

SUBDIVISION REGULATIONS of WYANDOT COUNTY, OHIO

A resolution of Wyandot County, Ohio enacted in accordance with Chapter 711 of the Ohio Revised Code and for the purpose of protecting the public health, safety, comfort, convenience and general welfare; regulating the development of subdivided areas; promoting the proper arrangement and coordination of streets or other roads in relations to existing or planned streets or roads and to the county or regional plan; providing for the layout of lots; providing for the adequate and convenient provision of open spaces, utilities, recreation, and access to service and emergency vehicles; encouraging the avoidance of future congestion of population; providing for the adequate provision of water, drainage, sewer and other sanitary facilities; providing for the administration of these Regulations and defining the powers and duties of the administrative officers; prescribing penalties for the violation of the provisions in this resolution or any amendment thereto; and for the repeal thereof.

BE IT RESOLVED, by the Wyandot Regional Planning Commission and the Board of County Commissioners of Wyandot County, State of Ohio:

CHAPTER 1000 **PURPOSE AND INTENT**

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

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

Relation to other Laws

- a) The provision of these Regulations shall supplement the laws of the State of Ohio, other resolutions adopted by the Board of County Commissioners or Township trustees, or the rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of these Regulations.

- b) No subdivision plat shall be approved for recording until the requirements of these Regulations have been met and certification thereof has been endorsed upon the plat by the appropriate reviewing authority.
- c) Whenever the requirements of these Regulations are at variance with the requirements of other lawfully adopted rules, regulations, or resolutions, the most restrictive or that imposing the highest standard shall govern. These Regulations shall be interpreted as minimum requirements.
- d) Whenever a township or part thereof has adopted a county or township zoning resolution, under Chapter 303 or 519 of the Ohio Revised Code, all proposed subdivisions shall meet the requirements of said zoning resolution, as well as the provisions of these Regulations.

CHAPTER 2000

AUTHORITY, JURISDICTION, COMPLIANCE AND FEES

This Resolution is adopted pursuant to Chapter 711 of the Ohio Revised Code and such other statutes as may be applicable, and shall have full force and effect within the unincorporated areas of Wyandot County, Ohio.

Validity and Separability

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

Saving Provision

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

Enactment

These Regulations shall become effective from and after the date of their approval, adoption, or amendment by the County or Regional Planning Commission and the Board of County Commissioners after public hearing and certification to the County Recorder as required by Chapter 711 of the Ohio Revised Code. Henceforth, any other regulations previously adopted by Wyandot County shall be deemed to be repealed. These Regulations shall in no way affect any subdivision having received preliminary plan approval prior to the effective date of these

Regulations or any amendment thereto, provided, however, that no changes to the preliminary plan, as approved, are introduced by the subdivider.

PASSED: _____ April 25, 2013 _____

SIGNED: _____
President of the Board of County Commissioners

ATTEST: _____
County Commissioners Clerk

SECTION 2100 - JURISDICTION

In the matters of final jurisdiction over subdivision plans and plats, the following procedures shall apply:

2110 The Regional Planning Commission of Wyandot County, Ohio shall have final approval of all subdivisions within the unincorporated areas of the county, EXCEPT AS PROVIDED IN SECTION 2120.

2120 Wyandot County shall have final jurisdiction over improvements required in subdivisions lying within the unincorporated areas of the county, said requirements to be as prescribed herein and by Wyandot County under appropriate state and local laws. A City Planning Commission shall have final jurisdiction over subdivision plats within such City. Whenever a City Planning Commission adopts a plan in accordance with the provision of Section 711.09, Ohio Revised Code, it shall have jurisdiction within three (3) miles of the corporation limits.

SECTION 2200 - COMPLIANCE

All subdivisions of land as defined by Section 711.001 of the Ohio Revised Code, including those effected by Section 711.131 of the Ohio Revised Code, shall not be recorded by the County Recorder until duly approved under these Regulations; and no sale or contract for sale, nor exchange of ownership, shall be executed until such approval has been received.

Violations and Penalties

Whoever transfers, offers for sale, or leases for a period of more than five (5) years any lot, parcel or tract of land from a plat of a subdivision before such plat has been recorded in the office of the county recorder or that violates these Regulations shall forfeit and pay the sum of not less than ten dollars (\$10) nor more than five-hundred dollars (\$500) for each lot, parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these Regulations, nor shall the county have any obligation to issue certificates of occupancy or to extend utility services to any parcel

created in violation of these Regulations. A county recorder who records a plat contrary to the provisions of these Regulations shall forfeit and pay not less than one-hundred dollars (\$100) nor more than five-hundred dollars (\$500), to be recovered with costs in a civil action by the prosecuting attorney in the name and for the use of the county.

Appeal

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

SECTION 2300 - VARIANCES

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

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

Variances must be submitted ten (10) business days prior to the Regional Planning Commission meeting. The Board has up to thirty (30) business days or until the next scheduled meeting to make a recommendation to the Board of Commissioners. Each proposed variance option needs to have its own individual sketch plan and variance form. **All variance fees are non-refundable.** Approval of all variances shall require an application approval to be filed. Both variance application forms and regional application forms are available from the Wyandot Regional Planning Agent.

An application for relief may be denied if an owner requests it merely for his own convenience, such as when the land is not usable due to error or poor assumptions on the owner's part, or when the only supporting evidence is that compliance would add significantly to development costs.

SECTION 2400 - FEES

The Board of County Commissioners shall establish a schedule of fees, charges, expenses, and collection procedures for administration of these Regulations. The schedule of fees shall be posted in the office of the Planning Commission. Until all applicable fees, charges and expenses

have been paid in full; no action shall be taken on any application or appeal. The subdivider shall be solely responsible for submittal of the plat and payment of fees to the local agency having jurisdiction regarding review and/or approval of proposed improvements, including water and sanitary sewage facilities.

CHAPTER 3000 **PROCEDURES FOR SUBMISSION, REVIEW AND ACTION**

Subdivisions, as defined by Section 711.001 of the Ohio Revised Code, the submission of application for approval thereof, the review of said application, and the action pertaining thereto, shall follow the prescribed procedures hereunder.

SECTION 3100 - REQUIRED APPROVALS

Subdivisions shall be subject to the following requirements and exceptions. Those subdivisions where approval shall be required are subject to these Regulations and must follow the procedures of this chapter. Those subdivisions where approval shall not be required are not subject to these Regulations and can be recorded without submission to the Planning Commission under these Regulations.

3110 Approval of the Planning Commission shall be required for all divisions of any parcel of land shown as a unit or a contiguous unit on the last preceding tax roll indicated by the parent parcel number, which existed at the date of the original adoption of these Regulations being March 24, 1973, into two (2) or more parcels, sites, or lots, any of which is less than twenty (20) acres, for the purpose, whether immediate or future, of transfer of ownership.

3120 Approval shall be required where an improvement is made of one or more parcels of land which involves the division or allocation of land for the opening, widening, or extension of any street or streets, or corridors of access, less than a width of two hundred (200) feet.

3130 Approval shall be required where the division or allocation of land is made for open spaces for common use by owners, occupants, or leaseholders, or for easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities.

3140 The division or partition of land into parcels all of which are more than twenty (20) acres not involving any new streets or corridors of access less than a width of 200 feet, shall be exempt from these Regulations and shall not require approval.

3150 The sale or exchange of parcels between adjoining lot owners where such sale or exchange does not create additional building sites, and the resultant combined or remaining parcel does not violate any of the requirements of these Regulations, Zoning Regulations, or Health Regulations, shall not require approval, nor count as a lot towards a Major Subdivision.

3160 Future subdivisions of these adjoining parcels may be subject to Regional Planning Regulations. Variances from these Regulations will not be allowed if the variance requested is a result of a previous transfer between adjoining parcels.

3170 Action by a Court of Law or a Political Subdivision of the State of Ohio, which would otherwise be subject to these Regulations, shall not require approval; except, however, that all housing developments, including those of a public housing authority, shall be subject to these Regulations.

SECTION 3200 - APPROVAL OF MINOR SUBDIVISION

3205 MINOR SUBDIVISION: A proposed division of land, subject to these Regulations, where such division is along an existing public street, does not involve the opening or widening or extension of any street or road, and which involves no more than five (5) lots after the tract has been completely subdivided (the remainder of the original tract being counted as one of the lots), shall be submitted to the Planning Commission for approval. If the Planning Commission, acting through its authorized agent, is satisfied that such proposed subdivision of land is not contrary to applicable platting, subdivision or zoning regulations, it shall, within seven (7) business days after submission, approve such proposed subdivision. The following procedures and requirements shall apply to such approvals.

3210 The owner of such land to be subdivided shall submit an official request to the Planning Commission's authorized agent, said request to be upon such forms as prescribed by the Planning Commission. Such application shall be accompanied by sufficient survey plat and legal description of the entire parcel including any previously subdivided lots sold or recorded by the owner thereof, and certified by a Professional Surveyor licensed in the State of Ohio. The survey must include the following:

1. All newly created lot lines for all proposed lot(s).
2. All adjoining public roads.
3. Any existing above ground structures. If the base of any structure lies within twenty (20) feet of either side of a proposed property line, that distance shall also be shown.
4. Any existing private water system and/or sewage treatment system locations.
5. Appropriate floodplain status information showing areas within the 100-year (1% annual chance) floodplain.
6. The dimensions of the newly created lot(s) and acreage.
7. Signature, Seal, and Date.

In addition, all corners of the proposed lot(s) shall be marked with stakes and colored flagging prior to or at the time of filing the application.

If the proposed subdivision causes the parent parcel to be twenty (20) acres or less or creates a corridor of access less than a width of two hundred (200) feet, the parent parcel must also be surveyed and submitted to Regional Planning. In this scenario, if transfer of ownership of the parent parcel is also to take place, a separate application for administrative approval shall be completed for the parent parcel and applicable fees paid.

Information and documents prescribed by Sections 3220, 3230 and 3240 shall also accompany the application.

3220 All lots must have a minimum (usable) public highway frontage of forty (40) feet for single housing tracts. A minimum sixty (60) feet width is required for multiple housing or development of interior tracts.

3230 Prior to the development of any residential and/or commercial building site, that is to be served by onlot water or onlot sewage disposal, the owner/applicant shall obtain from the Wyandot County Board of Health, a statement indicating that resulting lots of the subdivision will be large enough to accommodate said onlot water supply and/or sewage disposal with suitable replacement area.

3240 Whenever the subdivision in question lies outside an incorporated area, the developer and/or subdivider shall be responsible to insure that all necessary drainage easements and improvements for the lots in question are obtained.

3250 The Planning Commission's agent, upon receipt of an acceptable application and associated filing fees, shall consider such application filed. Within seven (7) business days of said filing, said agent shall approve or disapprove the subdivision. Approval shall be made only if applicable drainage, zoning, subdividing, and health regulations are met. Disapproval and the reasons therefore, shall be made on the records of the Commission.

3260 An applicant who has been denied approval may, within thirty (30) days, file a notice of appeal with the Planning Commission. Within thirty (30) days therefrom, the Planning Commission shall review the action taken by its agent, and approve or disapprove the proposed subdivision.

3270 Upon any approval of subdivisions under these provisions, the Planning Commission or its authorized agent shall, on presentation of a conveyance of said parcel or parcels, stamp in such manner as to indicate clearly the approval of the Planning Commission, and affix the signature of the agent or officer responsible.

3280 If approved, the conveyance shall be recorded by the Wyandot County Recorder no less than ten (10) business days, nor more than one calendar year after said Regional Planning Application has been approved; otherwise, said approval shall be deemed invalid.

3290 Within ten (10) business days of the approval of conveyance by Regional Planning, any aggrieved party may appeal the approval of said conveyance; whereupon, the Planning Commission shall within thirty (30) days, approve or disapprove said conveyance. Filing of said appeal shall stay the recording of said conveyance for thirty (30) days from the date of appeal, unless the conveyance is approved under this provision by the Planning Commission.

3295 **No Plat Approval Procedure for Large Lot Divisions:** The purpose of this Section 3295 is to establish the procedure for review and approval of large lot divisions as authorized under Section 711.133 of the Ohio Revised Code.

The No Plat Approval Procedure for Large Lot Divisions (NPA-LL) shall be used to request a proposed 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 the establishment of any lot

ranging in size from not less than five (5) acres to not more than twenty (20) acres. A proposed division of land under and in compliance with this Section 3295 shall not be considered a subdivision for purposes of division (B) (1) of Section 711.001 of the Revised Code and need only be approved under the provisions of this Section 3295.

A NPA-LL application shall be filed by the landowner or designated representative. In addition to the submittal requirements set forth below, the application must accompany a survey drawing and legal description and required fee.

1) **Pre-Application Conference and Sketch Plan.** Prior to filing a formal NPA-LL application, an applicant is encouraged to request an informal discussion with RPC staff to discuss the procedure for approval and to familiarize the applicant with applicable requirements. A request for a pre-application conference shall require the submission of a sketch plan no larger than 11" x 17." The sketch plan shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch and shall show the following information:

- a. Location or vicinity map.
- b. Ownership of property.
- c. Existing and proposed public roads and easements.
- d. Existing structures.
- e. North arrow.
- f. Outline of areas to be divided.
- g. Approximation of proposed lot lines and dimension.
- h. Important natural features and drainage ways.
- i. Information concerning storm drainage, sewage disposal, water supply, and other facilities that impact on the development.

Within a reasonable period of time following submittal of the sketch plan, RPC staff will meet with the applicant to discuss the proposed division. Staff may request a site visit prior to such discussion, in which case, the applicant shall accompany staff on the site visit. Within two (2) weeks following the site visit (or, if none, following the conference with the applicant), staff shall provide written comments to the applicant on the proposed division.

- (a) **Survey Requirement.** No division of land involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standard for Boundary Surveys, Administrative Code 4733-37, and the survey and description must be approved by the County Engineer or designee.
- (b) **Lot Frontage Requirement.** Unless the applicable zoning regulations specifically provide otherwise, all lots created under this Section 3295 shall have a minimum of two hundred (200) feet of continuous frontage on an existing and improved public road measured at the right-of-way line.
- (c) **Lot Width to Depth Ratio.** Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured at the building setback line shall not exceed four (4) times the width of the lot.

- 2) **Application Submittal Requirements.** A NPA-LL application shall include the following information and materials:
- a. Any existing or, if applicable, proposed building, private water system and sewage treatment system locations, new or additional roadway easements and/or utility easements, and drainage improvements in compliance with applicable County standards.
 - b. Written endorsement of the NPA-LL from the Wyandot County Board of Health, County Engineer, County Soil and Water Conservation District, local zoning authority, and any other applicable County agency when deemed necessary by the Regional Planning Commission's authorized agent.
 - c. The Ohio Department of Transportation may be required to review and approve an NPA-LL along a State Highway System for purposes of determining compliance with State access management regulations.
 - d. A proposed land division vicinity map or copy of the tax map for that area.
 - e. An approved survey and legal description prepared by a Professional Surveyor licensed in the State of Ohio. The survey must include the same survey requirements as set forth in Section 3210, Items 1. – 7. of these regulations.
 - f. All applicable fees.
 - g. Any other material or information the Regional Planning Commission finds necessary for the review of the proposed Large Lot Division(s).

In addition, all corners of the proposed lots shall be marked with stakes and colored flagging prior to or at the time of filing the NPA-LL application.

- 3) **Review and Approval.** If the Commission, acting through the Director or the Director's designee(s), finds that the proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, regulations adopted under division (B)(3) of section 307.37 of the Revised Code regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems or the regulations set forth in this Section 3295, it shall be approved in accordance with the following schedule:

- a. For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after its submission;
- b. For proposed divisions into more than six separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after its submission;
- c. For proposed divisions into more than fifteen (15) parcels, approval shall be within twenty-one (21) calendar days after its submission;

The burden is upon the applicant to demonstrate compliance with these Regulations. Incomplete or deficient proposals shall be disapproved and the applicant notified of issues and reasons for disapproval. Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped "Approved No Plat Required under R.C. 711.133," and signed and

dated by the Director or designated representative. NPA-LL deeds shall be recorded within one year from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 3295.

- 4) **Agricultural and Personal Recreational Purposes Exemption.** A proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and which meets the acreage requirements set forth in Section 3295 but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the NPA-LL approval requirements in section 3295 (2)(a) through (2)(c) . Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped “No Approval or Plat Required under R.C. 711.133; **FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY,**” and signed and dated by the Executive Director or designated representative.

Nothing in this Section shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these Regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 3295.4 are subsequently to be used for other than agricultural or personal recreational purposes; the Director or designated representative shall first determine that such a parcel complies with the regulations set forth in Section 3295. Upon the determination that the conveyance meets all NPA-LL requirements, and the necessary application submittal requirements from Section 3295.2 are submitted, the original application shall be amended and the conveyance shall be stamped “The Regional Planning Exemption as established on the original deed has been lifted. Approved no plat required under R.C. 711.133”, and signed and dated by the Executive Director or designated representative.

An exemption under this Section 3295.4 shall require a statement, signed by the grantor and grantee, which certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the Director first determine that the parcel complies with the then current provisions of Section 3295.

For purposes of Section 3295.4 the terms “agricultural purposes” and “personal recreational purposes” shall be defined as follows:

- Agricultural Purposes - a parcel or parcels that are devoted exclusively to commercial animal or poultry husbandry, aquaculture, apiculture, the production for a commercial use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural uses.
- Personal Recreational Purposes - a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individual(s) entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding any commercial or membership recreational type of use whether or not for fee or

profit. Any building(s) on lots designated personal recreational shall not be intended for year-round residential purposes, nor will the building(s) have a septic system installed.

SECTION 3300 - APPROVAL OF MAJOR SUBDIVISION

Subdivisions requiring approval in accordance with Chapter 2000 and Chapter 3000, herein, and not approved under Section 3200 of these Regulations, shall be reviewed and approved or disapproved under the requirements and procedures of this section.

3305 MAJOR SUBDIVISION: A proposed division of land, subject to these Regulations and meeting all the requirements of 3205 except that it involves more than five (5) lots after the original tract has been subdivided may be submitted to the Planning Commission for approval with a Surveyors Plat showing the proposed subdivision of land and also showing the proposed surface and subsurface drainage plans submitted by a professional engineer indicating adequate storm and sanitary sewer systems. The subdivision must allow for sixty (60) foot wide reserved areas for streets for future interior development a minimum of every five (5) lots. The plat must also include all information as required by the Ohio Sanitary Code. The lots in Major Subdivision will not include any highway right-of-ways. All streets and highways must be dedicated to the Wyandot County Commissioners for public use.

3310 Subdivisions of Lots in an Existing Major Subdivision: When a developer wishes to subdivide existing lots into different tracts in a major subdivision the subdivision of these lots will include only the lots so altered, but will be considered a major subdivision. However, the drainage plan must consider and account for the total area affecting the drainage into and exiting the new subdivision. Subdivision of lots in an existing major subdivision will be subject to all major subdivision requirements not specifically addressed in this section.

3320 Pre-application guidance is an opportunity for the subdivider to obtain the advice of the Planning Commission's Executive Committee before undertaking expensive engineering work. This procedure is not required and does not constitute a formal application for approval, however, it is strongly recommended before a formal application is filed. A committee comprised of the President of Regional Planning, the Chairman of the Board of Township Trustees in the township in which the subdivision is located, the Wyandot County Health Department Representative, the County Engineer, the Agent for Regional Planning, a Representative from SWCD, and a County Commissioner will meet with the subdivider and his agent for guidance. It is suggested that the subdivider prepare a sketch plan showing the boundaries of the tract drawn to scale, and preliminary concepts as to street and lot patterns in relation to existing parcels and streets and roads. The Planning Commission Committee shall inform the subdivider of their suggestions and recommendations for meeting the objectives of these Regulations.

3330 Prior to approval of a final plat prescribed in Section 3340 the subdivider shall have a preliminary plan approved for the entire original tract he has in ownership or under option, such approval or disapproval to be binding on both the Subdivider and the Planning Commission. The required procedures and requirements shall be as follows:

3331 The subdivider shall submit, in preliminary form, his proposed subdividing of the larger tract of land which he owns or has under option, even though he does not wish to record the entire tract in one plat. Based upon the approval of preliminary plans by the Planning Commission, the subdivider may submit, at intervals, sections of the entire tract for final approval in a manner prescribed under Section 3340 hereunder.

3332 In order to be considered at a meeting of the Planning Commission, a preliminary plan, together with data and documents specified hereunder, shall be submitted to the Planning Commission or its agent at least ten (10) business days prior to such meeting.

a. Application. An application (Form #4) as prescribed by the Planning Commission shall be filed with plans.

b. Preliminary Plan Map. Blue and/or black line prints, ten (10) in number, containing the information set forth in Exhibit A hereunder, shall be submitted.

c. Vicinity Sketch. A vicinity sketch showing the design of the proposed subdivision in relation to the existing streets, lots, drainage ways and developed land in the surrounding area, shall be prepared on a separate sheet or on the cover sheet of the preliminary plan maps.

d. Preliminary Improvement Drawings. Blue or black line prints of preliminary improvement drawings shall be submitted in ten (10) copies, each sheet of said drawings to contain the name of the subdivision and the name of the street or road involved, if one. Space shall be provided on the title sheet, or the first sheet of the series, for the approval of the public official whose approval is required. Improvement drawings shall contain the information set forth in Exhibit B hereunder.

e. Soil Evaluation of Proposed Building Sites. In case of a subdivision not involving a public or community sewage disposal system, soil evaluations for each proposed building site by a qualified Soils professional may be required at the request of the Health Department.

f. Test Wells. Any subdivision not involving public or community water supply and exceeding five (5) lots of the original tract may require that test wells be drilled and analyzed in compliance with regulations of the Wyandot County Board of Health.

g. Protective Covenants. If protective covenants are used, a copy thereof shall be filed with the preliminary plan. Protective covenants may be required by the Planning Commission to insure compliance with this ordinance.

h. Surface and Subsurface Drainage. See Exhibit B

3333 The applicant shall submit copies of the preliminary plan and/or preliminary improvement drawings, or such other material as set forth in Exhibit C and as required in Section 3332 above. Upon doing so, he may request a receipt for such submission from the official receiving the plans.

3334 Upon receipt of a completed application in compliance with Section 3332, the subdivider's preliminary plan shall be placed on the agenda of the next Regional Planning Commission meeting which follows official filing by more than ten (10) business days.

3335 Within thirty-five (35) business days from the submission of the preliminary plan to the Planning Commission, the Planning Commission shall approve, disapprove or approve conditionally, the Preliminary Plan. Said action shall be in writing, under the signature of the secretary of the commission, setting out the conditions, or the reasons for approval, disapproval or conditional approval.

3336 Action of the Planning Commission on a preliminary plan shall not constitute approval of a final plat; except that approval of the preliminary plan may be construed as an expression of general approval of the plan as a guide to the preparation of a final plat.

3337 Approval of a preliminary plan shall be for a period of three (3) years from the date of such approval. A plan so approved may be renewed thereafter each year, not to exceed five (5) years from initial approval. In case of a time lapse after any subsequent approval, the plan may be re-submitted for preliminary plan approval.

3338 Within five (5) calendar days after the submission of a plat for approval, the planning commission shall schedule a meeting to consider the plat. It shall send written notice by regular mail to the clerk of the board of township trustees of the township in which a proposed plat is located. The notice shall inform the trustees of the submission of the proposal plat and of the date, time, and location of any meeting at which the planning commission will consider or act upon the proposed plat. The meeting cannot be scheduled less than seven (7) calendar days after the notice is sent.

EXHIBIT A
REQUIRED CONTENTS OF PRELIMINARY PLAN MAP

SCALE: 1" = 100'

TITLE BLOCK: Shall include name of subdivision; location by range township, section, municipality of township, county and state; name and address of owners, subdivider, and engineer or surveyor; northpoint, scale and date plan was completed.

SURVEY INFORMATION: Contours at not more than five (5) foot interval where slope is greater than ten (10) percent and at not more than two (2) foot intervals where slope is less than ten (10) percent; elevations based on sea level datum; bench marks used to determine elevations to be shown; a filed boundary survey with bearings, distances and area in acres; closure error limit of one (1) foot per ten thousand (10,000) feet; a survey reference point approved by city or county engineer having jurisdiction; section, municipal, township, or other political subdivision boundaries in or near the plat, and meeting all other minimum standards for surveys in the county.

EXISTING PHYSICAL FEATURES: (Within the subdivision or within two hundred (200) feet of the subdivision boundaries). Water courses, culverts, bridges and drains; location and

sizes of sewers, water mains, and other pipe line and fire hydrants; streets and alleys, including name, right-of-way width, pavement width, and all easements; location of other physical features such as wooded areas, power lines, telephone line (underground and above ground), railroads, fences, buildings, private water systems, and private household sewage systems.

ZONING DISTRICTS: Name and boundaries of zoning districts.

EXISTING PROPERTY LINES: Location of existing lots and property lines on adjacent land, with names of recorded owners.

PROPOSED DEVELOPMENTS: Location and width of proposed streets, alleys, crosswalks and easements; location and approximate acreage of lands reserved for public community use or for common use by owners of lots, with approximate dimensions of lot lines, along with preliminary lot numbers for identification; location of setback lines with distance from streets.

EXHIBIT B
REQUIRED CONTENTS OF PRELIMINARY IMPROVEMENT DRAWINGS

STREET PROFILES: Plans and profiles of each proposed street indicating existing and proposed profiles at the horizontal scale of fifty (50) feet to the inch and vertical scale of five (5) feet to the inch; tentative, proposed alignment, center lines, right-of-way and pavement width.

TYPICAL STREET CROSS SECTION: Cross section of each proposed street at a scale of five (5) feet to the inch, showing pavement width, location and width of sidewalks, location of underground utility lines and right-of-way lines.

SANITARY SEWERS: Tentative plans and profiles of proposed sanitary sewers prepared by a professional engineer licensed by the State of Ohio, at a horizontal scale of fifty (50) feet to the inch and a vertical scale of five (5) feet to the inch, with tentative grades and pipe sizes indicated. If on-lot sanitary systems and/or water systems are used, a typical lot plan for such facilities shall be prepared with such information and notes as required by the Wyandot County Board of Health.

FLOOD CONTROL/STORM DRAINAGE: All drainage designs must be prepared and submitted by a professional engineer licensed by the State of Ohio.

A. Tentative plans and profiles of storm sewers at a horizontal scale of fifty (50) feet to the inch and a vertical scale of five (5) feet to the inch, with tentative grades and pipe sizes indicated. If a pipe system is not used, alternative surface drainage plans shall be prepared as required by the Wyandot County Engineer.

B. All new subdivisions shall be designed in such a manner that the volume of stormwater discharge after development does not exceed the volume of stormwater discharge prior to development. The basis for determining stormwater discharges and for designing new storm drainage shall be a five (5) year storm, with checks at twenty-five (25) and one hundred (100) year storms. Detention- retention calculations shall be reviewed by the Wyandot County

Engineer. All lots within recorded subdivisions shall be provided positive drainage so as to avoid areas of standing water. The engineer for the developer shall indicate areas within flood zones for a one hundred (100) year storm. Surface drainage shall be indicated as green areas and/or non-buildable sites.

C. Access to flood control or storm drainage ditches and channels shall be by means of easements. Such easements shall be not less than thirty (30) feet in width, exclusive of the width of the ditch or channel, and an easement of this type shall be provided on at least one (1) side and in many cases on both sides of a flood control or storm drainage ditch, channel, or similar type facility.

D. Flood control or storm drainage easements containing underground facilities shall have a minimum width of twenty-five (25) feet.

In areas where land adjoining a subdivision is not provided with adequate underground drainage systems, a contour map of the drainage bases shall be submitted, showing acreage and calculated storm water runoff passthrough and into the subdivision and the proposed means of carrying storm water from the subdivision to the nearest storm drainage facility. Proposed tile or surface drainage systems affecting more than one lot must be submitted to the Wyandot County Commissioners for inclusion in the County Ditch Maintenance Program.

OTHER UTILITIES: Where required, tentative plans of other proposed utilities, such as water, electric lines, and telephone lines shall be shown. Water lines shall be drawn showing information required of sanitary sewer and storm drainage systems, as above, including location of lines, hydrants, and sizes of facilities.

EXHIBIT C
SUBMISSION OF PLANS, DRAWINGS, DOCUMENTS

OFFICIAL

ITEMS SUBMITTED

Planning Commission

All Items

County Engineer
And
Soil & Water

Subsurface Drainage
Street Profiles & Plans
Sanitary Sewer Plans
Storm Water Drainage
Water Supply

Wyandot County Health Department

On-Lot Sewage Plans
On-Lot Water Supply Plans
Soils Evaluation
Well Test Data

Utility Company Involved
(includes County and City
legislative authority if
water & sewer facilities)

All appropriate utility plans
to agency responsible for the
specific utility. Water and
Sewer to City or County when
public or community systems.

County Commissioners

All improvement plans in the
unincorporated area.

3340 The subdivider may choose to submit a final plat for the entire area included in the approved preliminary plan, or he may submit a final plat for a part of it. The following procedures and requirements shall be met in obtaining final plat approval:

3341 Application shall be made, on forms approved by the Commission, accompanied by the necessary documents, maps and plans prescribed in this section.

3342 A final plat map shall be submitted containing the information set forth in Exhibit D hereunder.

3343 Improvement drawings shall be submitted in the same manner as required for submission of preliminary improvement drawings in Exhibit C. All dimensions, alignments, angles and other measurements shall be accurate. Adjustments in preliminary improvement drawings shall be as required by preliminary plan approval and by the appropriate officials with jurisdiction over the particular improvement involved. Plans for streets shall show accurately all bearings, curve angles and curve radii. Drawings will be prepared on the same material as the final plat and should meet scale requirements of the preliminary improvement drawings. The manner of submitting prints of the final improvement drawings shall be the same as for preliminary improvement drawings as provided in Exhibit C.

3344 Upon completion of all application procedures set forth in Section 3340, the applicant shall file the application, together with all required data, maps, documents, and other material with the Planning Commission, or its agent, at least ten (10) business days prior to the next meeting of said commission. Upon receipt of such application, the commission shall place the final plat on its agenda for consideration at its next meeting. The commission shall act within thirty (30) calendar days of the presentation of the final plat to the full Planning Commission and shall approve, disapprove, or approve conditionally, the final plat, together with its written reasons for such action.

3345 No plat shall be approved under Section 3344 unless and until the Planning Commission has received proper documentation that: 1) improvements to the subdivision have been installed; 2) or that bond, certified check, or escrow agreement which guarantees that improvements will be installed, has been executed.

3346 Any plat duly approved by the Planning Commission shall be endorsed by the Planning Commission or its authorized agent. Said approved plat shall be recorded in the office of the Wyandot County Recorder within one hundred eighty (180) days of the date of approval, or such approval shall be considered null and void. Improvement drawings shall be filed with the County Engineer.

3347 Approval of a plat for recording shall not constitute the acceptance by the public of any street, drainage, water supply, or sanitary sewer installations or any other improvement shown of the plat for public ownership and maintenance. Acceptance of improvements shall be only by the Board of County Commissioners. Such acceptance shall be a separate action from the approval of a subdivision plat for recording.

EXHIBIT D
FINAL PLAT REQUIREMENTS

CONFORMANCE WITH PRELIMINARY PLAN: Final plat shall essentially conform to the preliminary plan as approved.

METHODS OF PREPARATION: Mylar film, or similar substantial tracing medium, with waterproof black ink and the plat drawn to scale of not more than one hundred (100) feet to the inch.

INFORMATION TO BE SHOWN ON PLAT: Title block with name of subdivision, location by section, range, municipality, township, county and state, names and addresses of owner(s), subdivider, engineer, surveyor, north point, scale and date plat was completed, legal description of land included in plat, acknowledgment of owner of the adoption of the plat, statement of owner dedicating streets, and public areas and easements.

CERTIFICATIONS: Notary public; certificate of surveyor and engineer registered in Ohio, that survey and plat are accurate and that all monuments shown on the map actually exist; certificate of approval of street, drainage, and other improvements under jurisdiction of the county engineer; certificate of approval of sanitary facilities by Wyandot County Board of Health if public sanitary sewers are not used; certificate of conformance with zoning regulations by the responsible official, where zoning is in effect; certificate acknowledging bond, certified check, or escrow agreement has been received (by county).

STATEMENTS: Statement of approval by Planning Commission; and statement of acceptance of streets and public areas, or agreement to accept conditioned on completion of improvements as assured, by Board of County Commissioners.

SURVEY AND PLAN INFORMATION: Tract boundaries with bearings, distances and acres; closure of one (1) to ten thousand (10,000) feet; survey reference point approved by County Engineer, with section, city, township or other political subdivision boundaries shown; street right-of-way lines with width dimensions; street names; lines of dedicated areas for public or common use; dedication of all land for new streets and granting of any additional R/W easements, acreage of land dedicated for streets; acreage of areas dedicated or reserved for public use or common use; location, dimensions and purpose of all easements; all lot lines with accurate distances and bearings; consecutive numbering of all lots; length of all arcs, tangents and radii, internal angles, points of curvature and tangent bearings and length of curves; purpose of all lots or sites not intended for residential use; building setback lines on all lots and sites with distance to street dimensions; zoning district boundaries and identifications; location and description of all monuments and benchmarks within the subdivision or immediately adjacent thereto; location and identification of all adjacent rights-of-way, alleys, easements, lots and land parcels; with names of recorded land owners; protective covenants, when required, in form for recording as a part of the plat.

CHAPTER 4000
STANDARDS OF ACCEPTABILITY

Any subdivision shall meet the minimum design standards specified herein for lots, streets, and other physical elements, before receiving approval set forth in Chapter 3000.

SECTION 4100 – GENERAL REQUIREMENTS

In order to be approved and recorded, all subdivisions shall conform to officially adopted plans of the County as follows:

4110 The Comprehensive Plan, or applicable parts thereof, shall be complied within all general aspects.

4120 Street types, locations, alignment, and other characteristics of any subdivision shall comply with the Thoroughfare Plan (as shown in Exhibit E), as subsequently amended in effect at the time of the proposed subdivision.

4130 All open spaces, parks, recreation, and similar areas of subdivision shall comply with the Park Plan of the County, as may hereafter be in effect.

4140 All subdivisions shall comply, in all respects, with applicable zoning and health regulations now or hereafter in effect in the area in which the subdivision is located.

SECTION 4200 – STREETS AND ALLEYS

In order to assure the safety and convenience of residential subdivisions, it is necessary that street and alley patterns conform to an organized plan, which encourages the proper streets for efficient, safe movement of vehicles. Therefore, streets in subdivisions, in accordance with the Thoroughfare Plan, shall meet the design criteria established herein.

4210 The Thoroughfare Plan shall be complied with in the design, layout, and construction of streets and appurtenances for subdivisions regulated by this ordinance. General patterns of streets in subdivisions and adjacent to subdivisions shall, in addition, meet the following general criteria:

4211 Street classifications shall be defined as those shown in Exhibit E of Section 4220, the Thoroughfare Plan.

4212 Wherever possible, streets shall be so located that natural drainage channels follow the street right-of-way, or can be diverted to such right-of-way with a minimum of grading. Exceptions may be permitted where this is impossible or not practical. In such cases, surface drainage swales may be permitted in private drainage easements with approval of the County Engineer; provided, however, that such drainage easements shall be located along rear or side lot lines and shall have a minimum width of ten (10) feet on each side of such lot line.

4213 Streets shall be logically located with relation to topography in order to create usable lots and reasonable grades. Intersection and driveways shall be designed to provide adequate sight and stopping distances, based upon the average speed of the through road. The American Association of State Highway and Transportation Officials (AASHTO) policy requires a 450 to 550 foot sight distance for 55 mph speed.

4214 Where a subdivision comprises part of a total neighborhood, the Planning Commission may require provisions for continuance of streets into adjacent developed or undeveloped portions of the neighborhood.

4215 Where a subdivision abuts or contains an existing or proposed arterial highway, the Planning Commission may require an interior access street, double frontage lots with access only to a minor street, or other treatment which will provide protection for abutting properties, reduction of the number of turning movements and intersections, and separation of through and local traffic.

4220 Streets in any subdivision or abutting thereto shall meet the following specific design standards and requirements:

4221 The width of right-of-way of any street shall be as specified in Exhibit E.

4222 Centerline horizontal curves shall comply with Chapter 5000 improvement standards. Angle turns on local streets not complying with those standards shall be permitted only when more efficient use of land results. Where these are permitted, there shall be provided on the outside of the turn in alignment, an “eyebrow,” or “bubble,” in the form of a segment of a circle. The radius of such a circle may be drawn from a point between the centerline and outside right-of-way line, as may be required to provide for adequate lot width at the street line. The right-of-way on the inside of street sections on either side of the angle turn shall form an angle no less than 85 degrees. Reverse curves on all arterial or collector streets shall have a minimum tangent between them of one hundred (100) feet.

4223 No more than four (4) street legs or approaches to an intersection shall be permitted. All streets shall intersect at an angle of 90 degrees where practical, but in no case shall they intersect at less than 75 degrees. The angle of intersection shall be determined by the tangents measured a distance of more than one hundred (100) feet from the intersection of right-of-way lines.

Streets entering opposite sides of another street shall be laid out either directly opposite each other or with a minimum offset of one hundred twenty-five (125) feet between their centerlines.

All local streets intersecting with and entering the same side of arterial streets shall be located at least eight hundred (800) feet apart, measured between centerlines.

4224 In Major Subdivisions in rural, low density housing areas, the landowner/developer may request a waiver from the requirements of the Thoroughfare Plan. The waiver must be filed at the time of the filing of the Preliminary Plan and must include the developer’s reason for requesting the waiver.

A committee of the Wyandot County Regional Planning Commission consisting of the Regional Planning Director, the President of Regional Planning the Wyandot County

Engineer, and the designated Trustee from the Township in which the subdivision is located, will recommend to the full Regional Planning Committee whether to approve or deny the waiver. Said recommendation will be given after considering any development in the surrounding area, the potential for future development in the area, the number and size of lots in the subdivision, the effect of additional traffic from the subdivision on existing streets, and any additional hazardous conditions caused by the development or natural topography of the development (including but not limited to hidden driveways, stopping distance, steep road-bank elevation, etc.).

In no case will any waiver be granted for right-of-way widths less than forty (40) feet or less than the existing right-of-way whichever is greater.

EXHIBIT E
THOROUGHFARE PLAN
STREET RIGHT-OF-WAY REQUIREMENTS

<u>STREET CLASSIFICATION</u>	<u>Minimum Right-of-Way width in feet</u>
Arterial Highway – Class A (U.S. Routes/Interstate)	120' in urban areas 250' in rural areas
Arterial Highway-Class B (All other State Routes)	80' in urban areas 60' in rural areas
Collector Highway-(County Highway)	60'
Local Street (Township Highway and Village Streets)	60'
Minimum radius at the property line at all intersections shall be 20'.	

4225 Cul-de-sacs may be permitted only where topography or the shape of the land requires them to provide for efficient use of land. Where permitted, cul-de-sacs shall have a maximum total length of eight hundred (800) feet, measured from the intersection of centerlines to the center of the turn-around, and shall have a turn-around at the closed end with a right-of-way diameter of one hundred (100) feet. Temporary cul-de-sacs may be permitted where streets are extended to a property line in anticipation of future connection with adjoining properties. These temporary cul-de-sacs should be of one hundred (100) feet, where such easement calls for the reversion of said temporary cul-de-sacs to adjoining property owners upon the extension of the street into adjoining land.

4226 Half streets shall be prohibited; except, where the city or county concurrently with the subdivider, agrees to taking legal action to have the other half of the street opened and improved; or except where an adjoining property owner or subdivider agrees to dedicate and improve his side of such a proposed street.

4227 Reserve strips preventing access to streets from adjoining property shall be prohibited.

4228 The name of new streets shall not duplicate existing street names, except where an existing street is extended or where a new street is in alignment with an existing one.

SECTION 4300 - ALLEYS

Where permitted alleys shall be provided for as follows:

4310 Alleys shall be prohibited in single family and two family developments; except where secondary access is necessary for normal servicing of property.

4320 Alleys may be required by the Planning Commission in apartment house, business, and industrial developments, unless definite and assured provisions are made for access to off-street parking, loading and general service areas on each lot.

4330 Alley intersections and sharp changes in alignment shall be avoided. Where they are necessary, the corners of intersecting alley lines shall be cut off by a line connecting two points at least ten (10) feet back from the point of intersection of the right-of-way lines.

4340 The minimum right-of-way of each alley shall be twenty (20) feet.

SECTION 4400 - BLOCKS

The standards and requirements of this section shall apply to the design of blocks. The length, width and shape of blocks shall be determined with due regard for other subdivision design standards and requirements as set forth therein. The shape of a specific block may be determined by topography and in conjunction with the alignment of adjoining streets. The length of blocks may be determined by standards for street intersections spacing, and the width by the minimum depth of lots for a particular subdivision. The Planning Commission shall consider the relationship of these various requirements in approval of block design in subdivision.

4410 The following requirements shall apply to residential blocks:

4411 Block length shall not exceed 1320 feet, nor be less than 500 feet. In the case of a block of single lot depth, with lots backing onto a limited access thoroughfare, or on a non-residential land parcel, such block may exceed the maximum length provided the street on which such lots face has intersections on its opposite side no more than 1320 feet apart.

4412 Blocks shall be two lots in depth; except where double frontage lots are required, in which case access is permitted from only one of two abutting streets.

4413 Pedestrian cross-walks within blocks shall be prohibited except where topography, site limitations or existing street pattern result in inadequate pedestrian access to schools, shopping centers, or parks. Where necessary, crosswalks shall have right-of-way width

of 12 feet and shall be improved to standards of Chapter 5000. Where crosswalks or where blocks exceed 1320 feet in length enhances efficient pedestrian movement to and from public facilities, the Planning Commission may require them.

4414 Blocks intended for non-residential uses shall be of such length, width and shape as the Planning Commission finds necessary for the intended use, including adequate provision of off-street parking, loading and unloading of trucked goods, and limitation and control of vehicular access points to adjoining streets.

SECTION 4500 - LOTS

The standards and requirements of this section shall be compiled within the layout and design of lots in a subdivision. In addition, all lots shall comply with the zoning regulation in effect in the political subdivision in which the subdivision is located.

4510 All lots shall abut by their full frontage upon a public street or meet the requirements of Section 3220. Double frontage lots shall be prohibited except where required to prevent vehicular access to limited access thoroughfares, or to separate residential areas from adjoining areas of conflicting land use.

4520 Side lot lines shall be approximately perpendicular or radial to the centerline of the street. Rear lot lines shall consist of straight lines, with a minimum number of deflections throughout the length of the block, in order to facilitate the installation of utility lines where needed.

4530 The minimum width and area of residential lots shall be specified in the following table, or as specified in the zoning regulations in effect in the area in which the subdivision is located, or as specified by the Wyandot County Board of Health (when on-lot water and/or sewage disposal is involved), whichever requirement is greater. All acreages specified will exclude public highway right-of-way. In computing the area of a flag lot, the area of the flag “pole” shall not be included.

	Width	Area
Where public water <u>and</u> sewer will serve the development	50 feet	6,000 sq. ft.
Where public sewer will serve the development	120 feet	24,000 sq. ft.
Where neither water <u>nor</u> sewer serve the development	200 feet	65,340 sq. ft.

4531 If after completion of a site evaluation and review of all permanent soil information on lots, where public water and sewer is not to serve the development, the County Board Of Health may determine that the lot width and area specified above are not adequate and, the Planning Commission may require additional lot size and width to assure safe on-lot sewage disposal and water supply. If the Board of Health determines that a health hazard would result

from further division of land into lots served by on-lot disposal and water supply, regardless of lot size, the subdivision shall not be approved unless water and sanitary sewer are provided.

4532 In general, the corner lots shall have a greater width than the minimum required for interior lots, in order to permit appropriate building setback on both streets. In any case, the minimum width of a corner lot shall be eighty-five (85) feet measured at the building line.

4533 The lots shall be as nearly rectangular as possible, except where irregular shape is dictated by irregular alignment of streets, or cul-de-sacs. Triangular lots shall not be approved unless created by action of the State of Ohio, any of its political subdivisions or where this property is transversed by a perennial stream or railroad. All lots must be able to accommodate a minimum of a 200' x 200' usable area excluding any public highway right-of-way or easement. In computing the area of a lot, any area required strictly for access to the parcel as is required by Section 3210, shall not be included.

4534 Ratio of lot depth to width shall not be less than 0.25 or more than 4.

4535 New Lot Splits: All buildings shall be setback from the front lot line a minimum distance of thirty (30) feet from the right-of-way. All buildings shall be setback from the side and rear lot line a minimum distance of ten (10) feet, unless the zoning regulations require a greater distance, the higher standard to apply in either event. Where lots front on an existing or proposed arterial street, the Planning Commission may require a greater setback, which shall not be greater than seventy-five (75) feet. Where a subdivision has existing buildings on either side along the same street, the building setback line for new subdivisions may be the average of the setback of existing buildings within two hundred (200) feet on either side. Should there be no buildings within two hundred (200) feet of the subdivision, the setback standards shall apply as heretofore established. Any encroachments on the required setbacks must be shown on the plat. See attached diagram of Wyandot County Regional Planning Setback Requirements.

4540 Non-residential lots shall conform to the zoning regulations in effect in the area in which the subdivision is located. The Planning Commission may require additional lot area, width, depth, shape and building setbacks as it finds necessary for the intended use, including adequate provisions for on-street parking or off street parking, loading and unloading, and limitation and control of vehicular access to adjoining streets.

SECTION 4600 - EASEMENTS AND RIGHT-OF-WAY

The following standards and requirements shall be complied within the location and design of easements and rights-of-way other than for streets.

4610 Whenever a subdivision is traversed by a stream or other permanent water course, or by a trunk sewer main, existing, or planned, a drainage right-of-way may be required, having adequate width for workers and equipment to install, maintain, or repair drainage facilities. The minimum width of such right-of-way shall comply with the requirements set forth in Section 6137.12 of the Ohio Revised Code. Such right-of-way or easement shall be dedicated to the county or municipality involved. Surface drainage swales may also be permitted as prescribed in Section 4212.

4620 As set forth in Section 4212, streets should be so located as to provide for storm drainage of the subdivision within the street right-of-way. Where this is not reasonably possible, surface drainage swales in private easements may be permitted, as prescribed in Section 4212.

4630 All utility rights-of-way or easements shall be dedicated to the county or municipality in which it is located. Where such right-of-way or easement is separate from a street right-of-way, it may be considered as part of the lot adjoining it in computing the lot area required in the ordinance, but shall be kept free of structures, trees or other improvements which would interfere with installation or maintenance of utility lines.

4640 Wherever feasible, sanitary sewers, water and gas lines shall be located within the street right-of-way, and outside the pavement. If this proves to be impractical, rights-of-way or easements may be approved along rear and/or side lot lines, having a minimum width of ten (10) feet on either side of such lot lines.

4650 Wherever it is economically feasible, power and telephone lines shall be located along rear lot lines, and shall be provided for rights-of-way or easements having a minimum width of ten (10) feet on either side of such lot lines. Anchor easements shall be avoided, but where they are necessary they shall be placed along lot lines and shall have a minimum width of thirty (30) feet.

SECTION 4700 - COMMUNITY FACILITIES AND OPEN SPACES

At the time a subdivision is proposed, the Planning Commission shall determine the need for public open space and recreation areas as determined by any Park Plan in effect, as separately adopted by the Regional Planning Commission. The subdivision may be required to reserve temporarily, for one year, up to ten (10) percent of the gross average of the original tract of ownership, public open space, and recreation area for acquisition by the public agency involved. The subdivider may, voluntarily, dedicate any amount of land for such public use; or he may reserve areas for specific private purposes. Such dedication, reservation, or temporary reservation shall be accomplished as follows:

4710 Sites may be made available by one of these methods: 1) dedication to public use, 2) dedication to property owners for common use, and 3) reservation for public use for a period of one year, during which the public agency responsible may acquire the property; and after which the property shall revert to the subdivider if not acquired.

4711 Dedication to public use shall be in conformance, as to location and type of site, with the Park Plan; while dedication to the public for school or the other purposes should be made after discussion with the appropriate public agency.

4712 When common areas are dedicated to the use of lot owners, the Planning Commission may require general locational standards; and may require the establishment of a property owner's association with methods of assessment, deed restriction, and other legal measures to assure proper maintenance of a facility dedicated.

4713 The Planning Commission, where the Park Plan provides, may require reservation of up to ten (10) percent of the subdivider's original tract of ownership for a period of one year during procedures provided by law. If such public agency does not acquire said site or sites during this time the property shall revert to the subdivider, who shall then be permitted to plot the sites into lots. Such plot shall be approved as other plots, except that no further park requirements shall be made for the sites so reverting to the subdivider.

4720 Under provision of Section 4710, above, the subdivider shall be encouraged to preserve existing physical features and assets through harmonious design, and by appropriate dedication, covenants or other measures.

CHAPTER 5000 **IMPROVEMENTS**

Pursuant to authority granted in Section 711.101 of the Ohio Revised Code, the Board of Commissioners of Wyandot County, Ohio, after hearing thereon as prescribed by law, hereby adopts the following rules and regulations setting standards and requiring and securing the construction of improvements shown on plats requiring approval under the Subdivision Regulations of Wyandot County, Ohio.

CHAPTER 5100 **APPROVAL & JURISDICTION**

Before a final plat shall be approved, any or all of the following improvements must be completed or satisfactory arrangements made to insure completion as hereunder set forth.

5110 Specific jurisdiction and responsibility for improvements shall be as set forth in Exhibit F.

5120 Each phase of construction work shall be inspected and approved by the engineer or other official as designated in Exhibit F before the work is continued. No street or sidewalk subgrade, pavement course, trench, pipe or other installation shall be covered before it has been inspected and approved. The subdivider shall inform the inspecting official that the work is ready for inspection no less than 24 hours in advance of the time he expects it to be to be obscured by further work.

Exhibit F		
Official Jurisdiction		
(Involving approval of Construction plans, tests, and inspection of installation)		
Types of Improvements	Within the County	Unincorporated Areas Within 3 miles of the City
Street Improvements Grading, paving, sidewalks, bridges, etc.)	County Engineer	County Engineer after consultation with City Engineer
Drainage Facilities	County Engineer	County Engineer after consultation with City Engineer and Soil & Water
Water Supply Public Systems	County Engineer	County Engineer after consultation with City Engineer, Health Dept., and Soil & Water
Private Water System	Wyandot County Board of Health	Wyandot County Board of Health
Sanitary Sewage Public Systems	County Engineer	County Engineer after consulting City Engineer and Wyandot County Board of Health
Household Sewage Treatments Systems	Wyandot County Board of Health	Wyandot County Board of Health
Street Signs & Monuments	County Engineer	County Engineer after consulting City Engineer

SECTION 5200 - IMPROVEMENTS REQUIRED OF SUBDIVIDER

The kinds of improvements, which the subdivider will be required to install before a subdivision may be approved and recorded, are set forth hereunder.

5210 All new streets shall be constructed to the full width of the right-of-way. Pavements shall be installed to a minimum width as specified in Section 5330 provided that, in the case of a street shown as an Arterial Street in the Thoroughfare Plan, such requirements shall be modified as follows:

5211 The subdivider shall not be required to pave any such Arterial Street to a width greater than sixteen (16) feet from the centerline, or its equivalent in the case of a divided pavement. In the case of a subdivision having lots fronting on both sides of an arterial street; the subdivider shall be responsible for thirty (30) feet of pavement width, as its equivalent.

5212 The subdivider may enter into a contract with the County or Municipal Government to pay into the County or Municipal Treasury an amount equal to the cost of the construction as specified herein before in this Section, which amount shall then be used by the County or Municipality in construction of the entire pavement.

5213 If the Planning Commission has approved a street and lot arrangement in which all lots back on to an Arterial Street, the above requirements for paving by the subdivider shall not apply.

5220 When land is being subdivided along an existing street, the County or Municipality may require the pavement to be widened. However, the maximum required width of a pavement need not exceed sixteen (16) feet measured from the centerline to the edge of pavement or back of curb, whichever is applicable. In the case of a subdivision having lots fronting on both sides of an existing street; the subdivider shall be responsible for a maximum of thirty feet of pavement width.

5230 Where streets are extended to the boundary of the subdivision to provide accessibility to the future development in adjacent land, the developer must provide a temporary turn-around, complying with the specifications set forth in Section 5330. Such a turn-around shall not be required where the dead end street is one lot depth or less.

5240 Curbs and gutters complying with specifications set forth in Section 5363 shall be installed in all subdivisions unless such requirements are waived by the Board of County Commissioners. Such requirements shall not be waived except in single family developments.

The waiving of curb and gutter requirements shall be based on the existence of all the following conditions:

5241 The lots in the subdivision and in the adjoining developed areas have an average area of twenty thousand (20,000) square feet or more, and an average width of one hundred (100) feet or greater.

5242 Streets in adjoining developed subdivisions do not have curbs and gutters.

5250 Under conditions set forth hereunder, the subdivider shall be required to install sidewalks complying with specifications set forth in Section 5364.

TYPE OF DEVELOPMENT	CLASS OF STREET	SIDEWALK REQUIREMENTS
<u>Single Family Dwellings</u>		
Lot width more than 100 feet	Local Street	One side of street
Lot width 100 feet or less	Collector or Arterial Street	Both sides of street
Two Family Or Multi-family Dwellings	All Classes	Both sides of street
In front of schools, playgrounds, Shopping centers, churches, or in commercial districts.	All Classes	Both sides of street

5251 Where lots in the subdivision and in any surrounding developed area have an average lot area of more than twenty thousand (20,000) square feet, the Board of County Commissioners may waive the sidewalk requirements for single family dwellings.

5252 Where streets in adjoining developed areas are provided with sidewalks, the Board of County Commissioners may require sidewalks in a new subdivision, irrespective of type of development.

5260 The subdivider shall be required to install drainage facilities complying with specifications set forth in Section 5370 under conditions set forth hereunder.

5261 Approval of Engineer. Before any subdivision is approved for recording, it must have a certification from the professional engineer licensed by the State of Ohio that the improvement plans for storm drainage are adequate. The plans and all drainage calculations used for determination must also be submitted for approval by the official engineer having jurisdiction.

5262 Provisions shall be made by the subdivider to assure that all water courses in the form of permanent or intermittent streams, creeks, ditches, agricultural drain tile or any other type of underground drainage or sewer line, or small gulleys carrying storm surface water runoff, shall continue to function in their normal manner. If the development of the subdivision requires changes in such drainage courses, plans for such changes shall be approved by the official engineer having jurisdiction before the Preliminary Plan is approved. The improvement must be submitted to the Wyandot County Commissioners for inclusion in the County Ditch Maintenance Program.

Any agricultural drain tile or any other type of underground sewer line which is cut off, broken or otherwise damaged shall be repaired on the original line.

5263 If the subdivision is located in a larger drainage basin, the drainage facilities installed shall be adequate to serve the calculated drainage requirements of the entire basin, as set forth hereunder.

A. Where storm water flows into the subdivision from the upperside of the watershed, pipe size or drainage swales, where approved, shall be adequate to serve the entire drainage basin. In such cases the subdivider may petition for a common ditch or tile improvement as otherwise provided by law. The improvement must be submitted to the Wyandot County Commissioners for inclusion in the County Ditch Maintenance Program.

B. Where discharges of storm water from the subdivision occurs, and closed sewers or outlet ditches shall be provided, connecting the drainage system of the subdivision with the nearest storm sewer main or drainage course. If the same is across private property, a right-of-way or easement shall be obtained by the subdivider. Such right-of-way or easement shall be shown on the plans. The improvement must be submitted to the Wyandot County Commissioners for inclusion in the County Ditch Maintenance Program.

5264 Storm drainage facilities shall be designed, following the rational method, for the following frequencies:

TRUNKS OR MAINS	TEN YEAR STORM
LATERAL OR BRANCHES	FIVE YEAR STORM

5265 Where an existing drainage system is available and adequate, the subdivider shall design and install a drainage system connecting with it. Storm drainage lines shall not be allowed to connect into sanitary sewer lines. No structure shall be built over existing drainage lines without specific approval of the County Engineer.

5266 Where an existing open drainage system is not available, drainage facilities shall be required as follows:

A. In a Potential Urban Area, the installation of an underground drainage system shall be required, complying with specifications set forth in Section 5370.

B. Outside a Potential Urban Area, a drainage system of open swales or ditches may be permitted, provided all other requirements of this Section relating to drainage are complied with.

5270 The subdivider shall be required to install water and/or sanitary sewer facilities, meeting the specifications of Section 5390 under conditions as set forth hereunder.

5271 In the event that public water supply and/or sanitary sewers can be made available to the subdivision by extension of existing mains, the subdivider shall install a system or systems serving the subdivision as specified in Section 5390 and shall connect such systems with existing mains.

5272 In the event that public water supply and/or sanitary sewers are not available, the requirement for such facilities shall depend on the location of the subdivision as follows:

A. In a Potential Urban Area, any new subdivision shall be provided with a community water supply and/or a community disposal system complying with the requirements of the official engineer having jurisdiction and of the Ohio EPA.

If the subdivision is in an area which will be served by a public water or sewer system which is in the planning stage but not yet built, the system of underground pipe lines shall be so installed that it can be connected with the public system when it is completed.

Where a community water or sewer system is required in an area where other urban development exists, the Board of County Commissioners or municipal council involved may take action to provide for a sharing of costs.

B. Outside a Potential Urban Area, the provision of water supply by individual wells and/or sewage disposal by septic tanks may be approved provided that all the requirements of Section 4530 are complied with as to minimum size of lots, soil testing requirement tests, well test and approval of the County or Municipal Board of Health.

5280 In every subdivision, provision shall be made for satisfactory electric power and telephone systems. Whenever it is economically feasible, efforts should be to place the necessary wiring underground. When installed, they should be placed in rights-of-way or easements along rear lot lines.

5290 Street name signs shall be installed at each street intersection in accordance with specifications prescribed by the official engineer having jurisdiction. Permanent monuments of stone or concrete, complying with specifications of the official engineer having jurisdiction shall be placed in the manner set forth in Chapter 711 Revised Code of Ohio. Iron pin monuments, complying with specifications of the official engineer, shall be placed at all lot corners. The pins shall be in place after all grading and sidewalk construction have been completed.

SECTION 5300-IMPROVEMENT STANDARDS AND SPECIFICATIONS

The purpose of this chapter is to establish the minimum standards and specifications to which the subdivider must conform in the design and construction of the several kinds of improvements for which he is responsible, as set forth in Section 5200.

5310 The entire street right-of-way shall be excavated and graded in the manner as set forth in Section 5361.

5320 Where the land in lots adjoining a street is lower than the gutter level in the street, such land shall be filled to a level which will provide for drainage of storm water into the gutters, unless an alternate drainage system for lots has been approved. In such filling, care should be taken to preserve existing trees, which have permanent value.

5330 Pavements shall be constructed to comply with the standards following:

A. The width of pavement shall comply with the standards set forth in Exhibit G, width to be measured from gutter edge to gutter edge, or from edge of pavement to edge of pavement.

B. The maximum grade, the alignment and vertical visibility on pavements shall comply with the standards set forth in the following table:

CLASS OF STREET	A	B		C
	MAXIMUM GRADE 1 (percent)	MAXIMUM ALIGNMENT Degree of Curvature (in feet)	MINIMUM Radius of Curvature (2)	VERTICAL VISIBILITY- (in feet) 3
Alleys	10	22	100	240
Local Streets	6	22	150	240
Collector Streets	6	18	500	240
Arterial Streets	As specified in Major Thoroughfare Plan.			

C. Radius of curvature is measured to centerline of street.

D. Dimensions for distance of verticle visibility shall be measured from a point 4.5 feet above the street surface on one side of the vertical curve to a point 4 inches above the street surface on the other side.

EXHIBIT G
PAVEMENT WIDTH REQUIRED

CLASS OF STREET	
Arterial Streets	As specified in Thoroughfare Plan
Collector Street	22' + 4' berm each side
Local Street	20' + 4' berm each side
Local Street -	Turnaround 16' + 4' berm

* All above requirements for no parking. With parking add 8' for each side of parking.

5340 Where a cul-de-sac is permitted, it shall be designed in accordance with the Thoroughfare Plan. At the end of a dead-end street required for future extension onto adjoining property, a temporary turn-around will be required, meeting the specifications of the official engineer having jurisdiction.

5350 Where an angle turn is permitted in the alignment of a minor street, the pavement design at such turn shall be as follows:

A. At the inside of the angle turn, pavement edge shall have a minimum radius of twenty-five (25) feet.

B. At the outside of the angle turn, a paved area shall be provided having a minimum radius of fifty (50) feet.

5360 Construction within the street right-of-way shall be done in accordance with the following specifications for materials and construction.

5361 All work in the grading and preparation of a right-of-way shall be done in accordance with current specifications of the Ohio Department of Highways. The right-of-way shall be cleared and graded to its full width, whether sidewalks are to be constructed or not.

5362 Pavement on any minor or collector street may be of either type given hereunder and shall comply with the specifications set forth below and in the Thoroughfare Plan.

A. Concrete Street Paving The depth shall be determined by proper consideration of the following: 1) A design life of 20 years, 2) an unlimited repetition of 8,000 pound wheel loads for the design life, 3) the subgrade strength as determined from a representative soil sample, and 4) a concrete modulus of rupture of 700 psi. In no case shall the slab depth be less than 7 inches. All work shall be done in accordance with and all material shall meet the current Ohio Department of Highways Material and Construction Specifications for Reinforced Concrete Pavement, Item 451, or Portland Cement Concrete Pavement Item 452.

B. Bituminous Concrete Surface On Macadam Base The depth of the base shall be determined by proper consideration of the following: 1) a design life of 20 year traffic count, and 2) the subgrade strength as determined from a representative soil sample. The minimum base depth shall not be less than the equivalent of two four inch courses of 303 water bound macadam or two five inch courses of 304 crushed limestone or 4 inches of bituminous aggregate base, Item 301, with surface of 1 1/2" of asphalt concrete, Items 402 or 403, and 1" asphalt concrete, Item 404 or 405. All work shall be done in accordance with and materials shall meet the current Ohio Department of Highways Material and Construction Specifications for Item 310 Subbase, Item 304 Aggregate Base Course, Item 303 Waterbound Macadam Base Course, Item 301 Asphaltic Concrete Base, Item 408 Bituminous Prime Coat, Item 403, 404, 405, or 406 Asphaltic Concrete, and Item 411 Stabilized Crush Aggregate Shoulders. The amount of Bituminous Prime shall not be less than 0.30 gallons per square yard. The type grade and amount of prime shall be determined by the governing engineering office.

C. Other Pavement Surfaces Other pavement surfaces are to meet the same strength criteria and shall be constructed in accordance with the design prescribed from time to time **by** the City or County Engineer.

D. Pavement Crown Pavements shall be sloped at the rate of 3/16 inch per foot from the centerline to the edge.

5363 Where curbs and gutters are required, they shall be designed and constructed in accordance with the design prescribed from time to time by the City or County Engineer.

5364 Where required, either in the street right-of-way or in pedestrian work-ways, sidewalks shall meet the following requirements:

A. When located in the street right-of-way sidewalks shall be located twelve (12) inches from the property line.

B. The minimum width of sidewalks in a single family residential district shall be four (4) feet except that multiple family industrial districts shall require seven (7) foot sidewalks; twelve (12) foot sidewalks shall be required in front of schools, shopping centers, churches or other developments which generate pedestrian traffic; and seven (7) foot sidewalks shall be required five hundred (500) feet from any school among any streets designated as collector or arterial streets by the Thoroughfare Plan.

C. All sidewalks shall be designed and constructed in accordance with current specifications of the Ohio Department of Highways and of Wyandot County or the City, whoever shall have jurisdiction.

5370 The location, materials and construction of drainage facilities shall be done in accordance with the following specifications:

5371 Where an underground storm drainage system is required, it shall be constructed to comply with the following specifications.

A. The requirement set forth in Chapter 4000 shall be observed in the location of underground drainage lines. Pipe lines within a street right-of-way shall be located in accordance with specifications of the City or County Engineer.

B. Drainage pipe installation shall meet the following specification:

1. Minimum pipe size shall be twelve (12) inches. Pipe sizes throughout the drainage system shall have the total storm runoff capacity as set forth in this Chapter.

2. Using an "n" factor of 0.013, the following grades of pipeline shall be considered minimum:

Pipe Size (inches)	Minimum Grade (percent)
12	0.22
15	0.15
18	0.12
21	0.10
24	0.08

For sizes larger than twenty-four (24) inch and where and "n" factor other than 0.013 is used, the minimum grade shall be considered as that which produces a full flow velocity of not less than two (2) feet per second.

3. All concrete pipe twelve (12) inches in diameter and above shall be reinforced meeting Ohio Department of Highways Construction and Materials Specification, Section 706. All corrugated metal pipe shall be paved and bituminous coated inside and out. Unpaved aluminum pipe may be used upon approval by the official engineer. The gauge of metal pipe used shall be determined by the design engineer after proper consideration has been given to loads, cover and soil conditions. An "n" factor of 0.021 shall be used in all hydraulic calculations where aluminum or corrugated pipe is to be proposed.

4. Trenches for storm sewers shall be excavated and backfilled as set forth in the specifications of Ohio Department of Highways Construction and Materials Specifications, Section 603.

C. Manholes, or inlets serving as manholes, shall be spaced at intervals of three hundred (300) feet or less for pipe twenty-four (24) inches or less in diameter, and at all grade, alignment, and pipe size changes.

Manholes shall be constructed of clay brick or pre-cast concrete. All work and material shall be in accordance with Item 604 of the Ohio Department of Highways Construction and Materials Specifications, and the City or County Engineer's requirements.

D. Inlets shall be constructed according to the following specifications:

1. Inlets shall be constructed in accordance with Item 604 of the Ohio Department of Highways Construction and Materials Specifications, or with other standards prescribed by the City or County Engineer.

2. Inlets shall be designed to accept not less than 1.5 cubic feet of storm water per second.

3. Inlet time shall be computed by the subdivider's design engineer. However, the minimum inlet time shall be as follows:

Distance of travel to Inlet (feet)	Inlet time (minutes)
100	12
200	16
300	20

5372 Where a surface drainage system is permitted, it shall be constructed to comply with the following specifications:

A. Surface drainage swales and ditches shall be located so as to cause minimum disturbance to the natural drainage flow of the affected area.

B. All drainage swales and ditches shall be so designed and constructed, that the entire system of the subdivision will have the storm water capacity as set forth in Section 5264. Capacity should be designed by the rational method. The "n" factor should be 0.030. The cross section of each swale shall be shown on typical sections submitted with the drainage and street improvement plans.

5380 Bridges and culverts shall be designed to carry legal loads and shall conform to specifications of the County Engineer. Bridges shall be constructed to the full width of the pavement, plus 4 feet, and plans shall be specifically approved by the County Engineer. Culverts shall be constructed to the full width of the right-of-way, or to the width specified by the official engineer.

5390 All public and community water supply and sanitary systems shall comply with the requirements of the appropriate State regulatory agencies as well as the requirements of Wyandot County.

5391 As to general location of pipe lines, locations must be approved by the public entity having jurisdiction over the completed line. Where a pipeline is located within the street right-of-way, it shall be located in accordance with typical cross section submitted with improvement plans. For sanitary sewers, lateral connections shall be provided to each lot. For water lines, such lateral connections shall be provided only where subsurface conditions would make the later installation impossible without removal of pavement.

5392 The size of pipe, materials, grades and methods of installation shall be in accordance with specifications of Wyandot County or the City and the Ohio Environmental Protection Agency and Ohio Department of Health.

SECTION 5400-IMPROVEMENTS ASSURANCE

The purpose of this section is to assure that the provisions of Section 711.091 are complied with, through installation of all required improvements or provision of adequate assurance thereof. The methods by which the subdivider may provide such assurance are set forth hereunder.

5410 The required improvements may be installed prior to approval of the final plat. No construction shall be started until approval of the Preliminary Plan and after submission and approval of final improvement plans, as set forth in the subdivision regulations.

5420 In lieu of advance construction as set forth above, the subdivider may provide assurance of construction of improvements, as follows:

5421 In all cases where improvements are not installed in advance of filing of the Final Plan, the subdivider shall enter into a contract with the county, the terms under which the work will be completed, as follows:

A. The subdivider, his heirs, successors or agents shall be obligated to complete the work.

B. Time Limit for completion of work shall be no more than two (2) years. At the termination of this period, the county shall be authorized by the contract to use such part of the bond or certified check as is necessary to complete the improvements.

C. Release of Bond or Check. Where a performance bond or certified check is required, as set forth hereunder, provisions shall be made in the contract for release of the bond or check to the subdivider as soon as the work is completed and found to be in compliance with these Regulations, such compliance shall be certified to the Board of County Commissioners by the Engineer having jurisdiction.

5422 Except as provided for hereunder, a performance bond or certified check to cover the cost of improvements, as determined by the Engineer having jurisdiction shall be deposited with the Treasurer of the County.

5423 At its discretion, the Board of County Commissioners may, in lieu of bond or certified check, accept a statement from a bank, savings and loan association or other financial institution certifying:

A. That said bank, association or financial institution has investigated the financial resources and business management qualifications of the subdivider, and finds that he is capable of completing the work as set forth in the construction plans, and

B. That the subdivider has obligated for the work funds owned by him comprising no less than thirty (30) percent of the total estimated cost of the improvements, and

C. That said bank, association or financial institution has loaned to installation of improvements in the subdivision funds which, added to those set forth in item B above, will be adequate to pay the total cost of all improvements.

5424 If the subdivider has petitioned for annexation of the land to the city, the bond, certified check or other assurance document shall be held by the city, and the inspection shall be made by the Engineer of the city.

5425 Extension of Utility Lines. If any city utility lines are extended to serve a subdivision in an unincorporated area, the bond, certified check or other assurance documents for such utility lines shall be held by the city, and inspection of installation shall be made by the Engineer of such city.

SECTION 5500 - PENALTY, SEPARABILITY, AMENDMENT, EFFECTIVE DATE

5510 Penalty for violation of these standards shall be provided for in Section 711.102 of the Ohio Revised Code.

5520 If for any reason, any clause, sentence, paragraph, section, or any other provision of these standards is adjudged by a court of competent jurisdiction to be invalid, such judgement shall not effect, impair, or invalidate remaining provision of these standards.

5530 The Board of Commissioners of Wyandot County, Ohio after public hearing thereon as provided by law, may, from time to time, amend these standards.

5540 These standards shall take full force and effect immediately upon their adoption as part of the subdivision regulations of Wyandot County, and are hereby declared to be a part of said subdivision regulations when the same is adopted.

ADOPTED THIS _____ Day of _____, 2013, by the Board of County Commissioners of Wyandot County, Ohio, after public hearings duly held on March 14, 2013 and April 25, 2013.

ATTEST: _____
Clerk

Commissioner

Commissioner

Commissioner

CHAPTER 6000 **DEFINITIONS**

For the purpose of these Regulations, words used in the present tense include the future tense. All words in the plural number include the singular and vice versa, unless the natural construction of the sentence indicates otherwise. The word "may" is permissive, while "shall" is mandatory.

The following words and terms, when used in these Regulations, shall have the meaning herein indicated.

1. Alley: A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

2. Angle Turn: A turn in the direction of alignment of a street, between intersections, which does not comply with the radius or angle of curvature otherwise required.

3. Available Utility Line: (Water, Sanitary Sewer or Drainage Line): A public utility line shall be deemed to be available if it is one thousand (1,000) feet or less from the nearest point of the subdivision.

4. Block: A parcel of land entirely surrounded by public highways, public streets, railroad rights-of-way, parks, streams, lakes, or bodies of water, or a combination of these boundaries.

5. Block Length: The greatest linear dimension of a block, measured between approximately parallel right-of-way lines at opposite ends of street intersections. In the case of a block of irregular shape, the length shall be the distance between an intersection and the nearest right angle turn, or the distance between two right angle turns.

6. Board of County Commissioners: The Wyandot County Board of Commissioners.

7. Building Setback Line: The line within the property defining the required minimum distance between any structure and the adjacent street right-of-way.

8. Building Site: Any tract of land, which meets the requirements of Section 4530 and Section 3220.

9. Business Day: A day of the week excluding Saturday, Sunday, or a legal holiday as provided in section 1.14 of the Revised Code.

10. City: A municipality incorporated as a city under Ohio statutes.

11. County: Wyandot County.

12. Community Sewer System: A complete system of underground sanitary sewer pipes and sewage disposal plant, which is not connected with a municipal or other public sanitary sewer system, constructed by a subdivider or developer to serve a subdivision.

13. Community Water System: A complete system comprising a source of water supply, treatment plant and underground pipes, not connected with a public water system, constructed by a subdivider or developer to serve a subdivision.

14. Comprehensive Plan: The long range plan for Wyandot County as adopted and as amended by the Wyandot County Regional Planning Commission. In the absence of the comprehensive plan applying to a particular subdivision, the requirements of conformance shall not apply, but the Planning Commission having jurisdiction may specify conformance with plans in progress, or with adopted planning policies.

15. Comprehensive Plan, Elements: Any part of the Comprehensive Plan for the county or for any municipality, officially adopted by the Planning Commission involved, which presents long range plans for the use of land, for any or all methods of transportation, or for any kind of community facilities, including recreation, schools, public buildings and utility systems.

16. Cross Walk: A dedicated public right-of-way, not a street, which extends through the width of a block, to provide pedestrian access to adjacent areas.

17. Cul-De-Sac: A minor street with one end open for public vehicular and pedestrian access and the other end terminating in vehicular turnaround.

18. Court of Common Pleas: Wyandot County Court of Common Pleas.

19. Dead-End Street: A street having one end open for public vehicular and pedestrian access and the other end is terminated.

20. Developer: Any person, partnership or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land. A developer may also be a subdivider as elsewhere defined herein.

21. Easement: Grant by a property owner of the use, for a specific purpose or purposes, of a strip of land by the general public, corporation or to a certain person or persons.

22. Engineer: A person authorized to practice Civil Engineering in Ohio, by virtue of registration under the requirements of Ohio Statutes.

23. Engineer, City: The Official Engineer of any Municipality or any other official designated with the responsibility of City Engineer.

24. Engineer, County: The County Engineer of Wyandot County.

25. Engineer, Municipal: The Official Engineer of any Municipality.

26. Engineer, Official: The Wyandot County Engineer or the City or Municipal Engineer whom has jurisdiction in the case of a particular subdivision.

27. Flag lot: a lot meeting minimum frontage requirements and where access to the public street is through a corridor of access which is generally wide enough to accommodate a driveway, but too narrow to accommodate structures.

28. Flood Area/ Flood Plain: That portion of a river or creek valley adjacent to the channel, which is covered with water when the stream overflows its banks at flood stage.

29. Improvements: Those physical changes in the natural condition of land necessary to produce usable and desirable lots from raw acreage including, but not limited to: grading, paving, curb, gutter, storm sewers and drains, improvements of existing watercourses, sidewalks, crosswalks, street signs, monuments, water supply facilities, and sewage disposal facilities.

30. Land Use Plan: The element of a Comprehensive Plan, as defined herein, which establishes the policy of the Planning Commission for the best future use of land within its jurisdiction.

31. Last Preceding Tax Role: The tax role that existed on March 24, 1973.

32. Lot: A tract or parcel of land, fronting on a public street, intended for transfer of ownership, and intended for occupancy by a principal building or group of buildings and accessory buildings, or for occupancy by any other principal use.

33. Lot Area: The amount of land contained within the property lines of a lot, including land within easements on the lot, but excluding any land within a street right-of-way, or any other right-of-way or tract dedicated for public ownership and use.

34. Lot, Corner: A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lines is the "corner".

35. Lot Depth: The average horizontal distance between two front and rear property lines of a lot.

36. Lot, Double Frontage: A lot, which abuts on streets along both front and rear lines.

37. Lot, Interior: Any lot which is not a corner lot, as defined herein.

38. Lot Width: The distance, measured along the building setback line, between the two side property lines of a lot.

39. Neighborhood Plan, Advance: A plan prepared by and approved by the Planning Commission, showing, in skeleton form, the most desirable system of streets for an entire residential neighborhood, industrial park or major shopping center, taking into account the natural drainage pattern and traffic relationships to thoroughfares and community facilities. In the absence of such a plan applying to a particular subdivision, the Planning Commission will advise the subdivider on the basis of information available.

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

41. Pavement: That portion of the street right-of-way surfaced for vehicular use.

42. Plan, Preliminary: A tentative subdivision plan, in lesser detail than a Final Plat, showing approximate street and lot layout on a topographic map as a basis for consideration prior to preparation of a final plat. When used in the general sense, the term "Preliminary Plan" includes all plans and comments set forth in Section 3300 for submission on to the Planning Commission.

43. Plan, Sketch: A plan, drawn to scale, showing the subdivider's first stage of design study for a subdivision, for use at the Pre-Guidance meeting and/or Variance Hearing.

44. Planning Commission: The Wyandot County Regional Planning Commission of Wyandot County, Ohio.

45. Plat: The map showing the Final Plat of a subdivision, officially recorded or approved by the Planning Commission for recording.

46. Plat, Final: A complete and exact subdivision plat, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements. When used in the general sense, the term "Final Plat" includes construction drawings and all other documents set forth in these Regulations for submission to the Planning Commission.

47. Potential Urban Area: See definition of "Urban Area, Potential", hereunder.

48. Public Agency: Any agency or public official having jurisdiction over the inspection and approval of improvements or other aspects of a subdivision.

49. Recorder, County: Wyandot County Recorder

50. Reserved Area/Reservation: A parcel of land within a subdivision, which is set aside for a specific use.

51. Right-of-Way: The land between property lines of a street, alley, crosswalk or utility line, dedicated to public ownership or use not including an easement.

52. Streets: The several classes of streets are defined as follows:

I. EXPRESSWAY: A street or highway designed to serve a large volume of high-speed traffic, usually for long distances. The characteristics of an expressway are 1) no vehicular or pedestrian access to adjoining properties and 2) interchange of traffic with arterial streets accomplished by grade separated interchanges. For the purpose of these Regulations the term expressway includes "freeway" and "limited access highway".

II. ARTERIAL STREET: Any major thoroughfare or highway, as shown on the Thoroughfare Plan, which is not an expressway. In some instances, an arterial street may be provided a degree of limited access by 1) providing a parallel marginal access street to serve abutting properties or 2) backing lots onto the right-of-way and providing access to them by a parallel minor or collector street.

III. COLLECTOR STREET: A street within a subdivision or neighborhood which, in addition to providing access to abutting properties, serves as a "collector" of traffic passing between minor streets and arterials or community facilities.

IV. LOCAL STREETS: A street used primarily to provide access to abutting properties. Local streets may be further classified as cul-de-sacs (separately defined), marginal access (see definition of Arterial), loop or dead-end.

53. Subdivider: Any person, partnership or corporation or duly authorized agent thereof who undertakes the subdivision of land. A subdivider may also be a developer, as elsewhere defined.

54. Subdivision: (As defined in Section 711.01 of the Ohio Revised Code)

(1) The division of any parcel of land shown as contiguous units on the last preceding tax roll of 1973, indicated by the parent parcel number, into two or more parcels, sites, or lots, any of which is less than five acres, for the purpose, whether immediate or future, of transfer of ownership, provided however, that the division or partition of land into parcels all of which are more than five acres not involving any new streets or easements of access, and the sale or exchange does not create additional building sites, shall be exempt; or

(2) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

55. Surveyor: A registered surveyor, authorized to practice surveying in the State of Ohio.

56. Thoroughfare Plan: The long-range system of thoroughfares and highways for the county or a municipality, as defined in the Comprehensive Plan.

57. Urban Area, Potential: An area having one or more of the characteristics described hereunder.

A. An area which will be served by a public water and/or sanitary sewer system scheduled for construction within a period of five (5) years.

B. An area which contains fifteen (15) and no more than twenty (20) lots, either proposed or existing and proposed, all of which lies within the bounds of a circle having a radius

April 25, 2013, Public hearing held in County Courthouse.

Adopted Subdivision Rules and Regulations of Wyandot County Regional Planning Commission approved by the Board of County Commissioners in Accordance with Chapter 711 of The Ohio Revised Code.

Members of the Board Voted as Follows:

Resolution Number 74

Attest: _____
Clerk

RESOLUTION ADOPTING THE REVISED SUBDIVISION REGULATIONS FOR THE UNINCORPORATED AREAS OF WYANDOT COUNTY, PURSUANT TO SECTION 711.10 AND OTHER APPLICABLE SECTIONS OF CHAPTER 711 OF THE OHIO REVISED CODE.

WHEREAS, the Wyandot County Commissioners have authority to approve these revised standards for subdivisions pursuant to Section 711.01 of the Ohio Revised Code, and

THEREFORE BE IT RESOLVED; by the Wyandot County Regional Planning Commission that:

(1) The proposed revision of Subdivision Regulations for the unincorporated areas of Wyandot County, Ohio outside the jurisdiction of any city, are hereby adopted, pursuant to Section 711.10 of the Ohio Revised Code.

(2) The Director of said Commission is hereby directed to certify a copy of said Regulations and this resolution to the Board of Commissioners of Wyandot County, Ohio; and

(3) Upon adoption of these revised regulations, the Director of said Commission is further directed to cause the adopted regulations to be recorded in the office of the Wyandot County Recorder pursuant to Section 711.10 of the Ohio Revised Code.

ADOPTED THIS 14th DAY OF MARCH, 2013 BY THE WYANDOT COUNTY REGIONAL PLANNING COMMISSION OF WYANDOT COUNTY, OHIO.

Mary Snyder PRESIDENT

Greg Moon DIRECTOR

THIS REVISION MADE AS OF APRIL 25, 2013 AMENDED (1) ADDING ADDITIONAL MINOR SUBDIVISION APPLICATION SUBMITTAL REQUIREMENTS, (2) CHANGING REQUIREMENTS BY THE COUNTY BOARD OF HEALTH, (3) REMOVING CERTAIN LARGE LOT DIVISION APPLICATION SUBMITTAL REQUIREMENTS, AND (4) CHANGING THE TERMINOLOGY USED IN THE SOILS EVALUATIONS AND TEST WELL REQUIREMENTS AND IN EXHIBITS C & F.

THIS IS A TRUE AND ACCURATE COPY OF THE SUBDIVISION REGULATIONS OF WYANDOT COUNTY AS AMENDED THROUGH APRIL 25, 2013. PREVIOUS REVISIONS ON FILE WITH THE WYANDOT COUNTY RECORDER AT OFFICIAL RECORDS: VOLUME 138 PAGE 251, FILED ON DECEMBER 29, 2004 AT 10:45 A.M. & VOLUME 161 PAGE 505, FILED ON MARCH 17, 2006 AT 1:34 P.M.

WYANDOT COUNTY COMMISSIONER RESOLUTION #74; VOLUME 59 PAGE 633, DATED APRIL 25, 2013; ATTACHED HERETO AS ATTACHMENT A.

ATTACHMENT A

Resolution # 74
Volume 59 Page 633

Commissioners Office, Wyandot County
Upper Sandusky, Ohio, April 25, 2013

The Wyandot County Board of Commissioners met this day in adjourned regular session with the following members present: Mr. Steven J. Seitz, Mr. Ron L. Metzger, and Mr. William J. Clinger. Minutes of the previous meeting were read approved.

RP

IN THE MATTER OF
REGIONAL PLANNING
REGULATION AMENDMENT

Mr. Clinger moved the adoption of the following

RESOLUTION

WHEREAS, The Regional Planning director has requested a public hearing be held on April 25, 2013 at 2:30 P.M. for the purpose of amending the Wyandot Regional Planning Regulations. The sections being revised are as follows, to-wit:

- 1- Section 3210: minor subdivision application submittal requirements
- 2- Section 3230: requirements for the County Board of Health (Health Dept.)
- 3- Section 3295: large lot division application submittal requirements
- 4- Section 3332: soils evaluations and test well requirements
- 5- Wording in Exhibits C & F

NOW, THEREFORE, BE IT

RESOLVED, that this Board of Commissioners does hereby accept and approve the amendments to the Subdivision Regulations with an effective date of April 25, 2013.

Mr. Metzger seconded the resolution and the vote upon adoption resulted as follows:

Ms. Seitz,	aye.
Mr. Metzger,	aye.
Mr. Clinger,	aye.

Adopted this 25th day of April, 2013.

ATTEST:

M. Sue Shieder
CLERK

Wyandot
County
Commissioners

Courthouse
Upper Sandusky
Ohio