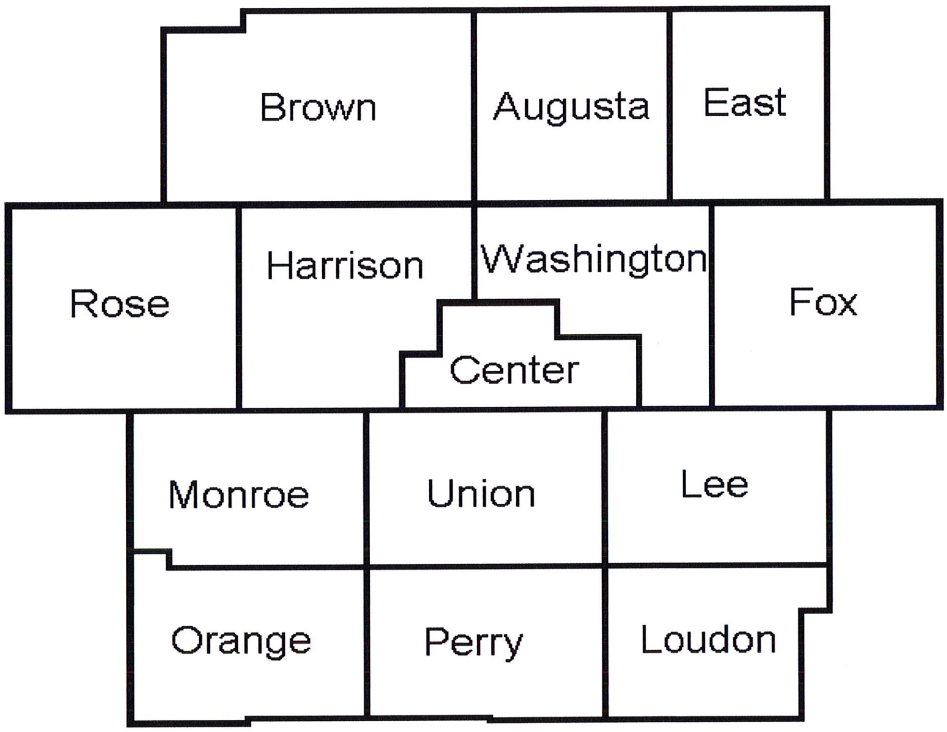
CARROLL COUNTY, OHIO

SUBDIVISION REGULATIONS



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PICK-UP

Carroll County Ohio
Subdivision Regulations

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SECTION I

INTRODUCTION

1.1 Necessity

Each year throughout the county and on the borders of the municipalities within the county, new subdivisions and new individual lots come into existence; Federal, State, and County highway construction tend to accelerate this development. A portion of the subdivision activity will be used to lay out large tracts for airports, industrial development and institutional uses, but most of it will be used for residential building sites, schools, parks, and neighborhood shopping centers or items commonly known as subdivision platting activity. The regulation of this subdivision activity is becoming widely recognized as a method of insuring sound community growth and serves as a means to help for safeguarding the interests of the home owner, subdivider, and local government.

Regulations controlling land subdivisions are perhaps the most important guiding instrument and undoubtedly require the greatest amount of cooperation between the local government and the developer. These regulations are intended to provide procedures and standards in order to promote a sound working relationship between the governmental officials responsible for community design and upkeep and the prospective land developer.

1.2 Principles of Neighborhood Design

Just as the church was the essential dominant social factor of the medieval city, the focuses of social activity in the modern city are the home, school, and church. With all their specialized communal aids, they constitute the essential nucleus of the neighborhood unit.

In the modern city a neighborhood has physical boundaries and identifiable characteristics. Its pattern is determined by the need for isolating the school and the home from the dangers of high-speed traffic movements, noise, and through-traffic, which, for the most part, should never pass through a neighborhood. Generally such traffic movements should circumvent the neighborhood and define its physical boundaries. Whatever the traffic filters into the neighborhood should be destined therein and move at a pace which respects the rights of the pedestrian.

Any proposed subdivision should definitely conform to the provision of any overall plan of the area where the subdivision would be located. This enables several subdivisions to be grouped together to form a neighborhood unit.

SECTION II

ADMINISTRATION

2.1 **Name**

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

2.2 **Administering**

It shall be the responsibility of the Commission to administer these regulations except where specific authority is given to some other county office as set forth in these regulations.

2.3 **General Purposes**

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

1. The proper arrangement of streets or highways in relation to existing or planned streets or highways or to the general plans of the various political subdivisions of the County to insure development of land to obtain harmonious and stable neighborhoods with safe and convenient vehicular and pedestrian circulation.

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

3. Design to allow ample and convenient space for schools, utilities, access for firefighting equipment, recreation, light, and other public purposes.

4. Insure accurate surveying of land and the preparation and recording of plats.

5. The assurance that subdivision improvements are properly installed and completed in compliance with the standards contained herein.

2.4 **Authority**

These regulations are enacted under the authority granted in Chapter 711 of the Ohio Revised Code.

2.5 Effective Date

These regulations shall be effective following adoption by the Carroll County Regional Planning Commission and the Board of County Commissioners after public hearing and upon certification to the County Recorder in accordance with Chapter 711 of the Ohio Revised Code as amended. These regulations shall in no way affect any subdivision having received preliminary approval by the County Commissioners prior to the effective date provided, however, that no chances to the approved preliminary plan are introduced by the Subdivider.

2.6 Jurisdiction

These regulations shall be applicable to all subdivisions of land as hereinafter set forth:

A. The subdivision of land located in the unincorporated areas of the County except the territory which is within three (3) miles of the corporate limits of a city or within one and one-half 1-1/2) miles of the corporate limits of a Village, either of which has enacted platting jurisdiction of said three miles or one and one and one-half miles territory as set forth in Section 711.09 of the Ohio Revised Code.

B. The subdivision of land located in the unincorporated areas of the County within three (3) miles of the corporate limits of a City, or within one and on-half (1-1/2) miles of the corporate limits of a Village, either of which having platting jurisdiction, whenever the Commission and the City or Village Planning Commission of that City or Village shall have entered into an agreement in writing pursuant to section 711.10 of the Ohio Revised Code.

2.7 Scope

A. Divisions of land subject to the provisions of these regulations are:

1. The division of any parcel into two or more lots, or pieces, any one of which is less than five (5) acres.

2. The dedication of right-of-way and easements.

3. The dedication of open spaces.

4. The sale or exchange of parcels between adjoining owners where no additional building sites are created. (See Section 4.2.02)

B. Division of land not subject to the provisions of these regulations are:

1. The division of land into parcels of more than five (5) acres each not involving any new streets, roads, or easements of access.

2.8 Interpretation

The provisions of these regulations shall be held to be minimum requirements. Whenever these provisions are different from the requirement of other lawfully adopted regulations, the more restrictive rule or higher standard shall prevail.

2.9 Variances

"All variances noted in these subdivision regulations shall be subject to final approval only by the Carroll County Regional Planning Commission." If strict adherence to the letter of these regulations creates extraordinary difficulties or undue hardships because of topographical or other exceptional conditions, the Planning Commission may authorize variations subject to whatever conditions and safeguards found necessary, provided the general intent and spirit of these regulations are enforced.

2.10 Amendment

These regulations, or any part hereof, may be amended from time to time by the Regional Planning Commission, provided, however, that no such amendment shall become effective until the Board of County Commissioners holds a public hearing concerning said amendment and subsequently approves it as specified in the appropriate sections of the Ohio Revised Code . (711.32)

2.11 Separability

Should any section, clause, or provision of these regulations be declared invalid in a court of law, such action shall in no way effect the validity of these regulations as a whole or any other part thereof.

2.12 Enforcement

It shall be the duty of the Commission and its staff, together with other appropriate county offices, to enforce these regulations within all areas under the subdivision jurisdiction of the Commission.

2.13 Notice

The enforcement office of the appropriate agency shall serve a written notice or order upon the person responsible whenever he finds that any work is being done or any transactions are being made in violation of the provisions of these regulations or in violation of a detailed statement or plan submitted and approved. Such notice shall direct the discontinuance of any illegal action and the remedying of the condition that is in violation of the provisions and requirements of these regulations.

In case such notice or order is not promptly compiled with, the enforcement officer of the appropriate agency shall notify the other public offices, utility companies, and other officials concerned therewith and shall request the same to withhold their approval and stop all services to the property where such violation is concerned and to refuse such services until these regulations are compiled with. The enforcement officer of the appropriate agency, in any case may also request the County Prosecutor to institute the appropriate action or proceedings at law of equity to restrain, correct, remove, or prosecute such violation.

2.14 Penalty

Violation of these regulations is subject to the penalties as set forth in Section 711.02 of the Ohio Revised Code or any amendment thereof, which states as follows:

"Whoever willfully violates any rule or regulation adopted by the legislative authority of a municipal corporation or a board of County Commissioners pursuant to Section 711.101 of the Revised Code or fails to comply with any order issued pursuant thereto, shall forfeit and pay not less than ten nor more than one thousand dollars.

Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of the County in which the land lies relative to which such violation occurred, by the legal representative of the village, city or county, in the name of such village, city, or county and for the use thereof. (10-6-55)"

2.15 Appeal

Rights of appeal shall be set forth in Chapter 711.10 or other applicable sections of the Ohio Revised Code.

2.16 Reconsideration

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

2.17 Fees

The Subdivider shall pay a fee to the Carroll County Treasurer at the time of submission of a preliminary plat and at the time of submission of a final plat. This fee for plat review and processing shall be in addition to the fees required by the County Engineer and County Sanitary Engineer for inspection of any improvements to be installed, and also in addition to the normal fee for final plat recording.

The fee for review and processing shall be based on the number of lots within the proposed subdivision and shall be computed from the following schedule:

Preliminary Plat Fees - $100 + $10 a lot
Final Plat Fee - $100 + 10 a lot
Re-platting - $40.00

SECTION II

DEFINITIONS

3.1 Interpretation of Terms or Words

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

1. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

2. The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular.

3. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement and the word "should" is a preferred requirement.

4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."

5. The word "lot" includes the words "plot" or "parcel".

Alley:
A public right-of-way reserved as a secondary way of access to abutting property whose principal frontage is on some other thoroughfare used for services purposes and not for general travel. Dead-end alleys will not be permitted.

ASTM:
American Society for Testing and Materials

Bench Mark:
An established elevation point, generally identified as "BM" printed on a map. It is preferable to have a "BM" established relative to the U.S.G.S sea level datum.

Board:
The Board of Carroll County Commissioners or their designated representatives.

Butt Lot:
A lot whose side line abuts the rear line of another lot.

City/Village Planning Commission:
The commission established by a municipality for the purpose of controlling platting within the corporate limits of that municipality and within their jurisdiction.

Commission or Planning Commission:
The Carroll County Regional Planning Commission

Comprehensive Plan:
The plan, or parts thereof, which has been adopted by the Commission, showing its recommendations for such systems as: parks and recreation facilities, water supply, sewerage and sewage disposal, solid waste disposal, transportation, highways, civic centers and other public improvements which affect the development of the county.

Contour Line:
A line connecting points of equal elevation long the side of a slope.

Corner Lot:
A lot abutting upon two streets at their intersections.

County:
Carroll County, State of Ohio.

Crosswalk:
A right-of-way, dedicated to public pedestrian use, which cuts across a block or street.

Cul-de-sac:
A short street with only one end open to vehicular traffic and the other end permanently terminated by a safe and convenient vehicular turnaround as required by these regulations.

Dead-end Street:
A Street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future.

Developer:
Any person, partnership or corporation, or duly authorized agent who commence proceedings under these regulations to effect a subdivision or land hereunder for himself or for another.

Double Frontage Lot:
A lot fronting on two streets other than a corner lot.

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

Engineer:
A registered engineer authorized to practice engineering as defined by Engineer's Registration Act of the State of Ohio.

Expressway:
A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at intersections.

Flood Plain:
That portion of a valley adjacent to a river or creek channel which is under water when the water overflows its normal channel.

Freeway:
An expressway with full control of access.

Frontage:
The linear distance whether straight or curved, along the right-of-way or easement line of a street upon which a lot abuts.

Frontage Road:
A minor street generally parallel to a major thoroughfare so designed as to intercept, collect, and distribute traffic desiring to cross, enter or leave such thoroughfare, and which provides access to abutting properties.

Grade:
The slope expressed as a percent which indicates the rate of change of elevation in feet per hundred feet.

Highway:
A general term denoting a public way for purposes of travel, including the entire area within the right-of-way.

Improvement:
Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, grading, street signs and plantings, and other items normally associated with the development of raw land into building sites.

Inspection Fee:
A fee charged to the developer by the County or their agent for the inspection of the construction of applicable improvements.

Intermediate Highway:
A highway which carries light traffic volumes and is a part of the local circulation system.

Jog:
An offset in alignment of one of the streets at an intersection.

Key Map:
A drawing at a reduced scale located on a plate to locate and orient the subdivision being shown within its area of the County.

Local Street:
A highway used primarily for access to abutting properties.

Lot:
Any parcel of land containing less than five acres.

Lot Area:
The area of the lot exclusive of the public right-of-way.

Lot Depth:
The average horizontal distance between the front and rear lot lines.

Lot Width:
The horizontal distance between the side lot lines at the minimum building set back line.

Major Highway:
A highway which carries a large volume of traffic (usually State and Federal Routes).

Major Subdivisions:
Any subdivision other than a minor subdivision.

Major Thoroughfare Plan:
A highway used as a neighborhood collector.

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

O.R.C.
Ohio Revised Code, as amended.

Pavement:
That portion of a highway having an improved hard surface.

Performance Bond (or Surety Bond):
An agreement by and between a subdivider or developer and a bonding company in favor of the Board of County Commissioners for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specification within the time prescribed by the developer's agreement.

Plat:
The map or drawing on which the developer's plan of a subdivision is presented to the Planning Commission (in preliminary form) for approval and, after such approval, is presented (in final form) to the County Recorder.

Regulations:
Subdivision Regulations for Carroll County, Ohio.

Reserves:
Parcels of land within a subdivision that are intended for future use.

Right-of-way:
A strip of land dedicated for "Public" or "Private" usage as means of ingress and egress. The width between property lines of a street, alley, crosswalk or easement.

Subdivider:
Any landowner or his agent who undertakes the subdivision of land. (See Developer)

Subdivision:
In accordance with Section 711.001 of the Ohio Revised Code:

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

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

Surveyor:
A registered surveyor as defined by the Registration Act of the State of Ohio.

Topography:
The features of and on the earth, including relief, vegetation, water along with man-made improvements.

Variance:
See Section II, Paragraph 2.9.

Walkway:
A right-of-way for pedestrian use.

Watercourse:
The natural course or an artificial channel, in which a steady or intermittent flow of water occurs or is provided for.

SECTION IV

PROCEDURE FOR SUBDIVISION APPROVAL

4.1 Pre-Application Discussion

Subdivider and Staff:
Prior to the subdivision of any land, the subdivider may discuss informally with the Planning Staff, the property proposed for subdivision with reference to existing regulations and procedures at this time it shall be determined by the staff whether it is a major or minor subdivision.

4.2 Minor Subdivisions of land for which a plat is not required.

4.2.01 Subdivision Involving Five Lots or Less:

Whenever a subdivision of a parcel of land shown as a unit on the last preceding tax roll (duplicate) is proposed along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five (5) lots including the original tract, the said subdivision may be submitted to the Commission for approval without a plat. If the Commission, acting through its staff, is satisfied that such proposed subdivision is not contrary to applicable platting, subdividing or zoning regulations, it shall within seven(7) full working days after submission approve or deny such proposed subdivision. Thereafter when the Commission is presented a conveyance of a parcel of said subdivision, the same shall be stamped "Approved, No Plat Required, Carroll County Regional Planning Commission" and signed by the Regional Planning Director or by any other authorized representative.

4.2.02 Sale or Exchange of Parcels Between Adjoining Lot Owners

When the sale or exchange of parcels between adjoining lot owners does not create an additional building site or sites as defined by zoning or these regulations or reduce the original tract below the requirements of zoning or these regulations, then the owner may proceed as specified in (1) above.

Although a plat is not required in (1) or (2) above, a drawing, based on a survey showing location of property and giving such other pertinent information as may be necessary, shall be required.

The foregoing procedure for transfer without plat is covered by Section 711.131. O.R.C.

CHART OF PROCEDURE STEPS FOR A SUBDIVISION

Action Initiated by Subdivider				Action By Planning Commission
Pre-Application Discussion with familiarization with regulations (Sec. 4.1)	(1)	Pre-Application	(2)	Provide subdivider with information and help
Has a sketch plan prepared and submits it to the Commission (Sec 4.3.1)	(3)		(4)	Reviews sketch plan and makes recommendations
Has a preliminary plat prepared and files it with Commission (Sec. 4.3.2)	(5)	Preliminary Plat	(6)	Staff reviews preliminary plat and makes recommendation (Sec. 4.3.4 & 5)
Has detail improvement plans prepared and approved (Sec. 4.3.7)	(8)		(7)	Acts on preliminary plat and notifies subdivider (Sec. 4.3.4 & 5)
Has final plat prepared and files it with Commission (Sec. 4.3.7)	(9)	Final Plat	(10)	Staff reviews final plat and makes recommendations (Sec. 4.3.8)
Records Final Plat (Sec. 4.3.12)	(13)		(11)	Acts on final plat and notifies subdivider (Sec. 4.3.9 & 10)
			(12)	Board of Commissioners approves plat. (Sec. 4.3.11)

4.3 Major Subdivisions Involving More than Five Lots – Processing Steps

Pre-Application Sketch Plan:

1. Subdivide: Provides pencil sketch preferably to scale showing the tentative layout of the proposed subdivision. Information to be shown on the sketch plan is given in Section 8.1.

   The overall feasibility of the subdivision can be determined by consultation of the subdivider and planning staff by making use of the pencil sketch, tax maps. U.S.G.S Topographic Maps, highway maps, soil maps, comprehensive plans, thoroughfare plan, zoning maps and any other information available without doing field surveying. This enables the subdivider to avoid excessive expenses on a subdivision at the very beginning.

Preliminary Plat:

2. Subdivider: If the pre-application discussion of a major subdivision is favorable, the subdivider shall file in the Commission office, at least fifteen (15) working days before the next scheduled Commission meeting, a written application along with the appropriate fee and 10 copies of a Preliminary Plat covering the entire parcel under consideration, together with plans and other supplemental material as specified in Section 8.2.

3. Staff Procedures:

   A. Review the application and Preliminary Plat for conformity to Subdivision Regulations, Comprehensive County Plans, Major Thoroughfare Plan, Zoning, if any, and other applicable laws

   B. Negotiate with subdivider on changes deemed advisable.

   C. Circulate copies of the plat to other governmental agencies having jurisdiction, (See Appendix for distribution) asking for comments to be returned within ten (10) working days.

   D. Place summary of staff review on the agenda of the next Commission meeting for official action.

4. Commission: Acts on Preliminary Plat – Gives approval, approval with modifications, or disapproval within thirty (30) days of the date of the meeting.

5. Staff: Notes the action of the Commission on two (2) copies of the Preliminary Plat and attaches any conditions determined, one (1) copy is retained by the Commission and the other is returned to the Subdivider along with written notice of the Commission's action.

(See Section 8.2 for information which is to be supplied on the Preliminary Plat.)

Detail Design Period

6. Subdivider

   A. Employs a surveyor to survey the subdivision boundary and prepare the Final Plat

   B. Employs an engineer to prepare detail construction plans for all proposed improvements (See Section 8.2 & 8.4)

   C. Submits prints of the construction drawings to the Commission Office, County Engineer, and/or County Health Department for review and works with these offices to make any changes necessary.

   D. Obtains approval of the construction drawings from the County Engineer and/or County Health Department by having the responsible official sign the original tracings of the plans.

   E. Provides a guarantee, satisfactory to the Board of County Commissioners, which insures the construction to completion of all improvements or has already constructed the improvements according to these regulations, has a final construction inspection of them performed by the County Engineer and/or County Health Department and approval by them certified to the Board of Commissioners. (See Section 7.3)

   F. Provides sufficient assurance of maintenance as set forth in Section 7.7.03 of these regulations.

Final Plat

7. Subdivider: Files in the Commission Office ten (10) copies of the Final Plat which:

   A. Is filed at least fifteen (15) working days before the next regularly scheduled Commission meeting;

   B. Is accompanied by a written application and the appropriate fee;

   C. Conforms to the approved Preliminary Plat but may incorporate changes which were necessitated or resulted from the design of the improvements and which were cleared with the Commission staff and conforms to Section 8.5 of these regulations;

   D. May constitute only that portion of the approval Preliminary Plat which the subdivider intends to record and develop at the time;

   E. Is filed within twelve (12) months of the date of approval of the Preliminary Plat unless an extension was asked for by the subdivider and granted by the Commission;

   F. Is accompanied by seven (7) copies of the approved detail construction drawings covering all proposed improvements.

8. Staff Procedures

A. Review Final Plat for conformance with the approved Preliminary Plat, these regulations, Comprehensive Plans of the County, Major Thoroughfare Plan, Zoning, and other applicable regulations;

B. Negotiate with subdivider on changes deemed necessary;

C. Distribute copies of the plat to other governmental agencies having jurisdiction (See Appendix) and ask for comments to be returned within ten (10) working days;

D. Place summary of staff review on the agenda for the next Commission meeting for official action.

9. Commission: Acts on Final Plat – Gives approval or disapproval along with reasons for refusal in writing within thirty (30) days after plat has been officially filed, otherwise, said plat shall be deemed to have been approved. Approval shall be endorsed on the original tracing of the Final Plat by the Chairman and Director.

10. Staff: Notifies the subdivider in writing of the action taken by the Planning Commission.

11. Board of County Commissioners: Approves the plat and endorses said approval on the original tracing of the Final Plat.

12. Subdivider: Records the Final Plat with the County Recorder within one year of the date of the plat approval by the Carroll County Planning Commission, and provides the County Tax Department with a reproducible copy of the Final Plat.

4.4 Replat

The replat of land for which a plat has been previously recorded shall require same procedure as for a new subdivision (See Section 711.24 of the O.R.C.)

4.5 Transfer Without Plat

See Section 4.2 of these regulations.

4.6 Vacations

Lots and streets in a plat may be vacated by the owner or owners in accordance with the provisions of Section 711.01 through 711.27 and Section 711.39 of the O.R.C.

4.7 Annexations

In accordance with Chapter 709 of the O.R.C.

SECTION V

SUBDIVISION DESIGN STANDARDS

5.1 Lots

5.1.01 General: The lot size, shape, orientation, and minimum setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

5.1.02 Lots Dimensions: (minimums) Shall be governed by the following table and conditions:

Every tract or lot which is not covered under 5.1.02 of the Carroll County Subdivision Regulations shall front upon or abut an existing public road. That portion of the tract or lot extending to the public road shall have a minimum width of twenty five (25) feet and shall be located in an area that can be developed for access by a conventional automobile. However, this does not affect the sale or exchanges of parcels between adjoining lot owners as stated in the Subdivision Regulations of Carroll County Section 4.2.2.

Type of Development	Centralized Water and Sewer Available	Centralized Sewer Available	Neither Centralized Water or Sewer Available
Single Family	75' Width 9,375 Sq Ft	100' Width 20,000 Sq Ft	140' Width 65,340 Sq Ft
Two Family	95' Width 13,300 Sq Ft	120' Width 27,600 Sq Ft	200' Width 65,340 Sq Ft
Multi-Family	110' Width 5,000 Sq Ft per dwelling unit	150' Width 14,000 Sq Ft per dwelling unit	To be considered individually
Commercial or Industrial – To be considered individually			

A. In case of unusual soil conditions or other physical factors which may impair the health and safety of the neighborhood in which a subdivision may be located, upon recommendation of the County Board of Health or the County Engineer, the Commission may require large lot widths and lot areas as deemed necessary or may require the installation of an adequate sewage disposal plant.

B. Tracts must comply with all requirements of the Sewage Treatment System Rules found in Ohio Administrative Code 3701-29-08.

C. The Width to Depth ratio of a lot shall not exceed 1 to 5.

D. Rear lot lines shall have a minimum length of 25 feet.

E. Corner lots for residential use shall have the required extra width or such other provisions as are deemed necessary to permit building setbacks with respect to both streets. Corner lots with no public water or sewer available shall have an additional minimum area of 4,000 square feet (0.092 acres).

5.1.03 Exceptions: Every tract or lot which is not covered under 5.1.02 of the Carroll County Subdivision Regulations shall front upon or abut an existing public road shall have a minimum of twenty-five (25) feet and shall be located in an area that can be developed for the access by a conventional automobile, however, this does not affect the sale or exchange of parcels between lot owners as stated in the Carroll County Subdivision Regulation Section 4.2.02.

5.1.04 Street Frontage: All lots shall abut by their full frontage on a dedicated "Public" or "Private" Street.

5.1.05 Double Frontage Lots: Double frontage lots may be allowed where they are essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. Their use, however, should be avoided except as a last resort.

5.1.06 Building Setback Lines: The minimum residential building setback line shall be forty (40) feet for lots fronting on minor streets and fifty (50) feet for lots fronting on secondary and primary streets. Double frontage lots and corner lots shall maintain the required setback distances from all streets right-of-way lines.

5.1.07 Side Yard Requirements:

Residential: Two side yards, each having a minimum width of eight (8) feet and together having a combined minimum of twenty (20) feet shall be required.

There shall be a minimum side yard clearance for every garage and accessory building hereinafter erected, independent of the dwelling unit and not attached, thereto, of at least five (5) feet.

Commercial or Industrial: Side yard requirements for commercial and industrial buildings shall be determined by local zoning resolutions and/or the Ohio State Building Code.

5.1.08 Rear Yard Requirements: There shall be a rear yard clearance between any structure erected and the rear lot line, or alley right-of-way, if present, of five (5) feet.

5.1.09 Lot Numbering: All lots shall be numbered in progressive numbers under one of the following systems:

A. If a subdivision lies within the three (3) mile jurisdiction of a municipality, the numbering system employed by that municipality shall be used.

B. For subdivision lying outside the jurisdiction of a municipality, the numbering system of the township shall be used if one exists.

C. If a subdivision is located in an area where neither (A) nor (B) above apply, the subdivider shall number the lots in a uniform and progressive manner suitable to the general pattern of the development. When several plats are used to completely develop an area and the plat names are the same except for the number of each plat, the lot number shall be consecutive throughout the series of plats to prevent confusion when lots are transferred.

5.2 Blocks

5.2.01 Pattern: Blocks shall be designed to meet existing topographic conditions, provide adequate building sites, and provide adequate access and traffic circulation.

5.2.02 Dimensions: Blocks shall normally provide for two rows of lots and shall normally be not less than 450 feet nor more than 1320 feet in length.

5.2.03 Walkways: Walkways with a ten (10) foot right-of-way or easement width may be required through a block to provide access to schools, playgrounds, or other community facilities.

5.3 Streets

5.3.01 Pattern: All streets and roads shall be arranged in conformity with accepted practice in subdivision design, existing and planned streets, topography, these regulations, and shall provide for public convenience and safety. Local streets shall be arranged to discourage through traffic.

5.3.02 Major Thoroughfare Plan: All streets and roads shall conform in right-of-way width and alignment to Carroll County Major Thoroughfare Plan.

5.3.03 Reservation: When land is subdivided fronting on an existing street or road, the Commission may require an opening to be reserved for necessary public right-of-way or easement for traffic, utilities and drainage through said subdivision to lands located to the rear in order to prevent landlocking or isolation of such property.

5.3.04 Extensions: When an area is being subdivided, the streets shall be extended to the surrounding undeveloped areas in accordance with block requirements. A temporary turnaround may be required.

5.3.05 Horizontal Alignment:

A. Jogs: Street jogs shall be discouraged but where necessary shall be not less than 125 feet.

B. Intersections:

1. Proposed Street's shall intersect as close to right angles as possible with no angle of intersection being less than 70 degrees.

2. Approaches to street intersections shall be straight for a distance of 100 feet from the centerline of the street intersected.

3. Right-of-way lines at street intersections shall be connected by a curve with a minimum radius of 25 feet.

C. Reserve Curves: A minimum tangent length of 100 feet shall normally be required between reverse curves on all but minor and local streets and frontage roads.

D. Classification Table:

Classification	Minimum Right- of-Way Ft.	Minimum Center Line Radius Ft.	Maximum Grade %	Maximum Centerline Deflection without a curve
Expressway or Freeway	Use applicable State or Federal Standards			
Rural Minor Arterial	100	716	6	5°
Rural Major Collector	80	318	7	10°
Rural Minor Collector	60	230	8	10°
Local Rural & Urban Street	50	100	10	10°
Frontage Road	50	100	10	10°

E. Horizontal Curves: A centerline which deflects shall be connected by a curve in accordance with the values in the classification table.

F. Half Streets:

1. Half streets shall be prohibited except under one (1) of the following conditions:

   A. The Commission finds it will practicable to require the dedication of the other half of the street when the adjoining acreage is subdivided.

   B. There exists a half street which should logically be continued to a reasonable intersection.

   C. There exists a dedicated or platted half street adjacent to the tract to be subdivided, the other half shall be platted if deemed necessary, and advisable by the Commission.

2. Where a half street is permitted, the Commission may require provisions to prevent access from abutting property outside the subdivision until the other half of the said street is established as a public street.

G. Dead-end Streets:

1. Permanent:

A. Permanent dead-end streets or cul-de-sacs shall be used only where a continuous streets is not practical. A turn-around must have a right-of-way radius of t least fifty (50) feet where parking is prohibited and sixty (60) feet where parking is permitted. The street right-of-way lines and the circumferences of the turnaround shall be joined by an arc with a radius of at least fifty (50) feet. Cul-de-sac pavements shall have a minimum radius of forty (40) feet.

B. Where only single-family residences are involved and where the street does not exceed three hundred fifty (350) feet in length, a T-type back-around may be approved within the normal right-f-way.

2. Temporary:

A. Where streets are extended to the boundary of a subdivision to provide for their proper continuance at such time as the adjacent land is subdivided, they may be terminated with a T-type back-around within the normal right-of-way.

B. If a street extends only one (1) lot past a street intersection, no turn-around is required.

H. Frontage Roads: Where a subdivision borders on, or contains a railroad right-of-way or limited access highway right-of-way, the Commission may require a frontage road approximately parallel to and on each side of such right-of-way for a distance suitable for necessary traffic circulation.

5.3.06 Vertical Alignment: Vertical grades of streets shall be governed by the values given in the "Classification Table" 5.3.05(D). The minimum grade on any road or street is 0.5%

The required length of a vertical curve to connect two grades on a crest depends on the stopping sight distance needed which in turn depends on the design speed of the street. Minimum vertical curve length can be determined from referring to Figure 1 in the Appendix when the desired design speed and the grades are known. Even if the chart in Figure 1 indicates there is no vertical curve needed, a vertical curve shall be required with a minimum length of forty (40) feet where the difference in grades is two (2) percent or greater.

The grade of an approach to an intersection should be kept as flat as the terrain will allow for a reasonable distance from the intersection.

5.3.07 Street Naming: Names of new streets shall not be duplicate existing dedicated streets. New which are extensions of or in alignment with existing streets shall bear the name of the existing streets. All new streets shall be named in the following manner:

General Direction	Designation
North – South	Avenue
East – West	Street
Diagonals	Place
Curving and Loops More than 1,320 feet Less than 1,320 feet	 Drive Circle or Court
Dead-end or Cul-de-sac	Lane

5.3.08 Devil Strip: Devil strips, reserve strips, or spite strips are prohibited.

5.3.09 Location of Utilities: Whenever possible, utilities shall be located underground along the rear lot lines or in new streets as follows:

Storm Sewer	In curb lawn
Water Line	In curb lawn opposite side from storm sewer
Electric and Telephone	In cub lawn or rear lot line
Gas	In curb lawn on same side as water line
Sanitary Sewer	Located to service lots most economically

5.4 Alleys

Alleys will not be permitted in one and two-family districts except where it is desirable to continue an existing alley to the nearest intersection.

Alleys may be required in apartment, commercial and industrial districts when other definite and assured provision has not been made for services access such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.

The minimum right-of-way width of an alley shall be twenty (20) feet.

Dead-end alleys are prohibited and sharp changes in alignment shall be avoided.

5.5 Easements

5.5.01 Use: Easements shall be provided for all utilities not located in a street or alley and also for well defined watercourses and proposed drainage ditches.

5.5.02 Width: Utility easements shall have a minimum permanent width of fifteen (15) feet with additional width being provided for during construction if it is needed. Sometimes it is advisable to locate the utility line closer to one side of the easement, such as four (4) feet on one side and eleven (11) feet on the other, to allow for better accessibility when underground repairs are necessary. Easements for natural watercourses shall be sufficient width to permit maintenance and provide for future flow and be designated "Public Drainage Easement" on the final plat.

5.5.03 Location and Alignment: Easements shall be located along the rear or side lot lines wherever possible. For lots facing curvilinear streets, the rear easement should consist of straight lines with a minimum of points of deflection. No structures, new trees, etc. shall be placed on utility easement.

5.6 Drainage

All necessary drainage facilities including catch basins, underground pipe, culverts, and open ditches shall be constructed to provide for the adequate collection, routing, and discharge of surface and subsurface water either emanating within the subdivision or traversing the subdivision. (See Section VI, "Improvement-Design Standards", Drainage"

5.7 Public Open Spaces

A. Consideration shall be given to the allocation of areas suitably located and of adequate size of playgrounds, school sites, parks, and other outdoor recreational facilities as indicated on the adopted Comprehensive Plan of the County or when such allocation is considered desirable by the Commission. The recommended minimum size for such open spaces can be expressed as a percentage of the total area of the subdivision; 5% for one-family zones, 8% for two-family zones, and 12% for multiple-family zones. These sites may be available by one of the following methods:

1. Dedication to public use along with acceptance by the appropriate governmental body for responsibility of maintenance.

2. Reservation of land for the use of property owners by deed or covenants.

B. Due regard shall be shown for preserving historical sites and outstanding natural features such as scenic spots, watercourses, exceptionally fine groves of trees, of similar community assets.

5.8 Trees

It is recommended that all subdividers plant trees on each lot and make a strong effort to preserve existing tress in conformity with good esthetic practices. When planted, trees shall be located on the outside of any street right-of-way or utility easement and in such manner as to not impair visibility at intersections.

5.9 Subdivision Name

The subdivision name shall not duplicate or be similar to existing subdivisions in Carroll County or with any previously planned subdivision under consideration by the Commission. Adjoining plats which are submitted by the same owner and which together comprise all the area shown on a preliminary plat may use the same subdivision name with consecutive plat numbers. Lots shall be numbered as in Section 5.1.08.

SECTION VI

IMPROVEMENTS DESIGN STANDARDS

6.1 Roadway Items

6.1.01 Curb and Gutter: The requirement of curb or curb and gutter will vary in accordance with the characteristic of the area and the density of development involved. In urban or suburban areas curbs are necessary to control storm water runoff and to clearly define driving and parking areas. Where curbs exist on abutting properties, their extension will ordinarily be required throughout the proposed subdivision.

6.1.02 Open Ditches: Open ditches, when used for roadway drainage, shall have a minimum slope of 0.5% and be of the shape shown on the typical sections contained in the appendix.

6.1.03 Paving: Pavement structures shall be selected to correspond to the classification of the proposed street. Four typical pavements and roadway sections entitled, "A", "B", "C", and "D" are shown and described in the appendix. The County Engineer may approve other pavement structures if, in his opinion, they provide as adequate a street as those shown, and subject to approval of the Regional Planning Commission pursuant to Section 2.9.

The type of pavement to be used in an allotment shall be governed by the conditions shown in the following table:

Lot Width	Pavement Type
75 to 100 feet with public water and sewer	Type "A"
100 to 150 feet with centralized sewer	Type "B" or "C"
140 feet upward without centralized water and sewer	Type "C" or "D"

6.1.04 Intersections: Pavement at intersections shall be constructed with a radius of not less than thirty-five (35) feet measured to the face of curb or edge of pavement.

6.1.05 Cul-de-sac: The paved area in a cul-de-sac shall have a minimum radius of forty (40) feet when parking is not allowed and fifty (50) feet when parking is allowed.

6.1.06 T-Turn Around: The dimensions of T-Turn-Around shall be determined with the assistance of the County Engineer. Pavement shall be of the same materials as that of the street involved.

6.1.07 Sidewalks: Sidewalks shall be provided where they are required for the convenience and protection of the public such as in the vicinities of schools, recreation areas, commercial developments, churches and other appropriate high density locations. Sidewalks shall be parallel to and one foot inside the right-of-way line. The standard minimum section for sidewalks shall be:

A. Five (5) feet in width
B. Four (4) inches thick with six (6) inches thick across driveways
C. Sub-base of four (4) inches of slag, cinders, or other suitable granular material
D. Cross slope of ¼ inch per foot
E. Constructed of Class "C" Portland Cement Concrete (Section 7.1) or equal

6.1.08 Guardrail: Type and location of guardrail shall be as required by the County Engineer.

6.2 Drainage Facilities

6.2.01 General Requirements: Subdivisions shall be protected from flood hazard and inundation by storm water, springs, and other surface waters by the design and construction of drainage facilities which will provide for the adequate collection, routing, and discharge from the subdivision of such water.

Existing water courses entering the subdivision shall be received and discharged from the subdivision as nearly as possible in the manner as existing prior to construction. Design of facilities to accommodate such a watercourse within the subdivision shall conform to the ultimate drainage plan for the area if such a plan exists.

6.2.02 Design of Drainage Facilities:

A. Hydrologic Design: Those waterways set forth in an adopted master drainage plan for Carroll County shall be designed for the quantities indicated in such plan. All other waterways shall be designed in accordance with the following frequencies:

1. Major Waterways: Those with a tributary area of over six (6) square miles, use a recurrence interval of fifty (50) years.

2. Secondary Waterways: Those with a tributary area on one-half (1/2) to six (6) square miles, use a recurrence interval of twenty (20) years to twenty-five (25) years.

3. Minor Waterways: Those with tributary area of less than three hundred twenty (320) acres, use a recurrence interval of five (5) years to ten (10) years.

B. Hydraulic Design

1. Catch basin, where used, should be spaced such that flow of storm water does not exceed curb height for a recurrence interval of five (5) years.

2. Flow calculations for conduits and channels shall be made. See Section 8.4 for list of data to be shown on Drainage Plans.

C. Structural Design

1. Catch basins, manholes, inlet structures, headwalls, etc. shall conform to the standard plans of the Ohio State Highway Department or to standard plans on file at the County Engineer's Office.

2. Closed conduits and culverts shall be of the size as required by hydrologic and hydraulic calculations and of a type acceptable to the County Engineer. The minimum size of any conduit or culvert shall-be twelve (12) inches.

   Alignment of closed conduits shall be as nearly straight as practicable without undue bends and angle points; manholes or catch basins shall be provided at all angle points and at intervals as required by the size of pipe, in areas having run-off water with acid content or other corrosive effects, all pipe shall be protected with additional lining or otherwise protected to assure a useful like of fifty (50) years.

3. Driveway culverts shall be a minimum of twelve (12) inches in diameter and twenty (20) feet long.

4. Open channels shall have side slopes of 2:1 or flatter with a minimum bottom width of three (3) feet (except for roadway ditches). When swales are used through a subdivision, it is recommended they be relatively wide and shallow with side slopes of 4:1 or flatter to enable the area to be moved.

5. Minimum centerline radii of constructed channels shall be five (5) times the top width of the channel. Bank and stream bed stabilization using riprap or similar treatment may be required along constructed or natural channels if the velocities are sufficient to cause erosion. Channel construction areas shall be blended into the surrounding terrain and all exposed earth areas prepared and seeded in accordance with State of Ohio Department of Highway Specifications for rural areas.

D. Bridges: All drainage structures having a span or diameter greater than ten (10) feet shall be defined as bridges and all plans and calculations shall be submitted to the County Engineer for approval.

6.2.03 Easement for Drainage Purposes:

See Section 5.5 "Easements".

6.3 Sanitary Facilities

6.3.01 Public System: If a proposed subdivision can be served by the reasonable extension of existing public sanitary servers, as determined by the Commission and provided the authority administering the sewage system will agree to an extension of their services, the subdivider shall employ this method for disposal of sanitary waste. Laterals shall be run from the collector to a point inside the lot lines.

6.3.02 Private System: Where a public sanitary sewer system is not available, the proposed subdivision may be serviced by one of the following:

A. Group Disposal System (Package Plant):

A disposal system shall have the design and plant site approved by the agency with jurisdiction given under Ohio Revised Code; not limited to either the Ohio Environmental Protection Agency, Ohio Department of Health, or the Carroll County Health District.

B. Individual Sewage Treatment System:

Individual lot disposal systems may be used if such use is approved by the agency with jurisdiction given under Ohio Revised Code; not limited to the Ohio Environmental Protection Agency, Ohio Department of Health or the Carroll County General Health District. When this method is used, lots shall confirm to the requirements of Section 5.1.02.

6.3.03 Sewer Lines: Minimum size of any public sanitary sewer shall be eight (8) inches with manholes at all points of grade change or alignment change and at intervals not to exceed four hundred (400) feet. Sewer pipe shall meet A.S.T.M. Designation C200-65T with joints meeting Designation C425-66T. Manhole sections shall meet A.S.T.M. Designation C478-67 and gaskets between sections shall meet A.S.T.M. Designation C443-67. Subsequent later editions of A.S.T.M. Designations which require better quality shall be used for sewer pipe and manholes as they are issued and printed.

6.4 Water Supply

6.4.01 Public System: If a proposed subdivision can be served by the reasonable extension of existing public water lines, as determined by the Commission and provided the authority administering the water system will agree to an extension of their services, the subdivider shall employee this method to provide a water supply. Service lines shall be run to a point inside the lot lines.

6.4.02 Private System: Where a connection to an existing public water supply system cannot be made, water supply may be accomplished by one of the following:

A. A group distribution system with its own source and treatment facilities. The design of such a system is subject to approval by the agency with jurisdiction given under the Ohio Revised Code; not limited to the State Board of Health; Carroll County General Health District or the Ohio Environmental Protection Agency.

B. Individual Wells: Where individual wells are to be used, the subdivider shall supply acceptable evidence of the availability of water. The sub divider may be required to make one or more test wells in the area to be platted if such evidence is deemed not acceptable. The availability of water shall have the approval of the County Health Department. Copies of logs of existing wells within the area may be submitted to the County Health Department for approval in lieu of drilling test wells.

6.5 Utilities

6.5.01 General: It shall be the responsibility of the subdivider to work with the various private and public utility companies (electric, sewer, water, telephone, gas) to secure those services desired.

6.6 Monumentation

Subdivision shall be monumented by the subdivider having his surveyor set iron pins at all lot corners and control points of streets. Iron pins used for this shall be a minimum of one-half (1/2) inch in diameter and twenty-four (24) inches long. In addition, larger iron pins shall be set as required by the most recent applicable section of the O.R.C. (See Section 711.03 O.R.C. in Appendix). It is recommended the iron pins at the lot corners be set after the construction of improvements if such construction is likely to disturb them.

SECTION VII

IMPROVEMENTS CONSTRUCTION AND ACCEPTANCE

7.1 Materials and Construction Procedures

7.1.01 Specifications: Unless otherwise indicated on the plans, materials and procedures shall meet the requirements and shall be in accordance with the current volume of the "Construction and Material Specifications", Ohio State Department of Highways. The materials will be referred to by material grade or section number of the same current volume.

7.1.02 Field Construction and Engineering: All items of work covered and stipulated in the construction plans shall be performed in accordance with the lines, grades, typical sections, and dimensions shown. The setting and marking of all line, profile, and grade stakes necessary for the proper execution of the work in accordance with the plans shall be performed only by the engineer or surveyor.

7.2 Inspection

Inspection shall be require for sanitary sewer systems, water supply systems, storm sewers and drainage facilities, curbs, gutters, subgrade, pavements and sidewalks.

7.2.01 Responsible Officials: The County Engineer or his representative and the County Health Department shall be responsible for the inspection of construction of work falling under their respective jurisdictions.

7.2.02 Notification: The subdivider shall notify the responsible county official three (3) days prior to the start of construction.

7.2.03 Fees: The subdivider shall pay to the County Engineer and/or the County Health Department a fee to defray the total cost of inspection of construction of the improvements, such fee to be determined by the office involved.

7.3 Guarantee

In lieu of actual construction (according to the procedures and requirements of these regulations) of the required improvements before requesting approval of the final plat, a subdivider shall provide the Board with a guarantee for the completion of said improvements.

7.3.01 Type of Guarantee: Guarantees may be by one of the following methods:

A. A performance bond in favor of the Board furnished by a reputable bonding company;
B. A cash bond deposited with the Board.

7.3.02 Amount of Guarantee: The amount of the guarantee shall be equal to the County Engineer's estimate of the cost of construction of all improvements at prevailing rates plus the combined estimates from the County Engineer and the County Health Department for the construction inspection.

7.3.03 Term of Guarantee: Guarantees shall be for the satisfactory completion of all improvements within a period of two (2) years from the date of the guarantee.

7.3.04 Release of Guarantee: As work progresses, a reduction in the bond or partial return of cash to the subdivider equal to the estimated costs of improvements satisfactorily completed may be authorized by the Board upon the written recommendation of the office responsible for inspection.

7.4 Special Assessments

In the case of partially dedicated streets, streets not wholly within the proposed subdivision or streets where other adjacent property owners are involved, the subdivider may petition the Board of County Commissioners to have the necessary improvements constructed and assessments levied against the property as provided in Section 5559 of the O.R.C.

7.5 Over-Size Improvements

7.5.01 Over-size: The utilities, pavements and other land improvements for the proposed subdivision shall be designed 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 County (City, Village) Engineer.

7.5.02 Cost of Over-Size Improvements: The subdivider shall be required to pay for only that part of the construction costs for the arterial streets, trunk sewers or water lines which are to serve the proposed subdivision as determined by the County (City, Village) Engineer. The County (City, Village) shall pay the difference between the cost of required improvements for the proposed subdivision and improvements required to service the surrounding areas as determined in Section 7.5.01 of these regulations.

7.6 Extensions to Boundaries

The subdivider may be required by the Commission to extend the necessary improvements planned for his subdivision to the boundaries of his subdivision.

7.7 Acceptance

7.7.01 Request: The subdivider, upon completion of all improvements, shall request in writing a final inspection by the County Engineer and/or County Health Department.

7.7.02 Final Construction Inspection: The County Engineer and/or the County Health Department shall make a final inspection at the end of construction of improvements under their respective jurisdiction as required under Section 711.091 of the O.R.C.

7.7.03 Maintenance Guarantee: A maintenance guarantee shall be posted by one of the methods listed in Section 7.3.01. If these regulations, to guarantee the maintenance of all improvements for a period of one year after the date of completion as determined by the final construction inspection by the County Engineer and/or County Health Department.

7.7.04 Amount: The amount of the maintenance guarantee shall be five (5) percent of the estimated cost of the improvements but in no case less than one thousand ($1,000) dollars.

7.7.05 Duties: During the maintenance bond period, the subdivider shall be responsible for:

1. Routine maintenance of all improvements and shall repair all failures due to faulty construction as soon as they come apparent.
2. Make repairs due to erosion or abuse by Utility Companies;
3. Repair failures for all other reasons.

7.7.06 Resolution: The Board of County Commissioners shall by resolution accept all public right-of-ways after receipt of a written notice of a satisfactory final construction inspection by the County Engineer and the posting of a maintenance guarantee by the subdivider.

7.7.07 Final Release: At the end of the maintenance period, the Board shall release the maintenance bond upon written notice of a satisfactory final inspection by the County Engineer and/or Health Department.

Private Road and Streets

Any dedicated "Private" road or streets that provides ingress or egress to any lot fronting on such private road or street in any Major Subdivision in Carroll County shall be constructed to the same Engineering Design Standards as provided in these regulations (Section V & VI) and the means of maintenance shall be approved by the Regional Planning Commission and such maintenance agreement shall be outlined on the Plat.

SECTION VIII

PLAN REQUIREMENT

8.1 Sketch Plan

As set forth in Section 4.3.1 of these Regulations, a sketch plan or sketch is useful in the pre-application discussion. The sketch plan should be drawn in pencil on paper to scale, if possible, and should contain the following information:

A. Location of the boundary in relation to the nearest existing public highway;

B. Pertinent information in relative to location, environment and available services such as water and sewer lines;

C. The proposed layout of streets and lots;

D. Significant topographic features which may affect the design of the subdivision;

E. Scale, north arrow and date;

F. Name, address and phone number of subdivider;

G. Name, address and phone number of engineer or surveyor if used.

The person in the Commission office who discussed the sketch plan with the subdivider shall sign and date the sketch plan and attach to it any comments or decisions made concerning it.

8.2 Preliminary Plat

The preliminary plat differs in format and legal status from the final plat. The preliminary plat is somewhat flexible and slight modifications can be made between the preliminary plat and the final plat by the subdivider and staff working together to solve problems which may arise during the "detail design period". Design of the preliminary plat usually encompasses the preliminary engineering of improvements in order to determine their effect on the layout and arrangement of streets and lots. Section 5 and Section 6 of these regulations list the standards to be used when designing the preliminary plat.

8.2.01 Properties of Primary Plat:

1. Material: The Plat may be drawn in pencil on paper or other material from which blue line prints can be made.

2. Scale: The Plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100').

3. Size: Size of individual sheets is optional as long as the Preliminary Plat is clearly legible (preferably 24" X 36").

4. Prepared by: Shall be prepared by an engineer or a surveyor and signed by him.

8.2.02 Identification Data to be shown on Preliminary Plat:

1. Proposed name of subdivision (must not duplicate other names in the county) along with county, township, section and/or quarter section.

2. Names, address, and telephone numbers of the owners, subdivider, and engineer or surveyor preparing the preliminary plat.

3. North point, scale, and date.

4. Vicinity Map (insert) showing area within one-half mile radius.

8.2.03 Data concerning Existing Item to be Shown on Preliminary Plat:

1. Boundary line, shown by a heavy line with bearings (if known) and distances and their source (deed or survey).

2. Name of owners of adjacent tracts and names of adjacent major plats.

3. Distance from boundary to nearest existing road.

4. Easements with their location, width, and purpose.

5. Zoning classification of area inside proposed plat and of the surrounding area.

6. Topographical data including:

   A. Existing buildings and structures and their future status;
   B. Watercourses, woods, etc;
   C. Surface conditions as flood plains, strip mines, etc;
   D. Existing roads or railroads;
   E. Historic sites;
   F. Any unusual natural features;
   G. Contours at five (5) foot intervals if slope is eight (8) percent or greater or at two (2) foot intervals for slopes less than eight (8) percent.

7. Gross area by deed or scale

8. Location and sizes of existing sanitary sewers, storm sewers, water lines, and other available utilities.

8.2.04 Data Concerning Proposed Items to be Shown on Preliminary Plat:

1. Streets with names and widths
2. Cross walks, open spaces, playgrounds, etc.
3. Lot lines with scaled lengths and approximate area of lots.
4. Lot Numbers.
5. Setback lines.
6. Easements with widths and purposes (Same as 8.2, 8.3, 8.4)
7. Improvements:
   A. Approximate grades of streets;
   B. Approximate location of drainage facilities;
   C. Approximate location of water and sewer lines and other utilities.
8. Preliminary drainage information.

It may be necessary to submit supplementary drawings to adequately show the proposed drainage facilities in a preliminary manner. Drainage areas should be outlined with outlets designated.

8.2.05 Utility Agreeivients

It is the responsibility of the subdivider to obtain the necessary agreements and easements or make the necessary arrangements when he wishes to extend public or municipal sewer or water lines or other services to serve his proposed subdivision. Evidence of the successful negotiation for these services shall be required when their use is proposed.

8.2.06 Spaces for Approvals:

Spaces for approvals on preliminary plat shall be as follows:

Approved this ____day of _____, _____, according to adopted motion of the Regional Planning Commission dated _____.

_____
Director, Carroll County
Regional Planning Commission

Approved this _____ day of _____, ____.

_____
Carroll County Engineer

Approved this _____, day of _____, ____.

_____
Carroll County Health Department

8.3 Detail Construction Plans

8.3.01 General: During the Detail Design Period (see procedure steps in Section 4.3) the subdivider's engineer shall prepare the detail construction plans to cover all improvements. Said plans must be submitted and approved by the County Engineer and/or County Health Department before submission of the final plat. Section 6 of these regulations lists the "Design Standards of Improvements" to be used as a basis for plan development.

8.3.02 Street Plan and Profile Sheets and Supplemental Drawings:

Standard plan and profile sheets shall be used to show all proposed street or road construction. Other improvements can also be shown on these sheets. The following information shall be shown:

1. Name of subdivision, county, township and section
2. Names and address of subdivider and engineer;
3. Street name, bearing, width, stations, horizontal curve data and relation to lot corners.
4. Horizontal and vertical scale (preferably 1"= 50' horizontal and 1" = 5' or 10' vertical).
5. Bench mark based on sea level datum.
6. Original ground profile and elevations.
7. Proposed grade with elevations.
8. Typical section.
9. Alignment and profile or proposed sanitary sewers, storm sewers, and culverts.
10. Invert and top elevations of manholes and catch basins and invert elevations of the ends of culverts.
11. Alignment, profile, and typical section of proposed channels.
12. Location of water lines and appurtenances.
13. Space provided for approval by proper authorities, namely:
    A. County Engineer
    B. County Health Department
    C. Regional Planning Commission
14. Estimated quantities for the proposed improvement may be shown in table form on the plan and profile sheets or they may be supplied on separate sheets.

8.4 Drainage Plans and Calculations

Drainage plans and calculations shall be prepared by the subdivider's engineer and submitted for approval during the "detail design period". Design standards for Drainage Facilities are given in Section 6.2 of these regulations. If the preliminary drainage information shown on the street plan and profile sheets are not sufficient to clearly show the necessary proposed drainage facilities, special plans for this purpose may be necessary. In any case drainage calculations shall be submitted which provide information as outlined below.

8.4.01 Hydraulic Calculations: Hydrologic calculations for all critical points within the system showing:

1. Tributary drainage areas within the subdivision shown on a map. Large areas outside the subdivision may be calculated using U.S.G.S. Topo Map.

2. Design flow calculations listing times of concentration, intensity, and run-off coefficients.

8.4.02 Hydraulic Design: Hydraulic design shall be shown by use of plan and profile of all drainage ways, conduits, and culverts, including a cross section of open channels showing design flow depth, sizes and types of conduits and culverts, drainage structures, and easement widths. Supporting calculations for downstream channel capacities as they affect overflow or backwater within the subdivision may be required. A list of the reference sources used for the hydrologic and hydraulic calculation should be included to aid in checking the calculations.

8.4.03 Drainage Plans: When separate drainage plans are necessary, they should show the following information:

1. The same identification as the preliminary plat.
2. Boundaries and streets as on preliminary plat with some lot lines if they are necessary.
3. Existing drainage facilities with pertinent information.
4. Tributary areas with acreage (where scale will permit) with the streams, ditches, swamps, etc.
5. Acreage of large tributary areas given with a brief description of their location relative to the subdivision.
6. Flood plains and high water levels.
7. Proposed drainage facilities with pertinent data such as invert elevations.
8. Drains or outlets to natural drainage courses.
9. Any necessary drainage easements inside and outside the subdivision.

8.5 Final Plat

The final plat is a map on which the subdivider's final arrangement of lots and streets is presented for approval by the various authorities and which is finally recorded in the plat records of the County. It is of a legal form prepared by a surveyor, and shows all the information necessary to establish the local of lots within the subdivision when such lots are transferred or for any other reason. Properties of and information to be shown on the final plat include, but are not limited to the following:

NOTE: EVERY PLAT SHALL BE SUPERIMPOSED ON A SURVEY OF THE LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN, AND SHALL CONTAIN AN ACCURATE BACKGROUND DRAWING OF ANY METES-AND-BOUNDS DESCRIPTIONS OF THE LANDS OF THE DEDICATORS FROM WHICH SUCH PLAT IS DRAWN (O.R.C. Sec. 711.02).

8.5.01 Properties:

1. Material: The Final Plat shall be legibly drawn with black permanent ink on line, mylar or other acceptable drafting materials from which legible photographic copies can be made.

2. Scale: Not less than one inch equals one hundred feet. (1" = 100')

3. Size: Size of individual sheets shall be twenty-four by thirty – six inches. (24" X 36")

4. Prepared by: Shall be prepared by a Surveyor.

8.5.02 Identification of Plat:

1. Name of Subdivision
2. Quarter Section, Section, Township, County and State.
3. Vicinity Map (insert) showing area within one-half mile radius.

8.5.03 Information;

1. Conforms to Preliminary Plat, containing all or part of the area shown by it and conforms to the Design Standards as set forth in Section 5 of these regulations.

2. Boundary of Subdivision shown by a heavy line with all lines of proposed or adjoining streets, all lot lines, all open spaces, all easement lines differentiated from each other. Replats to show eliminated lot lines differently front new lot lines.

3. Accurate distances, bearings, and curve data of all required lines, widths of streets and easements. Linear dimensions shown to nearest one-hundredth of a foot.

4. The point of departure of one street from another.

5. Subdivision located relative to section line or other control.

6. All Section, Half Section, Township, County, Corporation, and other similar lines designated.

7. Minimum building setback lines where required.

8. Names of proposed and adjoining streets and the purposes of easements and other lands provided for public use.

9. Identification of each lot number.

10. Identification of adjoining land.

11. Location and description of survey monuments found, set, or to be set. (See Section 6.6 of regulations)

12. North points and scale.

13. Total acreage of lots platted, total area of streets dedicated, total area to be dedicated as parks or open spaces, total area of land within plat bounder and the total number of lots.

14. The surveyor shall submit with the final plat a copy of the calculated closure of the plat boundary. The plat boundary closure should be based on a field traverse which closed with a precision on one (1) in ten thousand (10,000) or better before balancing.

8.5.04 Certification:

Spaces shall be provided for signatures of persons involved with the final plat including:

1. Provision for certification by the surveyor
2. Notarized certification by the owner and the offer of the dedication of streets and other public areas.
3. Provision for approval by the Carroll County Regional Planning Commission.
4. Provision for approval of construction of all improvements by the County Engineer.
5. Provisions for approval by the County Health Department where public water and sanitary sewerage facilities are not available.
6. Provision for approval of plat by the Board of County Commissioners.
7. Provisions for County Auditor's transfer.
8. Provision for County Recorder's acceptance of plat for record.

The suggested wording to accompany a Final Plat drawing is as follows:

Situated in Section ___, _____ Township, Range _____, Carroll County Ohio, containing _____acres and being the same tract as conveyed by _____ to _____ by recorded deed recoded in Volume _____, Page _____ of the Carroll County Records of Deeds.

We (I) _____, Owner(s) of the land indicated on this plat do hereby manifest our approval of the subdivision of lots _____ to _____ inclusive, and dedicated the streets and land for open space as shown hereon forever. We (I) further certify that the plat is a subdivision of all (part) of the land and that all monuments as required by Subdivision Regulations are or will be placed. We (I) also agree to be held and firmly bound and do hereby bind myself (ourselves), heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents to construct at my (our) expense all improvements as required by the Carroll County Subdivision Regulations in accordance with plans on file with the Carroll County Regional Planning Commission and bearing the signatures of approval of the Carroll County Engineer and the Carroll County Health Department. These improvements will be installed within a period of two years from the date of approval of this plat.

As witness our (my) hand this _____ day of _____, ____.

WITNESSES: _____ _____

_____ _____

OWNERS: _____ _____

_____ _____

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

In witness whereof I have hereunto set my hand and affixed my official seal the _____ day of _____, ____.

_____
Notary Public

I do hereby certify that I have surveyed the area and prepared the plat shown hereon and that said plat is correct.

_____
Registered Surveyor Number _____

Approved this ____ day of _____ , ____.

_____
Carroll County Engineer

Approved this ____ day of _____, ____.

_____
Carroll County Health Department

Approved this ____ day of _____, ____.

According to adopted motion of the Carroll County Regional Planning Commission dated _____.

_____
Chairman
Carroll County Regional Planning Commission

_____
Planning Director

Approved this ____ day of _____, ____.

(Approval of this plat for recording does not constitute an acceptance of the dedicated of any public road, street, or other public land dedicated on this plat, Section 711.041, O.R.C.)

_____

_____

_____
Carroll County Commissioners

Transferred this ___ day of _____, ____.

_____
Carroll County Auditor

Recorded Number _____

Filed for record this ____ day of _____, ____ at _____ _.M.

Recorded this ____ day of _____, ____, in Plat File _____ Folder _____ Pocket _____.

_____
Carroll County Recorder

APPENDIX

CARROLL COUNTY
MAJOR THOUGHFARE PLAN
(State Highway Department Classifications)

NAME	FROM	TO
Rural Minor Arterials (100 foot Right-of-Way)		
S.R. 43	Stark County Line	Amsterdam
Rural Major Collectors (80 foot Right-of-Way)		
S.R. 183	S.R. 43	Minerva
S.R. 183	Tuscarawas County Line	Magnolia
S.R. 212	Tuscarawas County Line	Harrison County Line
S.R. 39	Tuscarawas County Line	Columbiana County Line
S.R. 9	Carrollton	Columbiana County Line
S.R. 9	S.R. 43	Harrison County Line
S.R. 332	Harrison County Line	Carrollton
Rural Minor Collectors (60 foot Right-of-Way)		
S.R. 542	S.R. 212	Magnolia
C. 26	S.R. 542	Stark County Line
C. 69	S.R 542	S.R. 171
C. 20	S.R. 542	Stark County Line
C. 68	S.R. 43	Stark County Line
C. 32	S.R. 183	Stark County Line
C.14	C. 15	C. 18
C. 18	C. 14	Columbiana County Line
S.R. 171	Stark County Line	S.R. 9
C. 71	S.R. 9	S.R. 39
S.R. 524	Jefferson County Line	Mechanicstown
C. 11	Carrollton	Sherrodsville
C. 12	S.R. 9	S.R. 524
C. 12	Mechanicstown	C. 14
C. 12	C. 14	Columbiana County Line
C. 14	C. 12	C. 25
C. 19	S.R. 332	Leesville Lake
C. 22	Petersburg	Leesville Lake
C. 22	Leesville	Leesville Lake
C. 25	C. 14	Columbiana County Line
S.R. 644	Columbiana County Line	Columbiana County Line
S.R. 164	Jefferson County Line	Jefferson County Line
S.R. 164	S.R. 212	Amsterdam
Old S.R. 39	Tuscarawas County Line	Sherrodsville
C. 59	Harrison County Line	S.R. 164
T. 116	S.R. 212	Leesville Dam
C. 23	Magnolia	S.R. 171
Local Rural and Urban (50 foot Right-of-Way)		
The Township and County roads and Municipal streets in the County which are not listed in any of the previous classifications are included in this classification. Most new streets in proposed subdivisions will likely also be in this classification.		

LIST OF OFFICES TO RECEIVE PLANS

Offices to Receive Copies of	Plat		Construction Drawings	
	Preliminary	Final	Preliminary	Final
Planning Commission	2	2	1	1
County Engineer	1	1	2	1
County Health Department	1	1	1	1
County Prosecutor	1	1	----------	----------
Township Trustees	1	1	----------	1
Gas Company	1	1	----------	1
Telephone Company	1	1	----------	1
Power Company	1	1	----------	1
House Numbering and Street Naming	1	1	----------	----------
totals	10	10	4	7

NOTE:

A list of proposed Street Names shall be filed with the Postmaster of the appropriate U.S. Post Office from which mail will receive final distribution.

711.03 CORNERSTONE; PERMANENT MARKERS

At the time of surveying and laying out a village, or subdivision or addition to a municipal corporation, the proprietor of such village, or subdivision or addition, shall plant at the corner of the public ground or lot, if there is such, and if there is none, then at the corner of one of the in-lots and at the corner of each out-lot, a good and sufficient stone, of such size and dimensions and in such manner as the surveyor provided for under Section 711.01 of the Revised Code directs, for a corner from which to make future surveys, and the point at which it may be found shall be designated on the plat. Such proprietor shall direct the surveyor to place and set at least four permanent markers in each plat of ten lots or less. In a village or in a subdivision, addition, or allotment having more than ten lots, whether within or without a municipal corporation, the proprietor shall cause to be placed as many additional permanent markers as the surveyor deems necessary to properly control his original survey. Such permanent markers shall be placed in a manner so that the line of sight between such markers can be observed from one marker to the other. Such markers shall be made of either stone or concrete at least four inches in diameter, or four inches square, and properly marked. The markings on such markers shall consist of a cross cut with the legs of the cross at least three inches long and at least one-eighth inch deep. Solid iron pins of at least one inch diameter may also be used as permanent markers. All stone, concrete, or iron pin markers shall be at least thirty inches long and the bottom of such markers shall be at least thirty inches below finished grade.

If the location of a permanent marker is originally determined to be in an area of solid rock it may be relocated and offset from its original position. Such relocation must be noted on the plat. These and all other markers shall be designated on the plat before it is presented for record, but setting of such markers shall not be required prior to completion of construction necessary to the improvement of the land.

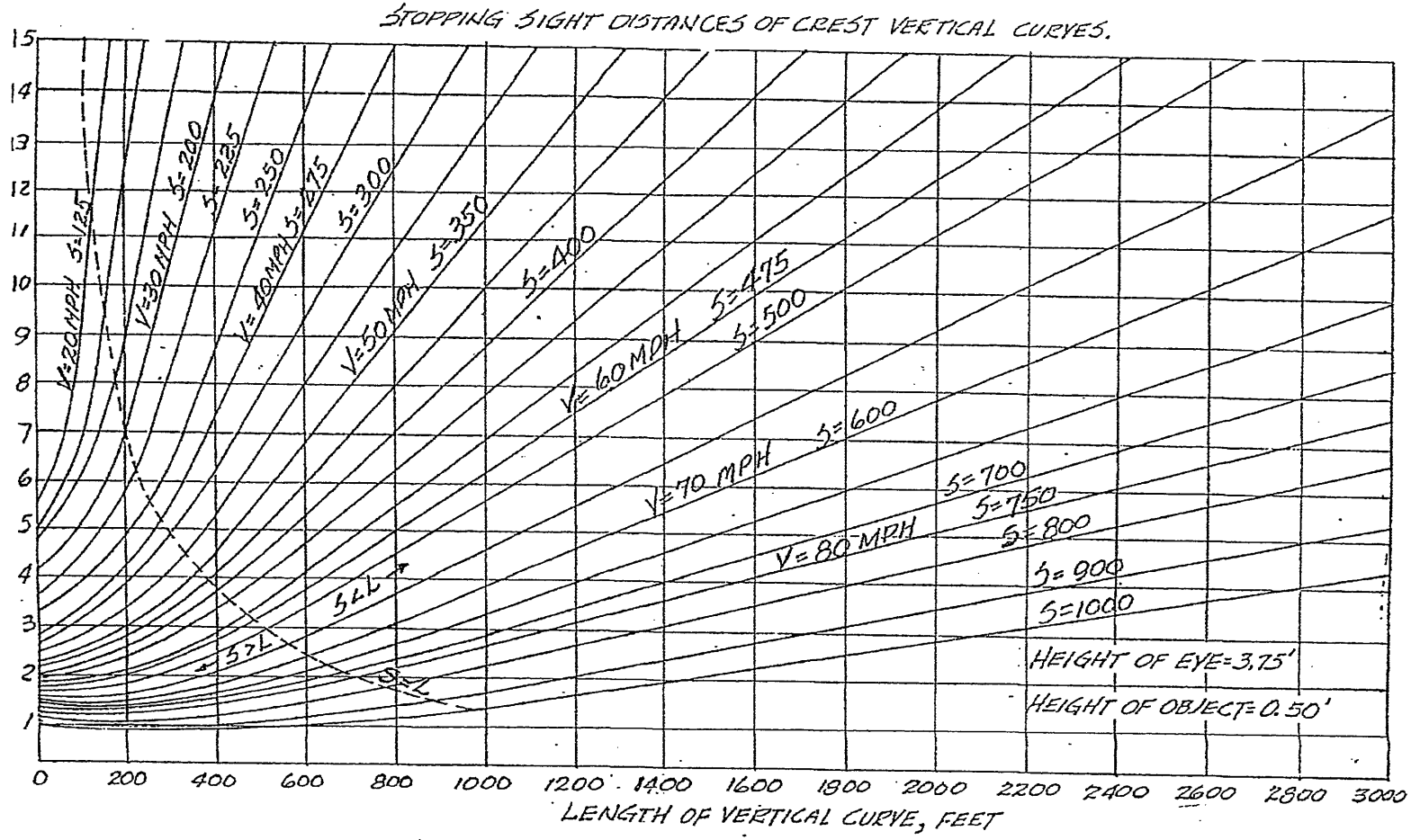


FIG. 102. DESIGN CONTROLS FOR CREST VERTICAL CURVES.

TYPICAL SECTONS - DESCRIPTIONS

TYPE "A"

Type "A" streets are intended to be the highest class which is likely to be constructed in a subdivision or in a commercial area. Type "A" streets have curbs and storm sewer facilities to drain the pavement surface. They may have one or two sidewalks. Widths of Type "A" streets are set up to be multiples of 12 foot travel lanes and 8 foot parking lanes. The pavement structure consists of an 8 inch aggregate base and 3 inches of asphaltic concrete or equal structure approved by the county Engineer

TYPE "B"

Type "B" streets do not have curbs or storm drainage systems other than open ditches and culverts. Pavements are usually not wide enough to permit on pavement parking. Pavement structures are equivalent to Type "A".

TYPE "C"

Type "C" streets are the minimum which will be permitted to serve as local "Public" residential streets either in rural or urban areas. Pavement structure consists of double seal and chip over the 8 inch aggregate base.

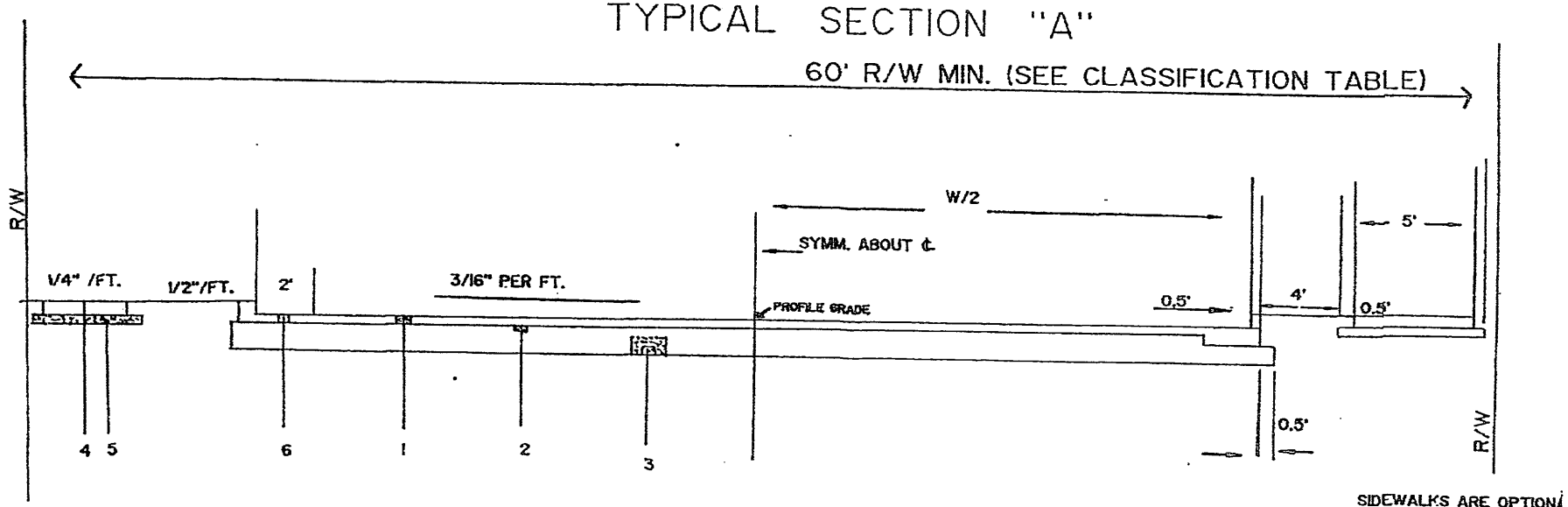
TYPE "D"

Type "D" streets are the minimum which will be permitted to serve as local "Private" residential streets either in rural or urban areas. Street construction to be the same as Type "C" street with the exception that the double seal and chip pavement may be omitted.

APPLICATION FOR FINAL PLAT APPROVAL

Carroll County, Ohio

CARROLL COUNTY
TYPICAL SECTION "A"



SIDEWALKS ARE OPTIONAL BUT MAYBE REQUIRED IN SOME AREAS

POSSIBLE PAVEMENTS WIDTHS

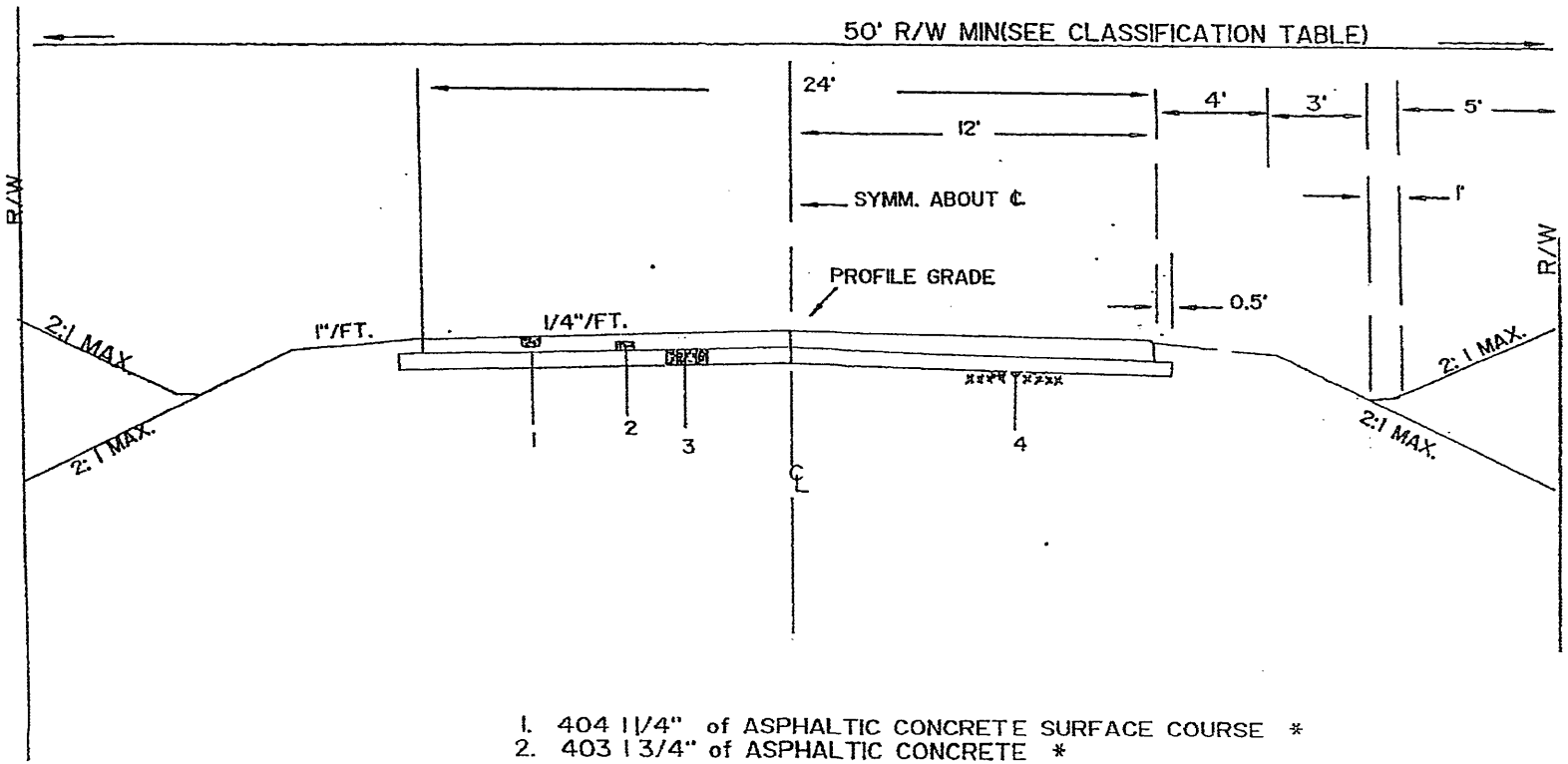
PARKING BOTH SIDES	40'
PARKING ONE SIDE	32'
NO PARKING	24'

1. 404 1 1/4 of ASPHALTIC CONCRETE SURFACE COURSE *
2. 403 1 3/4 of ASPHALTIC CONCRETE *
3. 304 8" of AGGREGATE BASE *
4. 608 4" CONCRETE SIDEWALK *
5. 310 4" of SUBBASE *
6. 609 TYPE 2 COMBINATION CURB & GUTTER *

* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

1988

CARROLL COUNTY
TYPICAL SECTION "B"



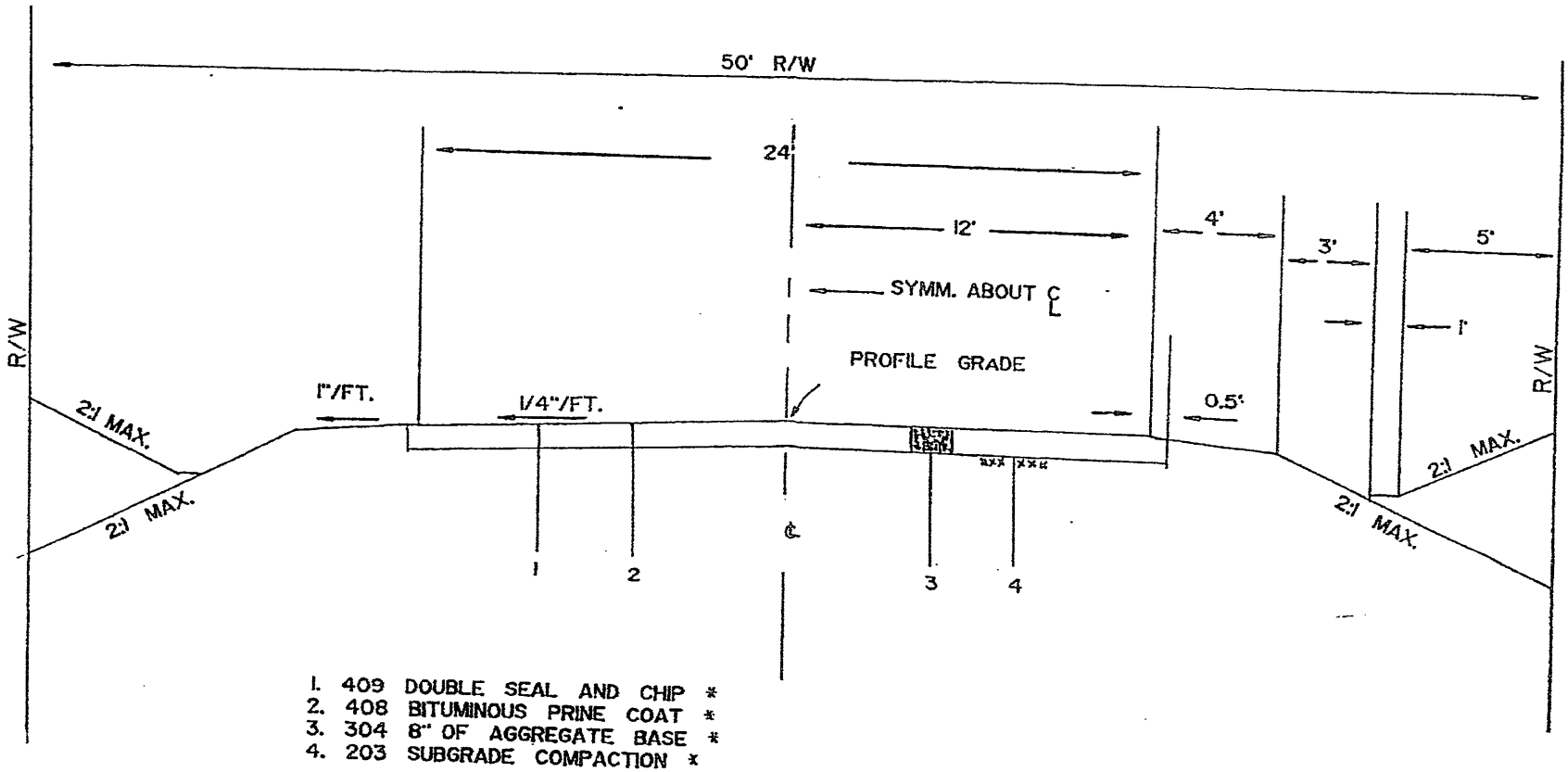
1. 404 1 1/4" of ASPHALTIC CONCRETE SURFACE COURSE *
2. 403 1 3/4" of ASPHALTIC CONCRETE *
3. 304 8" of AGGREGATE BASE *
4. 203 SUBGRADE COMPACTION *

* CURRENT STATE OF OHIO
STANDARD SPECIFICATIONS

1988

F2

CARROLL COUNTY
TYPICAL SECTION "C"

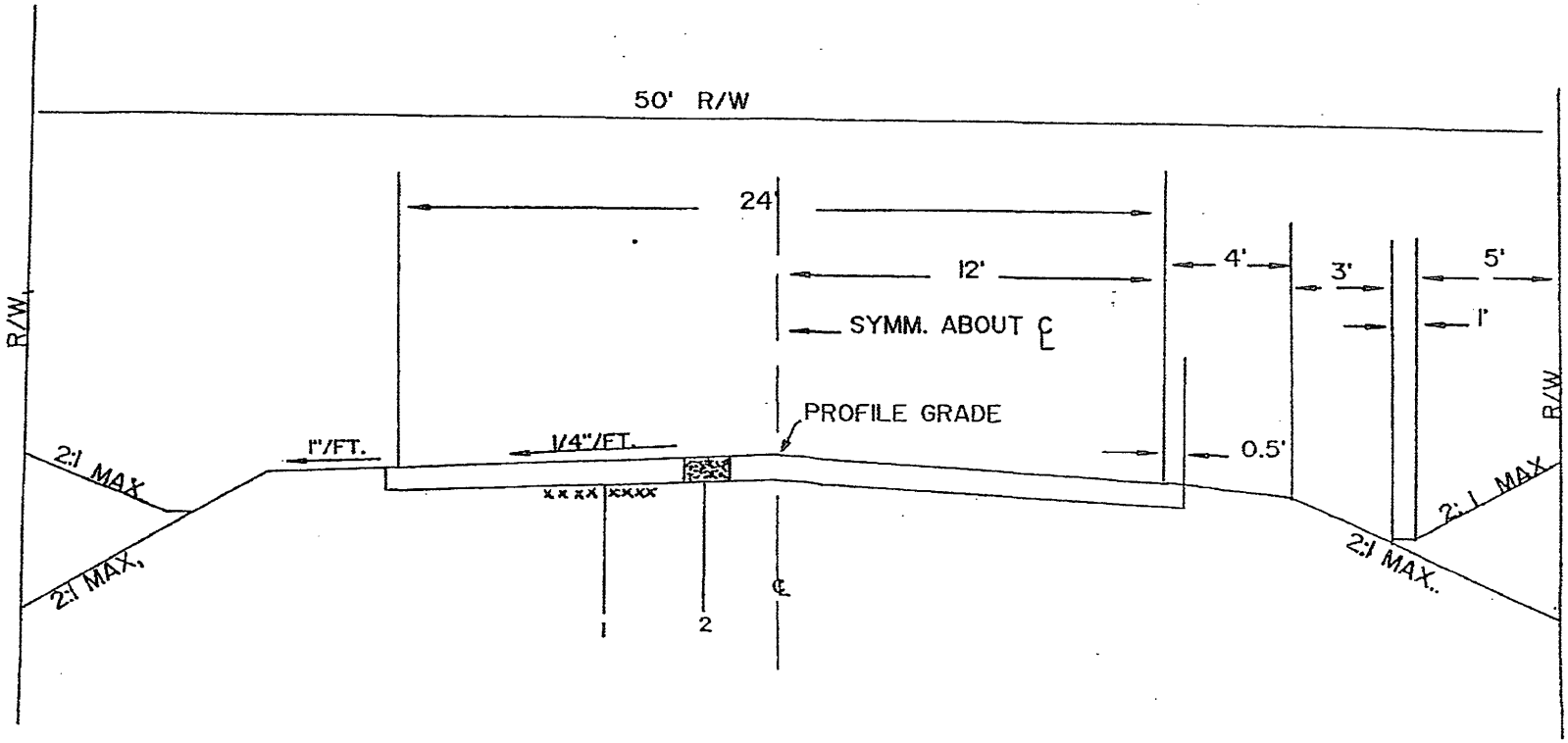


* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

1988

Fig 3

CARROLL COUNTY
TYPICAL SECTION "D"



1. 203 SUBGRADE COMPACTION *
2. 304 8" OF AGGREGATE BASE *

* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

198

F44

Application for Tentative Approval of Preliminary Plat
Carroll County, Oho

Date _____ Application No. _____

1. Name of Applicant _____

   Address _____

   Phone _____

2. Name of Surveyor or Engineer _____

   Address _____

   Phone _____

3. Name of Subdivision _____

4. Location Description: Section _____ Township _____

   Range _____ VMS _____

5. Proposed Use _____

   _____

6. Present Zoning District _____

7. Proposed Zoning Changes, if any _____

8. Number of Lots _____, Area of Parcel _____

9. Do you propose deed restrictions? _____Yes _____No
   If Yes, please attach a final copy

10. What type of Sewage Disposal; do you propose to use? _____
    If "on lot" type of sewage disposal is proposed include a letter from the County Board of Health approving a specific type of sewage disposal.

11. List all proposed improvements and utilities and state your intention to install or to post a performance guarantee prior to actual installation.

	IMPROVEMENT	INSTALLATION	GUARANTEE
a.			
b.			
c.			
d.			

See Next Page

	IMPROVEMENT	INSTALLATION	GUARANTEE
e.			
f.			
g.			

12. List other materials submitted with this application.

	ITEM	NUMBER
a.		
b.		
c.		
d.		
e.		
f.		

Applicant

Surveyor or Engineer

0000000000000000000000000000000000000000000000000000000000000000000000000000000000
(For Official Use Only)

Date Received _____

Date of Next Planning Commission Meeting _____

Plat Fee _____

Action By Planning Commission _____

If Plat rejected, reason(s) for rejection _____

Date _____

Chairman, Planning Commission

Application for Final Plat Approval
Carroll County, Ohio

Date _____ Application No. _____

1. Name of Applicant _____

   Address _____

   Phone _____

2. Name of Surveyor or Engineer _____

   Address _____

   Phone _____

3. Name of Subdivision _____

4. Date Preliminary Plat was approved _____

5. Was a Zoning change requested? _____ Yes _____No
   If yes the plat may not be approved until it conforms with the local zoning.
   Include a certification of zoning., compliance if a change was requested.

6. Have all required improvements been installed? _____Yes _____No
   If No, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimate must be approved by the responsible County Official.

7. Do you propose deed restrictions? _____Yes _____No
   If Yes, please attach a final copy

8. List all other materials submitted with this application.

	Item	No.
a.		
b.		
c.		
d.		
e.		
f.		
g.		
h.		

See Next Page

0000000000000000000000000000000000000000000000000000000000000000000000000000000000
(For Official Use)

Date Received _____

Date of next Carroll County Regional Planning Commission Meeting _____

Plat Fee _____

Action by Planning Commission _____

If plat rejected, reason(s) for rejection _____

_____

_____

_____

_____

_____

_____

Date Approved / Rejected _____

_____
Chairman, Regional Planning Commission

CARROLL COUNTY REGIONAL PLANNING COMMISSION

Application for Minor Subdivision Approval

Property Information

Owners Name: _____

Purchasers Name: _____

Parcel ID #: _____

Contact Person: _____ Phone: _____

Township/Range/Section: _____

Road Name: _____

Split Size: _____ Original Acreage: _____

Intended Use: _____

NOTE: PROPERTY BOUNDARIES MUST BE STAKED PRIOR TO HEALTH DEPARTMENT INSPECTION!!!

Carroll County General Health District: 330-627-8022

(Preliminary Site Review)

1. Is new tract served by central water supply? Yes _____ No _____
2. Is new tract served by central sewer system? Yes _____ No _____
3. Is this property in or abut a flood zone? Yes _____ No _____

Comments: _____

_____

_____

_____

_____

_____

County Sanitarian

Required Driveway Permit

Can A Driveway Be Constructed To This Property?

Before a driveway is constructed contact the appropriate authority for advise, guidance and required approvals.

State Route – 330-627-4660 **County Road – 330-627-2345** **Township Road – Call Twp Trustees**

Carroll County Regional Planning Commissioner

330-627-5611

Date Received: _____ Review Fee: _____

To Health Dept: _____ Health Dept Return: _____

To Map Office (Deed Review): _____ Final Review Date: _____

IMPORTANT: Minor Subdivision approval is provided for convenience. It does not in any way relieve the applicant from meeting all lawful regulations, including but not limited to the requirements of the Carroll County Subdivision Regulations, Carroll County Health District and the Carroll County Engineer.

Carroll County Regional Planning Commission

Date Deed Stamped: _____ _____
Signature

Comments: _____ _____
_____ Title
_____

Minor Subdivision Approval may be granted only under the following conditions:

1. The proposed subdivision is along an existing dedicated public street or road and involves no opening, widening or extension of any street.
2. No more than (5) lots are involved after then original parcel has been completed subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variance can only be requested by appearance before the entire Regional Planning Commission.
4. The property has been surveyed and a sketch and legal description is submitted in accordance with the minimum standards for instruments or transfer of real estate by the Carroll County Auditor.
5. Approval is granted, where applicable, by the agencies listed above.

Buyer/Grantee Certificate

This is to certifiy that I (we) _____
are aware of the regulation and/or guidelines relating to the acquisitions of property in Carroll County and are familiar with and understand the contents of this application.
Address: _____
_____ Date: _____

Thank you for your cooperation
Please take this form and the approved Deed to the County Auditor's Office for transfer and then to the County Recorder's Office for final recording.

Revised 03/2017

CARROLL COUNTY REGIONAL PLANNING COMMISSION

Application for Subdivision Variance

This application shall be completed by the applicant. The application shall be submitted by the First Monday of every month to be placed on the next regularly scheduled Planning Commission meeting. A separate application is required for each variance requested.

Date Submitted:_____ **Application Number:** _____

Fee Paid: _____ **Receipt Number:** _____

Applicant Name: _____

Address: _____
Street

_____
City State Zip Code Telephone Number

Property Owner: _____

Address: _____
Street

_____
City State Zip Code Telephone Number

Description of Property:

Township: _____ **Quarter Section:** _____

Acreage: _____ **Parcel Number:** _____

Proposed Acreage(s): _____ **Street Frontage:** _____

Description of Variance Requested: _____

_____

_____

_____

_____

Justification for the Variance:

On a separate page, please prepare a statement indicating why the variance from the Subdivision Regulation is being requested. Include such items as:

1. Exceptional topographical or other conditions peculiar to this particular parcel of land.
2. Why a literal interpretation of the Regulations would deprive the applicant of the rights enjoyed by other property owners.
3. That the peculiar conditions do not result from previous actions of the applicant.
4. That the requested Variance is the minimum variance that will allow a reasonable division of the land.
5. Below please provide a sketch of the area involved.

_____
Signature of Applicant

_____
Applicant's Printed Name

SKETCH

Date Request Received: _____ By: _____

Planning Commission Meeting Date: _____

Staff Recommendations: ☐ Approval ☐ Approval with Conditions ☐ Denial

Staff Comments: _____

_____

_____

Subcommittee Recommendations: ☐ Approval ☐ Approval with Conditions ☐ Denial

Subcommittee Comments: _____

_____

_____

_____

Action by RPC: ☐ Approval ☐ Approval with Conditions ☐ Denial

Reason for Denial/Conditions of Approval/Comments: _____

_____

_____

_____

_____

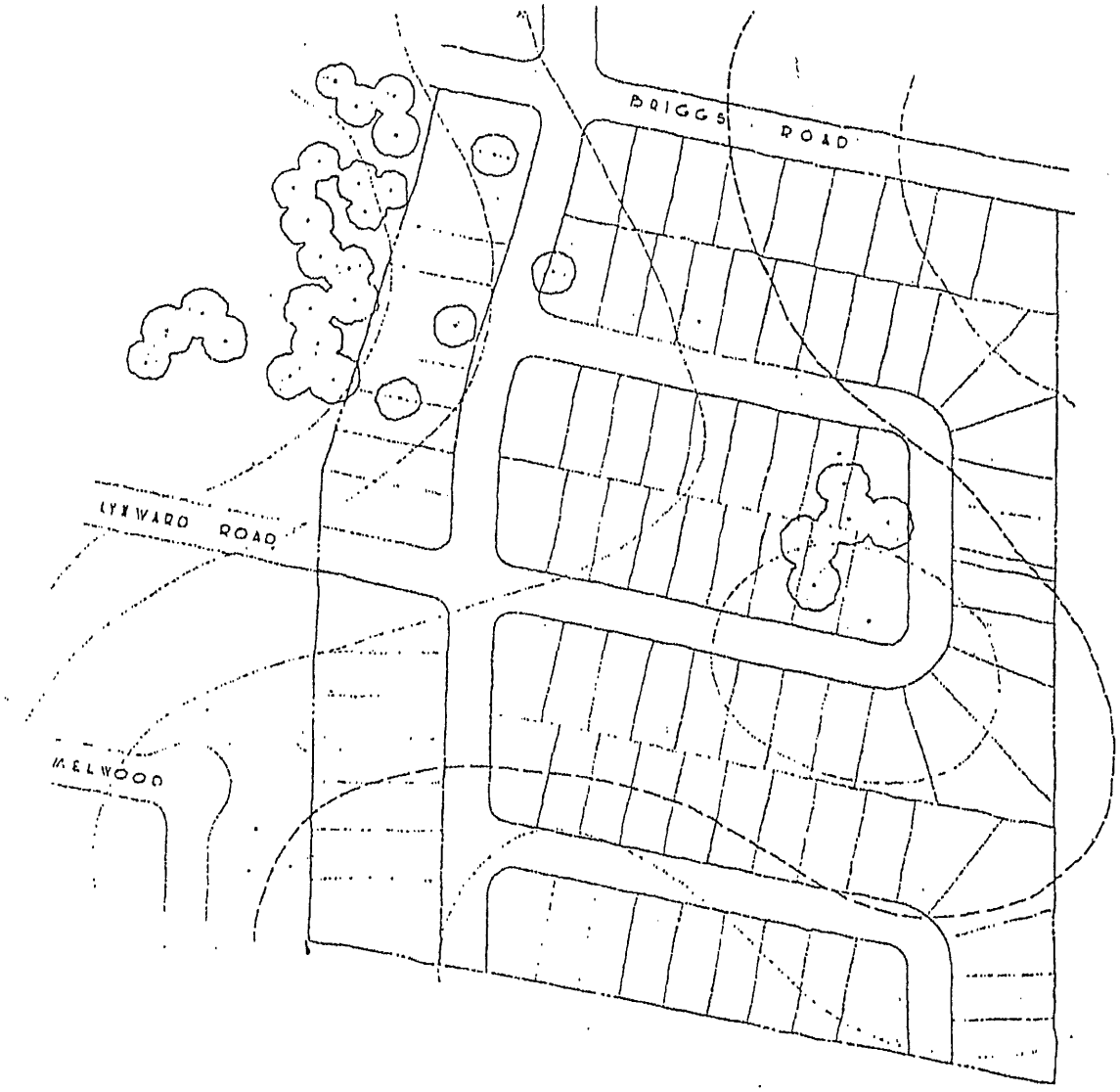
_____

_____

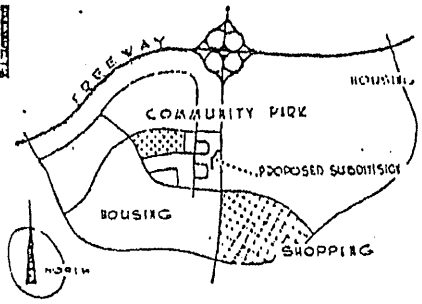
_____
Chairman, Regional Planning Commission

Revised 2/2017

PROPOSED SUBDIVISION

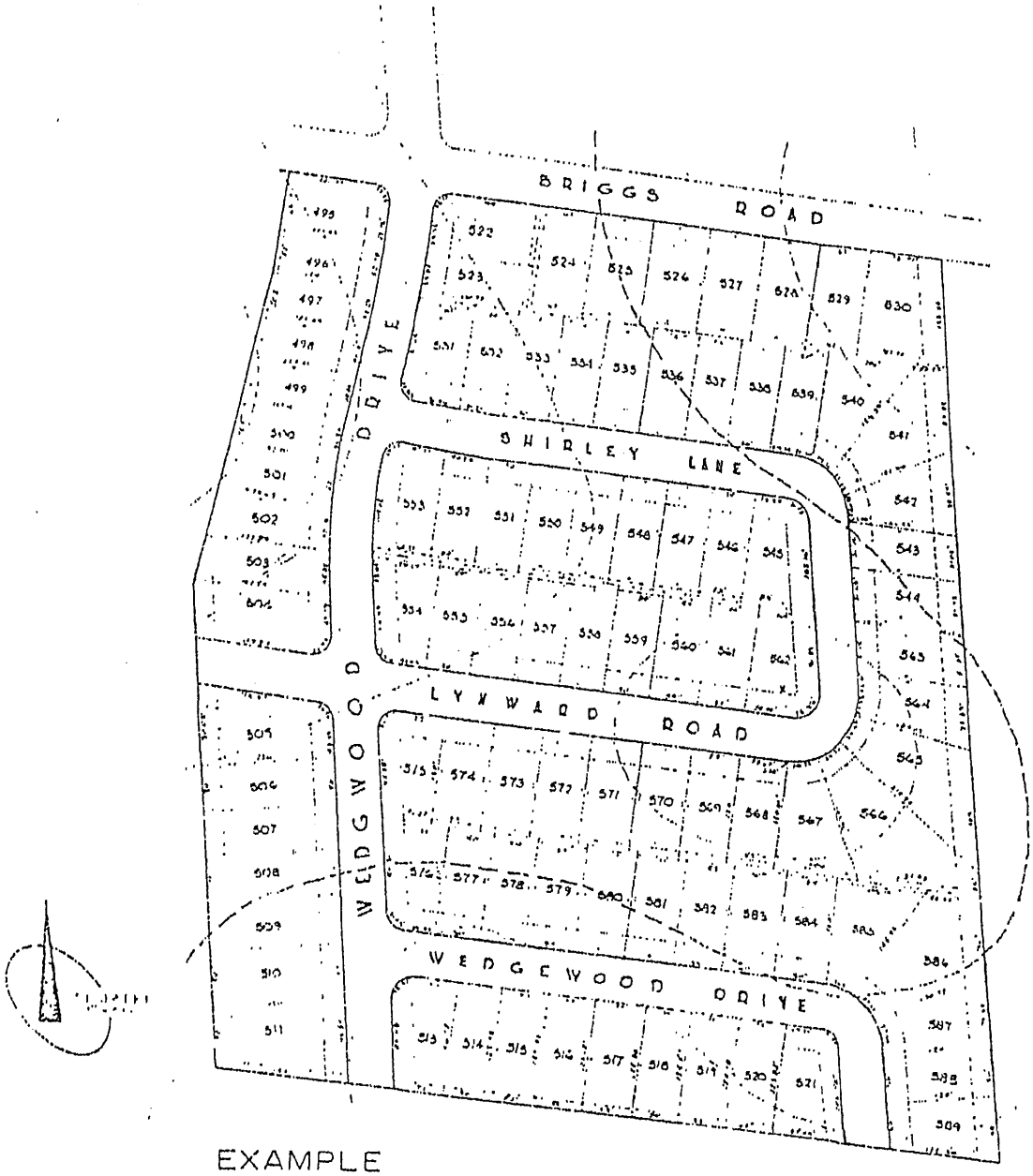


VICINITY MAP



EXAMPLE

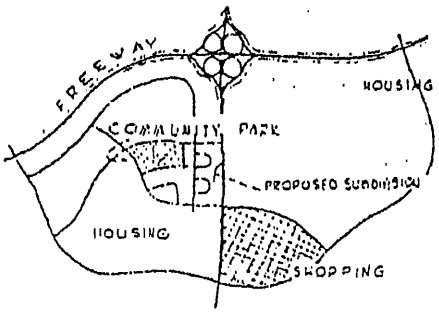
PREAPPLICATION SKETCH

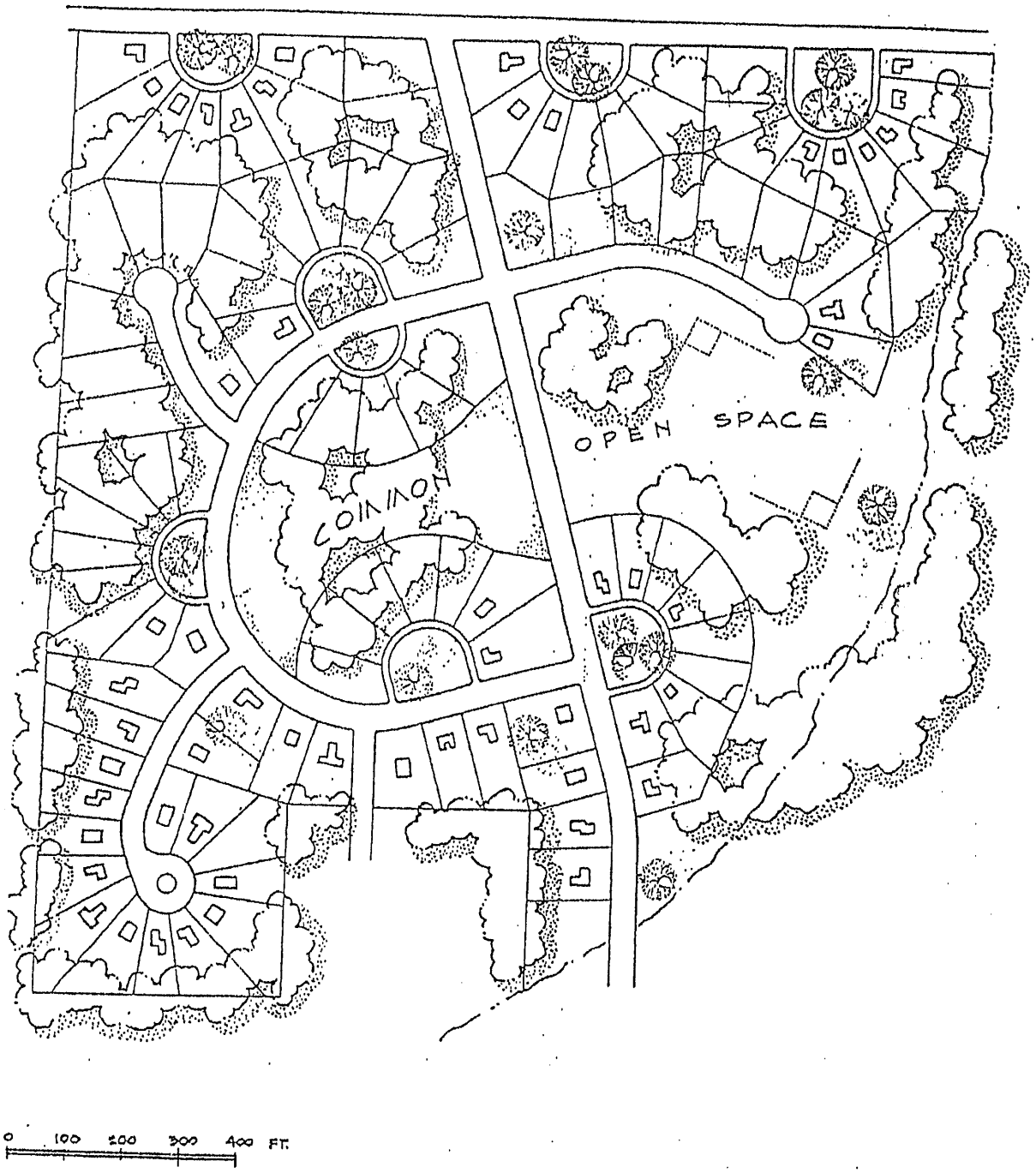


EXAMPLE

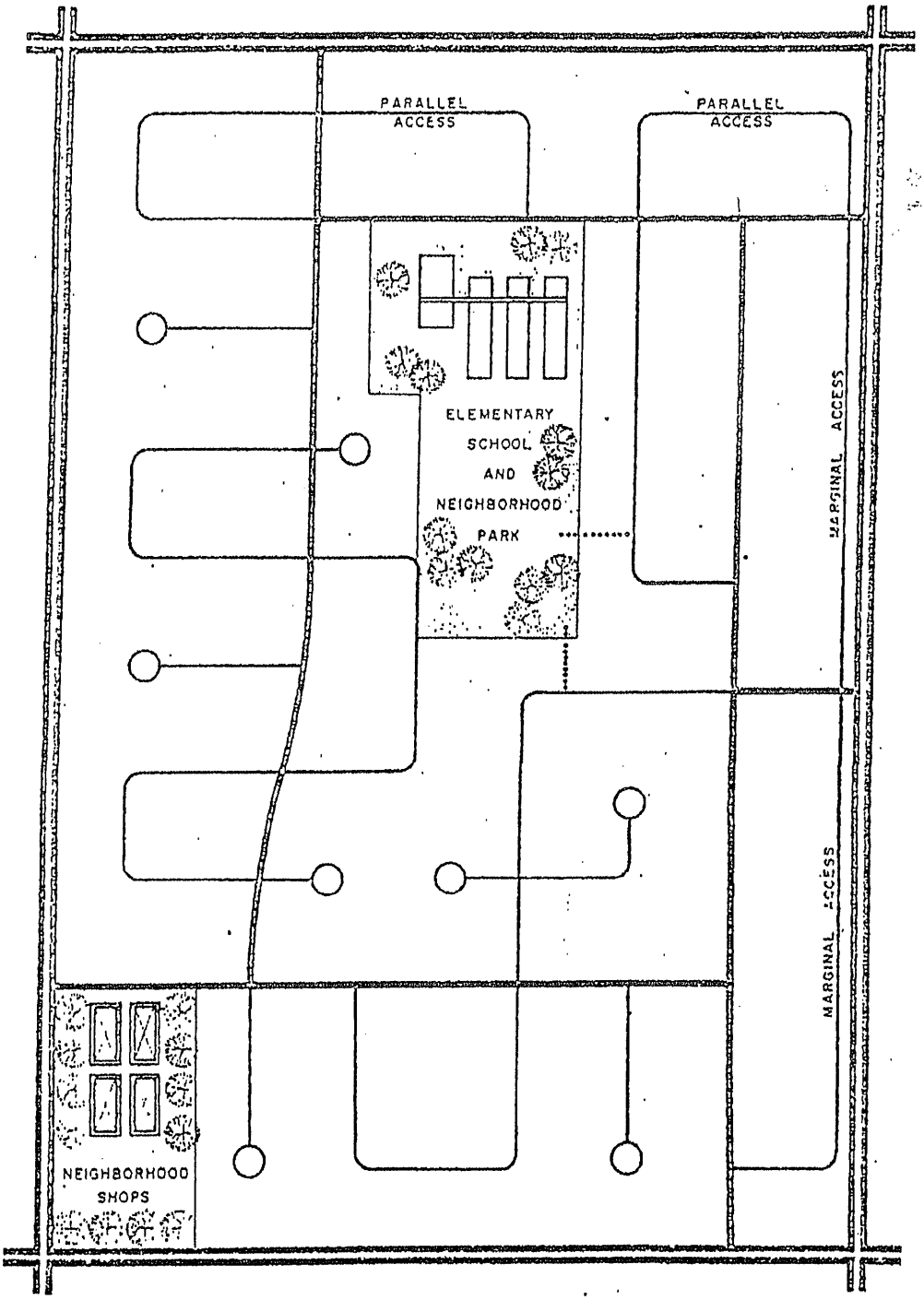
PRELIMINARY PLAT

VICINITY MAP





CLUSTER SUBDIVISION



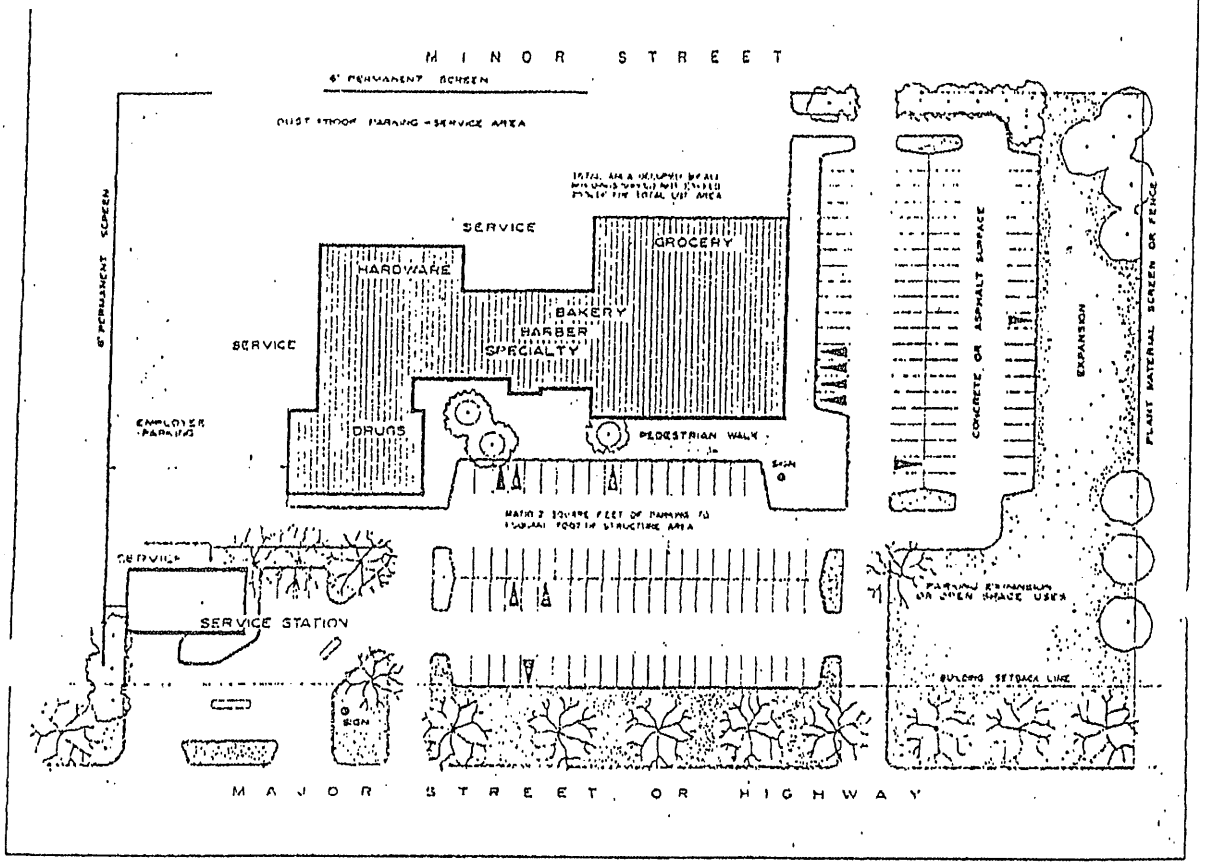
PRINCIPLES OF A PLANNED RESIDENTIAL NEIGHBORHOOD

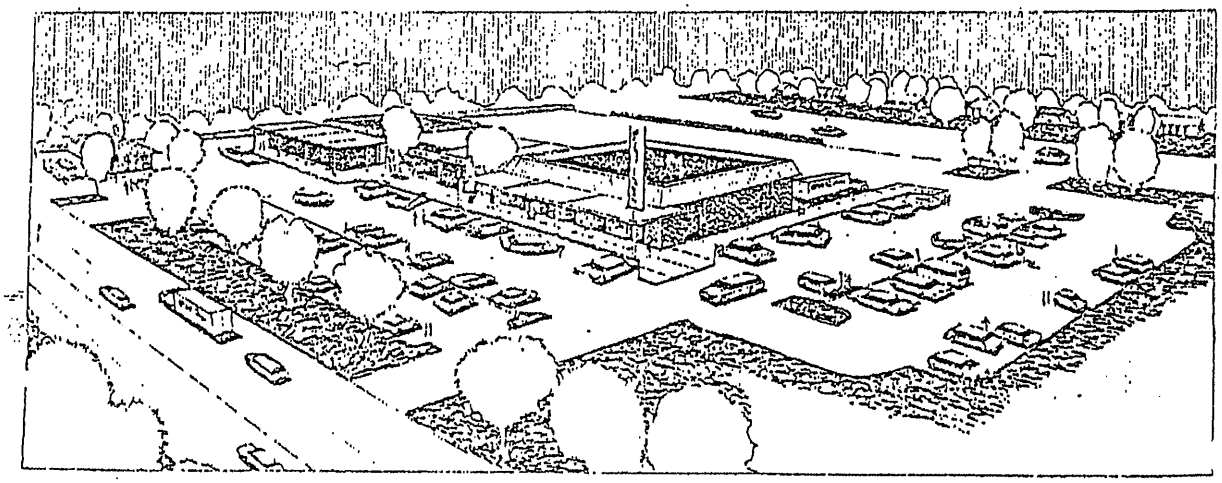
MAJOR STREETS
COLLECTOR STREETS
LOCAL STREETS
CUL-DE-SAC
PEDESTRIAN ACCESS

K

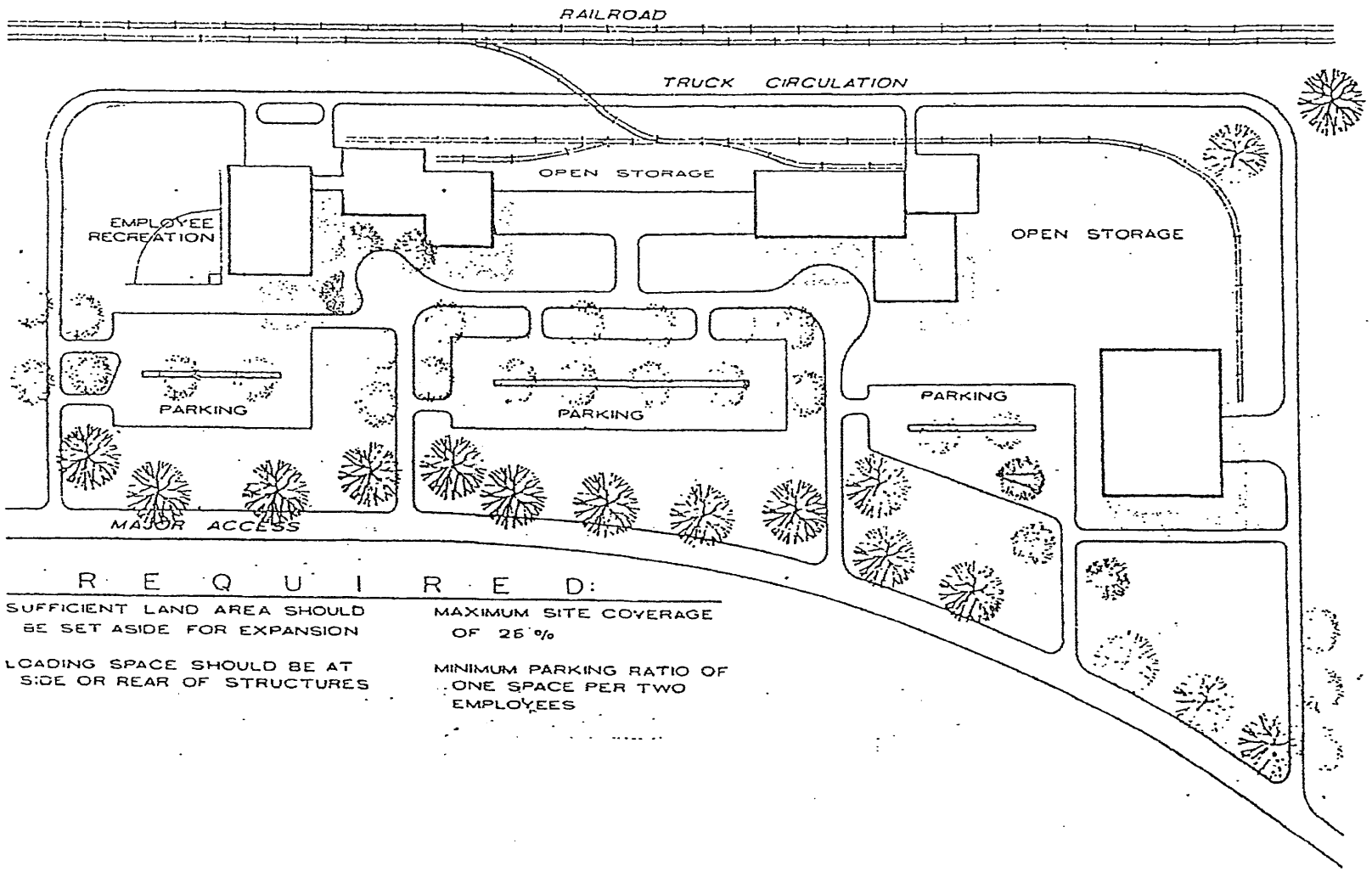
LOCAL BUSINESS CENTER

ILLUSTRATION OF PLANNING PRINCIPLES





PLANNED INDUSTRIAL DEVELOPMENT



R E Q U I R E D:

SUFFICIENT LAND AREA SHOULD BE SET ASIDE FOR EXPANSION

LOADING SPACE SHOULD BE AT SIDE OR REAR OF STRUCTURES

MAXIMUM SITE COVERAGE OF 25 %

MINIMUM PARKING RATIO OF ONE SPACE PER TWO EMPLOYEES