

MAHONING COUNTY SUBDIVISION REGULATIONS

REVISED 06/24/2007

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PART ONE – ADMINISTRATION

1.1 **TITLE**

These rules shall be known as the Mahoning County Subdivision Regulations.

1.1.01 - **GENERAL PURPOSE**

These Subdivision Regulations shall be as a guide to regulate the planning, subdividing and development of land in order to promote and protect the public health, safety and general welfare and be used as a tool to promote a development pattern which will encourage and secure the proper social and economic needs of the residents of Mahoning County. It is intended that the provisions of these Subdivision Regulations shall be applied to achieve the following objectives also:

1.1.01.1 To secure and provide pleasing and desirable subdivisions, through coordination with the Mahoning County Land Use Plan and other adopted policies and plans within Mahoning County.

1.1.01.2 To provide reasonable assurance that adequate sanitary sewerage, storm drainage, sediment facilities, water supplies, heating fuels or services and public land is established, including convenient open spaces to permit access of utilities, traffic to include fire fighting and other emergency vehicles, light and air for the avoidance of congestion of population.

1.1.01.3 To provide minimum, uniform development standards for subdivision design by establishing minimum engineering criteria, performance guarantees and still provide for environmental factors.

1.1.01.4 To preserve the natural features of the land area; protect the vegetative cover of natural areas; help control surface water, subsurface water, air, noise, and visual pollution; help preserve, protect and retain areas of geological, archaeological and historical significance; regulate development in areas of geologic concern, flood plains and in vicinities of previous mining activities; protect against loss or injury from inappropriate use of land; otherwise help preserve and improve both the safety and the quality of the environment.

1.1.01.5 To encourage continued accurate surveying of land subdivisions, preparation and recording of plats and the equitable processing of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and subdividers (developers).

1.2 **AUTHORITY**

These regulations are enacted under the authority granted in sections 711 and 713 inclusive of the Ohio Revised Code.

1.2.01 - **EFFECTIVE DATE**

These regulations shall supersede any such regulation previously adopted, and shall become effective _____, _____ at which time the Board of Mahoning County Commissioners adopted same by action recorded in Volume _____; Page _____ of the Commissioners Journal.

1.3 **ADMINISTRATION**

These regulations shall be administered by the Mahoning County Planning Commission.

1.4 JURISDICTION

These regulations shall apply to the unincorporated areas of Mahoning County in conformance with Section 7.11.001 et seq., Ohio Revised Code which enables the Board of County Commissioners and the Mahoning County Planning Commission to adopt regulations governing subdivisions of land within their jurisdiction.

These regulations shall also apply to any incorporated area within Mahoning County where a planning assistance contract has been lawfully adopted for the joint administration of these regulations under section 713.23, Ohio Revised Code.

1.5 SCOPE

1.5.01 – DIVISION OF LAND SUBJECT TO THE PROVISIONS OF THESE REGULATIONS

1.5.01.1 The division of any parcel into two or more lots any one of which is less than five acres or minimum state standard.

1.5.01.2 The allocation of rights-of-way and easements.

1.5.01.3 The allocation of open space and public land.

1.5.01.4 The annexation of a parcel(s) to incorporated areas.

1.5.01.5 The sale or exchange of parcels between adjoining property owners where no additional building sites are created. See section 3.6

1.5.02 - DIVISION OF LAND NOT SUBJECT TO THE PROVISIONS OF THESE REGULATIONS

1.5.02.1 The division or partition of land into parcels of more than five (5) acres each, not involving any new streets or easement of access.

1.6 INTERPRETATION

These regulations shall be interpreted as minimum requirements. These regulations are not intended to annul, repeal, abrogate or in any manner interfere with any lawfully adopted laws, rules, regulations or ordinances. However, where these regulations impose greater minimum requirements than is required by existing laws, rules, regulations or ordinances, then the provisions of these regulations shall govern.

1.6.01 - VARIANCES

A variance may be considered and granted by the Commission under the following circumstances:

1.6.01.1 Where difficulties and/or hardships would be created by strict adherence to these regulations (primarily related to individual hardship).

1.6.01.2 In circumstances where strict compliance to the regulations would be impractical (primarily due to some existing geographical or site condition.)

1.7 AMENDMENT

The Mahoning County Board of Commissioners may, following review and recommendation of the County Planning Commission and after a public hearing, amend, supplement or change these regulations. A notice shall be given of the time and place of such public hearing by publication in at least one newspaper of general circulation, published in Mahoning County, Ohio, thirty (30) days prior to holding of said hearing and shall appear twice within the 30-day period. The

amendment or amendments shall be on file in the office of the Planning Commission for public examination during said thirty (30) days.

1.8 SEPARABILITY

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

1.9 PROHIBITIONS, ENFORCEMENT AND PENALTIES

1.9.01 - RECORDING OF PLAT

No plat of any subdivision shall be recorded by the County Recorder of Mahoning County or have any validity until said plat has received final approval in the manner prescribed in these regulations.

1.9.02 - REVISION OF PLAT AFTER APPROVAL

No changes, modifications, revisions or erasure shall be made on any plat of a subdivision, after approval has been granted by the Mahoning County Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission for reevaluation and appropriate action.

1.9.03 - SALE OF LAND CLASSIFIED AS A SUBDIVISION

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

1.9.04 - PENALTIES

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

1.9.04.1 Whoever violates any rule or regulation adopted by the Mahoning County Planning Commission and the Board of Mahoning County Commissioners for the purpose of setting standards, requiring and securing the construction of improvements within a subdivision, or fails to comply with any other requirement pursuant thereto, shall forfeit and pay not less than ten (10) dollars no more than one thousand (1,000) dollars. Such sum may be recovered with costs in civil action, brought in the Court of Common Pleas of Mahoning County by the Prosecuting Attorney in the name and for the use of Mahoning County. (O.R.C. 711.10.2).

1.9.04.2 A County Recorder who records a plat contrary to the provisions of these regulations shall forfeit and pay not less than one hundred (100) dollars nor more than five hundred (500) dollars to be recovered with costs in a civil action brought by the Prosecuting Attorney of Mahoning County in the name and for the use of said county (O.R.C. 711.12).

1.9.04.3 The county Auditor and the County Recorder shall not transfer property or record deeds or leases which attempt to convey property contrary to the provisions of Chapter 711, of the Revised Code. In case of doubt, the County Auditor or County Recorder may require the person presenting such deed or lease to give evidence of the legality of a conveyance by metes and bounds by an affidavit as to the facts which exempt such conveyance from the provisions

1.9.04.4 Whoever, being the owner or agent of the owner, of any land within the jurisdictional area of the Mahoning County Planning Commission, transfers any lot,

parcel or tract of such land from or in accordance with a plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than ten (10) dollars nor more than five hundred (500) dollars for each lot, parcel or tract of land so sold. The description of such lot, parcel or tract by metes and bounds in the deed of transfer shall not serve to exempt the seller from the forfeiture provided in this section. The sum may be recovered in a civil action brought by the Prosecuting Attorney in the name and for the use of Mahoning County. (O.R.C. 711.13).

1.9.04.5 Any person who disposes of, offers for sale or leases for a time exceeding five (5) years any lot or any part of a lot in a subdivision before provisions of these regulations are complied with, shall forfeit and pay the sum of not less than ten (10) dollars nor more than five hundred (500) dollars for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Mahoning County.(O.R.C. 711.15).

1.9.04.6 Any Professional Engineer or Certified Surveyor that has been found to provide the Planning Office and/or County Engineer with erroneous information pertaining to a subdivision under review will correct the erroneous data within 15 days after discovery, and make any necessary changes to the plat corresponding engineering construction plans that were affected. The Developer shall also be responsible to make changes to any facility that was constructed in the field based on the erroneous information.

This obligation shall be met by the Engineer/Developer before any further business with the Planning Commission and/or County Engineer can be conducted.

1.10 FEES

1.10.01-FEES REQUIRED

1.10.01.1 PRELIMINARY PLAT

- a. Major Preliminary Plat (includes new street on which lots are to be platted): Seventy-five (\$75.00) dollars upon submittal and \$10.00 per lot.
- b. Minor Preliminary Plat (not including new street on which lots are to be platted): Seventy-five (\$75.00) dollars upon submittal and \$10.00 per lot.
- c. Revised Preliminary
Seventy-five (\$75.00) dollars upon submittal and \$10.00 per lot.

1.10.01.2 FINAL PLAT AND REPLAT

- a. Seventy-five (\$75.00) dollars upon submittal and \$10.00 per lot.

1.10.01.3 CORRECTION PLAT

- a. Ten (\$10.00) dollars.
- b. No fee will be required if it is determined by the Planning Director that the correction is due to the oversight of a Commission staff person.

1.10.01.4 REPLAT

- a. Seventy-five (\$75.00) dollars upon submittal and \$10.00 per lot.

1.10.01.5 TRANSFER WITHOUT PLAT (T.W.P.)

- a. Ten (\$10.00) dollars.

1.10.01.6

- a. All fees shall be paid upon submittal.
- b. No fee will be returned once a receipt has been issued.
- c. Any plat that has been disapproved by the Commission, or withdrawn, may be resubmitted within one (1) year from the original date of submission

with the resubmittal fee of fifty (\$50.00) dollars, providing there are no substantial changes.

The Planning Director will determine what is substantial.

1.10.02 FEE EXEMPTIONS

1.10.02.1 Public land plats submitted by any department of any political subdivision in Mahoning County.

1.10.02.2 Plats submitted by the Board of Education.

1.10.02.3 Plats of property dedicating land to Mahoning County or to any political subdivision located in said county, where no other subdivision of land is shown.

PART TWO – DEFINITIONS

PART TWO – DEFINITIONS

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

- A. The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.
- B. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
- C. The word "lot" includes the words "plat or parcel".

ACCELERATED EROSION - Erosion much more rapid than normal, natural or geologic erosion, primarily as a result of the influence of the activities of man.

ALLEY - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.

ARTERIAL STREET - A general term denoting a highway primarily for through-traffic, carrying heavy loads and a large volume of traffic, usually on a continuous route.

BUILDING SETBACK LINE - A line indicating the minimum horizontal distance permitted between a building and a street right-of-way line.

BUILDING SITE - A parcel of land that is suitable to establish a building unit.

BUTT LOT - A lot whose side abuts the rear line of another.

CASH ESCROW - Cash or account in a financial institution for which custody has been provided to another until certain conditions are performed.

CASH PAYMENT - Funds established in order to service and maintain public land areas dedicated and/or established under these regulations or prior subdivision regulations within the governmental unit in which the subdivision is located.

CHANNEL - A natural or artificial watercourse that conforms and conducts sustained or intermittent stream flow.

COLLECTOR STREET - A street, whether within a residential, commercial, industrial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance circulation routes within residential subdivisions.

COMMISSION - The Mahoning County Planning Commission.

COMPREHENSIVE DEVELOPMENT AND LAND USE PLAN - A plan adopted by the legislative authority of Mahoning County showing the general location and extent of present and proposed physical facilities including housing, commercial and industrial uses, major streets, public land, open space, schools and other facilities. This plan establishes the goals, objectives, and policies of the community with all applicable county regulations included.

CONSERVATION EASEMENT-An easement of varied width, established to preserve a natural feature of a development site or this type of easement can be used as a planning tool to create a new preservation feature of a development plan. This easement remains a part of the lots, parcels, etc., is restricted from specific building encroachments and is maintained by the lot owner. When a public utility or government controlled facility is within or adjacent to the development

site, then maintenance rights are established or retained. The Commission reserves enforcement rights under these regulations.

CORNER LOT - A lot located at the intersection of two or more streets.

COUNTY - Mahoning County, State of Ohio.

COVENANT - A written promise or pledge.

CRITICAL STORM - That storm, selected on the basis of increased volume of stormwater runoff caused by development, which is used as the control limit in compensating for the increased volume of stormwater runoff from a development area.

CUL-DE-SAC - A short street having one end open to vehicular traffic and the other end permanently terminated by a vehicular turnaround.

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

CURB - The raised edge of a the pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

DEAD-END-STREET - A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

DEDICATION - Land set aside by the owner for some public use together with acceptance for such use by or on behalf of the public.

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

- a) Gross Density - The number of dwelling units per acre of the total land developed.
- b) Net Density - The number of dwelling units per acre of land when the -10-acreage involved includes only the land devoted to residential uses.

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

DEVELOPMENT COMMITTEE - Also referred to as the Resource Group. The Committee and/or group consists of the Director and Subdivision Administration of the Planning Commission, the office of the Sanitary Engineer, the office of the County Engineer, the Soil and Water District, the Health Department and appropriate township. The group/or committee meets 7 days prior to a Planning Commission meeting to assist the developer in meeting full compliance with Mahoning County Regulations in the preliminary plat process.

DEVIL STRIP - A strip of undedicated land along the border of a subdivision to prevent public access (also referred to as a "Spite Strip" or "Reserved Strip").

DIVERSIONS - See terraces and diversions.

DOUBLE FRONTAGE LOT - A lot fronting on two streets other than a corner lot.

DRAINAGE CRITERIA MANUAL - Provides standard procedures for consistent and sound planning and design of drainage facilities within Mahoning County. **Available at the County Engineer's Office or <<http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>>**

DWELLING - Any building or portion thereof occupied or intended for occupation exclusively for residential purposes, excluding tent, cabin, trailer coach (motor home), trailer or other temporary or transient structure or facility.

DWELLING UNIT - Space, within a building comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one (1) family and its household employees.

EARTH DISTURBING ACTIVITY - 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.

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

ENCROACHMENT - A building, part of a building, or obstruction which intrudes upon or invades a highway, sidewalk or trespasses upon property of another.

ENGINEER - Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14.

IMPROVEMENTS - Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sanitary facilities, storm drains, street lights, flood control and drainage facilities, utility lines, street signs, landscaping and other items in order to promote the health, safety and welfare of the public in general.

INSPECTION FEE - Fee paid by the developer for services provided in supervising construction and making inspections of all subdivision improvements, as contained on the approved (signed) construction drawings.

INTERMEDIATE HIGHWAY - A highway which carries a steady traffic volume and is a part of the local traffic circulation system.

LETTER OF CREDIT - A written letter prepared by an authorized representative of a financial institution, committing availability of funds for a specified period of time and purpose until certain conditions are performed. Said funds being available upon presentation of letter.

LOCAL STREET - A street primarily for providing access to residential, commercial, or other abutting properties.

LOCATION MAP - A drawing located on the plat showing the site with relation to adjoining areas.

LOOP STREET - A type of local street, each end of which terminates at an intersection with the same arterial or collector street.

LOT - A parcel of real estate, sufficient in size to meet the minimum standards of these regulations and conform to valid zoning ordinances in regards to land use, coverage and area, including all open spaces required by said regulations and ordinances.

LOT AREA - The area of the lot exclusive of the street right-of-way.

LOT DEPTH - The average horizontal distance between the front (street right-of-way) and the rear lot line.

LOT FRONTAGE - The horizontal or curvilinear distance along the street right-of way line upon which a lot abuts.

LOT LINE - A legally defined line dividing one tract of land from another.

LOT WIDTH - The horizontal distance between the side lot lines at the minimum building setback line.

MAINTENANCE BOND - An instrument posted by the owner (s) obligating the principal (s) to maintain all newly constructed improvements within a specified subdivision, for a predetermined amount, for an agreed period of time in order to insure the health, safety and general welfare of the community.

MAHONING COUNTY METROPOLITAN SEWER DISTRICT STANDARDS AND PROCEDURE MANUAL – Available from the Mahoning County Sanitary Engineer’s Office.

PLAT - The map or drawing on which the developer's plan or subdivision is presented to the Commission for approval, whether it be preliminary or final.

PUBLIC LAND - A parcel of real estate (lot or acreage) which has been established by these regulations within and/or adjacent to a major subdivision for public use. An area of this type is intended to make available to the people, a place which can be developed into the social and economic needs of the community and yet be used as an environmental tool in controlling unplanned urban sprawl, thereby helping to create a better place in which to live and work within the community. Example: subdivision park, wetlands, wooded area, historical, archaeological, geological areas, etc.

RIGHT-OF-WAY - A strip of land acquired or dedicated for use as a public way. In addition to the pavement, it normally incorporates the curbs, planting strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscaped area, viaducts and bridges.

RUN-OFF - The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow.

RURAL AREA - An area which is not highly populated and is normally referred to as the agricultural or farm belt vicinity of the County.

SEASONAL HIGH WATER TABLE - The highest level the water table reaches in most years.

SEDIMENT - Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by wind, gravity, or ice, and has come to rest on the earth's surface either above or below sea level.

SEDIMENT BASIN - A barrier, dam, or other suitable detention facility built across an area of water flow to settle and retain sediment carried by the runoff waters.

SEDIMENT CONTROL PLAN - A written description, acceptable to the approving agency, of methods for controlling sediment pollution from accelerated erosion on a development area and/or from erosion caused by accelerated runoff from a development area. * **SEE Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the County Engineer’s Office or at <<http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>>**

SERVICE STREET - A street, parallel and adjacent to an arterial or collector street providing access to abutting properties and protection from motorists who would normally be confronted with a greater, steadier traffic volume on the adjacent arterial or collector street.

SETBACK LINE - A line established by the subdivision regulations and/or the zoning ordinance, generally parallel with and measured from the lot line, defining the limits of a yard in which no building,

other than accessory building, or structure may be located above the ground, except as may be provided in said codes.

SEWERS, SANITARY, CENTRAL OR GROUP - A wastewater treatment system approved by the appropriate County, State and/or Federal agencies which provides a collection network and a central wastewater treatment facility for a single development, community or region.

SEWERS, SANITARY, ON-SITE - A septic tank or similar installation on an individual lot which utilizes a bacteriological process or equally satisfactory process for the treatment of sewage and provides for the proper and safe on lot disposal of effluent, subject to the approval of health and sanitation officials having jurisdiction.

SHRINK-SWELL POTENTIAL - The relative change in volume to be expected of soil material with changes in moisture content; that is, the extent to which the soil shrinks as it dries out or swells when it gets wet.

SIDEWALK - That portion of a street right-of-way outside the pavement which is improved for the use of pedestrian traffic. Sidewalks could possibly be constructed within other areas of a subdivision as part of an overall approved preliminary plan.

SLOPE - The degree of deviation from the horizontal of the land surface.

SOIL DRAINAGE - The rapidity and extent of the removal of water from a soil, in relation to additions, specifically by surface runoff and by flow through the soil.

SOIL EROSION - Detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

SOIL LOSS - Soil moved from a given site by the forces of erosion and the redeposit of the soil at another site on land or in a body of water.

SOIL STABILIZATION - Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties.

STREET - A public way for purposes of vehicular travel, which includes the entire area within the right-of-way. The term street is usually associated within the urban areas and is commonly referred to as a road in the rural areas.

SUBDIVISION - The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership.

SUBDIVISION BOND -A construction guarantee posted by the owner (s) of the land being subdivided for a predetermined amount to insure the proper completion of improvements as requested by the Commission, in order to insure the health, safety and general welfare of the community in general.

SUB-SURFACE DRAINAGE -The removal of excess water from below the soil surface by means of drain tile, perforated pipe, mole channels or other devices.

SURVEY - Normally referred to as the final plat, replat or the instrument prepared by a registered surveyor which is intended for recording.

TERRACES & DIVERSIONS - Low ridges constructed across the slope to intercept or divert runoff so that it soaks into the soil or flows slowly to a prepared outlet.

THOROFARE - A general term usually used to describe a public way which carries a larger volume of vehicular traffic, other than that normally carried by a local residential street.

URBAN AREA - A highly populated area of the county, whether it be an unincorporated township or an incorporated community.

VARIANCE - The granting of an exception to these regulations where, in the opinion of the Commission, strict adherence would create difficulties and/or hardships (primarily related to individual hardship) or would be impractical (primarily due to some existing geographical or site condition).

WATER TABLE - The highest part of the soil or underlying rock material that is wholly saturated with water. In some places an upper, or perched, water table may be separated from a lower one by a dry zone.

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

PART THREE – PROCEDURE FOR SUBDIVISION APPROVAL

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PART THREE – PROCEDURE FOR SUBDIVISION APPROVAL

3.1 PRE-APPLICATION DISCUSSION

Prior to the subdivision of any land, the subdivider or his agent shall discuss informally with the Planning Staff the property proposed for subdivision with reference to existing regulations and procedures.

3.1.01 – PRE-APPLICATION SKETCH

Upon the request of the Planning Director or authorized staff representative, the subdivider shall furnish a sketch, legibly drawn at a suitable scale and containing the following:

3.1.01.1 The layout and approximate acreage of streets, lots and any other non-residential features such as commercial, industrial, school, public land and/or open space areas within the proposed subdivision.

3.1.01.2 The scale and title of the subdivision, a great lot or section number, township, north arrow and date.

3.1.03.3 List the utilities available and the type of zoning which exists.

3.1.03.4 Show the name, address and phone number of the owners and developers.

3.1.01.5 The Planning Director or authorized staff representative may request the inclusion of other items deemed necessary in developing a parcel of real estate.

3.1.01.6 The Planning Director or authorized staff representative may request a pre-application sketch in a less detailed form if no new street construction is contemplated.

3.2 SUBMISSION TO THE STATE DEPARTMENT OF TRANSPORTATION

Before any plat is approved affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of the State Department of Transportation of any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Director of the State Department of Transportation. The Commission shall not approve the plat for one-hundred-twenty (120) days from the date the notice is received by the Ohio Department of Transportation or until a response is received from the Director, whichever ever is less.

3.3 PRELIMINARY PLAT REQUIRED

After the pre-application stage, the subdivider shall submit a preliminary plat of the proposed subdivision which shall conform with the requirements set forth in Article 3.2 to 3.3.03 inclusive. The preliminary plat shall be prepared by a registered engineer and/or surveyor.

3.3.01 – FILING OF APPLICATION FOR TENTATIVE APPROVAL REQUIRED

Six (6) copies of the preliminary plat incorporating Articles 3.3.02 to 3.3.03 inclusive shall be submitted in the Planning office where the applicant will be requested to sign a standard application for submission. Filing shall take place 14 working days prior to the date of the Commission Meeting.

Any plat must be acted upon by the Commission within a thirty (30) day time period, unless an extension of time is granted in writing by the plat applicant (O.R.C. 711.10). A letter of authorization to represent property owner(s) concerning all matters involving the Planning Commission shall be submitted to the Planning Office at the time of application.

if the applicant is not the legal property owner on record in the County Recorder's Office.
For fee, see Section 1.10.01.1.

3.3.02 – PRELIMINARY PLAT FORM

The preliminary plat shall be drawn at a scale not less than one-hundred (100) feet to the inch and may be drawn on paper of minimum size of 8 1/2" x 11" and the maximum shall be 24" by 36".

3.3.03 – PRELIMINARY PLAT CONTENTS

The preliminary plat shall contain the following information:

3.3.03.1 Proposed name of subdivision, which shall not duplicate the name of any other subdivision.

3.3.03.2 Location by section, great lot, township, county, state and adjacent surveys.

3.3.03.3 Names, addresses and phone numbers of the owner(s), subdivider(s), and professional engineer and/or registered who prepared the plat along with appropriate registration numbers and seals.

3.3.03.4 Date of survey.

3.3.03.5 Scale of the plat, north point.

3.3.03.6 Names of adjacent subdivisions, owners or adjoining parcels of acreage, and the location of their boundary lines.

3.3.03.7 Locations, widths, names of existing streets, railroad right-of-way, easements, corporation, township, state lines; location of wooded areas, active and/or abandoned mines, oil and gas wells, topographic and natural features within and adjacent to the plat for a minimum distance of two-hundred (200) feet.

3.3.03.8 Zoning classification of the proposed subdivision and adjoining properties and a description of proposed zone changes, if any.

3.3.03.9 The subdivision boundary shall be indicated by a heavy line.

3.3.03.10 Existing contours at an interval of not greater than two (2) feet if the slope of the ground is fifteen (15) percent or less; and not greater than five (5) feet where the slope is more than fifteen (15) percent. Any anticipated changes in contour shall be shown by dotted lines on this topographic map.

3.3.03.11 Existing sewers, water lines, culverts and other underground structures and high tensions lines within and adjacent to the Preliminary Plat.

3.3.03.12 Location and dimensions of all proposed utility and sewer lines, showing their connections with the existing system.

3.3.03.13 Building setback lines and dimensions. (See Article 4.1.06)

3.3.03.14 The approximate acreage in streets, lots, great lots, section, tract, public land, open space and all remaining acreage over five (5) acres, not being platted by the owner(s) or authorized representative, which is adjacent to the subdivision to be reviewed and acted upon by the Commission.

3.3.03.15 Location, type, name and width of proposed streets and proposed easements.

- 3.3.03.16 Lot design, number of parcels, lot numbers and approximate dimensions of each lot. When a lot is located on a curved street or when side lot lines are not at ninety (90) degree angles, the approximate width at the front property line (street right-of-way) shall be shown in arc dimensions and chords where required by a zoning ordinance or these regulations.
- 3.3.03.17 Location of lot (s) or acreage to be established as public land and/or open space within the proposed subdivision.
- 3.3.03.18 A vicinity map at a scale of not less than two thousand (2,000) feet to the inch shall be shown on the preliminary plat.
- 3.3.03.19 Location of all existing buildings located within the preliminary plat along with a note as to whether or not the structure (s) will remain.
- 3.3.03.20 For commercial and industrial development, the location of alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.
- 3.3.03.21 The subdivider shall submit a letter to the Commission pointing out the type of sewage disposal proposed to be used. If public sanitary is not available, the subdivider shall apply to the County Health Department for septic permits * approval prior to submittal to the Planning Commission.
- 3.3.03.22 All transmission lines shall be shown and identified, especially high pressure lines.
- 3.3.03.23 The centerline of the proposed entrance to the subdivision shall be staked and marked where it intersects the existing street or road right-of-way, in order for the County representative (s) to properly locate the proposed subdivision on site and make a preliminary line of sight inspection for safety.

3.3.04 -PLANNING COMMISSION MEETING

The applicant will be notified as to the date and location of the meeting. The plat owner (s) or authorized representative shall attend the Planning Commission meeting, otherwise the Commission will not act on the plat application.

3.3.05 -REVIEW AND APPROVAL OF PRELIMINARY PLAT

The Commission may forward copies of the preliminary plat to such officials and agencies as may be necessary for the propose of study and recommendation. After receipt of the reviews, the Commission shall determine whether the preliminary plat shall be approved, approved with modifications or disapproved. If a plat is disapproved, the reasons for such disapproval shall be stated in writing to the plat applicant. The Commission shall act on the preliminary plat within thirty (30) days from the date of submission unless such time is extended by agreement with the subdivider. Approval of the preliminary plat shall be conditional upon compliance with all other applicable regulations as specified in the township zoning ordinance in which the proposed subdivision is located after review of the Development Committee.

3.3.05.1 - The Commission shall send a copy of the proposed play by written notice to the appropriate designated person within each township and in compliance with O.R.C. 711.10. Any future duly adopted and passed State Amendments to this section will control.

3.3.05.2 The Development Committee consisting of a representative from Mahoning County Planning Commission, Sanitary Engineer, County Engineer, Soil and Water District, the Board of Health and the appropriate township will meet the developer seven

(7) days before the meeting to assist same with obtaining full compliance to Mahoning County regulations.

3.3.06 - APPROVAL PERIOD

The approval of the preliminary plat shall expire in twelve (12) months unless a portion of the subdivision has been recorded as a final plat. The preliminary plat shall be declared void two years after the date of original approval. The plat owner (s) or authorized representative may request in writing the Commission's reevaluation and reapproval of the preliminary plat.

3.4 FINAL PLAT REQUIRED

The subdivider, having received approval of the preliminary plat of the proposed subdivision, shall submit a final plat of the subdivision and drawing and specifications of the improvements required herein. The final plat shall have incorporated all changes in the preliminary plat required by the Commission. Otherwise it shall conform to the preliminary plat, and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time, or the phase (s) of the development which the Commission had requested to be platted as a condition of the preliminary approval. The construction drawings shall be prepared for the entire preliminary plat, even though the subdivision is to be construction in phases, unless otherwise determined by the Commission. The final plat shall be prepared by a registered surveyor and any drawings and specifications of the required improvements shall be prepared by a registered engineer. See Part Two – Definitions for Surveyor and Engineer.

3.4.01 - FILING OF APPLICATION FOR APPROVAL OF FINAL PLAT

The original final plat (major or minor) shall be presented in the Planning Commission Office where the applicant will be required to sign a standard application for submission. A letter of authorization to represent the property owner(s) concerning all matters involving the Planning Commission, will be requested by the Commission, if the plat applicant is not the legal property owner on record in the County Recorder's Office. For fee see Section 1.10.01.2.

3.4.01.1 Any final plat requiring Commission approval at a regularly scheduled meeting shall be submitted formally by application in the Planning Office at least seven (7) working days prior to the meeting.

3.4.02 - FINAL PLAT FORM

The plat shall be drawn with black reproducible ink on linen (tracing cloth) or other suitable material (equal in durability) as determined by the Planning Director or authorized representative at a scale not less than one-hundred (100) feet to the inch. The minimum plat size shall be 12" x 18" and the maximum 24" x 36". An example of a standard plat form is at the end of Part Three.

3.4.03 - FINAL PLAT CONTENTS

3.4.03.1 Name of the subdivision, location by section, tract, great lot, township, county, state, north point, number of lots, acreage (lots, street, public land and/or open space), total acreage and scale.

3.4.03.2 Printed name along with signature of the registered surveyor who prepared the final plat, which shall include the registration number and seal.

3.4.03.3 Plat boundaries, properly surveyed in accordance with Chapter 47733-37 of the Administrative Code filed pursuant to Chapter 119 of the Revised Code.

3.4.03.4 Bearings and distances to nearest established street lines or other recognized permanent monuments.

- 3.4.03.5 Exact locations of lots, right-of-way, and names of all streets abutting the plat.
 - 3.4.03.6 All easements and right-of-way provided for public services or utilities, along with all restrictions as requested by the Commission.
 - 3.4.03.7 Radii, internal angles, points of curvature, tangent bearings, length of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
 - 3.4.03.8 All street right-of-way centerlines along with proper dimension, bearings, arcs, etc., shall be shown on the final plat.
 - 3.4.03.9 All lot numbers and property lines with accurate dimensions in feet and hundredths and bearings to seconds. When lots are located on a curve, the lot width at the building setback line shall be shown. Interior lot depth dimensions shall be shown from the street right-of-way, although the deed may read from the centerline of the road. The street or road right-of-way width shall also be shown.
 - 3.4.03.10 Accurate survey of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of the property owners. The use shall be shown for each parcel of land.
 - 3.4.03.11 All proper deed information such as the grantor, grantee, volume, page and date of recording shall be shown. When the real estate being subdivided is being probated, then the appointed administrator, executor, etc., shall sign the survey lines showing the probate case and docket number.
 - 3.4.03.12 A certification by a registered surveyor that the plat is correct, on minor plats that all monuments have been placed, and on major plats that principal boundary monuments have been placed.
 - 3.4.03.13 A notarized certificate of ownership witnessed by two other persons dedicating the streets, easements and any area reserved or dedicated for public use or common use of the property owners. The signature also guarantees on major plats the placement of monuments by a registered surveyor at all corners and changes in directions of lot lines prior to the sale of any lots. When ownership is in the name of a corporation, etc., two officers shall sign the plat lines.
 - 3.4.03.14 A certification of approval by the Mahoning County Planning Commission.
 - 3.4.03.15 A certification of approval by the Mahoning County Board of Health where public water and sanitary sewer systems are not available.
 - 3.4.03.16 A certification by the Mahoning County Commissioners approving the land, dedicating the existing street right-of-way.
 - 3.4.03.17 A certification for transfer by the Auditor of Mahoning County.
 - 3.4.03.18 A certification for record by the Recorder of Mahoning County.
- 3.4.04 - PLANNING COMMISSION MEETING
 The applicant will be notified as to the date and location of the meeting. The plat owner(s) or authorized representative must attend the Planning Commission meeting, otherwise the Commission will disapprove the plat application.

3.4.05 - REVIEW AND APPROVAL OF FINAL PLAT

The Commission shall approve, approve conditionally or disapprove the final plat within thirty (30) days unless further time is agreed to by the applicant. Approval or disapproval of the Commission shall be endorsed in writing on the final plat.

3.4.05.1 The Commission will send a copy of the final plat by written notice to the appropriate designated person within each township, and in compliance with O.R.C. 711.10. Any future duly adopted and passed State Amendments to this section will control.

3.4.05.2 Prior to the endorsement of a major plat, subdivider (owner) shall file in the Planning Commission office, complete drawings of all the improvements as required by the Commission and the signed, notarized Affidavit of compliance (see page 95 for example), as recorded in Volume 85, page 213 of the Recorder's Journal.

3.4.05.3 The required construction or maintenance guarantee in the amount as determined in writing by the County Engineer, shall be filed in the Planning Commission Office prior to release of the final plat.

3.4.06 - APPROVAL PERIOD

The final plat shall be filed with the County Recorder within one (1) year from the Commission meeting date, otherwise said plat shall be considered null and void.

3.5 REPLAT AND CORRECTION PLAT

A replat or correction plat for which a plat has been previously recorded shall require the same procedure as for a new subdivision. The original volume and page of plat recording shall be shown within the plat title. For fee see Section 1.10.01.2.

3.6 TRANSER WITHOUT PLAT

3.6.01 - CONDITIONS OF APPROVAL

Approval without a plat (deed transfer) may be granted by the Planning Director if the proposed division of a parcel of land meets all of the following conditions:

3.6.06.1 The proposed subdivision does not involve an opening, widening or extension of any street or road, and is between adjoining property owners;

3.6.06.2 The proposed subdivision is not contrary to applicable subdivision or zoning regulations;

3.6.06.3 The proposed subdivision does not create an additional building site; (see definition for building site)

3.6.06.4 The property has been surveyed and a sketch prepared.

3.6.02 - APPROVAL OF TRANSER WITHOUT PLAT

If approval is granted under the above provisions, the Commission's representative shall, within seven (7) working days after submission, approve such proposed transfer and, upon presentation of a conveyance for said parcel shall stamp "Approved by the Mahoning County Planning Commission; No Plat Required" and the authorized representative shall sign the conveyance. The owner(s) or the legal representative shall then record said conveyance. For fee see Section 1.10.01.4.

3.7 ANNEXATION PLAT

Additions to any municipal corporation shall be surveyed and platted by a registered surveyor authorized to practice in Ohio and the description shall include the courses, boundaries and extent. (See Ohio Revised Code, Section 711.01). The additions shall be marked with monuments as described in Ohio Revised Code, Section 711.03. The same standards required for a final plat shall apply.

3.8 VACATIONS

3.8.01 - LOTS

Lots in a recorded subdivision may be vacated by the owner(s) in accordance with the provisions of Section 711.24, Ohio Revised Code.

3.8.02 - STREETS

3.8.02.1 The request for vacation of streets shall be by petition to the Board of Mahoning County Commissioners who may request a recommendation from the Planning Commission. The Commission shall not recommend the vacating of any street or part of a street if such vacating interferes with the uniformity of the existing street pattern or with any street plans for the area which would affect the health, safety and general welfare of the residents within the community.

3.8.02.2 Streets may be vacated, provided such vacation is in conformance to the provisions of Section 711.24, Ohio Revised Code. This method of Vacation will require the approval of the Commission at a regularly scheduled meeting.

3.9 CONSTRUCTION DRAWINGS

3.9.01 - MATERIAL AND GENERAL CONTENTS

Construction drawings shall be drawn with black reproducible ink on linen (tracing cloth) or other suitable material as determined by the Planning Director or authorized representative along with the County Engineer and/or County Sanitary Engineer. The material shall be 24" x 26" in size and shall generally include a title sheet, location sketch, existing site plan, proposed site development plan, plan and profile, cross sections, typical sections, summary of quantities, standard drawings and all other pertinent information requested and deemed necessary by the Commission, County Engineer and/or County Sanitary Engineer. Design and drainage calculations shall be a part of the construction drawing submission by the subdivider's engineer.

3.9.01.1 - Complete Construction Drawings for the entire project shall be submitted at one time. Partial submittals are not acceptable because of delays in the Review and Approval Process.

3.9.01.2 - The subdivider shall submit one (1) print of the overall preliminary plat as approved by the Commission along with a copy of the letter granting approval, before any drawings are accepted for review and approval. If the Commission's conditional approval required modification of the preliminary plat as originally submitted, then any copy attached to the construction drawings must contain the stamp "Valid Revised Preliminary Plat" along with the signature of the Planning Director or authorized staff representative with date.

3.9.02 - TITLE SHEET

The title sheet shall include a location sketch, summary quantities, typical sections, list of streets, title block, approval block and other pertinent information deemed necessary to the County Engineer.

3.9.03 - EXISTING SITE PLAN

This plan shall include all existing features within the proposed subdivision limits and any facility which will be directly affected by its development exclusive of location. Minimum information required shall be existing contours at 2' intervals, existing watercourses, structures, drainage facilities and utilities within the subdivision.

3.9.04 - PROPOSED SITE DEVELOPMENT PLAN

This plan shall include all proposed features within the limits of the subdivision such as street pattern, storm system and appurtenances, sanitary sewer system, waterlines, and any utilities that may cause conflicts in the construction or maintenance of the underground facilities. This overall plan shall be included with the construction drawings and in conformance with the plan and profile drawings.

3.9.04.1 - Final contours at 2' intervals shall be shown and elevations on lot corners may be requested by the Commission. The final contour intervals may be modified by the County Engineer and/or County Sanitary Engineer when need be.

3.9.04.2 - The preferred Site Plan scale shall be 1" = 100" or 1" = 200" when approved by the County Engineer and/or County Sanitary Engineer and reviewed by the Soil and Water Conservation District and the appropriate water provider. The Site Plan shall be all inclusive and on one sheet.

3.9.04.3 - The proposed site development features shall include, but not be limited to, sediment control, floodway management and storm water retention facilities, preservation of specific trees or natural features, the establishment of preservation easements and lot landscaping planning tools including the creation of public land, as determined by the Commission and the County Engineer and/or Sanitary Engineer and reviewed by the Soil and Water District and the appropriate water provider.

3.9.05 - STREET PLAN

The street plan shall be drawn by a Registered Engineer and shall show the location in relation to street lines or pavements, curbs, sidewalks, storm sewers, sanitary sewers and water lines with all facilities and appurtenances. All outlets for storm drainage shall be clearly indicated on the plan. The scale shall be at least 1" = 50".

3.9.06 - INTERSECTION DETAILS

Intersection Details shall be shown for all intersections. Detail shall be drawn at a scale of 1" = 20' and shall show return radius elevations at maximum 25 foot intervals and also all existing or proposed underground utilities.

3.9.07 - PROFILE

Profiles are required for pavements, sidewalks, walkways, storm sewers and sanitary sewers and shall be shown on the same sheet as the plans. The scale shall be 1" = 5" vertical.

3.9.08 - ELEVATIONS

All elevations are to be referred to the United States Geodetic Survey Datum. Ground and invert elevations to feet and hundredths shall be shown at fifty (50) foot intervals or half (1/2) stations and at all manholes for storm and sanitary sewers. Ground and grade

elevations to feet and hundredths shall be shown at fifty (50) foot intervals for sidewalks and pavements with grade elevation for vertical curves shown at twenty-five (25) foot intervals.

3.9.09 - GRADES

All grades shall be shown in percent.

3.9.10 - VERTICAL CURVES

The length of all vertical curves and the grade of the intersecting tangents shall be shown.

3.9.11 - LOCATION SKETCH

Location sketch shall be shown on the title sheet and indicate location of the subdivision with respect to existing streets or roads, and other landmarks in the immediate vicinity.

3.9.12 - TYPICAL SECTIONS

All typical sections shall be shown on the title sheet if possible and shall conform to the minimum standards currently required by the Mahoning County Planning Commission for various types of pavements and sidewalks.

3.9.13 - SUMMARY OF QUANTITIES

The summary of quantities shall be shown on title sheet or separate sheets if need be.

3.9.14 - CROSS SECTIONS

All cross sections shall clearly show the existing and proposed sections at fifty (50) foot intervals for pavements and sidewalks within the limits of the right-of-way or setback line, if grade change so dictates.

3.9.15 - DESIGN AND DRAINAGE CALCULATIONS

Calculations shall be drawn on 24" x 23" linen (tracing cloth) or other suitable material (see Section 3.9.01) in black, reproducible ink and included as part of the construction drawing submission. Complete tabulation of all roadway, pavement, drainage, miscellaneous and special construction items shall be included in the plan.

3.9.16 - DETAILED DRAWINGS

All catch basins and manholes, inlets, headwalls, retention chambers, pavement, sidewalks, driveways and any other pertinent facility or structure deemed necessary by the County Engineer and Commission shall be drawn on 24" x 36" linen or other suitable material in black reproducible ink and included as a part of the construction drawing submission.

AREA IN LOT 0.0000 ACRES
AREA IN STREET 0.0000 ACRES
TOTAL AREA 0.0000 ACRES

I do hereby certify that I have surveyed the area and prepared the plat shown hereon, that said plat is correct and that all corner monuments as shown are in place.

REGISTERED SURVEYOR SEAL

We (I) _____ owner(s) of the lands indicated on this plat do hereby manifest our approval of the subdivision and dedicate the streets and land for open spaces as shown hereon to the public forever. We further certify that the plat is a subdivision of part of the lands conveyed by _____ to _____ by deed, dated _____ and recorded in Vol. _____ Page _____ of the Mahoning County record of deeds and that all Monuments as required by Subdivision Regulations will be placed.

As witness our (my) hand(s) this _____ day of _____, 2007.

WITNESSES: _____ OWNERS: _____

STATE OF OHIO)
MAHONING COUNTY)SS

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

As witness hereof and have hereunto set my hand and affixed seal this _____ day of _____, 2007.

NOTARY PUBLIC

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2007.

CHAIRMAN _____ PLANNING DIRECTOR _____

APPROVED BY THE MAHONING COUNTY BOARD OF HEALTH THIS _____ DAY OF _____, 2007.

INSPECTOR _____
Dedication of the land shown on this plat for street purpose is hereby accepted by the BOARD OF MAHONING COUNTY COMMISSIONERS

THIS _____ DAY OF _____, 2007

CHAIRMAN _____ ATTEST, CLERK OF BOARD _____

In accordance with Sec. 711.09.1 of the Ohio Code I have checked and approved the constructions of the streets shown on this plat and they are hereby accepted for public use.

This _____ day of _____, 2007.

ENTERED FOR TRANSFER THIS _____ DAY OF _____ Mahoning County Engineer _____, 2007.

MAHONING COUNTY AUDITOR _____

Received for Record on the _____ Day of _____, 2007, at _____ o'clock

Recorded in Vol. _____ Page _____ of the Mahoning County Record of Plats.

On the _____ Day of _____, 2007.

MAHONING COUNTY RECORDER _____

PART FOUR – DESIGN STANDARDS

PART FOUR – DESIGN STANDARDS

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PART FOUR - DESIGN STANDARDS

4.1 SUBDIVISION DESIGN

The regulations within this section shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities and restriction of land for public use, such as park land, open space, historical and archaeological purposes. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned growth patterns. The Commission may approve an innovative design concepts in subdivision planning or engineering design following evaluation of a proposed plan.

4.1.01 - COMPREHENSIVE DEVELOPMENT

When a comprehensive Development Plan has been adopted by the Commission, then said plan will be used in reviewing the evaluating proposed subdivisions of land within Mahoning County under the Commission's jurisdiction.

4.1.02 - SUITABILITY OF LAND

If the Commission determines that land proposed to be subdivided is unsuitable for subdivision development due to flooding, poor drainage, topography, soil, inadequate supply of water, heating fuels or other required utilities, transportation facilities, abandoned mines, high pressure and/or combustible transmission lines, gas and/or oil facilities which create a poor safety situation and other such conditions which may endanger health, life or property; and if from investigations conducted by the agencies or companies concerned it is determined that the land should not be developed for subdivision until adequate methods are furnished by the applicant for solving the problems that will be created by the development of the land.

4.1.03 - LOT DESIGN

4.1.03.1 - DIMENSIONS

Minimum area requirement shall be determined based on the water source and sewage system provided in the subdivision, provided that lot dimensions and size shall not be less than the minimum established in the appropriate township zoning resolution. Areas without zoning but has utilities provided will adhere to 4.1.03.3 with a minimum of 75' frontage for type "A" construction.

4.1.03.2 - MINIMUM FRONTAGE ON CUL-DE-SAC

Where zoning regulations are established, those requirements shall prevail.

4.1.03.3 - TYPE OF STREET BASED ON MINIMUM LOT WIDTH

Type A Street – 150' or less

Type B Street – over 150'

The Commission approved the type of street construction which is suitable to the area being subdivided.

4.1.03.4 - BOARD OF HEALTH APPROVAL

The County Board of Health shall approve all lots where sanitary sewers are not available, and may require additional lot frontage and/or area for proper installation of an individual sewerage system. It is recommended that the owner or legal representative contact the Planning Office in order to find out if additional frontage and/or lot area is required before a final plat is prepared. See Also Section 5.5.

4.1.04 - TOWNSHIP STANDARDS

In Zoned Townships, the lot dimensions and building setback lines shall conform to the zoning ordinance where the standards are higher than required by these regulations.

4.1.05 - INCORPORATED AREA UNDER A PLANNING ASSISTANCE CONTRACT

The Commission and the Officials of an incorporated unit of government shall jointly administrate these Subdivision Regulations in the incorporated areas, where a lawfully adopted contract of joint cooperation has been signed by both parties and lawfully recorded in the office of the Mahoning County Recorder. O.R.C. 713.23.

4.1.06 - DETERMINATION OF LOT WIDTH

The lot width shall be measured at the minimum building setback line.

4.1.07 - BUILDING SETBACK LINE

The minimum building setbacks shall be as follows:

RESIDENTIAL
40 Feet

COMMERCIAL & INDUSTRIAL
35 Feet

4.1.07.1 - All setbacks shall be measured from the front property line (street right-of-way line).

4.1.07.2 Where a proposed widening of an existing right-of-way is planned according to the Mahoning County Major Thorofare Plan, then the building setback line shall be established based on the proposed right-of-way width and not the existing.

4.1.07.3 Where there are already dwellings constructed and on line within a zoned township, then the subdivider must conform to the setback requirement or method established in the valid township ordinance at the time of platting. Where there is no zoning, the Commissions' decision is final.

4.1.08 - LOT LINES

4.1.08.1 Side lot lines shall be as nearly as practical, at right angles to straight street lines and radial to curved street lines. In subdivisions which overlap municipal, township, zoning districts or tax boundaries, lot lines shall follow the boundary line.

4.1.08.2 Rear lot shall have a minimum length of fifteen (15) feet to eliminate pointed lots in order to insure proper maintenance of the lot and avoid encroachment onto adjacent property.

4.1.08.3 The width to depth ratio shall not exceed one (1) to five (5).

4.1.09 - STREET FRONTAGE

All lots shall abut by their full frontage on a dedicated street.

4.1.10 - CORNER LOTS

Corner lots shall conform to the appropriate township zoning regulations. In the absence of zoning regulations, the acreage requirements for water and the appropriate sewage disposal will prevail.

4.1.11 - LOTS TO BE AVOIDED

4.1.11.1 Double frontage lots shall be avoided except where necessary because of topography, and in areas used for business and industry.

4.1.11.2 Butt lots shall be avoided except where they are necessary to meet existing conditions.

4.1.11.3 Lots with extreme angle points and unusual shapes shall be avoided.

4.1.12 - CONSERVATION AREAS

Lots which include a designated Conservation Area, as defined by the Mahoning County Conservation Easement, must have the minimum lot size required by the zoning resolution outside the conservation area.

4.2 PUBLIC LAND

The creation and preservation of open space and parks whether it be for retaining a natural area or developing a parcel of ground to align with the needs of the community and to preserve historical and archaeological sites affected by proposed developments within the Commission's jurisdiction.

4.2.01 - PRIMARY OBJECTIVE

Since the population trend is always a variable which affects the development of the limited land surface of the earth, it becomes increasingly important to properly plan and preserve, where possible, a predetermined amount of the land surface for the use of the people. It is the intent of the Commission to establish an areas either within or adjacent to all major subdivisions for the purpose of meeting the health, safety, economic and environmental needs of the community. An area of this type is intended to make available to the people a place which can be planned to meet those needs of the community.

4.2.02 - LEGAL AUTHORITY TO ESTABLISH PUBLIC LAND

Ohio Revised Code – Section 711.10, 711.11 & 713.23.

The public lands may consist of Open Spaces, Parks, Historical and Archaeological Sites or a unique area.

4.2.03 - GOVERNING AUTHORITY

The Commission shall make all final decisions regarding the dedication of public land, including whether cash in lieu of land is acceptable and/or a combination of the above mentioned methods. The Commission shall also be the final authority in establishing all historical or archaeological sites when they are located within a subdivision which is being evaluated and eventually acted upon by the Commission.

The Commission may request the assistance of the appropriate local authorities on historical or archaeological sites.

4.2.04 - REQUIREMENT

Dedication of land for public purposes (open space, parks, historical and archaeological sites) shall be required in all major subdivisions. Where public land is required by the Comprehensive Plan, the subdivider shall conform to the plan as determined by the Commission. The Commission may approve a combination of the above mentioned uses.

4.2.05 - DEDICATION

4.2.05.1 PERCENTAGE

A minimum of five (5) percent of the net area (less street) of major subdivisions shall be dedicated as public land for such purposes as open space, parks and where deemed feasible historical and archaeological sites.

4.2.05.2 CASH PAYMENT IN LIEU OF LAND DEDICATION

The Commission may decide to accept cash in lieu of land dedication when a suitable site is not available due to the small overall size of the area being developed, poor topography or some other unsuitable feature based on an on-site inspection. The Commission may also decide to approve cash payment in lieu of land dedication if in the Commission's opinion said method would better serve the public land program. The funds are to be used to service and maintain these areas dedicated and/or established under these regulations or prior regulations within the governmental unit in which the subdivision is located. The payment made shall be equal to a value of five percent of the net area (less street) of the subdivision. The value of the land shall be considered to be double the current tax valuation.

The plat applicant will be required to furnish a copy of the latest tax statement in the Planning Office in order for the staff to calculate the required amount of cash payment prior to release of any final plat. The Commission may distribute any portion of the accumulated funds within a specific governmental unit upon a written request from the governing authorities, stating the amount requested (if available), use intended for the funds, the location of the dedicated recreational land to be improved and the intended date of completion.

4.2.05.3 COMBINATION OF LAND DEDICATION AND CASH PAYMENT

A combination of land dedication and cash payment may be approved by the Commission. When it is found based on an on-site inspection, that there is a suitable amount of acreage available which will serve the needs of the community or primarily accomplish the objectives of the Commission, yet falls short of the 5% net land dedication requirement, then the balance of the remaining percentage can be conformed to through the cash payment method.

4.2.06 - RESERVATION

If the Comprehensive Plan requires a public area and/or open space larger than five (5) percent of the net area of the major subdivision, the subdivider shall reserve the area in excess of the five (5) percent dedication requirement for the purchase by the appropriate public agency within one (1) year from the Commission's endorsement date of the Final Plat.

4.2.07 - LOCATION

Suitable public land and/or open space area shall be located within or abutting other such areas, whether existing or proposed on an approved preliminary in adjacent subdivisions, whenever possible in order to provide for the maximum use intended. All areas to be dedicated, established by restrictive measures and/or reserved, shall be fully defined and shown on all approved preliminary plats and on all final plats (survey) prepared for recording. The Commission will not approve a site which is undesirable for the use intended.

4.2.08 - ON-SITE INSPECTION REQUIRED BEFORE FIRST FINAL PLAT (SURVEY) IS RELEASED FOR RECORDING

An inspection team comprised of the Commission Chairman or Vice-Chairman and/or as authorized by the Commission, may be required in order to review the area(s) to be dedicated for public purposes and/or dedicated for open spaces as shown on the preliminary plat which received favorable action from the Commission. If the results of the inspection establish that the area(s) as shown on the preliminary plat is undesirable, then another location or site shall be established and the preliminary plan modified showing the approved, defined area(s). A preliminary on-site inspection shall be made by the Planning Director and/or authorized representative of the Planning Staff and the land owner or representative, prior to approval of the Preliminary Plat.

4.2.09 - TIME OF DEDICATION

The public land and/or open space area as shown on the approved preliminary plat shall be dedicated and defined on the first final plat (survey) intended for recording which abuts said lands.

4.2.10 - DEFINING PUBLIC LAND TO BE DEDICATED ON THE FINAL PLAT

Public land to be dedicated shall be defined for the use intended with the extreme boundaries being shown in solid line along with all appropriate bearings, dimensions, acreage and lot numbers. No structures shall be established within the area(s) defined, other than those normally associated with the restricted use of as determined by the Commission.

4.2.11 - DEED OF TRANSFER

The Commission may request a deed to transfer from the owner of the subdivision being developed, describing the public land (Open Space, Park, Historical or Archaeological site) as shown on the final plat to be recorded along with all restrictions as established by the Commission.

4.2.11.1 LAND BECOMES PUBLIC UPON PLAT RECORDING

The Commission reserves the option to request a deed of transfer as stated in Section 4.2.11 but on all occasions the land as shown on the final plat becomes public land for the use as specified upon the recording of the plat. O.R.C. 711.11, Fee Simple Title.

4.2.12 - CONSERVATION EASEMENT

The Commission may require the establishment of a conservation easement at a determined width to be used as a planning tool for the preservation of the environment within a subdivision. This type of easement can be public or non-public. The Commission will make the final determination, including the type of restrictions.

4.2.12.1 A construction encroachment restriction will be established, restricting all types of structures from within the easement, including pavement construction such as walkways, driveways or parking areas. Nonpaved parking areas are also restricted.

4.2.12.2 The Commission may require a landscaping plan for the easement and the developer will be required to either complete the improvements within a specified period of time or post an appropriate construction guarantee during a specific construction phase, until the improvements are completed in conformance to approved plans.

4.2.13 - NATURAL FEATURES AND HISTORICAL SITES

Natural features, historical sites and similar community assets shall be preserved where feasible. The Commission shall decide the method of preservation and evaluation, which shall include the requirement of split rail fencing adjacent to Metropolitan Park area, and the provision of access to same, by the developer.

4.2.14 - PRESERVATION OF ARCHAEOLOGICAL SITES

The Commission may preserve an archaeological site which is located within an area to be platted. Said site may be included within the land area being dedicated to the public within a subdivision. The Commission shall decide the method of evaluation.

4.2.15 - DISTRIBUTION AGENCY

The Commission shall distribute all dedicated, public land and accumulated cash funds created under these regulations.

4.3 BLOCKS

4.3.01 - PATTERN

Blocks shall be designed to meet existing topographic conditions, provide adequate building sites, access, traffic circulation and shall be arranged to accommodate lots of the size and character as required by these regulations or the zoning ordinance governing the area being subdivided.

4.3.02 - BLOCK DIMENSIONS

No block shall be longer than fifteen hundred (1500) feet and shall not be less than eight hundred (800) feet in length. The width shall accommodate two (2) rows of lots, except where unusual topography or other exceptional physical circumstances exist.

4.3.03 - IRREGULAR SHAPED BLOCKS

Irregularly shaped blocks, those intended for cul-de-sacs or loop streets and those containing interior parks or playgrounds, may be approved by the Commission if properly designed and located.

4.3.04 - WALKWAY EASEMENT OR DEDICATION

Where blocks are over eight hundred (800) feet in length, a walkway easement or dedication of not less than ten (10) feet in width at or near the halfway point (if the topography is suitable) may be required in order to help provide proper access to schools, public areas and other facilities as determined by the Commission. The Commission may require the establishment of a walkway within a block less than eight hundred (800) feet based on topography, better subdivision design, aid to the handicapped, better designed in safety and if it is beneficial to the public in general.

The Commission may request a deed-over from the developer to the public entity benefitting from a walkway establishment, such as a school, in order to provide proper maintenance of the facility. The public entity benefitting must acknowledge willingness to accept or deny this deed-over in writing within thirty (30) days of request by certified mail. The Commission's initial request for a response from the benefitting entity will be by certified mail also.

4.3.05 - BLOCKS ADJACENT TO MAJOR THOROFARE

Blocks abutting a major thorofare shall have their long dimensions parallel to said thorofare. The Commission may require longer lots due to existing topographic conditions or based on some unusual feature of the property being subdivided.

4.4 STREETS

4.4.01 - STREET DESIGN

The arrangement, character, extent and location of all streets shall be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety, and in their appropriate relation to the proposed uses of land to be served by such street.

4.4.01.1 The pavement design shall meet or exceed the minimum requirement of these Subdivision Regulations:

- a. In single-family residential and local streets, minimum requirements may be upgraded because of soil conditions.
- b. Non-single family residential street construction will require pavement design based upon usage and soil type.

- c. Collector streets, where designated, and commercial streets, where proposed, will require designed pavement based on usage and soil type.
- d. In areas of soft subgrade, roadway shall be undercut to stable soil, compacted, and filled with acceptable material, and shall be designated on the plan.

4.4.02 STREETS FOR RESIDENTIAL SUBDIVISIONS

The street pattern shall discourage through traffic in the interior of a subdivision, but provisions must be made by the developer for continuance of the street pattern where required by the Commission.

4.4.03 STREETS FOR COMMERCIAL SUBDIVISIONS

Streets within business development shall be planned to connect with arterial streets so as not to generate traffic on local streets. Streets from Commercial development shall intersect arterial or collector streets so as to cause the least possible interference with traffic movement on the streets. The design standard for the typical section shall be approved by the Commission and County Engineer, based on intended use and soil type.

4.4.04 STREETS FOR INDUSTRIAL SUBDIVISIONS

Collector streets for industrial subdivisions shall be designed to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed into any residential neighborhoods. The design standard for the typical section shall be approved by the Commission and the County Engineer.

4.4.05 SERVICE OR MARGINAL ACCESS STREETS

A service or marginal access street may be required adjacent to major thoroughfare and non-access right-of-ways to provide maximum safety and convenience. The design standard for the typical section shall be approved by the Commission and County Engineer, based on intended use and soil type.

4.4.06 STREET EXTENSIONS

Dedicated streets may be extended to undeveloped areas in accordance with block requirements to provide maximum safety and convenience for future development. A temporary turnaround or barricade may be required by the Commission.

4.4.07 TEMPORARY TURNAROUND

A temporary turnaround may be required by the Commission as a part of a continuing street plan.

4.4.07.1 The turnaround shall have a minimum inside radius of forty (40) feet, paved area and a minimum outside right-of-way of sixty (60) feet.

4.4.07.2 A "T" turnaround of suitable design may be approved by the Commission.

4.4.07.3 The Commission may require a larger inside and outside radius and the County Engineer may require upgrading on standard construction depending on intended use and soil type.

4.4.07.4 It shall be the responsibility of the original developer or the new grantee to remove the temporary turnaround when a street is extended, if said street pattern is part of the valid preliminary plat as approved by the Commission.

4.4.07.5 Once a subdivision is fully constructed according to approved construction drawings, valid preliminary plan and recorded final plat, where a temporary turnaround has been constructed to the acreage being developed, then it is the responsibility of the developer or land owner gaining the benefit of the street

extension to properly remove the turnaround and make any street, drainage and sewer improvements required by the Commission and County Engineer.

4.4.08 - STREET RESERVATION

Where the frontage along an existing street or road is being platted, the Commission may require a street opening (width to be determined) be reserved for access in order to facilitate future development of the remaining acreage and to avoid landlocking any parcel of land.

4.4.08.1 The Commission may require a street stub dedication, off an existing street or road right-of-way, in order to help prevent transfer of ownership for any other purpose.

4.4.08.2 A temporary placement of a barricade will be the responsibility of the abutting property owner gaining benefit of the street reservation, once the Commission has approved a preliminary plat and proper construction drawings are approved by the County Engineer for the acreage being developed.

4.4.09 - HALF-STREETS

Dedication of new half-streets shall be prohibited in order to help protect the health, safety and general welfare of the citizens within the community.

4.4.10 - ISLANDS

Street islands may be installed by special permission of the Commission.

4.4.11 - MAJOR THOROFARE PLAN

The subdivider's engineer or surveyor in designing a street or lot pattern shall conform to the Mahoning County Major Thorofare Plan by showing in dash line on the Preliminary and Final plats all proposed right-of-way widths affecting the intended subdivision. The building setback lines shall then be established based on the proposed widening and not on the existing right-of-way width. See end of Section Four for Plan.

4.4.12 - SUBDIVISION NAME

The subdivision name shall not duplicate or be confused with existing subdivisions, any previously approved development still within the improvement stage or any development plan under consideration by the commission.

4.4.13 - STREET NAMES

Streets shall be named without duplication

GENERAL DIRECTION	OVER 1000 FT.	UNDER 1000 FT.
North-South	Street	Place
East-West	Avenue	Court
Curving	Drive	Lane-Circle
Diagonal	Road	Way

See Article 5.3.10 – Street Signs

4.4.14 - LOCATION OF UTILITIES

4.4.14.1 Wherever possible, utilities shall be located underground and along rear lot lines or within the street right-of-way.

4.4.14.2 The utilities shall be located within the streets right-of-way as follows:

1. Sanitary Sewer – On centerline of street or behind curb.

2. Storm Sewer – In park strip.
3. Water Line – In park strip opposite side of storm sewer or where feasible.
4. Electric, Telephone – In park strip.
5. Gas – In park strip on same side as water line or as feasible.

4.4.15 - PLATTING OF LOTS WITHIN THE VICINITY OF HIGH PRESSURE FUEL TRANSMISSION LINES OR ANY COMBUSTIBLE AND FLAMMABLE MATERIAL

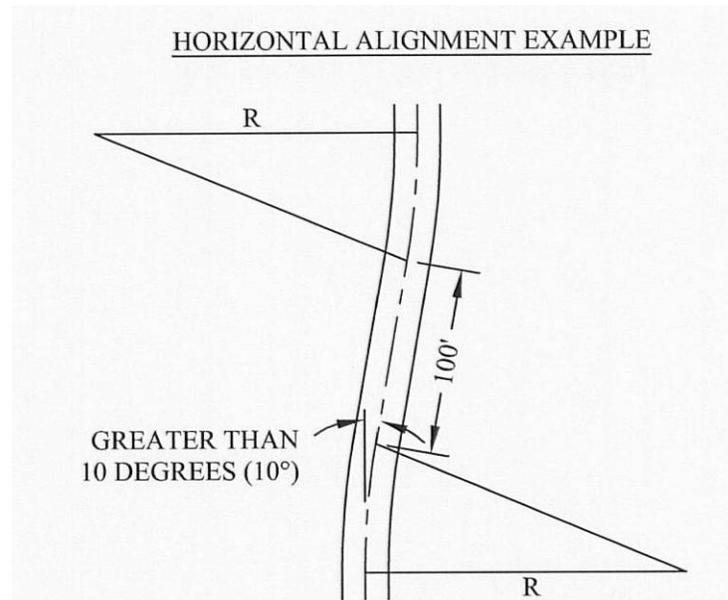
The Commission may require the subdivider to request a review from the owner(s) of the transmission line(s) located within or adjacent to the area to be platted before a preliminary or final plat is approved by the Commission in order to help ensure the health, safety and general welfare of the residents within the community.

4.4.15.1 The location of high pressure fuel transmission lines or any combustible and flammable material shall be properly shown on all preliminary and final plats, along with pipeline locations, size, depths, easement width along with volume and page of recording. The pressure of the lines should be shown where possible.

NOTE: The Commission may require additional depth, width or overall lot area where a new parcel of real estate abuts said transmission lines.

4.4.16 - HORIZONTAL CURVES

Where there is an angle of deflection of more than ten (10) degrees between two (2) centerline tangent sections of a street, a curve of adequate radius shall connect, (see Sections 4.4.20 thru 4.4.22). Between reverse curves, a minimum tangent of one hundred (100) feet shall be required.



4.4.17 - VERTICAL ALIGNMENT

Vertical curves of a minimum length of one hundred (100) feet shall be required where the difference in grade is two percent (2%) or more. In all cases the vertical curve design shall be subject to the approval of the County Engineer.

4.4.17.1 No street shall be less than 0.6% in grade.

4.4.17.2 In no case shall a street grade be more than two (2%) within one hundred (100) feet of an intersection.

4.4.18 - INTERSECTION SIGHT DISTANCE

The Mahoning County Commissioners wish to conform to the State of Ohio's Department of Transportation policy on Intersection Sight Distance.

Intersection sight distance is defined as the sight distance needed along the main roadway for a car entering from a crossroad to make a left turn onto the main roadway while clearing traffic approaching from the left. For good design the actual measured intersection sight distance should be greater than what is listed in the following table.

INTERSECTION SIGHT DISTANCE

<u>DESIGN SPEED (MPH)</u> <u>DISTANCE (FT)</u>	<u>MINIMUM INTERSECTION SIGHT</u>
70	950
65	875
60	825
55	750
50	700
45	625
40	575
35	500
30	450
25	375
20	300

The design speed is that of the main roadway.

All of the above information was compiled from the Ohio Department of Transportation, Location and Design Manual, Revised December, 1990.

4.4.19 - DESIGN STANDARDS FOR A LOCAL STREET

1. Right-of-way (ft.)	See Typical Section
2. Pavement Width (ft.)	See Typical Section
3. Sidewalk (ft.)	4
4. Minimum Stopping Distance	See 4.4.19
5. Maximum Grade	8%
6. Minimum Grade	0.6%
7. Minimum Cul-de-Sac Right-of-Way	Radius (ft.)60
8. Minimum Cul-de-Sac Pavement	Radius (ft.)40
9. "T" Turnaround	See Typical Section
10. Minimum Centerline Radius (ft.)	100

4.4.20 - DESIGN STANDARDS FOR A COLLECTOR STREET (Residential, Commercial, Industrial)

1. Right-of-way (ft.)	See Typical Section
2. Pavement Width(ft.)	See Typical Section
3. Sidewalk (ft.)	5
4. Minimum Stopping Distance	See 4.4.18
5. Maximum Grade	8%
6. Minimum Grade	0.6%

- 7. Minimum Spacing-Intersecting Arterial (ft.)1320
- 8. Minimum Centerline Radius (ft.) 350
- 9. Cul-de-Sac design involving a collector street is rare, but if required the design must be approved by the Commission based on intended use and soil type.

NOTE: For storm sewer, roadside ditch and culvert design, see Sections 5.4.02.3, 5.4.02.5 and 5.4.03.1.

4.4.21 - INTERSECTION DESIGN STANDARDS

- 1. Minimum angle of intersection streets shall remain in the angle of intersection streets shall remain in the angle of intersection for at least 100 feet beyond the point of intersection.
- 2. Ninety degree (90) angle required, unless otherwise approved by the Commission.
- 3. The intersection of the right-of-way lines at all street intersections shall be rounded by a minimum radius equal to one half (1/2) of the larger right-of-way width of the intersecting streets.
- 4. Minimum centerline offset (Jog) of adjacent intersection (ft.)
 - a. Local-Local 150
 - b. Local-Collector 200
 - c. Collector-Collector 300
 - d. Collector, Service-Arterial 1320

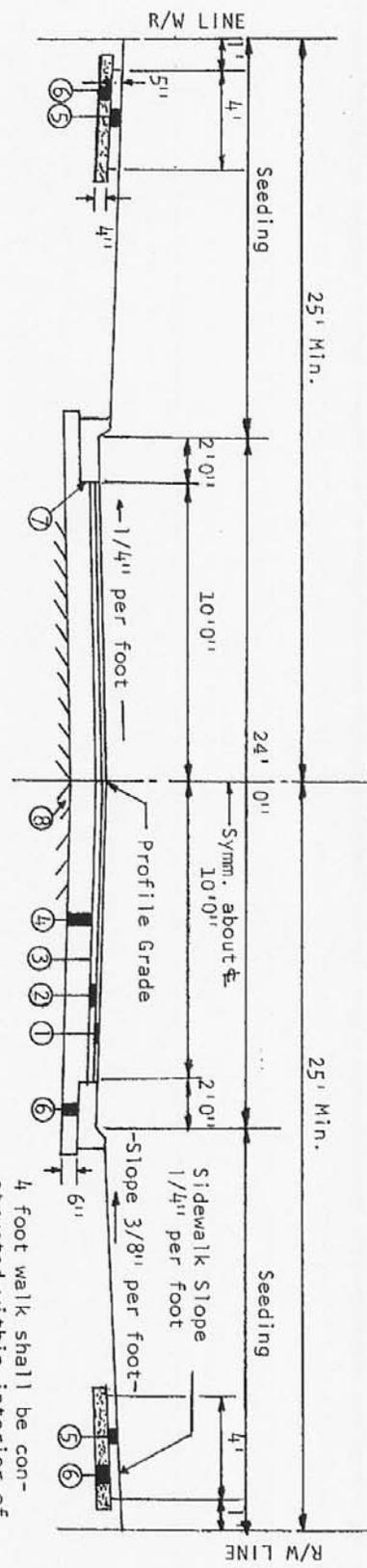
TYPICAL SECTIONS FOR STREETS

1. Local Residential – Type A Full Depth Asphalt
2. Local Residential – Type A – With Aggregate
3. Local Residential – Type A – Concrete Pavement
4. Collector – Type A – Full Depth Asphalt
5. Collector – Type A – With Aggregate
6. Collector – Type A – Concrete Pavement
7. Local Residential – Type B – Full Depth Asphalt
8. Local Residential – Type B – With Aggregate
9. Local Residential – Type B – Concrete Pavement
10. Local Residential – Typical Curb Sections, Tupe 2 and 6
11. Local Residential – Typical Turnarounds

For Commercial and Industrial streets, the improvement standards shall be approved by the Commission and the County Engineer depending on intended use and soil type.

TYPICAL SECTION TYPE A (WITH AGGREGATE)
 MAHONING COUNTY
 RESIDENTIAL (LOCAL)

NOTE:
 ALL DIMENSIONS SHOWN ON
 DRAWING ARE MINIMUMS



- ① *448 1 1/2" Asphaltic Concrete Surface Course PG 64-22 Type 1
- ② *448 2 1/2" Asphaltic Concrete Intermediate Course PG 64-22 Type 2
- ③ *408 Bituminous Prime coat 0.35 gal/sy
- ④ *304 10" Aggregate Base
- ⑤ *608 5" Concrete Walk - 6" reinforced at all driveways
- ⑥ *304 Aggregate Base as shown
- ⑦ *407 Tack Coat (0.1 gal/sy)
- ⑧ *204 Subgrade compaction

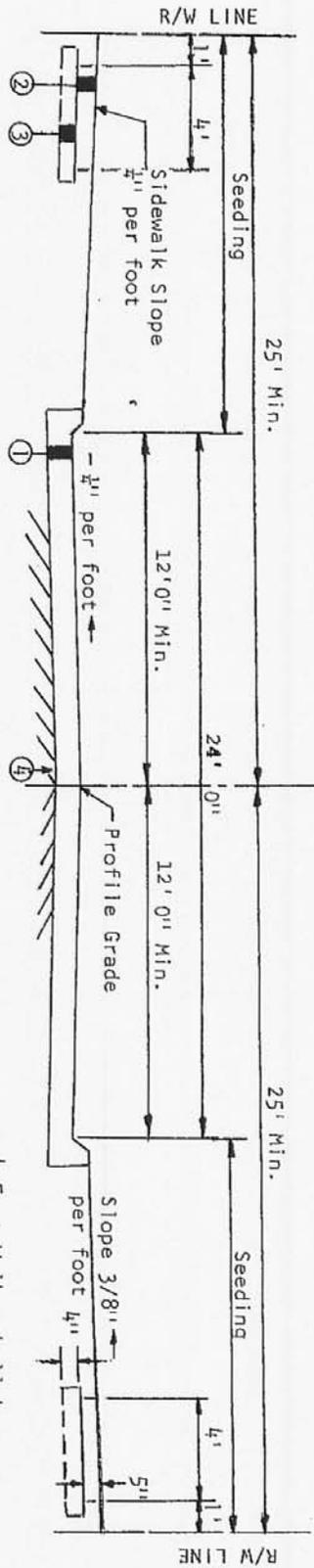
* CURRENT STATE OF OHIO
 STANDARD SPECIFICATIONS

NOTICE TO TOWNSHIP TRUSTEES,
 CONTRACTORS, AND LAND DEVELOPERS:
 DETAILED DESCRIPTION ON EACH ITEM
 INDICATED ON THIS SPECIMEN DRAWING
 MAY BE SECURED FROM THE OFFICE OF
 THE COUNTY ENGINEER

4 foot walk shall be constructed within interior of subdivision and 5' wide where required by the Mahoning County Planning Commission

3.
TYPICAL SECTION TYPE A (7" CONCRETE
PAVEMENT
MAHONING COUNTY
RESIDENTIAL (LOCAL))

NOTE:
ALL DIMENSIONS SHOWN
ON DRAWING ARE MINIMUMS



- ① * 451 8" Reinforced Portland Cement Concrete Pavement
- ② * 608 5" Concrete Sidewalk - 6" Reinforced at all Driveways
- ③ * 304 4" Aggregate Base
- ④ * 204 Subgrade Compaction

* Current State of Ohio Standard Specifications

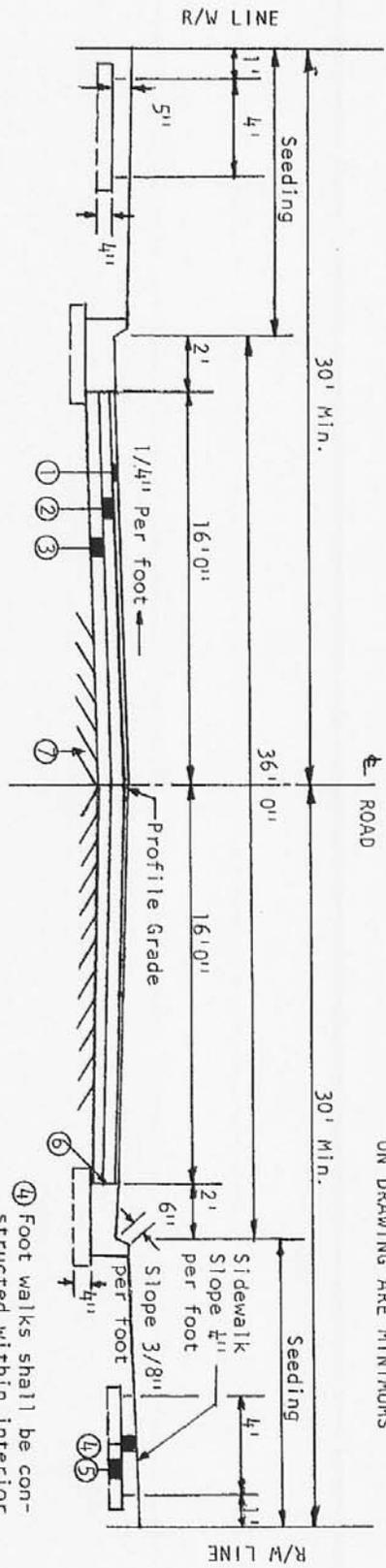
4 Foot Walks shall be constructed within interial of sub-division and 5' wide where required by the Mahoning County Planning Commission

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:
DETAILED DESCRIPTION OF EACH ITEM OF WORK INDICATED ON THIS
SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY ENGINEER

4

FULL DEPTH ASPHALT TYPICAL SECTION (TYPE A)
 MAHONING COUNTY
 COLLECTOR

NOTE:
 ALL DIMENSIONS SHOWN
 ON DRAWING ARE MINIMUMS



- ① *448 1" Asphaltic Concrete Surface Course PG64-22 TYPE 1
- ② *301 4" Asphaltic Concrete Base
- ③ *301 4" Asphaltic Concrete Base
- ④ *608 5" Concrete Walk - 6" Reinforced at all Driveways
- ⑤ *304 Aggregate Base as shown
- * Contact Surfaces should be cleaned and coated with Bituminous Material prior to paving
- ⑥ *204 Subgrade compaction
- * Current State of Ohio Standard Specifications

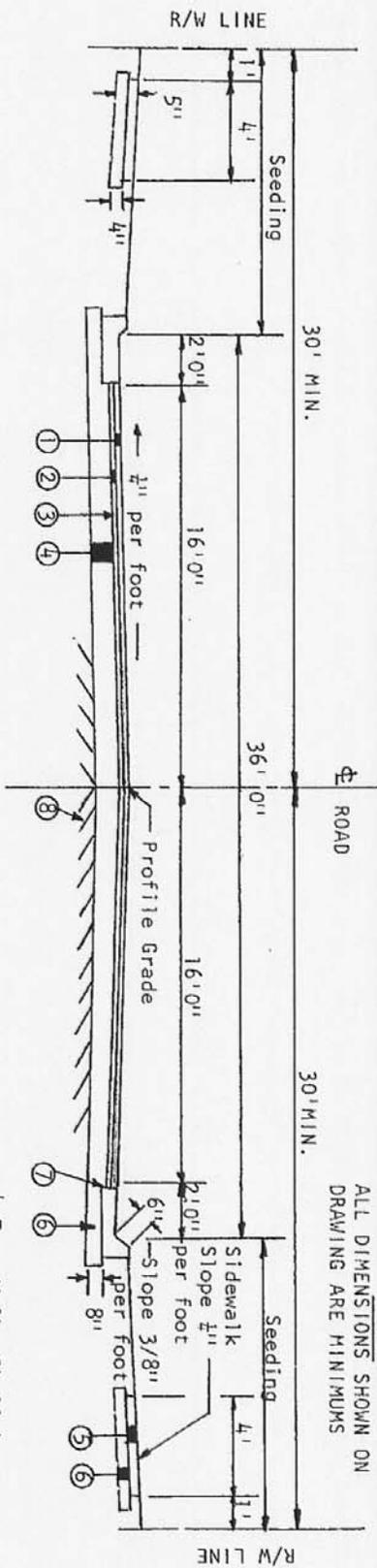
④ Foot walks shall be constructed within interior of subdivision & 5' wide where required by the Mahoning County Planning Commission

NOTICE TO TOWNSHIP TRUSTEES
 CONTRACTORS, AND LAND DEVELOPERS:
 DETAILED DESCRIPTION OF EACH ITEM
 INDICATED ON THIS SPECIMEN DRAWING
 MAY BE SECURED FROM THE OFFICE OF
 THE COUNTY ENGINEER

TYPICAL SECTION TYPE A (WITH AGGREGATE)

MAHONING COUNTY

COLLECTOR

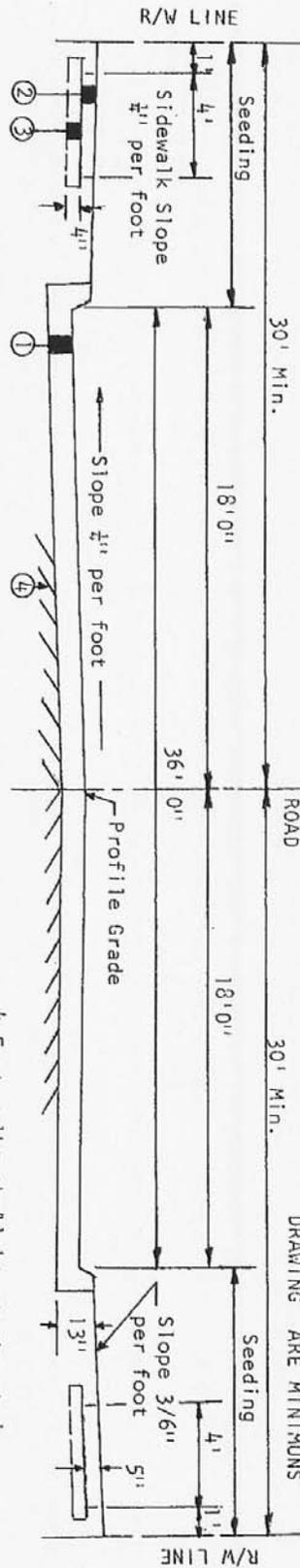


NOTE:
ALL DIMENSIONS SHOWN ON
DRAWING ARE MINIMUMS

- ① #448 1- $\frac{1}{2}$ " Asphaltic Concrete Surface Course PG-64-22 TYPE 1
 - ② #448 2- $\frac{1}{2}$ " Asphaltic Concrete Intermediate Course PG-64-22
 - ③ #408 Bituminous Prime Coat (0.35 gal/sy)
 - ④ #304 12" Aggregate Base
 - ⑤ #608 5" Concrete Walk - 6" at all Driveways
 - ⑥ #304 Aggregate Base as Shown
 - ⑦ * Contact surfaces should be cleaned & coated with Bituminous Material Prior to Paving
 - ⑧ * 204 Subgrade compaction
- * CURRENT STATE OF OHIO STANDARD SPECS.

NOTICE TOWNSHIP TRUSTEES
CONTRACTORS, AND LAND DEVELOPERS
DETAILED DESCRIPTION ON EACH ITEM
INDICATED ON THIS SPECIMEN
DRAWING MAY BE SECURED FROM THE
OFFICE OF THE COUNTY ENGINEER

6.
TYPICAL SECTION TYPE A (8" CONCRETE PAVEMENT)
MAHONING COUNTY (COLLECTOR)



NOTE:
ALL DIMENSIONS SHOWN ON
DRAWING ARE MINIMUMS

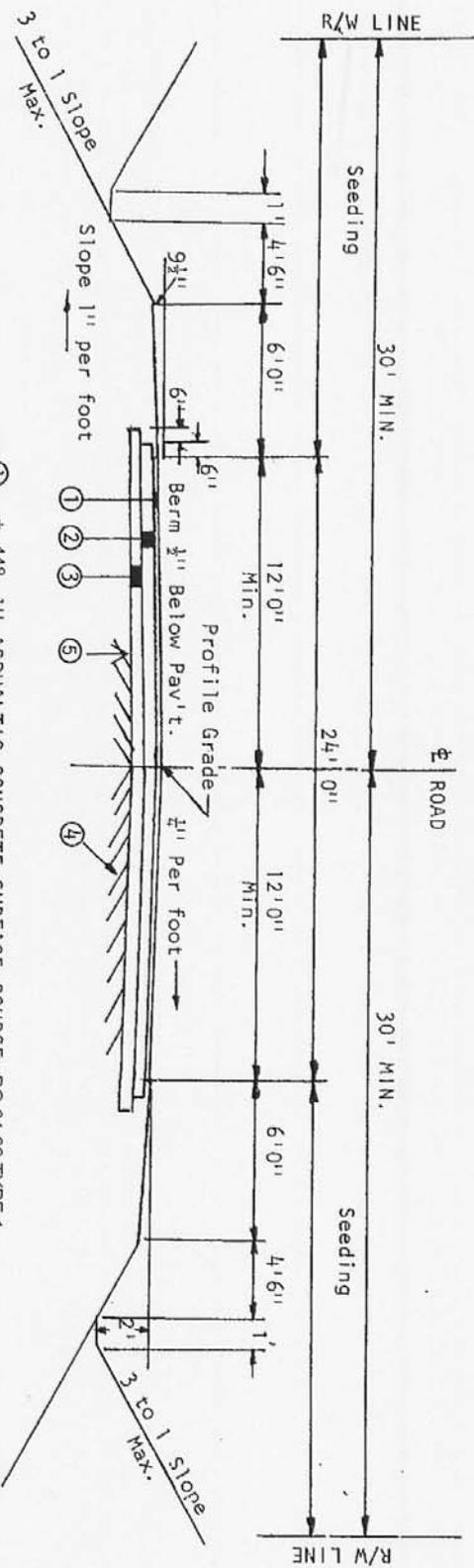
- ① * 451 8" (MIN) REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
- ② * 608 5" CONCRETE SIDEWALK-6" REINFORCED AT ALL DRIVEWAYS
- ③ * 304 AGGREGATE BASE
- ④ * 204 SUBGRADE COMPACTION

* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

4 Foot walks shall be constructed
within interior of subdivision and
5' wide where required by the Mahoning
County Planning Commission

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS
DETAILED DESCRIPTIONS OF EACH ITEM OF WORK INDICATED ON THIS
SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE
COUNTY ENGINEER

7.
 TYPICAL SECTION TYPE-B (FULL DEPTH ASPHALT)
 MAHONING COUNTY
 LOCAL (RESIDENTIAL)

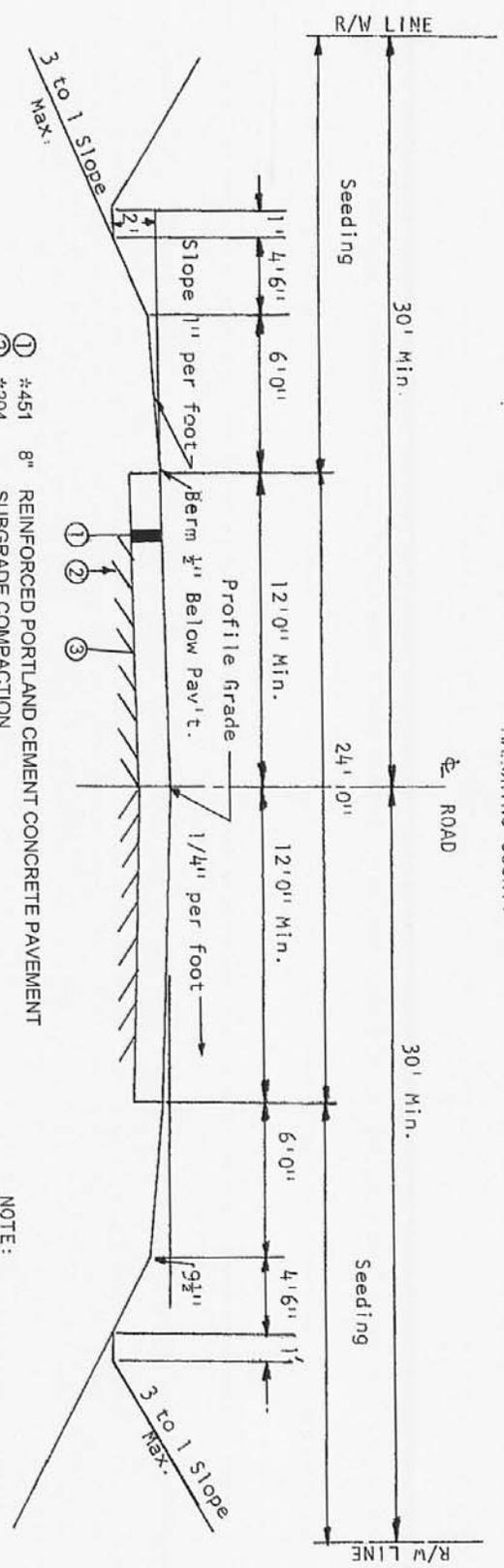


- ① * 448 1" ASPHALTIC CONCRETE SURFACE COURSE PG 64-22 TYPE 1
 - ② * 301 3" ASPHALTIC CONCRETE BASE
 - ③ * 301 4" ASPHALTIC CONCRETE BASE
 - ④ * 204 SUBGRADE COMPACTION
 - ⑤ * 304 4" AGGREGATE BASE
- * CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTE:
 ALL DIMENSIONS
 SHOWN ON DRAWING
 ARE MINIMUMS

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:
 DETAILED DESCRIPTION OF EACH ITEM OF WORK INDICATED ON THIS
 SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE
 COUNTY ENGINEER

9.
RESIDENTIAL (LOCAL)
TYPICAL SECTION TYPE-8 (7" CONCRETE PAVEMENT)
MAHONING COUNTY

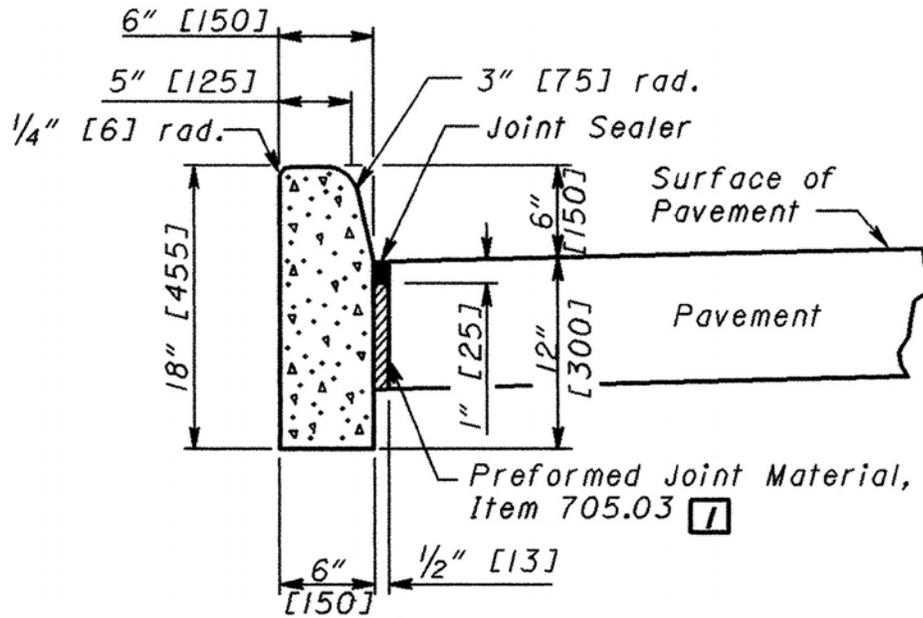


NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS AND LAND DEVELOPERS:
DETAILED DESCRIPTION OF EACH ITEM OF WORK INDICATED ON THIS
SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY
ENGINEER.

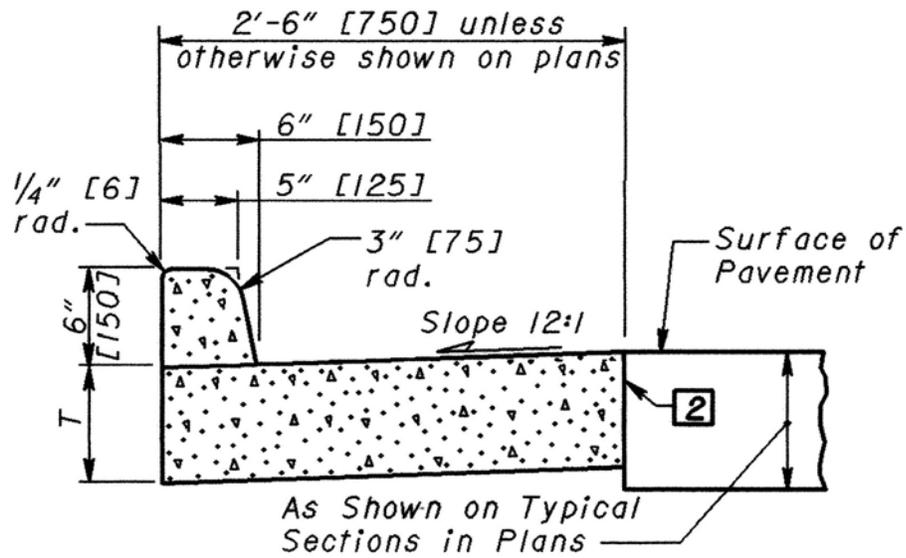
- ① #451 8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
 - ② #204 SUBGRADE COMPACTION
 - ③ #304 4" AGGREGATE BASE
- * CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTE:
ALL DIMENSIONS SHOWN
ON THE DRAWING ARE MINIMUMS

TYPICAL CURB SECTIONS – TYPE 2 & TYPE 6

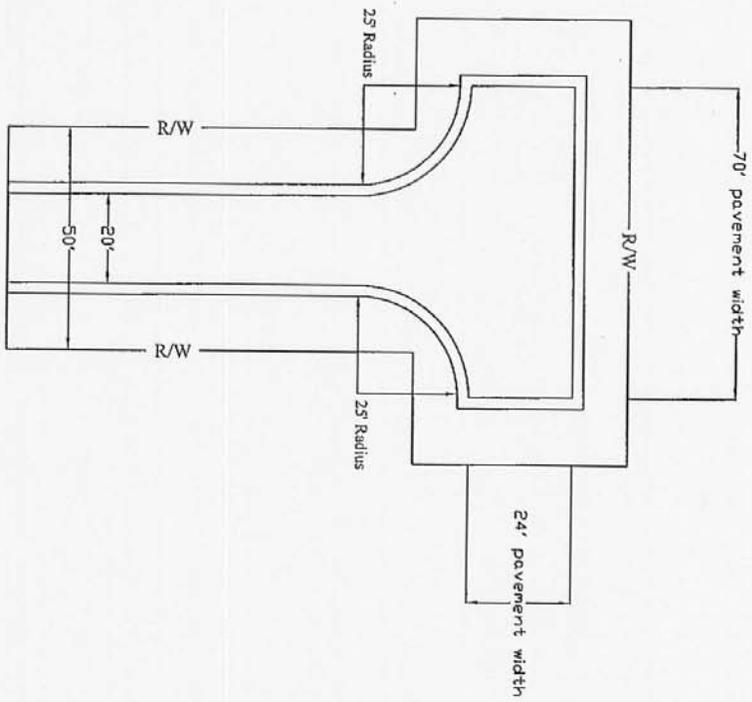
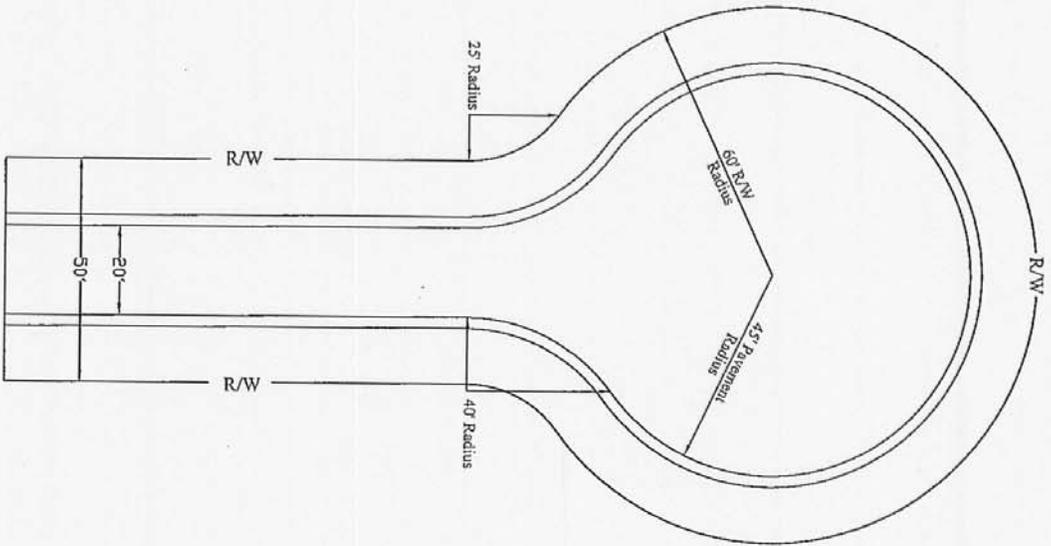


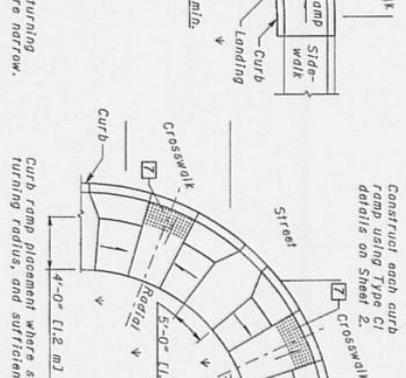
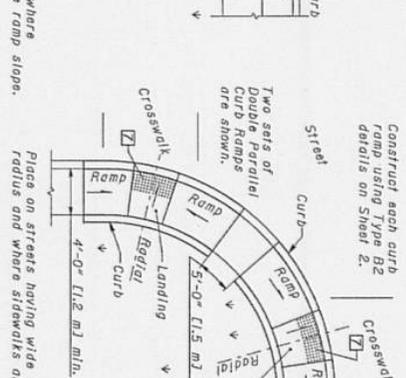
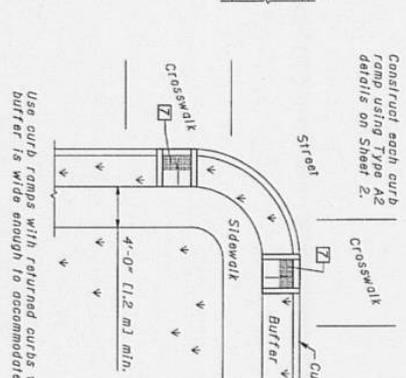
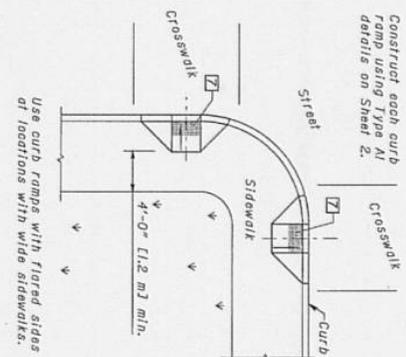
TYPE 6



TYPE 2

Typical Turnaround's Mahoning County Residential (Local)





PERPENDICULAR CURB RAMPS

PREFERRED CONSTRUCTION PLACEMENT

COMBINATION CURB RAMPS

GENERAL: This drawing shows curb ramp types details and placement examples for new curb ramp construction, including the installation of truncated domes. To retrofit existing curb ramps with truncated domes, see SCD BP-7-2.

Curb ramp types are shown on Sheet 2 and include Perpendicular, Parallel, and Diagonal. The specific type to be installed in the locations shown on this project should be determined by the Engineer. The locations shown on this sheet are for illustrative purposes only. Field conditions warrant, according to CONSTRUCTION PLACEMENT details (this sheet), and with the approval of the Engineer.

DETECTABLE WARNINGS: Install Truncated Domes on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding 1/8" [3.2] between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.

SURFACE TEXTURE: Texture of concrete surfaces by coarse brooming transverse to the ramp slopes and is to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a 1/2" [12.7] Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.

PAVEMENT: Measure Walk and Curb, Items 608 and 609, through the curb ramp area and curb under their respective items. Removal of existing curb, walk (or existing curb ramps) are paid under Item 622.

New curb ramps constructed in curb and walks are paid for under Item 608 - Curb Ramp, Type (A1, A2, B1, B2, C1, or C2). Each and includes the cost of any additional materials and installation (including truncated domes), grading, forming and finishing. Curb ramps constructed in existing curb and walk are paid under Item 608 - Curb Ramp, Type (A1, A2, B1, B2, C1, C2, or D). Square Foot (Lateral), includes the cost of forming and installing all materials, (including truncated domes), grading, forming, and finishing of the curb and walk of the curb ramp.

Construct each curb ramp using Type A1 details on Sheet 2.

Construct each curb ramp using Type A2 details on Sheet 2.

Construct each curb ramp using Type B2 details on Sheet 2.

Construct each curb ramp using Type C1 details on Sheet 2.

Construct each curb ramp using Type C1 details on Sheet 2.

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Construct each curb ramp using Type C1 details on Sheet 2.

Acceptable design on corners with wide turning radius where user is able to maneuver within crosswalk limits so as not to encroach into adjacent vehicle lanes.

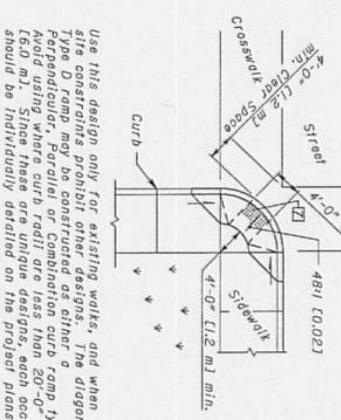
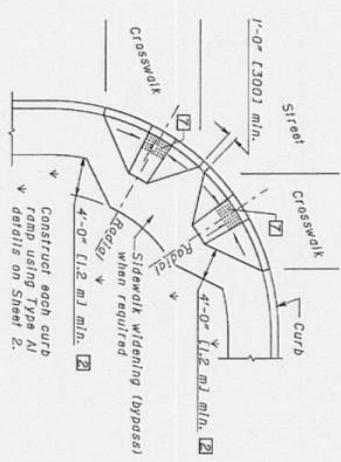
FOR LEGEND, See Sheet 2.

Acceptable design for retrofit only where utilities prevent using a preferred layout.

PERPENDICULAR RAMPS

ACCEPTABLE CONSTRUCTION PLACEMENT

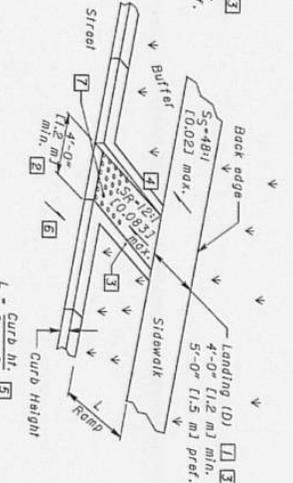
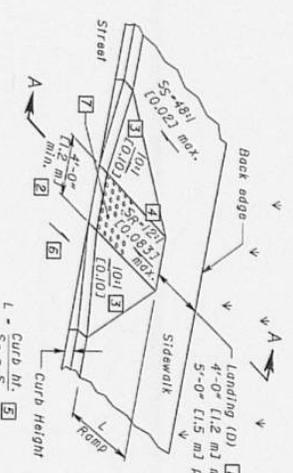
DIAGONAL RAMP (TYPE D)



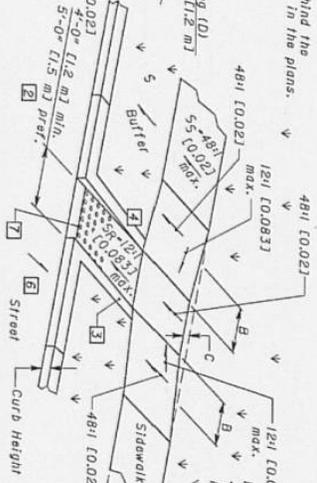
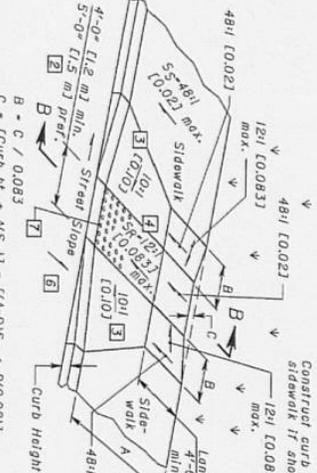
Use this design only for existing walks, and when site constraints prohibit other designs. The diagonal Type D ramp may be constructed as either a Perpendicular, Parallel or Combination curb ramp type. Avoid using where curb radii are less than 20'-0" [6.1 m]. Since these are unique designs, each occurrence should be individually detailed on the project plans.

THIS DRAWING REPLACES BP-7.1 DATED 7-28-00.

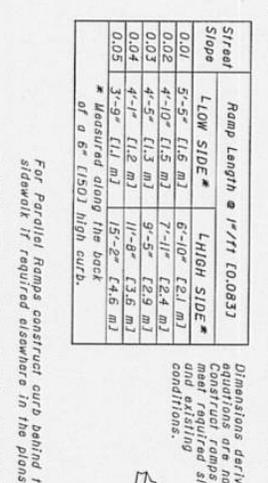
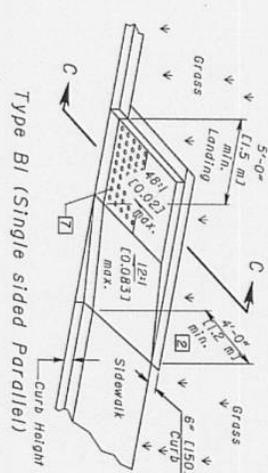
NUMBER BP-7.1	STANDARD ROADWAY CONSTRUCTION DRAWING NEW CURB RAMPS (with Truncated Domes)	ROADWAY ENGINEERING SERVICES	All metric dimensions (in brackets []) are in millimeters unless otherwise noted.	STDS. ENGR. D. Focke	OHIO DEPARTMENT OF TRANSPORTATION <i>Dick Cross</i> ROADWAY DESIGN ENGINEER	1-19-07 DATE
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Type A1 (Perpendicular with flared sides) PERPENDICULAR CURB RAMP DETAILS
Type A2 (Perpendicular with returned curb) PERPENDICULAR CURB RAMP DETAILS



Type C1 (Combined with flared sides) COMBINED CURB RAMP DETAILS
Type C2 (Combined with returned curb) COMBINED CURB RAMP DETAILS



Type B1 (Single sided Parallel) PARALLEL CURB RAMP DETAILS
Type B2 (Double sided Parallel) PARALLEL CURB RAMP DETAILS

Street Slope	Ramp Length @ 1/4" (0.00833) Slope	LOW SIDE	HIGH SIDE
0.01	5'-5" (1.6 m)	6'-10" (2.1 m)	7'-11" (2.4 m)
0.02	4'-10" (1.5 m)	7'-11" (2.4 m)	9'-5" (2.9 m)
0.03	4'-5" (1.3 m)	11'-8" (3.6 m)	15'-2" (4.6 m)
0.04	4'-1" (1.2 m)	15'-2" (4.6 m)	-
0.05	3'-9" (1.1 m)	15'-2" (4.6 m)	-

* Measured along the back of a 6" (150) high curb.

Dimensions derived by construction ramps to equations are nominal and existing conditions.

LOW - $\frac{Curb\ height}{0.083 + Street\ Slope}$ HIGH - $\frac{Curb\ height}{0.083 - Street\ Slope}$

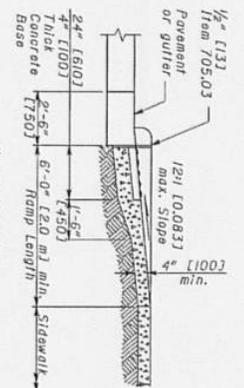
* See Equations and Table to the left.

See Sheet 3 for Sections.

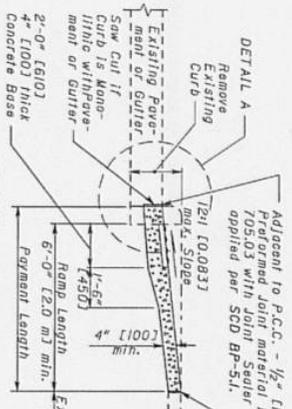
LEGEND

- 1) Dimension may be reduced to 3'-0" (915) in existing sidewalks if the landing is uncontracted along the back edge.
- 2) May be reduced to 3'-4" (1.02 m) in existing sidewalks to better establish the walk configuration or where site conditions (inlets, etc.) require the width may be tapered.
- 3) Where landing width (D) has been requested to 3'-0" (915), flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
- 4) The slope of the ramp toward the curb is preferred to be 1:21 (0.00833) or flatter. The maximum ramp slope (SR) in existing sidewalks, where the maximum ramp slope (SR) is not feasible, it may be reduced as follows:
 - A) 1:21 (0.01) for a max. rise of 6" (150).
 - B) 1:15 (0.0067) for a max. rise of 2'-0" (610) for historic areas where a flatter slope is not feasible.
 - C) 1:10 (0.01) for a max. rise of 2'-0" (610) for historic areas where a flatter slope is not feasible.
- 5) The minimum length of a perpendicular ramp is 6' (1.83 m) from the top of the curb to the start of the ramp. The curb blend with the walk configuration.
- 6) Curb counter slopes at the foot of perpendicular curb ramps should not be 2:1 (0.05) over a distance of 2'-0" (610) from the curb.
- 7) Detectable warnings (truncated domes) are to be installed 160' (48.8 m) from the foot of the ramp. Dimensions are 24" (610) long and 24" (610) wide. See DETECTABLE WARNINGS NOTES on Sheet 3.

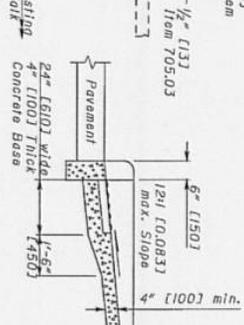
THIS DRAWING REPLACES BP-7.J DATED 7-28-00.



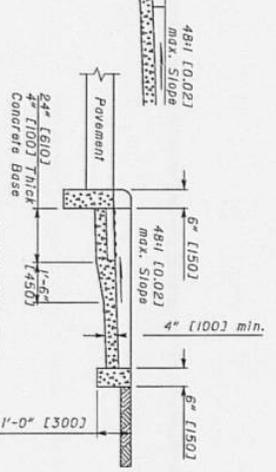
SECTION A-A
NORMAL DETAIL
See Sheet 2.



SECTION A-A
EXISTING WALK DETAIL
See Sheet 2.



SECTION B-B
See Sheet 2.



SECTION C-C
See Sheet 2.

DETECTABLE WARNINGS NOTES

PLACEMENT: Truncated domes are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or of blended curbs. A 24" (610) strip of domes is to be installed for the full width of the ramp. Typical street corner placement locations are shown on Sheet 1.

Ramp cross sections underneath truncated domes are a 4" (100) thick concrete base. Ramp cross sectional details shown here depict nominal 2" (50) thick pavers. Increase base thickness to maintain the 4" (100) thickness if using deeper pavers. Do not decrease thickness for thinner products. See DETAIL A.

ALIGNMENT: Truncated domes should be aligned with the primary direction of pedestrian travel as shown on the DOME ALIGNMENT Detail. Normally the domes should be flush with the back of the curb, but in skewed situations they should be placed on the curb, as shown on the DOME ALIGNMENT ON RADUSED CURB Detail. For curb, sidewalk layouts, dome materials may have to be mitered and placed segmentally (see TREATMENT AT BLENDED CURBS Detail on SCD BP-7.2).

VISUAL CONTRAST: Color of the truncated domes should contrast with surrounding concrete walk and ramp. Use of a red blend is recommended for concrete curb ramps. Black is not an acceptable color.

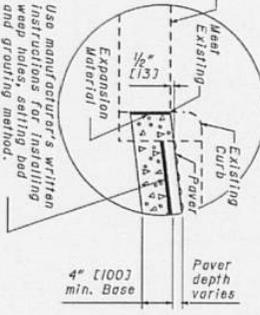
PRODUCTS: Approved products include clay and concrete pavers, cast iron, and cast-in-place engineered plastics and a listing of them may be found on the Office of Roadway Engineering Services's Truncated Domes Approved List (<http://www.dot.state.oh.us/roadwayengineering/index.asp>). Install products as per manufacturer's printed instructions, with added instructions for pavers shown below.

If using pavers, setting bed and joints to be grouted in accordance with engineering notes and provide written copies. The Engineer will provide a list of approved materials. If the installation method or other combinations materials, provide documentation that the materials have freeze thaw resistance equal to the pavers.

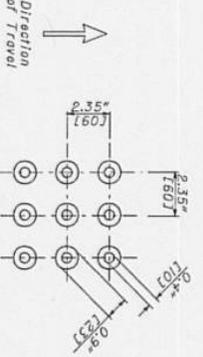
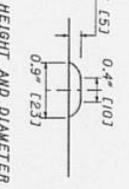
Mortared joints are to be flush with top surface and struck so as to give a smooth surface. Pavers shall be laid such that joints are level with adjoining joints to provide a smooth transition from brick to brick and brick to concrete surface.

The width of paver joints are to be between 3/8" (13) and 1/2" (12.5). Pavers should not directly touch each other unless they have spacing bars.

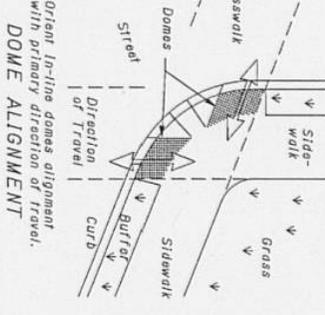
The surface of any two adjacent units should not differ by more than 1/8" (3.2) in height. Place pavers in a running bond pattern. Face of all pavers are to be clean of cement and protected to avoid chipping during installation.



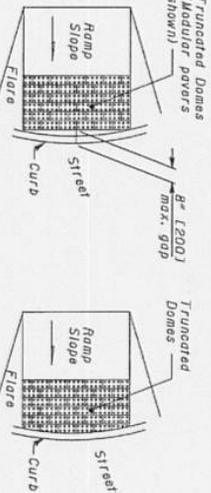
DETAIL A



TRUNCATED DOMES DETAILS



DOME ALIGNMENT
Orient In-line domes alignment with primary direction of travel.



PREFERRED METHOD
Use Preferred Method for aligning truncated domes unless curb curvature would produce gap more than 6" (150) from (200) meter Truncated Domes product. Gap will include the curb as shown in the Alternate Method. NOTE: Some approved Truncated Domes products are easier to miter than others.

ALTERNATE METHOD

THIS DRAWING REPLACES BP-7.1 DATED 7-28-00.

NUMBER BP-7.1	STANDARD ROADWAY CONSTRUCTION DRAWING NEW CURB RAMPS (with Truncated Domes)	ROADWAY ENGINEERING SERVICES	All metric dimensions (in brackets ()) are in millimeters unless otherwise noted.	STDS. ENGR. D. Focke	OHIO DEPARTMENT OF TRANSPORTATION	1-19-07
					<i>Dickerson</i> ROADWAY DESIGN ENGINEER	DATE

4.5 ALLEYS

4.5.01 - USE

4.5.01.1 Alleys shall be required in commercial and industrial districts if other provisions cannot be made for adequate service access.

4.5.01.2 Alleys shall not be approved in single family residential subdivisions, but may be required in multi-family subdivisions where justified by extreme or unusual conditions.

4.5.02 - WIDTH

The minimum widths for alleys shall be twenty (20) feet for the right-of-way. Pavement design shall be determined by the Mahoning County Engineer.

4.5.03 - DEAD END ALLEYS

Dead end alleys are prohibited.

4.5.04 - INTERSECTIONS

Alley intersections and sharp changes in alignment shall be avoided, but where necessary due to extreme or unusual conditions, the design shall be engineered to permit safe vehicular movement.

4.6 EASEMENTS

4.6.01 - USE

Easements shall be provided for all utilities not located within the right-of-way of a street or alley. Easements shall also be provided for well defined watercourses, flood control facilities, drainage facilities, access to public land, open spaces, parks, historical, archaeological areas and for any other reason deemed necessary by the Commission to ensure orderly and safe development of a parcel (s) of land.

4.6.02 - WIDTH

Utility easements shall have a minimum width of twenty (20) feet. Easements for natural watercourses or other improvements required by the Commission shall be of sufficient width to permit proper maintenance, provide for future flow in regards to flood control and drainage facilities as required by the County Engineer's Office with assistance from the Soil and Water Conservation District. **See the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the Mahoning County Engineer's Office or <<http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>>**

4.6.03 - LOCATION

Utility easements shall be located along the rear and side lot lines in order to avoid damaging the building portion of a lot whenever possible, unless topography or some other condition prevents the establishment as required. All other easement locations will be reviewed by the Commission based on topography and use intended.

4.6.04 - PROTECTION OF UTILITY EASEMENT WITHIN THE COMMISSIONS JURISDICTION

In order to maintain the utilities properly and guarantee proper access to public land, open space, historical and archaeological areas, a restriction shall be shown on all final plats stating that "no structures of any kind (including pavement) shall be located within the sanitary sewer, storm sewer, drainage,

flood and sediment control easements, easements of access or any other type of easement so defined within this plat and said easement(s) shall be reserved for perpetual ingress and egress in order to service the improvement(s) properly.”

4.6.05 - SERVICE DRIVE

The Commission may require the construction of an access drive based on recommendations by the County Engineer and/or Sanitary Engineer in order to service and help maintain improvements constructed within their jurisdiction. The improvement standard shall be approved by both the Commission and the above mentioned engineers.

4.7 STORM WATER AND SEDIMENT POLLUTION CONTROL

Some adverse soil conditions, such as steep slopes, slow permeability, high frost action potential, high shrink-swell potential and shallow bedrock, affect only individual lots, and can be corrected or compensated for by building and street construction methods on that lot. Other diverse soil conditions, such as susceptibility to flooding and seasonal high water table, affect large areas. Building on these soils as they are can create unsafe and unsanitary conditions, but attempts by the individual property owner to correct these soil conditions can adversely affect other property owners.

Huge amounts of sediment can be deposited downstream during the development process when erosion has not been prevented by the developer. This sediment decreases the flow and raises the water level of streams and rivers, contributing to more frequent flooding. It also decreases the capacity of lakes and reservoirs. It is not feasible to prevent the transporting of any sediment from a property; in fact, an area that has been fully developed often contributes a very small amount of sediment.

4.7.01 - POORLY OR VERY POORLY DRAINED SOILS

Plats may be conditionally approved that are a building site on poorly drained soils, as delineated in the Mahoning County Soil Survey. These soils include:

CANDICE	LURAY
CARLISLE	MARENGO
DAMASCUS	OLMSTEAD
FRENCHTOWN	PAPAKATING
KERSTON	SEBRING
LORAIN	TRUMBULL
	WAYLAND

4.7.01.1 This section shall be waived upon the applicant providing conclusive evidence that this plat does not contain a poorly or very poorly drained soil, as defined by the Soil Survey Manual.

4.7.01.2 This section shall be waived upon the applicant providing conclusive evidence that the drainage has been improved so that residents of dwellings on this soil will not be adversely affected by a high water table, and nearby property owners/tenants have not been, nor will be, adversely affected by such drainage improvements.

4.7.02 - FLOODPRONE SOILS

No plat will be approved that includes a building site on a floodprone soil, as delineated in the Mahoning County Soil Survey. These soils include:

Chagrin
Lobdell
Orrville

Papakating
Wayland

4.7.02.1 This section shall be waived upon the applicant providing conclusive evidence that the plat does not contain a soil subject to flooding, either through a soil inspection or through an engineering survey; or,

4.7.02.2 This section shall be waived upon the applicant providing conclusive evidence that the area has been modified to prevent flooding damage to residents of dwellings on this soil, and that nearby property owners/tenants have not been, nor will be, adversely affected by such modification.

4.7.02.3 In cases of a FEMA designated Floodway or Floodway Fringe, this section shall be superseded by Section 4.8 of these Regulations.

4.7.03 - **STORM WATER AND SEDIMENT CONTROL REQUIREMENTS**

No person shall cause or allow earth-disturbing activities on a development area within the jurisdiction of the Mahoning County Planning Commission except in compliance with the **standards set out in the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available from the Mahoning County Engineer's Office or <<http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>>**

4.7.03.1 Storm water and sediment control plan, six (6) copies, will be required for all plats. These may be filed with the preliminary plan or with the construction drawing, **but will** require the review by the Soil and Water Conservation District and approval of the County Engineer prior to any earth disturbing activity. Such a plan must contain sediment pollution control practices so that compliance with other provisions of this regulation will be achieved during and after development.

4.7.03.2 This section shall be waived upon the applicant providing conclusive evidence that the drainage has been improved so that residents of dwellings on this soil will not be adversely affected by a high water table, and nearby property owners/tenants have not been, nor will be, adversely affected by such drainage improvements.

4.7.04 - **STORM WATER AND SEDIMENT CONTROL CRITERIA**

Mahoning County Drainage and Erosion and Sedimentation Control Manual, available from the Mahoning County Engineer's Office or <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>

4.8 **FLOOD AREAS AND DRAINAGE**

GENERAL STATEMENT: For the purpose of these regulations, the term Flood Plain or Flood Area is an area subject to flooding due to a Natural Occurrence.

4.8.01 - **FLOOD AREAS**

In order to protect the health, safety and general welfare of the people, the Commission shall reject any proposed subdivision located in an area subject to periodic flooding. If the subdivision is located in an area having poor drainage or other adverse physical characteristics, the Commission may approve the subdivision provided and subdivider agrees to perform such improvements as will render the area safe for the intended use. The subdivider shall furnish a surety covering the total cost of the required improvements. Said surety shall be posted with the Commission.

4.8.02 - REGULATORY FLOOD PLAIN

For the purpose of these regulations, the Regulatory Flood Plain is an area subject to flooding based on the one-hundred (100) year flood. The one-hundred (100) year flood is that which has a one (1) percent chance of occurring in a given location in any single year.

4.8.03 - PARTS OF A REGULATORY FLOOD PLAIN AND ALLOWED USES WITHIN EACH PART

4.8.03.1 CHANNEL - A natural or artificial watercourse that confines and conducts sustained or intermittent streamflow.

4.8.03.2 FLOODWAY - The Channel and those parts of the adjoining flood plain that are reasonably required to carry and discharge the one hundred (100) year flood without a substantial increase in stage.

ALLOWED USE: Recreational and Open Space

4.8.03.3 FLOODWAY FRINGE - The area within the regulatory flood plain that is outside the floodway. The floodway fringe serves primarily as a backwater storage area.

4.8.04 - REASON FOR CONTROLS

To help ensure the general public from loss of life, damage to property and to help create a better environment in which to live.

4.8.05 - RESPONSIBLE OFFICIAL FOR DETERMINING VARIOUS PARTS OF A NATURAL FLOODPLAIN:

Floodplain Administrator

4.8.06 - ACCESS

Access to flood control, storm drainage ditches and channels shall be by means of easements whenever dedication of right-of-way is not possible. Such easements shall be not less than thirty (30) feet in width, exclusive of the width of the ditch or channel and said easement of this type shall be provided on one (1) side of a flood control, storm drainage ditch, channel or similar type facility. SEE - ARTICLE 4.6.05.

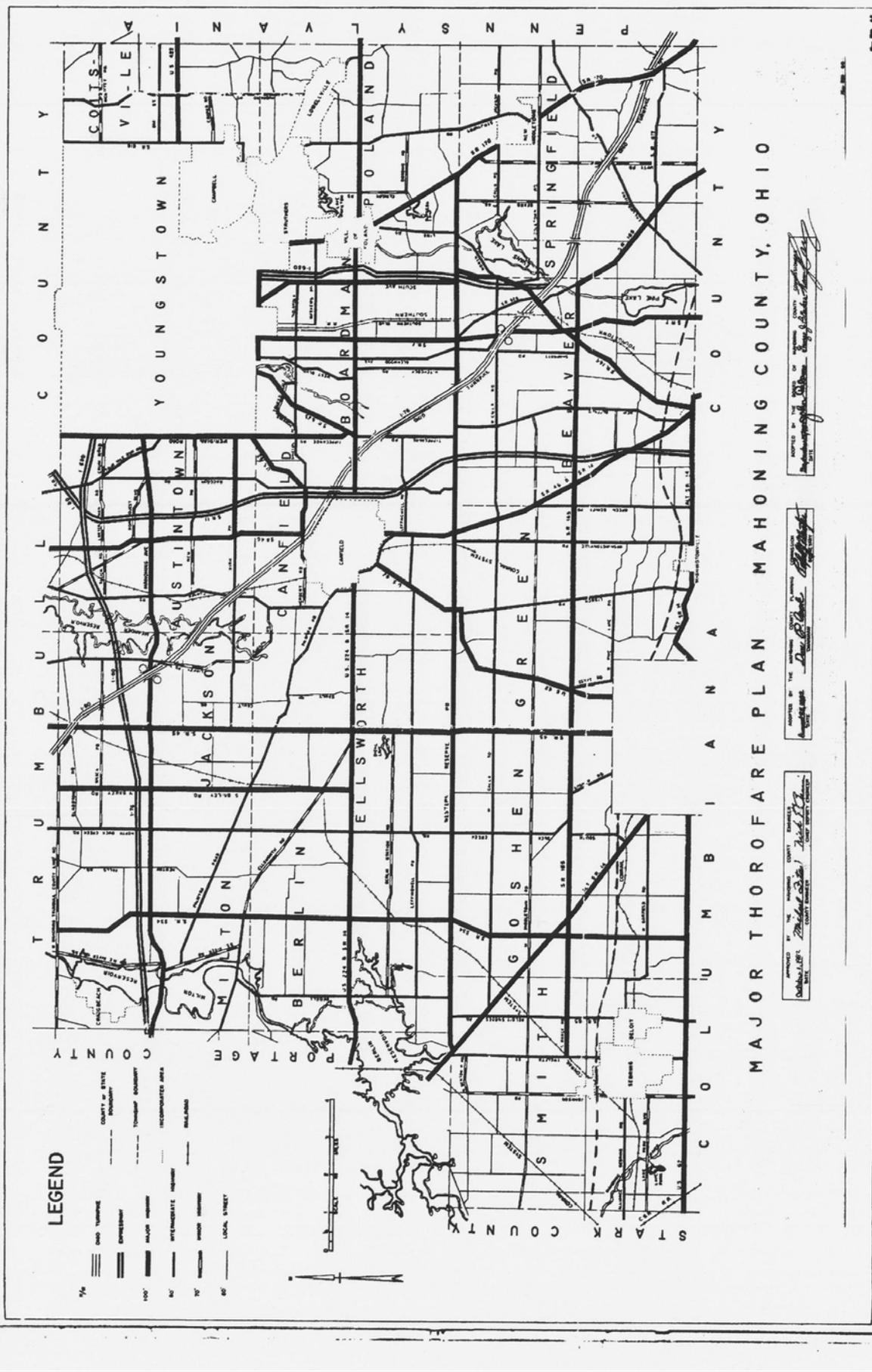
4.8.07 - SAFETY

In order to help protect the health, safety and general welfare of the residents within the area of a flood control, storm drainage ditch or channel, the Commission may require the subdivider to construct an appropriate fence or masonry wall adjacent to or surrounding the above mentioned improvements.

4.8.08 - NATIONAL FLOOD INSURANCE PROGRAM

The National Flood Insurance Program, Section 1910.3(d) for the unincorporated areas of Mahoning County will be utilized by the Commission.

4.8.08.1 The Single Purpose Flood Plain Management Regulations adopted by the Mahoning County Board of Commissioners on _____ Commissioners Journal, Volume ____; Page ____ will be used as a planning tool.



LEGEND

- 1/4" ROAD THOROUGHFARE
- 1/2" COUNTY OF STATE THOROUGHFARE
- 3/4" EXPRESSWAY
- 1" MAJOR THOROUGHFARE
- 1 1/2" INTERMEDIATE THOROUGHFARE
- 2" MINOR THOROUGHFARE
- 3" LOCAL STREET
- COUNTY OF STATE THOROUGHFARE
- THOROUGHFARE BOUNDARY
- INCORPORATED AREA
- RAILROAD
- RIVER
- LAKE



MAJOR THOROUGHFARE PLAN MAHONING COUNTY, OHIO

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF MAHONING, OHIO
 DATE: 12/15/1914

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF MAHONING, OHIO
 DATE: 12/15/1914

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF MAHONING, OHIO
 DATE: 12/15/1914

MAJOR THOROFARE PLAN STREET CLASSIFICATIONS

DESCRIPTION	FROM	TO
<u>TOLL ROADS</u>		
OHIO TURNPIKE	TRUMBULL COUNTY	P.A. STATE LINE
<u>EXPRESSWAYS</u>		
I-680	S.R. 11 & I -80 (MERIDIAN)	YOUNGSTOWN CITY LIMITS
I-80	YOUNGSTOWN CITY LIMITS TRUMBULL COUNTY LINE OHIO TURNPIKE (S.R. 11)	OHIO TURNPIKE I-80 & I-76 TRUMBULL COUNTY LINE
I-76	PORTAGE COUNTY LINE I-80 (TURNPIKE)	OHIO TURNPIKE & I – 80 P.A. STATE LINE
S.R. 11	TRUMBULL COUNTY (I-80)	COLUMBIANA STATE LINE
<u>MAJOR HIGHWAYS</u>		
U.S. 422	YOUNGSTOWN CITY LIMITS	P.A. STATE LINE
U.S. 422 & S.R. 14	PORTAGE COUNTY LINE CITY OF CANFIELD POLAND VILLAGE	CITY OF CANFIELD POLAND VILLAGE P.A. STATE LINE
S.R. 170	YOUNGSTOWN CITY LIMITS POLAND VILLAGE NEW MIDDLETOWN	POLAND VILLAGE NEW MIDDLETOWN PETERSBURG
S.R 165 ALT. S.R. 14	BELOIT – SNODES RD. PORTAGE COUNTY LINE COLUMBIANA COUNTY LINE WASHINGTONVILLE	COLUMBIANA COUNTY LINE COLUMBIANA COUNTY LINE WASHINGTONVILLE COLUMBIANA COUNTY LINE
U.S. 62	STARK COUNTY LINE CITY OF CANFIELD	COLUMBIANA COUNTY LINE YOUNGSTOWN CITY LIMITS
MAHONING AVE. KIRK RD. WESTERN RESERVE RD. S.R. 534 BAILEY RD. S.R. 45 S.R. 46 S.R. 46 & S.R. 14 MERIDIAN RD. TIPPECANOE RD. S.R. 7 & MARKET ST. SOUTH AVE. SOUTH AVE. – S.R. 164	PORTAGE COUNTY LINE S.R 46 ALT. S.R. 14 TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE CITY OF CANFIELD TRUMBULL COUNTY LINE S.R. 62 YOUNGSTOWN CITY LIMITS YOUNGSTOWN CITY LIMITS WESTERN RESERVE RD.	YOUNGSTOWN CITY LIMITS MERIDIAN RD. S.R. 170 COLUMBIANA COUNTY LINE U.S. 224 COLUMBIANA COUNTY LINE CITY OF CANFIELD COLUMBIANA COUNTY LINE S.R. 62 S.R. 625 COLUMBIANA COUNTY LINE WESTERN RESERVE RD. COLUMBIANA COUNTY
<u>INTERMEDIATE HIGHWAYS</u>		
OAK ST.	YOUNGSTOWN CITY LIMITS	P.A. STATE LINE
JACKSON RD.	NEW MIDDLETOWN	P.A. STATE LINE
E. MIDDLETOWN RD.	S.R. 164 (SOUTH AVE.)	NEW MIDDLETOWN
COLUMBIANA RD.	COLUMBIANA COUNTY LINE	P.A. STATE LINE
S.R. 617	COLUMBIANA RD.	S.R. 170
INDIANOLA	MARKET ST. (SR. 7)	SOUTH AVE.
MATHEWS RD.	SOUTHERN BLVD.	S.R. 170
E. CALLA RD.	MARKET ST.	SOUTH AVE.
W. CALLA RD.	EVANS LAKE ALT. S.R. 14	NEW MIDDLETOWN MARKET ST.

W. PINE LAKE NEW RD. KIRK RD. SHIELDS RD. LEFFINGWELL RD. EGYPT RD. PALMYRA RD. ALLIANCE-SEBRING RD. W. GARFIELD RD. (PLUS SECTIONS OF BELOIT-EAST & SMITH-GOSHEN RD.) ELLSWORTH RD. HUBBARD RD. S.R. 616	EGYPT RD S.R. 46 S.R. 45 RACCOON RD. BEDELL RD. S.R. 62 S.E. RIVER RD. STARK COUNTY LINE BELOIT LIMITS PORTAGE COUNTY LINE TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE CAMPBELL CITY LIMITS CAMPBELL CITY LIMITS POLAND VILLAGE MARKET ST. YOUNGSTOWN CITY LIMITS GLENWOOD AVE. U.S. 224 & S.R. 14 WESTERN RESERVE RD. U.S. 224 & S.R. 14 WESTERN RESERVE RD. S.R. 46 & S.R. 14 LANTERMAN RD. WESTERN RESERVE RD. U.S. 62 TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE TRUMBULL COUNTY LINE S.R. 165 ELLSWORTH RD. WESTERN RESERVE RD. S.R. 165 ALT. S.R. 14 SEBRING TRUMBULL COUNTY	LISBON RD. RACCOON RD. S.R. 46 MARKET ST. TIPPECANOE RD. W. PINE LAKE RD. CITY OF CANFIELD SEBRING LIMITS COLUMBIANA COUNTY LINE S.R. 534 LOWELLVILLE LIMITS CAMPBELL CITY LIMITS CAMPBELL CITY LIMITS NEW MIDDLETOWN SOUTH AVE. S.R. 164 WESTERN RESERVE RD. U.S. 224 WESTERN RESERVE RD. S.R. 165 WESTERN RESERVE RD. S.R. 46 & S.R. 14 ALT. S.R. 14 WESTERN RESERVE RD. COLUMBIANA COUNTY LINE COLUMBIANA COUNTY LINE PALMYRA RD. MAHONING AVE. ALT. S.R. 14 COLUMBIANA COUNTY LINE WESTERN RESERVE RD. S.R. 165 COLUMBIANA COUNTY SEBRING COLUMBIANA COUNTY MERIDIAN RD.
STRUTHERS RD. NORTH LIMA RD. S.R. 626 GLENWOOD AVE. WEST BLVD. HITCHCOCK RD. SHARROTT RD. TIPPECANOE RD. NEW BUFFALO RD. GREEN BEAVER RD. RACCOON RD. WASHINGTONVILLE RD. LISBON RD. TURNER RD. LIPKEY RD. DUCK CREEK RD. (INCLUDES SECTION OF DIAGONAL RD.) GOSHEN RD. BEDELL RD. BELOIT-SNODES RD. S.R. 165 & BELOIT SNODES TWELFTH ST. FOUR-MILE RUN RD.		
<u>MINOR HIGHWAYS</u> MCGUFFEY RD. COOPER RD. DOBBINS RD. TRUESDALE RD. SILICA RD. LANTERMAN RD. CRUM RD. NORQUEST BLVD. W. MIDDLETOWN RD. ELLSWORTH RD. BERLIN STATION LAKE PARK BLVD. CLINGAN RD. UNTIY RD. BEARD RD. JOHNSON RD. N. BENTON WEST RD.	S.R. 616 YOUNGSTOWN CITY LIMITS S.R. 170 HOPKINS RD. DUCK CREEK RD. S.R. 46 FOUR- MILE RUN RD. S.R. 46 STARK COUNTY LINE S.R. 534 BEDELL RD. STARK COUNTY US. 224 & S.R. 4 S.R. 170 WESTERN RESERVE RD. NORTH BENTON WEST RD. JOHNSON RD.	P.A. STATE LINE HUBBARD RD. STRUTHERS RD. SHEBAN RD. S.R. 46 RACCOON RD. MERIDIAN RD. RACCOON RD. NEW BUFFALO RD. U.S. 224 & S.R. 14 S.R. 45 JOHNSON RD. DOBBINS RD. COLUMBIANA COUNTY LINE COLUMBIANA RD. COLUMBIANA COUNTY LINE TWELFTH ST.

NEW ROAD

LIPKEY RD.

GIBSON RD.

HERBERT RD.

W. MAHONING TRUMBULL PORTAGE COUNTY LINE

N. EAST RIVER RD.

S. EAST RIVER RD.

TURNER RD.

RACCOON RD.

MAHONING AVE.

LIPKEY RD.

TURNER RD.

TRUMBULL PORTAGE COUNTY LINE

OHIO TURNPIKE

TRUMBULL COUNTY LINE

MAHONING AVE.

S.R. 46

MERIDIAN RD.

GIBSON RD.

TURNER RD.

S.R. 46

COUNTY LINE RD.

MAHONING AVE.

ELLSWORTH RD.

PART FIVE - IMPROVEMENT STANDARDS

PART FIVE - IMPROVEMENT STANDARDS

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PART FIVE – IMPROVEMENT STANDARDS

5.1 **CONSTRUCTION PROCEDURE AND MATERIALS**

The subdivider's engineer shall design and the subdivider shall construct improvements not less than the standards outlined in these regulations. The work shall be done under County supervision/inspection and shall be completed within a reasonable period of time as determined by the Commission. The minimum requirements for materials shall be in accordance with the standards of the current volume of "Construction and Material Specification" of the State of Ohio Department of Transportation, and the requirements of the Ohio Department of Health.

5.2 **MONUMENTS, MARKERS AND PINS**

Iron pin monuments shall be accurately set and established at the intersections of all outside boundary lines of the subdivision; at the intersections of those boundary lines with all street lines; at the beginning and end of all curves; at points on curves where the radius or direction changes; and at such other points as are necessary to establish definitely all lines of the plat, including all lot corners. Chapter 4733-37 of the Administrative Code, filed pursuant to Chapter 119 of the Revised Code is to be followed in regard to monumentation.

5.3 **STREETS**

5.3.01 - **STREET IMPROVEMENTS**

All streets shall be graded to their full width, including side slopes, and improved in conformance with the standards given or referred to in these regulations.

5.3.02 - **STREET SUBGRADE**

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

5.3.03 - **PAVEMENT DESIGN**

The developer has the option of using any of the pavement designs provided in part four of these regulations (Typical Sections - Design Standards). The Planning Commission may require pavement of greater width and thickness upon recommendation of the County Engineer, based on his evaluation of subgrade, traffic and wheel load conditions. There are no typical section pavement examples for a commercial or industrial street. The designs will vary depending upon the use intended.

5.3.04 - **GRADING**

Streets shall be graded to the full width of the right-of-way with side slopes not steeper than a ratio of four (4) feet horizontally to one (1) foot vertically.

5.3.05 - **GUARD RAILS**

Guard rails shall be installed by the subdivider where required by the County Engineer.

5.3.06 - **UPRIGHT CURBS AND CURBS AND GUTTERS**

Curbs or combination curb and gutters shall be required on all type "A" streets (See Typical Sections, Part Four for specifications). Where curbs exist on abutting properties, their extension shall be required by the subdivider throughout the new subdivision.

5.3.07 - **CURB CUTS**

5.3.07.1 Drop curb shall be provided for driveway during the initial construction or by saw cutting after the curb is placed. If roof drain outlets into the curb are approved by the Commission, then an opening of sufficient diameter shall be provided. Saw cutting shall be used at all times to avoid curb damage and to avoid unsightly construction procedures and shall be on an angle.

5.3.07.2 Drop curbs shall be constructed at all intersections for the handicapped and at other areas where the Commission deems it necessary to assist the handicapped person.

5.3.08 - SIDEWALKS

5.3.08.1 Sidewalks shall be provided where considered desirable by the Commission for protection of the public, such as in the vicinity of schools, churches, public open space areas and commercial development. A modified sidewalk system could possibly be required in a planned industrial park complex.

5.3.08.2 Normally the sidewalk location shall be parallel to and one foot within the right-of-way line, but the Commission may consider approval of an innovative sidewalk design pattern involving a complete, overall master plan for a parcel of real estate.

Some of the points the Commission will be evaluating in regards to an innovative sidewalk design would be the ultimate connection points, topography, proximity to planned structures, privacy to dwelling occupants and safety of the persons using the walkway system, especially at night.

5.3.09 - DRIVEWAY GRADE

Driveways shall have a maximum grade of eight (8) percent. See Article 5.4.03 for additional driveway requirements.

5.3.10. - STREET SIGNS

Street name signs of a type throughout the County shall be provided and erected by the subdivider at all intersections immediately upon the written request of the Commission.

In order to achieve uniformity in street sign design and construction within a specific township, it is recommended that the developer contact the township road supervisor.

NOTE: No street will be accepted for public use until the proper street signs are installed.

5.3.11 - TREES

Existing trees shall be retained in new subdivision wherever possible and new plantings shall be furnished by the subdivider in areas as requested by the Commission. Plantings at street shall be so located as to maintain adequate sight distance. An improvement guarantee may be requested by the Commission.

5.4 DRAINAGE

See the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the Mahoning County Engineer's Office or <http://www.mahoningcountyooh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>

5.5 SANITARY SEWER IMPROVEMENTS

5.5.01 - PUBLIC SANITARY SEWER AVAILABLE

Where an adequate public sanitary sewer system is reasonably accessible, in the determination of the Commission and Mahoning County Sanitary Engineer, public sanitary sewer shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the County Standards. Combinations of sanitary sewers and storm sewers shall be prohibited. **See Mahoning County Metropolitan Sewer District Standards and Procedures Manual available at the Mahoning County Sanitary Engineer's Office.**

5.5.02 – PUBLIC SANITARY SEWER NOT AVAILABLE

The County Board of Health shall approve all lots where sanitary sewers are not available, and may require additional lot frontage and/or area for proper installation of an individual sewer system. It is recommended that the owner or legal representative contact the Planning Office in order to find out if additional frontage and/or lot area is required before a final plat is prepared. See Also Section 4.1.03.4.

5.6 WATER SUPPLY IMPROVEMENTS

5.6.01 - PUBLIC WATER AVAILABLE

Where a public water supply is reasonably accessible or required because of pollution problems, in the determination of the Planning Commission, the subdivision shall be provided with a complete water distribution system.

NOTE: Where the township water supply system is required due to the non-availability of a public water supply system, an individual must contact the Mahoning County Board of Health representative. Ohio Department of Health Regulations must be conformed to.

The Mahoning County Board of Health enforces the State of Ohio Private Water Supply Regulations.

5.7 IMPROVEMENT ADMINISTRATION

5.7.01 - GOVERNING AUTHORITY

All street improvements including street signs, storm, sediment and flood control improvements shall be constructed to the approval by signature of the County Engineer. All sanitary sewer improvements shall be constructed to the approval by signature of the County Sanitary Engineer.

5.7.02 - PREPARATION OF CONSTRUCTION DRAWINGS

Detailed construction drawings shall be prepared and construction engineering shall be performed by a registered Engineer (Ohio) Legal Authority O.R.C., 711.10.1 NOTE: See Definition - Engineer.

5.7.02.1 The developer must prepare a basic project time schedule in order to assist the Planning Commission and the County Engineer.

Refer to the end of Section Four for example of Title Sheet.

5.8 GUARANTEE FOR INSTALLATION OF IMPROVEMENTS

All improvements required herein shall be constructed prior to the recording of the final plat as follows:

Streets: Shall be completed to the minimum requirement of a binder coat.

Sanitary Sewer: Shall have a letter of confirmation as to being operational for its intended purpose by the Sanitary Engineer.

Water Distribution System: Shall have a letter of confirmation by the appropriate water provider.

The subdivider shall furnish the Commission with a subdivision bond, cash escrow, or letter of credit or some other suitable instrument as approved by the Commission covering one-hundred (100) percent (%) of the total cost of the remaining improvements as shown on the approved construction drawings. Legal Authority, O.R.C., 711.10.1-711.10.2

All improvements contained within a recorded final plat shall be completed within two (2) years, unless an extension of time is granted by the Commission.

5.9 INSPECTION

Inspection shall be required for all improvements as shown on the approved construction drawings.

5.9.01 - RESPONSIBLE OFFICIALS

- A. The official responsible for the inspection of all improvements (street, storm sewer/retention, sedimentation, etc.) as shown on the approved construction drawings shall be the County Engineer with assistance by the Soil and Water District. The official responsible for the inspection of all sanitary sewers shall be the County Sanitary Engineer with certification for water by the appropriate water provider.
- B. The Township Road Superintendent or Supervisor shall be involved in the final inspection and sign same.

NOTE: The Township Road Superintendent shall work out a suitable inspection schedule with the County Engineer or Sanitary Engineer in order to assist on inspections during the various phases of development.

5.9.02 INSPECTION FEES

All inspection fees shall be paid for by the subdivider as determined by the County Engineer and Sanitary Engineer.

5.9.03 NOTIFICATION REQUIRED PRIOR TO START OF CONSTRUCTION

The subdivider shall notify the County Engineer an/or the Sanitary Engineer three (3) days prior to the start of construction in order to establish an inspection schedule.

5.10 ACCEPTANCE

5.10.01 REQUEST FOR FINAL INSPECTION

The subdivider upon completion of all the improvements as required on the approved construction drawings, shall request in writing a final inspection by the County Engineer and/or Sanitary Engineer.

5.10.02 FINAL INSPECTION

Upon written request, the County Engineer with assistance by the Soil and Water District shall make a final inspection of all the improvements as required on the approved construction drawings. The County Sanitary Engineer, upon written request shall make a final inspection of all required sanitary improvements as shown on the approved construction drawings.

5.10.03 CORE SAMPLES REQUIRED

Prior to final inspection approval, the developer shall show evidence of satisfactory pavement thickness by taking cores at locations determined by the County Engineer. Should any core show a deficiency in thickness of more than 1/2 inch, the procedure outlined in the current Ohio Department of Transportation's "Construction and Materials Specifications" will be used to make necessary corrections.

5.10.04 TEMPORARY MAINTENANCE GUARANTEE

The Subdivider shall maintain all improvements for one (1) year after completion as determined by the inspection of the County Engineer. Maintenance shall be guaranteed by the posting of a maintenance bond or some other suitable instrument as approved by the Planning Commission. The amount of the guarantee shall be equal to ten (10) percent (%) of the total estimated cost of all improvements as shown on the approved construction drawings. The minimum amount of bond shall not be less than one thousand (\$1,000.00) dollars.

For example of a Maintenance Bond, refer to the end of Part Five.

Example Construction Bond

Bond # _____

KNOW ALL MEN BY THESE PRESENTS, That we, _____
_____ as Principal, and _____
are held firmly bound unto _____ hereinafter
called the Oblige, in the penal sum of _____ DOLLARS, lawful
money of the United States of America to be paid to said Oblige, for which payment well and truly to be
made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and
severally firmly by these presents.

Signed with our hands and sealed with our seals this, the _____ day of _____, A.D.
20____.

WHEREAS, the _____, Principal, has made application to the _____
_____ for a formal plat named _____
_____, AND

WHEREAS, said plat shows thereon, among other things, a tract or parcel of land named _____
_____, AND

WHEREAS, the above bounden Principal, as owner of the aforesaid tract, has agreed to and with
the _____ in the said named tract of land, at its own expenses, said _____
_____ to be completed in a manner acceptable to and approved by the _____
_____.

NOW, THEREFORE, the condition of this obligation is such that, if the above plat is finally
approved by the said County, and if the said Principal shall in all things do and perform the _____
_____ in the manner specified, and shall fully and faithfully do and perform each and every
matter and thing to be performed by the said Principal according to the terms and conditions of this bond,
and shall comply with all the requirements of the law, or ordinances of the _____
then this Obligation shall be null and void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set this hands and seals
this _____ day of _____, 20____.

WITNESS

BY: _____
PRINCIPAL

BY: _____
ATTORNEY-IN-FACT

Note: Bonding Company's mailing address and phone number shall be shown

Example Maintenance Bond

Bond # _____

KNOW ALL MEN BY THESE PRESENTS, That, _____
_____ (hereinafter called the Principal), as Principal, and _____
_____, a cooperation Organized and existing under the laws of the State of _____
_____, (hereinafter called the Surety), as Surety, are held firmly bound unto _____
_____ hereinafter called the Obligee, in the just and full sum of _____
_____ DOLLARS (\$) _____, to the payment of which sum,
well and truly to be made, the said Principal and Surety bind themselves, their respective heirs,
administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has installed and paid for the following improvements _____

_____ IN _____ which
were completed as of _____.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall
maintain said improvements from _____ TO _____ and shall make any
repairs caused by defective material or workmanship during that period then this obligation shall be null
and void otherwise to remain in full force and effect.

PROVIDED, HOWEVER, it shall be a condition precedent to any right of recovery hereunder, that in
event of any default on the part of the Principal, a written statement of the particular facts showing the
date and nature of such default shall be immediately delivered to the Surety by registered mail at it's
Home Office in the City of _____.

AND PROVIDED FURTHER, that no action, suit or proceeding shall be had or maintained against the
Surety on this instrument unless the same be brought or instituted and process served upon the Surety
within three (3) months after the expiration of Maintenance period.

IN WITNESS WHEREOF, the Principal and the Surety have signed and sealed this instrument
this _____ day of _____, 20____.

WITNESS

BY: _____
PRINCIPAL

BY: _____
ATTORNEY-IN-FACT

Note: Bonding Company's mailing address and phone number shall be shown.

EXAMPLE

FORM OF A LETTER OF CREDIT. ITEMS IN () TO BE FILLED IN BY INSTITUTION

(Guaranteeing Institution's Letterhead)

IRREVOCABLE LETTER OF CREDIT

(Date)

No. (letter of credit number)

Planning Director
Mahoning County Planning Commission
50 Westchester Dr. Ste 203
Youngstown, OH 44515

RE: To guarantee proper
completion of improvements on the
approved construction drawings

(name of plat)
(name of township)
Planning Commission File Number

Dear Sir:

This is to advise that (name of developer), the developer of the above captioned plat, has the necessary documents signed that would make available to the Mahoning County Planning Commission up to (amount guaranteed) for the above plat.

We shall continue to guarantee this amount until released by the Mahoning County Planning Commission with verification by the Executive Director accompanied by an inspection report from the County Engineer's office.

Our office will recognize periodic reductions to this stated amount when authorized by the Mahoning County Planning Commission accompanied by an inspection report from the County Engineer's office.

Very truly yours,

(signature)
(title of institution officer)