

**Title Eleven**  
**SUBDIVISION REGULATIONS**  
**City of Orrville, Ohio**



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## CHAPTER 1153: Purpose, Scope and Application

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1153.03	Application of Regulations	1153.08	Minor Subdivisions
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1153.05	Regulations are minimum; greater restriction to control	1153.10	Large Lot Subdivision

### CROSS REFERENCES

Plat and subdivision defined - see Ohio R.C. 711.001  
Recording plat - see Ohio R. C. 711.06; P. & Z. 1155.07  
Plat approval required - see Ohio R. C. 711.09; P. & Z. 1155.09  
Appeal - see P. & Z. 1155.11

#### 1153.01 Authority of Planning Commission

The City Planning Commission, hereinafter known as the Commission, derives its authority to regulate subdivisions by virtue of and in accordance with Ohio R. C. Chapter 711. The Commission is authorized to adopt rules and regulations governing plats and subdivisions of land falling within its jurisdiction. (Ord. 44-66. Passed 10-17-66.)

#### 1153.02 Purpose of Regulations

The Subdivision Regulations are adopted to secure and provide for:

- A. The public health, safety and general welfare;
- B. The proper development of subdivided land so that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace;
- C. The appropriate development of subdivided land in accordance with the City of Orrville's Comprehensive Plan, as amended and any other applicable City plans and policies;
- D. The orderly development of the City of Orrville through appropriate growth management techniques assuring sequential development and the proper design and construction of major and minor subdivisions;
- E. The adequate provision of public facilities and improvements such as water, sewerage, drainage, and capital improvements such as schools, parks and recreation facilities;
- F. The proper arrangement of streets or highways in relation to existing or planned roadways as outlined in the City's Thoroughfare Plan, Wayne County's Thoroughfare Plan and applicable regional transportation plan;
- G. The prevention of the pollution of air, water, streams, creeks and lands;

- H. Proper development that is sensitive to unique natural, historic and environmental land features;
- I. The establishment of reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land; and
- J. Adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, air, and for the avoidance of congestion of the population. (Ord. 44-66. Passed 10-17-66.)

#### 1153.03 Application of Regulations

These Subdivision Regulations shall apply to all subdivisions hereinafter made of all land within the City's jurisdiction.

#### 1153.04 Jurisdiction

- A. No person shall subdivide or lay out into lots any land within the municipality or within the area covered by the City's thoroughfare plan except in conformity to these Regulations.
- B. Within three miles of the corporate limits of the City, the City Planning Commission shall have authority for preliminary and final review and approval of major subdivisions, any minor subdivisions requiring any variance, and any other minor subdivisions within this three-mile limit for which it may choose to exercise its authority per ORC 711.09.

#### 1153.05 Regulations are Minimum; Greater Restriction to Control

The provisions of these Subdivision Regulations shall be held to be minimum requirements. Where these Regulations impose a greater restriction than is required by existing laws, covenants, rules, regulations or restrictions, the provisions of these Regulations shall govern.

#### 1153.06 Relationship to Zoning

Whenever a proposed subdivision is located in an area that is zoned under the provisions of Ohio R.C. Chapter 713, it shall conform to the requirements of the zoning plan except as specified in Section 1153.05.

#### 1153.07 Classification and Determination of Subdivision Type

There are three basic types of subdivisions:

- A. Minor Subdivision. The following are determined to be minor subdivisions:
  - A. The division of land into five or less parcels of more than twenty acres not involving any new streets, public utilities or easement of access as determined by the Planning Commission.



- B. The sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites as defined by zoning or these subdivision regulations or reduce the original tract below the requirements of zoning or these regulations.
  - C. The establishment of private streets serving industrial structures on their own property where there is no division of land.
  - D. The division of land along an existing public street, not involving the opening, widening or extension of any street or road or public utility and involving no more than five lots after the original tract has been completely subdivided (ORC 711.131).
  - E. The division or partition of land into parcels of five to twenty acres where such parcels are used only for agricultural or personal recreation purposes and not involving any new streets, public utilities, or easements of access.
- B. Major Subdivision. This type of subdivision involves the division of five or more lots with new streets and related public improvements. A Major Subdivision requires a submission of a record plat for Planning Commission review and approval and recording by the County Recorder. Once recorded, future transfer of lots in the “platted subdivision” are referenced by lot numbers. Other requirements of a Major Subdivision include:
1. A description of streets, alleys, common areas/public grounds and all in-lots, out-lots and fractional lots.
  2. The plat must also show the courses, boundaries and extent (ORC 711.01). In-lots that are numbered sequentially with precise length and width measurements.
  3. The Major Subdivision Plat must be superimposed on a survey of lands of the owners of the current parcels. It must show an accurate background drawing of any metes-and-bounds descriptions of lands from which the plat is being drawn [ORC 7111.02 (B)].
  4. the Major Subdivision Plat must show the location of all monumentation (e.g. cornerstones, markers, and pins) to identify lots and other survey control points.
  5. Major Subdivisions must also adhere to established design standards (such as lay-out of lots, block length, cul-de-sac length, minimum street right-of-way, pavement width and sidewalk requirements) and engineering construction standards for the infrastructure improvements as stipulated by the City.
- C. Large Lot Subdivision. The division of land into parcels of five to twenty acres along an existing public street, not involving the opening, widening, or extension of any street or road, and involving the establishment of any parcel that is not contrary to any applicable zoning, health, sanitary, or access management regulations (ORC 711.133). No parcel shall be created which has less than 75 feet of frontage on a public street or roadway, and shall not exceed the width to depth requirements of 1161.10.

### 1153.08 Minor Subdivisions

The Safety-Service Director may determine that a proposed subdivision of land is a minor subdivision when it meets the requirements of 1153.07(a) and therefore will be subject to Section 1157.01 of these regulations.

### 1153.09 Major Subdivisions Subject to Regulations

All divisions of land not exempt as set forth in Section 1153.07(a) or (c) are major subdivisions and shall be subject to the provisions of these subdivision regulations.

### 1153.10 Large Lot Subdivision

The Safety-Service Director may determine that a proposed subdivision of land is a large lot subdivision which meets the requirements of 1153.07(c) and therefore will be subject to Section 1157.03.

## CHAPTER 1155: Administration, Enforcement and Penalty

1155.01	Effective date	1155.09	Sale of lands in subdivision
1155.02	Administration	1155.10	Permits for building, wells and septic tanks
1155.03	Enforcement	1155.11	Appeal
1155.04	Validity	1155.12	Partitions
1155.05	Violation notices; stopping service	1155.13	Repeal
1155.06	Improvement completion prior to final plat approval	1155.14	Plan Review and Approval by the Safety-Service Director
1155.07	Recording plat	1155.99	Penalty
1155.08	Plat revision after approval		

### CROSS REFERENCES

Plat acknowledgement and recording - see Ohio R. C. 711.06  
Fee of designated public land to vest on recording plat - see Ohio R. C. 711.07, 711.11  
Council to hold public hearing on regulations - see Ohio R. C. 711.101, 711.132  
Violation of rules and regulations - see Ohio R. C. 711.102  
Unlawful transfer of lots - see Ohio R. C. 711.13, 711.15

#### 1155.01 Effective Date

These Subdivision Regulations shall be in effect at the earliest date allowed by law. (Ord. 44-66. Passed 10-17-66.)

#### 1155.02 Administration

It shall be the responsibility of the Planning Commission to administer these Subdivision Regulations, except where specific authority is given to some other City or County office as set forth in these Regulations. (Ord. 44-66. Passed 10-17-66.)

#### 1155.03 Enforcement

It shall be the duty of the Planning Commission and its designated official, together with other appropriate City or County offices to enforce these Subdivision Regulations within all areas under the subdivision jurisdiction of the Commission. (Ord. 44-66. Passed 10-17-66.)

#### 1155.04 Validity

- A. If any section, clause, phrase, word, provision or portion of these Subdivision Regulations shall be held to be unconstitutional or invalid by any court of competent jurisdiction, such holding or decision shall not affect the validity of these Regulations as a whole or any part thereof other than the section, clause, phrase, word, provision or portion so held to be invalid.

- B. Existing and subsequent rules, regulations, and ordinances of the City shall take precedence over rules and regulations of any County department which may be mentioned in these Regulations. (Ord. 44-66. Passed 10-17-66.)

#### 1155.05 Violation Notices; Stopping Service and Court Actions

The enforcement officer of the appropriate agency shall serve a written notice or order upon the person responsible whenever he/she is satisfied that any work is being done or any transactions are being made in violation of the provisions of these Subdivision Regulations or in violation of a detailed statement or plan submitted and approved by him/her. 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 complied 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 to stop all services to the property where such violation is concerned and to refuse such services until these Regulations are complied with. The enforcement officer of the appropriate agency, in any case, may also request the City's Law Director to institute the appropriate action or proceedings at law or equity to restrain, correct, remove or prosecute such violation in compliance with these regulations.

#### 1155.06 Improvement Completion prior to Final Plat Approval

No final subdivision plat shall be approved by the Planning Commission unless the improvements listed in the sections of these Subdivision Regulations have been satisfactorily completed as determined by the City Safety-Service Director and Director of Utilities prior to such approval.

#### 1155.07 Recording Plat

After the final plat has been approved by the Planning Commission, the Safety-Service Director, Utility Director, and Council, and their necessary approvals endorsed in writing thereon, it may then be filed for recording in the office of the Wayne County Recorder, as required by law. No plat of any subdivision shall be entitled to be recorded in the office of the County Recorder or have any validity until it shall have been approved in the manner prescribed herein. In the event any such unapproved plat is recorded, it shall be considered invalid and the Commission shall institute proceedings to have the plat stricken from the records of Wayne County.

#### 1155.08 Plat Revision After Approval

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

#### 1155.09 Sale of Lands in Subdivision

No owner, or agent of the owner, of any land located within a subdivision shall transfer, sell or convey any land before such plat has been approved and recorded in the manner prescribed herein. Any sale, transfer or conveyance contrary to the provisions of this section is void. The description of any such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these Subdivision Regulations. (Ord. 44-66. Passed 10-17-66.)

#### 1155.10 Permits for Building, Wells and Septic Tanks

- A. Building or repair permits shall not be issued for any structure on a lot in a subdivision for which a plat has not been approved and recorded in the manner prescribed herein.
- B. No owner or agent of the owner shall be entitled to a permit for the installation of wells and septic tanks upon any lots in a subdivision for which a plat has not been approved and recorded in the manner prescribed herein. (Ord. 44-66. Passed 10-17-66.)

#### 1155.11 Appeal

Rights of appeal shall be as set forth in Ohio R.C. Chapter 711 or other applicable sections thereof. (Ord. 44-66. Passed 10-17-66.)

#### 1155.12 Partitions

Whenever land is to be divided by the process of partition in court pursuant to Ohio R. C. 5307.06, all petitions for the partition shall be submitted to the Planning Commission which shall take action thereon within forty-five days or within such additional time as agreed upon by the petitioners. (Ord. 44-66. Passed 10-17-66.)

#### 1155.13 Repeal

All rules and regulations of the Planning Commission or ordinances providing for platting and subdivision regulations in conflict with these Subdivision Regulations are hereby repealed. (Ord. 44-66. Passed 10-17-66.)

#### 1155.14 Plan Review and Approval by the Safety-Service Director

The final approval of all various plans shall be the prerogative of the Safety-Service Director, when stated as such within this document. The Safety-Service Director shall, when deemed necessary, seek recommendations and opinions from a registered professional engineer. However, the decision of the Safety-Service Director shall be final in all cases.

#### 1155.99 Penalty

- A. Whoever violates any provision of these Subdivision Regulations or fails to comply with any order pursuant hereto shall be fined not less than ten dollars (\$10.00) nor more than

one thousand dollars (\$1,000.00). Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of the County.

- B. A County Recorder who records a plat contrary to the provisions of these Regulations shall be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), to be recovered with costs in a civil action by the Law Director in the name and for the use of the City.
- C. Whoever, being the owner or agent of the owner of any land within a municipal corporation, transfers any lot, parcel or tract of such land from or in accordance with a plat of a subdivision before such plat has been recorded in the office of the County Recorder shall be fined not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00) for each lot, parcel or tract of land so sold. The description of such lot, parcel or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section.
- D. Any person who disposes of, offers for sale or leases for a time exceeding five years any lot or any part of a lot in a subdivision before the provisions of these Regulations are complied with shall be fined not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00) for each lot or part of a lot so sold, offered for sale or lease, to be recovered with costs in a civil action, in the name of the City's Law Director for the use of the City.

## CHAPTER 1157: Procedure for Subdivision Approval

1157.01	Plat required for minor subdivisions	1157.04	Preliminary discussion map
1157.02	Plat required for major subdivision	1157.05	Preliminary plan
1157.03	Plat required for Large Lot Subdivision	1157.06	Construction Plans
		1157.07	Subdivision plat, final or phased

### CROSS REFERENCES

- Plat and contents - see Ohio R. C. 711.01 et seq; P & Z. Ch. 1159
- Plat approval - see Ohio R. C. 711.09
- Engineer to approve plates - see Ohio R. C. 711.08, 711.091
- Approval without plat - see Ohio R. C. 711.131
- Improvement completion prior to final plat approval - see P & Z. 1155.06
- Recording plat - see P. & Z. 1155.07
- Final plat approval - see P. & Z. 1159.02
- Submission of construction plans - see P. & Z. 1163.02

#### 1157.01 Plat Required for Minor Subdivisions

- A. Whenever a division of land has been classified as a minor subdivision by meeting the requirements of 1153.07(a), 1153.08 and ORC 711.131, the division may be submitted to the Planning Commission for action. If the Commission, acting through a designated official, is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall within forty-five (45) working days after submission approve such proposed division. On presentation of a plat of such parcel, the same shall have lot numbers assigned and be signed by the authorized official.
- B. Where the owner of a lot which has previously been platted and numbered wishes to make any changes to the boundaries of the lot, and such changes are not contrary to applicable platting, subdividing or zoning regulations, such changes shall be made by plat and the same shall have new lot numbers assigned and be signed by the authorized official.

#### 1157.02 Plat Required for Major Subdivisions

- A. No person, firm or corporation shall subdivide or lay out into lots any land within the territorial jurisdiction of these regulations, a major subdivision unless it is by a plat complying with the Subdivision Regulations herein contained, and no plat shall be recorded and no lot or land shall be sold from any such plat until such plat has been approved as herein required.

The design and layout of all subdivisions shall conform with the requirements of these regulations. The subdivider shall make improvements and shall submit preliminary and final plans, all in accordance with Chapters 1157 through 1163 of these subdivision regulations and ORC 711.01 and no subdivider shall proceed with any construction work on the proposed subdivision, including grading, before obtaining from the Commission the approval of the preliminary plan of the proposed subdivision and approval of

construction plans by the City's Safety-Service and Utilities Departments, based on recommendation by a registered professional engineer if the Safety-Service Director deems it necessary.

- B. General Procedure. Major subdivisions shall be approved in four stages: preliminary discussion stage, preliminary plan stage, construction stage, and final plat stage.
1. Preliminary Discussion Stage. The subdivider shall consult informally with the Planning Commission, the Safety-Service Director, the Director of Utilities, the County Health Department, the County Engineer, or any other affected agencies in order to become familiar with subdivision requirements, existing conditions of the property, utilities and services available, any problems or unusual circumstances associated with providing utilities or services to the property, and future plans and community facilities (see Appendix B).
  2. Preliminary Plan Stage. The purpose of the preliminary plan stage is to present data which may enable the Planning Commission to determine whether the proposed plan layout is satisfactory and will serve the public interest.
  3. Construction Plan Stage. The construction plan stage requires the subdivider to present all information needed to enable the Safety-Service and Utility Departments to check the drainage areas and to determine that the storm sewers, sanitary sewers, water lines and material for street construction meet the requirements of all applicable standards and regulations. See Section 1163.02 for details.
  4. Final Plat Stage. After having constructed the applicable improvements as provided for in the construction plan, the final plat stage requires the subdivider to present a complete survey plat (showing all necessary easements, deed covenants for maintenance, etc.) to enable the Commission to determine that the subdivision fully complies with these regulations and conforms to the approved preliminary plan and the construction plan. See also Section 1155.06.

### 1157.03 Plat Required for Large Lot Subdivisions

Whenever a division of land has been classified as a large lot subdivision by meeting the requirements of 1153.07(c), 1153.10 and in compliance with ORC 711.133, the division may be submitted to the Planning Commission for action. If the Commission, acting through a designated official, is satisfied that such proposed division is not contrary to applicable zoning, health, sanitary, or access management regulations, regulations adopted under division (B)(3) of Section 307.37 of the Ohio Revised Code regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems, or these regulations. A proposed division under this section into not more than six separate parcels shall be approved or disapproved within seven calendar days after its submission. A proposed division under this section into more than six separate parcels but less than fifteen separate parcels shall be approved or disapproved within fourteen calendar days after its submission. A proposed division under this section into fifteen parcels or more shall be approved or disapproved within twenty-one calendar days after its submissions.



#### 1157.04 Preliminary Discussion Map

A map shall be submitted by the subdivider as a basis for informal discussion. The map shall show the following information:

- A. Location (tract boundaries, township and north point);
- B. Existing highways and proposed streets on and adjacent to the tract (several alternates if considered);
- C. Statement of how sewage disposal and water supply will be provided;
- D. Existing electric and telecommunication utility lines and easements;
- E. Existing zoning districts;
- F. Topography (U.S.G.S. or better).

#### 1157.05 Preliminary Plan

Each subdivider shall file an application in writing on a form provided for such purpose (Appendix C) to the office of the Safety-Service Director for tentative approval of the preliminary plan with the following information:

- A. Two copies of application (Appendix C);
- B. Two copies of protective covenants (if proposed);
- C. Three copies of site plan indicating how electric, telecommunications, water and sanitary sewer service are proposed to be served to the total subdivision.
- D. Appendix D when necessary;
- E. A phasing plan if the subdivision is to be completed in phases;
- F. Six copies of the preliminary plan;
- G. Two copies of storm water and sedimentation control plan.

Fees for preliminary plan application are as follows: \$50.00 base fee, plus \$1.00 for each lot up to one hundred (100) lots and \$.25 for each lot over one hundred (100) lots. Such fees are to be paid in full upon application for preliminary plan approval by the Planning Commission. The fee shall cover the original review plus one re-review. If additional reviews are necessary, the developer shall pay any costs associated with such additional reviews.

The Commission shall inform the subdivider as to agencies to be contacted to determine the nature and extent of the improvements required, including but not limited to: the City Safety-Service and Utilities Departments, the County Planning Department, the County Health Department, the County Engineer, utility companies, and the Township Trustees.

1. Upon completion of the study by the Commission, the action of the Commission shall be noted on two copies of the preliminary plan referenced and attached to any conditions determined necessary for approval. One copy shall be retained by the Commission and the other returned to the subdivider.
2. Approval or conditional approval of the preliminary plan shall not constitute approval of the subdivision plat. Rather it shall be deemed an expression of approval to the layout as

returned to the subdivider on the preliminary plan, as a guide to the preparation of the subdivision plat which will be submitted for approval of the Commission, and for recording upon fulfillment of the requirements of these Regulations and the conditions of conditional approval, if any.

3. If the Commission does not render a conditional approval of the preliminary plan within forty-five days stipulated in this section or such further time as they may agree to, nothing in these Regulations shall prohibit the subdivider from officially finalizing his subdivision plat with the Commission.
4. Approval of the preliminary plan may be granted when the Safety-Service Director is satisfied the conditions outlined by the Planning Commission's conditional approval have been met.

#### 1157.06 Construction Plans

After receiving notice of the approval of the preliminary plan and prior to the filing of the final plat, the subdivider shall present to the Commission six (6) sets of typical sections and complete plans and profiles of streets, utilities and other related improvements to be constructed in the proposed subdivision prepared by a registered engineer, all as is required in Chapter 1163.

If a phasing plan has been approved by the Planning Commission, such construction plans may constitute only that phase of the preliminary plan which the Planning Commission has approved and found to be in the best interests of the City, providing it conforms with all the requirements of these Subdivision Regulations however, complete construction plans for water, sewer and storm sewer shall be completed for the whole subdivision with the current phase highlighted.

After obtaining approval of such construction plans in the manner provided in Chapter 1163, the developer shall construct the improvements as required in these Subdivision Regulations.

#### 1157.07 Subdivision Plat; Final or Phased

- A. General. When a subdivision is constructed in phases, final plat approval as per 1155.06 and 1155.07 is required after the public improvements have been completed for each phase. The final plat, or the combination of plats when phased, for the subdivision shall conform to the preliminary plan, except where changes have been approved by the Planning Commission.
- B. Application. After receiving notice of approval of the preliminary plan and the construction of the improvements required herein, the subdivider shall apply in writing on a form provided for such purpose (Appendix F) to the Planning Commission for approval of the final plat with the following information:
  1. Two copies of the application (Appendix F);
  2. One tracing and six copies of the final plat that meets requirements of Chapter 1159 and Chapter 1163, including computer-generated files of drawings in an acceptable format;
  3. One tracing and six copies of the improvement drawings, including computer-generated files of drawings in an acceptable format;

4. Six copies of specifications;
  5. Two copies of the improvement and fees certification (Appendix E);
  6. Two copies of the protective covenants (if proposed), including those required for storm water retention systems or any maintenance required of property owners.
- C. Filing. The subdivision plat shall be filed with the Commission not later than twenty-four months after the date of conditional approval of the preliminary plan, otherwise it will be considered void unless an extension is required by the developer and granted by the Commission.

The subdivision plat shall be considered officially filed (submission of the plat for approval) after it has been examined by the Commission and reports received from the City's Safety-Service and Utilities Departments, County Board of Health or any other applicable agency involved, and is found to be in full compliance with the formal provisions of these Regulations.

- D. Commission Approval. The approval of the Commission or the refusal to approve shall take place within sixty days after the submission of the plat for approval, or within such further time as the applying party may agree to; otherwise such plat is deemed approved. The certificate of the Commission as to the date of the submission of the plat for approval and the failure to take action thereon within such time shall be sufficient in lieu of the written endorsement of evidence of approval required by this section. The ground of refusal of approval of any part submitted, including citation of or reference to the rule or regulation violated by the plat, shall be stated upon the record of the Commission.

The subdivider shall be notified of the final action of the Commission and shall record the subdivision plat in the office of the Wayne County Recorder within sixty days after the date of approval, unless an extension is agreed to by the Commission; otherwise the Commission may recall the plat for its reconsideration. The subdivider shall, immediately upon recording, furnish the Commission with a minimum of six (6) eighteen-inch by twenty-four inch copies of the recorded plat.

- E. Dedication for Public Use. If the final plat indicates land for public use, the plat shall be submitted to Council for acceptance of any public land, and acceptance of any easement before it is recorded. The acceptance of any street or utility for public use and maintenance shall be by separate action of Council.

## CHAPTER 1159: Plan and Plat Specifications

1159.01	Purpose	1159.04	Certification of Safety-Service and Utility Directors
1159.02	Preliminary Plan		
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/she 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 Planning Commission, and a plat may be required if the Planning Commission is of the opinion such a plat should be recorded.



## CHAPTER 1161: Subdivision Requirements

1161.01	Conformity with plans; drainage	1161.07	Easements
1161.02	Trees	1161.08	Streets
1161.03	Subdivision name	1161.09	Blocks
1161.04	Street names	1161.10	Lots
1161.05	Lot numbering	1161.11	Sidewalks
1161.06	Off-street parking and loading		

### CROSS REFERENCES

Final plat approval - see P. & Z. 1155.06, 1157.05, 1159.02  
Preliminary plan submission and approval - see P. & Z. 1157.03, 1159.01

#### 1161.01 Conformity with Plans; Drainage

- A. Conformity with Orrville Open Space and Thoroughfare Plan. All proposed subdivisions shall conform to the official Orrville Open Space and Thoroughfare Plan of the City and the official City Park and recreation plan, with final Planning Commission approval, and any subsequent revisions thereof.
- B. Drainage.
1. General. The Planning Commission shall not approve any subdivision having inadequate storm or sanitary drainage as determined by the City's Safety-Service or Utility Departments.
  2. Protection of drainage courses. No natural drainage course shall be altered and no fill, buildings or structures shall be placed in it, unless such improvements are in conformance with the City's Open Space and Thoroughfare Plan, the City's Storm Water Management Manual and satisfactory review by the Safety-Service Director along with approval by Council.

#### 1161.02 Trees

Street trees shall be located in accordance with and be of such type as is specified pursuant to Chapter 905. They shall be planted in such manner as not to impair visibility at any corner. (Ord. 44-66. Passed 10-17-66.)

#### 1161.03 Subdivision Name

The subdivision name shall not duplicate, be similar to or be in conflict with the names of any existing subdivisions in the City and Wayne County, or any previously planned subdivision under consideration by the Planning Commission. (Ord. 44-66. Passed 10-17-66.)

#### 1161.04 Street Names

Names of new streets shall not duplicate, or be similar to, existing dedicated streets. New streets which are extensions of or in alignment with existing streets shall bear the name of the existing streets. (Ord. 44-66. Passed 10-17-66.)

#### 1161.05 Lot Numbering

City lot numbers will be assigned by the office of the Safety-Service Director, according to the City's progressive numbering system, immediately prior to the recording of a plat.

#### 1161.06 Off-street Parking and Loading

Off-street parking and loading requirements shall be in accordance with those specified in the Zoning Code. (Ord. 44-66. Passed 10-17-66.)

#### 1161.07 Easements

Private and public utility, stormwater retention, and watercourse easements shall have a minimum width of twenty feet or such additional width as may be required. Such easements shall be located along rear or side lot lines, except under special circumstances where the Planning Commission may require them in other locations. For lots facing curvilinear streets, the rear easement shall consist of straight lines with a minimum of points of deflection. This section shall not be construed to prohibit utility services from being installed within the street right of way.

#### 1161.08 Streets

- A. General. The minimum right of way shall be sixty feet or as provided otherwise in the Major Thoroughfare Plan.

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

As to arrangement, the subdivider shall provide within the boundaries of the subdivision plat the necessary right of way for the widening, continuance or alignment of such streets in conformity with the Major Thoroughfare Plan by one of the following methods:

1. The dedication of the necessary right of way for the continuation, extension or connection of any present or planned thoroughfare.
2. When subdividing the land fronting on an existing City road or street, not designated on the Major Thoroughfare Plan as of equal to or of greater importance than a collector street, a reasonable provision shall be made for necessary right of way or easements for traffic, utilities and drainage.

- B. Major Traffic Arteries and Physical Barriers.

1. Traffic arteries. Where a subdivision abuts or contains an existing or proposed street of equal or greater width than a secondary thoroughfare as shown on the Major Thoroughfare Plan, the Planning Commission may require any of the following:
    - a. Reverse frontage with planting in a non-access reservation along the rear property line or a planting strip of a minimum width of twenty feet on the rear of the lots with no vehicular access across such strip.
    - b. Such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
  2. Physical barriers. Where a subdivision borders on or contains a railroad right of way or limited access highway right of way, the Planning Commission may require a street approximately parallel to and on each side of such right of way, at a distance suitable for necessary traffic circulation.
- C. Arrangement.
1. Traffic. Minor streets, as defined herein and on the Major Thoroughfare Plan, shall be so laid out that their use by through traffic will be discouraged.
  2. Access to adjacent property. The street layout shall make provision for the proper projection and continuance of streets into adjacent, unsubdivided acreage where it is deemed appropriate and desirable by the Planning Commission. Reserve strips controlling access to streets shall be prohibited.
  3. Tentative future street system. Where the plat to be submitted includes only part of the tract owned by the subdivider, the Planning Commission may require a sketch of a tentative future street system for the unsubdivided portion.
- D. Alignment.
1. Horizontal.
    - a. Junction Offsets. No street layouts with centerline offsets of less than 125 feet shall be permitted.
    - b. Angle of intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty degrees.
- E. Dead-End Streets.
1. Permanent.
    - a. It is suggested that permanent dead-end streets (cul-de-sacs) be no longer than 800 feet.
    - b. Cul-de-sacs shall be provided at the closed end with a turn-around having a right-of-way diameter of at least 120 feet. The street right-of-way line and turn-around right of way should be joined by tangent arcs of fifty feet minimum radius.
    - c. Maintenance of Cul-de-sac. Property owners abutting the cul-de-sac are responsible for the maintenance, cutting the grass, landscaping, etc., of the open area in the cul-de-sac.

2. Temporary.
    - a. Where streets are extended to the boundary of a subdivision to provide for their continuance at such time as the adjacent land is subdivided, they may be terminated in the same manner as required for permanent dead-end streets.
    - b. If a street extends only one lot depth past a street intersection, no turn-around is required.
- F. Half Streets. Half streets shall be prohibited except under one of the following conditions:
1. There exists a half street which should logically be continued to a reasonable intersection.
  2. There exists a dedicated or platted half street adjacent to the tract to be subdivided, the other half shall be platted if deemed necessary by the Commission.

### 1161.09 Blocks

- A. Provisions. The lengths, widths and shapes of blocks shall be determined with due regard to:
1. Provision of adequate building sites suitable to the special need of the type of use contemplated.
  2. Zoning requirements and the requirements contained in these Subdivision Regulations as to lot size and dimension.
  3. Needs for convenient access, circulation, control and safety of street traffic.
  4. Limitations and opportunities of topography.
- B. Length. Blocks shall not exceed 1,350 feet in length, except where topographical conditions require longer blocks.
- C. Width. Blocks shall contain two rows of lots except where double and reverse frontage lots are allowed.

### 1161.10 Lots

- A. General. Lots shall meet all lawful requirements as adopted by the various governmental subdivisions or public agencies having jurisdiction.

The Planning Commission may limit to a maximum ratio of three and one-half to one the depth to width of lots for the most efficient use of land, the width being measured at the building setback line of such lots.

The City of Orrville discourages any subdivision development without access to a sanitary sewer. However, a subdivision with no reasonable access to a sanitary sewer shall have a lot size of one acre unless the County Health Department requires a larger area. In non-sewered subdivisions the plats must be approved for size by the County Health Department. These requirements with reference to the size of lots not to be served by a public sanitary sewer system may be varied upward or downward in individual cases by the Planning Commission when, in the opinion of the Planning Commission, such

action is justified by a written report of the City or County Health Commissioner having jurisdiction over the proposed subdivision.

- B. Corner Lots. All corner lots shall be designed to permit the minimum forty-foot front yard setback on each street, or other setback as required by the Zoning Code. Available building space not to be less than the other lots in the subdivision.
- C. Ingress and Egress. The subdivision of land shall be such as to provide each lot with frontage on a public street unless otherwise allowed by the Planning Commission and to provide driveway and parking space on each lot.
- D. Double or Reverse Frontage. Double frontage and reverse 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. A planting screen easement of at least twenty feet, across which there would be no right of access, should be provided along the line of lots abutting such traffic artery.
- E. Side Lot Lines. Side lot lines shall be ten feet on each side and substantially at right angles or radial to street lines.
- F. Building Setback Lines. Building setback lines shall be forty feet, or as required by the Zoning Code.
- G. Public Places. Playgrounds, parks, or other public open spaces may be required by Council to the extent of three percent of the platted area of the subdivision.

#### 1161.11 Sidewalks

Sidewalks shall be required in all subdivisions along dedicated streets. A subdivider shall initiate construction of the sidewalks on or before the time three-fourths of the structures in a phase have been constructed and they shall be completed not later than six months after sidewalk construction begins. A subdivider shall post a performance bond with the City prior to approval of the final plat in such an amount as shall guarantee the construction of such sidewalks. The performance bond shall be approved by the Law Director prior to acceptance. Industrial subdivisions not located in the North Main Street Overlay District (NMOD) may be exempt from compliance with this provision with Planning Commission approval. (Ord. 8-99. Passed 3-1-99.)

## CHAPTER 1162: Variances

1162.01	Modifications	1162.05	Commercial or Industrial Developments
1162.02	Exceptional Factors or Conditions	1162.06	Prerequisites to Commission Approval
1162.03	Large Scale Developments	1162.07	Procedure
1162.04	Re-Subdivision of Land		

### 1162.01 Modifications

The Planning Commission may modify these Subdivision Regulations where unusual or exceptional factors or conditions require, or for large scale developments, subdivisions of land or for commercial and industrial developments.

### 1162.02 Exceptional Factors or Conditions

To modify these Subdivision Regulations where unusual or exceptional factors or conditions require, the Planning Commission shall:

- A. Find that unusual topographical or exceptional physical conditions exist;
- B. Find that strict compliance with these Subdivision Regulations would create an extraordinary hardship in the face of the exceptional conditions;
- C. Permit any such modification to depart from these Subdivision Regulations only to the extent necessary to remove the extraordinary hardship.

### 1162.03 Large Scale Developments

These Subdivision Regulations may be modified by the Planning Commission in the case of a plan for a complete community or neighborhood unit having a building and development program which, in the judgment of the Planning Commission, provides and dedicates adequate public open spaces and improvements for the circulation, recreation, education, light, air, and serve needs of the tract when fully developed and populated. The Planning Commission shall ascertain that the proposed project will constitute a desirable and stable development; that it will be in harmony with developments in adjoining areas; and that such covenants, restrictions, financial guarantees and other legal assurances to guarantee the plan will be followed and fully achieved.

### 1162.04 Re-subdivision of Land

These Subdivision Regulations may be modified by the Planning Commission in the case of re-subdivision, provided such re-platting is done with due consideration for existing utilities and facilities and it is deemed by the Planning Commission to be an upgrading of the original platting. A formal plat and new lot number are required as stated in Section 1157.01.

#### 1162.05 Commercial or Industrial Developments

These Subdivision Regulations may be modified by the Planning Commission for subdivisions that are proposed for commercial or industrial use. Such modifications shall be made and required by the Planning Commission as will assure lot sizes and shapes, street standards and arrangements, and off-street parking and loading areas that are carefully designed to serve the industrial or commercial land uses which are proposed or permitted.

#### 1162.06 Prerequisites to Planning Commission Approval of Variances

In all cases the Planning Commission shall:

- A. Find that any modification granted will not be detrimental to the public or in conflict with the intent of these Subdivision Regulations, the Zoning Code, or other regulations of the City, County, or State;
- B. Require such other conditions to be met by the proposed plat as the Planning Commission may find necessary to accomplish the purposes of these Subdivision Regulations when modified;
- C. Require any variance granted by the Planning Commission to be noted on the plat so that the required zoning certificate or building permits may be issued.

#### 1162.07 Procedure for Variance Application

All variance requests shall be submitted to the Planning Commission with the preliminary plat filing. The application for a variance from these Subdivision Regulations, as shown in Appendix D, shall clearly state in detail the reasons for and facts supporting the variance request, and demonstrate compliance with Section 1162.02 herein.

## CHAPTER 1163: Improvement Standards and Specifications

1163.01	City's Safety-Service and Utility	1163.07	Miscellaneous engineering details
1163.02	Submission of constructions plans	1163.08	Materials and construction procedure
1163.03	Inspection fees	1163.09	Sanitary engineering
1163.04	Drawings	1163.10	Survey monuments
1163.05	Title sheet	1163.11	Heath requirements
1163.06	Plan, profile and cross sections		

### CROSS REFERENCES

Improvements defined - see P. & Z. 1151.13  
Improvement completion prior to final plat approval - see  
P. & Z. 1155.06, 1157.05(b)(2)  
General requirements - see P. & Z. Ch. 1161

#### 1163.01 City's Safety Service and Utility Departments Authority

The City's Safety-Service and Utilities Departments shall approve the plans and inspect the installation of all street, storm drainage, sanitary sewer, water and electrical distribution, and other improvements as set forth in the following specifications and regulations.

#### 1163.02 Submission of Construction Plans

- A. Plan Contents and Requirements. The subdivider or developer shall submit, to the Safety-Service Director for his approval, six complete sets of construction plans for the improvement of the roads, streets, utilities or other improvements, prepared by a registered professional engineer. The Safety-Service Director shall within forty-five days after receiving the plans, approve, disapprove or require changes to be made to the plans, otherwise such plans are deemed to be satisfactory. The construction plans shall include title of the plan, generalities, location map, topographic map with contours, plans and profile, miscellaneous engineering details, and an estimate of quantities. Completed cross sections as required by the Safety-Service Director shall also be submitted with these plans. Engineering Construction Standards for subdivision development are available at the office of the Safety-Service Director.

When the subdivider or developer submits for approval a construction plan for a street improvement in part of a subdivision area, preliminary street grades and proposed drainage facilities for the entire subdivision shall also be presented.

All street and storm sewer materials and construction procedures shall be in accordance with the current Construction and Material Specifications of the State of Ohio, Department of Transportation. The construction plans and specifications as herein



required are to be submitted to the Safety-Service Department. The current adopted Standard Street Designs, as presently on file with the Safety-Service Department are part of these subdivision regulations and shall be used for the preparation of plans and specifications. All elevations shown must be sea level datum (USGS).

All water and sanitary sewer materials and construction procedures shall be in accordance with the General Rules and Regulations of the Water Department and/or the Water and Sewer Pipe Standards of the Department of Public Utilities. All electric and telecommunication materials and construction procedures shall be in accordance with the Electric Division General Rules and Regulations.

- B. Estimates of Quantities. An estimate of the quantities of all work specified or indicated on the construction plans shall be shown.

### 1163.03 Inspection Fees

Before any construction plan is given final approval, the subdivider or developer shall deposit a sum of money for inspection fees. The amount of the estimated inspection cost shall be deposited with the Finance Director before authorization of any construction. Such inspection fee shall be based on an hourly rate. (Ord. 44-66. Passed 10-17-66.)

### 1163.04 Drawings

The construction drawings shall be reproducible and from which clean, legible prints may be made. Freehand linear drawing must not be attempted nor should other principles of good surveying, engineering or draftsmanship be offended. The material upon which drawings are made shall be Mylar or equal and measuring not more than twenty-four inches by thirty-six inches. Electronic copies of construction drawings may also acceptable.

### 1163.05 Title Sheet

The title sheet shall contain the name of the subdivision, street, road or court name, and the name of the City and County in which the subdivision is located. Scales, an index and a location map shall also be included. The title sheet shall also indicate the number of the sub-lots of the proposed subdivision. The name of the firm submitting the plans shall be shown in the lower right hand corner. Space shall be provided on the title sheet or the first sheet of the plans for approval of the proper authorities as follows:

- A. I/we, the undersigned, owners of the land embraced within this subdivision, do hereby acknowledge this plat to be my/our free act and deed, and dedicate the streets and alleys herein shown to public use forever. (add waiver of dower clause, if needed) (if owner is a corporation, use corporate form).

WITNESS my/our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

WITNESS \_\_\_\_\_ Signed \_\_\_\_\_

WITNESS \_\_\_\_\_ Signed \_\_\_\_\_

The State of Ohio, Wayne County SS:

Signed and acknowledged before me, a Notary Public, in and for said Wayne County, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public \_\_\_\_\_

- B. I hereby certify the survey of the boundaries of this plat, and of each of the lots contained therein, to be correct, and that the error of closure does not exceed 1 to 5,000.

\_\_\_\_\_ No. \_\_\_\_\_ Date \_\_\_\_\_  
Registered Surveyor

- C. The Planning Commission of the City of Orrville, Ohio, did on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by majority vote, recommend to City Council to approve and accept this subdivision as hereon platted.

Signed \_\_\_\_\_  
Chairman

- D. The streets, storm drainage and water retention, as planned, designed, and installed for this subdivision, are hereby approved.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Safety-Service Director

- E. The sanitary sewerage system, electric and telecommunications systems, street lighting, and water system, as planned, designed, and installed for this subdivision are hereby approved.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Utilities Director

F. This plat was duly accepted by Ordinance No. \_\_\_\_\_ of Orrville City Council at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ .

Signed: \_\_\_\_\_  
Clerk of Council

G. Received for transfer \_\_\_\_\_, 20\_\_\_\_ .

Signed: \_\_\_\_\_  
Tax Map Draftsman

H. Received for transfer \_\_\_\_\_, 20\_\_\_\_ .

Signed: \_\_\_\_\_  
Wayne County Auditor

I. Received for record \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ am/pm. Recorded \_\_\_\_\_, 20\_\_\_\_, in Volume \_\_\_\_\_ page \_\_\_\_\_.

Fee \$ \_\_\_\_\_

Signed: \_\_\_\_\_  
Wayne County Recorder

### 1163.06 Plan, Profile and Cross Sections

The plan and profile shall be drawn, at a scale of not smaller than one inch to fifty feet horizontally and one inch to five feet vertically, on Mylar or equal and not larger than twenty-four inches by thirty-six inches of the proposed grading, draining, paving, sanitary sewers and water lines within the subdivision. Such plan and profile will show both the location and elevation of all improvements to be made. The centerline of the plan will be stationed and the location of improvements will be located with regard to this stationing. Such plan shall be accompanied by cross sections of the proposed streets, at a scale of not smaller than one inch to ten feet, on Mylar or equal and not larger than twenty-four inches by thirty-six inches. Such cross sections shall be taken at intervals not exceeding fifty feet along the centerline of such streets, and shall extend a minimum of 100 feet left and right of the centerline. Such cross sections shall show the contour of the existing ground and the contour of the proposed pavement, walks and finish grading, and the relative location of the proposed sewers and water lines. Such plan shall include the following information:

- A. Name of proposed subdivision;
- B. North arrow, scale, date and benchmark with elevation above sea level on each sheet;
- C. Typical cross section of the proposed street right of way showing in detail the pavement design, sidewalks and the relative location of the proposed water line, sanitary sewer, storm sewer, electrical, phone, cable television, telecommunications cable, and gas line.

## 1163.07 Miscellaneous Engineering Details

### A. Drainage.

1. Purpose. These design standards and specifications shall serve as minimum requirements for the handling of surface water and drainage. These procedures and regulations shall govern the development of all new and/or modified drainage systems. The development of such drainage systems shall include the conveyance of surface water to an adequate outlet that is capable of carrying the flow.
2. Preliminary drainage plan. A preliminary drainage plan for all major subdivisions shall be submitted for review and preliminary approval by the Safety-Service Director. The plan shall show the general runoff pattern of the area that is to be improved as well as showing the runoff patterns of adjacent areas that affect or may be affected by the proposed improved area. A copy of the preliminary plan required by the Planning Commission may serve as the preliminary drainage plan. Sufficient data shall be supplied for the Safety-Service Director to check the feasibility of the drainage system and stormwater runoff control as proposed by the developer. The preliminary drainage plan shall be approved prior to the preliminary approval of the subdivision plan by the Planning Commission.
3. Adequate drainage outlet. Surface water runoff of a development shall be drained off site in accordance with this code. The location of the adequate outlet shall be approved by the Safety-Service Director. The adequate outlet may consist of a ditch, stream, storm sewer, or approved retention basins, having sufficient capacity to accommodate the surface water runoff in a reasonable manner.
4. Drainage easement. An adequate drainage easement shall be required along any drainage way, ditch, watercourse, stream, or storm sewer which is not already within the public right-of-way. The easement shall be of sufficient width to allow cleaning, widening, deepening, replacement or other general maintenance of such drainage course. When it is required of the developer to convey surface water outside the limits of the proposed improved area in order to discharge into an approved adequate outlet, it shall be the responsibility of the developer to obtain easements or right-of-ways for construction and/or maintenance of such drainage course. All drainage easements shall be shown on the plat and construction plans. The drainage easements shall be recorded for public use and the maintenance of such drainage courses shall be the responsibility of the property owners receiving direct benefit therefrom.
5. Right-of-way for drainage structures. When a drainage structure within the public right-of-way extends beyond the limits of the normal public right-of-way, additional right-of-way shall be provided around the structure to allow for adequate maintenance.
6. Final drainage plan. A final drainage plan showing the entire drainage system shall be submitted with utility improvements to the Safety-Service Director and the Director of Utilities for construction approval. The final drainage plan shall conform to these regulations and to any special conditions that were required by the Planning Commission in approving the preliminary plat. The final plan shall include engineering calculations used in determining the design of the drainage courses, the drainage structures, and stormwater runoff control structures. The following shall

serve as a minimum requirement for plans and engineering calculations for the on-site drainage:

- a. The total tributary drainage areas entering the improved area.
- b. Times of concentration, intensity, and runoff coefficients used for determining runoff.
- c. Discharge volume in cubic feet per second, velocity, and additional data needed to establish that the drainage system will convey the flow to the approved adequate outlet.
- d. The plan and profile of all drainage courses to where the system discharges into the adequate outlet.
- e. Size and type of all drainage improvements including all drainage structures.
- f. Sufficient contours and grading details to show that the proposed improvements will function adequately.

All drainage construction plans shall be sealed with the stamp of a professional engineer registered in the State as required by Ohio R. C. Chapter 4733. The drainage plan shall be approved by the Safety-Service Director prior to the construction of any portion of the drainage system.

7. Storm sewers. The Safety-Service Director may require a storm sewer system wherever an open ditch may present future problems, such as flooding, erosion or endangers the health and safety of the residents of the subdivision or wherever the pavement classification dictates a storm sewer system should be used. The storm sewer system shall be designed to accommodate the tributary drainage areas of the subdivision. The minimum drainage easement for storm sewers outside of the right-of-way shall be twenty feet in width. This easement shall be shown on both the final plat and the construction plans and it shall be labeled "Public Drainage Easement."
8. Culverts. Culverts shall be used to convey water through a roadway embankment and shall be designed so as not to impose a hazard to the roadway or the surrounding area. Attention shall be given to alignment, grade, and sizing so hazards shall not exist. The design system shall be reviewed and approved by the Safety-Service Director.
  - a. All culverts shall be installed, bedded and backfilled in accordance with the State of Ohio Department of Transportation (O.D.O.T.), Construction and Materials Specifications.
  - b. All conduit shall be reinforced concrete or approved equal.
  - c. The type of conduit used will be determined by the amount of fill in the embankment in accordance with O.D.O.T. Construction and Materials Specifications.
  - d. Headwalls and endwalls shall be installed when required by ODOT design standards.

- e. Any special treatment, including catch basins, improved inlets, headwalls, stilling basins, energy dissipaters, downstream channel improvements and erosion control shall be taken into consideration by the design engineer.
  - f. All culverts draining areas larger than 200 acres shall be designated major culverts and shall be designed to convey a twenty-five year frequency storm (per ODOT Location and Design Standards).
  - g. All culverts draining areas 200 acres or less shall be designated minor culverts and shall be designed to convey a ten year frequency storm (per ODOT Location and Design Standards).
9. Subsurface drainage.
- a. Subsurface drainage shall be used as required to control the flow of ground water. Subsurface drainage is to be used as a measure to maintain firm, stable subgrades and foundations; eliminating wet cuts and preventing frost heave; and preventing sloughing and saturation of cut and fill slopes.
  - b. Where a roadway consists of a total aggregate buildup with a chip and seal surface, it may be determined that an aggregate underdrain will provide adequate subdrainage so long as the roadside ditch remains open and provides an adequate outlet for the aggregate underdrain.
  - c. Where a higher classification pavement is being used over an aggregate base or where the ditches are closed in, pipe underdrains shall be used. For roadway structures and slope stabilization, pipe underdrains are to be used as required.
  - d. In the design of the pipe underdrain system, consideration shall be given to the type of pipe used, the filter material, and the surrounding soils that are to be drained in order to avoid clogging and achieve adequate hydraulic capacity.
  - e. The design and construction of all subsurface drainage systems shall be reviewed and approved by the Safety-Service Director.
10. Downspout drain lines.
- a. Downspout drain lines may be installed into the storm sewer drainage system. The downspout drain lines should empty into the nearest catch basin or manhole to prevent excessive pipe sizes for the downspout drain lines.
  - b. A six-inch pipe shall be the minimum size for the collector line.
  - c. The design and construction of the downspout drain lines shall be reviewed and approved by the Safety-Service Director.
  - d. Roof drains and sump pumps shall be tied into drains back of the curb connected to the storm sewer system, or if impractical where the lot slopes to the rear and a drainage swale, storm sewer, or other outlet method is available, it may be used if approved. All connection into the existing storm sewer shall be inspected and approved by the Safety-Service Director.
  - e. Under no circumstances shall any storm drainage system, downspout drain line, or footer drain be allowed to empty into a sanitary sewer.

- f. Each lot shall be provided with at least one connection to the storm sewer system.

11. Hydrologic design.

- a. All calculations for the design rate of runoff (Q) shall be submitted for review and approval of the Safety-Service Director.

- b. The rational method:  $Q = CIA$

Where: Q = Runoff (cubic feet per second)

C = Runoff coefficient

I = Intensity of rainfall (inches per hour)

A = Tributary area (acres)

Shall normally be an acceptable method for computing the design rate of runoff for tributary areas of less than 200 acres.

- c. The ASCE Manual 37 - "Design and Construction of Sanitary and Storm Sewers" shall serve as a guideline for determining runoff coefficients for use in the rational formula.
- d. Utilizing precipitation data from the National Oceanic and Atmospheric Administration (NOAA), four intensity zones have been developed for Ohio shown in Table 4A. Table 4B graphically depicts these zones into Frequency Duration Curves. Table 4A and Table 4B should be used in conjunction with Table 4C, the specific Ohio geographic areas from ODOT's most current "Location and Design Manual – Volume Two" to determine the intensity of rainfall.
- e. For tributary areas over 200 acres the "Floods in Ohio - Magnitude and Intensity" Bulletin by the Ohio Department of Natural Resources or the Soil Conservation Service method may be used in computing the design rate of runoff.

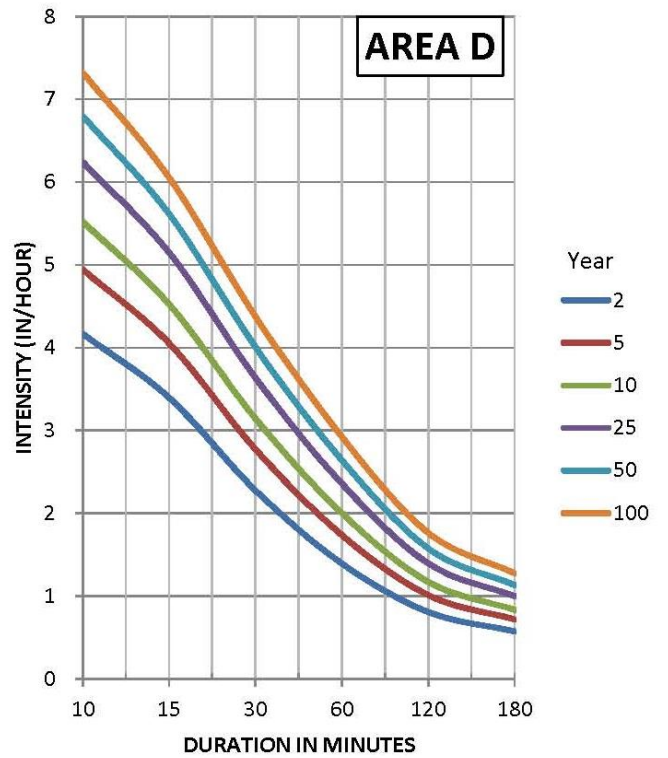
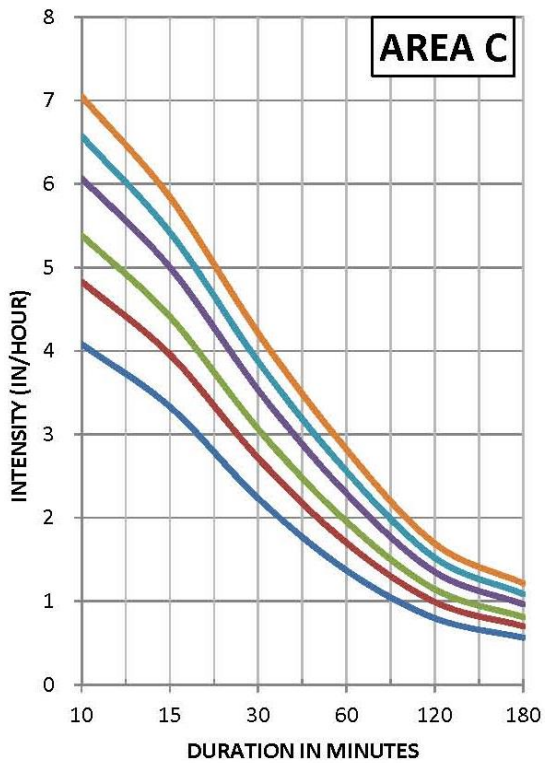
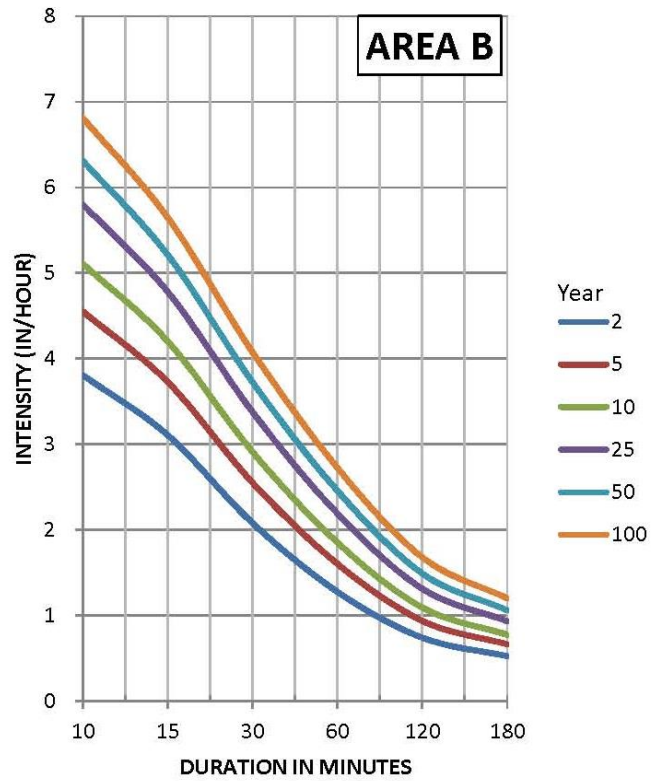
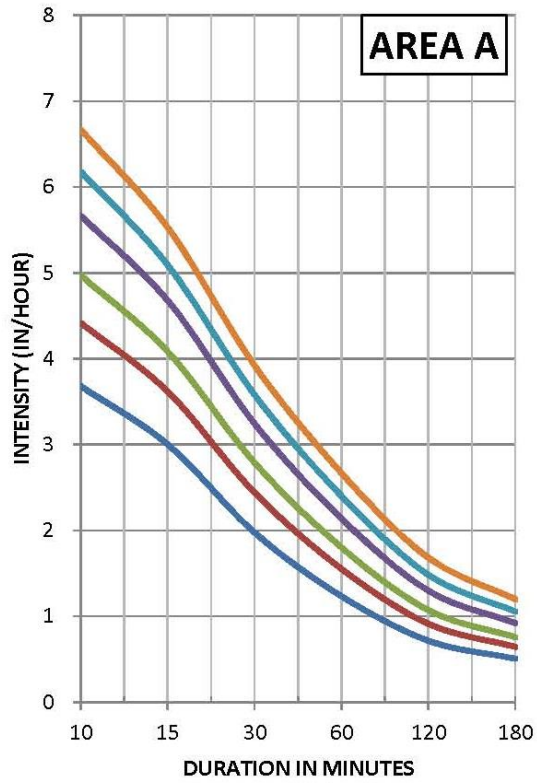
**Table 4A: Rainfall Intensity Zones**

Prepared using National Oceanic and Atmospheric Administration data.

Intensity Zone (Figure 1101-3)	Frequency (Years)	Constant "a"	Constant "b"	Constant "c"
A	2	46.184	9.000	0.859
	5	56.985	10.250	0.851
	10	64.167	11.000	0.842
	25	66.528	11.000	0.811
	50	65.702	10.750	0.782
	100	64.489	10.500	0.754
B	2	47.987	9.000	0.859
	5	60.684	10.500	0.858
	10	73.126	12.000	0.863
	25	75.841	12.000	0.833
	50	65.621	10.000	0.781
	100	85.047	13.250	0.806
C	2	56.299	10.000	0.876
	5	67.933	11.000	0.869
	10	84.550	13.000	0.882
	25	95.736	14.000	0.871
	50	96.783	14.000	0.850
	100	80.436	11.500	0.794
D	2	57.448	10.000	0.876
	5	67.933	11.000	0.869
	10	79.192	12.000	0.864
	25	87.886	12.750	0.849
	50	95.169	13.500	0.839
	100	91.982	13.000	0.810



**Table 4B: Rainfall Intensity Frequency – Duration Curves**





- b. The design frequency to be considered for an individual structure may be altered by the Safety-Service Director where there is a flood hazard or where the health and safety of the residents of the subdivision would be endangered by inundation of storm water.

13. Open ditches.

- a. The minimum slope of open ditches shall be one percent (1%). All ditches, slopes and areas disturbed by construction shall be seeded and mulched.
- b. Ditch linings shall be installed as follows:

<u>Type of Cover</u>	<u>Allowable Velocity (ft. /second)</u>
Seeded lining	0 - 3
Sodded lining	3 - 5
Lining to be approved by Safety-Service Director	Above 5

- c. The minimum dimensional requirements for open ditches shall be a two-foot bottom width, one and one-half foot depth, with back slopes graded to a four to one slope unless otherwise approved by the Safety-Service Director.
- d. All open ditches outside of the normal right-of-way shall be protected with a minimum twenty-foot drainage easement.
- e. The easement shall be shown on the final plat and the construction plans and it shall be labeled "Public Drainage Easement."

14. Seeding and mulching.

- a. All ditches, right-of-way areas, and areas disturbed during construction are to be seeded and mulched. The specifications in Table 5, developed in cooperation with the Soil Conservation Service, outline the minimum requirements that shall be followed for both rate of application and timetable for seeding.

TABLE 5			
<b>SPECIFICATION FOR SEEDING AND MULCHING</b>			
Kind of Seed	Seeding Dates	Per 1,000 Sq. Ft.	Per Acres
Tall fescue	March 1 to	1 pound	40 pounds
Annual rye grass	September 1	¼ pound	10 pounds
Red clover		¼ pound	10 pounds
Small grain	March 1 to	100 pounds	2 tons
Mulch	September 1	(3 bales)	(50 bales)
Fertilizer	March 1 to	25 pounds of	1000 pounds of
	September 1	10-10-10 or equivalent	10-10-10 or equivalent
For seedings made from September 1 to March 1, add the following:			
Rye or wheat		3 pounds	2 bushels
Tall fescue		1 pound	40 pounds

- b. Seeding shall be done within two days after final grading or following seedbed preparation with a disc or other suitable equipment. On sloping land the final operation shall be done on the contour.
- c. Mulch shall be applied immediately after seeding and spread evenly over the entire area.
- d. Seed shall be applied uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro seeder.

15. Storm sewer design.

- a. Where a storm sewer system is to be constructed within a roadway where curbs are installed, catch basins with curb inlets shall be required in accordance with the design specifications and standard drawings of the State of Ohio Department of Transportation, Division of Transportation, Bureau of Location and Design.
- b. Where a storm sewer system is being constructed and there are no curbs being installed or the storm sewer system is being installed away from the roadway, there shall be a drainage swale over the storm sewer system draining to the inlet basin. All such inlet basins shall be spaced according to these regulations and of the type specified by O.D.O.T.

Design Criteria.

- 1) Computation of conduit design profile.

Computation of storm sewer lines shall be based on either Manning's or Kutter's Formula:

**MANNING'S FORMULA**

$$V = \frac{1.486}{n} R^{2/3} S^{1/2}$$

**KUTTER'S FORMULA**

$$V = \left[ \frac{1.486}{n} + \frac{41.67 + S}{1 + \left[ \frac{n}{R^{1/2}} \right] \left[ \frac{.00281}{41.67 + S} \right]} \right] (RS)^{1/2}$$

**WITH**       $Q = VA$   
**WHERE**     $S = \text{Slope (feet/feet)}$   
                $n = \text{Friction factor}$   
                $Q = \text{Discharge (cubic feet/second)}$   
                $R = \text{Hydraulic radius (feet)}$   
                $V = \text{Velocity (feet/second)}$   
                $A = \text{Area (square feet)}$

- 2) All storm sewers shall be designed with hydraulic slopes sufficient to give a mean velocity of not less than three feet per second, when flowing full, based on a value of  $n = .015$  for sewers up to and including twenty-seven inches;

and  $n = .013$  for sewers greater than twenty-seven inches for clay and concrete pipe.

- 3) All catch basins and manholes shall be precast or cast-in-place concrete and shall be constructed in accordance with the design specifications of O.D.O.T.
- 4) In the case of sewers where velocities exceed fifteen feet per second, special provisions shall be made to protect against erosion and displacement.
- 5) No storm sewer shall be less than twelve inches in diameter, and must be reinforced concrete or approved equal. (Ord. 32 00, Passed 6-5-00)
- 6) Single-family house spouting and footer drain connections shall not be less than four inches in diameter. Each lot shall be provided with at least one storm sewer connection.
- 7) When storm sewers are increased in size, or when smaller sewers join larger ones, the invert of the larger should be lowered to maintain the same energy gradient, i.e., by placing the crown of both sewers at the same elevation.
- 8) In no case shall a larger pipe empty into a smaller one, even though the capacity of the smaller pipe is greater, unless prior approval is given by the Safety-Service Director.

16. Appurtenances to storm drainage design.

- a. Storm sewers constructed within five feet, center to center, of sanitary sewers, shall have premium joints, i.e., meeting A.S.T.M. C433 or C425. This criteria shall apply to mains as well as connections.
- b. Storm manhole joints shall be of the same type as its incoming sewer, premium joint sewer, A.S.T.M. C433 or C425, hence premium joint manhole A.S.T.M. C443.
- c. Manholes or catch basins shall be installed at all changes of size, grade, and/or alignments.
- d. Maximum spacing for manholes and catch basins shall be 300 feet, as measured horizontally along the centerline of the pipe.
- e. The minimum cover for drainage pipes under pavement shall be twelve inches from the bottom of the pavement build-up to the crown of the pipe.
- f. The minimum internal diameter of manholes shall be forty-eight inches.
- g. Inlet catch basins shall be placed at all low points, and/or where required by the Safety-Service Director.
- h. All trench loading calculations shall be submitted to the Safety-Service Director. The type of pipe selected shall be of the class, material, construction, and structure required to withstand the loads imposed.
- i. Headwalls and endwalls shall be designed by a professional engineer registered in the State. Architectural treatment of headwalls and endwalls may be required.

- j. The Safety-Service Director shall be consulted for design criteria for special manholes, noncircular sewers, or special structures.
  - k. The Safety-Service Director may require a special pipe material to be used for conditions such as alkalinity, excessive depth, polluted water or flat slopes.
  - l. All drainage pipes shall be laid and maintained to the required lines and grades as shown on the plans. Manholes shall be installed with the main line unless otherwise approved in writing by the Safety-Service Director.
  - m. All drainage pipes laid under pavement or within three feet of the edge of the pavement shall be bedded, backfilled with granular material and mechanically tamped.
- B. Intersection/Curb Radius. The minimum curb radius shall be twenty-five feet to face of curb. An area of clear vision at street intersection shall be provided.
  - C. Driveways. The maximum grade on driveways shall not exceed twelve percent. Driveway pipe shall be reinforced concrete pipe or equal with a minimum diameter of twelve inches and a minimum length of twenty feet.
  - D. Sidewalks. Sidewalks shall be composed of Portland cement concrete, and shall conform to Item 608 of the current Construction and Material Specifications, State of Ohio, Department of Transportation. The outside edge of sidewalks will normally be placed within one foot of the street right-of-way line.
  - E. Guard Rail, Seeding, etc. The necessity for guard rail, seeding, type backfill or other special conditions shall be determined with the assistance of the Safety-Service Director or his representative before completion of the construction plans.
  - F. Cul-de-sac/Boulevard. The paved area within the circular space at the termination of cul-de-sacs shall have a minimum outside radius of fifty-two feet and an inside radius of thirty-two feet.
  - G. Street Name Signs. The owner shall furnish and erect street name signs at all street intersections within the subdivision. The minimum requirements for the signs shall be 0.08 inch, reflectorized, six inches by twenty-four inches, with three-inch letters erected on two-inch galvanized, wrought-iron steel posts driven thirty inches into the ground and extending eight feet aboveground.
  - H. Public Utilities. Where public utilities, including telephone, gas, water, cable television, telecommunications, electric and sewers are available, provision shall be made for the installation of same before the street improvement is made, if feasible and possible. Laterals to gas, water, sewer, electric, and telecommunication lines shall be sufficient in number to accommodate all possible users and shall extend to or beyond the street lines. Gas, water and sewer lines shall have sufficient capacity to provide service for all users and for the users that may in the future be added to the extension of the lines.

All underground gas, telephone, cable television, telecommunications cable, and electric lines shall be so designed and constructed as to avoid conflict with the water and sewer lines, and the use of underground utilities is encouraged by the Commission.

All trenches under the paved areas shall be backfilled with sand, gravel or screenings. (See subsection (a) hereof.)

Poles for aboveground utilities shall be so located as to avoid conflict with the underground utilities. Space should be reserved as shown on the typical section. (Ord. 44-66. Passed 10-17-66.)

**I. Stormwater Runoff Control.**

1. **Purpose.** This criteria shall serve as the minimum requirements for control of stormwater runoff leaving developments. These regulations require controlling of the discharge rate of runoff prior to its release to off-site land.

2. **Design frequency.**

- a. The peak rate of runoff from an area after development shall not exceed the peak rate of runoff from the same area before development for all storms from a two-year to a 100-year frequency.
- b. Determine the total volume of runoff from a two-year frequency storm occurring on the area before and after development.
- c. Using the percent increase in volume of runoff due to development, pick the critical storm from the following table:

The Percentage of Increase In Volume of Runoff is		The Critical Storm for Discharge Limitation Shall Be
equal to or greater than	and less than	
--	10	1 year
10	20	2 year
20	50	5 year
50	100	10 year
100	250	25 year
250	500	50 year
500	-	100 year

- d. The peak rate of runoff from the critical storm and all more frequent storms occurring on the development area shall not exceed the peak rate of runoff from a two year frequency storm occurring on the same area under predevelopment conditions. Storms of less frequent occurrence than the critical storm of the 100-year storm shall have peak runoff rates from equivalent size storms under predevelopment conditions.
- e. Storage volume does not have to be provided for runoff from off-site upstream areas. Upstream runoff waters should be conveyed through the site in accordance with the current conditions.

3. Final stormwater runoff control plan. A final stormwater runoff control plan shall be submitted to the Safety-Service Director for final approval. The final plan shall be developed in accordance with currently accepted policy and criteria. The final plan shall include all the engineering data required in subsection (i)(2) hereof, and shall also include:
  - a. The predevelopment rate of runoff and intensity for the various rainfall frequencies used in the analysis.
  - b. The hydrologic data of the tributary area, including time of concentration, intensity and runoff coefficients.
  - c. The location of the proposed detention facility in relation to the tributary area.
  - d. The inflow hydrographs for the tributary area prior to development for the various rainfall frequencies used in the analysis outlined in subsection (i)(2) hereof.
  - e. The critical storm hydrograph based on the criteria outlined in subsection (i)(2) hereof.
  - f. The storm hydrographs of the less frequent occurrences to check peak runoff rates.
  - g. The maximum permissible release rate from the detention facility (i.e., outflow hydrograph).
  - h. The storage volume required for the detention facility.
  - i. The design of a facility for release of stored water and for bypassing excess flows of exceedingly rare rainfalls that cannot be accommodated by the storage facility.
  - j. The design for complete and timely drainage of stored runoff by sufficient basin slope and/or alternate release mechanisms without causing secondary problems.
  - k. Type of detention facility (rooftop, parking lot, basin, etc.).
  - l. Safety precautions.
4. Maintenance. The City shall assume responsibility for permanent maintenance of storm sewer lines, catch basins and manholes designed to control storm water runoff. Maintenance of storm water retention/detention structures, ditches and all other open water courses, shall be the responsibility of the individual property owner(s) upon whose property those structures, ditches and water courses are located. Easements shall be shown on the final plat and copies of special covenants shall be submitted with the final plat. Additionally, special covenants and easements shall be written into the title of individual lots thereby informing the property owner that portions of the lot shall be used for temporary water storage. (Amended Ord. A-05, Passed 2-7-05.)
5. Right of entry. Ownership and/or easements for the purpose of maintenance shall be granted to the City for access to all major stormwater control structures and facilities for which the City is assuming permanent maintenance responsibility.
6. Parking Area. When utilizing a parking area for detention facilities, the depth of water retained shall not exceed 10", and preferably 6".



J. Erosion and Sedimentation Control.

1. Administration. The Director of Public Safety and Service, acting as the City of Orrville's duly authorized representative, shall administer these regulations. Staff of the Wayne SWCD shall be responsible for the determination of compliance with these regulations and shall, through the Director of Public Safety and Service, issue notices and orders as may be necessary. Applicable Ohio EPA regulations will also be followed.
2. Purpose. The Council of the City of Orrville adopts these Erosion and Sediment Control Rules to establish technically feasible and economically reasonable standards to achieve a level of management and conservation practices to abate soil erosion and degradation of the waters of the State by soil sediment, caused by non-agricultural earth-disturbing activities. Further these regulations intend to:
  - a. Permit development while keeping downstream flooding, erosion and sedimentation at existing levels.
  - b. Protect adjacent landowners from property loss due to sedimentation, erosion, and flooding.
  - c. Protect City ditches and culverts from loss of capacity due to siltation.
  - d. Protect water and habitat quality in all watercourses flowing throughout the City.
3. Scope. These regulations apply to all earth-disturbing activities performed within the City of Orrville, Wayne County, Ohio, being used or developed for non-agricultural commercial, industrial and residential purposes, including but not limited to, individual or multiple lots, subdivisions, multi-family developments, commercial and industrial developments, recreational projects, general clearing and grading projects, underground utilities, highways, building activities, and all other uses.

Activities exempt from the regulations:

- a. Activities producing agricultural crops or silvicultural operations or areas regulated by Ohio Agricultural Sediment Pollution Abatement Rules.
  - b. Strip and Surface mining operations regulated under Revised Code 1513.01, 1514.01.
  - c. An erosion and sediment control plan is not required for a public highway, transportation, drainage improvement or maintenance thereof undertaken by a government agency or political subdivision in accordance with a statement of its Standard Sediment Control Policies that is approved by the Director of Public Safety and Service or the Chief of the ODNR Division of Soil and Water Conservation.
4. Variances to the Rules. The Orrville Planning Commission may grant a variance to these rules where the applicant for permit or permit holder can show that compliance with all or part of these regulations is not appropriate. A variance may be granted if the probability for off-site damage is not eminent because of exceptional topographic or other physical conditions of the development area. Adverse economic condition shall not be a valid reason to grant a variance.

5. Disclaimer of Liability. Neither submission of a plan under the provisions, nor compliance with provisions of these regulations, shall relieve any person from responsibility for damage to any person or property otherwise imposed by law.
6. Severability. If any clause, section, or provision of these regulations is declared invalid or unconstitutional by a court of competent jurisdiction, validity of the remainder shall not be affected thereby.
7. Interpretation of Terms and Words.
  - a. Words used in the present tense include the future tense and the singular includes the plural, unless the context clearly indicates the contrary.
  - b. The term “shall” is always mandatory and is not discretionary. The word “may” is permissive. The term “should” is permissive but indicates strong suggestion.
  - c. The word or term not interpreted or defined by this section shall be construed according to the rules of grammar and common usage so as to give these rules their most reasonable application.

8. Words and Terms Defined.

**Acre:** A unit of measure equaling 43,560 square feet.

**Agricultural:** Land or water devoted to the production of an agronomic crop.

**Channel:** A natural stream that conveys water. A ditch or channel excavated for the flow of water.

**Cut and fill slope:** A portion of land surface or area from which soil material is excavated and/or filled forming a slope or embankment.

**Development area:** Any tract, lot or parcel of land which is in one ownership or is contiguous and has many owners, which is being used for non-agricultural, commercial, industrial, residential or institutional construction and is involved in earth-disturbing activity which will change existing runoff characteristics of the land.

**Ditch:** An open channel, either dug or natural, for the purpose of drainage or irrigation and has intermittent flow.

**Dumping:** Grading, pushing, piling, throwing, unloading or placing soil.

**Earth-disturbing:** Any grading, excavating, filling or other alteration of the earth’s surface where natural or man-made ground cover is destroyed and which may result in or contribute to erosion and sediment pollution.

**Erosion:** The process by which the land surface is worn away by the action of water, wind, ice, or gravity.

**Erosion and Sediment Control:** Conservation measures used to control sediment pollution and includes structural practices, vegetative practices and management techniques.

**Grading:** Earth-disturbing activity such as excavation, stripping, cutting, filling, stockpiling or any combination thereof.

**Grassed waterway:** A broad or shallow natural watercourse or constructed channel, covered with erosion resistant grasses or similar vegetative cover, used to convey surface water.

**Landslide:** The rapid mass movement of soil and rock materials downhill under the influence of gravity.

**Outfall:** An area where water flows from a structure such as a conduit, storm sewer, improved channel or drain and the area immediately beyond the structure which is impacted by the velocity of flow in the structure.

**Person:** An individual, corporation, firm, trust, commission, board, public or private partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency, federal government, or any combination thereof.

**Post-development:** The conditions which exist following the completion of the earth-disturbing activity in terms of topography, vegetation, land use and rate, volume or direction of storm water runoff.

**Runoff:** The portion of rainfall, melted snow or irrigation water that flows across the ground surface and is eventually returned to a watercourse.

**Sediment:** The soils or other surface materials that can be transported or deposited from its site of origin by the action of wind, water, ice or gravity as a product of erosion (sedimentation).

**Sediment basin:** A barrier or other suitable retention structure built across an area of water flow to intercept runoff water and allow transported sediment to settle and be retained prior to the discharge into waters of the state.

**Sloughing:** A slip of downward movement of an extended layer of soil resulting from the undermining action of the water or the earth disturbing activity of construction.

**Soil and Water Conservation District:** An entity organized under Chapter 940 of the Ohio Revised Code referring either to the Soil and Water Conservation Board of Supervisors or its designated employee, hereinafter referred to as the Wayne SWCD.

**Soil stabilization:** The instillation of vegetative and/or structural measures to establish a soil cover in order to reduce soil erosion by stormwater runoff, wind, ice, and gravity.

**Stream:** A body of water running or flowing on the earth's surface or channel in which such flow occurs. Flow may be seasonal or intermittent.

**Ten (10) year frequency storm:** A storm that is capable of producing rainfall expected to be equaled or exceeded on the average of once in 10 years. It may also be expressed as an exceedance probability with a 4 percent chance of being equaled or exceeded in any given year.

**Watercourse:** A definite channel with bed and banks within which concentrated water flows either continuously or intermittently.

**Watershed:** The total drainage area contributing runoff to a single point.

**Water resources:** All rivers, streams, lakes, ponds, wetlands, watercourses, drainage systems and all other bodies or accumulations of surface water, natural, artificial, that are situated wholly or partly within or border upon this state, or are within its jurisdiction, except those private waters that do not continue or effect a junction with natural surface waters.

9. No person shall cause or allow earth-disturbing activities, land clearing, grading, excavating or filling except in compliance with the requirements set forth in these regulations.
10. When a proposed earth-disturbing activity on land used or being developed, either wholly or partially, for residential, commercial, industrial, or other non-agricultural purposes consisting of at least one acre of land owned by one person or operated as one development unit, the land owner shall prepare and file with the Wayne SWCD an Erosion and Sediment Control Plan and an application for permit.
11. Areas earth-disturbing activity less than ten thousand (10,000) square feet need not file an Erosion and Sediment Control Plan or an application, but shall not be exempt from compliance with all provisions of these rules.
12. The submitted Erosion and Sediment Control Plan must be approved by the Wayne SWCD prior to the start of any earth-disturbing activity specified in Section 1163.07(j)(10). After a permit is obtained the landowner shall notify the Wayne SWCD no less than two (2) working days before the start of soil disturbing activity.
13. The Erosion Control Plan and permit application shall be submitted to the Wayne SWCD for review and no less than thirty (30) working days prior to any earth-disturbing activity at the proposed site.
14. The Erosion Control Plan shall contain drawings and narratives that explain practices used to prevent soil erosion during construction activities.
15. Erosion and sediment control practices used to satisfy the performance criteria of these rules shall meet the specifications provided in the current edition of Rainwater and Land Development Manual: Ohio's Standards for Storm Water Management and Land Development and Urban Stream Protection, published by the Ohio Department of Natural Resources.
16. The Erosion and Sediment Control Plan shall be certified by a professional engineer registered in the state of Ohio.
17. The Erosion and Sediment Control Plan shall contain all documentation and permits levied by other natural resource agencies, including but not limited to:
  - a. Certified Wetland Delineations
  - b. Permits for the US Army Corps of Engineers jurisdictional streams, wetlands, and waterways.
  - c. Ohio Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit.
  - d. Flood plain permit

18. Earth-disturbing activity shall be coordinated with the Wayne SWCD as follows:
- a. The owner, developer, engineer, contractor or other principal parties of the proposed project shall meet with the Wayne SWCD for a pre-construction meeting no less than two (2) days prior to earth-disturbing activity at the site.
  - b. The project engineer or designated contact person for all sites which have an approved Erosion and Sediment Control Plan, shall perform first inspection of erosion and sediment control devices to certify that the “as built” condition complies with the approved plan no less than two (2) working days prior to the start of the project. An inspection report shall be sent to the Wayne SWCD within five (5) working days from the date of inspection.
  - c. All permitted activity shall be subject to monitoring by the Wayne SWCD. Site inspection by the Wayne SWCD shall record compliance with regulations.
  - d. A pre-winter stabilization meeting shall be held if a soil disturbing activity is planned to stay active through the winter months. The owner, project engineer, contractor or developer shall meet with the Wayne SWCD prior to October 1, to plan winter sediment and erosion control.
  - e. The permit holder will notify the Wayne SWCD in writing upon completion of construction and final stabilization has been achieved on all permitted earth-disturbing sites.
19. Performance Standards. No person shall cause or allow earth-disturbing activities on a development area except in compliance with the criteria established by these regulations. Erosion and sediment control practices used to satisfy the performance standards and specifications shall meet the current edition of the Rainwater and Land Development Manual and as defined by the Ohio Department of Natural Resources Division of Soil and Water Conservation and the Natural Resource Conservation Service and shall conform to the most current Ohio Environmental Protection Agency, Ohio Revised Code Chapter 6111, requirements. Erosion and Sediment Control practices shall comply with the following standards:
- a. Installing erosion and sediment perimeter controls shall be the first action of construction prior to any earth-disturbing activity. Perimeter controls will protect stream corridors, stream crossings, wetlands and site entrances. Perimeter controls shall protect all adjacent property from sediment runoff and damage. Perimeter controls may be sediment barriers, filters, dikes, sediment basins or a combination of such measures.
  - b. Concentrated storm water runoff and runoff from bare soils shall pass through a sediment control device before leaving the earth-disturbing site boundaries. Runoff water shall be treated in a settling pond, sediment control structure or other approved sediment barrier.
  - c. All earthen structures which include basins, water diversions, dams, work along streams and other site modifications shall be seeded and mulched within seven (7) days of installation.

- d. All critical areas within 50 feet of a stream or wetland shall be stabilized within two (2) days of disturbance if the area will remain inactive for fourteen (14) days or longer.
- e. A temporary stream crossing must be constructed if construction vehicles will be crossing regularly during construction. Construction activities shall not place soil into or close to the stream in such a manner that it may erode, slough or slip.
- f. Temporary soil stabilization shall occur within seven (7) days after rough grading if the area will remain inactive longer than thirty (30) days during earth-disturbing activities.
- g. Permanent soil stabilization shall occur seven (7) days after final grade has been reached. Permanent vegetation shall cover 80% of the soil surface and will be mature enough to survive winter conditions.
- h. Any soil which will be stockpiled must be stabilized or protected to prevent soil loss.
- i. Construction accesses shall control the transport of soil onto surfaces where runoff will not be controlled by sediment and erosion control practices, such as public roads.
- j. No soil, rock, debris, or any other material shall be dumped or placed into such proximity that it may readily slough, slip or erode into a water resource. Unstable soils prone to slipping or landslides shall not be graded, excavated, filled or have loads imposed upon them unless the work is done in accordance with a professional engineer's recommendations to correct, eliminate or adequately address such problems.
- k. Cut and fill slopes shall be designed and constructed in a manner which will minimize erosion. Consideration shall be given to the length and the steepness of the slope, soil type, up-slope drainage area, groundwater conditions and slope stabilization.
- l. All channels and outfalls shall be constructed to withstand expected velocity of flow from a post-development, Ten (10) Year Frequency Storm without eroding.
- m. All storm sewer inlets accepting stormwater runoff from the development area shall be protected so sediment-laden water will not enter the storm water system without treatment.
- n. All temporary and permanent erosion and sediment control practices shall be designed and constructed to minimize maintenance requirements. Practices shall be maintained and repaired as needed to assure continued performance of their intended function. The Wayne SWCD must be notified as to who will be responsible for the maintenance of the permanent and temporary erosion and sediment control measures.
- o. All temporary sediment and erosion control measures shall be removed or permanently stabilized within thirty (30) days after final site stabilization is achieved or after the temporary practices are no longer needed.

20. Administration of Permits.

- a. Application for a permit shall be submitted to the Wayne SWCD before approval of construction plans by the Director of Public Safety and Service in the case of subdivisions. All other earth-disturbing activities shall submit application for permit thirty (30) days prior to construction.
- b. The Wayne SWCD shall review the application for permit and the proposed Sediment and Erosion Control Plan. If the Wayne SWCD finds the Plan in conformance with these regulations, a permit will be issued within fourteen (14) days. A plan rejected and returned for revision within fourteen (14) days after submittal will have a narrative report attached stating the deficiencies in the plan and the procedure for re-submitting the plan. After re-submittal of an Erosion and Sediment Control Plan the Wayne SWCD will have another fourteen (14) day review period to either approve or deny the proposed plan.
- c. Approved plans will be valid for one (1) year from the date of approval. Approved plans will be kept on file at the Wayne SWCD.
- d. The Wayne SWCD may charge fees necessary to cover the costs of administration of this section.

21. Erosion and Sediment Control Plan Content. A plan will be approved and considered to be complete when it contains the following information:

- a. Construction Sequence—Schedule of major construction operations which will include installation of sediment erosion control measures, utilities installation, road construction, construction of structures, and final grading and stabilization.
- b. Contact information—Address and phone number of landowner, developer, project engineer, surveyor. The project name, project location, and project location map.
- c. Maintenance requirements of temporary sediment and erosion control measures—Phone number and address of contact person responsible for development area sediment and erosion control plan implementation.
- d. Existing Site Conditions—Existing drainage patterns, watershed acreage, location of subsurface drainage tiles, soil types and boundaries, ditches, springs, streams, lakes, vegetation, woodlands, agricultural fields, any downstream watercourses within 1000' of the project. Must be shown with maximum scale of 1" = 200' and 2' contour intervals.
- e. Project Description—Description of earth-disturbing activities, and area the total project will encompass.
- f. Grading Plan—Show limits of disturbance, areas of cut and fill, final contours, final drainage patterns, storm sewer inlets and outlets, permanent stormwater facilities and estimated building envelope for structures.
- g. Erosion and Sediment Control Plan—Perimeter controls which includes: location, type, and construction detail; sediment settling ponds and devices; buffers for

streams, lakes, wetlands, ponds and watercourses; seeding rates, seeding mixtures, mulch types and rates.

- h. Verification of other agency permits including but not limited to: OEPA NPDES permit, Wetland permit and Flood plain permit.

22. Inspection and Enforcement Actions. The Wayne SWCD may inspect any earth-disturbing activity in the City of Orrville, Ohio, to determine compliance with these regulations. The Wayne SWCD reserves the right to make on-site modifications of any Sediment and Erosion Control Plan if a deficiency is found in the plan. When it is determined there is a violation or the earth-disturbing activity is out of compliance with the Sediment and Erosion Control Plan the following procedure will be followed:

- a. The inspector representing the Wayne SWCD shall notify the designated contact person for the site of the violation.
- b. Seven (7) days following the inspection during which the violation was noted, the Wayne SWCD inspector shall re-inspect the site for compliance.
- c. If the violation still exists the Wayne SWCD may issue by certified mail, an order to comply. The order shall describe the violation and work needed to comply. Seven (7) days will be given whereby the work will be completed and ready for inspection.
- d. On the date specified the site will be re-inspected for compliance.
- e. If the violation still exists the non-compliance shall be reported to the Director of Public Safety and Service. The Director of Public Safety and Service determines a violation exists they shall request in writing that the City's Law Director institute the appropriate action or proceedings at law or equity to restrain, correct, remove or prosecute such violation in compliance with these regulations. (Ord. E-02, Passed 6-3-02.)

#### 1163.08 MATERIALS AND CONSTRUCTION PROCEDURE.

- A. Maintenance Bond. After completion of the improvements required by these Subdivision Regulations, and after final inspection by the City which results in a finding that all installations meet the requirements of the approved plans, specifications and the provisions of these Regulations, the owner of the subdivision shall give to the City a maintenance bond in an amount equal to ten percent of the reasonable value of the improvements constructed, guaranteeing against defective workmanship or material incorporated in the project, or any displacement of or damage to the pavement, walks or other improvements for a period of twelve months from the time of the final inspection following the completion of the improvements. Such bond shall be executed by the owner and a surety or sureties satisfactory to the City's Finance Director and Law Director and be given to the City before approval of the final plat.

At the termination of such twelve-month maintenance period, the owner may apply to the City for an inspection of the various items of work. Before such inspection is made, the owner shall cause the sanitary sewer, storm sewers and the surface of the pavement and



walks to be cleaned. When the City finds that any defects in workmanship or materials which might have developed within the twelve-month maintenance period have been properly corrected, they shall notify the owner that the bond may be released, and the City shall assume all maintenance thereafter.

If during such twelve-month maintenance period defects in workmanship or materials develop and are not corrected by the owner, then the bond shall be forfeited and the money shall be collected by the City and used to correct such defects. The money that is collected from the bond shall be used for no other purpose, and any funds remaining after the completion of the work shall be returned to the original depositor.

- B. Materials. Unless otherwise indicated on the plans, with advance approval of the Safety-Service Director, materials shall meet the requirement and shall be in accordance with the Material Details of the current volume of the Construction and Material Specifications, State of Ohio, Department of Transportation. The materials will be referred to by material grade or section number of the same current volume.
- C. Field Construction and Engineering. All items of work covered and stipulated in the construction plans, altered or extra work shall be performed in accordance with the lines, grades, typical cross sections and dimensions shown on the construction plans. All streets shall be graded the full width of the right of way. The setting and marking of all line, profile and grade stakes necessary for the proper prosecution of the work in accordance with the construction plans will be performed only by an authorized engineer or surveyor. Should any misunderstanding arise as to the intent or meaning of the construction plans, or as to the proper method of setting and marking of the construction stakes, the decision of the Safety-Service Director, in such cases, shall be final.
- D. Inspection. It shall be the duty of a City inspector to act on behalf of the City to see that all improvements are constructed in accordance with the approved plans and specifications. Therefore, no grading, paving or installation of any of the various utilities shall be done in the absence of a City Inspector. The presence of a City inspector on the job shall in no manner relieve the owner from his responsibility to do the work in accordance with the approved plans and specifications.
- E. Supervision. The owner shall have a competent superintendent on the job at all times when work is in progress. Such superintendent shall be qualified to supervise and coordinate various items of work efficiently. He shall be authorized by the owner to receive and fulfill instructions from the Safety-Service Director. Should any person be considered by the Safety-Service Director to be disorderly or incompetent at his work; he shall, upon notice from the Safety-Service Director, be discharged and not employed again without the Safety-Service Director's permission.
- F. Grading. All streets shall be graded to the full width of the dedicated right of way in accordance with the typical cross section, and to the approved grade indicated on the profile therefore. In fill areas, all sod and topsoil shall be removed and the fill built up in layers not exceeding eight inches in thickness, loose measurement. Each layer shall be compacted to the proper density as determined by the engineer. After the pavement and walks have been completed, the unpaved area shall be properly shaped and raked free of stone and debris, and shall be left in a suitable manner for seeding.

G. Paving. The paving of streets shall be done in accordance with the Orrville Standard Drawings entitled "Typical Paving Sections, City of Orrville, Ohio." (These drawings are part of this Ordinance and are on file with the Safety-Service Director.) The construction of these pavements shall be done in accordance with the latest Construction and Material Specification, State of Ohio, Department of Transportation. Drawings are herewith made a part of these Subdivision Regulations.

1. Paved streets. The owner or subdivider shall construct paved streets within the subdivision according to the following specifications: the design and thickness of which are to be determined by the Safety-Service Director, and shall be constructed of permanent type pavement with integral curbs constructed on a properly prepared subgrade. The gradient shall be less than ten percent (10%), except where due to unusual terrain the Safety-Service Director agrees to an increase.
2. Cost of improvement. The entire cost of construction, preparing drawings and specifications, including engineering supervision and overhead together with the inspection of construction, shall be borne by the developer.

H. Sidewalks.

1. In the event the owner or subdivider constructs sidewalks within the subdivision, they shall be constructed of Portland cement concrete, a minimum of four feet in width and in accordance with Chapter 903.
2. The entire cost of construction, preparing drawings and specifications, including engineering supervision and overhead, together with the inspection of construction, shall be borne by the developer.

I. Street Lighting. The owner or subdivider shall install street lights within the subdivision according to the City of Orrville's Electric Division Rules and Regulations.

J. Acceptance of Work. When the work has been completed, the Safety-Service Director or his representative shall be notified. The improvement shall then be inspected by the Safety-Service Director or his representative.

If the work is found to be satisfactory and done in accordance with the specifications, and such street is in good repair, the Safety-Service Director will make such recommendations to Council for final acceptance of the improvement.

#### 1163.09 UTILITY ENGINEERING.

A. Public Water and Sewer Disposal System. In the event a public water supply and a public sewage disposal system can reasonably be made available by the extension and construction of water mains and sanitary sewers, the developer shall be required to provide such utilities, as follows:

1. Sanitary sewer system. The developer shall construct, at his expense, all necessary sanitary sewers, including manholes, house laterals and all other related appurtenances and incidentals, according to the "Water and Sewer Pipe Standards" of the Department of Public Utilities and Chapter 913 of the Codified Ordinances of the City of Orrville. All sewer mains shall be a minimum of eight inches in internal diameter. The pipe shall be bedded in, and backfilled to a depth of twelve inches

above the barrel of the pipe with sand or pea gravel. The sanitary sewer lateral pipe shall be a minimum of six inches in internal diameter. The lateral pipe shall be bedded in, and backfilled to a depth of twelve inches above the barrel of the pipe with sand or pea gravel. All trenches under paved areas shall be backfilled to the finished grade with sand or gravel. All sanitary sewer pipe shall be installed with a minimum of four feet of cover.

Public sanitary sewer mains may need to be larger than the minimum to allow for future growth beyond the proposed development. Sizing of main sewers shall be determined by the Department. All costs for the sewer improvements, including necessary oversizing shall be borne by the developer. Sanitary sewer mains shall be extended to the far property line, at the expense of the developer, to accommodate future sewer main extensions.

No plat showing the subdivision of a parcel of land into two or more smaller parcels and intended for residential, commercial or industrial structures which are so located as to require individual sewage disposal systems shall be approved by City authorities until investigated and approved by the County Health Commissioner or his authorized agent. No building permit shall be issued until a percolation test has been submitted to and approved by the County Health Commissioner or his authorized agent and all such sewage disposal systems shall be installed in accordance with State and County or local board of health requirements.

Any such parcel of land proposed for residential building shall contain not less than one acre of land.

The sanitary sewer system design shall be in accordance with the "Recommended Standards for Wastewater Facilities", latest revision, by the Great Lakes-Upper Mississippi Board of State Public Health and Environmental Manager, and the requirements of Ohio EPA.

A map must be provided delineating the contributing area in acres to the sanitary sewer system. All sanitary sewer manholes shall be numbered, consistent with the numbering on the improvement plans. A copy of the location map may be used for this purpose.

Whenever practical, sanitary sewer mains shall be laid within or adjacent to the right-of-way.

Sanitary sewer service shall be provided to each lot. Multifamily residences such as condominiums consisting of individually owned units shall have separate sewer service laterals.

Gravity sanitary sewers are to be provided whenever possible. Sewage system lift stations must be specifically approved by the Director of Utilities.

Basement sewer service is to be provided whenever practical. If basement service is not to be provided, it shall be noted on the plat, preliminary and construction plans and must be specifically approved by the Director of Utilities.

Roof drains, foundation drains, and other clean or surface water connections to the sanitary sewer are prohibited.

Manhole tops shall be built or subsequently adjusted to meet surface grades established for the development. Cost of this work is to be included in the price bid for the various sewer items.

All sanitary sewer mains installed using PVC pipe shall be cleaned by a high velocity sewer cleaner at the expense of the developer. Such pipe shall be deflection tested by pulling an approved mandrel equal in diameter to 95% of the pipe diameter through the pipe after the pipe has been backfilled for at least 30 days. Rerounding of failed pipe may be performed only if less than 10 percent of the tested sewers fail the mandrel test. All failed pipe in excess of 10% shall be replaced and warranted an additional year.

Existing sanitary sewer flows shall be maintained at all times at the expense of the developer.

The developer shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than one inch beyond the inside face of the manhole. To maintain flexibility in the connection, a one inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

- a. Rubber sleeve with stainless steel banding
    - 1) Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
    - 2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
    - 3) Or equal as approved by the Director of Utilities.
  - b. Rubber gasket compression
    - 1) Press Wedge II as manufactured by Press-Seal Gasket Corporation.
    - 2) Dura Seal III as manufactured by Dura Tech, Inc.
    - 3) Link-Seal as manufactured by Thunderline Corporation.
    - 4) Or equal as approved by the Director of Utilities.
2. Water System. The developer, at his expense, shall construct all necessary water lines, including valves, fittings, hydrants and house services and other appurtenances, according to the "Water and Sewer Pipe Standards" and/or "General Rules and Regulations of the Water Department". The water mains shall be a minimum of eight inches in internal diameter in residential areas and 12 inches in diameter in commercial and industrial areas. Six inch mains may be used in prior developed areas if looped with an existing network and approved by the Director of Utilities. All water mains shall have a minimum of four feet of cover and shall be bedded in, and backfilled to a minimum of twelve inches above the barrel of the pipe with sand or pea gravel. All trenches under paved areas shall be backfilled to the finished grade with sand or gravel. All water services shall be a minimum of one inch internal

diameter and have a minimum of four feet of cover. Hydrants shall conform to the "Water and Sewer Pipe Standards" of the Department and shall be installed at a maximum spacing of 500 feet in residential areas and 300 feet in all other areas, except that a hydrant shall be installed at the end of all lines.

Sizing of water mains to accommodate future growth shall be determined by the Department. All costs for water improvements, including necessary oversizing shall be borne by the developer. Water mains shall be extended to the far property line, at the expense of the developer, to accommodate future water main extensions.

Wet taps to the main line for house services shall be made by the City Utilities Department and a charge for the same shall be made to the owner at the rate established by the Public Utilities Board. Dry taps may be made by the developer at the time the main is installed. All trenches under the paved areas shall be backfilled to the finish grade with sand, gravel or screenings or shall be backfilled in six-inch layers and properly compacted to ninety-five percent (95%) at maximum density, unless the pavement shall not be installed within three years, in which case the puddling process may be used.

All public water mains shall be a minimum of Class 52 cement lined ductile cast iron pipe.

Service connections shall be provided for each lot and to each unit of a multifamily residence and shall be installed a minimum of two feet past the property line at the time the water main is installed.

Wherever practical, public water mains shall be laid within the public right-of-way between the edge of the pavement and the sidewalk.

Phasing of water mains may not be permitted as all new water mains shall be looped whenever practical.

Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary sewers or force main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot separation, the Utilities may allow deviation on a case by case basis as approved by the Director of Utilities, provided that the bottom of the water main is at least 18 inches above the top of the sewer.

Water mains crossing sanitary sewers shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. At all crossings of sewers and other utilities, compacted granular material is required between the deeper and shallower pipe.

Fire hydrants are required at the end of all water mains.

Fire hydrants shall be AWWA Standard C-502 latest revision thereof and shall conform to Orrville specification, Mueller No. A-423 Centurion, and be installed with a watch valve.

Fire hydrants shall be placed three (3) feet on center from the back of the curb, whenever possible, or a minimum of 8 feet behind the edge of pavement in uncurbed streets.

Valves shall be placed outside of pavement whenever practical. In general, two valves shall be placed at every main line tee, and three valves shall be placed at every main line cross. The maximum distance between main line valves shall be 1,000 feet.

All tees, bends, plugs, and hydrants shall be provided with reaction blocking, tie rods, or joints designed to prevent movement. Tie rods shall be a minimum 3/4 diameter and coated with epoxy or two coats of bitumastic material equal to Inertol No. 49 Thick.

If the top of the operating nut for any valve is more than 36" below the finished grade, an extension stem shall be provided to place the operating nut between 24" and 36" of the finished grade.

The Utilities "standard" water meter shall be provided by the Utilities at the expense of the developer or customer.

Water meters shall be installed inside proposed structures unless a meter pit is approved by the Director of Utilities.

The developer shall thoroughly clean, test, disinfect and flush the water mains prior to being put into service and before acceptance by the City.

The subdivider shall provide the Director of Utilities with all required Ohio EPA permits and approvals and pay all Ohio EPA review fees.

B. **Electric and Telecommunication System.** In the event an electrical and telecommunication system can reasonably be made available by the extension and construction of transmission lines, the developer shall be required to provide for these utilities as follows:

1. Electrical System. All developers shall make known to and consult with the Utility as to their intent and requirements of power prior to any construction. All installations must follow the National Electric Code and the City of Orrville's Electric Division General Rules and Regulations.

Detailed construction plans shall be furnished to the Utility in sufficient time to allow engineering, material acquisition and work schedules to be made.

When the developer desires that the subdivision be served by means of an underground system of distribution, in lieu of the overhead construction that is normally installed by the Utility, the Utility shall furnish and install all primary electrical cable, transformers, conduits, poles and make all connections. Trenching and backfilling shall be done by the developer to Utility specifications and applicable codes. The cost difference between overhead and underground installation will be paid by the developer.

When a subdivision is phased, all phases must conform to the initial phase's installation of overhead or underground construction. Any deviation from the above must be approved by the Director of Utilities.

Pad mount transformers must be located within 30 feet of the roadway for maintenance access by the Utility.

Installation of the electric system will not commence until the road grade bedding has been completed.

Electrical and telecommunication conduit crossings shall be in place prior to construction of streets.

Before any work is commenced, the Utility reserves the right to require an Aid-to-Construction payment equal to the difference between Utility's estimated cost to provide overhead distribution system and the cost of the underground system to service to each phase.

Before any work is done by the Utility, a contract and a blanket Right-of-Way Easement for the electric and Telecommunications system shall be executed between the owner of the subdivision tract and the Utility. Said contract and blanket Right-of-Way Easement shall constitute a covenant that shall be a part of and run concurrently with each and every subsequent deed transfer covering the sale of any land within the subdivision.

2. Telecommunication System. Telecommunication system components will be installed with and at the same time as the electric system construction.

All subdivisions must provide conduit crossings for streets to handle telecommunication system wiring.

All new subdivisions must supply blanket easements from the nearest transformer to the meter location for telecommunications wiring and electrical service wiring.

- C. Cost of Improvement. The entire cost of construction and preparing drawings and specifications, including engineering supervision and overhead together with the inspection of construction, shall be borne by the developer.
- D. Rules and Regulations of the County Sanitary Engineer. All applicable rules and regulations of the City or Wayne County Sanitary Engineer's Department shall be complied with in respect to the design, installation and specifications for water lines. (Ord. 29-81. Passed 2-16-81.)

#### 1163.10 SURVEY MONUMENTS.

- A. Location. A monument meeting the requirements of Ohio Administrative Code Chapter 4733, Section 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio, shall be placed at each lot corner and at each change in direction of the boundary, and two such monuments shall also be placed at each street and intersection on the right-of-way line and at the beginning and end of curves on both sides of the street on the right-of-way line.
- B. Certification. Before final acceptance of the street improvements by the City, the subdivider or developer shall, through a registered surveyor, certify to the City that all required monuments are in place or that those removed during construction have been replaced (see subsection (a) hereof). (Ord. 44-66. Passed 10-17-66.)

1163.11 HEALTH REQUIREMENTS.

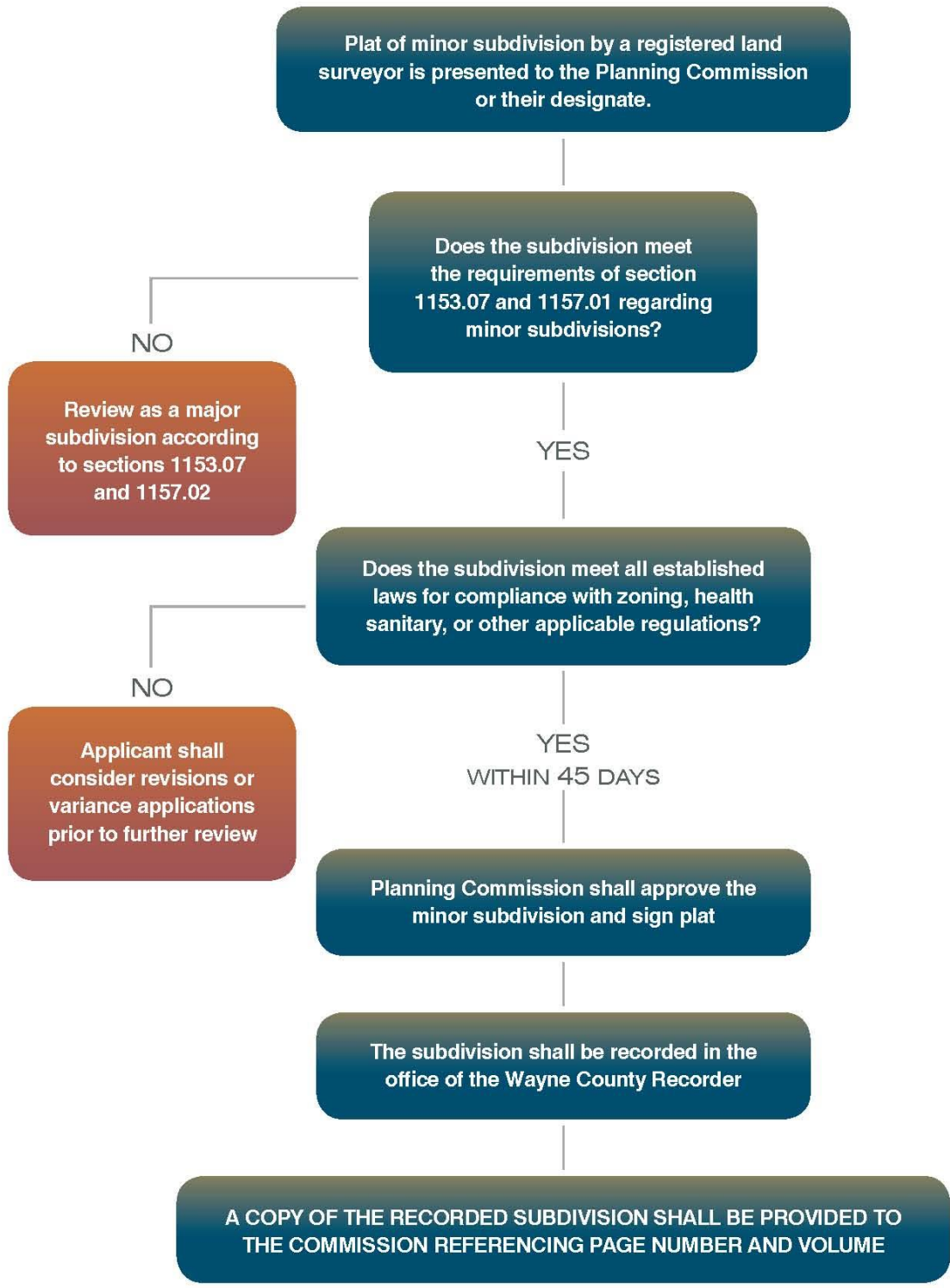
Health requirements shall be in accordance with the regulations adopted by the Board of Health of the Wayne County General Health District. Such health requirements shall be administered by and enforced by the Wayne County General Health District. (Ord. 44-66. Passed 10-17-66.)





# MINOR SUBDIVISION REVIEW FLOWCHART

City of Orrville, Ohio –Subdivision Regulations



# APPENDIX B



## MAJOR SUBDIVISION REVIEW FLOWCHART

City of Orrville, Ohio –Subdivision Regulations



APPENDIX C

APPLICATION FOR PRELIMINARY PLAT APPROVAL  
CITY OF ORRVILLE, OHIO - SUBDIVISION REGULATIONS

(Two copies shall be submitted to the Safety-Service Director's office)

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_

NAME OF SUBDIVIDER \_\_\_\_\_

ADDRESS OF SUBDIVIDER \_\_\_\_\_

PHONE NO. OF SUBDIVIDER \_\_\_\_\_

Application is hereby made for approval of the preliminary plat. Included with this application to the Planning Commission are the following documents:

- \_\_\_\_\_ Six copies of preliminary plat and location map
- \_\_\_\_\_ Two copies of protective covenants or restrictions, if proposed
- \_\_\_\_\_ Three copies of site plan indicating how electric, telecommunications, water and sanitary sewer service are proposed to be served to the total subdivision.
- \_\_\_\_\_ Appendix D when necessary
- \_\_\_\_\_ A phasing plan
- \_\_\_\_\_ Two copies of storm water and sedimentation control plan

\_\_\_\_\_ Number of sublots \$ \_\_\_\_\_ Fee \_\_\_\_\_ Date Paid

(Fee to be paid in full upon application  
for approval by Planning Commission.)

\_\_\_\_\_ Date

\_\_\_\_\_ Subdivider or Agent

Planning Commission Action:

\_\_\_\_\_ Approval      \_\_\_\_\_ Disapproval      \_\_\_\_\_ Approve Conditionally

Comments:

\_\_\_\_\_ Chairman, Planning Commission

\_\_\_\_\_ Secretary, Planning Commission

\_\_\_\_\_ Date

\_\_\_\_\_ Date

APPENDIX D

**APPLICATION FOR VARIANCE  
CITY OF ORRVILLE, OHIO - SUBDIVISION REGULATIONS**

(Five copies shall be submitted to the Safety-Service Director's office)

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_

NAME OF SUBDIVIDER \_\_\_\_\_

ADDRESS OF SUBDIVIDER \_\_\_\_\_

PHONE NO. OF SUBDIVIDER \_\_\_\_\_

- 1) Application is hereby made for a variance from Section no. \_\_\_\_\_ of the Subdivision Regulations.
- 2) Explain in detail the reasons for and facts supporting the variance request. Applicants must demonstrate compliance with Section 1162 of the Subdivision Regulations. (Attach additional sheets if necessary.)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subdivider or Agent

Planning Commission Action:

\_\_\_\_\_ Approval

\_\_\_\_\_ Disapproval

\_\_\_\_\_ Approve Conditionally

Comments:

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Secretary, Planning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**APPLICATION FOR FINAL PLAT APPROVAL  
CITY OF ORRVILLE, OHIO - SUBDIVISION REGULATIONS**

(Two copies shall be submitted to the Planning Commission)

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_

NAME OF SUBDIVIDER \_\_\_\_\_

ADDRESS OF SUBDIVIDER \_\_\_\_\_

PHONE NO. OF SUBDIVIDER \_\_\_\_\_

Application is hereby made for approval of the final plat. Included with this application to the Planning Commission are the following documents:

- \_\_\_\_\_ Two copies of improvement and fees certification (Appendix E)
- \_\_\_\_\_ The original and six copies of the final plat that meets requirements, including computer-generated files, if requested
- \_\_\_\_\_ Two copies of protective covenants or restrictions, including those for stormwater retention maintenance
- \_\_\_\_\_ One tracing and six copies of the improvement (as-built) drawings, including computer-generated files, if requested
- \_\_\_\_\_ Six copies of specifications

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subdivider or Agent

Planning Commission Action:

\_\_\_\_\_ Approval    \_\_\_\_\_ Disapproval    \_\_\_\_\_ Approve Conditionally

Comments:

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Secretary, Planning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date