

MADISON COUNTY
REGIONAL PLANNING COMMISSION
SUBDIVISION REGULATIONS

**Madison County Regional Planning
Commission**

**Madison County Courthouse
1 North Main Street / Room 208
London, Ohio 43140**

PREAMBLE

A resolution of the County of Madison, Ohio, Enacted in accordance with Chapter 711, Ohio Revised Code, and for the purpose of protecting the public health, safety, comfort, convenience and general welfare; and regulating the development of subdivided areas; promoting the proper arrangement of streets and layout of lots; providing for adequate and convenient provision of open spaces, utilities, recreation, and access to service and emergency vehicles; providing for adequate provision of water, drainage, sewer, and other sanitary facilities; providing for the administration of these regulations and defining the powers and duties of the administrative officers; prescribing penalties for the violation of the provisions in this resolution or any amendment thereto; and for the repeal thereof.

Now therefore be it Resolved by the Board of Commissioners of the County of Madison, State of Ohio:

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[INTRODUCTION]

SECTION 100: **TITLE**

These regulations shall be known and may be cited and referred to as the "Madison County Subdivision Regulations" and shall hereinafter be referred to as "these regulations" or "this regulation".

SECTION 101: **AUTHORITY AND ADMINISTRATION**

The Ohio Revised Code, Section 711.001 et seq., enables the Madison Board of County Commissioners and the Madison County Regional Planning Commission to adopt regulations governing plats and subdivisions of land within their jurisdiction. The Madison County Regional Planning Commission has adopted a plan for major streets or highways of the County, a statutory requirement for reviewing plats or subdivisions.

These regulations shall be administered by the Madison County Regional Planning Commission, hereinafter referred to as the Regional Planning Commission.

SECTION 102: **PURPOSE**

The foregoing regulations are adopted to secure and provide for:

- A. The arrangement of streets and highways to properly conform to the Official Thoroughfare Plan for the orderly and efficient flow of traffic, including vehicular and pedestrian traffic.
- B. Open spaces for preservation of natural resources, access for utilities, recreation, light, air and access of fire fighting apparatus.
- C. The best and efficient use of the lands in conformity with the capabilities of Madison County Soils, and for the preservation and improvement of subsurface and surface drainage systems.
- D. The avoidance of congestion of population.
- E. The equitable processing of Subdivision Plats.

SECTION 103: **JURISDICTION**

These regulations shall be applicable to all subdivisions of land within the unincorporated area of the County other than land within three miles of a city as provided in Section 711.09 of the Ohio Revised Code. The Regional Planning Commission shall have the power of final approval of the plats. Whenever a city within Madison County has adopted a Major Thoroughfare Plan, Parks and Public Open Space Plan for the territory within the city limits and for the territory within the three mile limit of the city, and has adopted subdivision regulations and is exercising extra-territorial jurisdiction, the City Planning Commission and the Regional Planning Commission may cooperate and agree by written agreement that the approval of a plat by the City Planning

Commission within three miles of its corporate limits shall be conditioned upon receiving advice or approval by the Regional Planing Commission.

SECTION 104: RELATIONS TO OTHER LAWS

The provisions of these regulations shall supplement any and all laws of the State of Ohio, resolutions of Madison County, or any and all rules and regulations promulgated by authority of such law or resolution. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations ordinances, or resolutions, the most restrictive, or that imposing the higher standards shall govern. Whenever Madison County, a township, or any part thereof, adopts a zoning plan, under the provisions of Section 303 or 519 of the Ohio Revised Code, all proposed subdivisions shall meet the requirements of said zoning plan, as well as the provisions of these regulations.

SECTION 105: PLANNED UNIT DEVELOPMENTS

These regulations are not intended to inhibit planned unit developments. These regulations may be modified to accomplish the objective and standards required for the planned unit developments of residential, commercial, or industrial subdivisions, or a mixture thereof, in accordance with the applicable section of the governing zoning resolution. This section, however, shall not exempt the developer from the requirements of subdivision plat approval in Article III of these regulations.

SECTION 106: AMENDMENTS

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

SECTION 107: SEPARABILITY

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

ARTICLE II
[DEFINITIONS]

Interpretation of Terms or Words: For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

- A. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- B. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- C. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
- D. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied".
- E. The word "lot" includes the words "plot" or "parcel".

ALLEY: (See Thoroughfare)

BLOCK:

A place or parcel of land entirely surrounded by public highways, public streets, railroad, right-of-way, physical barriers, streams, lakes or bodies of water, or a combination of aforesaid bounds.

BUILDING LINES: (See Setback Line)

CAPABILITY ANALYSIS MAPS:

Maps prepared by the Ohio Department of Natural Resources for Madison County showing natural resource information in computer format. Information includes detailed soil and soil attributes, political boundaries, sand and gravel resources, major watersheds, ditch watersheds, critical natural areas, zoning, flood prone areas and other natural features. Information from these maps shall be utilized by the Regional Planning Commission and the Review board to approve or disapprove the subdividing of land.

COMPREHENSIVE DEVELOPMENT PLAN:

A plan or any portion thereof, adopted by the Regional Planning Commission showing the general location and extent of present and proposed physical facilities including residential, industrial and commercial land uses, major streets, parks, schools, and other community facilities.

CONDOMINIUM:

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

CORNER LOT: (See Lot Types)

COUNTY:

Madison County, Ohio

COUNTY ENGINEER:

Madison County Engineer

COVENANT:

A written pledge or promise

CUL-DE-SAC: (See Thoroughfare)

CULVERT:

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

DEAD-END STREET: (See Thoroughfare)

DENSITY:

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

- A. Gross Density - the number of dwelling units per acre of the total land to be developed (including interior roadways).
- B. New Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses (excluding interior roadways.)

DENSITY, LOW RESIDENTIAL:

Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed one (1) dwelling unit per gross acre.

DENSITY, MEDIUM-LOW RESIDENTIAL:

Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed two (2) dwelling units per gross acre. For the purposes of street design requirements, the medium-low density residential classification shall be considered as medium density.

DENSITY, MEDIUM RESIDENTIAL:

Land to be utilized for residential purposes, including public housing and industrialized units, which does not exceed three (3) dwelling units per gross acre.

DENSITY, MEDIUM-HIGH RESIDENTIAL:

Land to be utilized for residential purposes, including public housing and industrial units, which does not exceed eight (8) dwelling units per gross acre. For the purposes of street design requirements, the medium-high density residential classification shall be considered as high density.

DENSITY, HIGH RESIDENTIAL:

Land to be utilized for residential purposes, including public housing and industrialized units, which exceeds eight (8) dwelling units per gross acre.

DEVELOPER:

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

DIRECTOR OF TRANSPORTATION:

The Director of the State of Ohio Department of Transportation.

DWELLING:

Any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, cabin, trailer or trailer coach or other temporary or transient structure or facility.

A. Single Family

A building occupied or constructed to be occupied exclusively for residential purposes by one family or housekeeping unit.

B. Two Family

A building occupied or constructed to be occupied exclusively by not more than two (2) families or housekeeping units.

C. Multiple

A building or portion thereof occupied or constructed to be occupied by more than two (2) families or housekeeping units.

DWELLING GROUP:

A group of two (2) or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.

DWELLING UNITS:

One room, or a suite of two (2) or more rooms, involving major foundation and connection construction which renders the unit unfit for conveyance on a highway and unfit for repeated conveyance on a highway, with living, sleeping, cooking and legal sanitary facilities.

EASEMENT:

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

ENGINEER:

Any person registered to practice professional engineering by the state board of registration as specified in Section 4733.14, Ohio Revised Code.

FINAL PLAN:

A more detailed and comprehensive version of the approved or modified preliminary plan, accompanied by proposed construction drawings for required public improvements. Final plans shall satisfy the requirements of Article III, V, VI or any other applicable Article or Section of these regulations.

FAMILY:

A group of persons related by blood, marriage, or adoption who form a single household.

IMPROVEMENTS:

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

LOCATION MAP: (See Vicinity Map)

LOT:

A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and its accessory buildings and uses, including all open spaces required by the zoning regulations and having frontage on a public street.

LOT FRONTAGE:

The front of a lot shall be construed to be the portion nearest the street. For a corner lot, the developer may elect either street line as the front lot line. On a through lot, both street lines shall be deemed front lot lines.

LOT AREA:

The total computed area contained within the lot lines exclusive of any portion of the right-of-way of any public or private street, or any easement.

LOT MEASUREMENT:

A lot shall be measured as follows:

- A. Lot Depth: The mean horizontal distance between the front and rear lot lines of a lot measured within the lot boundaries.
- B. Lot Width: The least distance between the side lot lines, measured at points midway between the front and rear lot lines. In the case of triangular lots, or lots that are bounded by more than four straight lines, or that have curvilinear side lines, the Regional Planning Commission shall determine lot width.
- C. Width of panhandle and cul-de-sac lots shall be measured at the building setback line.

LOT OF RECORD:

A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds on a deed of record, the description of which has been so recorded as the last description of that property.

LOT TYPES:

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

- A. A corner lot is defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- B. An interior lot is a lot other than a corner lot with frontage on one street.
- C. A through lot is a lot other than a corner lot having frontage on two parallel or approximately parallel streets and may be referred to as double frontage lots. On a through lot, both street lines shall be deemed front lot lines.
- D. A reversed frontage lot is a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- E. A panhandle lot is a lot whose only access to the street is a narrow strip of land. The narrow strip of land is referred to as the panhandle.

MINOR SUBDIVISION:

A division of a parcel of land that does not require a record plat to be approved by a planning authority according to Section 711.131, Ohio Revised Code.

MONUMENTS:

Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment, type of monument as specified by the Madison County Engineer.

OFFICIAL THOROUGHFARE PLAN:

The Official Thoroughfare Plan for Madison County, Ohio, establishing the official right-of-way width of major streets on file in the office of the Recorder of Madison County, Ohio, and in the office of the Regional Planning Commission, together with all amendments thereto subsequently adopted.

OPEN SPACE:

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

OUT LOT:

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

PERFORMANCE BOND OR SURETY BOND: CERTIFIED CHECK OR ESCROW ACCOUNT, LETTER OF CREDIT:

An agreement by a subdivider or developer with Madison County for the amount of the established construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

PLANNED DEVELOPMENT:

An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles, and landscaping plans. A planned development in various zoning resolutions may be termed a planned unit development or a planned development project.

PRELIMINARY PLAN:

The initial proposal, including both narrative and site design information, intended to provide the Regional Planning Commission with a firm understanding of the manner in which the site in question is to be developed, in accordance with Section 308.

PLAT:

The map, drawing, or chart on which the developer's plan of subdivision is presented to the Madison County Regional Planning Commission for approval and, after such approval, to the county recorder for recording.

PUBLIC WAY:

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

REGIONAL PLANNING COMMISSION:

The Madison County Regional Planning Commission. Whenever "Regional Planning Commission" is used in these regulations such use shall mean the Madison County Regional Planning Commission.

RIGHT-OF-WAY:

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

SETBACK LINE:

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

SEWERS, CENTRAL:

An approved sewage disposal system which provides collection and transportation of the wastewater from a single development, community, or region to a central facility for treatment and ultimate disposal.

SEWERS, ON -SITE:

A septic tank or similar installation on an individual lot which utilizes an aerobic or an anaerobic bacteriological process or equally satisfactory process for the treatment of sewage and provides for the proper and safe disposal of the effluent.

SIDEWALK:

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

SOIL TYPES:

The related characteristics, descriptions, limitations for selected land uses and other descriptive information of soil types, shall be determined from the Ohio Department of Natural Resources Division of Lands and Soils Progress Report No. 57 (year 1979) for Madison County, or the current Soils Report.

SUBDIVIDER: (See Developer)

SUBDIVISION:

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

SUBDIVISION REVIEW BOARD:

Shall function as the Administrative Assistant to the Regional Planning Commission. This Board shall furnish technical information and recommend or not recommend major subdivisions to the Regional Planning Commission. The Review Board shall approve or not approve minor subdivisions. The Review Board shall consist of a representative, each, of County Zoning, County Board of Health, County Engineer, Soil Conservation Service, and the Madison County Cooperative Extension Service.

SURVEYOR:

A registered land surveyor in the State of Ohio.

TERRAIN CLASSIFICATION:

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

- A. **“Level”** is that land which has a cross slope range of four (4) percent or less;
- B. **“Rolling”** is that land which has a cross slope range of more than four (4) percent but not more than eight (8) percent;
- C. **“Hilly”** is that land which has a cross slope range of more than eight (8) percent but not more than fifteen (15) percent;
- D. **“Hillside”** is that land which has a cross slope range of more than fifteen (15) percent.

THOROUGHFARE, STREET, OR ROAD:

The full width between right-of-way lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designed as follows:

- A. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
- B. **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
- C. **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
- D. **Cul-de-sac:** A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
- E. **Dead-end Street:** A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- F. **Local Street:** A street primarily for providing to residential, commercial, or other abutting property.
- G. **Loop Street:** A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, not normally more than six (600) feet from each other.
- H. **Marginal Access Street:** A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street).

THROUGH LOT: (See Lot Types)

VARIANCE:

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

VICINITY MAP:

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

WALKWAY:

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

WATERSHED:

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

YARD:

A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward, provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

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

ZONING:

Regulations by districts of the height, area, and use of buildings; use of land; and density of population.

ARTICLE III

[PROCEDURE FOR MAJOR SUBDIVISION APPROVAL]

SECTION 300: **PREAPPLICATION MEETING**

The Regional Planning Commission recommends that the Subdivider meet with the Madison County Subdivision Review Board prior to submitting the plat and other documents, fees and sureties, as required by these regulations. The purpose of this meeting(s) is to discuss early and informally the purpose and effect of these regulations and the criteria and standards contained herein; and to familiarize the developer with the various plan documents of the Regional Planning Commission.

SECTION 301: **REQUIREMENTS FOR MAJOR SUBDIVISION APPROVAL**

A. Plat

1. Plat Form

The plat shall be legibly drawn in waterproof ink on tracing cloth or other material of equal permanence. The plat shall be drawn at a scale of one hundred (100) feet to the inch, or to a scale to adequately fill a 24 in. x 36 inch size sheet. If more than one (1) sheet is needed, each sheet shall be numbered and the relation of one sheet to another clearly shown. The original tracing and one (1) other reproducible copy on mylar is required, with eight (8) copies.

2. Plat Contents

- a. Name of the subdivision (cannot duplicate or closely approximate the name of any other subdivision), location by V.M.S. and township, or by other survey number; date, north point, scale and acreage.
- b. Name and address of the subdivider, and the professional engineer and registered surveyor who prepared the plat and appropriate registration numbers and seals.
- c. Plat boundaries, based on accurate traverse, with angular and lineal dimensions. The basis for the bearings shall be stated. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance and close within the limit of one (1) in ten thousand (10,000).
- d. Bearings and distances to nearest established street lines or other recognized permanent monuments.
- e. Exact locations, right-of-way, and names of all streets within and adjoining the plat, and building setback lines.
- f. Radii, internal angles, points of curvature, tangent bearings, length of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
- g. All easements and right-of-way provided for public service or utilities and shall be described as sanitary sewer, storm drainage, etc.
- h. All lot numbers and lines with accurate dimensions in feet and hundredths or decimal of meters based on the equation: one (1) survey foot equals 0.30480061 meter. When lots are located on a curve, the lot width at the front yard setback line shall be drawn.
- i. Accurate location and description of all monuments.

- j. Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- k. Restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision.
- l. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that the monuments shown thereon exist as located and that all dimensional details are correct.
- m. Notarized certification by the owner or owners of the adoption of the plat and restrictions, including dedications to public use of all streets, alleys, parks, sanitary sewers, or other open spaces shown thereon and the granting of the required easements, as shall be indicated by the following statement:
 "Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines, gas lines, storm sewer, sanitary sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purpose, and are to be maintained as such forever".
- n. The location of and a description of all monuments and pins as specified within these regulations.
- o. Previous deed book and page reference and the names of record of all abutting tracts with their deed book and page reference and plat book reference of all abutting plats.
- p. Board of Health requirements for septic tank disposal systems or approval of a group disposal system, with the requirements of the Ohio Environmental Protection Agency (if applicable).
- q. Required statements and signature blocks as specified within these regulations.

B. Supplementary Information

- 1. Statement of proposed use of lots, such as residential, commercial, industrial, etc.
- 2. Certification from County or Township Zoning Inspector shall be required indicating existing zoning or that a zoning change has been approved and is in effect.
- 3. A schedule outlining the order of development and construction of the subdivision or each section of the subdivision, with a completion date of the project.
- 4. Any additional information that may be deemed necessary for the Regional Planning Commission to make a reasonable decision when a proposed development presents difficult or unusual problems.

C. Regulations Governing Improvements

All drawings, construction plans, estimate of quantities, calculations, and specifications shall be prepared by a registered professional engineer; in accordance with the herein requirements of this regulation. See Section 603 for plan and profile requirements [number of copies, etc.]

D. Surety

The subdivider shall submit a surety, the amount of the surety prepared and certified by a registered professional engineer, for all the required improvements.

The subdivider shall also submit a surety, the amount of the surety prepared and certified by a registered professional surveyor, for all monumentation to be completed in accordance with this regulation and the submitted plat.

The surety shall be a certified check, surety bond or letter of credit granted to the Madison County Commissioners. The terms of the surety shall extend twelve (12) months beyond the completion date of the project.

SECTION 302: APPLICATION FOR APPROVAL OF THE PLAT, SUPPLEMENTARY INFORMATION, IMPROVEMENTS AND SURETY

An application for approval of a major subdivision shall be submitted on forms provided by the Regional Planning Commission, said application being obtained from the Clerk of the Madison County Commissioners, Court House, London, Ohio.

SECTION 303: FILING

The time of filing shall be when the application, with fees as indicated in Section 903, and the documents referred to in Section 301, are filed with the Clerk of the Madison County Commissioners. The Clerk of the Commissioners shall place the date of the filing upon all documents filed and shall immediately submit the documents filed to the Madison County Subdivision Review Board. No additional filing fees shall be required for resubmission of final plat and documents after prior disapproval by the Regional Planning Commission.

SECTION 304: PROCEDURE FOR APPROVAL

- A. The Madison County Subdivision Review Board shall review and submit copies of the documents, as required, to officials and agencies as may be necessary for the purpose of study and recommendation. These shall include at least the Madison County Engineer, Madison County Board of Health, appropriate Board of Township Trustees, Zoning Commission, Public Utilities, Ohio Environmental Protection Agency, Soil Conservation Service, and other agencies [if applicable].
- B. The Madison County Subdivision Review Board shall submit the filed documents to the Director of Transportation before any plat is approved affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of Transportation any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Director of Transportation. The Regional Planning Commission shall not approve the plat for one hundred twenty (120) days, unless released by the Director of Transportation, from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Regional Planning Commission that he shall proceed to acquire the land needed, then the Regional Planning Commission shall refuse to approve the plat. If the Director of Transportation notifies the Regional Planning Commission that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Regional

Planning Commission shall, if the plat is in conformance with all provisions of these regulations, approve the plat.

- C. The Clerk of the Board of County Commissioners shall also, within five days of submission of the plat, send a written notice by certified mail, return receipt requested, to the Clerk of the Board of Township Trustees of the Township in which the plat is located. The notice shall inform the Trustees of the submission of the plat and of the date, time, and location of any meeting at which the Regional Planning Commission will consider or act upon the proposed major subdivision. A meeting of the Regional Planning Commission shall not be held until at least seven days have passed from the date the notice was sent by the Clerk of the Board of the Madison County Commissioners. A Board of Township Trustees is not entitled to appeal a decision of the Regional Planning Commission.

SECTION 305: PUBLIC HEARING

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

SECTION 306: APPROVAL OF MAJOR SUBDIVISION

The Regional Planning Commission shall require that officials and agencies, in accordance with Section 304 and on the forms supplied by the Commission, submit the respective reports as to the compliance or non-compliance, concerning the filed document for the proposed subdivision, with this regulation. The reports shall be filed with the Regional Planning Commission for the subdivision.

The Regional Planning Commission shall approve or disapprove the plat within thirty (30) days after it has been officially filed or within such further time as the Regional Planning Commission and the applying party may agree to. Failure of the Regional Planning Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Regional Planning Commission, and marked on the plat. Said record and plat shall then be forwarded to the subdivider. If a plat is refused by the Regional Planning Commission, the person submitting the plat which the Regional Planning Commission refused to approve may file a petition within sixty (60) days after such refusal in the Court of Common Pleas of the county in which the land described in said plat is situated to reconsider the action of the Commission.

SECTION 307: TRANSMITTAL OF COPIES

When the final plat has been approved by the Regional Planning Commission, the original tracing shall be returned to the subdivider, for filing with the County Recorder after all necessary certifications are received. The Regional Planning Commission will retain the other mylar reproducible copy.

SECTION 308: AGREEMENT BETWEEN THE REGIONAL PLANNING COMMISSION AND THE SUBDIVIDER

The Regional Planning Commission recognizes that a subdivider may wish to supply preliminary plats and information concerning a proposed subdivision, to the Madison County Review Board

and the Regional Planning Commission, in order to discuss the feasibility of the subdivision before expenses are incurred by the subdivider for final document preparation.

A subdivider may have a written agreement with the Regional Planning Commission to waive the thirty (30) day plat approval requirement for the Regional Planning Commission (as required by the Ohio Revised Code), in order to present preliminary information concerning the proposed subdivision. The subdivider shall submit the written agreement to the Regional Planning Commission requesting a preliminary review with a format consisting of documents and dates, when presented. The review procedure for the preliminary plats and supplementary information will be the same as the procedure for approval in Section 304.

The written agreement shall be reviewed and approved by the Madison County Prosecutor before the Regional Planning Commission enters into any agreement with a subdivider.

Any preliminary approval granted by the Regional Planning Commission, to any preliminary plat, supplementary information, or any other document presented by the subdivider, shall not insure the subdivider that final approval of the major subdivision will be granted.

ARTICLE IV

[PROCEDURE FOR MINOR SUBDIVISION APPROVAL]

SECTION 400: **AUTHORITY**

Approval without a plat of a minor subdivision may be granted by the Madison County Regional Planning Commission if the proposed division of a parcel of land meets all of the conditions in Section 402. The Madison County Subdivision Review Board shall be the Administrative Officer of the Regional Planning Commission.

SECTION 401: **PREAPPLICATION MEETING**

The Clerk of the Board of the Madison County Commissioners shall publicly post the place and time of meetings of the Madison County Subdivision Review Board on the bulletin board within the Court House, London, Ohio. The Madison County Subdivision Review Board shall meet weekly.

The purpose of a preapplication meeting is for the subdivider for a subdivision to become familiar with the requirements for approval contained in Section 402.

The subdivider shall submit a preliminary sketch of the minor subdivision with the location, drainage information, size and any other information to inform the Madison County Subdivision Review Board of the conditions involved with the proposed parcel of land.

SECTION 402: **REQUIREMENTS FOR APPROVAL**

Approval without a plat of a minor subdivision may be granted by the Madison County Review Board if the proposed division of a parcel of land meets all of the following conditions:

- A. The proposed subdivision is located along an existing dedicated public road and involves no opening, widening, or extension of any street or road.
- B. No more than five (5) lots or parcels are involved after the original tract has been completely subdivided.
- C. The proposed subdivision is not contrary to applicable subdivision or zoning regulations. Administrative approval shall not be granted if any variance from either zoning or subdivision regulations are requested. Variances of subdivision regulations shall only be granted by the entire Regional Planning Commission and not the administrative officer, and variances to zoning only by the proper board of zoning appeals.
- D. The property has been surveyed and a drawing with proper dimensions and legal description of the property is submitted with the application. The drawing must be of such size and shape as to meet the survey plat requirements of the Madison County Tax Map Department. The plat requirements may be obtained from the Madison County Subdivision Review Board or the Madison County Engineer's Office.
- E. Applications for minor subdivisions not served by central sanitary sewers shall meet the following requirements:

The Review Board shall determine, from the An Inventory of Ohio Soils for Madison County, The Soils Survey Report, the Capability Analysis Maps and an on-site inspection of the lot, if the soil for the proposed lot has a rating of slight, moderate, or severe for an on-site sanitary disposal system.

A rating of slight indicates that the soil presents no important limitation.

A rating of moderate, moderate-severe, or severe may indicate that the soil limitations are not suitable for suburban residential development. Corrective measures shall be taken to improve leaching capabilities of soils. Further, additional drainage information may be required as stipulated by the Review Board in Section 402 (F).

Off-lot disposal of sewage effluent shall not be permitted except where the installation of an on-lot disposal system is not possible. A recorded easement, or the use of a legally established, publicly maintained drainage improvement, shall be required when off-lot disposal of sewage effluent requires the crossing of adjacent properties to reach the point of discharge.

F. The Subdivision Review Board may request any or all of the following drainage information of the subdivider.

1. Topography map of the watershed area within which the subdivision is located (may be obtained from the County Engineer's Office);
2. Topography map of the subdivision at the contour interval specified by the Subdivision Review Board, prepared by a registered professional surveyor;
3. Location and size of existing subsurface drainage systems, roadside drainage characteristics, or other required drainage characteristics as requested by the Subdivision Review Board;
4. Soil types, ground water elevation and other information available in the An Inventory of Ohio Soils for Madison County, The Soils Survey Report and/or the Capability Analysis Program maps for Madison County (may be obtained from the United States Soil Conservation Service and/or the Madison County Subdivision Review Board);
5. Easements for ingress and egress for upland property owners to maintain surface and/or subsurface drainage systems;
6. Easements granted to the Madison County Commissioners for maintaining drainage systems on permanent maintenance (as per Ohio Revised Code), and
7. Any other drawings, calculations, information and maps that may aid the Subdivision Review Board to protect the general health and welfare of the public.

Data supplied shall require of the Subdivider to employ a registered professional engineer, or where the Ohio Revised Code permits, a registered professional surveyor, if the Subdivision Review Board so requests.

SECTION 403: APPLICATION FOR APPROVAL OF A MINOR SUBDIVISION

An application for approval of a minor subdivision shall be submitted on the form provided by the Subdivision Review Board; said application being obtained from the Subdivision Review Board during their weekly meeting (meeting dates as posted by Section 401).

SECTION 404: FILING

The time of filing is when the application, with the fees as stated in Section 903, and the information as required within Section 402, are filed with the Subdivision Review Board.

SECTION 405: APPROVAL OF MINOR SUBDIVISION

The Subdivision Review Board shall within seven (7) working days after submission of the application and the requirements of Section 402 take action upon such proposed minor subdivision. The Subdivision Review Board shall complete the required form "Minor Subdivision Report" (as shown within these regulations) and notify the Subdivider of disapproval or approval at their weekly meeting. A copy of the "Minor Subdivision Report" shall also be given to the Madison County Commissioners and the Regional Planning Commission, as well as a copy to the Subdivider.

If the minor subdivision is approved, the map prepared for the conveyance, as stipulated in Section 402 (D) shall be stamped and signed by a representative of the Zoning Office (if applicable), the Engineer's Office and the Board of Health, the stamp stating "Approved by the Madison County Subdivision Review Board - no major subdivision plat required", as well as the instrument for conveyance of the property.

SECTION 406: TRANSMITTAL OF COPIES

Copies of the map for the transfer of the minor subdivision shall be submitted to the Regional Planning Commission [one (1) copy] and the Board of the Madison County Commissioners [one (1) copy]. The original shall be retained by the Tax Map Department.

ARTICLE V

[PLAT REQUIREMENTS FOR A MAJOR SUBDIVISION]

- Design Standards for Streets, Lots and Land Use -

SECTION 500: GENERAL STATEMENT

The regulations within this Article shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of useable lots, provision of space for public utilities, and reservation of land for recreational uses. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Regional Planning Commission has the responsibility to insure that all requirements within this Article are met. The Review Board shall report to the Regional Planning Commission its findings, recommendations and comments to insure that the members of the Regional Planning Commission can make the appropriate decision.

SECTION 501: CONFORMITY TO DEVELOPMENT PLANS AND ZONING

The arrangement, character, width, and location of all arterial and collector thoroughfares or extensions thereof shall conform with the County's Major Thoroughfare Plan. Thoroughfares not contained in the aforementioned plan shall conform to the recommendation of the Regional Planning Commission based upon the design standards set forth in this Article. In addition, no final plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution.

SECTION 502: SUITABILITY OF LAND

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

The Regional Planning Commission shall determine the suitability of land by utilizing the Capability Analysis Maps and Soil Types information.

SECTION 503: STREET DESIGN

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

necessary right-of-way for the widening, continuance, or alignment of such streets in conformance with the Thoroughfare Plan. When required by the Regional Planning Commission, right-of-way for future thoroughfares shall be dedicated within the boundaries of the subdivision plat.

A land use change or development on existing road frontage or previously approved street, which increases traffic volume, involves safety or new entrances or exits shall be reviewed for any widening or other improvements which may be required for the changed conditions.

SECTION 504: STREET DESIGN STANDARDS FOR CUL-DE-SACS AND LOOP TYPE LOCAL STREETS

The design and improvement standards contained in Table 1 are suggested minimums for cul-de-sacs and loop type streets in residential subdivisions. All such streets shall be designed and constructed in accordance with standards as specified in the Tables within this Article.

SECTION 505: STREET DESIGN STANDARDS FOR ALL LOCAL STREETS EXCEPT CUL-DE-SACS AND LOOP TYPE STREETS

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

SECTION 506: COLLECTOR STREET DESIGN STANDARDS

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

SECTION 507: OFFICIAL THOROUGHFARE DESIGN STANDARDS

- A. The design standards of and the required improvements to arterial streets and roads as shown on the official Thoroughfare Plan are contained in Table 4. Construction design criteria on these streets are not specified in these regulations but are to be determined by the Madison County Engineer when and if such a street abuts or crosses the proposed subdivision. Certain improvements may be waived upon recommendation of the Madison County Engineer after review and approval by the Regional Planning Commission. In all cases right-of-way dedications shall be required.
- B. The subdivider shall be responsible for all required improvements including the required pavement width measured back to back of curb on an undivided street. On a divided street, the subdivider shall be responsible for the sidewalk, if required, one curb, one-half (1/2) of the required pavement measured to back of curb to back of curb and storm drainage.
- C. When developing along one side of an existing street or roadway which is included in the Official Thoroughfare Plan, the subdivider shall be responsible for one curb, pavement widening to thoroughfare width of his side, all necessary adjustments to existing pavement, and storm drainage for the street in accordance with an agreement with the Madison County Engineer. Where sight distances or other engineering requirements make it imperative, the pavement

adjustment responsibility shall include the replacement of up to the entire existing pavement, also in accordance with an agreement with the Madison County Engineer.

- D. Where marginal access streets are used to provide access to existing or proposed major arterials (82-120 ROW widths) improvements on those thoroughfares may be waived.

SECTION 508: HORIZONTAL ALIGNMENT

When there is an angle of deflection of more than ten (10) degrees between two (2) centerline tangent sections of a street, a curve of adequate radius shall connect them (see Sections 505 to 507, inclusive). Between reverse curves, a minimum tangent of fifty (50) feet shall be introduced.

SECTION 509: VERTICAL ALIGNMENT

- A. All changes of grade shall be connected by vertical curves of a minimum length in feet equal to twenty (20) times the algebraic difference in the rate of change of grade expressed in feet per hundred feet. Longer vertical curves shall be used when needed for sight distance as determined by the Madison County Engineer.
- B. Minimum vertical visibility shall conform to the Ohio Department of Transportation's regulations in effect on the date of the approval of the preliminary plat.
- C. No street grade shall be less than 0.4 percent and in no case shall a street grade be more than three (3) percent within one hundred (100) feet of an intersection.

SECTION 510: INTERSECTION DESIGN STANDARDS

- 1. The design and improvement standards for intersections are suggested minimums for all street intersections in subdivisions. All such intersections shall be designed and constructed in accordance with the standards as specified in Table 5 within this Article.
- 2. Multiple intersections involving junctions of more than two (2) streets shall be avoided.
- 3. Four-way intersections of local streets shall be avoided and three-way or T-intersections should be encouraged wherever possible.
- 4. Low points which would result in water ponding or poor visibility shall not be permitted.
- 5. Individual grades for each curb shall be provided on a stop street when the grade on the through street exceeds two (2) percent.

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

TERRAIN CLASSIFICATION	LEVEL			ROLLING			HILLY			
	Development Density	Low	Med	High	Low	Med	High	Low	Med	High
Right-of-way (ft)	60	60	60	60	60	60	60	60	60	60
Pavement Width (ft) (back to back)	22	29	35	22	29	35	22	29	35	35
Sidewalk Width (ft)	4	4	4	4	4	4	4	4	4	4
Minimum Stopping Sight Distance (ft)	200	200	200	150	150	150	110	110	110	110
Maximum Grade	4%	4%	4%	8%	8%	8%	15%	15%	15%	15%
Maximum Cul-de-sac Length	600	600	600	600	600	600	600	600	600	600
Minimum Cul-de-sac Radius (ROW)	55	55	55	55	55	55	55	55	55	55
Minimum Cul-de-sac Radius (Pavement)	45	45	45	45	45	45	45	45	45	45
Minimum Center Line Radius of Streets with an Angle or Turn of:										
(1) Between 80 and 100	50	50	50	50	50	50	50	50	50	50
(2) Less than 80 or more than 100	200	200	200	200	200	200	150	150	150	150

TABLE 2
STREET DESIGN STANDARDS FOR ALL LOCAL STREETS
EXCEPT CUL-DE-SACS AND LOOP STYLE STREETS

TERRAIN CLASSIFICATION	LEVEL			ROLLING			HILLY			
	Development Density	Low	Med	High	Low	Med	High	Low	Med	High
Right-of-way (ft)	60	60	60	60	60	60	60	60	60	60
Pavement Width (ft) (back to back)	29	29	35	29	29	35	29	29	29	29
Sidewalk Width (ft)	4	4	4	4	4	4	4	4	4	4
Minimum Stopping Sight Distance (ft)	200	200	200	150	150	150	110	110	110	110
Maximum Grade	4%	4%	4%	8%	8%	8%	15%	15%	15%	15%
Minimum Center Line Radius of Streets with or Angle of Turn of:										
(1) Between 80 and 100	50	50	50	50	50	50	50	50	50	50
(2) Less than 80 or More than 100	200	200	200	200	200	200	150	150	150	150

TABLE 3
COLLECTOR STREET DESIGN STANDARDS

TERRAIN CLASSIFICATION	LEVEL			ROLLING			HILLY			
	Development Density	Low	Med	High	Low	Med	High	Low	Med	High
Right-of-way Width (ft)	60	60	60	60	60	60	60	60	60	60
Pavement Width (ft) (Back to Back)	37	37	37	37	37	37	37	37	37	37
Sidewalk Width (ft)	5	5	5	5	5	5	5	5	5	5
Minimum Stopping Sight Distance (ft)	250	250	250	200	200	200	150	150	150	150
Maximum Grade	4%	4%	4%	8%	8%	8%	12%	12%	12%	12%
Minimum Spacing When Intersecting With An Arterial (ft)	1320	1320	1320	1320	1320	1320	1320	1320	1320	1320
Minimum Centerline Radius	350	350	350	230	230	230	150	150	150	150

TABLE 4
THOROUGHFARE STREET DESIGN STANDARDS

<u>R/W</u> <u>WIDTH (FT)</u>	<u>SIDEWALKS</u> <u>(FT)</u>	<u>PLANTING</u> <u>STRIP (FT)</u>	<u>MEDIAN</u> <u>(FT)</u>	<u>PAVEMENT</u> <u>WIDTH (FT)</u>
70	5	8	NONE	44
82	5	5	20	48
90	5	9	20	48
120	5	12	20	72

TABLE 5
INTERSECTION DESIGN STANDARDS

TERRAIN CLASSIFICATION	LEVEL	ROLLING	HILLY
DEVELOPMENT DENSITY	ALL DENSITIES	ALL DENSITIES	ALL DENSITIES
Maximum Approach Speed (MPH)	25	25	25
Clear Sight Distance (ft) (Length along each approach leg)	90	90	70
Vertical Alignment with Intersection	Flat	2% (max)	3% (max)
Minimum Angle of Intersection Streets shall remain in the angle of intersection for at least 100 feet beyond the point of intersection.	75 Degrees (90 Degrees Preferred)		
Minimum Curb Radius (ft)			
(a) Local-local	25		
(b) Local-collector	25		
(c) Collector-collector	30		
(d) Collector, marginal access-arterial	35		
Minimum Centerline, offset of adjacent intersections (ft)			
(a) Local-local	150-all cases		
(b) Local-collector	200-all cases		
(c) Collector-collector	300-all cases		
(d) Collector, marginal access-arterial	1320-all cases		

TABLE 6

LOT DESIGN STANDARDS

Development Type	Public Water Available	Central Sewage Treatment Available	Minimum Lot Width (ft.)	Minimum Lot Area Per Family	Minimum Front Setback Regs		
					Arterial	Collector	Local*
Single Family	Yes	No	150	30,000**	40	35	40
	No	Yes	150	30,000****	40	35	40
	Yes	Yes	100	12,000	40	35	40
	No****	No	150	30,000**	40	35	40
Two Family	Yes	No	200	24,000**	40	35	40
	No	Yes	150	14,400	40	35	40
	Yes	Yes	150	14,400	40	35	40
	No	No	200	24,000**	40	35	40
Multi-Family***	Yes	No	Prohibited				
	No	Yes	150	2,700****	50	40	40
	Yes	Yes	150	2,700	50	40	40
	No	No	Prohibited				
Commercial	Yes	No	Prohibited				
	No	Yes	120****		50	45	40
	Yes	Yes	100		50	45	40
	No	No	Prohibited				
Industrial	Yes	No	Prohibited				
	No	Yes	120****		50	45	40
	Yes	Yes	100		50	45	40
	No	No	Prohibited				

* Include Cul-de-sacs

** Prohibited in soils with severe and moderate-severe ratings for on lot sewage disposal systems [major subdivisions]

*** Prohibited except in Planned Unit Developments

**** The subdivider shall provide required information (as provided in these regulations) concerning availability of subsurface ground water.

SECTION 511: SPECIAL STREET TYPES

The following requirements shall apply to special street types:

1. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan, and only if a temporary turnaround satisfactory to the Regional Planning Commission in design, is provided, and provisions for maintenance, and removal are advanced.
2. Dedication of new half-streets shall not be permitted. Where a dedicated or platted half-street exists adjacent to the tract being subdivided, the other half shall be platted.
3. Where a subdivision abuts or contains an existing or proposed arterial street, a marginal access street shall be designed, if the subdivision design is such that residential lots would require direct vehicular access onto the arterial highway. Points of access to the arterial street shall be spaced at a minimum of thirteen hundred twenty (1320) feet. A planting strip having a minimum width of twenty (20) feet shall be provided between the pavement of the arterial street and the pavement of the marginal access street. The minimum width of the marginal access right-of-way shall be fifty (50) feet.
4. Alleys shall not be approved in residential subdivisions, except where justified by extreme conditions. Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. The minimum width for alleys shall be twenty (20) feet for the right-of-way and eighteen (18) feet for the pavement width.

SECTION 512: STREETS FOR COMMERCIAL SUBDIVISION

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

SECTION 513: STREETS FOR INDUSTRIAL SUBDIVISION

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

SECTION 514: **SIDEWALKS**

- A. Sidewalks shall be required on both sides of the street in all residential subdivisions where the predominate lot width is one hundred (100) feet or less and on one side where the predominate lot width is greater than one hundred (100) feet but less than one hundred fifty (150) feet. No sidewalks will normally be required where the predominate lot width is greater than one hundred and fifty (150) feet.
- B. Sidewalks shall be required for all commercial lots.
- C. Sidewalks may be required for industrial lots, subject to the approval of the Regional Planning Commission.
- D. Sidewalks shall be required on all frontages where deemed essential to pedestrian movement and/or safety.

SECTION 515: **CURBS AND GUTTERS**

Curbs and gutters shall be required:

- A. On all commercial and industrial frontage.
- B. On streets with a grade over 5 percent.
- C. In all residential areas.

The following exception, subject to the approval of the Regional Planning Commission, may be considered if open ditches or other approved drainage facilities are provided:

- A. Low density residential developments with lots a minimum of one and one-half (1 ½) acres in size with a frontage of at least 150 feet.

SECTION 516: **BLOCKS**

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

- A. The arrangement of blocks shall be such as to conform to the street planning criteria set forth in Sections 503 to 515, inclusive, and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in these subdivision regulations or the zoning resolution and to provide for the required community facilities.
- B. Irregularly shaped blocks containing interior parks and playgrounds, may be approved by the Regional Planning Commission if properly designed and located if the maintenance of interior public spaces is covered by agreements, and access is provided to these spaces.
- C. No block shall be longer than fifteen hundred (1,500) feet and the block width shall accommodate lots and building sites of the size and character required for the distance as set forth in these subdivision regulations or the zoning resolution and to provide for the required community facilities.

- D. Where blocks are over nine hundred (900) feet in length a crosswalk easement not less than ten (10) feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers, and other facilities.

SECTION 517: LOTS

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

- A. The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly relate to topography and the character of surrounding development.
- B. All lots shall conform to or exceed the requirements of these subdivision regulations and the zoning district requirements for the district in which they are located and the use for which they are intended except as provided for in item C in this section.
- C. Each lot shall front on a dedicated street. The minimum lot sizes and frontage shall be as specified in Table 6 within this Article, except where a county or township zoning code is in effect, the minimum lot area, width and setback as stated therein shall govern, however, no lot not served by a central sewage system shall have an area of less than one and one-half (1.5) acres. For slope areas where the average topographic slope is fifteen (15) percent or greater refer to Hillside Regulations. Where soil conditions are of such nature that proper operation of wells and septic tanks may be impaired, the Regional Planning Commission in cooperation with the Madison County Board of Health may increase the size of any or all lots in the subdivision.
- D. All side lot lines shall be at right angles to street lines and radial to curved street lines, except where the Regional Planning Commission determines that a variation to this rule would provide a better layout, such as in accordance with natural swales and topography characteristics.
- E. Lots with double frontage shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterial streets.
- F. No corner lot shall have a width at the building line of less than one-hundred (100) feet.
- G. Panhandle lots shall only be considered where it is determined that the on-site topographic and vegetation conditions will provide an acceptable level of privacy from surrounding lots when they back on to common open space or an arterial or collector street. The panhandle portion of the lot shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length.
- H. The maximum depth of a lot shall not be greater than three times the width of the lot, except panhandle lots. Exceptions may be granted by the Regional Planning Commission where the shape or size is affected by reasons by topography, existing boundaries of ownership or land use proposed on such lots.

- I. Fifty (50) feet of additional lot depth may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or gas line, open drainage ditch, and arterial street or interstate highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property, and where no street is provided at the rear of such lot. Where a residential lot has its side lot line adjacent to any of the aforementioned, an appropriate additional width may also be required.

SECTION 518: EASEMENTS

- A. Utility Easements: Public utility easements at least ten (10) feet in total width may be required along the rear and sides of lots where needed for the accommodation of a public utility, drainage or sanitary structures or any combination of the foregoing. Where deemed necessary by the Regional Planning Commission an additional easement width shall be provided.
- B. Watercourses: The subdivider shall dedicate rights-of-way or provide easements for storm drainage purposes which conform substantially with the lines of any natural watercourses, channels, streams or creeks which traverse the subdivision or for any new channel which is established to substitute for a natural watercourse, channel, stream or creek. Such rights-of-way or easements shall be of a width which will provide for the maintenance needs of the channel and incidental structures as determined by the Regional Planning Commission.

SECTION 519: PHYSICAL CONSIDERATIONS

Natural Land Uses: Subdivisions should be planned to take advantage of the topography of the land, to economize in the construction of drainage facilities, to reduce the amount of danger, to minimize destruction of trees and topsoil and to preserve such natural features as watercourses, unusual rock formations, large trees, sites for historical significance and other assets which, if preserved, will add attractiveness and value to the subdivision and the community, in accordance with maps delineating soil types and the Capability Analysis Maps.

SECTION 520: FLOOD PLAIN

- A. The lands subject to flooding shall be defined as all lands designated on soil map sheets 1 through 59, inclusive, of the Ohio Department of Natural Resources Division of Lands and Soils, as flood prone areas, defined in Progress Report No. 57 (year 1979) for Madison County, Ohio, or the Soils Report currently in effect.
- B. The Regional Planning Commission shall not permit any subdivision in flood plain soils. However, the Regional Planning Commission may, in cooperation with the Madison County Soil and Water Conservation District determine that particular section of these lands, due to topography and other factors, are not subject to flooding for the purpose of these subdivision regulations.
- C. Subdivisions for any use other than open space shall be prohibited in flood plains. The filling of any land within a flood plain likewise is prohibited.

- D. Streets: Approval shall not be given for streets within a subdivision which would be subject to flooding. All streets must be located at elevations which will make them flood free in order that no portion of the subdivision would become isolated by floods.
- E. Exceptions: For any use listed below there shall be covenants with the subdivision restricting the use of flood plains when applicable.
 - 1. Flood plains may be utilized for residential purposes such as front, side, or rear yards, but not for building sites or onsite sewage systems. Any subdivision utilizing flood plains for such purpose shall provide flood plain set back lines.
 - 2. Flood plains may be utilized for commercial or industrial parking facilities.
 - 3. The filling of limited area of flood plains may be permitted by the Regional Planning Commission in cooperation with the Madison County Soil and Water Conservation District. Such conditions as deemed advisable by the Regional Planning Commission shall be stipulated as a part of any approval to fill a flood plain.
- F. Alternate criteria for determining flood plains:
 - 1. Flood plain information reports approved by the Regional Planning Commission shall take precedence in determining flood plains.
 - 2. Where a subdivider determines there is sufficient doubt as to the flooding of a particular portion of land which is specified as flood plain, he may have a flood hazard or other appropriate study prepared by technically qualified personnel. This data will be submitted to the Regional Planning Commission who, after consultation with the Madison County Soil and Water Conservation District and/or the Ohio Department of Natural Resources, will make a final determination as to whether the land in question should be determined as flood plain in the implementation of these regulations.
- G. Warning and disclaimer of liability.

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by man made or natural causes, such as ice jams and bridge openings restricted by debris. These regulations do not imply that areas outside flood plain areas will be free from flooding or flood damages. These regulations shall not create liability on the part of Madison County or any Officer or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

SECTION 521: EROSION AND SEDIMENTATION CONTROL

If the subdivider intends to change the grade of the land, or remove the natural topsoil, trees or other vegetation covering thereon, the final construction drawing shall include a plan for erosion and sedimentation control as required in Article VI, unless the Regional Planning Commission waives such a requirement.

SECTION 522: PUBLIC OWNERSHIP OF DRAINAGE IMPROVEMENTS

Drainage improvements including, but not limited to, subsurface perforated tile between lots, swales, open ditches, catch basins, enclosed sealed jointed storm tile, and drainage systems within rights-of-way (not including culverts under pavements and bridges installed for highway thoroughfares) shall be dedicated to and maintained by the county Ditch Maintenance Program, as provided for in Chapter 6137 and others of the Ohio Revised Code.

The Subdivider shall be required to place five (5) percent of the original construction cost for the drainage improvements into the ditch maintenance fund prior to the acceptance, by the Madison County Commissioners, of the improvements. The original construction estimated assessments to individual lots, assessments to the public highway, construction plans (including specifications and procedures for construction) and required permanent maintenance easements, shall be approved by the Madison County Engineer.

Further, the final plat shall have a drainage statement (in accordance with these regulations) concerning future drainage maintenance assessments to individual Lots with the applicable sections of the Ohio Revised Code.

SECTION 523: PUBLIC SITES, OPEN SPACE, AND NATURAL FEATURES

Where a park, playground, school or public access to water frontage which is shown in the comprehensive development plan is located in whole or in part in the proposed subdivision, the Commission shall request the dedication of such area within the subdivision. The subdivider shall pay for only the portion of the cost of the public site that benefits his subdivision as determined by the commission. Every subdivider of land for subdivisions not containing public sites shall be requested to provide land or payment in lieu thereof for that portion of benefits from public sites accruing to his land as determined by the Commission. The Commission shall wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large wooded areas, water courses, beaches, areas of historical significance, and similar irreplaceable assets.

ARTICLE VI

[CONSTRUCTION PLAN REQUIREMENTS FOR A MAJOR SUBDIVISION]

-Detailed Plans and Installation of Improvements-

SECTION 600: **BOND FOR INSTALLATION OF IMPROVEMENTS**

A. GENERAL

In order that Madison County has the assurance that the construction and installation of such improvements as street surfacing, curbs, gutters, sidewalks, public sanitary sewers, public water supply and street signs will be constructed, the subdivider shall enter into one of the following agreements:

1. To construct all improvements directly affecting the subdivision, as required by the Regional Planning Commission, prior to the final approval of the plat; or
2. In lieu of the completion of the improvements, a performance bond or surety bond, certified check, escrow account, letter of credit or other means of security equal to the cost of construction plus thirty (30) percent of such improvements as shown on plans, and based on an estimate approved by the Madison County Engineer. The construction estimate shall be prepared and signed by a registered professional engineer. The estimate for required monumentation shall be signed by a registered professional surveyor.

B. CONDITIONS

Before the final plat is given final approval, the developer shall have executed a subdivider's contract and a performance bond or certified check, escrow account, letter of credit, or other means of security, with the board of County Commissioners covering the estimated cost of required improvements plus thirty (30) percent.

The security shall run to Madison County for a period of two (2) years from date of execution, and shall provide that the subdivider, his heirs, successors and assigns, their agent or servants, will comply with all applicable terms, conditions, provisions and requirements of these regulations, and will faithfully perform and complete the work of constructing and installing such facilities or improvements in accordance with such laws and regulations.

Before said security is accepted, it shall be approved by the proper administrative officials.

Whenever a cash deposit is made, the same shall be made to the County Treasurer of Madison County.

Preceding the acceptance of the developer's security, an itemized list of materials of their cost shall be submitted to the Madison County Engineer [in accordance with Section 600 (A) 2]. Construction cost estimates shall reflect realistic and current bid prices.

C. EXTENSION OF TIME

If the construction or installation of any improvement or facility, for which guarantee has been made by the developer in the form of a security, is not completed within two (2) years from the

date of final approval of the record plat, the developer may request the Madison County Board of County Commissioners to grant an extension of six (6) months. At the expiration of the six (6) month extension, Madison County will use as much of the security as necessary to complete the construction of the improvements.

The same shall apply whenever construction of improvements is not performed in accordance with applicable standards and specifications.

D. COMPLETION OF WORK

As required improvements are completed, approved, and accepted, the Madison County Board of County Commissioners may, with the concurrence of the Madison County Engineer, reduce the amount of the security.

E. INSPECTIONS

Inspections during the installation of improvements shall be made by Madison County, or in some cases by an approved independent testing laboratory, to insure conformity with the approved plans and specifications as required by these regulations.

A pre-construction meeting with the Madison County Engineer is required. The subdivider, his contractor, and the testing laboratory shall be present at the meeting.

All inspection costs shall be paid by the subdivider upon certification by letter to the Subdivider by the Madison County Engineer. Inspection costs shall be billed monthly by the County Engineer and paid within (30) days by the Subdivider.

F. ACCEPTANCE

Upon acceptable completion of installation of the required improvements, the subdivider shall execute a maintenance bond or certified check, escrow account, letter of credit or other means of security with the Board of County Commissioners equaling ten (10) percent of the cost of construction for the streets, culverts, bridges, sanitary sewers, water lines and other improvements, excepting however drainage improvements as stated in Section 522 which requires a five (5) percent amount.

At the end of the one (1) year maintenance period, the Madison County Engineer shall issue a letter to the Board of County Commissioners reporting the maintenance and expenditure required for the improvements, if any, and such letter shall be sufficient evidence for the release by Madison County. The Board of County Commissioners shall then notify the Subdivider of the required maintenance, if any, and return the ten (10) percent of the cost of construction, or a portion thereof, pending maintenance completion by the Subdivider or by the appropriate public agency. The five (5) percent of the cost of construction for the drainage improvements shall be retained by the Board of County Commissioners for future maintenance work.

When the Madison County Engineer following final inspection of a subdivision, certifies to the Madison County Board of County Commissioners that all improvements have been constructed in accordance with County specifications, the Madison County Board of County Commissioners may proceed to accept the facilities for which the security was posted.

G. FAILURE TO COMPLY

Whenever public improvements have not been constructed in accordance with the agreement, and with specifications as established, the Madison County Board of County Commissioners may exercise its rights of foreclosure under the security agreement.

SECTION 601: CONSTRUCTION PROCEDURE AND MATERIALS

The subdivider shall design and construct improvements not less than the standards outlined in these regulations. The work shall be done under Madison County supervision and inspection and shall be completed within the time fixed or agreed upon by the Madison County Engineer.

The minimum requirements for materials shall be in accordance with the standards of the Madison County Engineer, the Ohio Environmental Protection Agency, the Madison County Board of Health, and the most recent State of Ohio Department of Transportation Construction and Material Specifications.

SECTION 602: SURVEY MONUMENTS

A complete survey shall be made by a registered surveyor.

The traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, shall close within a limit of error of one foot to ten thousand (10,000) feet of the perimeter before balancing the survey.

Permanent reference monuments made of stone or concrete, at least thirty-six (36) inches in length and six (6) inches square with suitable center point, shall be located and placed within the subdivision, and their location noted on the record plat. The surveyor shall furnish the Madison County Engineer a list of coordinates for the permanent monuments and all other set monuments. These monuments shall be placed immediately after final grading of lots is completed and the cost of the monuments will be included in the cost of improvements. There shall be no release of performance security until after monuments have been placed. The number and location, if permanent reference monuments, shall be determined by the Madison County Engineer at the time of preliminary plan review.

A solid iron pin monument, three-quarter (3/4) inch in diameter and thirty (30) inches long, shall be placed by the surveyor at all points on boundary lines where there is a change of direction and at all lot corners before any portion of the performance security is released by the County.

SECTION 603: PLANS AND PROFILES

Complete plans and profiles signed and approved by a registered engineer, shall be made for all new streets and other improvements to be constructed in any subdivision subject to these regulations. Three (3) sets of prints of the plans and profiles and estimated quantities shall be filed with the Madison County Engineer and one (1) set of prints each filed with the Regional Planning Commission and the Madison County Board of Health.

The plan and profile shall be on 24" x 36" plan profile mylar or linen sheets, or a size approved by the Madison County Engineer. Plans and profiles shall show all necessary data in sufficient detail for the complete construction of all work and improvements to be made in the plat.

All grade elevations shall be based on U.S.G.S. elevations. Contact the Madison County Engineer for available data before topographic survey or proposed plat is made. Permanent bench marks shall be established as required by the Madison County Engineer.

More specifically, all plans and profiles shall show and include the following items:

GENERAL

PLAN

PROFILE

1. Show all proposed lots, streets and curbs, etc.
2. Existing pavements, headwalls, piers, etc.
3. Typical street and curb sections.
4. Construction notes.
5. Structural details.
6. North arrow preferably up or to the right).
7. Street names.
8. Centerline stations (south to north and west to east where possible).
9. Easements for utilities and storm drainage.
10. Pavement and right-of-way widths.
11. Lot numbers and dimensions.
12. Curb radius at intersections (if not covered in notes).

1. Existing centerline and proposed top of curb profiles.
2. Centerline stations.
3. Curb elevations at Minimum 50 foot stations.
4. Label proposed centerline and top of curb profile.
5. Profile of sewers and utilities in easements through lots.
6. Stations and centerline elevations intersecting streets.
7. Label "curb elevations" intersecting streets.
8. Insert title box in lower right hand corner.

13. Curve data; station of
PC, PT, PCC.
14. Sheet reference.
15. Plat section lines
(boundary lines)
show stations.
16. Dimension utility locations.
Location and/or statement
of adequate outlet for
storm sewer as approved
by the Madison County
Engineer.

STORM SEWER

PLAN

1. Show proposed storm sewers,
manholes, laterals, catch
basins, headwalls, etc.
2. Label each span (length
and pipe size).
3. Station low points of
grade and manholes.

PROFILE

1. Show length of span,
size, grade and class
of pipe.
2. Label storm sewer manholes,
Junction boxes, etc., and show
centerline of streets and stations
for each.
3. Show invert elevations of all
pipe at manholes, headwalls,
junction boxes, etc., except
laterals to catch basins.
4. Show elevation on top of manhole
or catch basin, when not in paved
street or when in vertical curve
portion of street.

SANITARY SEWER AND WATER

PLAN

1. As prescribed by the rules
and regulations and construction
specifications of the Madison
County Engineer.

PROFILE

1. As prescribed by the rules and
regulations and construction
specifications of the Madison
County Engineer.

TOPOGRAPHY

PLAN

1. One (1) foot contour (as specified by the Madison County Engineer) intervals with outline of lots and streets superimposed on the contours.
2. Final grading plans between lot lines, etc., showing surface relief for subdivisions other than low density.
3. Erosion and sediment control incorporated into final grading plans.

PROFILE

SECTION 604: STREET WIDTH

Minimum street pavement widths shall conform to the standards given in Article 5.

SECTION 605: STREET SUBGRADE

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

SECTION 606: STREET NAME SIGNS AND STREET NAMING

- A. Street name signs, of a type approved by the Madison County Engineer, shall be erected by the subdivider at all intersections.
- B. For purposes of street naming, the following suffixes shall apply.
 1. Avenue shall be used only for streets that run in a generally east-west direction.
 2. Boulevard or Drive shall be used only for a large meandering type street.
 3. Circle or Court shall be used only for cul-de-sac type streets that run in a generally east-west direction.
 4. Lane or Place shall be used only for cul-de-sac type streets that run in a generally north-south direction.
 5. Road or Way shall be used only for streets that run in a diagonal manner, either a generally northwest-southeast direction or a northeast-southwest direction.
 6. Street shall be used only for thoroughfares that run in a generally north-south direction.

7. The words north, south, east, or west should be avoided as part of a street name whenever possible.
- C. Whenever a new street is constructed along the approximate alignment or extension of an existing street, its name shall be the same as that of the existing one.
- D. To avoid duplication and confusion, the proposed names of all streets shall be approved by the Madison County Engineer prior to such names being assigned or used.

House numbers shall be assigned in accordance with the current house numbering system in effect in Madison County.

SECTION 607: STREET AND WALKWAY LIGHTING

The subdivider shall install lights in accordance with standards and specifications of the Madison County Engineer in each residential subdivision which contains a majority of lots with an individual lot width of one hundred (100) feet or less at the front property line. Such lights shall be located at each entrance (streets and walkways) to the subdivision and in each street intersection within the subdivision. In addition, wherever the distance between two (2) adjacent street (walkway) lights would exceed three hundred (300) feet, then additional street lights shall be installed in such a manner that proper light intensity shall be provided and maintained.

SECTION 608: STREET PAVEMENT DESIGN

The required depth of base course and surface course shall be based on soil strength, in accordance with soil types as defined in the Ohio Department of Natural Resources Division of Lands and Soils Progress Report No. 57 [year 1979] for Madison County and the associated soil maps, or The Soils Report currently in effect.

The soil characteristics shall determine the CBR rating [California Bearing Ratio] from which the depth of the base course can be calculated. The engineer for the subdivider shall submit to the Madison County Engineer all calculations concerning the design of the pavement. The Madison County Engineer shall approve all pavement designs.

SECTION 609: STREET CURBS AND GUTTERS, AND OPEN DITCHES

Curbs, combined curbs and gutters, shall be constructed in conformance with the specifications of the Madison County Engineer.

Open ditch construction for roadside drainage shall be permitted in low density areas where the lots have a minimum area of 1.5 acres and a minimum frontage of 150 feet. Maximum side slope of the open ditches shall not be less than 4:1. Driveway pipes shall not be permitted. Instead of driveway pipes, drop inlets shall be constructed at each driveway on the side of the driveway with the greater elevation. Minimum size of the drop inlets shall be equivalent to a Standard 2-2-B catch basin [O.D.O.T. specifications] or greater.

Perforated tile shall be installed [or other tile as required by the Madison County Engineer] underneath the open ditch on each side of the pavement where curb and gutter is not required, in order to provide subsurface drainage as well as surface drainage for the drop inlets at each driveway.

SECTION 610: SIDEWALKS

All sidewalks shall be constructed of portland cement concrete or other acceptable material to the minimum width as specified in Article V and with a minimum depth of [4] inches.

SECTION 611: WATER SUPPLY IMPROVEMENTS

The following requirements shall govern water supply improvements:

A. Public Water Supply

Where public water supply is within reasonable distance, as determined by the Madison County Engineer, the subdivider or developer shall construct a system of water mains and connect with such water supply and provide a connection for each lot.

Where public water supply is not available, the subdivider or developer shall provide for individual water supplies for each lot in the subdivision.

B. Test Wells

In areas where a public water supply is not available, and prior to approving the final plat, at least one test well shall be made in the area being platted to the requirements of the Madison County Board of Health.

C. Location and Construction Of Individual Private Wells

Individual private wells shall be located and constructed to the requirements of the Madison County Board of Health. In all cases where it has been determined that an adequate quantity of safe potable water cannot be obtained from individual wells, a public water distribution system shall be investigated before alternative methods will be approved.

D. Public Water Distribution Systems

Public wells and other public water distribution systems shall meet the requirements of the Ohio Environmental Protection Agency and the Madison County Board of Health.

Private water distribution systems shall be approved by the Ohio Environmental Protection Agency, and may be accepted for maintenance and operation by the Madison County Engineer if the ownership is vested to Madison County and if the water distribution system has been constructed according to specifications.

SECTION 612: FIRE PROTECTION

Fire hydrants conforming to the design materials and installation standards of the Madison County Engineer shall be provided by the subdivider in all subdivisions where the installation of water mains is required. The hydrants shall be located on common property lines and behind curbs with the pumper connection facing and the hose connections parallel to the street. Hydrants shall be placed at each street intersection and at mid-block for blocks under eight [800] hundred feet in length, but over four [400] hundred feet, and as otherwise required by the National Fire Protection Association but in

no case shall hydrants be spaced more than four [400] hundred feet apart. Hydrants shall also be required at the entrance and end of all cul-de-sacs less than four [400] hundred feet in length and not having circulating water lines. Additional fire hydrants may be required in accordance with the National Board of Fire Underwriters "Standard Schedule for Grading Towns and Cities of the United States with Reference to Their Fire Defenses and Physical Conditions".

The type of hydrant and control valves and the location of the hydrant shall be approved by the Madison county Engineer. The minimum size of any water line serving any hydrant shall not be less than six [6] inches in diameter and should be circulating lines. The size and location of water lines shall be approved by the Madison County Engineer and the Ohio Inspection Bureau for commercial and industrial subdivisions.

SECTION 613: SANITARY SEWER IMPROVEMENTS

The following requirements shall govern sanitary sewer improvements:

- A. Where an adequate public sanitary sewer system is reasonably accessible in the determination of the Regional Planning Commission, public sanitary sewers shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the Ohio Environmental Protection Agency and Madison County Standards. Combinations of sanitary sewers and storm sewers are prohibited.
- B. Where a public sanitary sewer system is not reasonably accessible, the subdivider may provide:
 1. A central treatment plant for the group, provided that such central treatment plant is installed in accordance with Ohio Environmental Protection Agency, the Madison county Engineer and the Madison County Board of Health requirements; or
 2. Lots may be served by individual disposal systems if the requirements of Section 402 [E] are met, with the condition that individual disposal systems shall not be permitted for a major subdivision where the soil limitations for on-site disposal systems have a rating of moderate-severe or severe such soil ratings being determined by the Madison County Subdivision Review Board.

SECTION 614: DRAINAGE IMPROVEMENTS

A. General Statement

The subdivider shall construct all necessary facilities including underground pipes, inlets, catch basins, or open drainage ditches, as determined by the Madison County Engineer, to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. The velocity of flow in an open ditch shall not exceed four [4] feet per second in soil ditches and six [6] feet per second in turf gutters. Paved gutters will be required if it is otherwise likely that destructive erosion will result. Drainage ditches shall not be permitted to discharge into any sanitary sewer facility.

B. Required topography information

The engineer for the subdivider shall provide a topography map of the area to be subdivided at a contour interval of not greater than two [2] foot feet, or as required by the Madison County Engineer. The topography map shall show the following:

1. Existing natural features and land use;
2. Delineation of each watershed area with acreages;
3. Acres draining thru the subdivision of each watershed from upland property owners;
4. Existing subsurface tile with diameters;
5. Existing easements;
6. Proposed subdivision superimposed on the topography map and
7. Any additional information as required by the Madison County Engineer.

C. Storm Sewers

Where an adequate public storm sewer is available at the plat boundary, the subdivider shall construct a storm sewer system and connect with such storm sewer line. If such a storm sewer system is not accessible, natural drainage channels with easements of adequate width shall be provided, as required by the Madison County Engineer and approved by the Regional Planning Commission. Storm sewers requiring greater than seventy-two [72] inch diameter sewers shall be constructed as an open ditch in accordance with the specifications of the Madison County Engineer. All storm sewer design shall be done by a registered professional engineer.

The drainage plan shall consist of the following:

1. A copy of all drainage calculations and grading plans shall be submitted to the Madison County Engineer prior to final plat approval, along with the construction plans and drawings;
2. Computation sheets for the storm sewer design with the design storm information and the incremental acreages contributing to each pipe section;
3. The calculations and cross-sections of existing and proposed open ditches.

The use of perforated tile is encouraged along pavements, sides of lots and rear of lots, in particular where the soil has a rating of moderate and/or severe, so that problems associated with high ground water elevations can be eliminated.

D. Storm Water Drainage

The engineer for the subdivider shall submit to the Madison County Engineer calculations showing runoff characteristics of storm waters before construction and calculations showing runoff characteristics after construction. The Madison County Engineer shall review these calculations and may request of the subdivider to retain or detain the additional increased storm

water runoff [if any] to eliminate storm water damage to lowland property owners. The "Storm Water Design Manual, Mid-Ohio Planning Commission, Columbus, Ohio" may be utilized for determining storm water drainage characteristics.

E. Erosion And Sediment Control

If the subdivider intends to change the grade of the land, or remove the natural topsoil, trees or other vegetation covering thereon, his final construction drawing shall include a plan for erosion and sedimentation control, unless there has been prior determination by the Regional Planning Commission that such plans are not necessary. The plans shall detail the proposed use and contain adequate measures for control of erosion and siltation using guidelines and policies as established by the Madison County Soil and Water Conservation District.

F. Culverts And Bridges

Where natural drainage channels intersect any street right-of-way, it shall be the responsibility of the subdivider to have satisfactory bridges and/or culverts constructed. Where culverts are required, minimum requirements shall be observed as follows: All culverts shall extend across the entire width of the pavement and berm of the proposed street; the cover over the culvert and its capacity shall be subject to approval by the Madison County Engineer; the minimum diameter shall be twelve [12] inches and; depending on existing drainage conditions, headwalls may be required.

G. Final Grading Plans For Lots

The engineer for the subdivider shall establish final grading elevations for lots so that surface water drainage may be maintained after construction of buildings occur. The final grading plans shall be incorporated into the final construction plans of the drainage improvements. Final grading plans may not be required when the density is low, if approved by the Madison County Engineer.

SECTION 615: OVER-SIZE AND OFF-SITE IMPROVEMENTS

The utilities, pavements, and other land improvements required for the proposed subdivision shall be designed of over-size and/or with extensions provided to serve nearby land which is an integral part of the neighborhood service or drainage area as determined by the Madison County Engineer.

SECTION 616: COST OF OVER-SIZE IMPROVEMENTS

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

SECTION 617: EXTENSIONS TO BOUNDARIES

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

If streets or utilities are not available at the boundary of a proposed subdivision, and if the Regional Planning Commission finds the extensions across undivided and undeveloped areas would not be warranted as a special assessment to the intervening properties or as a municipal expense until some future time, the subdivider may be required, prior to approval of the final plat, to obtain necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by subdividers of adjoining land.

SECTION 618: FINAL INSPECTION

Upon completion of all the improvements, the subdivider shall request, in writing, a final inspection by the Madison County Engineer and other public agencies, if applicable, as required under section 711.091 of the Ohio Revised Code.

ARTICLE VII

[REQUIREMENTS FOR PLANNED DEVELOPMENT]

SECTION 700: GENERAL PROVISIONS

Planned Developments are separate entities with distinct characteristics which are intended to be in harmony with the natural site features and surrounding developments. Conventional design standards contained in Article III and Article VI may be waived and modified by the degree necessary to achieve the intent of the special development. However, the project must clearly demonstrate that the natural features of the site are being preserved and that the attributes of the project could not be achieved with strict adherence to conventional regulations. Projects which are designed primarily to circumvent conventional regulations shall not be approved.

Zoning approval of a Planned Development does not constitute either preliminary or final approval of the subdivision.

SECTION 701: COMMUNITY PLANNED DEVELOPMENTS

The intent of these regulations is to accommodate creative and imaginative Planned Developments and to permit utilization of those innovations in land development technology which are in the best interests of Madison County. The purpose of this Section is to waive design requirements by the degree necessary to accomplish the following objectives:

- A. The conservation of natural amenities of the landscape.
- B. The creation of functional and interesting residential areas.
- C. The provision of readily accessible open space.
- D. The separation of pedestrian and vehicular circulation.
- E. The provision of a necessary complement of community facilities.

However, Planned Developments may be exempt from the conventional development standards of these regulations only upon proper justification.

The developer must comply with the appropriate zoning regulations and the review requirements of these regulations. If the project is planned in an unzoned area, the Regional Planning Commission may approve the development provided that the density of the project does not exceed five [5] units per gross acre, the intent and objectives of these regulations are met and the developer provides all necessary information which may be required by the Regional Planning Commission to make an appropriate decision.

SECTION 702

CONDITIONS FOR A PLANNED UNIT DEVELOPMENT

A. STANDARDS

A major element of the Planned Development is privately owned or publicly owned common property within the development. These developments usually contain such features as an internal park network abutting home sites, recreational facilities, and preservation of natural amenities. A Home Owners Association, or in the case of non-residential development, an owners association shall be established to provide for the maintenance of all properties held in common. The design of internal circulation systems shall be sensitive to such points of safety, convenience access to dwelling units and non-residential facilities, separation of vehicular and pedestrian and bicycle traffic, and general attractiveness. Internal streets shall be adequate to carry anticipated traffic and yet provide convenient and safe access. Access for emergency vehicles must be considered.

B. CONFORMITY TO EXISTING STREETS AND THOROUGHFARE PLAN

Whenever a Planned Development abuts or contains an existing or proposed major thoroughfare the right-of-way [ROW] standards as contained in these regulations shall be applicable. If a Planned Development abuts or contains an existing minor collector residential street it must meet the requirements of these regulations.

C. PRIVATE STREETS

Private streets may be permitted in Planned Developments and shall meet the requirements of these regulations unless specifically varied as prescribed for in this Section. Private streets shall be owned and maintained by abutting property owners and other persons to whom the streets provide access.

If owners in the future request that the private streets be changed to public streets, before acceptance of such streets, the owners will bear full expense of reconstruction or any other expense necessary to make the streets fully conform to the requirements applicable at that time for public streets, prior to dedication and acceptance.

Construction and material standards of these regulations shall apply.

D. PUBLIC STREETS

The Regional Planning Commission may require certain streets within Planned Developments to be public if it determines that the project density necessitates the use of public streets and that traffic connections are required to adjacent plats or developments for adequate circulation.

E. CONDOMINIUMS

Chapter 5311 of the Ohio Revised Code provides for the recording of ownership of condominiums. Condominium ownership does not excuse compliance with these regulations whenever appropriate.

F. DEED OUTS

In Planned Developments the Regional Planning Commission will permit the transfer of the simple title for parcels of land large enough to accommodate a unit of a townhouse or "row house" and its accompanying patio, garden, or small yard area. This method of title transfer shall be known as "deed out" and shall only be permitted in projects developed in accordance with the intent and objectives of these regulations and in accordance with a recorded development plan for the project. Projects which are designed primarily to circumvent these regulations, or Chapter 5311 of the Ohio Revised Code shall not be approved.

G. STAGING OF RESIDENTIAL PLANNED DEVELOPMENT

Each state of a Planned Development must be so designed so as to stand independently of future related stages in the event future related stages are not constructed. The construction and provision of all the common open spaces and public and recreational facilities which are shown on the Final Development Plan must proceed at the same rate as the construction of dwelling units.

H. STAGING OF NONRESIDENTIAL CONSTRUCTION

If a Planned Development contains non-residential uses, these uses may be constructed first, but only if the Regional Planning Commission finds and records its finding on the Final Development Plan that the non-residential uses are consistent with the Comprehensive Plan for the community even though the residential area of the Planned Development is not built or not completed.

ARTICLE VIII

[REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE PLAT]

SECTION 800: REQUIRED STATEMENTS

The following statements shall be affixed on the subdivision plat. The Regional Planning Commission may require modification to the statements.

1. Deed Reference

Situated in V.M.S. _____, Township of _____, Madison County, Ohio, containing _____ acres and being (all or part of) the tract as conveyed to _____ and described in deed book _____, page _____, in the Recorder's records of Madison County, Ohio.

2. Owner's Consent and Dedication

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

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, storm water disposal and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. (Signature of owner and/or owners and two witnesses required)

3. Certificate of Notary Public

State of Ohio, Madison County, S.S.

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

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

Notary Public in and for
Madison County, Ohio

4. Certificate of Surveyor

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

Registered Surveyor (name and number)

Note: A similar statement by a Registered Professional Civil Engineer must be placed on the Construction Drawings when the Subdivision involves storm drainage design, culvert construction, bridge construction, street construction, and/or any other construction involving design and approval by a Civil Engineer.

5. Regional Planning Commission Approval

MADISON COUNTY REGIONAL PLANNING COMMISSION: This plat was approved by the Madison County Regional Planning Commission on this _____ day of _____, 20 _____.

(Chairman)

6. Zoning Commission Approval

MADISON COUNTY (OR _____ TOWNSHIP) ZONING COMMISSION:
We the Madison County (or _____ Township) Zoning Commission, do hereby approve and accept this plat on this _____ day of _____, 20 _____.

Zoning Inspector

7. County Engineer Approval

COUNTY ENGINEER: I hereby approve this plat and the construction drawings (if applicable), along with the required estimates for sureties (if any) on this _____ day of _____, 20 _____.

Madison County Engineer

Note: A similar statement by the County Engineer must be on the construction drawings and other documents filed in the County Engineer's Office by the Subdivider.

8. County Commissioners Approval

We, the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this _____ day of _____, 20 _____.

COMMISSIONERS: _____

9. County Sanitary Engineer Approval (or the Madison County Board of Health and/or the Ohio Environmental Protection Agency - if applicable)

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

Appropriate Signature (s)

10. County Auditors Transfer

COUNTY AUDITOR: Transferred on this _____ day of _____, 20 _____.

By _____ County Auditor _____
Deputy

11. County Recorder

Received on this _____ day of _____, 20 _____ at _____ M.

Recorded on this _____ day of _____, 20 _____ at _____ M.

Recorded in plat book No. _____, Page _____, Fee _____.

12. Drainage Statement

The Madison County Commissioners assume no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The easement area of each Lot and all improvements within it shall be maintained continuously by the Lot Owner or by the ditch maintenance program (where applicable). Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard or divert the flow through the watercourse.

Further, the following statement will be required where the drainage improvements are placed on the County Ditch Maintenance Program:

Lots and Owners thereof are subject to assessments for the maintenance of surface and subsurface drainage systems as approved by the Madison County Commissioners, in accordance with the Ohio Revised Code Chapters 6131 and 6137, as recorded in Commissioners Journal _____, Page _____. The Owners of said Lots shall share the costs for maintenance of the _____ (list of the improvements) as follows (statement as to the method of assessments).

ARTICLE IX

[REVISIONS, ENFORCEMENT]

SECTION 900: **RECORDING OF PLAT**

No plat of any subdivision shall be recorded by the County Recorder of Madison County or have any validity until said plat has received final approval in the manner prescribed in these regulations. No final plat shall be recorded after sixty [60] days of its approval.

SECTION 901: **REVISION OF PLAT AFTER APPROVAL**

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

SECTION 902: **SALE OF LAND WITHIN SUBDIVISIONS**

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

SECTION 903: **SCHEDULE OF FEES, CHARGES AND EXPENSES**

The Regional Planning Commission shall establish a schedule of fees, charges and expenses, and a collection procedure for same and others matters pertaining to these regulations. The schedule of fees shall be posted in the Office of the Madison County Commissioners, Court House, London, Ohio. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

SECTION 904: **PENALTIES**

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

1. Whoever violates any rule or regulations adopted by the Board of County Commissioners for the purpose of setting standards and requiring and securing the construction of improvements within a subdivision or fails to comply with any order pursuant thereto is creating a public nuisance and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the County or any citizen thereof. Whoever violates these regulations shall forfeit and pay not less than one hundred [100] dollars nor more than one thousand [1000] dollars. Such sum may be recovered in the Court of Common Pleas of Madison County.
2. A County Recorder who records a plat contrary to the provisions of these regulations shall forfeit and pay not less than one hundred [100] dollars nor more than five hundred [500] dollars, to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Madison County.

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

SECTION 905: VARIANCES

The following regulations shall govern the granting of variances:

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

SECTION 906: APPEAL

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

ARTICLE X

[ENACTMENT]

SECTION 1000: EFFECTIVE DATE

These regulations shall become effective from and after the date of its approval and adoption by the Regional Planning Commission and the Board of County Commissioners after public hearing and certification to the Madison County Recorder. Henceforth, any other regulations previously adopted by the County Commissioners shall be deemed to be repealed. These regulations shall in no way effect any subdivision having received a preliminary approval prior to the effective date provided, however, that no changes to the preliminary plat, as approved, are introduced by the subdivider.

ADOPTED 12 JAN 1981 ATTEST Rebecca A. Yewer
DATE COUNTY CLERK

Robert Edwards
CHAIRMEN, MADISON COUNTY BOARD OF COUNTY COMMISSIONERS

ADOPTED Feb 17 1981 ATTEST Robert C. Dorn
DATE COUNTY ZONING INSPECTOR

Miss. J. H. [Signature]
CHAIRMEN, MADISON COUNTY REGIONAL PLANNING COMMISSION

MADISON COUNTY RECORDER:

These regulations are certified on _____, 198

by _____, with the attached
MADISON COUNTY RECORDER

and adopted plan for the for major streets and highways of the County.

ATTEST _____
ASSISTANT COUNTY RECORDER

Note: The Madison County Recorder's signature will only appear on the original copy certified and on file in the Office of the Madison County Recorder.

MADISON COUNTY SUBDIVISION REVIEW BOARD

MINOR SUBDIVISION REPORT

Report number [same as the application no.]: _____

List meeting date (s) between the Review Board and the Subdivider:

_____ ; _____ ; _____

Location [Township] _____ V.M.S. _____

Road _____

Owners name of property _____

Subdivider's name [if different from owner] _____

Address for contact: _____

Telephone: _____

Explanation of proposed minor subdivision [lot size, etc.]

State requirements for approval in accordance with Article IV of the Subdivision Regulations:³

Note: Attach copies of this report to the application distributed as required

Secretary of Review Board

Date

MADISON COUNTY SUBDIVISION REVIEW ROAD

APPLICATION FOR MINOR SUBDIVISION APPROVAL

[Action must be taken within seven (7) working days after the submission of this application]

Application number [same as the report number if applicable] _____

Date filed: _____; Applicants name and address [with signature]:

(Names typed or printed) (Signature)

(Address) (Telephone No.)

“We the undersigned, hereby approve (or disapprove) this application for a minor subdivision, stating that the above named Applicant has (or has not) met the requirements of our Office and the Madison County Regional Subdivision Regulations.”

Note: State “approved” if the Applicant has met the requirements. Further, a statement is required for reasons of disapproval if the requirements are not met by the Applicant. The Zoning Inspectors signature certifies that the zoning is correct [Township or County].

Madison County Engineer: _____; Statement: _____
(signature)

_____, Date: _____

Madison County Board of Health: _____; Statement: _____
(signature)

_____, Date: _____

County or Township Zoning Inspector: _____, Date: _____
(Signature)

Amount of fee with this application [\$10 per lot] _____

Additional Comments of Statements: _____

Note: Copies of this Application must be sent to the Commissioners, Regional Planning Commission and to the Applicant. Also attach the Minor Subdivision Report to this Application [if applicable].

**APPLICATION
FOR
FINAL APPROVAL OF A MAJOR SUBDIVISION**

To be completed by the Clerk of the Madison County Commissioners: Retain the original for the Madison County Commissioners, attach one copy to the plans and submit a copy to the Review Board and one copy to the Applicant.

Application number: _____; Date _____.

Applicant's name, address and telephone number:

Telephone: _____

Owner of land: _____ Telephone: _____

Address: _____

Location of Subdivision: Township: _____
Road: _____
V.M.S.: _____

Type of Subdivision [Residential, Commercial, Industrial, Planned Unit Development]:

Acres within Subdivision: _____

Statement to be completed by the Applicant:

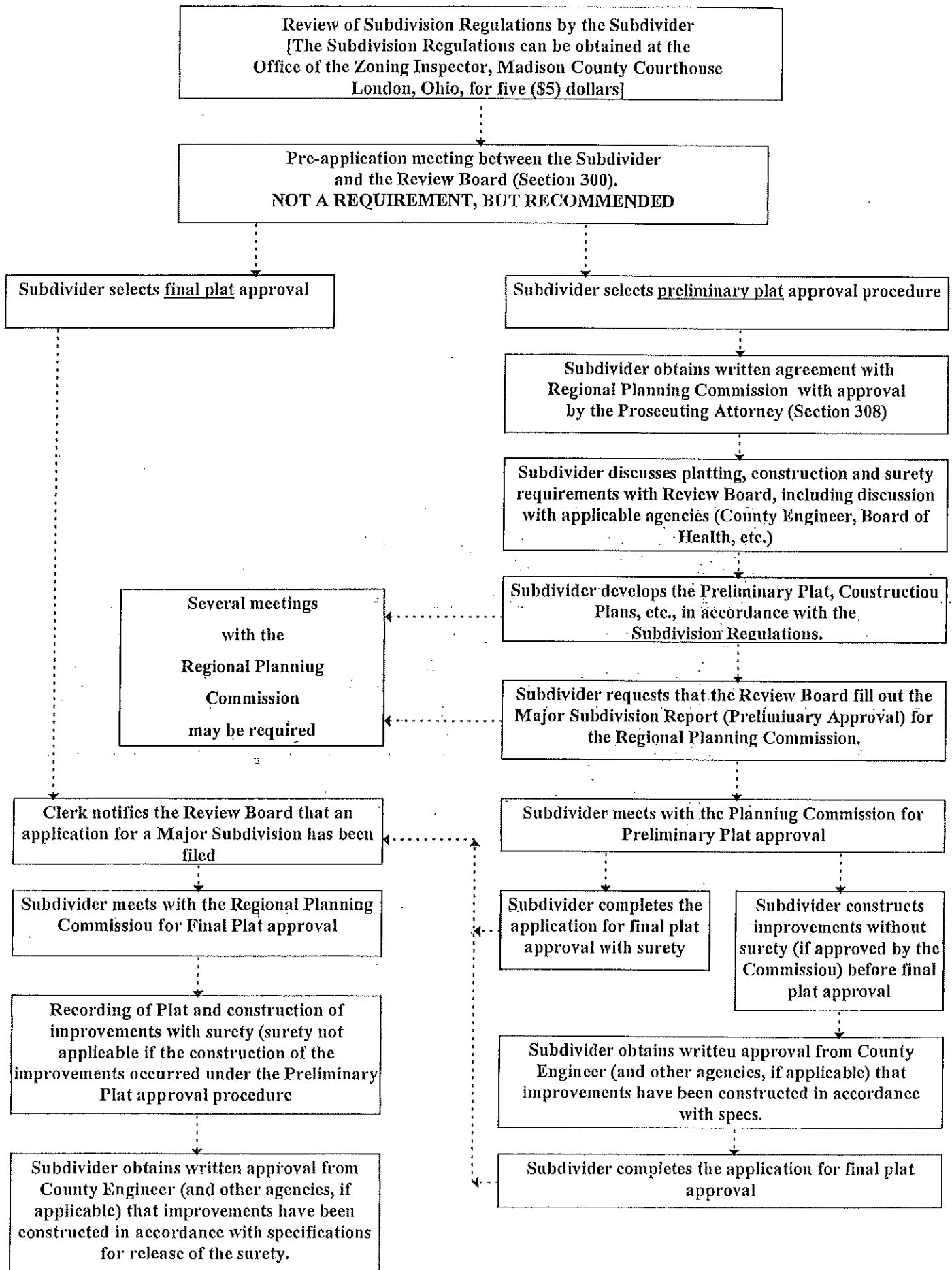
I _____, have reviewed the Madison County Regional Subdivision Regulations, and hereby state that the final plat, construction plans, supplementary information and surety [if applicable] presented to the Clerk of the Madison County Commissioners on this _____ day of _____, 20____ are in accordance with said Regulations, and further; that the land within the proposed Subdivision is properly zoned. I understand that the fee will not be returned, whether the Subdivision is approved or not approved.

Signature of Applicant

Signature of Clerk

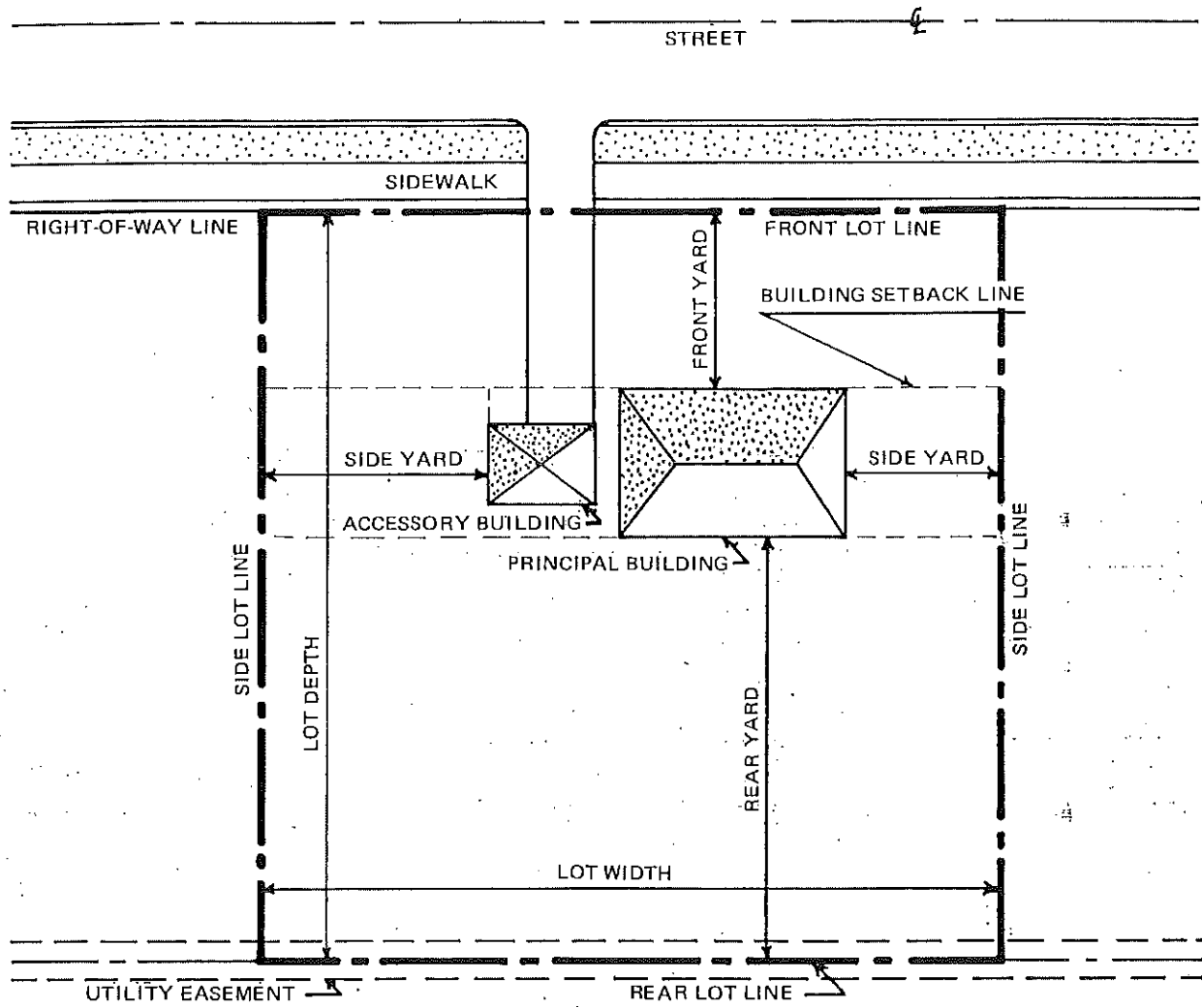
Fee: \$10 per lot, with a maximum of \$250 for Residential Subdivisions. Fee of \$100 for any other type of subdivision. The amount of fee submitted is _____, made payable to the Madison County Commissioners by _____.
Cash, certified check or other.

**MADISON COUNTY REGIONAL PLANNING COMMISSION
*FLOW CHART OF THE SUBDIVISION REGULATIONS**



***NOTE: THIS PROCEDURE DOES NOT INCLUDE ZONING REQUIREMENTS. IT IS THE OBLIGATION OF THE SUBDIVIDER TO

The following illustrations clarify and explain selected definitions from Article 2.

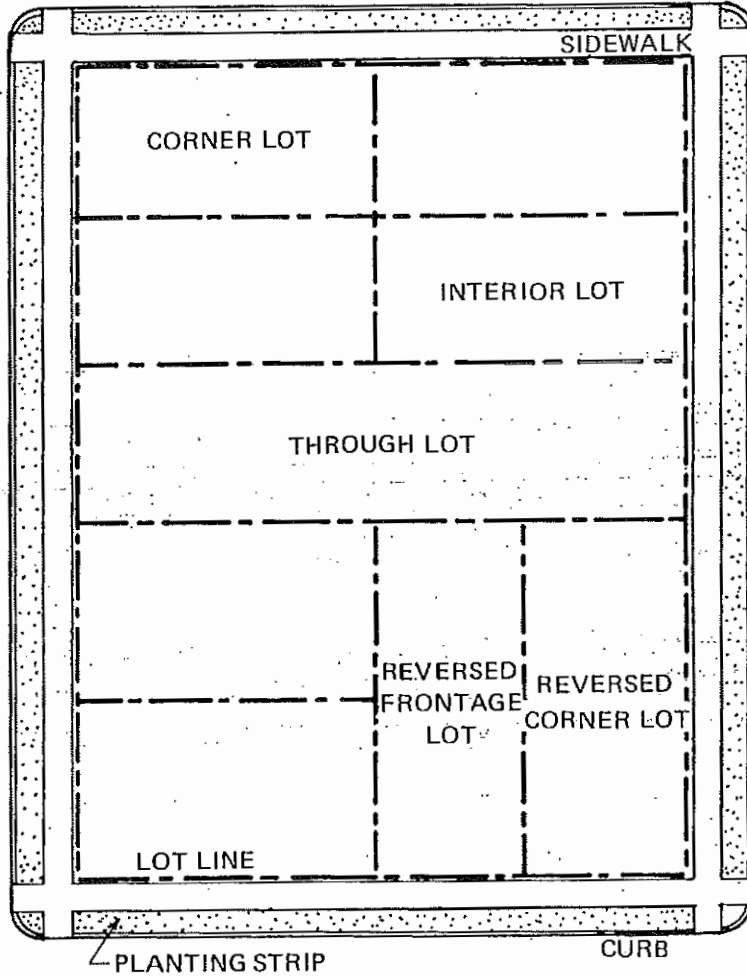


LOT AREA= TOTAL HORIZONTAL AREA

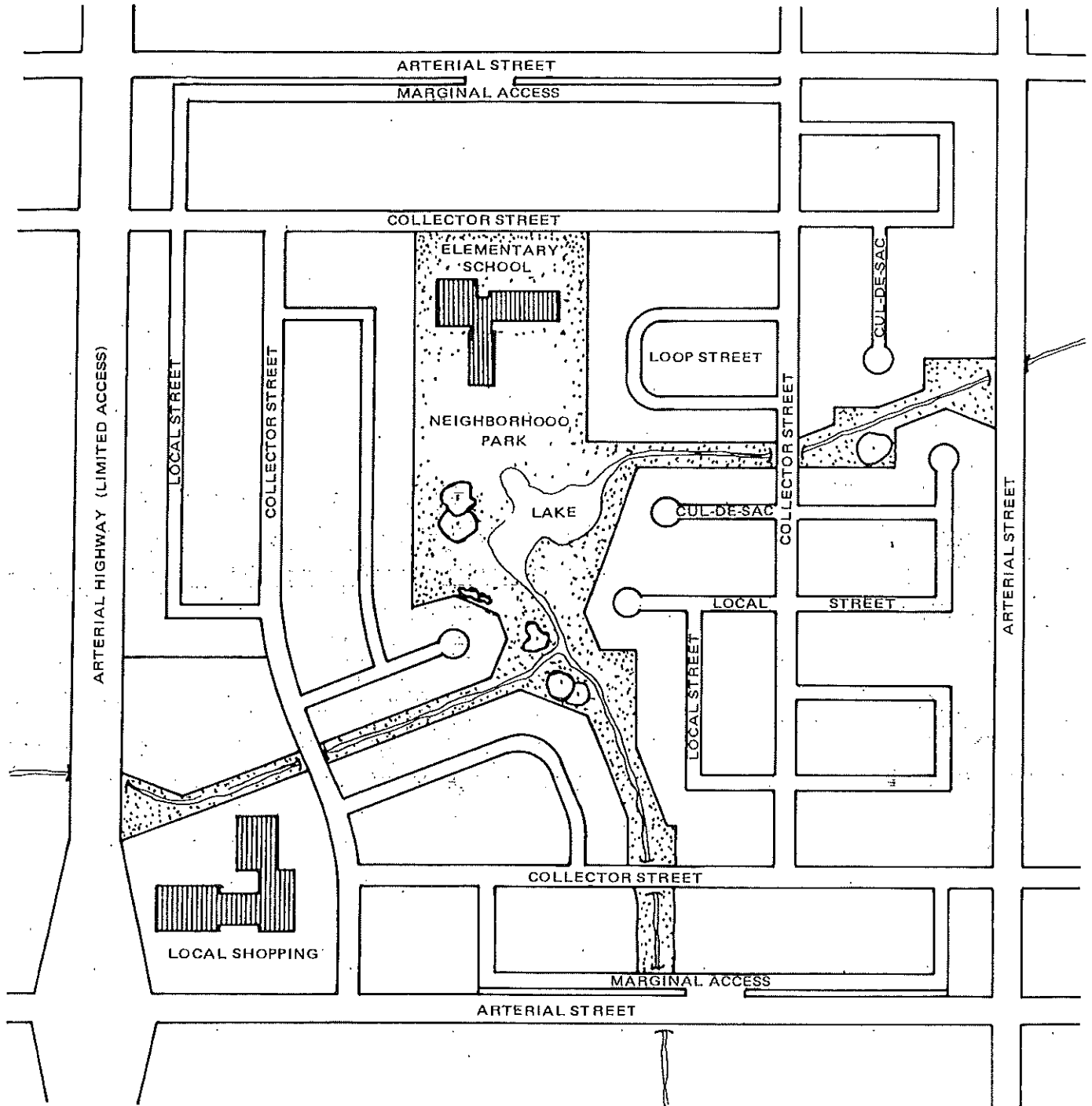
LOT COVERAGE= PER CENT OF LOT OCCUPIED
BY BUILDING

LOT TERMS

STREET

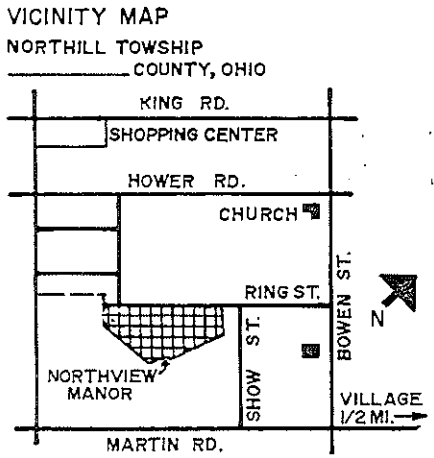
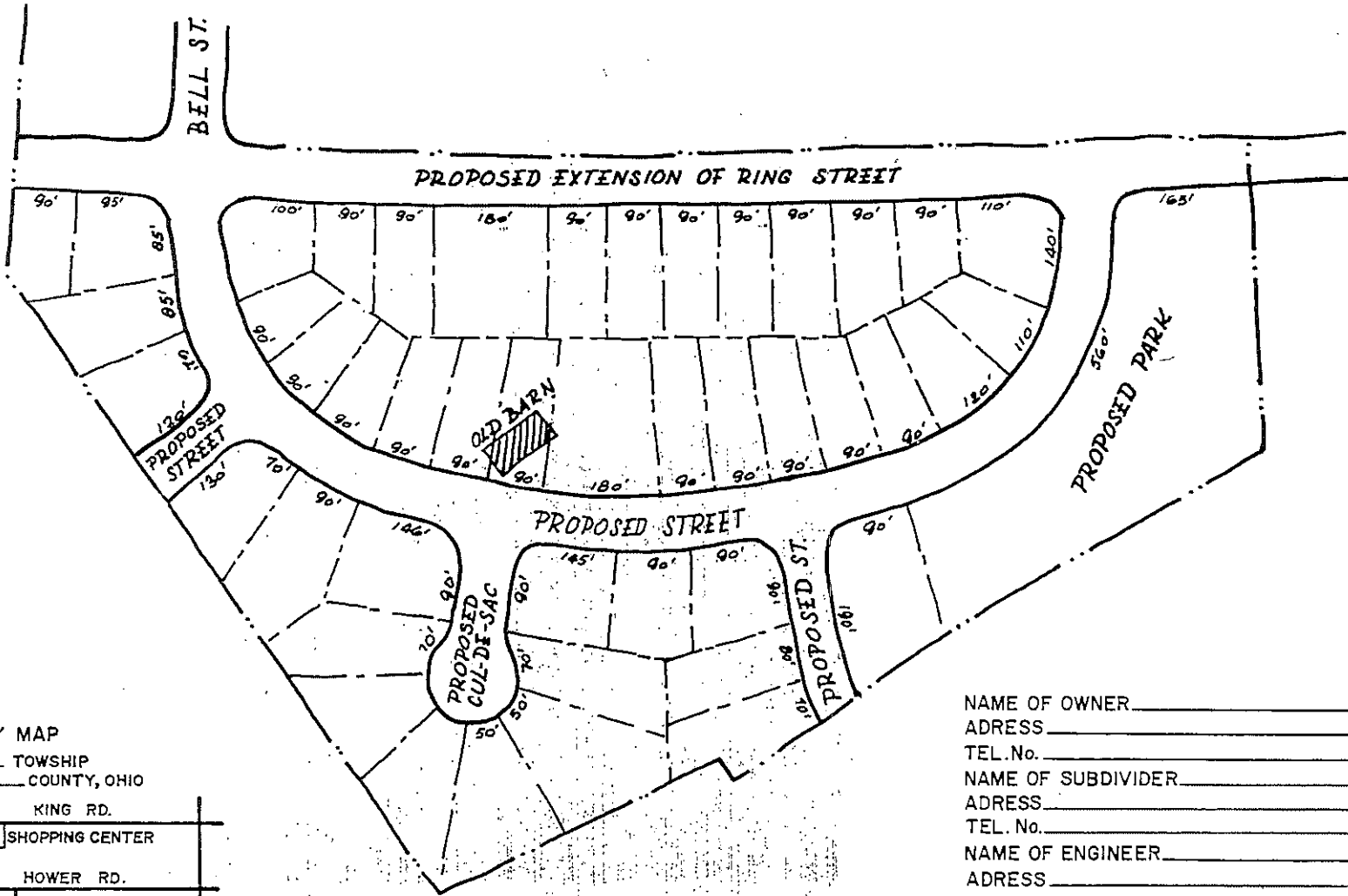


TYPES OF LOTS



CLASSIFICATION OF THE THOROUGHFARE SYSTEM

TYPICAL
PREAPPLICATION SKETCH



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

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

NORTHVIEW MANOR
 NORTH HILL TOWNSHIP, _____ COUNTY, OHIO

SCALE IN FEET
 0 100 200 300 400 500

MORNINGVIEW SUBDIVISION
 RECORDED MAY 21, 1942
 P.B. 100 PG. 5
 100% BUILT UP

BELL ST. (EXISTING)
 25' PAVMT WIDTH
 60' R/W

AVAILABLE UTILITIES
 IN BELL ST.
 • 8" SANITARY SEWER - 7' DEEP
 • 30" STORM SEWER - 9' DEEP
 • 6" WATER LINE
 • GAS LINE, ELECTRIC & TELEPHONE POLES ON WEST SIDE OF STREET

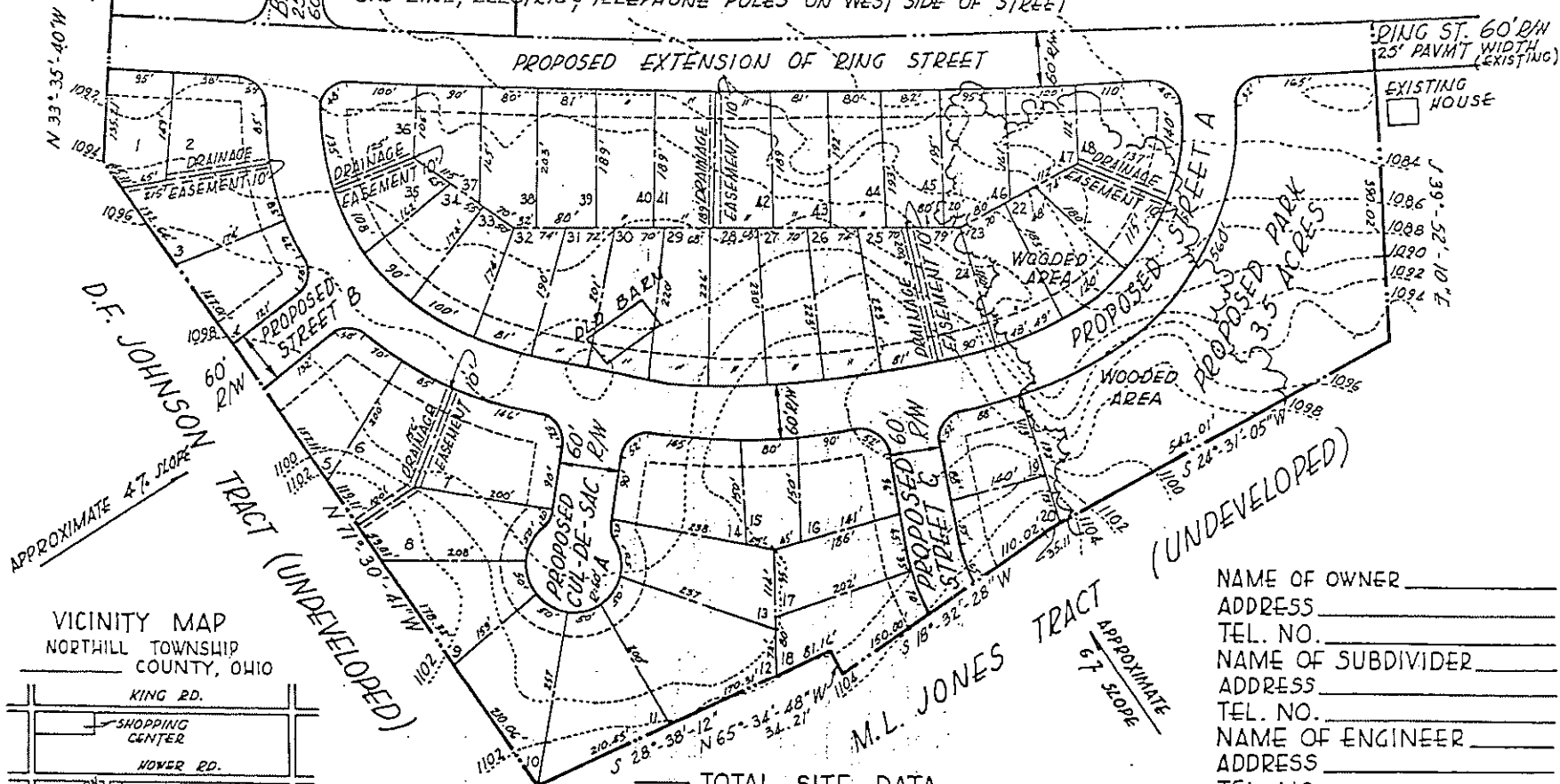
APPROXIMATE
 3.7% SLOPE

D. J. SMITH TRACT (UNDEVELOPED)

PROPOSED EXTENSION OF RING STREET

BELL ST. 60' R/W
 25' PAVMT WIDTH (EXISTING)

EXISTING HOUSE



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

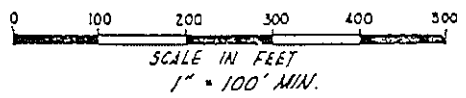
TOTAL SITE DATA

NO. OF RESIDENTIAL LOTS - 48
 TYPICAL LOT SIZE - 85'x 200'
 AREA IN PARK - 3.5 Ac.
 AREA IN STREETS - 4.8 Ac.
 AREA OF SUBDIVISION - 25.03 Ac.

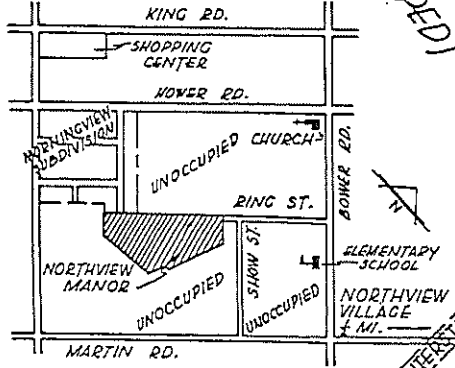
ZONING - ENTIRE AREA ZONED FOR ONE FAMILY RESIDENTIAL "A" - MIN. LOT SIZE 16,000 SQ. FT. - YARD REQ'TS FRONT YD. - 30', REAR YD. - 25' SIDE YD. - 10'.

PRELIMINARY SUBDIVISION PLAT
 NORTHVIEW MANOR
 NORTHILL TOWNSHIP, _____ COUNTY, OHIO
 PART OF ORIGINAL LOT NUMBER 95

REGISTERED CIVIL ENGINEER



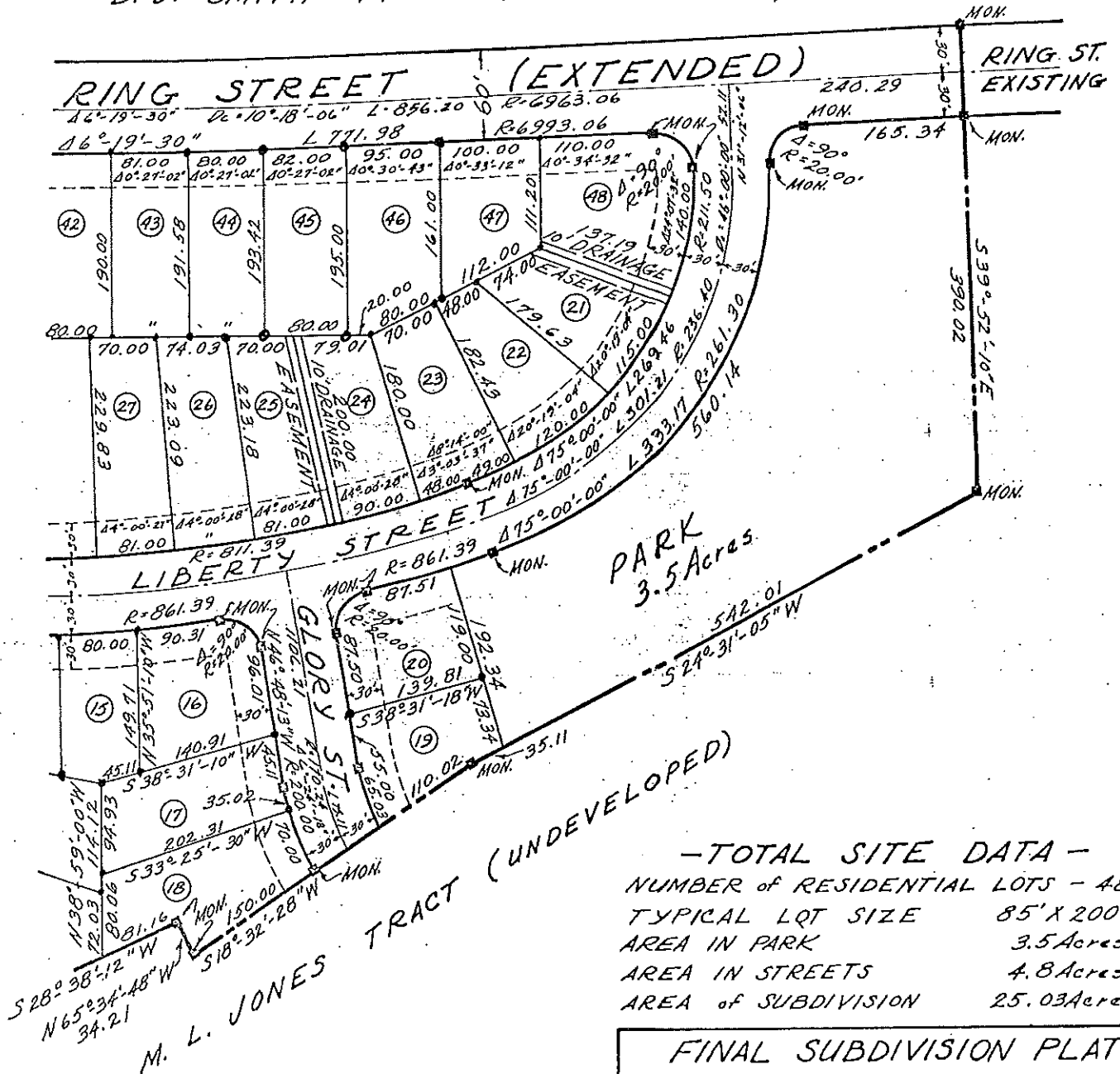
VICINITY MAP
 NORTHILL TOWNSHIP
 COUNTY, OHIO



PRELIMINARY SUBDIVISION PLAT
 TYPICAL

TYPICAL FINAL SUBDIVISION PLAT

D. J. SMITH TRACT (UNDEVELOPED)



-TOTAL SITE DATA -

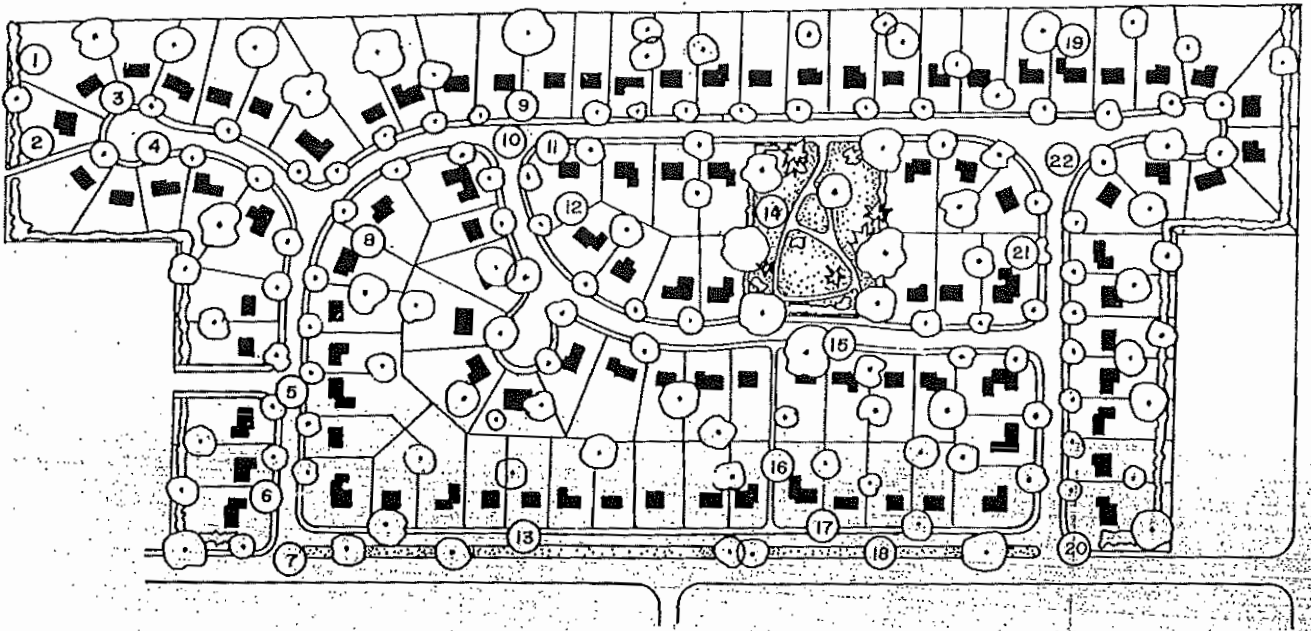
NUMBER OF RESIDENTIAL LOTS -	48
TYPICAL LOT SIZE	85' X 200'
AREA IN PARK	3.5 Acres
AREA IN STREETS	4.8 Acres
AREA OF SUBDIVISION	25.03 Acres

FINAL SUBDIVISION PLAT
NORTHVIEW MANOR
TWP., _____ COUNTY OHIO
LOT No.

REGISTERED CIVIL ENGINEER
DATE:

SCALE 1" = 100'

EXAMPLE OF A SUBDIVISION



- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. 15 foot easement for planting screen to provide protection from non-residential use.</p> <p>2. 10 foot walk easement gives access to school.</p> <p>3. Cul-de-sac utilizes odd parcel of land to advantage.</p> <p>4. Turn-around right-of-way 100 feet in diameter.</p> <p>5. Street trees planted approximately 50' apart where no trees exist.</p> <p>6. Additional building setback improves subdivision entrance.</p> <p>7. Street intersections of right angles reduce hazards.</p> <p>8. Lot side line centered on street end to avoid car lights shining into residence.</p> <p>9. Residences opposite street end set back farther to reduce glare from car lights.</p> <p>10. Three-way intersections reduce hazards.</p> <p>11. Property lines on 30' radii at corners.</p> <p>12. Lot side lines perpendicular to street right-of-way lines.</p> <p>13. Secondary roadway eliminates hazard of entering major thoroughfare from individual driveways.</p> | <p>14. Neighborhood park located near center of tract. Adjacent lots wider to allow for 15 foot protective side line setback.</p> <p>15. Pavement shifted within right-of-way to preserve existing trees.</p> <p>16. 10 foot walk easement provides access to park. Adjacent lots wider to allow for 15 foot protective side line setback.</p> <p>17. Variation of building line along straight street creates interest.</p> <p>18. Screen planting gives protection from noise and lights on thoroughfare.</p> <p>19. Lots backing to uncontrolled land given greater depth for additional protection.</p> <p>20. Low planting at street intersections permits clear vision.</p> <p>21. Wider corner lot permits equal building setback on each street.</p> <p>22. Platting of block end to avoid siding properties to residences across street.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|