

CUL-DE-SAC - (Dead-end Street) - A local street with only one (1) outlet and having an appropriate terminus for the safe and convenient reversal, or turn around of traffic.

CIVIL STRIP - A strip of undedicated land along the border of a subdivision to prevent public access. (Also known as a spite strip or reserve strip).

EASEMENT - A grant by the property owner of the use of a strip of land by the public, a corporation, or persons for a specific purpose(s).

ENGINEER - A registered professional engineer authorized to practice civil engineering as defined in Chapter 9733 of the Ohio Revised Code.

FLOOD PLAIN - That portion of land adjacent to a river, creek, or ditch which is covered with water when the river, creek, or ditch overflows its flood stage, or is estimated to become subject to flooding.

FRONTAGE ROAD - A minor street which is generally parallel and continuous to an expressway, freeway, parkway, major or minor street and is so designed as to intercept, collect, and distribute traffic desiring to cross, enter or leave such traffic artery, and which provides access to abutting properties and protection from through traffic.

GRADE - The slope expressed in a percent which indicates the rate of change in elevation in feet per hundred feet.

LOT - A parcel of land containing less than five (5) acres.

A. Lot, Butt

A lot whose side line abuts the rear line of another. Lots so located that each such lot shares at least one boundary in common with at least one other such lot is referred to as being 'contiguous'.

B. Lot, Corner

A lot situated at the intersection of two or more streets having an angle of intersection of not more than 135°.

C. Lot, Depth

The average horizontal distance between front and rear lot lines measured in the direction of the side lot lines.

D. Lot, Line

The property lines bounding the lot.

1. Front lot line shall mean the line separating such lot from any street. In the case of corner lots, there shall be as many front lines as there are street frontages.

2. Rear lot lines shall mean any boundary of a lot which abuts an alley; provided if there be no alley abutting the lot then the rear lot line shall be as follows:

If there be one front line, then the rear line shall be the boundary opposite the front line.

If there be two front lines, then the rear line shall be the boundary opposite the shorter front line; if both front lines are equal length, the rear line shall be fixed by the Commission on the basis of the orientation at existing structures and prevailing frontages.

3. Side lot lines shall mean any lot line, not a front line or a rear lot line.

E. Lot, Reversed Corner

A corner lot the side street of which is substantially a continuation of the front lot line of the first lot to its rear.

F. Lot, Double-Frontage

A lot having frontage on two parallel, or approximately parallel, streets or roads.

G. Lot, Width

A distance parallel to the front lot line, measured between side lot lines at set-back lines.

MONUMENT - A cylindrical concrete marker six (6) inches in diameter and thirty (30) inches in length with a quarter (1/4) inch iron rod cast at the center axis of the cylinder. Said marker shall be placed in a vertical position with its top level with the surface of the surrounding ground.

MUNICIPALITY - Any incorporated city or village.

OPEN SPACE LAND - Undeveloped, or predominantly undeveloped, land having use for park, recreation, conservation, historic, or scenic purposes.

PAVEMENT - That portion of a roadway having an improved hard surface.

PERFORMANCE BOND - An agreement by and between a subdivider, or developer, and a bonding company in favor of the Board of County Commissioners of Columbiana County, Ohio, for the amount of the estimated construction and/or other improvements cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

PLAT - A map of a tract or parcel of land of the subdivider's plan which he submits for approval and intends to record in the final form, and, on which is marked the location, the courses and distances of the different lines, the individual boundaries, and the quality of land contained.

PRELIMINARY PLAT - Is a map, drawing, or chart indicating the proposed layout of the subdivision to be submitted to the Planning Commission for its consideration.

PUBLIC WATER AND SEWER FACILITIES - Those facilities approved by the County Health and Sanitary Engineer Officers.

RESERVES - Parcel, or parcels of land within a subdivision that are intended for future use.

RIGHT-OF-WAY - A strip of land reserved or dedicated for use as public means of ingress and egress. The width between property lines, of a street, alley, cross-walk or easement.

STREET - A public thoroughfare for vehicular traffic dedicated for public use and used primarily for access to the abutting properties.

A. Street, Collector

A public thoroughfare which carries traffic from minor streets to the major systems of arterial streets and highways, including the principal entrance streets of residential development and streets for circulation within such developments; a street connecting two major thoroughfares.

B. Street, Residential

A minor street which generally provides access to abutting properties and protection from through traffic, the primary purpose of which is to conduct traffic from residences to the collector system.

SUBDIVIDER - Any person, persons, partnership, association, corporation, or other legal entity or duly authorized agent who effects or undertakes the subdivision of land.

SUBDIVISION - The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, anyone of which is less than five (5) acres in size for the purpose, whether immediate or future, of transfer of ownership or building developer.

A. **Minor Subdivision** - A subdivision along an existing public street, involving not more than five (5) lots after the original tract has been completely subdivided and not involving the opening, widening, or extension of any street, road, or alteration of any public owned facility.

B. **Major Subdivision** - A subdivision other than a minor subdivision.

SURVEYOR - A surveyor, registered in the State of Ohio, as defined by the Registration Act of the State of Ohio.

THOROFARE PLAN - The official highway plan of Columbiana County establishing the right-of-way width of area highways.

TOPOGRAPHY - The features of the earth, including relief, vegetation, and water.

TRACING - A translucent drawing on linen, mylar, cronoaflex or equal, from which a print can be taken directly.

WALKWAY - A right-of-way reserved for pedestrian use.

WATERCOURSE - The natural course, or artificial channel, in which a steady or intermittent flow of water occurs or is provided for. It normally consists of a bed and a channel, or conduit, or other confining passageway.

WATER POLLUTION - The placing of any noxious or deleterious substance in any waters of Columbiana County which renders such water harmful or inimical to the public health, or to animal or aquatic life, or to the use of such waters for domestic water supply, industrial or agricultural purposes, or for recreation.

WATER RESOURCES - Mean all waters of the state occurring on the surface in natural or artificial channels and in subsurface aquifers which are available or may be made available to agricultural, industrial, commercial and domestic uses.

Water Supply and Sewage Disposal System

A. Water Supply System

1. **Community Water** - A source of water and a distribution system including treatment facilities, whether publicly or privately owned, serving two or more individual lots.

2. **Individual Water Supply** - A single system of piping, pumps, tanks, or other facilities utilizing a source of ground or surface water to supply only a single lot.

B. Sewage Disposal Systems

1. **Community Sewage System** - Any system, whether publicly or privately owned, serving two or more individual lots.

2. **Individual Sewage Systems** - A system of sewers and piping, treatment tanks, or other facilities serving only a single lot.

C. Drinking Water

Water free from impurities in amount sufficient to cause disease or harmful physiological effects; with the bacteriological and chemical quality conforming to the applicable standards as emphasized by the County Board of Health.

PART III

PROCEDURE

The purpose of this part is to specify the procedures that shall be followed to subdivide land.

3.1 PREAPPLICATION CONFERENCE

Previous to the filing of an application of a Preliminary Plan and prior to the subdivision of any land, the subdivider, or his agent shall confer with the Planning Staff in reference to existing regulations and to procedures.

3.2 SUBDIVISION CLASSIFICATION

No person shall commence development in, or construction of, any subdivision, or convey lots for the purpose of construction thereon, until a plat and other required information of such subdivision has been submitted to the Planning Commission and the subdivision approved in accordance with the requirements of these regulations. From information submitted - the Commission will determine the classification as a Minor Subdivision or a Major Subdivision.

A. Minor Subdivision

1. The Director, or in his absence an authorized representative, is authorized to represent the County Planning Commission in the review and approval of a minor subdivision, and to endorse the conveyance of a parcel or parcels of land in a Minor Subdivision.
2. Any person proposing to create a minor subdivision shall submit the following to the Director or in his absence to an authorized representative.
 - a. A survey of the parcel or parcels of land sought to be transferred on a conveyance of said parcel or parcels. The drawing must conform to the necessary requirements as indicated in the appendix.
3. If zoning is in effect, a statement from the zoning officer of the township in which the land is located, that the parcel of parcels of land created comply with existing township zoning regulations.

4. Within seven (7) working days after submission of a minor subdivision, or within a mutually agreed upon extension, the Director, or in his absence an authorized representative, shall either approve or disapprove the application for transfer without plat and shall advise the applicant.

5. If the application is disapproved, the applicant shall be advised in writing with the reasons for disapproval set forth and with copies submitted to the County Engineer and the Board of County Commissioners.

6. If the application is approved, the Director, or in his absence an authorized representative, shall mark the conveyance "Approved by the Columbiana County Planning Commission - no plat required" and shall affix his signature thereto with the date of approval.

7. The approval shall expire within one year unless the conveyances are recorded in the office of the County Recorder during such period.

8. The fee for review and approval of a minor subdivision shall be ~~twenty dollars (\$20.00)~~ ~~\$30.00~~ \$40.00

3.3 SKETCH

The subdivider shall, for any major subdivision, furnish map sketches of the area showing existing physical features and a tentative layout of the proposed subdivisions. This step requires no formal application fee, or filing of plat.

A. The preapplication data, and statement, (should include the following map data):

1. Title, scale, north point, and date.
2. Subdivision location, land description, and ownership.
3. Name of developer, his engineer, and his surveyor.
4. Names and addresses of owners of property adjacent to the new subdivision boundaries.

5. Existing or proposed platting, zoning, and land use adjacent to the new subdivision.
6. Streets, alleys, and sidewalks adjacent to the new subdivision with their names, width, and type of surface.
7. Statement from the developer concerning his proposed land use, water supply source, sewage disposal, utility services, drainage, and approximate lot size.
8. Land inspection, wood sites, watercourses, and other natural or artificial surface features that would affect the plan of the subdivision.
9. Historical points of interest and areas of natural beauty.
10. Sketch of proposed street layout including adequacy of street connections.
11. Areas planned to be set aside for schools, open space, recreation, and for other community facilities.
12. A minimum of six (6) copies of the sketch map should be submitted to enable adequate staffing.

B. Feasibility

Within fifteen (15) working days, unless an additional length of time is agreed upon, the Commission acting through its staff, shall inform the subdivider that the sketch and the accompanying data, as submitted or modified, does or does not meet the purposes of the regulations. If the Commissioner's action is negative to the subdivider it shall express its reason in writing.

3.4 PRELIMINARY PLAN

A. Letter of Intent (Application)

If the pre-application conference is favorable the subdivider shall file a letter of intent (application) with the Commission indicating the type of development intended, a generalized schedule of physical action in the area, and a description of the land to be developed.

B. Drawings

The application shall be accompanied by five (5) black lines, or blue prints properly documented. It shall be filed at least fifteen (15) days prior to the next regularly scheduled meeting of the Commission. Only one of these prints will be returnable to the applicant.

C. Distribution of Drawings

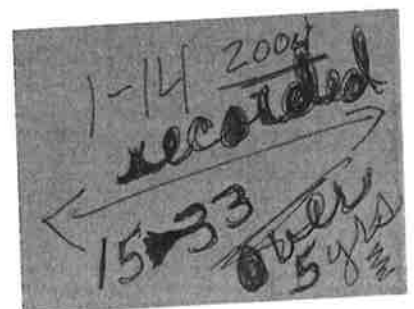
The Commission shall, within fifteen (15) working days after receiving the filing of the preliminary plan, transmit copies to the County Engineer, County Health Commissioner, and to Township Trustees and City Officials where applicable, for their study and recommendations on matters within their jurisdiction. These officials will return the drawings, with their recommendations in written form, within fifteen (15) working days. In event these officials, (or agencies), fail to submit a written report the Commission may proceed in accordance with these regulations.

D. Approval or Disapproval of Preliminary Plan

Within thirty (30) days after receiving the written report from each aforementioned official, the Commission shall notify the subdivider whether the preliminary plan is tentatively approved, approved with modification, or disapproved.

3.5 FINAL PLAT

The subdivider shall file in the Planning Commission Office, for all subdivisions (minor or major), a final plat prepared by a registered surveyor, certified by him to be correct, and accompanied by the appropriate fee. The Commission will approve, approve conditionally, or disapprove the Final Plat within thirty (30) days after the filing unless further time is agreed to by the subdivider. Approval of the Commission shall be endorsed in writing on the Final Plat. Prior to the endorsement of the major plat the subdivider shall file in the office of the Planning Commission construction drawings of all improvements, approved and endorsed by the County Engineer and County Health Commissioner. The Final Plat shall be filed with the County Recorder within one year after endorsement by the Commission, otherwise said plat shall be considered null and void. Standards for the Final Plat map will be found in the appendix.



3.6 REPLAT

The replat for land for which a plat has been previously recorded shall require the same procedure as for a new subdivision.

3.7 APPROVAL BY PLANNING COMMISSION WITHOUT PLAT

The division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than five (5) lots after the original tract has been completely subdivided, may be submitted to the Commission for approval without plat. If the Commission acting through its properly designated representative is satisfied that such proposed division is not contrary to applicable platting, subdividing, or zoning regulations it shall within seven (7) working days after submission approve such proposed division and on presentation of a conveyance of said parcel, shall stamp the same "approved by the Columbiana County Planning Commission - no plat required", and have it signed by its designated official. A sketch and such other information as is pertinent to its determination hereunder may be requested.

3.8 VACATIONS

A. Lots

Lots in a subdivision may be vacated by the owner in accordance with applicable provisions of the Ohio Revised Code (711.18).

B. Streets

The request for vacation of streets and other ways shall be petitioned to the Board of Columbiana County Commissioners who may request a recommendation from the Planning Commission. The Planning Commission shall not recommend the vacating of any street or other type of way, or part of way, if such vacating interferes with the uniformity of the existing street pattern or with any traffic plans for the area.

PART IV

PLAT STANDARD

The subdivider shall have preliminary subdivision plans and other supplementary material prepared and submit them to the Planning Commission for action.

4.1 CONTENTS OF PRELIMINARY PLAN

The preliminary map shall be clearly and legibly drawn. It shall be accurate and describe with certainty all parcels of land laid out, reserved, or granted, for schools, streets, alleys, ways, playgrounds, open spaces, parks, or other public uses. Sites, if any for multi-family dwelling, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings, will be described. In addition to all the provisions listed for the sketch (Re: Part III) contents, the following shall be included in the Preliminary Plan.

- A. If new streets are proposed, contour maps with contours shown at vertical intervals of two (2) feet if the general slope of the site is less than two percent (2%), and at vertical intervals of five (5) feet if the general slope is greater than two percent (2%). The preliminary map shall be drawn to a scale of not less than one inch equals one-hundred feet (1" = 100'). The Planning Commission may require contour maps in special cases.
- B. Location of the percolation tests, if required, and the results of such tests, made by a competent qualified person, shall be located on the map and numbered to enable easy location by the Health Commissioner. When the original data pertaining to these tests as submitted is not complete or conclusive, additional tests and bonding will be required. This data must be submitted, and approved, before any ground excavation is begun.
- C. Subdivision boundary lines showing dimensions, bearings, angles, references to sections, townships, range lines and corners, geodetic coordinates, or other survey monuments.
- D. Proposed street and lot layout showing approximate lot dimensions and the approximate square foot areas for lots that are not rectangular.
- E. Zoning, building setback, or front yard lines.

F. Parcels of land proposed to be dedicated or reserved for schools, parks, play grounds, or other public purposes.

G. The proposed names or number of the subdivision, which must be distinct from other subdivisions in the county. They shall not duplicate in spelling or in sound.

H. Legally established special function districts such as water districts that serve or will serve the land in the subdivision. Included will be an accurate location, dimension and traverse of all existing sanitary and storm sewers, water conveyances, and drainage facilities and ownership thereof.

I. A general summary description of any protective covenants or private restrictions to be incorporated in the final plan.

J. A general summary of any agreement with the owners of other property within the neighborhood that involves plans for the entire neighborhood.

K. Subdivider timetable of completion for each security (guarantee) to be submitted.

L. Agreement by subdivider to pay inspection fee and other administrative costs to the county.

M. General statement of suitability of the land for the development.

N. In addition to the above data the preliminary subdivision plan will contain construction plans, showing necessary detail and including cost estimate, and be prepared by qualified persons. It shall include the following specifics:

1. Cross sections of the proposed streets, alleys, crosswalks, with a profile of each showing proposed grades, existing drainage courses, watershed area and structure, width of roadway, location of sidewalks, type of roadway surfacing, curbs, planting strips, curb openings, street lights and traffic lights.

2. Complete construction plans for utilities including water, gas, electricity, sanitary sewers, storm sewers, and other facilities.

3. Present and proposed easements showing location, width, purposes and limitations.

O. The Commission shall notify the subdivider that the plans, including the cost estimates as submitted, do or do not meet the requirements of these regulations. When a negative response is given, the commission shall express its reasons therefor.

P. Public Hearing

The Commission on its own motion, may, prior to acting on a preliminary plan for any subdivider, hold a public hearing thereon at such time and place and upon such notice as the commission may designate. All interested parties shall be entitled to be heard at such hearing.

Q. Limits of Approval

Approval of a preliminary subdivision plan shall not constitute approval of the final plat.

4.2 CONTENTS OF FINAL PLAN

The subdivider shall file in the office of the Planning Commission for all subdivisions, major or minor, a plat map prepared by a qualified surveyor to practice in the State of Ohio, and certified by him (or them) to be correct. The final plat shall conform to the Preliminary plan except where changes or modifications have been agreed to by the commission and the subdivider. The plan will constitute only that portion or section of the approved preliminary plan which the subdivider proposes to record and develop at the immediate time in conformance with these regulations. Each successive section will have sufficient area and proper boundaries to provide street traffic circulation and satisfactory drainage and sanitation without depending upon proposed future construction of other sections.

4.3 MAP CONTENTS (See Appendix)

A. The final map plat shall be submitted in a minimum 18" X 24" size and a maximum of 24" X 36", outside dimensions, and must be drawn with permanent black waterproof ink on mylar base film, tracing cloth, or approved equivalent. Cross sections and profiles shall have a scale minimal of one inch equals ten (10) feet vertical (1" = 10') and one inch equals one hundred feet (100-horizontal (1" = 100').

B. Name and/or number, and location of the subdivision and the name and/or number and location of the large subdivision or tract of which it forms a part.

C. Names and addresses of the subdivider, owner, and any interest holder, and of the engineer and surveyor.

D. All boundaries of the tract with accurate distances given to one hundredth foot and bearings given to one-half minute as determined by an accurate survey in the field which has been balanced and closed, as well as physically located by monumentation. When required by the staff all calculations and filed notes will be submitted for examination.

E. The location and description of all monuments, permanent monuments of stone, concrete and metal, which shall be set at all critical points and at all lot corners to enable any qualified surveyor to locate any lot in the subdivision.

F. North-point, scale, and date. Magnetic or True-north or basic bearing will be indicated.

G. A certificate by a qualified surveyor to the effect that the plat represents a survey made by him, that all the monuments shown thereon exist, that these monuments are permanently placed, and that their locations are as shown. In place of unusual size and if more than two sheets are required, an index sheet of the same dimensions must be attached showing the entire subdivision on one sheet, with all areas and features as known on other sheets, including north-point and date.

H. The length of lot lines, length and bearing of streets, alleys, and easements, length of arc, delta, or radial bearings, points of curvature, radius, and tangent bearings in the case of curved lines. Dimensions of lots will be accurate in feet and hundredths with bearings or angles given to the street and alleys or cross walk. Lots shall be numbered or lettered and all streets shall bear approved names.

I. Total acreage of the subdivision and the acreage contained in all dedicated streets and other public areas and an acknowledgment by the owners of their adoption of the plat.

J. Accurate locations and outlines of areas to be dedicated or temporarily reserved for public use, and the purpose indicated thereon. Until proper transfer of the common area, subdivider shall make provisions, and provide for, maintenance of all areas, including parks, recreational areas, and inside of turnarounds. This also includes all property that may be reserved by covenant for the common use of the property owners in the subdivision; the dedication will be in a form approved by the commission and it is to cover all lands include in streets, highways, parks, school grounds, and other areas not specifically reserved by the subdivider, together with the area computations of each.

K. Private Restrictions If Any

1. Right-of-way lines of all existing or recorded streets, principal property lines, patent lines, and township lines, all intersecting or contiguous section lines with distance and bearing. This includes easements for right-of-way provided for public services or utilities.

L. Bearings and distances to the nearest established street line, military or geodetic survey tie, township and municipal line, or other recognized permanent monument which shall be accurately described on the plat.

M. Names and dimensions of streets and roads and sidewalks, within any adjoining plat showing any legally established center line elevation and any curb gutter, and culvert system.

4.4 OTHER INFORMATION

In addition to the aforementioned requirements the developer shall submit, (a) statement of the proposed use of lots stating type of residential buildings with the number of dwelling units; type of businesses or industry; so that the effect of the development on traffic, fire, and health hazards, utility facilities, or congestion of population can be determined; (b) proposed covenants and restrictions; (c) source of water supply; (d) provisions for sewage disposal, drainage, and flood control; (e) if any zoning changes are contemplated the proposed zoning plan for the area, including dimensions.

4.5 PROOF OF COMPLIANCE AND BOND

The final plat shall be accompanied by certificate or other document showing that the subdivider has posted acceptable bond or certified check which is available to the county and in sufficient amount to assure such completion of all required improvements. Such certificate or such document shall be of kind acceptable to the Board of County Commissioners, Columbiana County, Ohio, as provided for by the Revised Code.

4.6 SUBMISSION TO RECORDER

As provided for by applicable laws, the final plat when accepted by the commission, and evidence of title has been confirmed, may then be submitted to the County Recorder for his action. No plat of any subdivision shall be recorded in the office of the Recorder or have and validity until it has been approved in the manner prescribed herein. In the event any such unapproved plat is recorded, it shall be considered invalid, and the commission shall institute proceedings to have the plat stricken from the county records. Approval of a plat for recording shall not be an acceptance by the public of the dedication of a street, highway, or other way shown upon the plat for public maintenance.

4.7 REVISION OF PLAT AFTER APPROVAL

No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Planning Commission and an endorsement is made in writing on the plat, unless the plat is first resubmitted and the changes approved by the commission.

PART V

DESIGN STANDARDS

5.1 LOTS - SIDEWALKS - SETBACKS

A. Lots

The lot arrangement shall be such that all lots will provide satisfactory and desirable building sites. The lot size, width, depth, shape, orientation and the minimum setback lines shall be appropriate to the location as to sanitation, drainage and topography. The arrangement shall be appropriate for the type of development and the use contemplated in order to secure and properly provide for streets, utilities and facilities, in relation to existing or planned arrangements and to the Comprehensive Regional Plan. It should provide for adequate and convenient open space for traffic, utilities, esthetics, access of fire-fighting and ambulance apparatus, recreation, light, air, and for the avoidance of congestion of population.

1. Lots in a Zoned Area

No lot shall have less area or width than is required by the zoning regulations applying to the area in which it is located and shall conform to the zoning ordinance where the standards are higher than required by these regulations.

2. Lots Not in a Zoned Area

The following standards shall prevail:

a. Lots in a subdivision that are served by sanitary sewers and a public water supply system shall have a width at the building line of not less than seventy (70) feet, and shall contain a minimum of ten-thousand (10,000) square feet of area.

b. Lots which are not served by a public or private sanitary service, but are served with public or private water supply mains, shall have a minimum width of eighty five (85) feet measured at the building line and contain a minimum of fifteen-thousand (15,000) square feet of area.

PART V

DESIGN STANDARDS

5.1 LOTS - SIDEWALKS - SETBACKS

A. Lots


The lot arrangement shall be such that all lots will provide satisfactory and desirable building sites. The lot size, width, depth, shape, orientation and the minimum setback lines shall be appropriate to the location as to sanitation, drainage and topography. The arrangement shall be appropriate for the type of development and the use contemplated in order to secure and properly provide for streets, utilities and facilities, in relation to existing or planned arrangements and to the Comprehensive Regional Plan. It should provide for adequate and convenient open space for traffic, utilities, esthetics, access of fire-fighting and ambulance apparatus, recreation, light, air, and for the avoidance of congestion of population.

1. Lots in a Zoned Area

No lot shall have less area or width than is required by the zoning regulations applying to the area in which it is located and shall conform to the zoning ordinance where the standards are higher than required by these regulations.

2. Lots Not in a Zoned Area

The following standards shall prevail:



a. Lots in a subdivision that are served by sanitary sewers and a public water supply system shall have a width at the building line of not less than seventy (70) feet, and shall contain a minimum of ten-thousand (10,000) square feet of area.

b. Lots which are not served by a public or private sanitary service, but are served with public or private water supply mains, shall have a minimum width of eighty five (85) feet measured at the building line and contain a minimum of fifteen-thousand (15,000) square feet of area.

c. Lots which are served by a public sanitary sewer system, but are not served by a public or private water supply system shall have a minimum width at the building line of not less than eighty five (85) feet and shall contain a minimum of fifteen-thousand (15,000) square feet of area.

d. Lots which are not served by a public sanitary sewer and are not served by a public or private water supply main shall have a minimum width of one hundred (100) feet measured at the building line and contain a minimum of twenty-thousand (20,000) square feet of area.

e. Irregular-shaped lots may be reduced to a lesser frontage, provided however, that the required square footage is maintained and the width at the building set-back line equals the required width of the area.

f. In case of unusual conditions, accessibility, or other physical factors which may impair or impede public health and/or safety and desirability or the general neighborhood in which a subdivision is located, larger lot widths and areas will be required as may be deemed necessary. It is desired to have width-to-depth ratio of at least 1 1/2 but shall not exceed 1 to 5.

g. Corner Lots: The width of a lot at the building line shall be at least 20 percent (20%) wider and contain 20 percent (20%) more area than the minimum requirements. Either of the two sides of a corner lot fronting on a street may be designated as the front of a lot, provided the rear yard shall always to be opposite the frontage as designated.

B. Sidewalks

1. Requirements: Sidewalks shall be provided where they are required for the convenience and protection of the public such as in the vicinity of schools, recreation areas, commercial developments.

2. Location: Sidewalks shall be located parallel to, and one foot within, the right-of-way line.

3. Standard Section: Minimum width four (4) feet. Minimum thickness six (6) inches in commercial and industrial areas. Minimum sub-base shall consist of four (4) inches of slag, cinders, or equal. Cross slope shall be 3/8 inch per foot.

4. Material: Sidewalks shall be constructed of Class "C" Portland Cement Concrete, or equal.

C. Setbacks - Unzoned Areas:

1. Front Yard: A minimum front yard setback of thirty (30) feet, measured from the property line shall be required in all subdivisions.
2. Side Yard: Two side yards, either having a minimum width of eight (8) feet, and together having an aggregate minimum of twenty (20) feet shall be required.
3. Rear Yard: The minimum rear yard of forty (40) feet, measured from the rear property line at any point, shall be required, except family garage or carport may be a minimum of five (5) feet from the rear property line.

D. Neighborhood Development

Where large subdivisions designed as neighborhood units are being reviewed, consideration will be given to the placement of commercial and public areas, in relation to the neighborhood unit being planned or developed and to other units that might be developed. Where small subdivisions are being reviewed, the County Planning Commission shall coordinate such programs, to practical extent, into units so that the same environment with respect to commercial and public areas, may be obtained.

5.2 WATER AND SANITATION

A. Public Water Supply

Where an approved water supply is available, and within reasonable distance as determined by the Commission, the subdivider or the developer shall construct a connection for each lot extended to the property line.

B. Test Wells

Where an approved water supply is not available, at least one or more test wells shall be made in the area being platted, and one or more for each one hundred (100) lots or each twenty-five acres of area, whichever is the smaller. In cases where copies of the logs existing wells located within the area being platted are available, this may be submitted in lieu of making test wells.

C. Potability of Domestic Water

Test wells shall produce safe potable drinking water. Potable water is water free from impurities in amount sufficient to cause disease or harmful physiological effects. A copy of the well log which include the name and address of the well driller shall be submitted with the plat to the Planning Commission.

D. Location and Construction of Individual Private Wells

Individual private wells shall be located at least twenty-five (25) feet from the property lines; thirty (30) feet from all septic tanks; a minimum of fifty (50) feet from all title disposal fields and other sewage disposal facilities, as determined by the County Board of Health; ten (10) feet from all cast iron or approved plastic sewer lines; thirty (30) feet from any vitrified sewer tile lines; and shall not be located within any flood plain.

As a precaution against seepage, a tight water seal shall be provided around the pumping mount. All abandoned wells shall be sealed in a manner that will render them water-tight. In all cases where it has been determined that individual water supplies from private wells are not feasible, a public water distribution system shall be required.

E. Public Water Distribution System

Public wells and other public water distribution systems shall meet the requirements of the State Department of Health as cited in Section 3701.18 to 3701.21 inclusive, of the Revised Code Title XXXVII Health-Safety-Morals of the State of Ohio.

F. Sanitary Sewers

If a subdivision can be reasonably served by an extension of an existing and available public sanitary sewer, as determined by the commission, the subdivider or developer shall provide a system of sanitary sewer mains and shall provide lateral connections for each. Whenever main lines are installed, laterals shall be properly marked and shown in the plat map. Sanitary sewers shall be installed in the corner of the road, except where hard surface roads are already in existence sewer lines shall be installed seven (7) feet, more or less, within the road right-of-way at the outside edge. Where a hard surface street is to be constructed, sanitary sewer laterals are to be installed prior to acceptance of street. All trenches, and other excavation shall be properly back-filled and compacted.

G. Individual Sewage Disposal Facilities

In the event the installation of a disposal system shall be considered, the absorption ability of the soil as determined by percolation tests, surface drainage, and topography shall be the criteria for determining whether or not the installation of the individual septic tank disposal system is feasible.

H. Percolation Tests

All percolation tests shall be performed in accordance with the requirements of the Columbiana County Board of Health, and shall be documented, and submitted with the plat together with the actual percolation time of each test hole and the name and address of the registered and certified surveyor, or soil scientist, or engineer, making the test and the dates on which they were made.

I. Sewers and Sewage Treatment Plant Specifications

Partial requirements are indicated in preliminary plat. They shall be in line with those as specified in applicable Public Health Service Publications and Requirements. The Columbiana County Board of Health and their regulations shall prevail in determining those features that effect Part 5.2 Water and Sanitation of these regulations.

The owner or developer shall submit plans and specifications prepared by a registered professional engineer, of the improvements he proposes to construct. They shall be consistent with good engineering practice and will be subject to the approval of the County Sanitary Engineer and/or County Health Department.

5.3 STREETS

A. General

The arrangement, character, extent, width, grade, and location of all streets shall conform to the official Columbiana County Thoroughfare Plan, or subsequent amendments thereof, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by such streets.

1. The subdivider shall provide within the boundaries of the subdivision plat the necessary right-of-way for the widening, continuance, or alignment of such street in conformity with the Thoroughfare Plan or any existing local road plan, and with additional right-of-way for existing county and township roads when subdivided land fronts the same.

B. Minimum Requirements for Residential Streets in Subdivision and Off Street Parking

1. **Subdivision Name:** The subdivision name shall not duplicate or be confused with existing subdivisions or with those under consideration by the commission.

2. **Street Names:** Names of new streets shall not duplicate existing dedicated street names. A new street which is an extension of, or in alignment with, an existing or platted street shall bear the name of the existing or platted street.

All new streets shall be named in the following manner:

<u>General Direction</u>	<u>Designation</u>
North - South	Avenue
East - West	Street
Northwest - Southwest Diagonal	Drive
Short all Directional Streets	Road
Curving Loop Street	
More than 1,000 feet	Circle
1,000 feet or less	Place
Short, Dead-end Street, & Cul-de-sac	Lane

3. **Lot and Block Numbering:** All lots shall be numbered in progressive numbers or as directed by the Planning Commission.

4. **Easement:** Easement shall have a minimum of ten (10) feet or such additional width as may be required for the necessary access to the utility involved. Easement shall be located along the rear or side lot lines except under special circumstances where they may be required in other locations. No structure, trees, etc., shall be placed on easements granted for utility purposes.

Easements for the establishment of electric, gas, sewer, and waterlines shall be provided in all subdivisions, as may be required. Easements shall be so identified.

Whenever the construction of streets and the required storm drainage is such that the direction of storm water flow is diverted to affect surrounding property, the subdivider shall obtain adequate drainage easements to provide for efficient disposal of these waters.

Whenever any natural stream or natural surface drainage course is located in the area being subdivided, provisions shall be made for an adequate easement along each side of the stream or drainage course for the purpose of widening, deepening, relocating, or protection of the stream for drainage purposes. Drainage easements shall have a minimum width of twenty (20) feet.

C. Minor Traffic Arteries and Physical Barriers

1. Where a subdivision abuts or contains an existing or proposed street of equal or greater importance than a secondary thoroughfare, the commission may require, (a) marginal access streets, (b) reverse frontage with plantings contained in a non access reservation along the rear property line, (c) or a planting strip of a minimum width of twenty (20) feet on the rear of the lots with no vehicular access across such strip, (d) deep lots with service alleys, or (e) such other treatment as may be necessary for adequate protection of residential properties, and to afford separation of through and local traffic.

2. Physical Barriers: Where a subdivision borders on, or contains, a railroad right-of-way, or limited access highway right-of-way, the commission may require a street approximately parallel to, and on each side of such right-of-way, at a distance suitable for necessary traffic circulation.

D. Arrangement

1. Traffic: Minor streets shall be so laid out that their use by through traffic will be discouraged.

2. Access to Adjacent Property: The street layout shall make provisions for the proper projection and continuance of street into adjacent unsubdivided acreage where it is deemed appropriate and desirable by the commission.

3. Master Plan: Where the plat is to be submitted includes only a part of the tract owned by the subdivider, the commission shall require a sketch of a tentative future street system for the unsubdivided portion.

E. Alignment

1. Horizontal

a. Jogs: Street jogs shall be discouraged, where such jogs are unavoidable, in a case shall the center-line off-sets be less than one hundred and twenty five (125) feet.

b. Angle of Intersections: Streets shall intersect at right angles when possible; in no case shall said intersections intersect at an angle less than 70°.

c. Intersection Approaches: Street intersections shall be straight for a distance of at least one hundred (100) feet from the center line of the street intersection.

d. Reverse Curve: A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on all but minor streets.

2. Vertical Grade at Intersections

a. Approaches to intersections shall be reduced to a gradient not exceeding five (5) percent for a distance to meet requirements of the sight table contained in the current manual of Procedure and Minimum Standards Secondary Road Plan published by the Ohio Department of Highways.

F. Classification

Each street in the subdivision shall be classified according to definitions shown on page 9.

Classification	Minimum R/W (ft)	Maximum (°) of Curve	Gradient Max (%)	Gradient Min. (%)
Residential or Collector Street	60'	13	8	0.75

When a maximum grade of 8% cannot be met, the County Engineer and the County Planning Director shall be jointly determine the maximum grade to be used, with final approval of the County Planning Commission.

The Planning Commission may make variances to these requirements where it is determined that unusual topographical and/or other exceptional conditions require such modifications in streets and highway standards.

5.4 INSPECTION REQUIREMENTS

A. Schedule of Inspections

Streets shall be constructed in accordance with the approved plans and specifications on file with the County Engineer's Office as approved by the County Planning Commission. The Engineer's Department shall inspect all road construction three (3) or four (4) times prior to the completion and acceptance for maintenance. Also, the Engineer's department shall have the authority to require core samples after construction is completed.

County Engineer's office shall be contacted to make periodic inspections as the contractor progresses, according to the following schedule:

1. When the subgrading is completed.
2. When the road base has been installed.
3. When the paving and drainage have been completed. (The Township Trustees may accompany the Engineer on the third (3) inspection).
4. Additional inspection will be made to view corrections of deficiency found during the above inspections.

B. Inspection Fees

A fee schedule shall be established by the County Engineer for on-going inspection by his personnel. The on-going inspection fee shall be fifteen (\$15.00) dollars per trip.

The developer shall make provisions for testing or certification of materials when the County Engineer so requires.

5.5 ROADWAY PLAN REQUIREMENTS

Plan submission to the Columbiana County Planning Commission shall be on 24 inch X 36 inch prints, six (6) sets, and shall include, as a minimum, the following:

A. Title Sheet

1. Subdivision Name
2. Township and Section(s)
3. Owners Name(s)
4. Developers Name(s)
5. Engineer's Name(s) and Stamp
6. Location Map
7. Sheet Index

B. Subdivision Plat

C. Lot Layout

1. Lot Numbers
2. Lot and Road Dedication Dimensions, Road Stationing, Curve Data, Etc.
3. Utility and Drainage Easements
4. Adjoining Property Owners
5. Monuments, Found and Set

D. Topographic Map

1. Two (2) feet or five (5) feet Intervals
2. Lot Layout on Topo
3. Give Bench Mark Reference

E. Road(s) Profile

1. Show Existing and Proposed Elevations
2. Give Bench Mark Reference
3. Typical Roadway Section

F. Road(s) Cross Sections

1. Show Existing and Proposed Elevations

G. Drainage Plan

1. Show Hydraulic Calculations
2. Show Percolation Test Results (When required by Health Department)

H. A Roadway Construction Schedule

1. Prepared by the Developer (8 1/2 X 11 Paper)

The Engineer's name and stamp shall appear on the lower right side of all plans submitted.

All plans shall be prepared in a neat, legible and professional manner in accordance with acceptable engineering standards.

5.6 ROAD TYPES

Street Type	Width	Base	Surface
a. Major Collector	24'	10" approved	1" 404 1 1/2" 402
b. Minor Collector	24'	10" approved	1" 404 1 1/2" 402
c. Residential	22'	10" approved	Double Seal

(Please See Typical Section Appendix)

5.7 ROAD TYPE DEFINITIONS

a. Major Collector

Subdivision road(s) that connect other major collector roads. (County, State or Major Township Roads)

b. Minor Collector

Main subdivision road(s) intersected by adjoining subdivision road(s) or road(s), the total of which is over twenty five hundred (2,500) feet long, including the main road.

c. Residential

Subdivision road(s) twenty five hundred (2,500) feet or less in length.

Higher standards of street design for all streets may be required as recommended by the County Engineer and approved by the County Planning Commission. This shall include additional base thickness where excavation to subgrade reveals adverse soil conditions.

5.8 INCIDENTAL DESIGN STANDARDS

A. Corner Radii at Intersections

Streets intersecting at right angles shall be rounded at the curb or placement line with a minimum radius of forty (40) feet where traffic is restricted to passenger cars and small delivery (panel) trucks, and a minimum of fifty (50) feet where commercial trucks and buses are permitted. The intersection of the right-of-way lines at all street intersections shall be rounded by a minimum radius of twenty five (25) feet unless a greater radius is required by the commission.

B. Dead-end Streets

Dead-end streets (cul-de-sac) designed to be so permanently, shall be provided at the end with a turn-around having a minimum outside pavement turning radius of forty (40) feet. The interior of this circle shall be fully paved and shall have no less than six (6) inches of fall from the center to the outside of the cul-de-sac pavement.

Re: Design Standards - See Appendix

*change
to 20ft*

C. Temporary Turn-Around

1. A temporary turn-around as provided in the appendix, shall be installed at the end of a street where future development will extend the street beyond this point.
2. A turn-around or cul-de-sac whether permanent or temporary shall provide dedication to adjoining property where such distance to property line is less than two hundred (200) feet.

D. Blocks

A block shall not exceed sixteen hundred (1600) feet in length and shall not be less than four hundred (400) feet in length. The commission will require that the characteristics of blocks bear close relation to the use of land. Where blocks are longer, or the greater dimension is more than nine hundred (900) feet, crosswalk easements not less than ten (10) feet in width may be required near the center of the block.

E. Minor Plats (Private roads or streets)

1. Private roads, streets, easements, accesses, right-of-ways, etc., shall not be established over more than one alignment on any one tract.
2. Private roads, streets, easements, accesses, right-of-ways, etc., which provide ingress or egress to two (2) or more property owners shall be constructed to the same standards as provided in these regulations, and the means of maintenance shall be approved by the County Planning Commission, and such agreement shall be outlined on the plat.

F. Narrow Access Strips in Lieu of Right-of-Ways

Access Strips shall be defined as a narrow thirty (30) foot strip of land owned in "**Fee Simple**" by a property owner whose property has no other means of ingress or egress.

Such strips must terminate at a legally defined road or highway.

1. Access strips shall be kept to a minimum of thirty (30) feet in width.
2. No more than two (2) thirty (30) feet wide adjoining access strips shall be approved.

G. Minors (Land Locked Parcels)

No minor subdivision shall be approved where access to the tract or tracts created by said subdivision is not as provided in accordance with other provisions of these regulations.

5.9 OFF STREET PARKING

A. General

Parking Space: In computing the number of parking spaces required by these regulations, a parking space is herein defined as an enclosed or unenclosed area of not less than two hundred (200) square feet, permanently reserved for off-street parking and connected with a street or alley by a driveway which affords satisfactory ingress, or egress. The following general requirements shall govern:

1. **Uses not specified:** The parking space requirement for a use not specifically mentioned herein shall be the same as required or a use of similar nature.
2. **Mixed Uses:** In the case of the mixed uses, the parking spaces required shall be equal to the sum of the requirements of the various uses computed separately.
3. **Location of Parking Spaces:** All parking spaces required herein shall be located on the same lot with the building or use served or where such spaces are provided collectively or used jointly by two or more buildings or establishments. The required spaces may be located not to exceed five hundred (500) feet from any nonresidential building served.

B. Specific Requirements

Whenever land is subdivided as defined in the definitions, there shall be provided at the time any building or structure is erected, off street parking or loading spaces in accordance with the following requirements:

1. **Dwelling:** One parking space for each dwelling unit or apartment, such dwelling to include any building or portion thereof used for dwelling purposes.

2. Rooming or Boarding House or Hotel: One parking space for each two sleeping rooms or suites, any such establishment to include any building where lodging or lodging and meals are provided for definite periods for three or more persons not permanent residence of the establishment.
3. Tourist Home, Cabin or Motel, or Seasonal Camp or Cabin: One parking space for each sleeping room or sleeping unit.
4. School, Church, or Temple: One parking space for each six seats in the main auditorium or for each class room, which ever is greater.
5. Hospital, Sanitarium, or Similar Institutions: One parking space for each four (4) beds.
6. Theater, Auditorium, Dance Hall, Cafe, Sports Arena, or Similar Recreation or Amusement Establishment: One parking unit for each five (5) seats, or seating space, or for establishments without fixed seats, one parking space for each one hundred (100) square feet of floor space.
7. Commercial or Personal Service Establishment or Office: Two parking spaces plus one additional space for each two hundred (200) square feet of floor area over five hundred (500).
8. Manufacturing or Other industrial or Processing Establishment, and Warehouse, Truck Depot, or Similar establishment: One parking space for each two employees on the maximum working shift plus space to accommodate all other vehicles used in connection therewith.

5.10 DRAINAGE

A. Special Terms Used Herein Are Defined as Follows:

1. Flood Hazards: Indicates over flow water having sufficient velocity to transport debris to scour the surface soil, or to dislodge or damage buildings. It also indicates erosion of the backwater courses.
2. Inundations: Indicates standing water or water in motion, of sufficient depth to damage property due to mere presence of water or the deposition of silt.

3. Average Reassurance Intervals: The average intervals in years between storm water flow of a given magnitude, or greater, over a long period of time, such as 50 years or 100 years.

4. Waterways: Major - those with tributary area in excess of four (4) square miles. Secondary - those with a tributary area of between one (1) and four (4) square miles. Minor - those with a tributary area of one (1) or less, square miles.

B. General Requirements

Subdivisions shall be protected from flood hazards and inundation by storm water, springs and other surface waters. The design and construction of the drainage facilities shall be such that water courses traversing the subdivision and water emanating from within the subdivision shall be carried through and off the subdivision without any injury to improvements, residential sites, or residence to be installed within the tract. Drainage water entering the subdivision shall be received and discharged from the subdivision at the location, and as nearly as possible in the manner, as existed prior to the construction of the drainage facilities. Design of these facilities shall be that they will conform to the ultimate drainage plan for the watershed area in which the subdivision is located.

C. Design of Drainage Facilities

1. Basic Information and Data will include:

a. A contour map of the site and adjacent areas, including all natural topographical features, possible out falls and ditches, and any adjoining terrain sloping toward the site. The contour interval shall not be more than two (2) feet.

b. A drainage working drawing, as an additional map, shall be submitted. This drainage will show the layout of the paved areas and building areas, as well as all future master plan developments. It will show tentative finished grade contours, all existing and proposed pipelines, manholes, inlets, out falls, individual drainage areas, in the subdivision, slopes, and like streams.

c. Boring plans and soil profiles prepared on the basis of soil tests, undeviating data on ground water elevation. This data will include infiltration properties of the soil.

2. Hydrologic Design

Those waterways set forth in an adapted plan for the county inspections related to drainage shall be designed and constructed for the quantities of water indicated in accordance with the following frequencies:

- a. Major Waterways: An average recurrence interval of 100 years.
- b. Secondary Waterways: An average recurrence interval of 50 years.
- c. Minor Waterways: An average recurrence interval of 10 years.

Design quantities of flow for major waterways will be provided. Design flow for secondary and minor drainage facilities shall be computed by the subdivision's engineer by use of the rational formula ($Q=CiA$). Where Q = cubic feet per second, C = runoff coefficient, i = intensity of rainfall in inches per hour, A = tributary area in acres.

3. Hydraulic Design

The hydraulic design of the area shall be such that, after accumulating all energy losses through the various drainage transmission systems within the subdivision depths of flow shall not exceed curb height for a 10 year average recurrence interval. For more remote events depth of flow or ponding shall not exceed a level of which would cause inundations of foundations or basements in residential structures within the subdivision. Further, unless approved by the Director, no design energy grade line of any closed or open waterways, or any bridges, culverts, or other appurtenances thereto, excepting curb gutter or road side ditches sections, shall at any point be less than three (3) feet below ground level. Within the subdivision, catch basins shall be so placed along the streets that the width of the flow in the gutter shall not exceed two (2) feet for a one year average recurrence interval and will not exceed top of curb for 10 years average recurrence interval. Site grading within the subdivision shall be such that all lots and service areas will drain readily. Bridges and box culverts spanning open waterways shall have a minimum freeboard above water surface of 1.5 feet. French drain may be used as a temporary flow correction, but only after approval by the Director.

4. Structural Design

Catch basins, manholes, inlet structures, temporary drains, and sumps placed within the subdivision shall conform to standard drawings as adopted by the latest Ohio Department Transportation Construction Design, Construction Manual.

a. Channels: Centerline radius, minimum top and bottom widths, side slope ratios, factor of roughness, and other channel flow data will conform to County Engineer requirements. Earth channels constructed within the subdivision shall have side slopes of one (1) foot vertical to two (2) feet horizontal, or flatter. Revetment, bank stabilization and stream bed stabilization along constructed or natural channels, will be required if the channel velocities are sufficient to cause bank or invert erosion. The top of the bank shall be so graded that side drainage will enter channels only at points where structural inlets are provided to prevent bank erosion. Side drainage tributaries shall enter the main channels as nearly parallel with stream flow as possible. Earth channels constructed in those areas not reverted, shall be secured from erosion, siltation and increased flow concentration by planting of vegetation and by mulching as specified by the planning staff.

b. Closed conduits: Excepting for adequate natural waterways and except for allowable gutter flows, all storm drainage within the subdivision which is capable of being transmitted in a reinforced concrete pipe 42 inches or less in diameter or equivalent material with the same flow capacities shall be carried R.C.P. or equivalent, and minimum clearance between top of pipe and ground shall be two (2) feet. The alignment of closed conduit shall be as nearly straight as practicable without under bends and angle points; manholes shall be provided at all angle points and at intervals not to exceed 400 feet along conduit. Inverted siphons shall not be permitted except for temporary structures. Nonreinforced concrete pipe, or equivalent, may be used outside of road right-of-way provided the strength of such pipe is deficient to withstand loads imposed upon them. In the event of possible erosion conditions in closed conduits, additional paving shall be provided as necessary to assure a project life of 50 years.

D. Headwalls

1. Headwalls (cut-off) shall be required on all surface drainage pipes. Where we have cross pipes, at least the main streets, shall have headwalls.
2. Headwalls or rip rap or both shall be required on all pipe structures. These are pipe structures that are large enough to take the place of a bridge. All Headwall Structure shall be designed to State Highway Standards.

E. Right-of-Way for Drainage Purposes

1. Right-of-way For Closed Conduits and Appurtenances Thereof: An easement not less than eight (8) feet in width and sufficient to contain the closed conduit and appurtenances plus two (2) feet on either side thereof shall be dedicated on the final map of the subdivision as follows: "Drainage Easement to Township". Drainage easement for closed conduit shall not traverse a building site and shall, insofar as possible, be placed along or adjacent to lot boundary lines in a straight alignment without angle points.
2. Right-of-way for Natural Waterways: Where natural waterways traverse the subdivision requiring sufficient waterway area to contain design discharge within design limits as hereinafter stated, and where such natural waterways are endowed with efficient natural beauty and have proved themselves reasonably stable, the subdivider may leave such channels in their natural state.

Such scenic waterways as dedicated under the provisions of this paragraph need not be fenced, but shall have permanent marker posts extending three (3) feet above ground set at all intersecting property lines along the right-of-way line and at angle points.

When natural waterways contain sufficient waterway area or where such waterways have proved themselves unstable only at frequent locations, and where minor construction could provide an adequate channel and still preserve, in the main, the natural channel beauty, the subdivider may make such minor improvements as is required to provide a channel which would otherwise meet the conditions of this section.

3. Right-of-way for Constructed Channels and Appurtenances: Earth channels constructed within the subdivision shall have sufficient right-of-way dedicated to contain the top width of the channel plus an eight (8) foot horizontal continuous maintenance on one side, and two (2) feet horizontal on the other side for channels less than fifty (50) feet in top width. A ten (10) foot horizontal maintenance way shall be provided on both sides of channels having a top width greater than fifty (50) feet.

Right-of-way concrete lined channels shall extend to edge of concrete only, with ten (10) feet access provided at intervals of not less than 1000 feet. Such access shall extend to channel invert by means of access ramps having a maximum slope not to exceed fifteen percent.

All constructed channels shall have either a five (5) foot high chain link fence or a four (4) foot chain link fence with a two strand barb wire placed along the right-of-way line. Chain link drive gates shall be provided at road intersections and all other points of access.

The right-of-way width for earth channels shall be increased over that given above as necessary to provide an eight (8) foot access around any structure of bridge and in the event that the right-of-way does not intersect a road, ten (10) feet access shall be provided for a road.

Right-of-way for constructed channels shall be dedicated as a separate parcel, or parcels, on the final subdivision map and designated as follows: "Right-of-way to _____ Township.

F. Tentative Drainage Plans

The commission may require where deemed necessary that a tentative subdivision map with sufficient data for the commission's staff to check the feasibility of the drainage system as proposed by the subdivider. The following data shall be provided:

1. Hydrologic Calculations (At all critical points within the subdivision)
 - a. Tributary drainage area delineated on the map.
 - b. Times of concentration

- c. Intensity of Rainfall
- d. Run-off coefficient
- e. Design flow

2. Hydraulic Calculations

- a. The plan and profiles of all drainage ways shall be provided, imposed upon which shall be the design energy and hydraulic grade lines.
- b. Sizes and types of drainage improvements, including special structure, typical sections, right-of-way width and fencing.
- c. Supporting calculations for up-stream and down-stream channel capacities as they affect overflow or backwater within the subdivision. Such calculations shall substantiate such additional survey information as is required to determine profile and cross section of the up-stream and down-stream channel portion under consideration.
- d. Sufficient contours and grading details to indicate proposed street grades and elevations, and site grades and elevations throughout the subdivision.

G. Construction Plans

The final construction plans for drainage within the subdivision shall conform to the provision of these regulations and to any special conditions as required by the County Planning Commission in approving the tentative map. Such construction plans for drainage shall be approved by the staff of the commission prior to construction of any drainage facilities within the subdivision.

5.11 OPEN SPACE REQUIREMENTS - OPTIONAL DEVELOPMENT PLAN

A. Purpose of this Section

The purpose of providing for open space subdivision tracts which offer recreational opportunities close to home, to enhance the appearance of neighborhoods through preservation of natural green spaces, to counteract the effects of urban congestion and monotony, and to encourage participation by all age groups in the use and care of local open space tracts. Such types as local parks, small recreational areas, and other small open spaces in a planned neighborhood pattern are intended to conserve local spots of natural beauty, to provide structure to neighborhood design, to add to the sense of spaciousness, to encourage cooperative relationship between neighbors, to help promote the public health, safety, morals, and welfare of the people residing nearby, and to aid in stabilizing property values.

B. Designation of Local Space Tracts in Residential Subdivisions

No preliminary plan submitted under this option for the proposed development of land for residential purposes in Columbiana County shall be approved by the Planning Commission unless such plan provides for local open space tracts of suitable size, location, shape and topography, and with convenient pedestrian access. Such tracts are to be incorporated in the design of the subdivision through one of the approved methods for applying lot allocations and design standards as set forth in this section, with such exceptions as are hereinafter provided and in accordance with and contingent upon the adoption of appropriate zoning provisions and regulations.

In the case of apartment developments such appropriate portions of the land as are proposed as open area on the site plan, exclusive of parking areas and driveways, shall be so located and planned as to provide, for apartment residents, local open space amenities of such type as will serve the purposes designated in subsection "A" hereof, with openness comparable in quality and character to that of nonapartment subdivisions developed under this option.

In the case of two or more adjacent subdivisions, developers may cooperatively allocate open space tracts, the coordinated location and design of which shall be subject to Planning Commission approval.

C. Minimum and Maximum Sizes of such Tracts

The area set aside for each local open space tract shall be not less than 20,000 square feet, with the exception of such features as special street center islands other than those normally required as median strips for boulevard type motorways, and recreational walkways, including those that have wider rights-of-way than are required in the subdivision regulations for normal street, sidewalks, and block crosswalk ways.

The maximum area for any separate and distinct local open space tract or any individually enlarged space which is part of an essentially linear pattern of local open space, excluding local stream valley parks or green belt buffers, is five (5) acres.

Where practical difficulties or unusual hardships are encountered, the Planning Director may, upon authorization by the commission, give written approval to a lesser minimum area, or a greater maximum area than the foregoing. If the application of the allocation standards contained in subsection "H" hereof would result in local open space tracts which are too small to be satisfactory, the Planning Commission, may waive the requirement of allocation of local open space tracts as a condition of approval of the preliminary plan of a subdivision. Each preliminary plan submitted by a developer shall clearly show any of the contiguous property holdings of such developer so that the purpose and intent of this section cannot be circumvented; and it shall be the obligation of the Planning Commission to take suitable steps to assure that the developer is not omitting any of his contiguous holdings from said preliminary plan.

D. Ownership, Improvement and Maintenance of Local Open space Tracts, with the Exception of Apartment Projects.

Local open space tracts, at the option of the developer, may (1) be retained permanently by him, or, (2) be deeded by him to the county or other appropriate public entity. When such tracts are retained by the developer, plans for improvement and maintenance of these tracts, excluding structures and equipment, must be approved, and suitable deed conveyants documented to assure both (1) continuing use of the tracts for local open space purposes, and, (2) proper operation and maintenance of the same to the satisfaction of the Planning Commission, and, (3) suitably managed for, and primarily maintained for, the use of nearby residents.

Acceptance of a local open space tract, when conveyed by a developer, shall be endorsed upon the deed. Recorded with the deed shall be the provisions that such land, being properly restricted for use as local open space only, shall be in perpetuity. After the acceptance of the title to such local open space tracts, and if so requested by a qualified local improvement association, the county, or the other appropriate public entity, may arrange with such association to cooperatively undertake the improvement and/or maintenance of such tract to the extent of mutual agreement.

Where local open space tracts are to be conveyed to the said governmental subdivision in fee, the developer shall convey them at the stage and in the condition agreed upon in connection with processing and approval of the subdivision. Title to the land shall be unencumbered. The said governmental subdivision shall take title to such land at a time approved by the Planning Commission and, in any case, not later than the time at which title to the streets in the subdivision are accepted by the county. It is the intent of this legislation that, prior to acceptance by the said governmental subdivision, the developer shall not be compelled to improve the condition of a local open space tract, the original land features of which within the context of the final and approved development plan, make it suitable as open space. In the case of apartment projects all land shall be retained and maintained by the apartment owner.

E. Standards for Allocation of Local Open Space Tracts

1. Percentage allocation, quantitative minimum standards for allocation of acreage for local open space tracts shall be determined, except as hereinafter noted, as a percentage of the total gross residential acreage of the subdivision. "Gross Residential Acreage" is the residentially zoned acreage within the perimeter of the subdivision proposed for incidental development, plus not more than half the width of existing or recorded boundary streets (maximum 60 foot right-of-way) to which the subdivision has right of access, except storm drainage reservation strips to the extent that they exceed in area 15 percent of the subdivision. The required local open space allocation schedule applicable to residential zones in the Columbiana County Subdivision Regulations is as follows:

Type of Dwelling Unit	Required Open Space
One family zone	5% or 20,000 sq.ft. (whichever is greater)
Two family zone	8% or 20,000 sq.ft. (whichever is greater)
Multiple family zone	12% or 20,000 sq.ft. (whichever is greater)

In a one family zone the subdivider may elect to set aside open space tracts in accordance with the cluster method of subdivision as provided for in subsection "F" of these regulations, rather than the method described in this subsection. Regardless of method chosen, in the one family zone not less than 5% of the gross residential acreage of the tract or 20,000 square feet which ever is greater, must be allocated to local open space, except where the development results in a density below the normal density specified in subsection "E" (2), in which case, the requirements of section "E" (2) shall apply.

Densities and Area Allocation Standards

Gross Residential Density *

Normal Density **

Type of Dwelling Unity	Maximum Permitted* Density (per acre)	Normal Density ** (per acre)
One family zone	3.2	2.75
Two family zone	5.0	4.35
Multiple family zone	8.0	6.50

*Gross residential acreage divided into number of dwelling units

**Preferred due to Columbiana County characteristics

3. Allocation of storm drainage reservation strips to local open space use (applies to all subdivisions other than cluster subdivisions referred to in Subsection 5.6 (F)): Where a storm drainage reservation strip is deemed necessary and appropriate for water control and where natural assets of the land, including its vegetation, is retained, such area may account for 50% of the total open-space requirements. A graphic, or written plan, and description of the area, showing the land-use relationship, shall be submitted to, and be subject to approval of, the Planning Commission. In exceptional cases, governed chiefly by such factors as appropriate size, degree of park-like characteristics of the drainage reservation strips, and its location in the subdivision, the Planning Commission may agree to strip(s) providing more than 50% of the local open-space requirements.

F. Cluster Subdivisions and Schedule for Open-Space Tract

Cluster type subdividing is permissible only when public water supply and sanitary sewer facilities are utilized. These subdivisions may provide one or more areas for local open-space tracts through reduction of permitted minimum lot areas and lot width provided that, land areas at least equal to the aggregate amount the lots are reduced is designated as local open-space in the subdivision plans. These alternate provisions may supersede requirements specified in Part V, Section 5.1 (c) of these regulations.

G. Cluster Subdivision

Lot Size Average Sq. Ft.	Lot Size Minimum Sq. Ft.	Maximum % of Lots Below Average	Minimum Frontage of Lots at Setback Line (feet)
20,000	8,000	50%	60

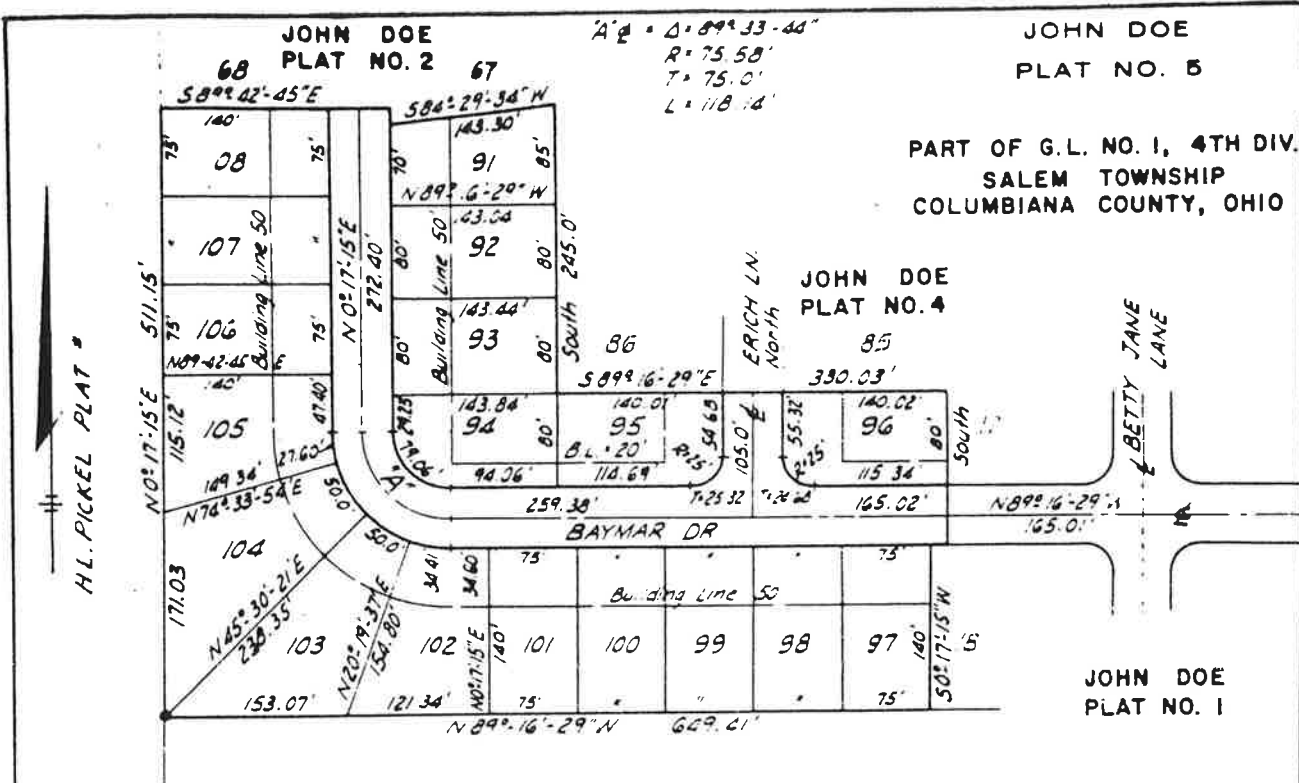
In cluster subdivisions, covenants subject to approval of the Planning Commission to insure permanence and proper use of the open space tracts, must be recorded.

H. Design and Procedures Manual for Developers

The Planning Commission may provide (and from time to time revise) a manual of design and administration of this part of these regulations, such manual to serve as a guide for developers and as an aid in the administration of the provisions of said part.

APPENDIX

- A. STANDARD SUBDIVISION PLAT DRAWING
- B. TYPICAL STREET CONSTRUCTION SECTIONS
 - 1. TYPICAL A
 - 2. TYPICAL B
 - 3. TYPICAL C
 - 4. RECOMMENDED TEMPORARY TURN-AROUNDS
 - 5. RECOMMENDED PERMANENT TURN-AROUNDS
- C. MAJOR THOROFARE PLAN - COLUMBIANA COUNTY
- D. TYPICAL SUBDIVISION DESIGN
- E. TYPICAL CLUSTER DESIGN



SCALE 1" = 100'
 AREA IN LOT 4.871 Ac
 AREA IN STREET 1.033 Ac
 TOTAL AREA 5.904 Ac

I do hereby certify that I have surveyed the area and prepared the plat shown hereon, that said plat is correct and that all corner monuments as shown are in place.

F. E. ANDERSON

REGISTERED SURVEYOR SEAL

I, _____, owner of the lands indicated on this plat do hereby manifest my approval of the subdivision and dedicate the streets and land for open spaces as shown hereon to the public forever. I further certify that the plat is a subdivision of part of the lands conveyed by _____ to _____ by deed, dated _____, and recorded in Vol. _____ of the Columbiana County record of deeds. I also agree to be held and firmly bound and do hereby bind myself, my heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents to construct at my expense Type _____ Streets, Storm Sewers, Sanitary Sewers & Water Lines in accordance with plans on file with the Columbiana County Planning Commission and bearing the signature of approval of the Columbiana County Engineer and the Columbiana County Sanitary Engineer. These improvements will be installed within a period of two years from the date of approval of this plat. I further certify that iron pins will be placed at all lot corners and at all changes in direction of lot lines prior to the sale of any lots.

WITNESSES: _____ OWNER: _____

Before me, a Notary Public in and for said County, personally appeared the above signed _____ who acknowledge that they _____)
 STATE OF OHIO)
) SS are (he or she is) the owner(s) of the land shown on the accompanying subdivision as shown
 COLUMBIANA COUNTY) above, and that the signing of the above certificate is their (his or her) own free act and deed. SEAL

As witness hereof and have hereunto set my hand and affixed my official seal this _____ day of _____ 19____

NOTARY PUBLIC

APPROVED BY THE COLUMBIANA COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 19____
 CHAIRMAN PLANNING DIRECTOR
 APPROVED BY THE COLUMBIANA COUNTY BOARD OF HEALTH THIS _____ DAY OF _____ 19____
 INSPECTOR

Dedication of the land shown on this plat for street purpose is hereby accepted by the BOARD OF COLUMBIANA COUNTY COMMISSIONERS THIS _____ DAY OF _____ 19____ ATTEST, CLERK OF BOARD
 CHAIRMAN

In accordance with Sec. 711.09.1 of the Ohio Revised Code I have checked and approved the construction of the streets shown on this plat and they are hereby accepted for public use this _____ day of _____ 19____
 Approved by _____ Township Trustees on the _____ day of _____ 19____
 COLUMBIANA COUNTY ENGINEER

ENTERED FOR TRANSFER THIS _____ DAY OF _____ 19____
 COLUMBIANA COUNTY AUDITOR

Received for Record on the _____ Day of _____ 19____, at _____ o'clock
 Recorded in Vol. _____ Page _____ of the Columbiana County Record of Plats,
 On the _____ Day of _____ 19____

COLUMBIANA COUNTY RECORDER

CHAPTER 88

SUBDIVISION REGULATIONS

88.01 INTRODUCTION

County commissioners and county and regional planning commissions may adopt subdivision regulations pursuant to Chapter 711 of the Revised Code. Unlike county zoning, which was not authorized until 1947, Ohio's basic subdivision law was first enacted in 1923. The last extensive amendments to this law occurred in 1953. The need for effective subdivision regulations to ensure accurate title records and proper design and development increases as development pressure accelerates.

Because a major cost of county government is the maintenance of roads and other public improvements, it is important that quality improvements are constructed as development occurs. This should minimize the long range cost of repairs to the public.

88.02 PURPOSE OF SUBDIVISION REGULATIONS

Subdivision regulations control the division of land, its transfer, and the improvement of land as development occurs. Unlike zoning, the major purpose which is to control the use of land, subdivision regulations primarily control the design, layout, division and improvement of land as it is sold or developed. Under Ohio law, subdivision regulations may be adopted by county and regional planning commissions for the following purposes:

1. To secure and provide for proper arrangement of streets and highways in relation to existing or planned streets or to the county or regional plan,
2. To assure adequate and convenient open space for traffic, utilities, access of fire fighting apparatus, light, air, and
3. To avoid congestion of population.

88.03 ADOPTION AUTHORITY

County commissioners have the authority to adopt subdivision regulations under Section 711.05 of the Revised Code. In addition, a county or regional planning commission has authority to adopt subdivision regulations under the provisions of Section 711.10 of the Revised Code.

Most county subdivision regulations are now adopted and administered by county or regional planning commissions, however, the commission must first adopt "a plan for the major streets or highways" (ORC 711.10). Once this plan is adopted by the commission, all plats within the unincorporated area for which they have jurisdiction, must then be approved by the commission before they may be recorded. Once the commission adopts subdivision regulations, its approval is "in lieu of any approvals provided for in other sections of the Revised Code." After a planning commission has been created and adopts subdivision regulations the authority to formulate rules and regulations governing the submission of plats and the ultimate approval of plats has been delegated to the commission.

It should also be noted that a county or regional planning commission is required to obtain approval of the county commissioners during the adoption or amendment process. Section 711.10 of the Revised Code does not allow the commission to adopt regulations requiring the actual construction of improvements or performance guarantees unless these requirements have been first adopted by the county commissioners after a hearing. Further, Section 711.132 of the Revised Code does not allow the commission to adopt regulations requiring the actual construction of improvements or performance guarantees unless these requirements have been first adopted by the county commissioners after a hearing. Further, Section 711.132 of the Revised Code requires that the commissioners must approve all rules and

regulations of the planning commission before they become effective.

88.04 ADOPTION AND AMENDMENT PROCEDURE

Unlike the zoning law, (Chapter 303 Ohio Revised Code and chapter 86 of this handbook) Ohio's subdivision law is less specific concerning the adoption and amendment of subdivision regulations. Part of the problem is that there is an apparent conflict (as previously noted) in the law. Section 711.10 of the Revised Code requires the commission to hold a hearing before adopting or amending its regulations. The commission is precluded from adopting a requirement for the construction of improvements or performance guarantees "unless such requirements have first been adopted by the county commissioners after a public hearing."

Section 711.132 of the Revised Code, on the other hand, specifies that no regulation will become effective until they "have been approved after a public hearing by the board of county commissioners." It thus appears that the adoption or amendment of improvement regulations must be adopted by the commissioners prior to adoption by the planning commission. All regulations, however, must be approved by the commissioners after a hearing before they become effective. These contradictory provisions mean that the exact procedures should be approved by legal counsel prior to beginning any adoption or amendment process.

88.05 ORIGINAL ADOPTION

The original adoption of subdivision regulations which includes improvement requirements could follow these steps:

1. County or regional planning commission adopts plan for the major streets or highways.
2. Proposed regulations are drafted by the county or regional planning commission.
3. An informal hearing is held by the commission on the proposed regulations.

4. Proposed regulations are revised by the commission and sent to the county commissioners.
5. County commissioners hold a public hearing on the regulations, and give 30 days notice in a newspaper before the hearing (ORC 711.10, 1963 OAG 395).
6. County commissioners adopt the regulations and transmit them to the commission.
7. The planning commission holds a public hearing on the regulations as adopted by the commissioners and adopts them. A 30 day notice in a newspaper should precede the hearing. It is possible to combine steps 5, 6, and 7 into a joint hearing by the commissioners and the planning commission. Adoption by the county commissioners, however, should precede the adoption by the planning commission.
8. Certify a copy of the adopted regulations to the county recorder.

88.06 AMENDMENT OF IMPROVEMENT REGULATIONS

The amendment of improvement regulations should generally follow the procedures outlined in the previous section. The important point is that the commissioners must adopt the amended regulations relating to improvements prior to their adoption by the planning commission.

88.07 AMENDMENT OF OTHER REGULATIONS

If the regulations being amended do not change improvement or performance guarantee requirements they need not be approved by the commissioners prior to adoption by the planning commission. If such is the case, following is the recommended procedure:

1. Proposed amendments are prepared by the county or regional planning commission.
2. The planning commission holds a public hearing, giving 30 days prior notice in a newspaper (ORC 711.10, 1963 OAG 395).

3. Planning commission adopts amendments to subdivision regulations.
4. Planning commission transmits adopted regulation to county commissioners.
5. Commissioners publish 30 day notice of public hearing on the amendments and hold a hearing at a regular meeting of the board.
6. Commissioners adopt a resolution approving the amendments previously adopted by the planning commission.
7. Certify the amendments and the resolution of the commissioners approving the adoption by the planning commission to the county recorder.

88.08 VARIANCES

Section 711.10 of the Revised Code provides that subdivision regulations "may provide for the modification thereof by such county or regional planning commission in specific cases where unusual topographical and other exceptional conditions require such modification."

Opinion 73-040 of the Attorney General, however, ruled that the planning commission "cannot grant a variance which is in conflict with the rules and regulations." It appears that the reasoning was that since the commissioners must first adopt improvement or development regulations, that variances to such improvement standards cannot be delegated. It should be noted that in the referenced opinion, the issue was one where the planning commission granted a variance in the specifications of private streets in a subdivision that was contrary to the specifications established by the county commissioners and the county engineer. In some instances, improvement regulations of the county engineer are not a part of the subdivision regulations but are simply referenced. This may also affect the authority to grant variances and it is always best to pose a question about a specific factual situation to an attorney.

88.09 ENFORCEMENT --- COUNTY PROSECUTOR

Even though a regional planning commission is not a "county board" and the county prosecutor is not required to serve as its legal advisor (1961 OAG

2382), the Attorney General has apparently differentiated the function of legal advice to the regional planning commission under Section 713.12 of the Revised Code from the enforcement of subdivision regulations. The county prosecutor, thus, is the proper agent to institute court action to enforce any violation of the subdivision regulations (OAG 72-020).

88.10 APPLICABILITY OF REGULATIONS

The subdivision regulations of the county are applicable to all subdivisions of land in the subdivision regulation jurisdiction of the county or regional planning commission. Critical to this concept is an understanding of the exact definition of a subdivision in Section 711.001 of the Revised Code. Although this definition is lengthy and somewhat confusing, it is generally agreed that a subdivision includes all divisions of land except those where:

1. Parcels of land greater than five acres in area are being divided and no new streets or easements of access are established.
2. Parcels of land are sold or exchanged between adjoining property owners where additional building sites are not created.
3. Private streets are established that serve only industrial structures.

The Revised Code, however, does not stipulate who or what agency determines if a land transfer is or is not a subdivision. The cooperation and understanding of the county auditor and recorder is important to insure the proper administration of the regulations.

It should be noted that apartment developments, mobile home parks, and shopping centers can also be considered as subdivisions under division (B)(2) of Section 711.001 of the Revised Code. Even though land is not being sold or divided, the "improvement" of the land by the developer makes it a subdivision. A plat would thus have to be submitted "showing the portions of the tract which are to be allocated for use as streets, easements, or common open spaces" (OAG 72-020). Some counties also consider industrial parks to be subdivisions as they are considered improvements.

Other counties require land contracts to comply as they anticipate the future transfer of ownership and division of land.

88.11 TYPES OF SUBDIVISIONS

Although "subdivisions" are generally associated with larger development projects, it should be clear from the prior discussion that a subdivision as defined by Ohio law may include the sale of a single lot as well as the development of a 300 lot housing project.

Ohio law does, however, recognize these differences and provides a procedure where lots that fall under the definition of a subdivision that does not involve intensive development may be approved without the requirement of a record plat. These subdivisions are often referred to as either "major subdivisions" or "minor subdivisions" which are also commonly known as "lot splits." Following is a discussion of these two types of subdivisions.

88.12 MAJOR SUBDIVISIONS

This type of subdivision often involves more than five lots with new streets and other related improvements. It involves the submission of a record plat to the county or regional planning commission for approval and its recording by the county recorder. Once it is recorded, land transfers generally do not include a full legal description but are simply referenced to a lot number on the recorded subdivision plat.

Planning commissions generally require both a preliminary and final plat in addition to various engineering and improvement drawings and construction guarantees prior to approval. A court of appeals in northeastern Ohio has ruled that the commission could not require a preliminary plat and the Supreme Court has concurred. The impact of this decision, it appears, has been minimal because, generally speaking, the preliminary plat assists developers in resolving problems before expensive surveying and engineering work are initiated. State law requires the planning commission to take action on a plat within 30 days after it is submitted or the "plat is deemed approved" (ORC 711.10). If denied approval, an applicant then has 60 days to appeal a refusal to common pleas court. Readers should also refer to chapter 30 of the handbook concerning the relationship of subdivision

regulations to the dedication and acceptance of roads.

88.13 MINOR SUBDIVISIONS (LOT SPLITS)

This type of subdivision usually involves only one or two lots. Section 711.131 of the Revised Code allows for this type of subdivision to be approved without record plat, although a sketch and "other information," which can include a survey, may be required if provided for in properly adopted local regulations (1953 OAG 3285). In order to exercise review authority over these types of subdivisions, it is necessary to specify that the requirement is being adopted pursuant to Section 711.131 of the Revised Code when adopting or amending subdivision regulations because Section 711.40 of the Revised Code exempts "the division of any parcel of land by an instrument of conveyance" unless specifically required by the locally adopted subdivision regulations.

The director of the county or regional planning commission or other designated official has the authority (as the administrative agent of the commission) to approve the subdivision by stamping the deed or other instrument of conveyance "approved---no plat required" if the following conditions are met:

1. The land is located along an existing public road.
2. The division does not involve the opening, widening, or extension of any road whether it is a public or private road.
3. No more than five lots are involved after the original tract is completely subdivided, and
4. The proposal is not contrary to any platting, subdividing or zoning regulation.

The agent of the planning commission is required to act on such a subdivision within seven working days after its submission.

It should also be noted that there is no statutory requirement that these subdivisions be platted or surveyed (ORC 711.40, 1960 OAG 1921). Counties may, however, adopt rules and regulations requiring surveys and plats in such instances under the provisions of Sections 711.05

or 711.10 of the Revised Code. In the absence of such rules, however, the provisions of the subdivision law may not apply to any division of land by an instrument conveyance (OAG 71-083).

The proper administration of minor subdivision regulations can be a controversial and time consuming job. It is also vital to have the support of the county auditor who must agree not to transfer the land prior to approval by the planning commission. Section 711.121 of the Revised Code specifies that the county auditor and recorder "...shall not transfer property or record deeds or leases which attempt to convey property contrary to the provisions of Chapter 711 of the Revised Code." It is also important to understand the meaning of the terms "original tract" and "completely subdivided" (1964 OAG 1044, OAG 71-083).

In the past, some counties have experienced a circumvention of subdivision regulations by individuals using Chapter 5307 of the Revised Code dealing with "partition" actions in court. However, the legislature enacted legislation (HB 296, 9/4/84) closing that loophole by requiring that all partitions accomplished by Sections 5307.06, .07 and .08 of the Revised Code shall comply with local subdivision regulations.

88.14 NOTICE REQUIREMENTS TO TOWNSHIP TRUSTEES

Ohio law requires the planning commission or the county commissioners to notify the township trustees of proposed plats in the township. Counties are required to give township trustees notice of any meeting where the plat will be considered or approved. Following are some additional aspects of this requirement:

1. The notice must be sent to the trustees within five days after the plat is received,
2. The notice must state that the plat has been submitted and the date, time, and location of any meeting,
3. The notice must be sent by certified mail, return receipt requested,
4. The meeting can not occur until at least seven days have passed since the notice was sent to the township,

5. This procedure does not eliminate the requirement that the plat be acted on within 30 days of submission.

88.15 EXTRATERRITORIAL MUNICIPAL JURISDICTION

Cities and villages have been granted authority to control subdivisions in the unincorporated area of the county under Section 711.09 of the Revised Code.

Cities may exert such control over subdivisions in the unincorporated territory up to three miles (OAG 75-085) from the city if:

1. The city planning commission has adopted a plan for the major streets or thoroughfares and for the parks and other public grounds in the area of jurisdiction. If such a plan has not been adopted, the city has no jurisdiction (1955 OAG 5260).
2. There are not five or more cities in the county and the county or regional planning commission has not adopted a resolution by which it determines that it will exercise jurisdiction within three miles of the cities.

Once the city planning commission has adopted the required plans for the area of jurisdiction, the city has "exclusive jurisdiction as to the approval of plats.....and the county or regional planning commission has no jurisdiction as to that area" (1962 OAG 3285).

The city also may adopt regulations that establish standards and specifications for streets in the unincorporated area which must be complied with "as a condition precedent to the approval of a plat.....by the city planning commission" (1962 OAG 3166). The acceptance of the dedication of the streets, however, must still involve the appropriate action of the county commissioners (Adamson v Wetz, 69 Abs 281).

Villages may also enact extraterritorial subdivision regulations for the unincorporated territory within one and one-half miles of its village limit if:

1. The county has no city.
2. The county has no county subdivision regulations in effect.

3. The village has adopted the required plans.

The effective operation of extraterritorial controls by municipalities necessitates a good working relationship between the county and municipal officials involved. Some municipalities exercise extraterritorial jurisdiction, but not for the full three mile area for cities or one and one-half mile limit for villages.

Section 711.10 provides that the county or regional planning commission and the municipal planning commission with subdivision regulation jurisdiction over unincorporated territory "may cooperate and agree by written agreement that the approval of a plat.....(by the municipal planning commission) shall be conditioned upon receiving advice from or approval by the county or regional planning commission". This provision allows a method to provide the type of cooperative arrangements that could prove beneficial.

88.16 CONDOMINIUM PROPERTY

Condominium property is an increasingly popular type of property ownership. Chapter 5311 of the Revised Code deals with condominium property in detail. Under condominium ownership, land is not actually divided or transferred and "neither the submission of property to the provision of Chapter 5311.....nor the conveyance or transfer of ownership of a unit shall constitute a subdivision within the meaning of or subject to Chapter 711 of the Revised Code" (ORC 5311.02).

Some developments that purport to be a "condominium development," and thus exempt from subdivision regulations, may not actually be a condominium under Ohio law. For example, "property can not be qualified as a condominium.....where it consists of a group of lots, where each lot is intended for private ownership.....and where the "common areas" consist primarily of roads and similar types of commonly used property (OAG 71-031).

At times, particularly in small counties, a developer may attempt to exclude review of his development under the county's subdivision regulations by calling it a condominium, planned development or other fancy term. Legal advice should be obtained in such instances to determine if the development does actually fall within the jurisdiction of the subdivision regulations.

88.17 LAND CONTRACT SALES

One problem area that often arises is the relationship of subdivision regulations to sales of land by executory contracts, commonly referred to as land contracts. A problem arises because at the time of the execution of the contract, no land is actually being transferred although the execution of the contract anticipates a future transfer of ownership. It would thus seem prudent to assure that the division that is anticipated by the land contract complies with the subdivision regulations so that the lot will meet the requirements of the regulations when actual transfer of ownership occurs.

The vendor of any land installment contract that contains a metes and bounds legal description must obtain the approval of the county engineer on the contract when the engineer reviews the description as required by law, effective March 19, 1993. The law also requires the vendor to deliver a copy of the contract to the county auditor within 20 days after the contract has been signed by both parties (ORC 5313.02).

Although there have been no formal legal rulings on the issue, a land contract might fall under the definition of a subdivision which deals with divisions of land ".....for the purpose, whether immediate or future, of transfer of ownership...." (ORC 711.001). After August 11, 1961, all land contracts had to be recorded in the office of the county recorder (ORC 317.08(B)(2)). It might thus prove helpful, with the agreement of the county recorder, to have land contracts referred to the planning commission to assure conformance to lot size and other related requirements. Such a voluntary procedure could insure that the purchaser will be able to receive a deed when all payments are completed and the actual transfer occurs. It may also minimize variances that are often requested later. It is recommended that provision for land contracts be included in locally adopted subdivision regulations. For further information refer to Chapter 5313 of the Revised Code - Land Installment Contracts.

88.18 REFUSAL OF PLAT ON BASIS OF NON-COMPLIANCE WITH TOWNSHIP ZONING OR HEALTH REGULATIONS

Many subdivision regulations require that the subdivision comply with county or township

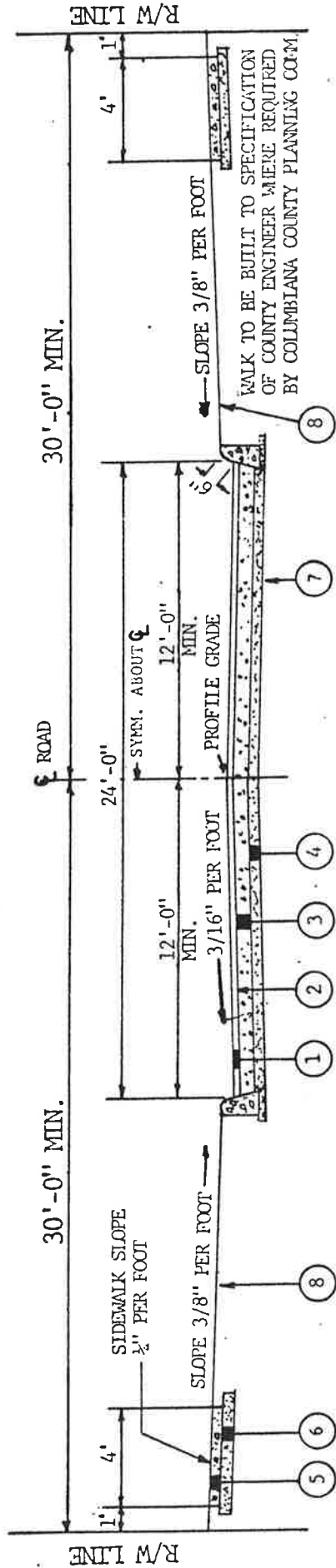
zoning, as a condition for approval of the subdivision. The Attorney General ruled in 1981 that such a requirement was authorized only as it related to "minor subdivisions" under the provision of Section 711.131 of the Revised Code (OAG 81-075). The legislature then enacted legislation allowing a subdivision to be disapproved if it did not comply with lot size, frontage, and lot width requirements of a township zoning resolution. It

should be noted that this same authority does not exist for county zoning (HB 563, 7/20/90).

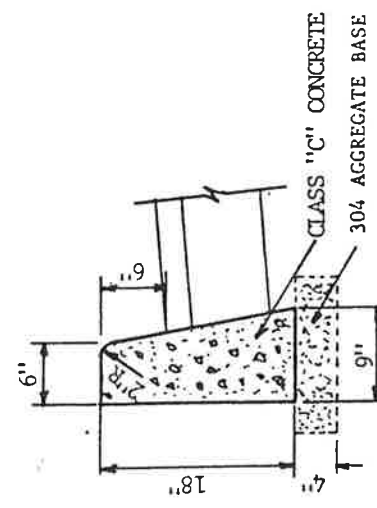
This law also provides that subdivision regulations may require the county health department to review and comment on a plat prior to its approval, but it appears that a negative recommendation of the health department concerning sewage disposal can not be used as the sole basis to refuse a subdivision.

C O L U M B I A N A C O U N T Y

T Y P E A M A J O R C O L L E C T O R



- ① * 404 ASPHALTIC CONCRETE SURFACE COURSE TYPE C (70-85) - 1" OVER ITEM 402
- ② * 402 ASPHALTIC CONCRETE SURFACE COURSE TYPE C (70-85) - 1 1/2"
- ③ * 408 BITUMINOUS PRIME COAT 702.09 RT-2 OR RT-3 APPLIED @ 0.30 GAL.PER.SQ.YD.
- ④ * 304 6" AGGREGATE BASE
- ⑤ * 304 4" AGGREGATE BASE
- ⑥ * 608 4" CONCRETE WALK
- ⑦ * 304 4" AGGREGATE BASE
- ⑧ * 203 ROADWAY EXCAVATION AND EMBANKMENT
- ⑨ * 659 SEEDING AND MULCHING

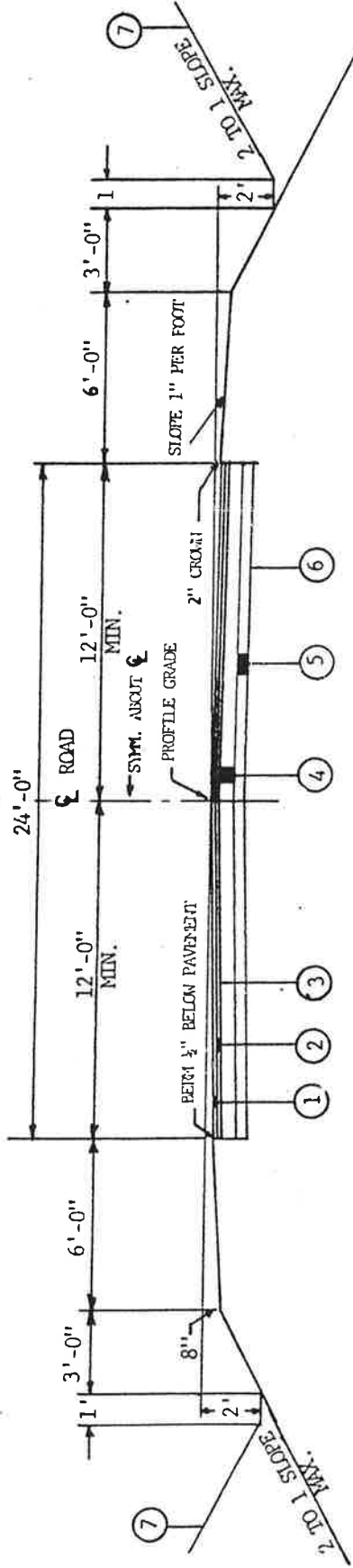


NOTE: 6"x20" STONE CURB
MAY BE SUBSTITUTED
FOR CONCRETE CURB

* CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION
AND MATERIALS SPECIFICATIONS, AVAILABLE UPON REQUEST.

REVISIONS:	APPROVALS DAG: _____ DATE: _____ COO: _____	PREPARED BY: BERT DAWSON COLUMBIANA COUNTY ENGINEER	STANDARD CONSTRUCTION TYPICAL SECTION	ROAD TYPE A
------------	--	--	--	----------------

C O L U M B I A N A C O U N T Y
T Y P E B M I N O R C O L L E C T O R
R E S I D E N T I A L



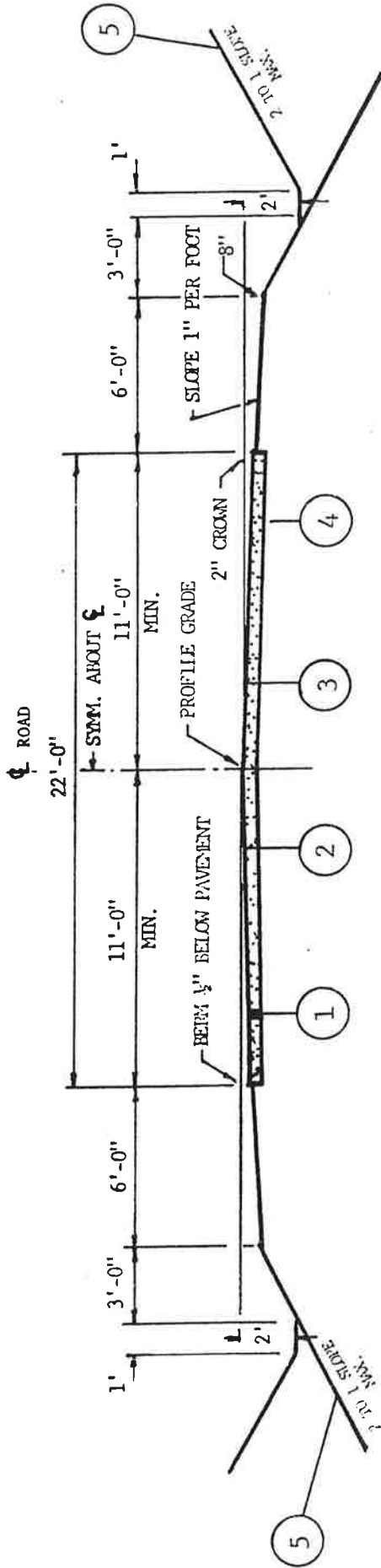
- 1 * 404 ASPHALTIC CONCRETE SURFACE COURSE TYPE C (70-85) - 1" OVER ITEM 402
- 2 * 402 ASPHALTIC CONCRETE SURFACE COURSE TYPE C (70-85) - 1½"
- 3 * 408 BITUMINOUS PRIME COAT 702.09 RT-2 OR RT-3 APPLIED AT 0.30 GAL. PER SQ. YD.
- 4 * 304 6" AGGREGATE BASE
- 5 * 304 4" AGGREGATE BASE
- 6 * 203 ROADWAY EXCAVATION & EMBANKMENT
- 7 * 659 SEEDING & MULCHING

* CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS. AVAILABLE UPON REQUEST.

REVISIONS:	APPROVALS	STANDARD CONSTRUCTION		ROAD TYPE
D.G.: _____ DATE: _____ COO: _____	COLUMBIANA COUNTY ENGINEER _____ DATE _____ COUNTY PLANNING DIRECTOR _____ DATE _____	TYPICAL SECTION		B
PREPARED BY: BERT DAWSON COLUMBIANA COUNTY ENGINEER				

C O L U M B I A N A C O U N T Y

T Y P E - C R E S I D E N T I A L

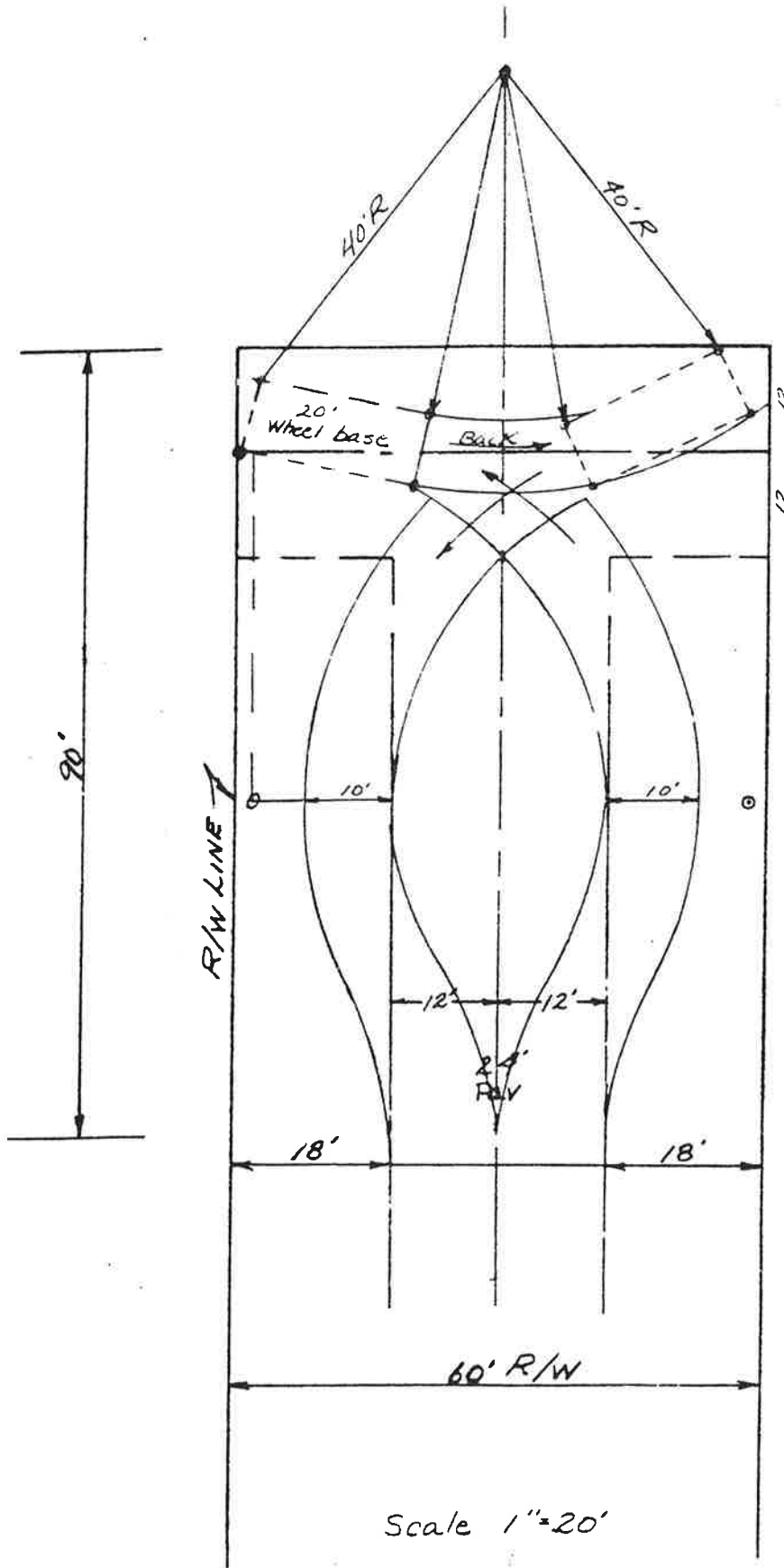


- ① * 304 10" AGGREGATE BASE
- ② * 408 BITUMINOUS PRIME COAT APPLIED AT 0.3 GAL. PER SQ. YD.
MC -30, SC - 70 OR PRIMER L
- ③ * 409 DOUBLE SEAL COAT
FIRST COAT = 0.45 GAL. MC-3000 OR RC-800 PER SQ. YD.
32 LBS. #57 AGGREGATE PER SQ. YD.
SECOND COAT = 0.35 GAL. MC-3000 OR RC-800 PER SQ. YD.
28 LBS. #8 AGGREGATE PER SQ. YD.
NOTE! APPLICATION RATES MAY VARY DEPENDING ON VARIOUS CONDITIONS
- ④ * 203 ROADWAY EXCAVATION AND EMBANKMENT
- ⑤ * 659 SEEDING AND MULCHING

* CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS. AVAILABLE UPON REQUEST.

REVISIONS:	D.G.: DATE: C.O.:	APPROVALS _____ COLUMBIANA COUNTY ENGINEER _____ COUNTY PLANNING DIRECTOR	PREPARED BY: BERT DAWSON COLUMBIANA COUNTY ENGINEER	STANDARD CONSTRUCTION TYPICAL SECTION	ROAD TYPE C
------------	-------------------------	---	--	--	----------------

SUGGESTED TEMPORARY TURNAROUND DETAIL

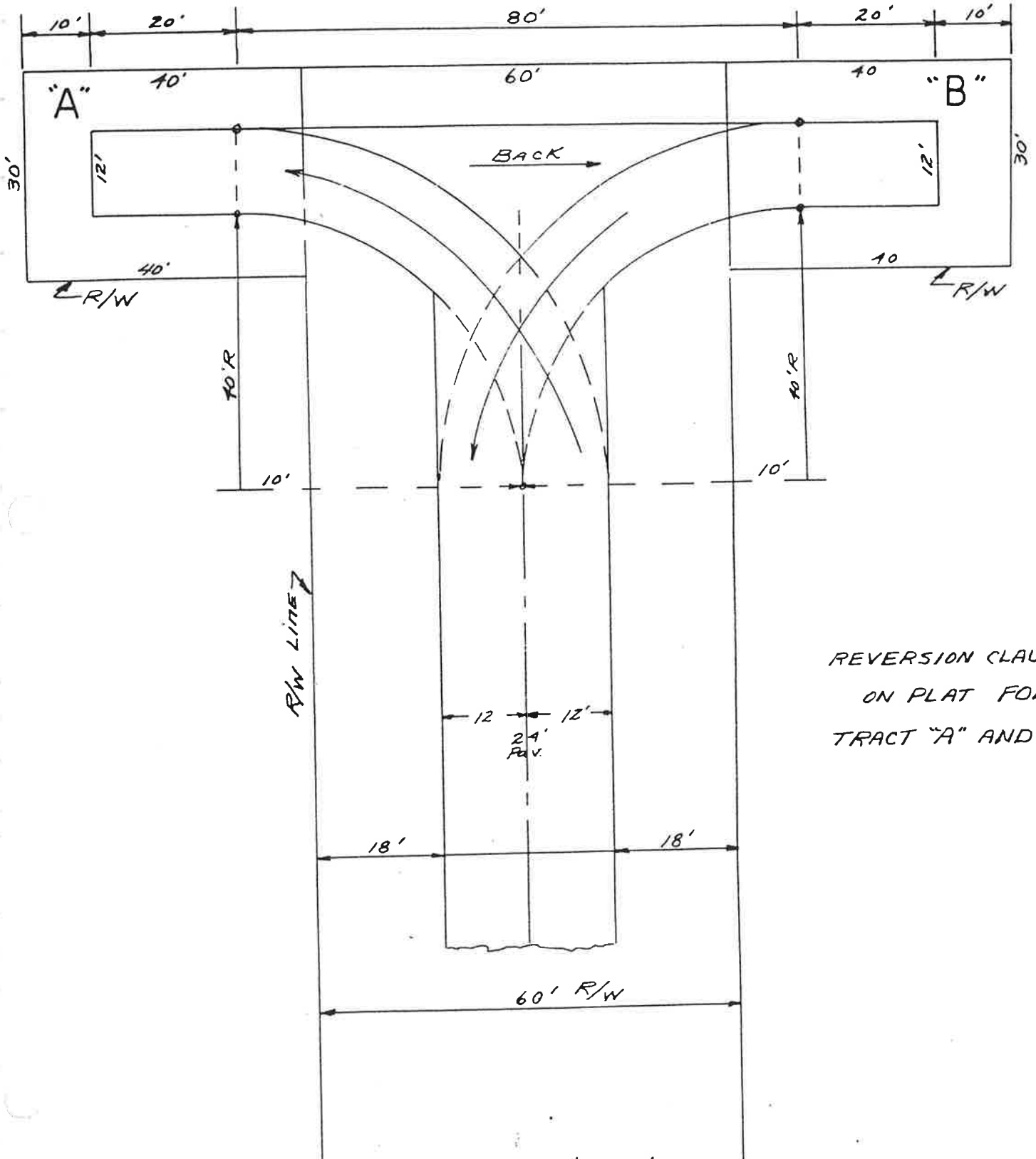


60 Passenger Bus
 Wheel Base 20'
 MIN. TURN Rad. = 40'
 REAR OVERHANG 10'

MIN R = 40'

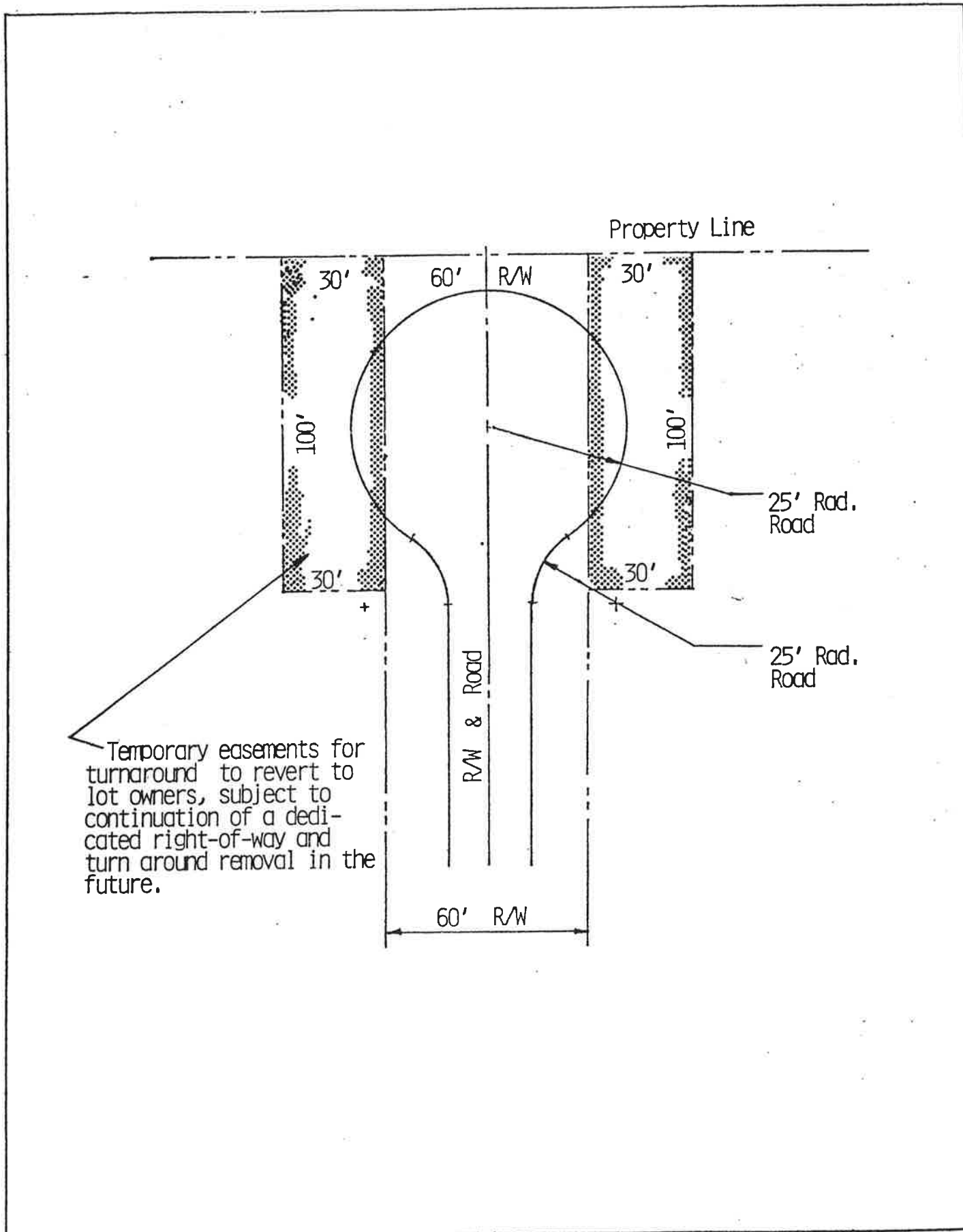
SUGGESTED TEMPORARY TURNAROUND DETAIL

60 PASSENGER BUS
 WHEEL BASE = 20'
 REAR OVERHANG = 10'

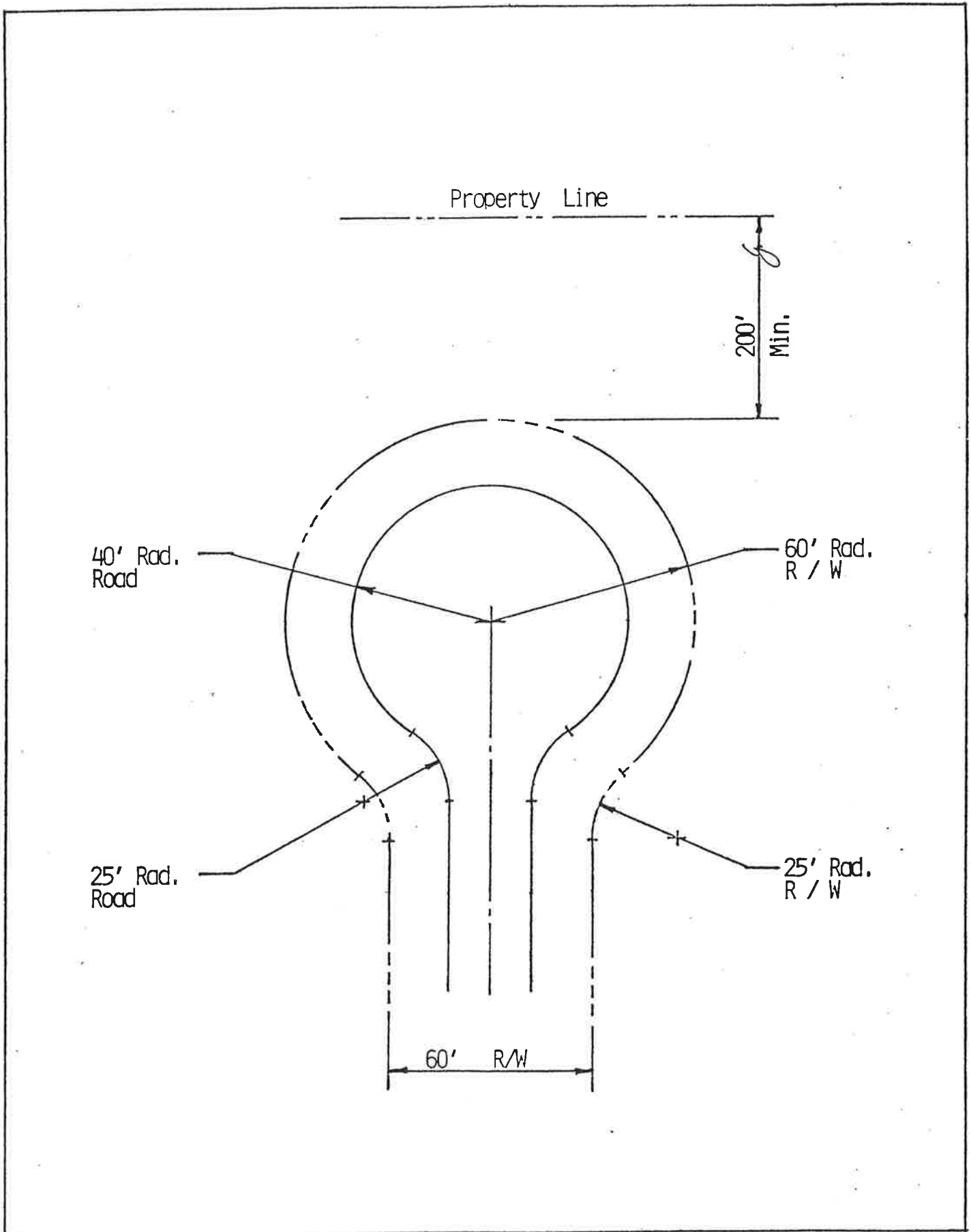


REVERSION CLAUSE
 ON PLAT FOR
 TRACT "A" AND "B"

SCALE 1" = 20'

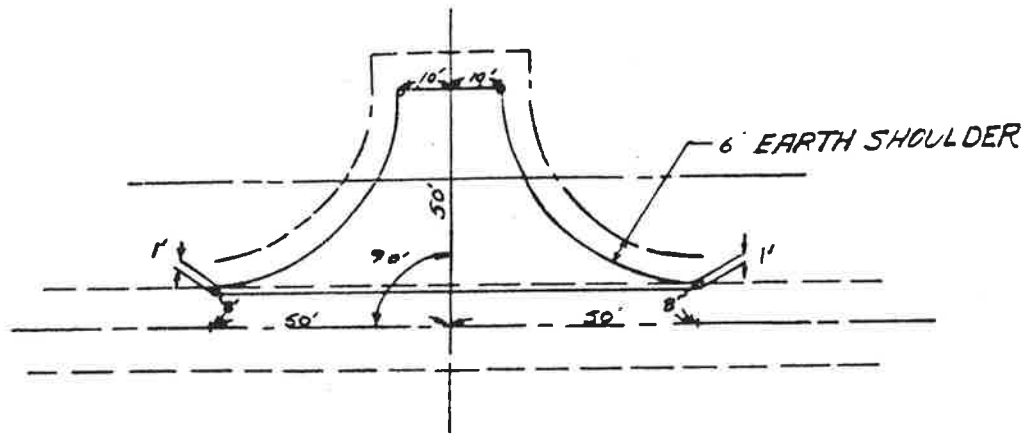


DWG: RG	APPROVALS	PREPARED BY: BERT DAWSON COLUMBIANA COUNTY ENGINEER	STANDARD CONSTRUCTION
DATE:	COLUMBIANA COUNTY ENGINEER	DATE	TEMPORARY TURNAROUND
CKD:	COUNTY PLANNING DIRECTOR	DATE	



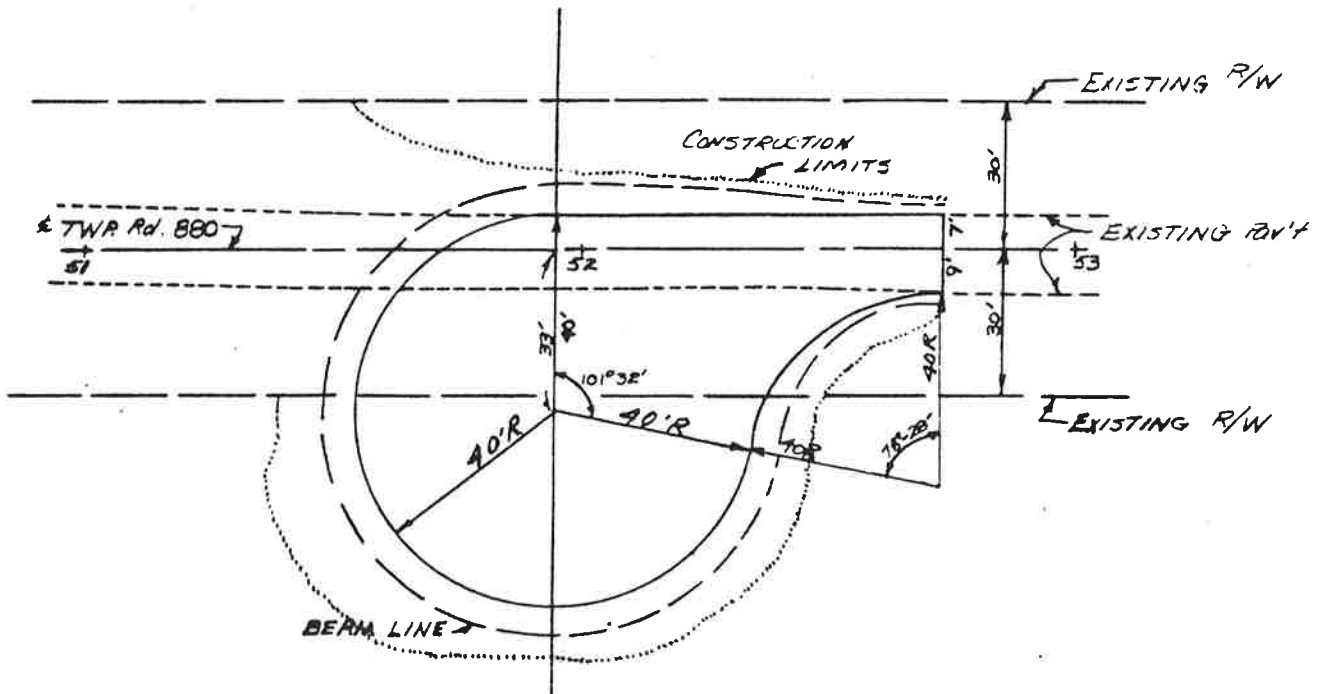
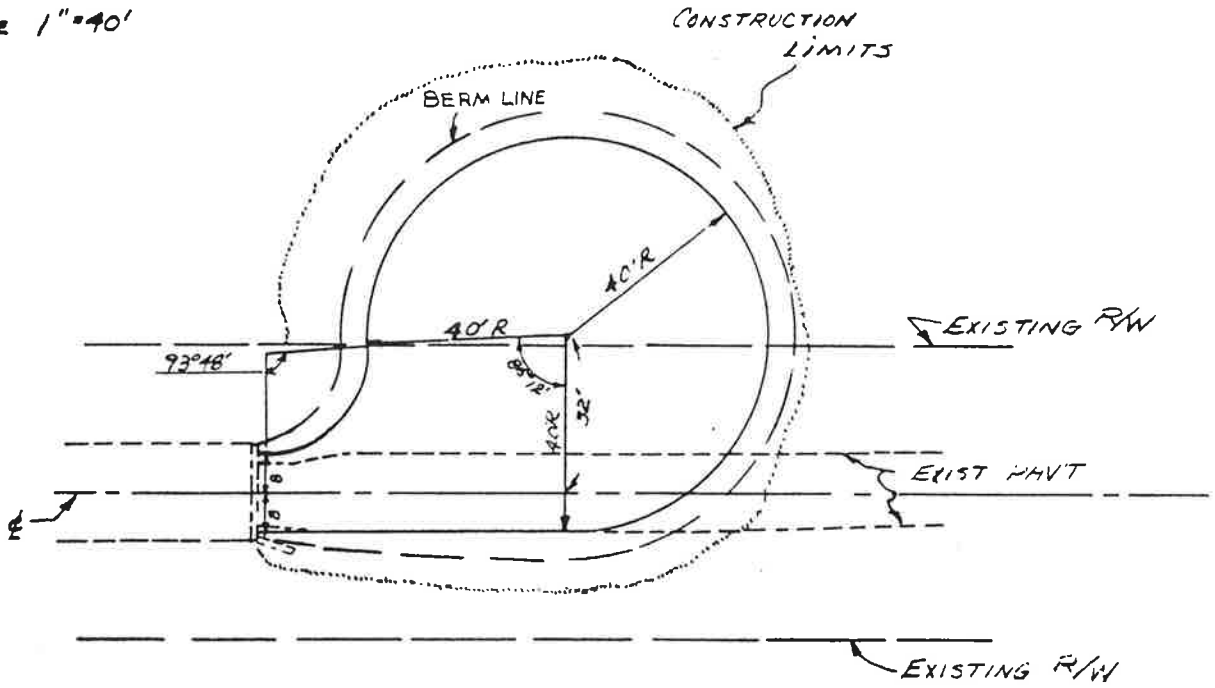
DWG: RG	APPROVALS		PREPARED BY: BERT DAWSON COLUMBIANA COUNTY ENGINEER	STANDARD CONSTRUCTION
DATE:	COLUMBIANA COUNTY ENGINEER	DATE		PERMANENT TURNAROUND
CD:	COUNTY PLANNING DIRECTOR	DATE		

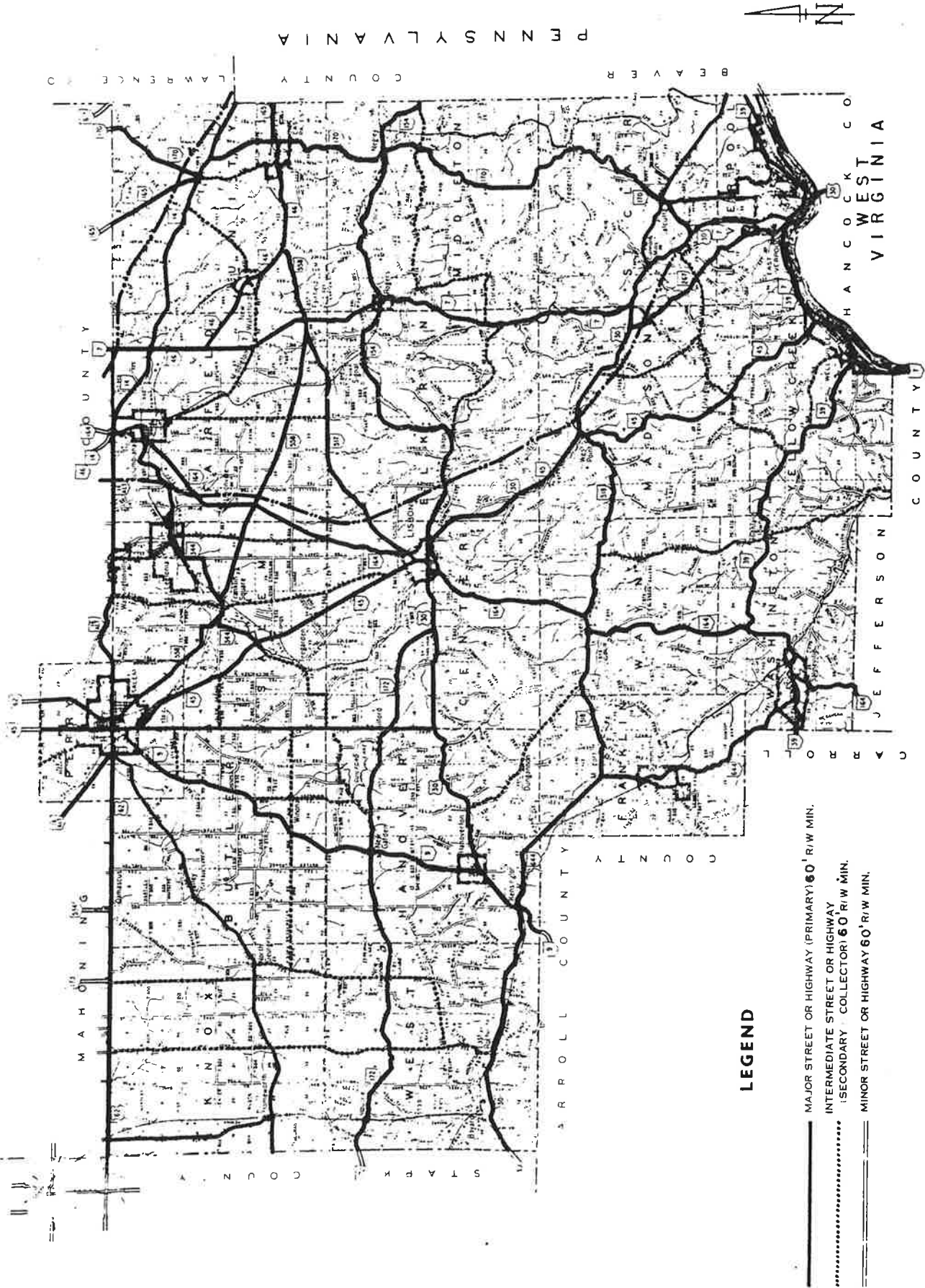
TURNAROUND



TURNAROUND

SCALE 1"=40'



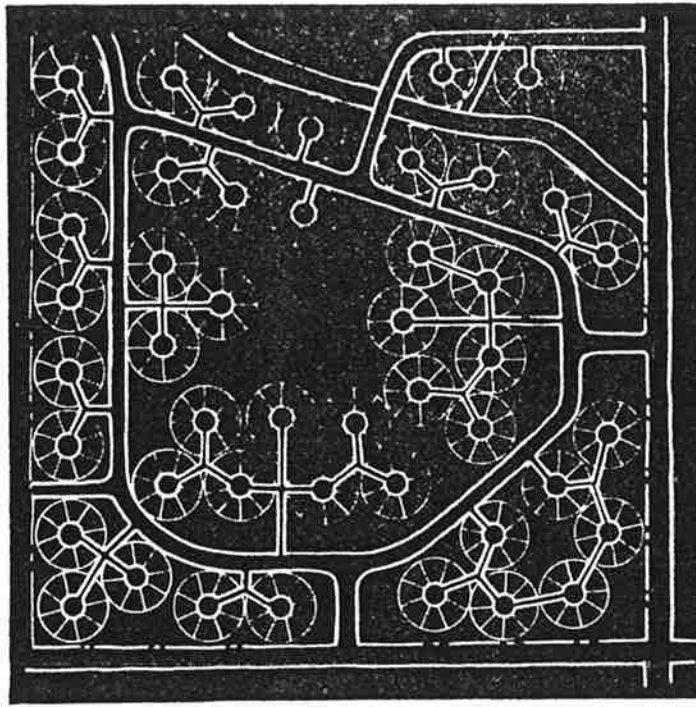


LEGEND

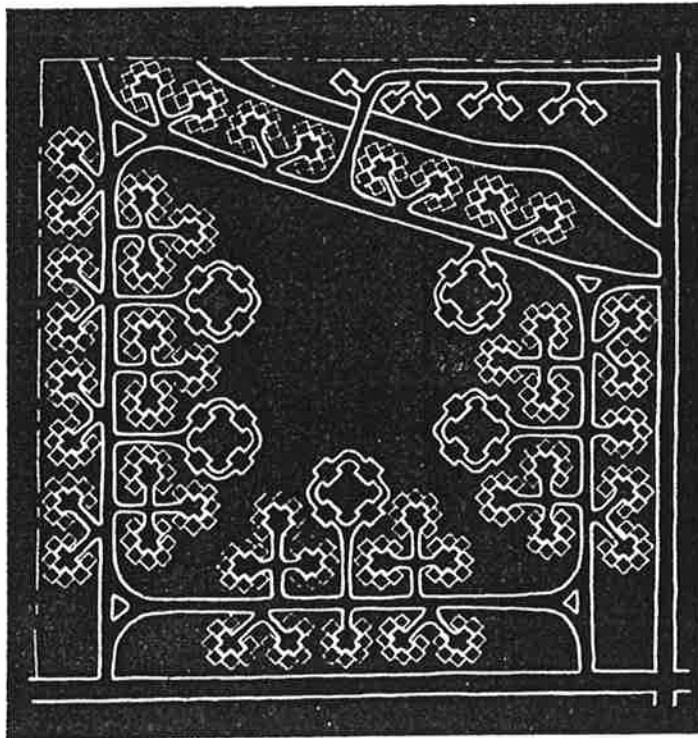
- MAJOR STREET OR HIGHWAY (PRIMARY) 60' R/W MIN.
- INTERMEDIATE STREET OR HIGHWAY (SECONDARY) 60' R/W MIN.
- ==== MINOR STREET OR HIGHWAY 60' R/W MIN.
- · - · - COLLECTOR 60' R/W MIN.



**COLUMBIANA COUNTY, OHIO
MAJOR THOROFARE PLAN
(Interim)**



DETACHED-HOUSE CLUSTER PLAN (left) groups eight 7,750-sq.-ft. lots around each cul-de-sac. Conventional curvilinear plan of the same site (above) has rows of 12,500-sq.-ft. lots.



TOWNHOUSE CLUSTER PLAN (left) has 555 units, all served by one perimeter road. Conventional plan (above) has only 499 units, requires ten road loops to serve them.

In theory, cluster plans like these are the key to better land use . . .

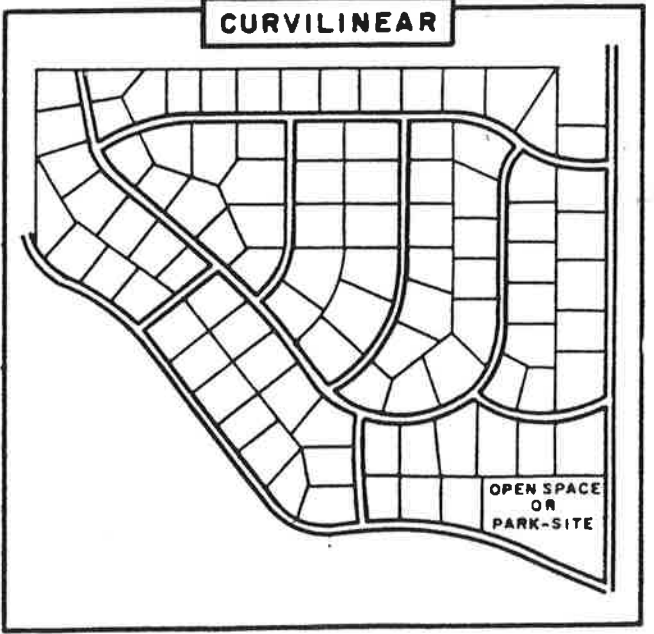
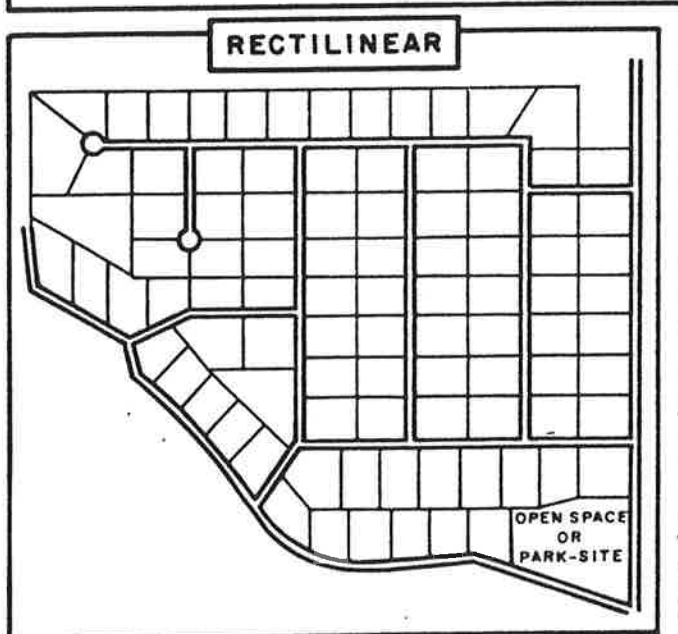
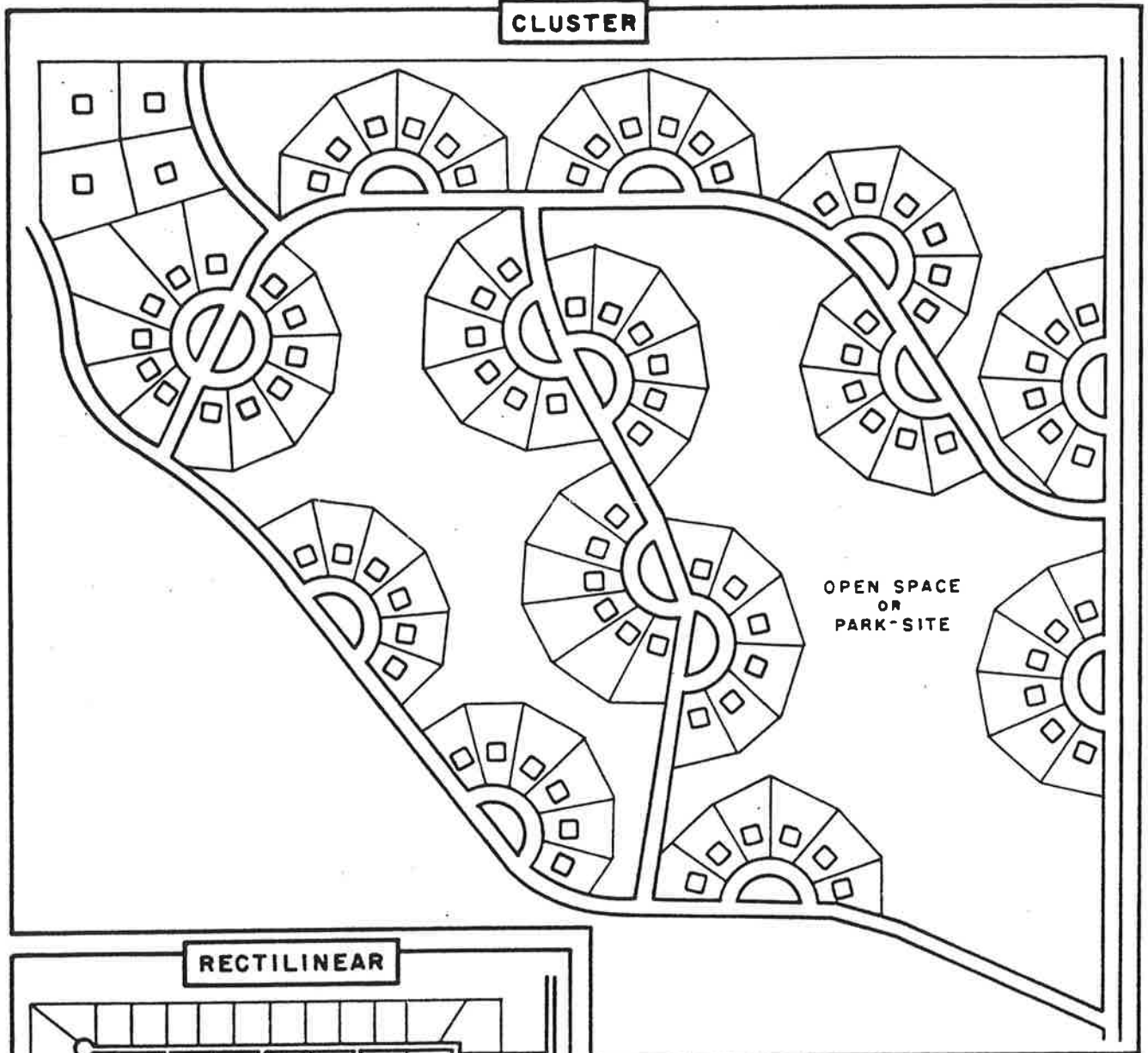
The two pairs of plans above illustrate this fact in dramatic fashion. Taken from Urban Land Institute's Technical Bulletin 47 ("Innovations vs. Traditions in Community Development"), they compare theoretical cluster and conventional platting for an actual 160-acre tract near Denver—first for detached houses (*top drawings*) and then for townhouses (*bottom*). Consider these differences:

Although the two detached-house plans provide roughly the same density (366 units in the cluster vs. 368 in the conventional), the cluster requires only 17,700' of road vs. 23,200' for the conventional layout. Utility line runs would be reduced by roughly the same amount. And the cluster includes 23.5 acres of open land vs. just 1.6 acres in the conventional. The townhouse plans show an even

sharper contrast. Clusters permit greater increase in density (555 units vs. 499), a greater reduction in road lengths (11,450' vs. 23,400', and a smaller but significant increase in open land (47.4 acres vs. 31.8 acres).

Both cluster plans offer better traffic conditions because all through traffic is carried by a single main loop plus five short feeder streets.

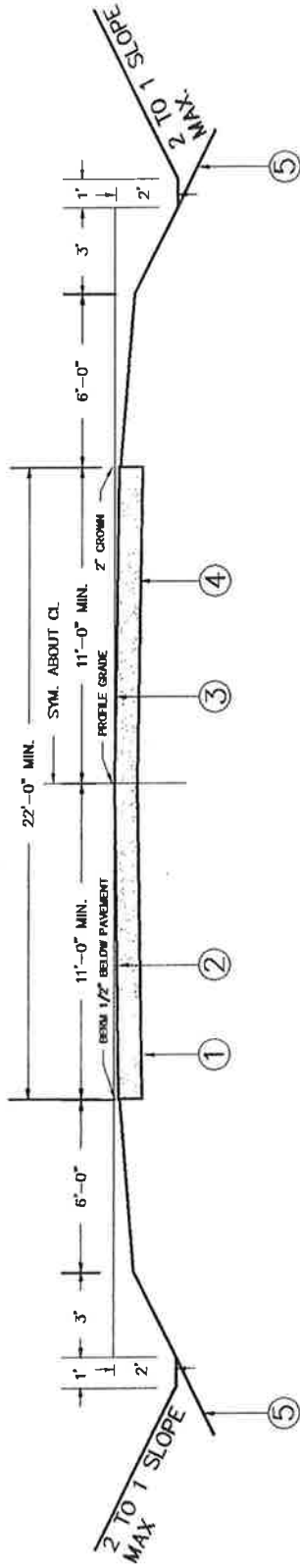
Compare the total advantages of the Cluster layout versus the Rectilinear and Curvilinear layouts for the same parcel of land shown below!



SUBDIVISION DESIGNS

TYPE	STREET	NO. OF LOTS
CLUSTER	6,000 FT.	94
RECTILINEAR	12,000 FT.	94
CURVILINEAR	11,600 FT.	94

COLUMBIANA COUNTY TYPE - C RESIDENTIAL ROAD



- ①--304-- 10" AGGREGATE BASE
- ②--408-- BITUMINOUS PRIME COAT APPLIED AT 0.3 GAL. PER SQ. YD.
MC-30 OR PRIMER 20
- ③--409-- DOUBLE SEAL COAT
FIRST COAT = 0.35 GAL. RS-2 OR CRS-2 PER SQ. YD.
40 LBS. OF #6 AGGREGATE PER SQ. YD.
SECOND COAT = 0.45 GAL. RS-2 OR CRS-2 PER SQ. YD.
23 LBS. OF #8 AGGREGATE PER SQ. YD.
- ④--203-- ROADWAY EXCAVATION AND EMBANKMENT
- ⑤--659-- SEEDING AND MULCHING

CURRENT ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AVAILABLE UPON REQUEST.

REVISIONS:
4/4/96

DWG: T-C
DATE: 4/96
CKD: RWD

APPROVALS
COUNTY ENGINEER
PLANNING COMMISSION

PREPARED BY:
BERT DAWSON
COLUMBIANA
COUNTY ENGINEER

STANDARD CONSTRUCTION
TYPICAL SECTION

ROAD TYPE
C