

CHAPTER 1159

Plan and Plat Specifications

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1159.02	Preliminary Plan		Service and Utility Directors
1159.03	Construction Plans and Specifications	1159.05	Approval of Subdivision Plat

CROSS REFERENCES

Plat defined - see Ohio R. C. 711.001; P. & Z. 1151.18

Plat and contents - see Ohio R. C. 711.01 et seq.

Improvement completion prior to final plat approval - see P. & Z. 1155.06

Preliminary plan submission - see P. & Z. 1157.03

Final plan submission - see P. & Z. 1157.05

1159.01 PURPOSE.

The purpose of this chapter is to inform the subdivider of the specific information he must provide to permit adequate review, approval and recording of plans and plats.

1159.02 PRELIMINARY PLAN.

The subdivider shall furnish the following:

- (a) Application for preliminary plan approval.
- (b) The plan shall be prepared in accordance with Chapter 1161 by a registered engineer. The plan shall be accurately and clearly drawn. The drawings shall include the proposed plan or alternate plans of the subdivision, and shall show the following:
 - (1) Identification.
 - (A) Proposed name of subdivision, which must not duplicate others in the county, township, city, tract, or original lot or section number.
 - (B) Names, addresses and telephone numbers of owners, subdivider and engineer.
 - (C) Scale (1" = 100'), north arrow, and date.
 - (2) Existing Data.
 - (A) Boundary line survey showing bearings and distances as surveyed by a registered surveyor.
 - (B) Easements, showing location, width and purpose.
 - (C) Streets on and adjacent to the subdivision names, location, right-of-way and roadway width. Planned public

improvements: highways or other major improvements planned by public authorities for future construction on or near the subdivision, including journalized routes for highways.

- (D) Utilities on and adjacent to the subdivision: Location, size and invert elevations of sanitary sewers and storm sewers; location and size of stormwater retention basin areas; location and size of water mains; fire hydrants; and location of above ground and underground electrical and telecommunication transmission and distribution systems. If water mains, sewers, retention basins, and/or culverts are not on or adjacent to the tract, indicate the direction and distance to and size of nearest ones, showing invert elevation of sewers and culverts.
- (E) Ground elevations on the subdivision showing contours with an interval of not more than five feet if ground slope is in excess of four percent and two feet if ground slope is less than four percent.
- (F) Subsurface conditions on the subdivision: Any conditions that are not typical, such as abandoned mines.
- (G) Other conditions on the subdivision:
 - 1) Watercourses, areas subject to flooding, and flood plains;
 - 2) Marshes, hydric soils, or designated wetlands;
 - 3) Rock outcroppings;
 - 4) Wooded areas;
 - 5) Isolated preservable trees one foot or more in diameter;
 - 6) Water, oil and gas wells, and deep brine injection wells;
 - 7) Any structures or other significant features.
 - 8) Pole lines for electric, telephone or telecommunications.
- (H) Other conditions on adjacent land within 300':
 - 1) Approximate direction and gradient of ground slope including any embankments or retaining walls;
 - 2) Location and type of buildings, fences, tree lines, etc.
 - 3) Railroad lines;
 - 4) Location of all existing water, gas or oil wells within 300 feet of the proposed subdivision.
 - 5) Power lines, telecommunication systems and towers;
 - 6) Other nearby nonresidential uses of land

7) Owners of adjacent unplatted land (for adjacent platted land, refer to subdivision by plat name).

(I) Zoning Requirements:

- 1) District;
- 2) Lot size and yard requirements;
- 3) Proof of any variances or special exceptions which may have been granted.

(J) Planned public improvements showing highways or other major improvements planned by public authorities for future construction on or near the subdivision.

3. Proposals.

(A) Streets showing proposed street, indicating each street by a letter except where the street is a continuation of an existing street, right-of-way widths, approximate grades and proposed improvements.

(B) Other rights-of-way or easements showing location, width and purpose.

(C) Lots showing numbers, dimensions and area of irregular lots in square feet. Final lot numbers will be assigned by the Safety-Service Director's office just prior to recording;

(D) Minimum building setback lines;

(E) Public sites reserved or dedicated for parks, playgrounds or other public uses;

(F) Sites for other uses: multi-family dwellings, shopping facilities, churches, industry or other non-public uses;

(G) Total site data including acreage, number of residential lots, typical lot size and acres in parks and other public places;

(H) When extensive changes of topography are contemplated, a plan showing the proposed topography;

(I) How storm water runoff will be managed (see stormwater runoff control - Chapter 1163);

(J) An erosion and sediment control plan (see Chapter 1163);

(K) When the development is to be phased, a phased plan is needed.

(L) A water supply and sanitary sewer service plan.

(4) Other Information. The Planning Commission and/or the Safety-Service Director may require such additional information as deemed necessary.

(c) Vicinity Map. The map (see Appendix A) shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it.

The vicinity map may be on the same sheet as the preliminary plan drawing. The vicinity map shall show:

- 1) Subdivision name, township, tract and north arrow;
- 2) Existing and proposed main traffic arteries;
- 3) Shopping facilities.

1159.03 CONSTRUCTION PLANS AND SPECIFICATIONS.

(a) Drawings showing cross sections, profiles, elevations, construction details, specifications and cost estimates, and all calculations and computations for all required improvements, in accordance with Chapters 1159 through 1163, shall be prepared by a registered engineer. The construction plans shall be prepared as directed by the Safety-Service Director and subject to his approval, based on the recommendation of a registered engineer, if the Safety-Service Director deems it necessary.

(b) If it becomes necessary to modify the improvements as approved, due to unforeseen circumstances, the subdivider shall inform the Safety-Service Director in writing of the conditions requiring the modifications. Written authorization from the Safety-Service Director to make the required modification must be received before proceeding with the construction of the improvement.

1159.04 CERTIFICATION OF SAFETY-SERVICE AND UTILITY DIRECTORS.

Prior to the acceptance and approval of the final plat, the Planning Commission shall receive certification from the City Safety-Service Director and Director of Utilities that the subdivider has done the following:

- (a) Met all conditions set forth by the Planning Commission in approval of the preliminary plat;
- (b) Designed and installed improvements in accordance with all regulations of the City, County and State;
- (c) Provided all required maintenance and sidewalk bonding;
- (d) Provided evidence of release and waiver of all liens for the subdivision; and
- (e) Paid all fees required for the subdivision.

Such certification shall be provided as shown in Appendix E.

1159.05 FINAL APPROVAL OF SUBDIVISION PLAT.

Plats and data for final approval of the subdivision plat shall be as follows:

- (a) Residential. The subdivision plat must be drawn to a scale of not less than 50 feet to the inch. In plats of unusual size, the Commission may permit a variation in scale. If more than two sheets are required, an index sheet of the same dimensions must be filed showing the entire subdivision on one sheet, with all areas shown on other sheets indicated thereon.

Drawings shall be held in a minimum of eighteen inches by twenty-four inches and a maximum of twenty-four inches by thirty-six inches outside dimensions, and must be reproducible.

The final plat shall show:

- (1) The boundary lines of the area being subdivided in heavy lines with accurate distance and bearings including: original lot, township, corporation and county lines and road center lines.
- (2) The property lines of all proposed streets with their widths, names, bearings and centerline measurements.
- (3) The accurate boundary lines of all grounds for public use, and the acreage of same.
- (4) All common boundary corners of all adjoining lands and adjacent streets with their widths and names. The names of adjoining subdivisions and the names of record owners of adjoining parcels of unplatted land.
- (5) All lot lines with as many bearings as necessary to describe each line and identification system of lots, blocks and other areas.
- (6) Easements for public use, services or utilities and their dimensions and uses.
- (7) All dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private use expressed in decimals of a foot, the number of acres of each reserve, park, playground and other public area.
- (8) Radii and chords, points of tangency, control angles for all curvilinear streets, centerlines and radii for all rounded corners.
- (9) Arcs, chord lengths, bearings of chords and points of tangency of the property lines of curvilinear lines.
- (10) The name of the subdivision and description of property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, names of owners and subdivider, together with appropriate evidence of ownership of subdivision.
- (11) Certification by a surveyor, licensed or registered in Ohio, to the effect that the plan represents a survey made by him in accordance with ORC Chapter 4733, Section 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site with any remaining survey monuments to be properly placed upon completion of construction.
- (12) Key map.
- (13) Proper acknowledgement of consent on the plat by all parties having any record, legal right, title or interest in the property.
- (14) Upon the recording of a subdivision plat, a reproducible tracing shall become the property of the City and shall remain on file in the office of the Safety-Service Department, except when it is out for reproduction.
- (15) Building setback lines of forty feet, or as required by the Zoning Code.

- (b) Commercial and Industrial. Subdividers and developers of commercial and industrial areas must comply with the same requirements as those of residential developments.

- (c) Other Land Uses. Any other land use which may either alter the existing street or road pattern, materially change or disrupt the existing street or road pattern or materially change or disrupt the existing flow of traffic shall be reviewed by the Commission, and a plat may be required if the Commission is of the opinion such a plat should be recorded.