SUBDIVISION RULES & REGULATIONS REVIEW

PREPARED FOR:

THE VILLAGE OF PEMBERVILLE, OHIO

PREPARED BY:

POGGEMEYER DESIGN GROUP, INC.
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO, 43402

ARTICLES 1 THROUGH 8

PDG Job No. 1870-013

AUGUST, 2002

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ORDINANCE NO. 1235

AN ORDINANCE OF THE VILLAGE OF PEMBERVILLE ENACTED IN ACCORDANCE WITH CHAPTER 711, OHIO REVISED CODE, AND FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE AND GENERAL WELFARE; AND REGULATING THE DEVELOPMENT OF SUBDIVIDED AREAS; PROMOTING THE PROPER ARRANGEMENT OF STREETS AND LAYOUT OF LOTS; PROVIDING FOR ADEQUATE AND CONVENIENT PROVISION OF OPEN SPACES, UTILITIES, RECREATION AND ACCESS TO SERVICE AND EMERGENCY VEHICLES; PROVIDING FOR ADEQUATE PROVISION OF WATER, DRAINAGE, SEWER AND OTHER SANITARY FACILITIES; PROVIDING FOR THE ADMINISTRATION OF THESE REGULATIONS AND DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATIVE OFFICERS; PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS ORDINANCE OR ANY AMENDMENT THERETO; AND FOR THE REPEAL THEREOF AND REPEALING ORDINANCE NO. _____.

SECTION 3. THAT IT IS FOUND AND DETERMINED THAT ALL FORMAL ACTIONS OF THIS COUNCIL CONCERNING AND RELATING TO THE ADOPTION OF THIS ORDINANCE WERE ADOPTED IN AN OPEN MEETING OF THIS COUNCIL, AND THAT ALL DELIBERATIONS OF THIS COUNCIL AND ANY OF ITS COMMITTEES THAT RESULTED IN SUCH FORMAL ACTION, WERE IN MEETINGS OPEN TO THE PUBLIC IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS, INCLUDING SECTION 121.22 OF THE OHIO REVISED CODE.

1st Reading: 5-21-02

2nd Reading: 6-4-02

3rd Reading: 6-18-02

Passed: 7-16-02

Gustava Oberhouse
Mayor

ATTEST: _____
Clerk-Treasurer

APPROVED AS TO FORM:
Michael J. Marsh
Solicitor

ARTICLE 1

TITLE, SCOPE, AND JURISDICTION

Section 100 - Title

These regulations shall be known and may be cited and referred to as the "Subdivision Regulations of the Village of Pemberville," and shall hereinafter be referred to as "these regulations."

Section 101 - Purpose

1. Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is, therefore, to the interest of the public, the developer and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.

2. The Major Thoroughfare Plan and the following standards guiding the Planning Commission are designed to provide for the harmonious development of the area; to secure a coordinated layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

Section 110 - Administration

These regulations shall be administered by the Planning Commission.

Section 120 - Jurisdiction

These regulations shall be applicable to all subdivisions of land within the Village corporation limits. The Planning Commission shall have the power of final approval of development plans for all plats. Responsibility for final plat approval and acceptance involving dedication of road right-of-way and/or utilities, shall rest solely with the Pemberville Village Council and as further defined by Village ordinances.

Section 130 - Relation to Other Laws

The provisions of these regulations shall supplement any and all laws of the State of Ohio, Village ordinances, or any and all rules and regulations promulgated by authority of such law or ordinance relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

Section 140 - Amendments

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

Section 150 - Separability

If, for any reason, any clause, sentence, paragraph, section or other part of these regulations should be decided by a court of competent jurisdiction to be invalid, such judgement shall not affect

the validity of these regulations as a whole, or any part thereof, other than the part so held to be invalid.

Section 160 - Effective Date

These Regulations shall be effective following the adoption by the Village Council of Pemberville. Henceforth, any other subdivision regulations previously adopted by the Village of Pemberville, Wood County, shall be deemed repealed.

ARTICLE 2

DEFINITIONS

INTERPRETATION OF TERMS OR WORDS: For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

a. "Person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

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

c. "Shall" is a mandatory requirement, "may" is a permissive requirement and "should" is a preferred requirement.

d. "Used" or "occupied" include the words "intended, designed or arranged to be used or occupied."

e. "Lot" includes "plot" or "parcel".

f. "Building" includes "structure".

1. ALLEY: See Thoroughfare.

2. BLOCK: A piece or parcel of land entirely surrounded by public highways, public streets, railroad right-of-way, parks, streams, lakes or bodies of water, or a combination of these bounds.

3. BUILDING: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, possessions or property.

4. BUILDING LINE: The front yard setback line at/upon which the front line of a single or duplex dwelling unit must be placed in a residential subdivision.

5. COMMISSION: The Planning Commission of the Village of Pemberville.

6. COMPREHENSIVE DEVELOPMENT PLAN: A plan, or any portion thereof, adopted by the Planning Commission and Council of the Village of Pemberville showing the long-range plan for the desirable use of land in the area, the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. The purpose of such plan being, among other purposes, to serve as a guide in future development and zoning for the community. This plan also establishes the goals, objectives and policies of the community. The Comprehensive Plan could also be referred to as the "Land Use Plan".

7. CONCEPTUAL PLAN: An informal drawing which shows a developers intentions for subdivision or development of property and which gives sufficient site information for Planning Commission and/or Council to offer suggestions for site development.

8. CONDOMINIUM: An estate in real property consisting of an undivided interest in common with other purchases in a portion of a parcel of real property, together with a separate interest in space in a residential building such as an apartment. A condominium may include, in addition, a separate interest in other portions of such real property.

9. CORNER LOT: See Lot Types

10. COUNCIL: The Village Council of the Village of Pemberville.

11. COUNTY ENGINEER: The County Engineer of Wood County, Ohio.

12. COVENANT: A written promise or pledge.

13. CUL-DE-SAC: See Thoroughfare

14. CULVERT: A transverse drain that channels water under a bridge, street or driveway.

15. CURB LEVEL: The officially established grade of the curb in front of the mid-point of the lot.

16. DEAD-END STREET: See Thoroughfare

17. 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 to be developed (including public right-of-way).

    b. Net Density - The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses (excluding public right-of-way).

18. DENSITY, LOW RESIDENTIAL: Land to be utilized for residential purposes, including public housing and industrialized units, which do not exceed four (4) dwelling units per gross acre.

19. DENSITY, MEDIUM RESIDENTIAL: Land to be utilized for residential purposes, including public housing and industrialized units, which have more than four (4) dwelling units per gross acre and do not exceed eight (8) dwelling units per gross acre.

20. DENSITY, HIGH RESIDENTIAL: Land to be utilized for residential purposes, including public housing and industrialized units, which have more than eight (8) dwelling units per gross acre.

21. DEVELOP: To make a development; also to do any grading or filling of land, whether developed or already subdivided, so as to change the drainage or the flow of water, or to do any work upon the land that is capable of serving as a subdivision or development of building sites in the future.

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

23. DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

24. DRAWING: The map drawing, or chart on which the developers plan of subdivision is presented to the Planning Commission for conceptual and/or preliminary approval, after such approval(s), or in concurrence with either submittal, the final plat may be prepared for submission.

25. DRIVEWAY: A vehicular travelway used to provide access from a street to dwelling units or commercial or industrial activities. Driveways are designed for low travel speeds and are often used as, or are integral with, parking areas for vehicles.

26. 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, and having its own means of entrance which can be distinguished from other dwellings.

27. EASEMENT: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the subject property.

28. ENGINEER: Any person registered to practice professional engineering in the State of Ohio by the State Board of Registration as specified in Section 4733 of the Ohio Revised Code.

29. ENVIRONMENTAL AUDIT OR SITE ASSESSMENT - A survey of potential contamination of a site from previous or current activity on that site or adjacent property. The purpose is to clear a site of potential Village liability as it relates to existing or future right-of-way, easements, or dedicated park land, or to recommend additional phases of investigation to verify these liability issues. This survey is performed by a firm or individual specializing in environmental audits or site assessments.

30. EQUAL DEGREE OF ENCROACHMENT: A standard applied in determining the location of floodway limits so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the flood plain along both sides of a stream for significant reach.

31. EROSION CONTROL - See "Storm Water Permit"

32. FINAL PLAT: The final map, drawing or chart of a subdivision prepared in conformance with the requirements of the Regulations and suitable for recording by the County Recorder.

33. FLOOD: A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

34. FLOOD PLAIN: The areas adjoining a water course which are expected to be flooded as a result of a severe combination of hydrological conditions.

35. FLOODWAY: The channel of the watercourse and those portions of the adjoining flood plains which are reasonably required to carry any discharge of the regional flood.

36. FLOODWAY FRINGE: That portion of the regulatory flood plain outside of the floodway.

37. FLOOD STAGE: The highest point at which flood waters have risen in the specific area in question. If the responsible authority is unable to determine, it shall be the duty of the Village Council to so determine.

38. GRADE: The amount of rise or descent of a sloping land surface, usually measured as a percent where the numbered percent represents the amount of vertical rise or fall, in feet, for every one hundred feet (100') horizontally. For example, a one foot (1') vertical rise over one hundred horizontal feet (100') represents a one percent (1%) slope.

39. GRADE, FINISHED: The completed surfaces of lawns, walks, and roads brought to grades as shown on Village approved plans or designs relating thereto.

40. HIGHWAY OR TRANSPORTATION DIRECTOR: The Director of the Ohio Department of Transportation.

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

42. LAND USE PLAN: See Comprehensive Plan.

43. LINE, STREET: The dividing line between the street and lot, also referred to as the "right-of-way line".

44. LOCATION MAP: See Vicinity Map.

45. LOT: A parcel of land of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street and may consist of:

    a. A single lot of record;

    b. A portion of a lot of record;

    c. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

46. LOT FRONTAGE: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided as indicated under Yards in this section.

47. LOT LINES: Any line dividing one lot from another.

48. LOT, MINIMUM AREA OF: The area of a lot is computed exclusive of any portion of the right-of-way of any public street.

49. LOT MEASUREMENTS: lot measurements shall be defined as follows:

    a. Depth: A mean horizontal distance between the front lot line and the rear lot line, measured in a general direction parallel with its side lot lines. Unless otherwise specified length shall be measured from the right-of-way of the street. Lot length and lot depth have the same meaning.

    b. Width: The distance between the lines connecting front and rear lot lines at each side of the lot, measured at the building setback line, provided, however, that the distance measured between the side lot lines where they intersect with the street line shall not be less than eighty (80) percent of the required width.

50. LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

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

a. A corner lot is defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet an interior angle of less than one hundred thirty-five degrees (135°). A corner lot shall be considered to have two (2) front yards with the location of the rear yard to be determined by Planning Commission, generally opposite the minor street.

b. An interior lot is a lot other than a corner lot with only one frontage on a street.

c. A through lot is a lot having frontage on two parallel or approximately parallel streets. Through lots abutting two streets may be referred to as double frontage lots.

d. A reversed frontage lot is a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

52. MAINTENANCE GUARANTEE: Financial security that may be accepted by a governmental agency as a guarantee that the completed improvements required as part of an application for development will be satisfactorily maintained for a twelve month period following completion of said improvements and acceptance by the agency. A Maintenance Guarantee may typically be provided in the form of a maintenance bond, irrevocable letter of credit from a reputable financial institution or an escrow account, any of which are provided in favor of the governmental agency.

53. MAJOR THOROUGHFARE PLAN: The comprehensive plan recommended by the Planning Commission and adopted by Council indicating the general location recommended for arterial, collector and local thoroughfares within the corporate limits. Also could be referred to as, or could be a part of, a Land Use Plan.

54. MINOR SUBDIVISION: A division of a parcel of land that does not require a plat to be approved by a planning authority according to Section 711.131, Ohio Revised Code. Also known as Lot Split.

55. MONUMENTS: Permanent markers used to establish definitely all subdivision boundary line corners, points of change in centerline of street right-of-way alignment, points of intersection of centerline of street alignments, and lot corners.

Note: Descriptions of types of monuments have been moved to Section 502 of these regulations

56. OEPA - The Ohio Environmental Protection Agency.

57. ODOT - The Ohio Department of Transportation.

58. OPEN SPACE: An area open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, swimming pools, tennis courts, and other recreational facilities that the Planning Commission deems permissive. Streets, drives, sidewalks, parking spaces, pavement stones, and structures shall not be included.

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

60. OWNER: Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

61. PAD: A building site prepared by artificial means, including, but not limited to, grading, excavation, or filling, or any combination thereof.

62. PARCEL: Any area or tract of land as defined in a recorded deed description and shown on a tax duplicate.

63. PARKING SPACE, OFF-STREET: For the purpose of these regulations, an off-street parking space shall consist of an area consistent with the requirements of the zoning code for parking an automobile, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

64. PEDESTRIAN WALKWAY: A right-of-way, generally ten (10) feet in width with a four (4) foot wide to five (5) foot wide sidewalk, which cuts across a block to facilitate pedestrian access to adjacent streets and properties. Pedestrian walkway right-of-way and sidewalk maintenance shall be the responsibility of a homeowner's association, or adjacent property owner(s) if no homeowner's association exists.

65. PERFORMANCE GUARANTEE: Financial security that may be accepted by a governmental agency as a guarantee that the improvements required as part of an application for development will be satisfactorily completed. A Performance Guarantee may typically be provided in the form of a performance bond, irrevocable letter of credit from a reputable financial institution or an escrow account, any of which are provided in favor of the governmental agency.

66. PERSON: Any natural individual human being, firm, partnership, association, or corporation. This definition does not include governmental units/entities.

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

68. PLANNING COMMISSION: The Commission which controls the platting of land within the corporate limits of the Village of Pemberville.

69. PLAT: The map, drawing, or chart on which the developer's final plan of subdivision is presented to the Planning Commission, the Council, and other proper reviewing agencies for approvals and, after such approvals are received, is presented to the County Recorder for recording.

70. PRELIMINARY PLAN: The initial proposal, including both narrative and site design information, intended to provide the Planning Commission with an understanding of the manner in which the site in question is to be developed.

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

72. REACH: A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the flood hazard area where flood heights are influenced by a man-made or natural obstruction. In a urban area, the segment of a stream or river between two consecutive bridge crossings would typically constitute a reach.

73. REGIONAL FLOOD: The flood which is representative of large floods known to have occurred generally in the area and reasonably characteristic of what can be expected to occur on a particular stream. The regional flood generally has a flood frequency of approximately 100 years as determined by analysis of floods on a particular stream and other streams in the same general region.

74. REGIONAL FLOOD PLAIN: The area inundated by the regional flood (100 year frequency flood). This is the flood plain area which shall be regulated by the standard, and criteria of this ordinance.

75. REGIONAL FLOOD PROTECTION ELEVATION: The elevation of the regional flood plus one (1) foot of freeboard to provide a safety factor.

76. REGULATIONS: Subdivision Regulations for the Village of Pemberville, Wood County, Ohio.

77. REPLAT: A subdivision or plat, the site of which has heretofore been platted or subdivided with lots or parcels of land. It may include all or any part of a previous subdivision or plat.

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

79. RESPONSIBLE AUTHORITY: The individual or governing body, as determined by P.C., to be responsible for reviewing and/or approving or disapproving a request.

Note: The preceding definition is intended to replace "Zoning Inspector" and/or "Zoning Administrator".

80. REVIEWING AGENCIES: Any person, firm, Village official or department, or governmental agency required to review existing or proposed development, uses, or variances as directed by the Planning Commission, Zoning Board of Appeals, Council, or Responsible Authority, or as required by the Ohio Revised Code.

81. RIGHT-OF-WAY: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features, such as grade separation, landscaped areas, viaducts and bridges.

82. SETBACK LINE: A line established by the subdivision regulations and/or zoning ordinance, generally parallel with and measured from the lot line or right-of-way line and defining the limits of a yard. (See Yard, Front; Yard, Rear; Yard, Side)

83. SEWERS, CENTRAL OR GROUP: An approved sewage disposal system, which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

84. SEWERS, ON SITE: A septic system or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

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

86. SOIL REPORT: A statement of soil conditions by a qualified source.

87. STREET: A public way which affords the principal means of vehicular access to abutting properties.

88. STREET, CENTERLINE: A line, generally parallel with and midway between two (2) street rights-of-way or property lines.

89. STORM WATER PERMIT: E.P.A. NPDES permit required for construction sites addressing erosion control procedures, and specifically including Notice of Intent Application and Storm Water Pollution Prevention Plan.

90. STRUCTURE: Any building, shed, parking areas, driveways, paving stone area, or any other object constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, regardless if it is temporary or permanent construction. "Structure" shall not include live plant materials established on a lot.

91. SUBDIVIDER: See Developer

92. SUBDIVISION:

    a. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll prior to the adoption of these regulations, into two (2) or more parcels, sites or lots any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

    b. The improvement of one (1) or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities. (See Minor Subdivision)

93. SURVEYOR: Any person registered to practice professional surveying in the State of Ohio by the State Board of Registration as specified in Section 4733 of the Ohio Revised Code.

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

    a. "Level" is that land which has a cross slope range of four (4) percent or less;

    b. "Rolling" is that land which has a cross slope range of more than four (4) percent, but not more than eight (8) percent;

c. "Hilly" is that land which has a cross slope range of more than eight (8) percent, but not more than fifteen (15) percent;

d. "Hillside" is that land which has a cross slope range of more than fifteen (15) percent.

95. THOROUGHFARE, STREET OR ROAD: The full width between property lines bounding every public way of whatever nature, with a part thereof, to be used for vehicular traffic and designated as follows:

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

b. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route.

c. Boulevard Street: A street developed by two (2) one-way pavements separated by a median.

d. Collector Street: A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.

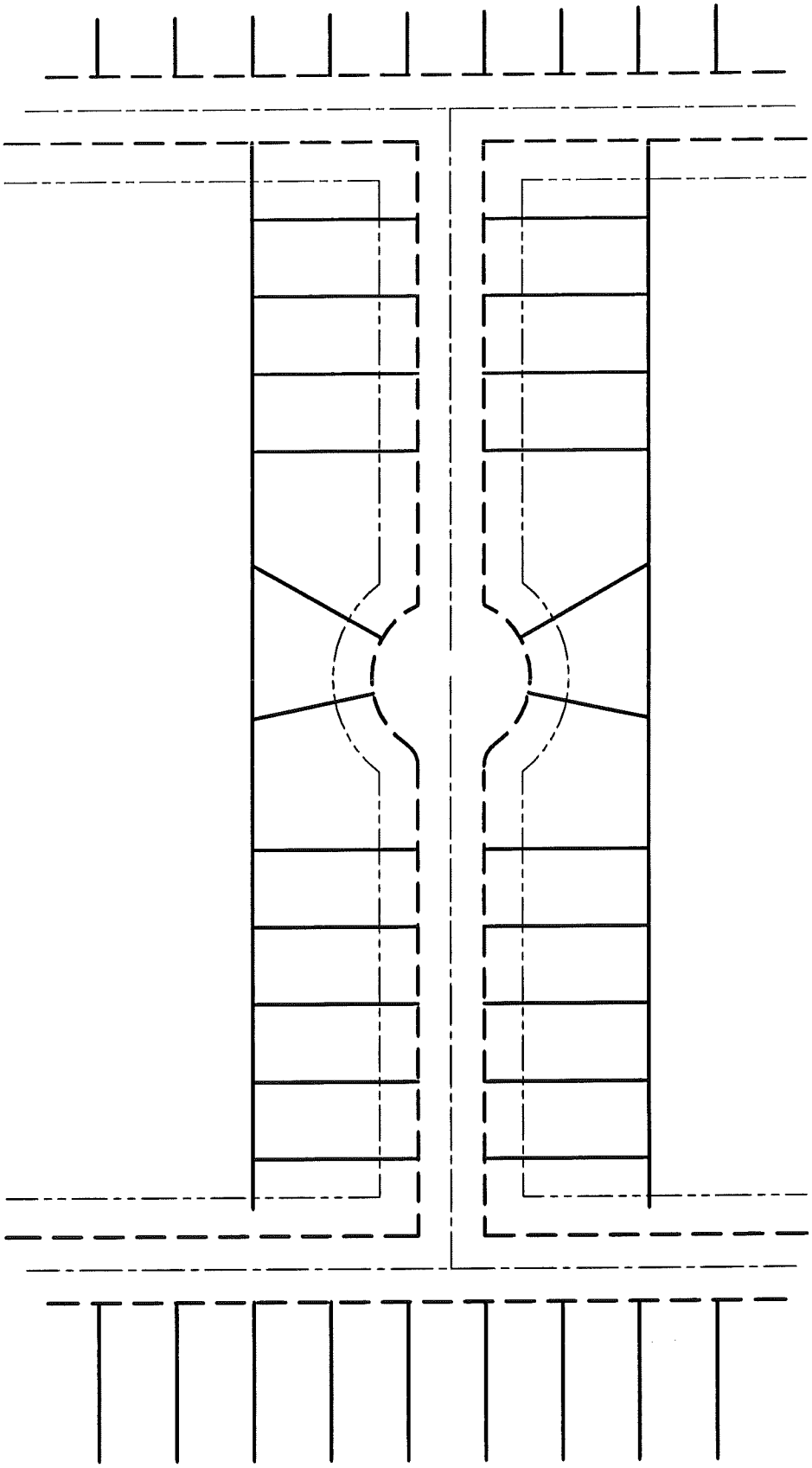
e. Cul-de-Sac, Intermediate: Typically a local through street with a vehicular turnaround placed between street intersections or at the end of a Temporary Dead-end Street intended to be extended in the future.

f. Cul-de-Sac, Terminating: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.

g. Dead-end Street: A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

h.. Local Street: A street primarily for providing access to residential, commercial or other abutting property.

i. Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, nor normally more than 600 feet from each other.



INTERMEDIATE CUL-DE-SAC

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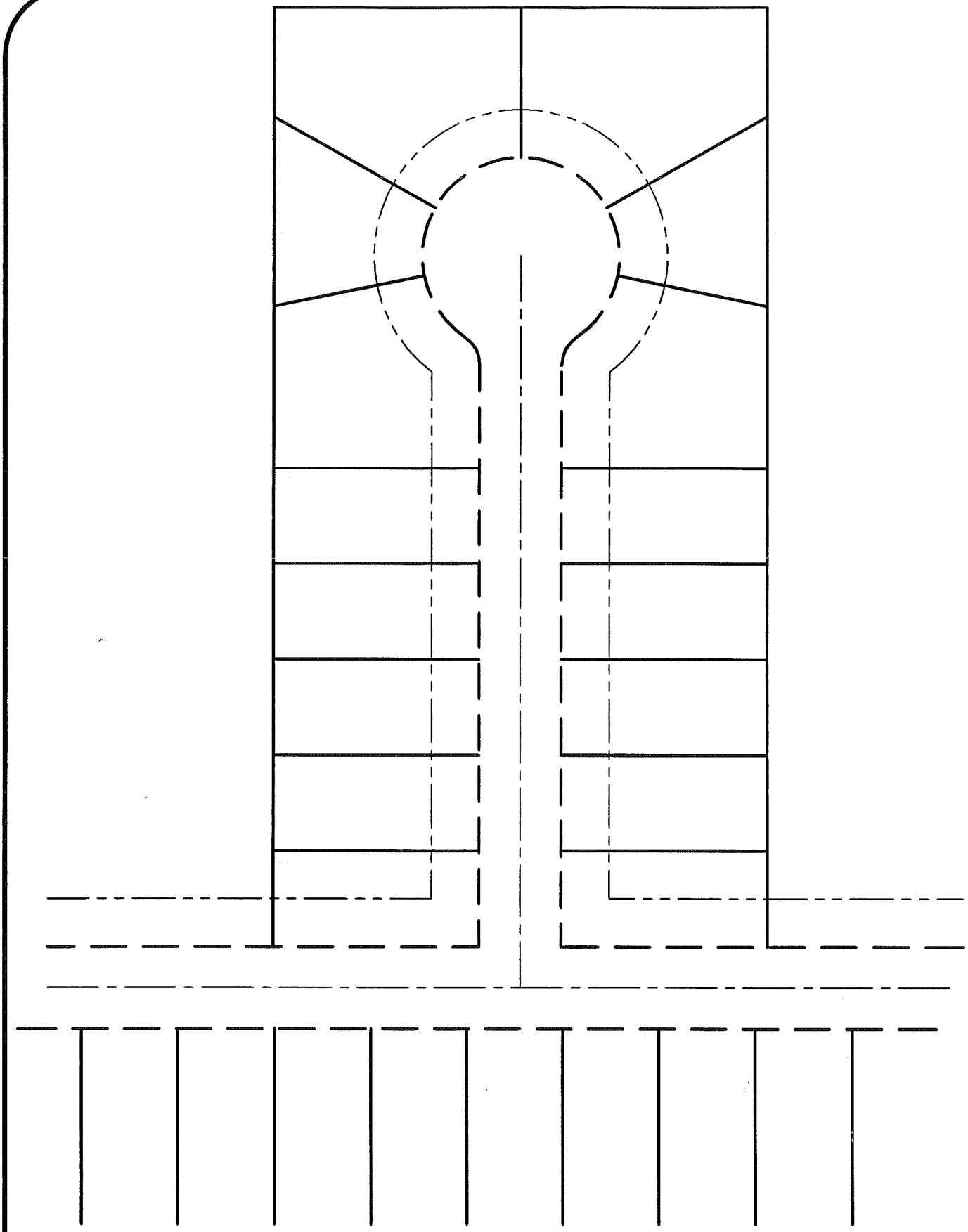

TERMINATING CUL-DE-SAC

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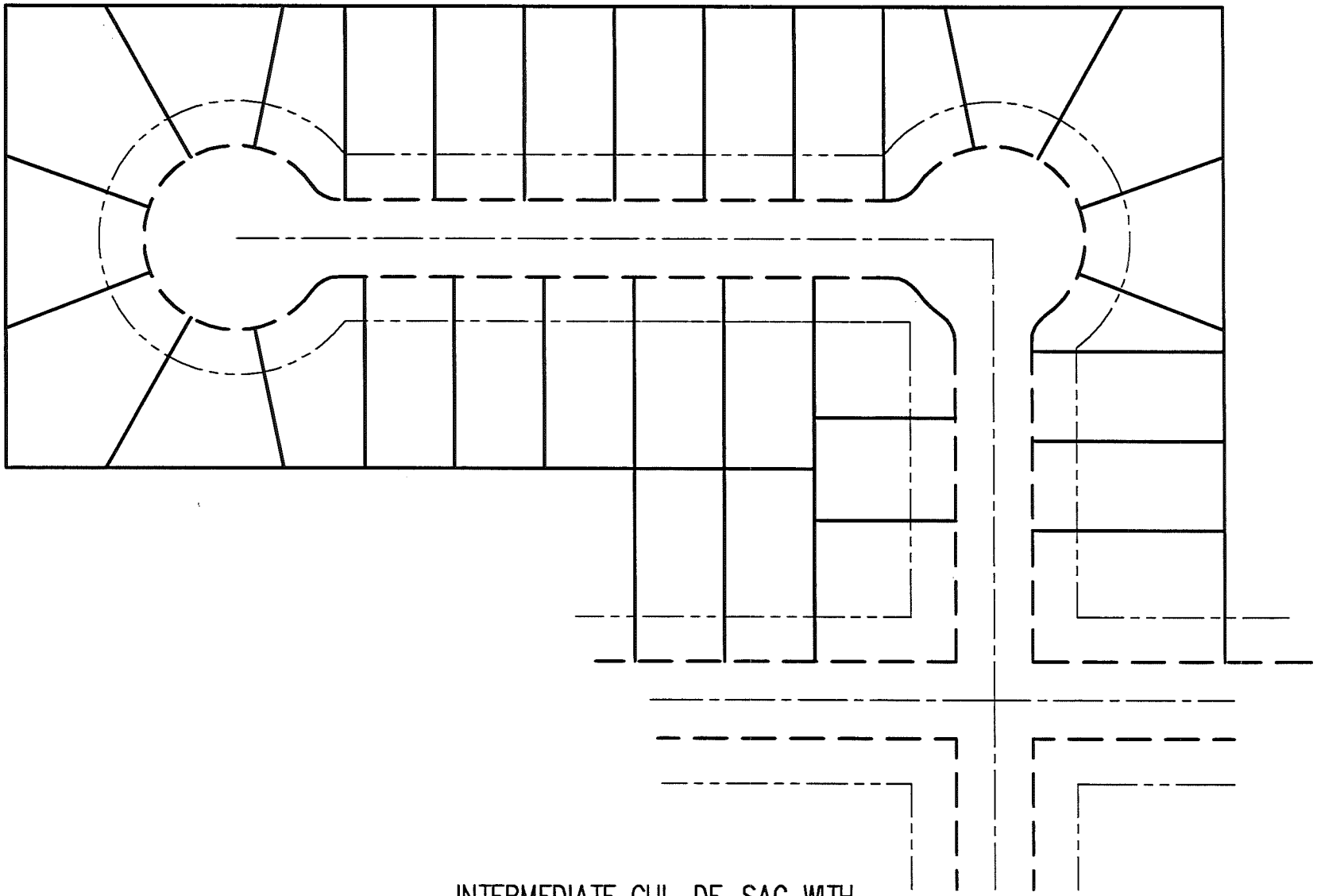

INTERMEDIATE CUL-DE-SAC WITH
TERMINATING CUL-DE-SAC

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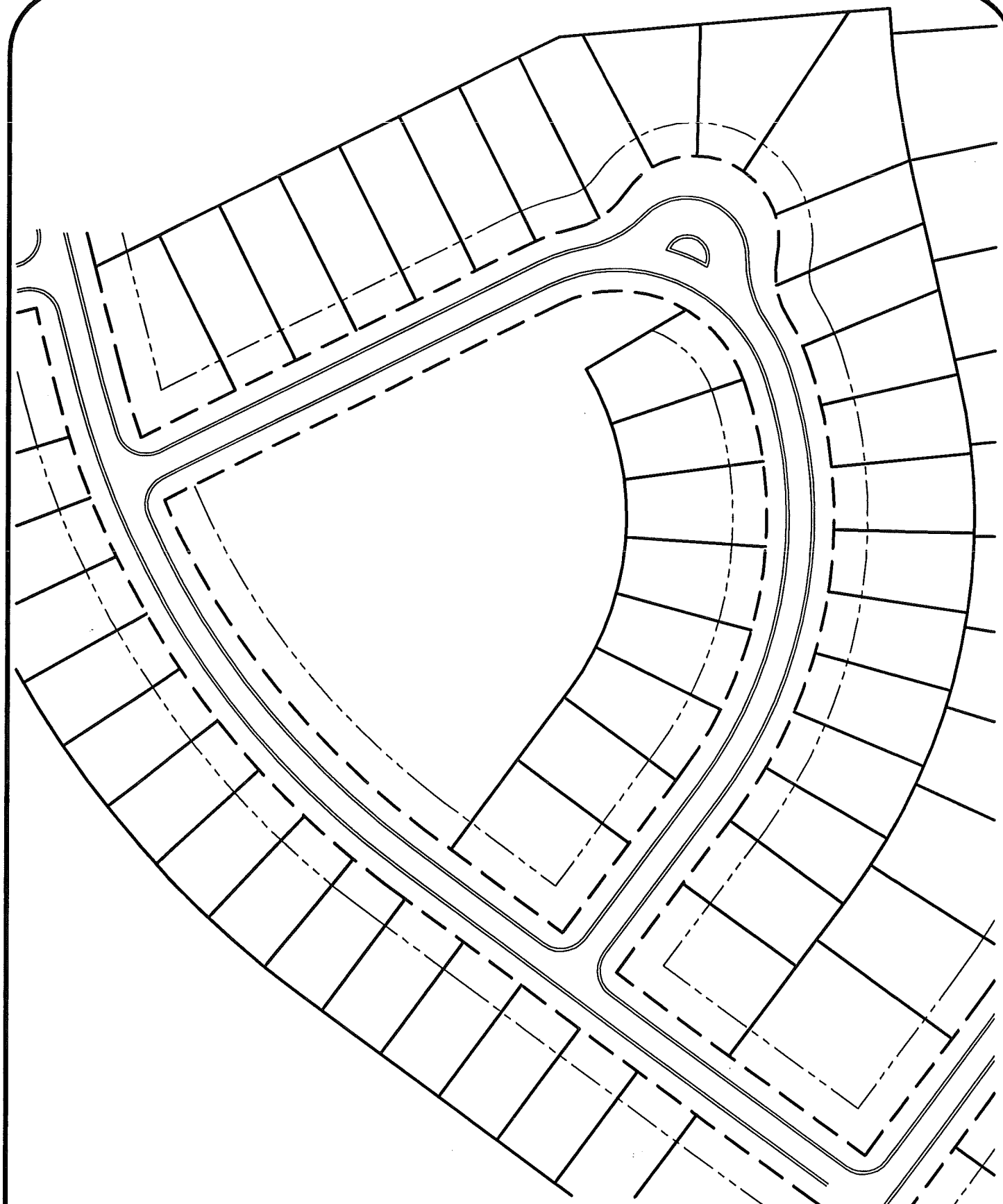

EYEBROW CUL-DE-SAC

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ARCHITECTS + ENGINEERS + PLANNERS

j. Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street)

k. Minor Street: A street of limited continuity used primarily for access to abutting residential properties and protection from through traffic.

96. THROUGH LOT: See Lot Types

97. TRACING: A translucent drawing on linen, mylar, cronaflex or equal, from which a print can be taken directly.

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

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

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

101. WAY: A street or alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

102. WETLANDS: Areas inundated or saturated by surface or ground water at a frequency or duration sufficient to support, under normal circumstances, a prevalence of vegetation adapted for life in saturated soil conditions. These areas may be as defined by the Corps of Engineers, Soil Conservation Service, Ohio Department of Natural Resources, or the Ohio Environmental Protection Agency, and are specifically delineated by a wetlands specialist.

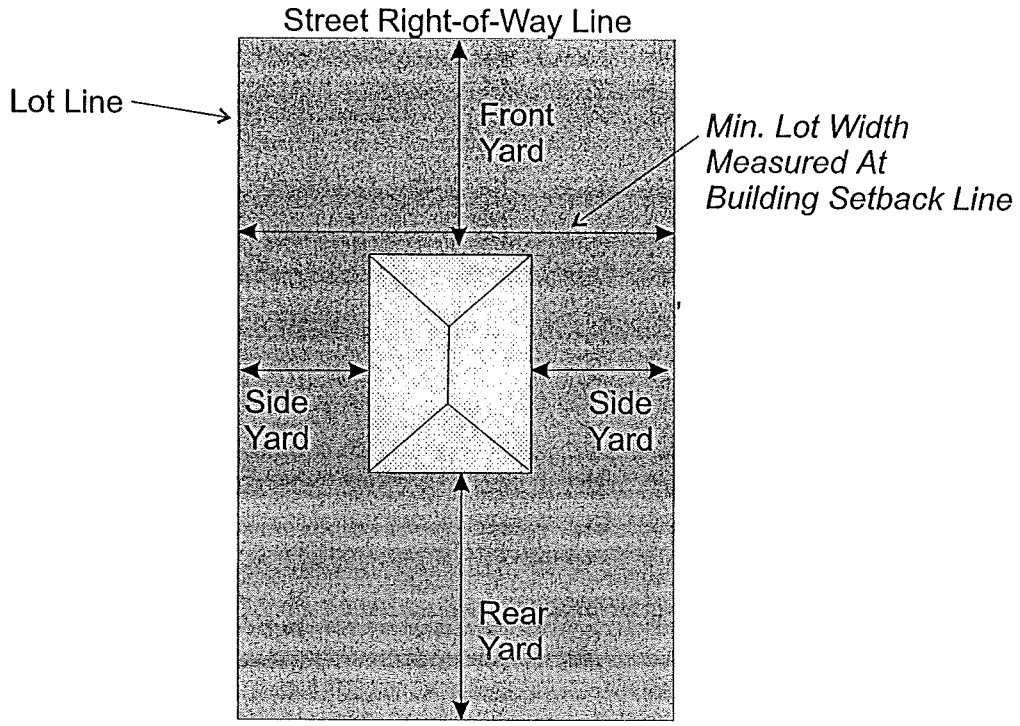
103. YARD: An unoccupied space open to the sky, on the same lot with a building or structure.

104. YARD, FRONT: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street right-of-way line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street right-of-way line. Covered porches whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.

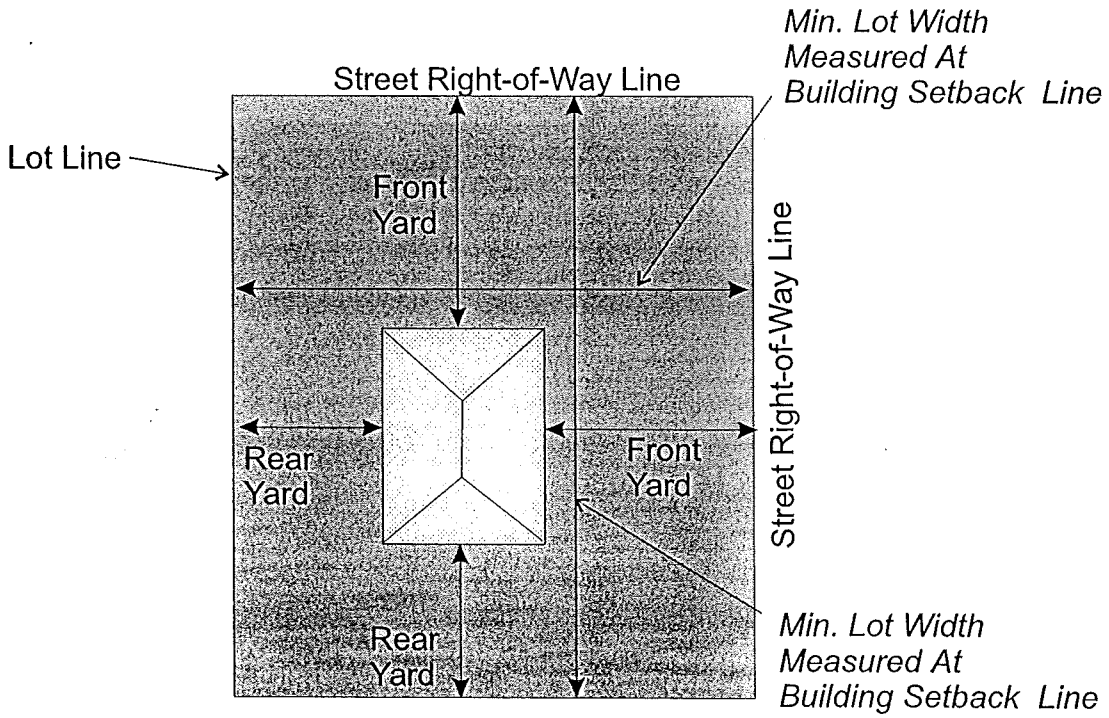
105. YARD, REAR: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there is an alley, and the rear line of the building.

106. YARD, SIDE: An open unoccupied space on the same lot with a main or accessory building situated between that building and the side line of the lot and extending from the front yard to the rear yard.

Interior Lot

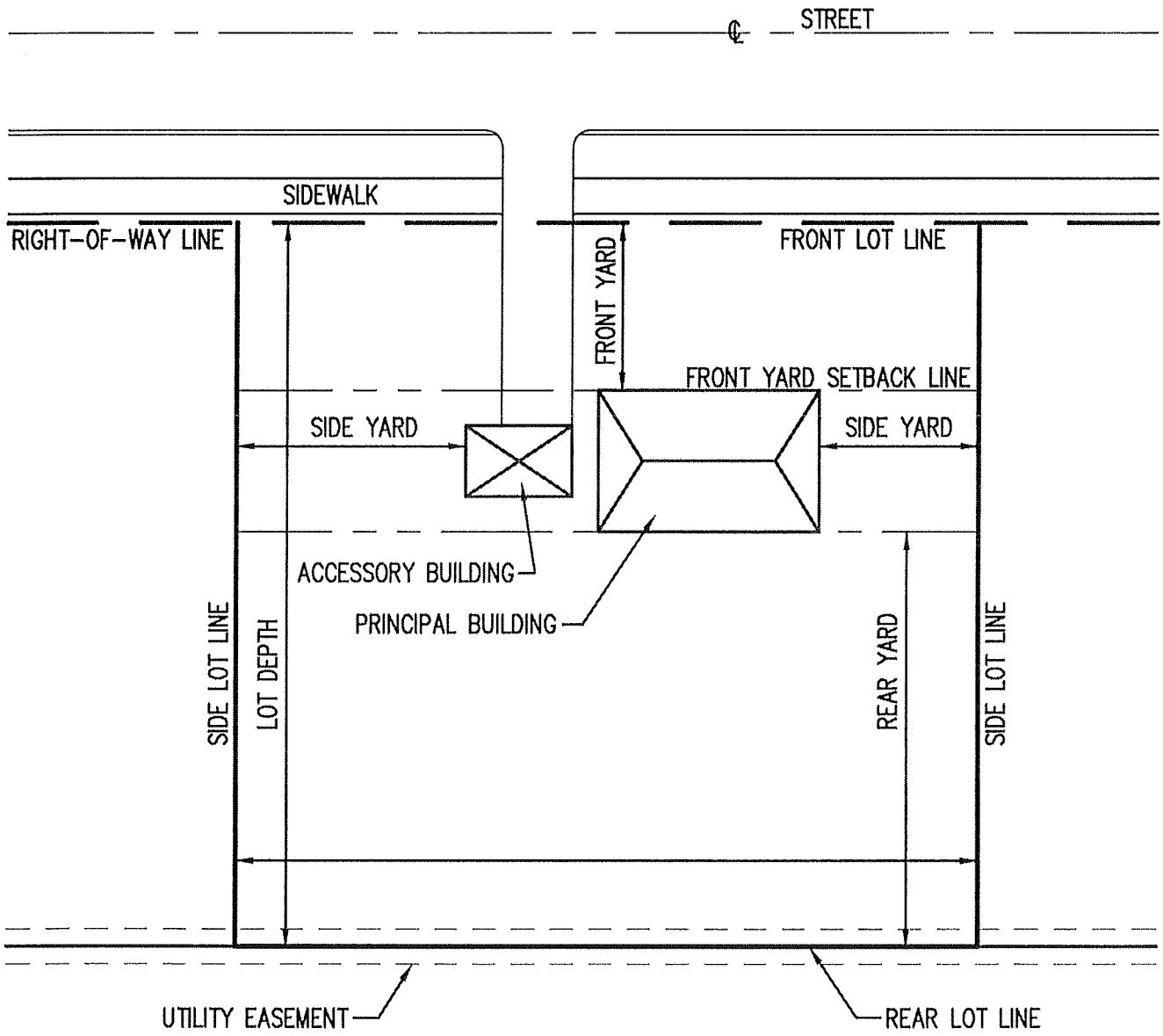


Corner Lot



P:\PDG\DEPT\Plan\zoning\Drawing\Lot Measurements
August 2001

THE FOLLOWING ILLUSTRATIONS CLARIFY AND EXPLAIN SELECTED DEFINITIONS FROM ARTICLE 2



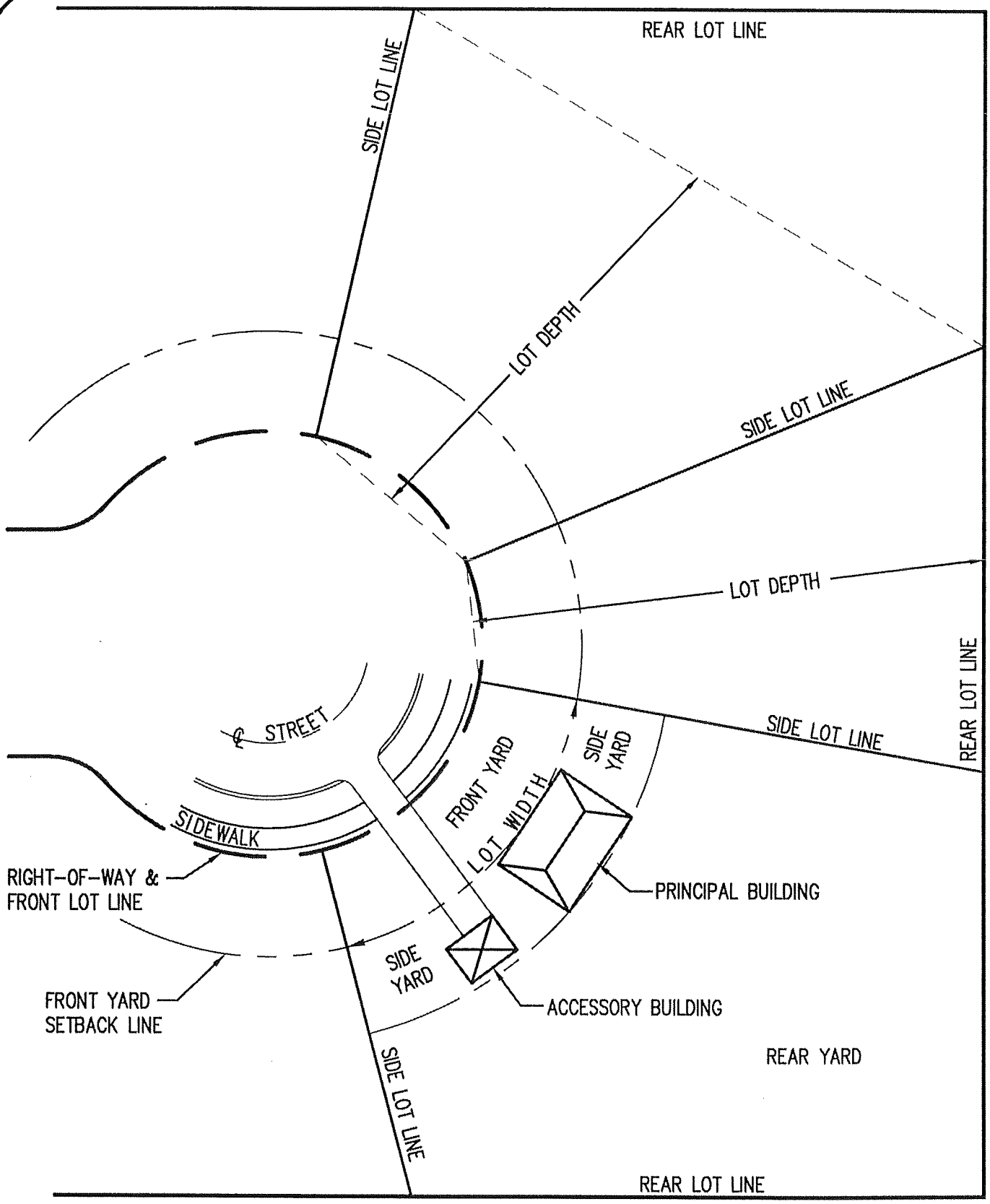
LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PERCENT OF LOT OCCUPIED BY BUILDING(S)

LOT TERMS

POGGEMEYER DESIGN GROUP, INC.

ARCHITECTS + ENGINEERS + PLANNERS



LOT AREA = TOTAL HORIZONTAL AREA

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LOT TERMS

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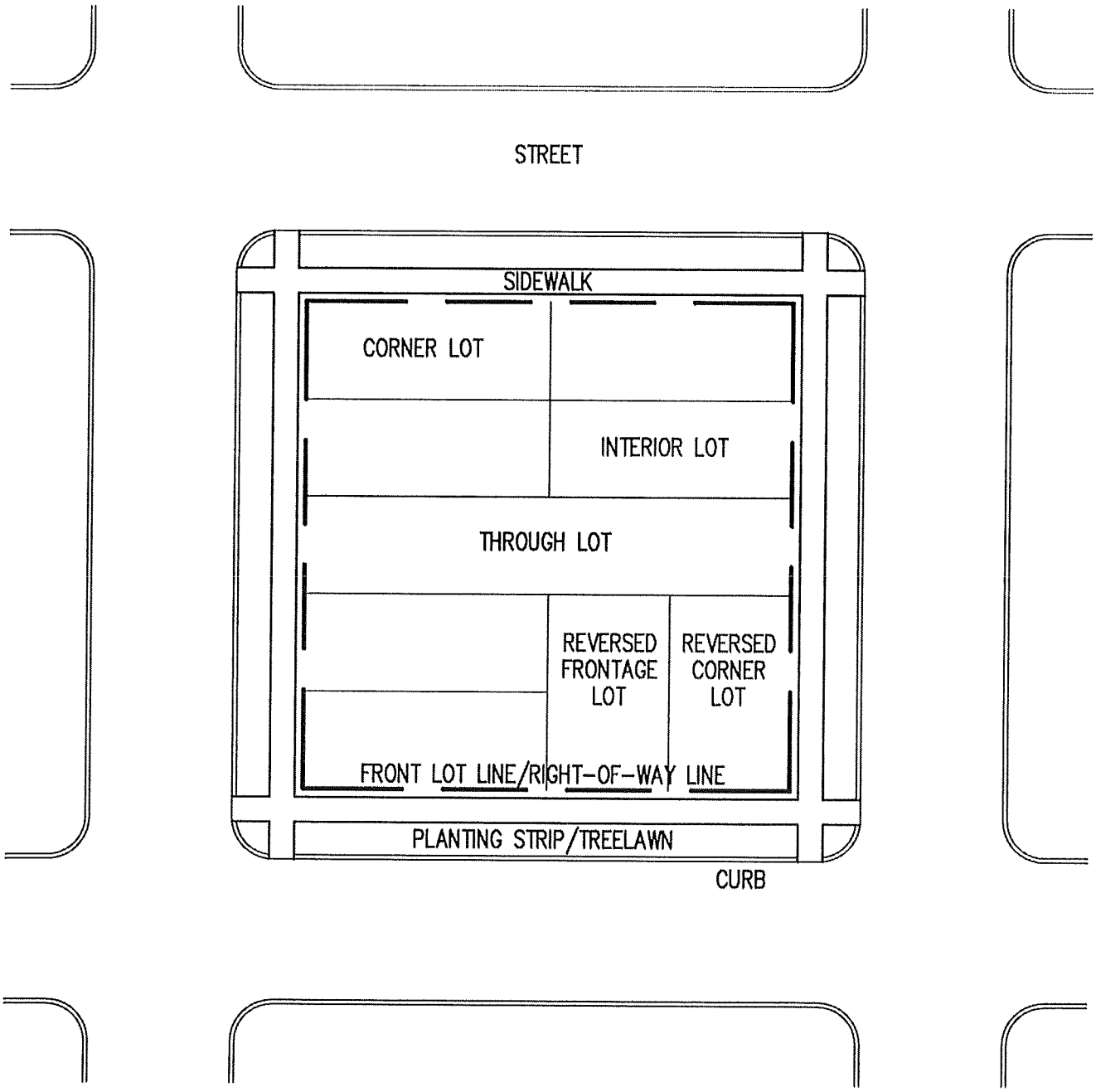
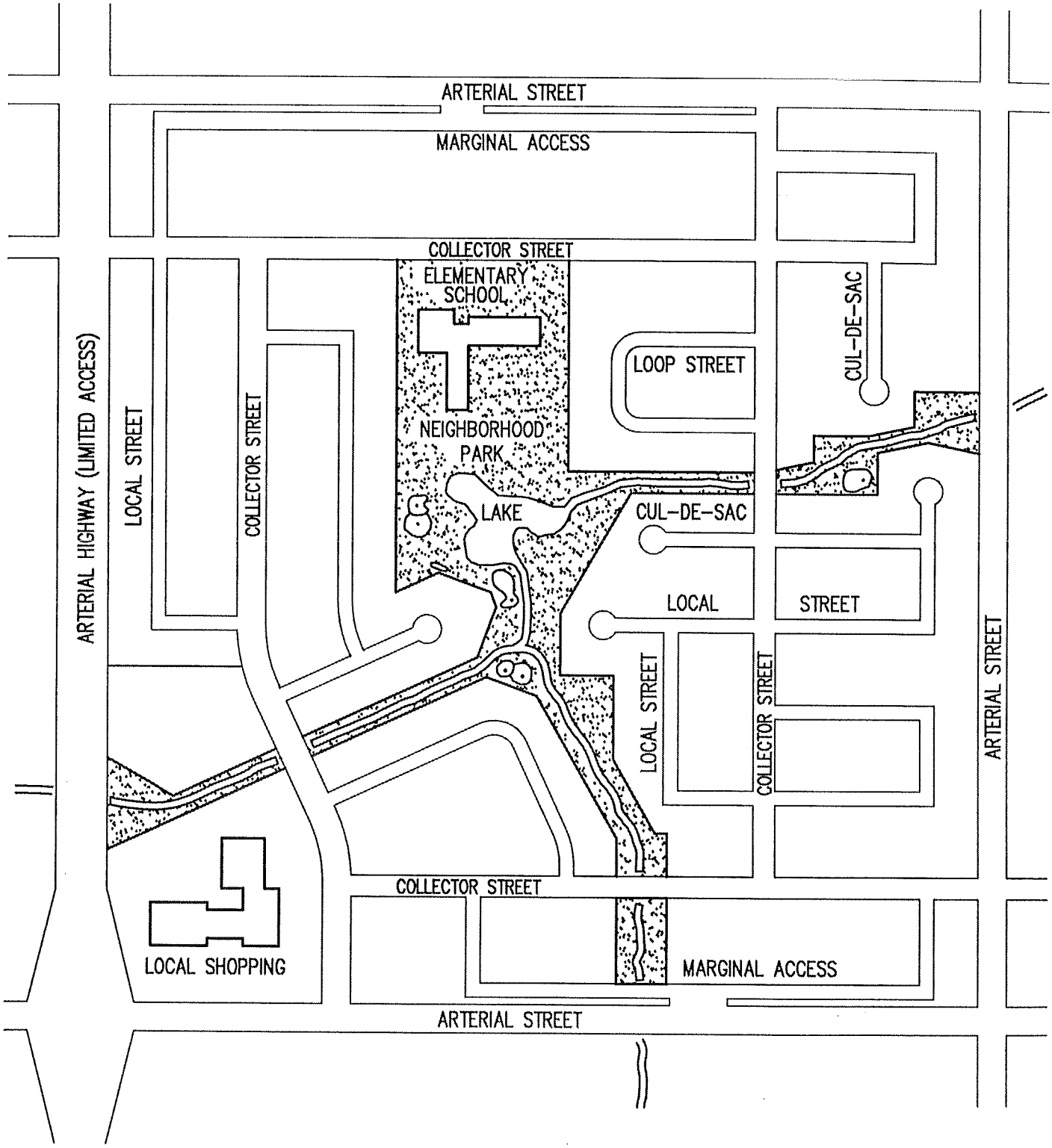
ARCHITECTS + ENGINEERS + PLANNERS



TYPES OF LOTS

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS



CLASSIFICATION OF THE THOROUGHFARE SYSTEM

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS

ARTICLE 3

PROCEDURE FOR SUBDIVISION APPROVAL

Section 300 - Procedures

This section details procedures and associated requirements for making application for the various steps in seeking subdivision approvals from the Planning Commission. A written summary of the procedural guideline for subdivision approval as well as a flow chart of procedures for subdivisions approval can be found in Appendix "A" of these Regulations.

Section 301 - Preapplication/Conceptual Meeting

The developer shall meet with the Planning Commission or its designated representative prior to submitting the preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of these regulations and the criteria and standards contained therein; and to familiarize the developer with the Comprehensive Plan, the Major Thoroughfare Plan, the Parks and Public Open Space Plan, the zoning ordinance and the drainage, sewerage and water systems for the Village of Pemberville.

Section 302 - Preapplication/Conceptual Sketch Content

The developer may submit, to the Planning Commission, a sketch plan legibly drawn at a suitable scale and containing the following information:

1. The proposed subdivision in relation to existing community facilities, thoroughfares and other transportation modes, shopping centers, manufacturing establishments, residential development, and existing natural and man-made features, such as soil types, vegetation, contours, and utilities in the neighboring area.

2. The layout and acreage of streets, lots and any non-residential sites, such as commercial, manufacturing, school or recreational uses within the proposed subdivision.

3. The location of utilities in the proposed subdivision, if available, or the locations of the nearest sources for water and public facilities for the disposal of sewage and storm water.

4. The scale and title of the subdivision, a north arrow and the date of plan submission for review by the Village.

5. Name, address, telephone number, and fax number of owners and developers.

6. Fifteen (15) copies of the Preapplication/Conceptual Sketch Plan shall be submitted twenty-one (21) days prior to the next scheduled meeting of the Planning Commission in order to be placed on the agenda.

Section 303 - Preapplication/Conceptual Sketch Filing

The preapplication/conceptual sketch shall be considered officially filed on the day it is received by the Responsible Authority for distribution to Planning Commission and proper Village Officials/Departments for review and shall be so dated. A filing fee shall be paid as indicated in Section 603.

Section 304 - Preapplication/Conceptual Plan Approval by Planning Commission

The purpose of the Preapplication/Conceptual Plan review with Planning Commission is to provide an opportunity to conceptually discuss a proposed development and to provide general guidance to assist in the preparation of a formal Preliminary Plan. All comments and suggestions shall be considered informal by the applicant and shall not be a binding agreement with the Planning Commission for plan approval. This Preapplication/Conceptual review is a service provided to benefit the applicant, and formal development plan approval is dependent upon the outcome of the Preliminary Plan review, Final Plat and Construction Drawing review described herein.

Section 310 - Preliminary Drawing Required

After the preapplication stage, the developer shall submit a preliminary drawing of the proposed subdivision, which shall conform with the requirements set forth in Sections 311 to 318, inclusive. The preliminary drawing shall be prepared by a qualified engineer or surveyor.

Section 311 - Application for Preliminary Plan Approval

An application for approval of the preliminary plat/drawing shall be submitted on forms provided herein, together with fifteen (15) copies of the preliminary drawing, one reduced 8 ½" x 11" or 11" x 17" copy of the preliminary drawings, and the information specified in Sections 312 to 315, inclusive. The application shall be submitted to the Responsible Authority for distribution to Planning Commission, the Board of Public Affairs, the EMS, Fire and Police Chiefs, and other Village Officials/Departments. The Preliminary Plat/Drawing shall be considered a part of the application.

Section 312 - Preliminary Plat/Drawing Form

The preliminary plat/drawing shall be legibly drawn in waterproof ink on tracing cloth or other material of equal permanence at a scale of not more than one hundred (100) feet to the inch and shall be on one or more sheets, 24 x 36 inches in size. All delineations, lettering, and signatures shall be completed using black opaque ink. One additional reduced copy of the preliminary plat shall also be provided, sized 8 ½" x 11" or 11" x 17".

Section 313 - Preliminary Drawing Contents

The preliminary drawing shall contain the following information:

1. Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the Village.

2. Location by section, range and township or other surveys.

3. Names, addresses, phone numbers and fax numbers of the owner(s), subdivider(s)/developer(s), and engineer, and surveyor who prepared the plat, with appropriate registration numbers and seals.

4. Date of survey.

5. Scale of the plat (not more than 100 feet to the inch) and north point.

6. Boundaries of the subdivision and total acreage together with proposed plats/phases of the subdivision and associated acreages.

7. Names of adjacent subdivisions, owners of adjoining parcels of subdivided and unsubdivided land and the approximate location of their boundary lines.

8. Locations, widths and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, corporation and township lines, location of wooded areas and other significant topographic and natural features, all within the plat area, adjacent to the plat area, and within a minimum distance of 200 feet of the plat area.

9. Existing zoning classification and proposed use(s) of the tract to be subdivided and the zoning classification and existing use(s) of adjoining properties. A description of proposed zoning changes, if any, shall also be included.

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.

11. Locations and sizes of existing storm sewers, sanitary sewers, waterlines, culverts, underground structures including their material of construction, and power transmission poles and lines within and adjacent to the tract.

12. Regional flood elevations and boundaries of flood-prone areas as defined in Section 441, including floodways, if known.

13. Location, names and widths of proposed streets and easements.

14. Building setback lines with dimensions (setback lines along curved roadways and cul-de-sacs shall show dimension as measured along arcs).

15. Location, approximate lengths and sizes of all proposed storm sewers, sanitary sewers and waterlines as well as the location of other utility lines showing all connections with the existing utility systems.

16. Layout, 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 width of the lot at the property line/right-of-way and at the front yard setback line shall be shown.

17. Parcels of land in acres to be reserved for public use or to be reserved by covenant for residents of the subdivision.

18. Proposed fill or other structure elevating techniques, levees, channel modifications, seawalls, and other methods to overcome flood or erosion related hazards.

19. A vicinity map at a scale of not less than 1,000 feet to the inch shall be shown on, or accompany, the preliminary drawing. This map shall show all existing subdivisions, roads and tract lines and the nearest existing thoroughfares.

20. Statement of proposed use of lots, giving type and number of dwelling units and type of business or industry.

21. Location and approximate dimensions of all existing buildings.

22. For commercial and industrial development, the location, dimensions and approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.

23. Description of proposed covenants and restrictions.

24. Fifteen (15) copies of the Preliminary Plat/Drawing and one reduced 8 ½" x 11" or 11" x 17" copy shall be submitted twenty-one (21) days prior to the next scheduled meeting of the Planning Commission in order to be placed on the agenda.

Section 314 - Supplementary Information

The following information shall be supplied in addition to the requirements in Section 313 when the proposed subdivision is located within a flood hazard area as designated on the Flood Hazard Boundary Map in Section 441 of these regulations. This information should be provided by the Developer's engineer.

1. Additional topographic information for areas adjoining both sides of the channel

2. Three (3) valley cross sections including the channel of the stream at points specified by the Village's engineer.

3. Cross sections of the land to be occupied by the proposed development.

4. High water information.

5. Estimate of the discharge of the regional flood.

6. Determination of the specific flooding threat at the site of the proposed subdivision and determination of whether the subdivision is located in a floodway or flood fringe area by:

   (A) Calculations of water surface elevations and flood protection elevations based upon a hydraulic analysis of the capacity of the stream channel and overbank areas to convey the regional flood. Flood protection elevations shall be 1 foot above the water surface elevations of the regional flood.

   (B) Computation of the floodway required to convey this flood without increasing flood heights to an extent which would cause substantial upstream and/or downstream damage to existing development or reasonably anticipated future development.

   Computations of increases in flood heights caused by any encroachment shall be based upon the reasonable assumption that there will be an equal degree of encroachment on both sides of the stream within that reach. Generally, any increase in flood stages attributed to encroachments on the flood plain of any river or stream shall not exceed 0.5 feet in any one reach or for the cumulative effect of several reaches.

The Planning Commission shall transmit this information to the Village Engineer for technical assistance, where necessary, in evaluating the proposed project in relation to flood heights and velocities; evaluating the potential for flood damage to the proposed development and the Village the adequacy of plans for protection against flood damage and other technical matters.

Section 315 - Filing of Preliminary Plan and Receipt by Planning Commission

The Preliminary Plat/Drawing application shall be considered officially filed on the day it is received by the Responsible Authority for distribution to Planning Commission and proper Village Officials/Departments for review and shall be so dated. A filing fee shall be paid as indicated in Section 603.

The preliminary plan shall be considered officially received by Planning Commission at the next regularly scheduled meeting of the Planning Commission, following the date the preliminary plan was properly filed with the responsible authority.

Section 316 - Responsible Authority Review

The Responsible Authority shall review the application for compliance to all applicable Sections of these regulations within fifteen (15) days of filing of the application, based on the information provided in the application. If the Responsible Authority finds that the application will not comply with these regulations or the Zoning Code of the Village, the Responsible Authority shall provide written notification, to the applicant, of the discrepancies of the site plan. If the applicant disagrees with the Responsible Authority's decision or chooses to seek a variance, he or she can appeal to the Planning Commission or Zoning Board of Appeals, as applicable, for such relief, as described in these regulations or Article XII of the Zoning Code as applicable, as a separate process. Submission of the Preliminary Plat/Drawing to the Planning Commission shall not be permitted unless the Responsible Authority determines that the plans are in compliance with these regulations and the Zoning Ordinance, or if an appeal determination or variance has been granted from the Planning Commission and/or the Zoning Board of Appeals as applicable.

Section 317 - Public Hearing

The Planning Commission on its own initiative may, or upon petition by a citizen or neighboring property owner shall, prior to action on a Preliminary Plat/Drawing of a subdivision, hold a public hearing thereon at such time and upon such notice as the Commission shall designate.

Section 318 - Approval of Preliminary Drawing

The Responsible Authority shall forward copies of the preliminary drawing to proper Village officials and departments as are indicated in Section 311 for the purpose of study and recommendation for Planning Commission consideration. After receipt of reports, from such officials and departments, the Planning Commission shall determine whether the preliminary drawing shall be approved, approved with modifications, or disapproved. If a drawing is disapproved, the reasons for such disapproval shall be stated in writing. The Planning Commission shall act on the preliminary drawing within sixty (60) days after the receipt of the Preliminary Plat/Drawing application by the Planning Commission unless such time is extended by agreement with the developer. If no action is taken by Planning Commission within 60 days of the receipt of the preliminary plat/drawing, the preliminary plat/drawing shall be deemed to be rejected. When a preliminary drawing has been approved by the Planning Commission, the chairman shall sign all copies and return one to the developer for compliance with final approval requirements. Approval of the preliminary drawing shall be conditional upon compliance with all other applicable statutes, ordinances, and regulations of the Village, but will not constitute acceptance of the final plat.

Section 319 - Approval Period

The approval of the preliminary drawing shall be effective for a maximum period of 12 months and shall guarantee that the terms under which the approval was granted will not be affected by changes to these regulations unless such changes are mandated by Federal or State law. Upon written request by the applicant, Planning Commission may consider an extension of the approval period provided the written request is received by the Responsible Authority a minimum of thirty (30) days prior to the expiration date of the original approval. Expiration of any approval shall be immediate and shall be without any notification to the applicant.

Upon expiration of the approval period, the owner(s) and/or developer(s) desiring to continue with any undeveloped/unimproved phase(s) of the previously approved preliminary plat shall return to Planning Commission to re-file for approval. Re-filing for approval shall require resubmission of all required information together with payment of associated filing fees.

Section 320 - Preliminary Plat/Drawing Recall

The Planning Commission may recall unplatted portions of the preliminary plat for consideration, reapproval, modification, or disapproval by the Planning Commission. A recall may occur if:

1. Incomplete, inaccurate, or fraudulent information influenced approval.

2. The subdivider/developer has failed to satisfactorily pursue platting or conditions of approval.

3. Previously unknown or new health, safety, or environmental issues/concerns arise.

4. The subdivider/developer shall be notified by letter no later than thirty (30) days before the recall is scheduled for consideration.

Section 330 - Final Plat Required

The developer, having received approval of the preliminary plat/drawing of the proposed subdivision, shall submit a final plat of the subdivision and construction drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary drawing required by the Planning Commission. Otherwise, it shall conform to the preliminary drawing, and it may constitute only that portion/phase of the approved preliminary drawing which the developer proposes to record and develop at the time. The final plat and any required supplementary information shall be prepared by a qualified engineer or surveyor.

Section 331 - Application for Approval of Final Plat

An application for approval for the final plat shall be submitted on forms provided herein, together with fifteen (15) copies of the plat, one (1) reduced 8 ½" x 11" or 11" x 17" copy of the plat, and the information specified in Sections 332 to 335 inclusive as well as requirements of Article 4 and Appendix "B" of these regulations. The application shall be submitted to the Responsible Authority for distribution to Planning Commission, the EMS, Fire and Police Chiefs, and other Village Officials/Departments. The Final Plat Drawing and Construction Drawings and Specifications shall be considered a part of the application.

Section 332 - Regulations Governing Improvements

The final plat shall include detailed construction plans and specifications of improvements which shall be prepared and submitted twenty-one (21) days prior to the next scheduled meeting of the Planning Commission in order to be placed on the agenda. The detailed construction plans and specifications shall include Village Standard Construction Details and Specifications and be prepared by a qualified engineer. The final plat, detailed construction plans, and specifications shall be drawn on tracing cloth or other material of equal permanence and shall be on one or more sheets, 24 x 36 inches in size. One reduced copy of the final plat and detailed construction plans shall also be provided, sized 8 ½" x 11" or 11" x 17".

The plans shall include typical sections, plan and profile views, site dimension plan or Final Plat Drawing, site grading plan, composite utility plan, construction details and estimates of quantities. All final detailed plans and specifications of the improvements shall meet the approval of the Planning Commission, the Village's Engineering Representative, and other State and County agencies, where applicable, prior to commencing with the installation of the required improvements.

PRIOR TO THE GRANTING OF APPROVAL OF THE FINAL PLAT, THE DEVELOPER SHALL HAVE INSTALLED THE REQUIRED IMPROVEMENTS OR SHALL HAVE FURNISHED A PERFORMANCE GUARANTEE FOR THE AMOUNT OF THE ESTIMATED CONSTRUCTION COST OF THE ULTIMATE INSTALLATION PLUS TWENTY (20) PERCENT AND THE INITIAL

COST OF MAINTENANCE OF THE IMPROVEMENTS. THE COST OF MAINTENANCE OF THE IMPROVEMENTS SHALL BE CALCULATED AT FIFTY (50) PERCENT OF THE AMOUNT OF THE PERFORMANCE GUARANTEE.

Before the performance guarantee is accepted, it shall be approved by the proper administrative officials. The term of the performance guarantee shall extend twelve (12) months beyond the anticipated completion date of the project. Upon completion of all improvements and acceptance by Council, the performance guarantee may be returned to the developer upon receipt of an acceptable maintenance guarantee valid for a twelve (12) month term.

Section 333 - Final Plat Form

The final plat shall be prepared by a qualified surveyor and legibly drawn in waterproof ink on tracing cloth or other material of equal permanence. It shall be drawn at a scale not smaller than 100 feet to the inch and shall be on one or more sheets, 24" x 36" in size.

When possible, a scale of one inch equals fifty (50) feet or larger should be used. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets numbered in ascending sequential order as a key.

Section 334 - Final Plat Contents

The final plat shall contain the following information:

1. Identification

   A. Name of Subdivision

   B. Location by Section, Town and Range and other legal description as necessary

   C. Names of owner(s)/developer(s) and signature and seal of qualified surveyor to be lettered and signed in black opaque ink

   D. Scale shown graphically

   E. Date

   F. North point

2. Delineation

   A. All delineation shall be in black opaque ink on the tracing (including signatures)

   B. Boundary of Plat will be shown as a bold heavy line to indicate the limits of the plat. All plat boundary lines will be shown with the lengths and bearings of course. The boundaries shall be determined by an accurate survey in the field, which will be balanced and closed with a certified error of closure not to exceed 1 in 10,000. A computation sheet may be required to be submitted with the plat, upon request.

   C. True bearings and distances shall be tied to the nearest established street monuments and/or official monuments, which shall be accurately described on the plat.

   D. Village, Township, County and/or section lines shall be shown accurately tied to the lines of the subdivision by distances and bearings.

E. Accurate location of all monuments existing or proposed (as specified in Section 502) shall be shown.

F. Show exact location, width and name of all streets within and adjoining the plat and the exact location and widths of all alleys and cross walkways. (The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with the proper Village and County officials.)

G. Show exact location and width of all easements and rights-of-way provided for public services or utilities, with limitation of the easement rights definitely stated on the plat.

H. Show all lot or parcel numbers and lines, with accurate dimensions in feet and hundredths.

I. Show accurate designation of any areas to be dedicated or reserved for public use, with the purpose indicated thereon.

J. Show radii, internal angles, points of curvature, point of tangency and lengths of all curves of the subdivision boundaries and centerlines of proposed right-of-ways.

K. Indicate the estimated elevation for, and delineation of, the 100 Year Flood Plain or provide a marginal note indicating that the proposed development does not lie within a 100 Year Flood Plain.

L. Show building setback lines accurately shown with dimensions.

M. In case the subdivision is traversed by a water course, channel, stream or creek, the existing or prior location and/or the proposed location of such water course shall have the top of bank and approximate centerline shown.

N. Provide legal description of the boundaries of the plat.

O. Provide total acreage in plat, total acreage in street right-of-way and total acreage in lots will be shown on the plat.

P. Provide copy of any restrictions and/or covenants the developer intends to include in the deeds to the lots of the subdivision.

Q. Names of adjacent subdivisions, names of owners of adjoining parcels of subdivided and unsubdivided land, and the approximate location of their boundary lines.

R. Existing Zoning classification and proposed use(s) of the tract to be subdivided and the zoning classification and existing use(s) of adjoining properties. A description of proposed zoning changes, if any, shall also be included.

S. Two (2) copies of an environmental site assessment report completed by a certified/registered geotechnical consultant specializing in environmental site assessment shall be submitted with the final plat (Phase 1 assessment minimum).

T. Two (2) copies of a wetlands report completed by a certified/registered geotechnical consultant specializing in wetlands assessment and/or evaluations shall be submitted with the final plat.

U. A certification by a qualified surveyor to the effect that the plat represents a true and accurate survey made by him. (See sample wording for certification.)

V. Private restrictions, if any, will be noted:

1) Boundaries of each type of use restrictions;

2) Other private restrictions for each definitely restricted section of the subdivision.

W. Space for approval by signature of Owner(s)/Developer(s), Village, and County Officials in accordance with the following:

1) Owners Certification

I/We, the undersigned, owners of the property hereon described, do hereby adopt this subdivision into lots as shown, establish setback lines as shown, (except buffer lot--which is dedicated on condition the abutting right-of-way dedication is extended or widened beyond said buffer lot), and dedicate to public use, rights-of-way as shown, and we do further grant easements as shown hereon and designated as utility reservations, roadway easement and drainage easement.

I/We certify that no lot will be sold or building constructed in a flood hazard area prior to completion of all flood protective works, measures, or improvements planned for such lot and necessary access facilities.

I/We further certify that I/We will improve this subdivision with the following installations: [insert statement of the specific sewer, water, pavement and other improvements to be installed].

WITNESSES:	OWNERS:
_____	_____
_____	_____

2) Notary

State of Ohio }
ss
County of _____ }

On this ___ day of _____, 20__, before me personally appeared _____, and acknowledged the signing of this plat to be his (their) free act and deed for the purposes hereon mentioned.

Witness my hand and seal the day and year first above written.

_____

Notary Public in and for _____ County, Ohio

My Commission Expires: _____

3) Surveyor

This is to certify that at the request of the owners I have surveyed and platted " _____ " as shown hereon and containing ____ acres of land in Village of Pemberville, Freedom Township, Wood County, Ohio. Monumentation was found or set as indicated. Distances are shown in feet and decimal parts thereof. Bearings shown are assumed and used to describe angles only. The plat represents a survey in which the traverse of the exterior boundaries of the tract and of each block when computed from field measurements of the ground closed within a limit of error of one (1) foot to ten thousand (10,000) feet of the perimeter before balancing the survey. The survey meets the minimum standards for land surveys, in Section 4733-37 of the Ohio Administrative Code and adjacent property descriptions have been considered in performing this survey. All of which I certify to be correct.

By _____

(SEAL)

Registered Surveyor No. _____

4) Planning Commission

We hereby approve and accept this plat according to the Subdivision Rules and Regulations for the Village of Pemberville , Ohio this ____ day of____ _____ 20__.

(Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, per Section 711.04 and 711.014, Ohio Revised Code)

_____ Chairman

_____ Secretary

5) Village Engineer

Approved this _____ day of _____, 20___.

_____
Village Engineer

6) Village Council

This is to certify that this plat of _____is hereby approved and the streets as shown hereon are accepted by Ordinance No._____.

Date _____

Council of the Village of Pemberville
Wood County, Ohio

By _____
Mayor

By _____
Clerk

7) Office of the County Auditor

Transferred this ____ day of _____, 20_____ .

_____
Wood County Auditor

8) Office of the County Recorder

This plat filed for Record this ____ day of _____, 20___ at ____ .m.

Recorded this ____ day of _____, 20___, in Plat Book ___, Page ___.

_____
Wood County Recorder

3. Other required information

A. If a zoning change is involved, certification from the Responsible Authority shall be required indicating that the change has been approved and is in effect.

B. Certification shall be required showing that the final detailed plans and specifications for the improvements have been approved by the Village's Engineering Representative and other proper State and County agencies.

C. Certification shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a performance guarantee has been provided, in favor of the Village of Pemberville, assuring installation and initial maintenance of the required improvements.

D. Certified waiver of lien from all contractors, subcontractors, and suppliers involved in the development.

E. Three (3) complete sets of as-built construction drawings shall be provided upon completion of the proposed improvements.

F. As-built construction drawings shall also be provided in electronic data format (CADD drawings) acceptable to the Pemberville Street Department and Utilities Department.

G. Review and approval by the Wood County Engineer's Office and other applicable county offices.

When the subdivision is located in a flood hazard area, as designated on the current Flood Hazard Boundary Map for the community, the final plat shall also contain the following information in addition to the previous requirements:

H. Fill areas

I. Flood and/or erosion protective/preventive measures or works

J. Areas subject to special deed restrictions.

K. Buildable and/or non-buildable areas of the subdivision.

Section 335 - Filing of Final Plat and Receipt by Planning Commission

The Final Plat application shall be considered officially filed on the day it is received by the Responsible Authority for distribution to Planning Commission and proper Village Officials/Departments for review and shall be so dated. A filing fee shall be paid as indicated in Section 603. Filing of the Final Plat application shall be made not later than twelve (12) months after the date of approval of the Preliminary Plat/Drawing unless an extension of the Preliminary Plat/Drawing approval is granted by Planning Commission upon request of the applicant as indicated in Section 319.

The final plat shall be considered officially received by Planning Commission at the next regularly scheduled meeting of the Planning Commission, following the date the preliminary plat was properly filed with the responsible authority.

Section 336 - Approval of Final Plat

The Planning Commission shall approve or disapprove the final plat within Thirty (30) days after it is received by the Planning Commission. Failure of the Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission and a copy of said record shall be forwarded to the developer. The Commission shall not disapprove the final plat if the developer has complied with all applicable regulations and has proceeded in accordance with the conditions and standards as specified for the approved preliminary drawing. If disapproved, the developer shall make the necessary corrections and resubmit the final plat within sixty (60) days to the Commission for review. If a plat is refused by the Commission, the person submitting the plat shall be entitled to such appeal as is provided in the Ohio Revised Code.

Section 337 - Recording of Final Plat

When the final plat has been approved by the Planning Commission and accepted by Council, the original tracing shall be returned to the developer for filing with the County Recorder after all necessary certifications are received. The final plat shall be recorded with the County Recorder within six months from the date of approval of the Planning Commission. If not recorded within this time, the approval of the Planning Commission and acceptance by Council will be null and void.

Section 338 - Minor Subdivision (Lot Splits)

Approval without a plat of a minor subdivision may be granted by the Planning Commission if the proposed division of a parcel of land meets all of the following conditions:

1. The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road;

2. No more than five lots (5) are involved after the original parcel has been completely subdivided;

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

4. The property has been surveyed and a sketch and legal description of the property is submitted with the application.

If approval is given under these provisions, the Planning Commission shall, within 30 days after receipt, approve such proposed division and, upon presentation of a conveyance for said parcel, shall stamp "Approved by the Planning Commission of the Village of Pemberville, Ohio; no plat required.", and the authorized representative of the Commission shall sign the conveyance.

A request for minor subdivision shall be considered officially received by Planning Commission at the next regularly scheduled meeting of the Planning Commission, following the date the request for minor subdivision was properly filed with the responsible authority.

Section 339 - Requirements for Submission of Minor Subdivision

1. The subdivision drawing shall be submitted in three (3) blueline or blackline copies to the Planning Commission. The drawing shall be on an 8-1/2 by 11 inch minimum or 24 x 36 inch maximum sheet and at a scale represented by not smaller than 100 feet to the inch.

2. Shown on the drawing will be the original parcel of land which is proposed for subdividing with all proposed lots or parcels. Shown on the drawing of the parcel will be dimensions of all property lines of the original and proposed parcels. Include where available angles and bearings.

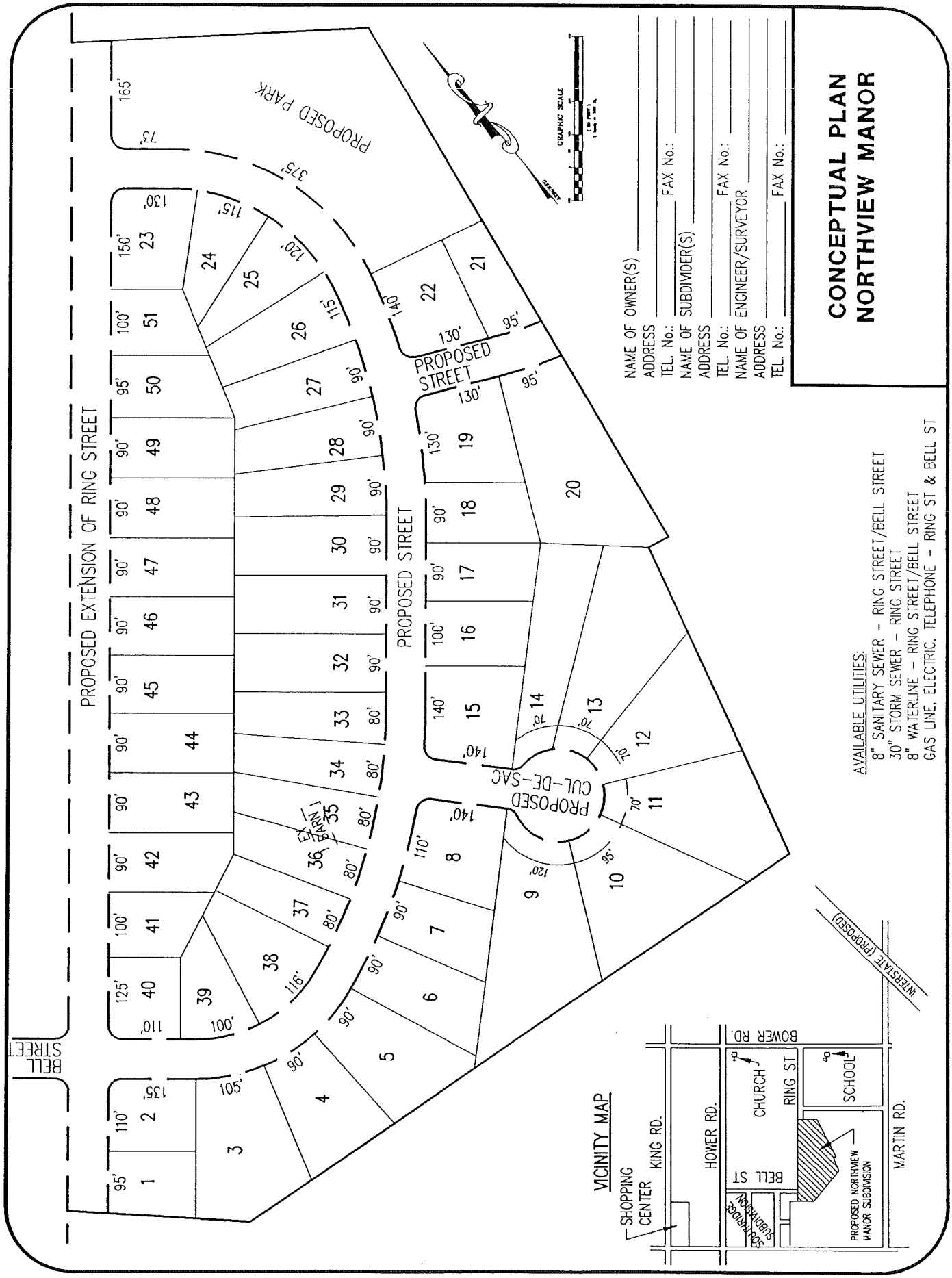
3. The drawing shall include all adjoining property lines, rights-of-way, and easements.

4. The drawing shall include existing zoning on the original parcel, location of any existing structures and/or buildings, and existing and applicable new building setback lines.

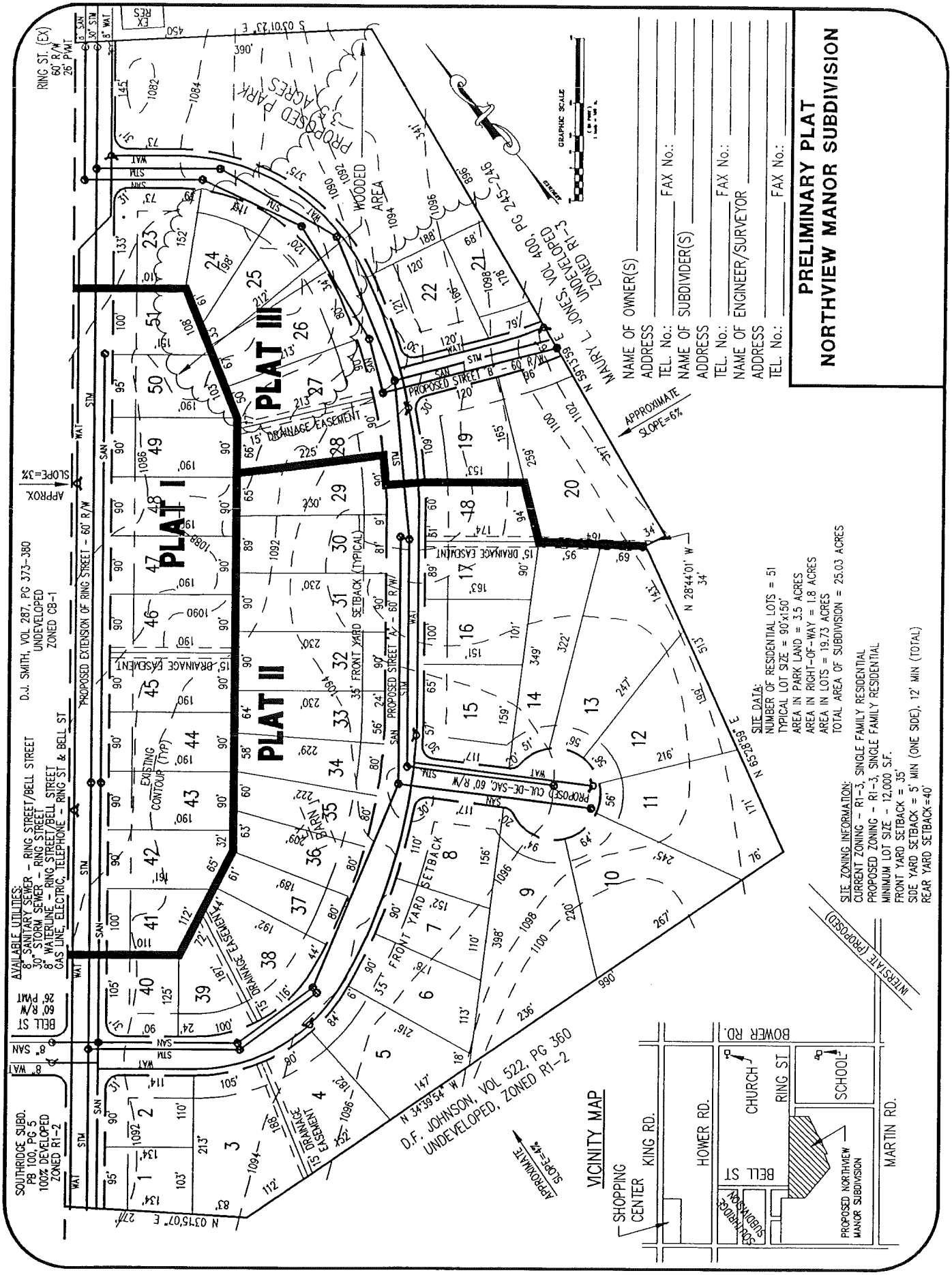
5. North arrow, graphic scale, and the date shall be shown.

6. Included will be the name, address, signature, telephone number, and fax number of the owner(s) and applicant(s).

TYPICAL SUBDIVISION CONCEPTUAL PLAN



TYPICAL SUBDIVISION PRELIMINARY PLAT

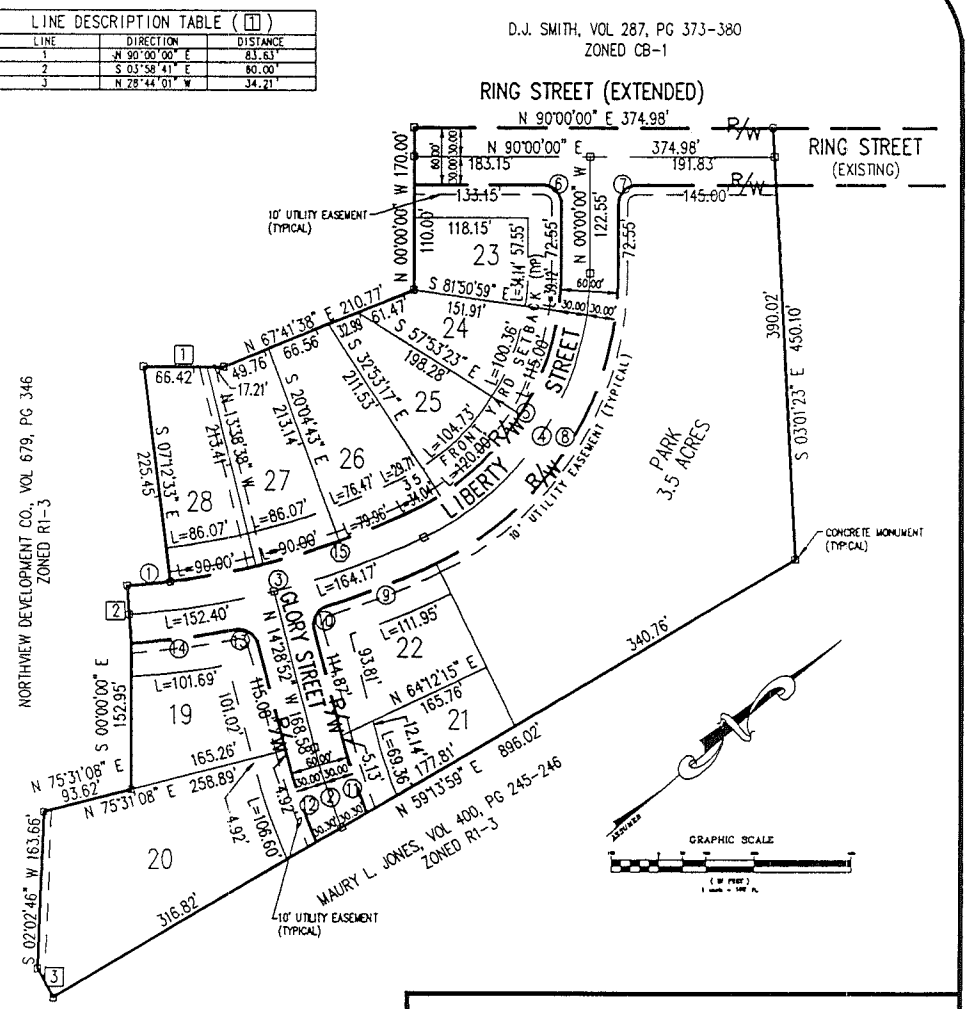


TYPICAL SUBDIVISION FINAL PLAT

CURVE DESCRIPTION TABLE (1)						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	801.36'	45.19'	22.60'	45.19'	N 84°24'23" E	03°13'52"
2	625.00'	83.36'	41.74'	83.29'	S 18°18'07" E	07°38'29"
3	831.36'	316.57'	160.23'	314.67'	N 75°06'47" E	21°49'04"
4	305.00'	341.78'	191.34'	324.17'	N 32°06'08" E	64°12'16"
5	275.00'	308.18'	172.52'	292.29'	N 32°06'08" E	64°12'16"
6	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
7	20.00'	31.42'	20.00'	28.28'	S 45°00'00" W	90°00'00"
8	335.00'	375.39'	210.18'	356.06'	N 32°06'08" E	64°12'16"
9	861.36'	121.21'	60.70'	121.11'	N 68°14'08" E	08°03'44"
10	20.00'	30.28'	18.90'	27.47'	S 28°53'34" W	86°44'52"
11	595.00'	79.35'	39.74'	79.30'	S 18°18'07" E	07°38'29"
12	655.00'	96.47'	48.32'	96.36'	S 18°42'02" E	08°26'19"
13	20.00'	30.28'	18.90'	27.47'	N 57°51'18" W	86°44'52"
14	861.36'	109.01'	54.58'	108.94'	N 82°23'47" E	07°15'04"
15	801.36'	305.15'	154.45'	303.31'	N 75°06'47" E	21°49'04"

LINE DESCRIPTION TABLE (1)		
LINE	DIRECTION	DISTANCE
1	N 90°00'00" E	83.63'
2	S 03°58'41" E	80.00'
3	N 28°44'01" W	34.21'

NECESSARY CERTIFICATIONS/DECLARATIONS/DESCRIPTIONS PLACED HERE



SITE DATA:

AREA IN PARK LAND =	3.50 ACRES
AREA IN RIGHT-OF-WAY =	0.43 ACRES
AREA IN LOTS =	4.10 ACRES
TOTAL AREA OF SUBDIVISION (PLAT III) =	8.03 ACRES

FINAL PLAT
NORTHVIEW MANOR SUBDIVISION
PLAT III

DATE: JUNE 11, 1996

ARTICLE 4

SUBDIVISION DESIGN STANDARDS

Section 400 - General Statement

The regulations in Sections 401 to 450 inclusive shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These design controls are intended to help insure convenient and safe streets, creation of usable lots, provision of space for public utilities and reservation of land for recreational uses. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Planning Commission has the responsibility of reviewing the design of each future subdivision early in its design development. The Commission shall insure that all of the requirements of Section 401 to 450, inclusive, are met. In addition, all improvements must meet the minimum requirements of the Construction and Geometric Standards and the current Construction and Materials Specifications of the Ohio Department of Transportation, the Ohio Environmental Protection Agency, the American Water Works Association, and the Village of Pemberville.

Section 401 - Conformity to Development Plans and Zoning

The arrangement, character, width and location of all arterial and collector thoroughfares, or extensions thereof, shall conform with the Village's Major Thoroughfare Plan. Thoroughfares not contained in the aforementioned plan shall conform to the recommendation of the Planning Commission based upon the design standards set forth in Section 402 through Section 451, Article 5, and Appendix "B" of these regulations, inclusive. In addition, no final plat of land, within the area in which an existing zoning ordinance is in effect, shall be approved unless it conforms with such ordinance.

1. Relation to Adjoining Street System. The proposed street system shall extend existing streets and right-of-ways at the same or greater width, but in no case less than the required minimum width.

2. Street Widths. The minimum width of right-of-way, measured from the lot line to lot line, shall be as shown on the Major Thoroughfare Plan, or if not shown on such plan, shall be not less than as indicated in Table 1 through Table 3 of this Article.

   In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Planning Commission may modify these requirements. Through proposed business areas, the street widths shall be increased ten (10) feet on each side, if needed, to provide parking without interference of normal passing traffic.

3. Additional Width on Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional rights-of-way to meet the above minimum street width requirements.

   A. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

   B. When the subdivision is located on only one side of an existing street, at least one-half of the required right-of-way, measured from the center line of the existing roadway, shall be provided. In no case shall the resulting right-of-way width be less than sixty feet.

4. Restriction of Access. When a tract fronts on an arterial street or highway, the Planning Commission may require such lots to be provided with frontage on, and ingress/egress to, a marginal access street.

   The cost of design and construction of marginal access streets shall be the responsibility of the developer.

5. Intersections. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than specified in Table 4.

   Property line (right-of-way) radii at street intersections shall not be less than twenty feet and, where the angle of street intersection is less than seventy-five (75) degrees, the Planning Commission may require a greater curb and/or right-of-way radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line (right-of-way) at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

6. Street Jogs. Street jogs with centerline offsets of less than 150 feet shall not be allowed.

7. Private Streets and Reserve Strips.

   A. There shall be no private streets platted in any proposed subdivision or development. Every subdivided property shall be served from a publicly dedicated street.

   B. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the Planning Commission.

8. Alleys. Alleys shall be provided to the rear of all lots used for business purposes and shall not be provided in residential blocks, except where the developer produces evidence satisfactory to the Planning Commission of the need for alleys.

Section 402 - Suitability of Land

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

Section 410 - Street Design

The arrangement, character, extent, width, alignment, grade, construction and location of all streets shall conform to the Major Thoroughfare Plan and construction standards of the Village, or subsequent amendments thereto, and shall be considered in their relation to existing and planned streets, topographical conditions and public convenience and safety; and in their appropriate relation to the proposed uses of the land to be served by such streets. The street pattern shall discourage through traffic in the interior of a subdivision. The developer shall provide, within the boundaries of the subdivision plat, the necessary right-of-way for the widening, continuance or alignment of such streets in conformance with the Major Thoroughfare Plan.

The finished elevation of proposed streets shall be no more than one (1) foot below the regional flood plain. The Planning Commission may require, where necessary, profiles and elevations of streets to determine compliance with this requirement. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

Section 411 - Street Design Standards for Cul-de-Sacs and Loop Type Local Streets

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

Cul-de-sac streets with center islands for grass/landscaping shall not be permitted, except by special permission of Planning Commission.

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

DEVELOPMENT DENSITY	LOW	MED	HIGH
Right-of-Way (ft)	60	60	60
Pavement Width (ft) (1)	24	24	26
Sidewalk Width (ft)	4 (2)	4 (2)	4 (2)
Minimum Stopping Sight Distance (ft)	200	200	200
Minimum Grade	.4%	.4%	.4%
Maximum Grade	4%	4%	4%
Maximum Cul-de-Sac Length	700	500	500
Minimum Cul-de-Sac Radius (ROW)	70	70	70
Minimum Cul-de-Sac Radius (Pavement)	50	50	50
Minimum Centerline Radius of Streets with an Angle of Turn of:			
1. Between 80 and 100	100	100	100
2. Less than 80 or more than 100	200	200	200

NOTE: Exceptions to the standards contained in this table are permitted under certain conditions for large lots (Sections 418 and 419; for variance procedures see Section 605).

(1) Pavement widths are inclusive of curbs or combination curbs and gutters.
(2) Planning Commission reserves the right to require wider sidewalks when deemed necessary.

Section 412 - Street Design Standards for all Local Streets Except Cul-de-Sacs and Loop Type Streets

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

TABLE 2 STREET DESIGN STANDARDS FOR ALL LOCAL STREETS EXCEPT CUL-DE-SACS AND LOOP TYPE STREETS			
DEVELOPMENT DENSITY	LOW	MED	HIGH
Right-of-Way (ft)	60	60	80
Pavement Width (ft) [1]	26	26	36
Sidewalk Width (ft)	4[2]	4[2]	4 [2]
Minimum Stopping Sight Distance (ft)	200	200	200
Minimum Grade	.4%	.4%	.4%
Maximum Grade	4%	4%	4%
Minimum Centerline Radius of Streets with an Angle of Turn of:			
1. Between 80 and 100	100	100	100
2. Less than 80 or more than 100	200	200	200
NOTE: Exceptions to the standards contained in this table are permitted under certain conditions for large lots (Sections 418 and 419; for variance procedures see Section 605).			
[1] Pavement widths are exclusive of curbs or combination curbs and gutters. [2] Planning Commission reserves the right to require wider sidewalks when deemed necessary.			

Section 413 - Collector Street Design Standards

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

TABLE 3 COLLECTOR STREET DESIGN STANDARDS			
DEVELOPMENT DENSITY	LOW	MED	HIGH
Right-of-Way (ft)	60	80	80
Pavement Width (ft) [1]	26	36	36
Sidewalk Width (ft)	4[2]	4[2]	4[2]
Minimum Stopping Sight Distance (ft)	250	250	250
Minimum Grade	.4%	.4%	.4%
Maximum Grade	4%	4%	4%
Minimum Spacing when intersecting with an Arterial (ft)	1320	1320	1320
Minimum Centerline Radius	350	350	350

[1] Pavement widths are exclusive of curbs or combination curbs and gutters.
[2] Planning Commission reserves the right to require wider sidewalks when deemed necessary.

Section 414 - Horizontal Alignment

When there is an angle of deflection of more than two degrees between two centerline tangent sections of a street, a curve of adequate radius shall connect them (see Sections 411 to 413, inclusive). Between reverse curves, a minimum tangent of 100 feet shall be introduced.

Section 415 - Vertical Curves

1. No vertical curve shall be established unless the algebraic difference in grades is greater than 1.2 percent. On any vertical curve, the grade shall be at least four tenths percent (0.4%) between adjacent points.

2. Minimum vertical visibility shall conform to the Ohio Department of Transportation's regulations in effect on the date of the approval of the preliminary drawing.

3. No street grade shall be greater than three percent (3%) within 100 feet of an intersection.

Section 416 - Intersection Design Standards

1. The design and improvement standards for intersections are minimums for all street intersections in subdivisions. All such intersections shall be designed and constructed in accordance with the standards as specified in Table 4.

2. Multiple intersections involving junctions of more than two streets shall be avoided.

TABLE 4 INTERSECTION DESIGN STANDARDS	
Maximum Approach Speed (MPH)	25
Clear Sight Distance (ft) - (Length along each approach leg)	90
Vertical Alignment with Intersection	Flat
Minimum Angle of Intersection Streets shall remain in the angle of intersection for at least 100 feet beyond the point of intersection.	75 degrees (90 degrees preferred)*
Minimum Curb Radius (ft) (a) Local-local (b) Local-collector (c) Collector-collector (d) Collector, marginal access-arterial	 25 - all cases 25 - all cases 30 - all cases 35 - all cases
Minimum centerline, offset of adjacent intersections (ft) # (a) Local-local (b) Local-collector (c) Collector-collector (d) Collector, marginal access-arterial	 150 - all cases 200 - all cases 300 - all cases 1320 - all cases
* The angle between centerline shall be 90° whenever possible. # Centerline offsets shall be avoided whenever possible.	

Section 417 - Special Street Types

The following requirements shall apply to special street types:

1. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan, and only if a temporary turnaround, satisfactory to the Commission in design, is provided and provisions for maintenance and removal are advanced. Temporary dead-end streets longer than 700 feet shall not be permitted.

   When temporary turnarounds (where approved by Planning Commission) extend beyond the limits of the proposed plat boundaries, the following additional requirements shall apply:

   A. A permanent easement for the temporary turnaround shall be provided to the Village of Pemberville.

   B. A proper reflective barricade shall be installed at the termination point of the temporary turnaround.

   C. The subdivision owner and/or developer shall provide a proper performance guarantee for installation of a proper permanent cul-de-sac at the location of the temporary turnaround in the event that future extension of the roadway does not occur within two (2) years of recording of the final plat for the subdivision being served by the temporary turnaround.

2. Dedication of new half-streets shall not be permitted. Where a dedicated or platted half-street exists adjacent to the tract being subdivided, the other half shall be platted.

3. Alleys shall not be approved in residential subdivisions, except where justified by extreme conditions. Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. The minimum widths for alleys shall be twenty (20) feet for the right-of-way and eighteen (18) feet for the pavement width.

4. Stub streets (for future developments/extensions) less than 150 feet in length shall not be required to provide temporary turnarounds. Such streets must have a proper reflective barricade installed at the termination point prior to filing of the final plat.

   Stub streets shall be required to be improved to the same standards and specifications for roadway, sidewalks, utilities, trees, signage, etc. as for loop/cul-de-sac/collector/through/ arterial streets as applicable.

Section 418 - Streets for Commercial Subdivisions

Street serving business developments and accessory parking areas shall be planned to connect with arterial streets so as not to generate traffic on local streets. The intersections of driveways from parking areas with arterial or collector streets shall be located so as to cause the least possible interference with traffic movement on the streets and shall be located not less than 150 feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than 200 feet from each other.

The Planning Commission may require marginal access streets to provide maximum safety and convenience.

Section 419 - Streets for Industrial Subdivisions

Collector streets for industrial subdivisions shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed onto any residential streets. The intersections of service streets/driveways from parking areas with arterial or collector streets shall be located so as to cause the least possible interference with traffic movement on the streets and shall be located not less than one hundred (100) feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than two hundred (200) feet from each other.

Streets shall be planned to be extended to the boundaries of any adjoining land planned for industry, except for severe physical conditions or if the commission finds such extension is not in accordance with the approved plan of the area.

Section 420 - Sidewalks

1. Sidewalks shall be required on both sides of the street in all residential subdivisions.

2. Public sidewalks shall be required on both sides of the street for all commercial lots/subdivisions.

3. Public sidewalks shall be required on both sides of the street for all industrial lots/subdivision.

4. When land proposed for subdivision development is located adjacent to public access property (i.e., bike trails, recreation parks, nature areas/preserves, etc.) or located within a reasonable distance of the same, as determined by Planning Commission, the developer shall be required to provide sidewalk access to the public access property as directed by Planning Commission.

5. Final responsibility for sidewalk installation throughout the subdivision shall rest with the owner(s)/developer(s) of the subdivision. With prior approval from the Planning Commission, sidewalk installation may be deferred for a one (1) year period from the time of recording of the final plat for the associated phase of the subdivision. Prior to approving any request for an extension of time for installation of sidewalks, the owner(s)/developer(s) shall submit to Planning Commission a proper performance guarantee, in favor of the Village of Pemberville, assuring the proper installation of sidewalks as required by this regulation. (See Section 508 for additional information regarding deferred sidewalk installation).

Section 430 - Blocks

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

1. The arrangement of blocks shall be such as to conform to the street planning criteria set forth in Section 410 to 420, inclusive, and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in these subdivision regulations and/or the zoning ordinance and to provide for the required community facilities.

2. 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 and if the maintenance of interior public spaces is covered by agreements.

3. No block shall be longer than 1,500 feet or shorter than 400 feet and the block width shall accommodate two (2) tiers of lots, except where unusual topography or other exceptional physical circumstances exist.

4. Where blocks are over 800 feet in length a walkway easement not less than ten (10) feet in width at or near the half-way point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers, and other facilities.

Section 431 - Lots

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

1. The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development.

2. All lots shall conform to, or exceed the requirements of, these subdivision regulations and the zoning district requirements for the district in which they are located and the use for which they are intended.

3. Each lot shall front on a public thoroughfare. The minimum lot sizes, widths and set backs shall be as specified in the Zoning Ordinance.

4. All side lot lines shall be at right angles to street lines and radial to curved street lines, except where the Commission determines that a variation to this rule would provide a better layout.

5. Lots with double frontage shall be avoided except where the Commission determines that it is essential to provide separation of residential development from arterial streets.

6. No corner lot shall have a width at the front yard setback line in each direction of less than that which is consistent with the Zoning Ordinance.

7. No lot shall have an average depth which is more than three times its average width, nor shall it have an average depth of less than 120 feet..

8. Lot width of irregularly shaped lots measured at the street line (right-of-way) shall not be less than seventy percent (80%) of the lot width required at the front yard setback line.

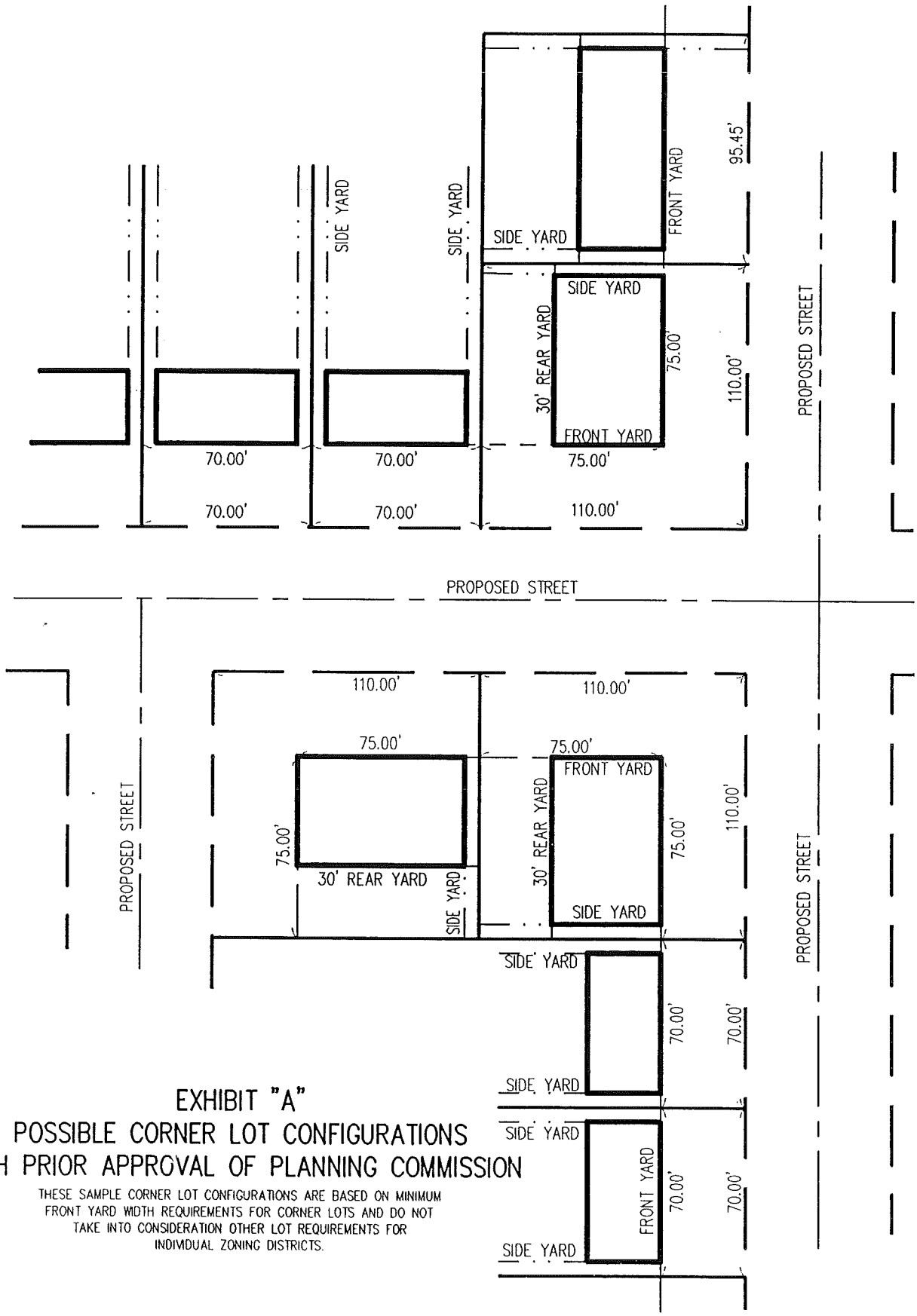


EXHIBIT "A"
POSSIBLE CORNER LOT CONFIGURATIONS WITH PRIOR APPROVAL OF PLANNING COMMISSION

THESE SAMPLE CORNER LOT CONFIGURATIONS ARE BASED ON MINIMUM FRONT YARD WIDTH REQUIREMENTS FOR CORNER LOTS AND DO NOT TAKE INTO CONSIDERATION OTHER LOT REQUIREMENTS FOR INDIVIDUAL ZONING DISTRICTS.

Section 432 - Site Grading

All lots shall be graded to carry surface water to an approved water course or storm sewer. Preliminary lot grading shall be completed at the time of street and utility installation to prevent water ponding on undeveloped lots.

Finished ground elevation at building foundation for all structures shall be a minimum of one foot above grade at the sidewalk or front lot line and shall be shown on the site grading plan for each lot. Retaining walls shall be constructed on side or rear lot lines where the grade varies across lot lines by one foot or more within three feet of side lot line. No foundation for any occupied structure shall be placed at an elevation lower than a 100 year flood reoccurrence elevation.

A grading and drainage plan shall be submitted, showing all existing and proposed storm sewers, manholes, catch basins, water courses, culverts, and other underground structures within the tract and immediately adjacent thereto, with pipe sizes and grades or waterway openings indicated thereon. Existing and proposed topographic contours to one foot shall be indicated thereon. The plan shall show the method to be used for adequate detention and disposal of all storm sewer water, including drainage outlets, and shall include a typical lot cross section drawn perpendicular to the street indicating lot grading and such other data as may be required by the Village's Engineering Representative. Rear yard drainage improvements will be required to be provided in the form of yard drain inlets and/or perforated tile installed by the developer. Such plan shall be drawn at a scale not less than fifty (50) feet to the inch.

Section 433 - Easements

Easements at least twenty (20) feet in width centered along rear or side lot lines shall be provided where necessary for sanitary sewers, storm sewers, gas mains, water lines, electric lines, cable television lines, telephone lines, etc. Easements shall also be provided along every water course, storm sewer, drainage channel or stream within a subdivision, as provided for in Section 442 of these regulations. This is the minimum easement width to be provided and larger easements may be required for multiple utilities.

Easements ten (10) feet in width shall be provided along and adjacent to all proposed street right-of-ways for installation of necessary utility lines which could include but shall not be limited to storm sewers, sanitary sewers, waterlines, gas lines, electric, telephone, cablevision, etc.

These easement widths listed are minimums for typical utility installations. Larger easements may be required for multiple or special utility installations (i.e., pumping/lift stations, electrical transformers, switching equipment, etc.)

Public utility companies shall be consulted for their opinion on easement locations and widths so as to minimize difficulties in servicing.

Section 434 - Storm Drainage

In order to protect the health, safety, and general welfare of the people, Planning Commission shall reject any proposed subdivision located in an area known to be subjected 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 the developer agrees to perform such improvements as will render the area safe for the intended use. In lieu of improvements, the developer shall furnish a surety or certified check covering the cost of the required improvements, as determined by the Village's Engineering Representative.

Note: We are reviewing the current SRR Section 441 (regarding Flood Hazard Areas) to determine if the preceding paragraph can sufficiently replace SRR Section 441

Storm drainage facilities, including storm water detention, shall be provided as determined by the Planning Commission and the Village's Engineering Representative. Storm system design shall generally conform to requirements as indicated in Appendix "B" of these regulations. Storm sewer improvements shall be recommended in lieu of swales or drainage ditches, except where the commission determines otherwise acceptable.

1. Access to storm drainage ditches and channels shall be by means of easements. Such easements shall be equal to the width of the required cross section of said ditch plus thirty (30) feet on one side and ten (10) feet on other side. Said easement shall be dedicated for public use for the purpose of widening, deepening or relocating.

2. Flood control or storm drainage easements containing underground facilities shall have a minimum width of twenty (20) feet. The Planning Commission may require wider easements upon recommendations of the Village's Engineering Representative.

3. Whenever a storm detention pond, flood control/storm drainage ditch or channel has a depth of five (5) feet or more, or a bank slope of two (2) feet horizontal to one (1) foot vertical (2:1) or steeper, a five (5) foot high masonry wall or a five (5) foot high chain link fence may be required by the Commission.

Section 450 - Parkland

The developer of any land being subdivided or platted may be required to provide to the Village, land to meet the requirements for neighborhood parkland as based upon criteria established by the Planning Commission. The developer shall also, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large wooded areas, water courses, areas of historical significance, and similar irreplaceable assets. Such land shall be identified by Planning Commission and be dedicated to the Village to be used for park purposes.

Alternatively, Planning Commission may elect to require the developer to provide a fee in lieu of land as described in Section 451.

Section 451 - Public Use and Service Areas

Due consideration shall be given to the allocation of areas suitably located and of adequate size for parks and open spaces for local or neighborhood use, as well as public service areas.

1. Parks and Open Space - The Commission may specify to the extent required, the allocation of play fields, parks, and other open spaces that may be essential to maintaining proper development of areas of the Village proposed for subdivision. Due regard shall be shown for the preservation of outstanding natural, cultural, and aesthetic features of the area as determined by Planning Commission.

   In residential developments of ten (10) acres or more, the Commission shall evaluate the proposed site location to determine which of the following options is most appropriate with regard to the needs of the Village.

   A. Dedicate land, provide and install improvements to a minimum of five (5) percent of the gross area of the subdivision as parkland and/or open space. The scope of such improvements shall be as required by the Village's park and recreation authority and subject to the review and approval of Planning Commission. Improvements shall include, but not be limited to, landscaping, baseball fields, basketball courts, tennis courts, equipped playground areas, and similar improvements for park or open space activities.

B. Deposit in an escrow account, in favor of the Village, a fee equivalent to the fair market value of five (5) percent of the gross land area of the proposed subdivision in its raw, unimproved, pre-developed state plus $25.00 per recorded lot as shown on the final plat. Upon recording of the final plat such escrow deposit shall be forwarded to Village Council with the stipulation that it be allocated for the acquisition and/or improvement of parkland, recreational land or open space, and may be expended by and at the discretion of Village Council for the same.

Fair Market Value shall be determined as follows:

1) A fair market value shall be determined by the Planning Commission based upon current appraisals of the County Auditor or a qualified real estate appraiser of Planning Commission's choice, and/or the most recent land sale transaction occurring immediately prior to the recording of any phase of the development or the subdivision in its entirety. In the event of phased development, the fair market value for the entire tract to be platted shall be based upon the portion of property transferred to the developer immediately prior to recording of the first plat.

2) If the developer rejects the amount of the valuation, he may, at his expense, obtain an appraisal by a qualified real estate appraiser approved by the Planning Commission. The Planning Commission may accept or reject the appraisal from the developer's appraiser or may negotiate for a final value.

3) If Planning Commission rejects the appraisal provided by the developer, then the developer shall refer the determination of the fair market value to the Court of Common Pleas of Wood County, Ohio.

In the event of the exercise of option A above, improvement of the open space as required shall occur prior to recording of the final plat for the first phase of the development or a performance guarantee shall be established in favor of the Village for such improvements to be completed by a specified date as determined by Planning Commission. Such improvements shall include the completion of any streets and other infrastructure necessary to provide access and/or utility service to the open space.

Lands that become available for parks and open space through this section may be further developed and/or maintained by the Village or by a non-profit homeowners association established for the subdivision. Operation and maintenance responsibilities shall be determined by Village Council and guidelines for the same shall be established prior to the acceptance of any land, the completion of any improvements, the establishment of any performance guarantees, and/or the recording of any final plat.

2. Easements for Utilities

A. Except where alleys are permitted for the purpose, the Planning Commission shall require easements, ten (10) feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all front, rear lot lines and along side lot lines if necessary, or if, in the opinion of the Planning Commission, deemed advisable. Easements of the same or greater width may be required along the lines of, or across, lots where necessary for the extension of existing or planned utilities.

B. The developer shall consult with public utility companies for their opinion on easement locations and widths so as to minimize future difficulties in servicing.

3. Community Assets - In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical spots and similar community assets, which, if preserved, will add attractiveness and value to the property.

4. Suitability of the Land

A. The Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that, in the best interest of the public, the site is not suitable for platting and development purposes of the kind proposed.

B. Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

5. Large Tracts or Parcels - When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

6. Zoning or Other Regulations - No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms with such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code or other official regulations, the highest standard shall apply.

ARTICLE 5

REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Section 500 - Guarantee for Installation of Improvements

1. All improvements required herein shall be constructed prior to the acceptance of the final plat by the Planning Commission; or the developer shall furnish the Commission with a performance guarantee in favor of the Village of Pemberville for the amount of the estimated construction cost for the ultimate installation and initial maintenance of the improvements, plus twenty percent (20%), as determined by Planning Commission.

2. The developer shall pay 100 percent (100%) of the cost of all improvements therein, including the cost of engineering necessary for inspection and testing of the entire project and of other pertinent expenses.

3. The Village requires that plans be drawn, including specifications for material and equipment to be incorporated in the work, all in accordance with its standards and specifications. All improvements shall be installed, tested and sterilized, where applicable, under the immediate and direct supervision of the Village or its designated representative.

4. At the time that plans are approved, the developer shall be required to submit a construction time schedule, a construction cost estimate certified by the developer's engineer, and a material specification list itemizing the material type, supplier and manufacturer.

5. The Village's Engineering Representative shall determine that the material proposed for use meets the standards specified herein. The Village's Engineering Representative shall estimate the inspection fees based on the developers construction cost estimate and time schedule and notify the developer and Responsible Authority accordingly. Prior to final plan approval and initiation of any construction, the developer shall provide a performance guarantee to the Clerk of Council in the amount specified by the Village's Engineering Representative to be held in escrow for Village inspection/testing services and other applicable expenses.

6. The developer shall notify the Village and the Village's Engineering Representative seventy-two (72) hours minimum in advance of the date on which construction is to commence so inspection and testing services may be appropriately scheduled.

7. All provisions of the current Village construction standards and specifications shall be strictly complied with in the construction of improvements or appurtenances thereto. Under no conditions shall the Village accept an improvement and connect it to the Village system unless the work has been done in accordance with these standards, including plan preparation, furnishing of materials and installation under the direct supervision of the Village of Pemberville or its authorized representative.

8. The Developer is cautioned that, unless otherwise specifically authorized in writing, operation of Village water system valves, hydrants or other appurtenances or removal of any system pipe, fittings, special services or appurtenances is not permitted by other than Village personnel. The contractor is required, upon completion of all improvements, to furnish all equipment, supplies, and labor necessary to pressure test and sterilize utility improvements in accordance with Village specifications.

9. Upon an approved pressure and sterilization test report and the receipt of a one (1) year maintenance guarantee in an amount equal to fifty percent (50%) of the certified construction cost estimate, the utility shall be certified for service taps.

10. After receipt of "Record" or "As Built" tracings and electronic cadd drawings, any excess monies deposited by the Developer to cover Village expenses shall be refunded and any additional costs over and above the estimated deposit shall be invoiced to and paid by the developer before utilities are certified for service taps.

Section 501 - Construction Procedure and Materials

The developer shall design and construct improvements not less than the standards outlined in the Standard Construction Details of the Village. The work shall be done under Village supervision and inspection and shall be completed within the time fixed or agreed upon by the Village's Engineering Representative. The minimum requirements for materials and specifications shall be in accordance with the current standards of the "Construction and Material Specifications" of the State of Ohio Department of Transportation, the Ohio Environmental Protection Agency, Wood County, and the Village. All inspection costs shall be paid for by the developer.

Section 502 - Monuments, Markers and Pins

Monuments, markers and pins shall be provided as follows:

1. Type A - A cylindrical concrete marker six (6) inches in diameter and thirty-six (36) inches in length with a one quarter (¼) inch iron rod cast at the central axis of the cylinder. Said marker shall be placed in a vertical position with its top being level with the surface of the surrounding ground. One Type A monument shall be set at each change in direction of the boundary line of the plat at all points not in the pavement area.

2. Type B - A cylindrical concrete marker as described for a Type A monument except that a machine type iron bolt (without nut) of one (1) inch diameter by twelve (12) inches in length shall be placed in a vertical position with the head of the bolt upward and level with the surface of the pavement. (A point shall be marked on the head of the bolt to indicate the exact point referred to on the Final Plat.) One Type B monument shall be set at each point of intersection and change in direction of the centerline of street right-of-way alignment. Type B monuments shall also be provided at the point of intersection of a plat boundary line and the centerline of street right-of-way alignment.

3. Type C - Lot corners not required to be occupied by concrete monuments shall be marked with a standard iron survey pin not less than five-eighths (5/8) inch in diameter and thirty (30) inches long. Lot corner markers shall be installed to be flush with finished ground elevations.

Section 503 - Street Improvements

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

Section 504 - Street Width

Minimum street pavement widths shall conform to the standards given in Section 411 to 413, inclusive.

Section 505 - Street Subgrade

The pavement 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 Village's Engineering Representative in accordance with Ohio Department of Transportation specifications.

Section 506 - Street Pavement

1. The developer, with consent of the Planning Commission, shall utilize one of the following types of pavement for his subdivision:

   A. Portland Cement Concrete Pavement with integral concrete curb,

   B. Asphaltic Concrete Pavement with concrete curbs,

   C. Asphaltic Concrete Pavement with concrete curb and gutter

   D. Composite Pavement consisting of an asphaltic concrete surface on a Portland Cement Concrete base with integral concrete curb.

2. Soils - Soils testing will be required and will be provided by the Village at the developer's expense to determine or verify the pavement design information being supplied.

3. The pavement design including thickness, composition, materials and typical section shall be based on, and determined by, a careful analysis of existing and projected traffic data, a detailed soils investigation and a study of the strength of materials by the developer's engineer. The supporting pavement design data and soil tests shall be submitted to the Village's Engineering Representative along with the detailed plans for review and approval.

4. The absolute minimum allowable design of Portland cement concrete pavement with integral concrete curbs shall be a minimum of seven (7) inches in depth and shall include epoxy coated longitudinal joint tie bars or hook bolts.

5. The absolute minimum allowable design of flexible pavement shall be three and one-half (3½) inches of Asphaltic Concrete over eight (8) inches of properly compacted aggregate base minimum, or equivalent structural thickness, and no less than as specified in the "Construction and Material Specifications" of the Ohio Department of Transportation.

6. All pavements and appurtenant items shall be constructed in accordance with the current "Construction and Material Specifications" of the Ohio Department of Transportation, and the Construction Standards of Wood county and the Village of Pemberville.

Section 507 - Curbs, Curb and Gutters

Concrete curbs shall be required for all streets and shall be one of the types specified below.

1. Straight Curb - For use with flexible pavement.

2. Straight Curb - To be poured integrally with concrete pavement or 2'-6" combination curb and gutter.

3. Rolled Curb - To be poured integrally with concrete pavement.

4. Mountable Curb - To be poured integrally with concrete pavement or with a 2'-6" combination curb and gutter section.

The mountable type curb shall be used in only single-family subdivisions unless otherwise approved by Planning Commission. Curbs and combination curbs and gutters shall be constructed in accordance with the current "Construction and Material Specifications" of the Ohio Department of Transportation and the Construction Standards and Specifications of Wood County and the Village.

A permit will be required for all curb cuts proposed within the Village.

Section 508 - Sidewalks

1. For the safety of pedestrians and of children at play, installation of sidewalks on both sides of streets shall be required by the developer. The Commission may waive the requirements of sidewalks where park, railroad or other use on one side of a street makes a sidewalk nonessential. Sidewalks will be required in all areas, including commercial and industrial areas.

2. Sidewalks shall typically be located one foot from the property line (right-of-way line) to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date.

3. Sidewalks in commercial and industrial areas shall conform to adjacent sidewalks in width or otherwise be a minimum of four (4) feet in width.

4. All sidewalks shall be constructed according to ODOT specifications and the Village of Pemberville Sidewalk Improvement Plan.

5. The Planning Commission may defer the installation of sidewalks, in one (1) year increments, for a period of three (3) years from the date of approval of the final plat or to a date when seventy-five (75) percent of lots in the plat are individually developed/sold, whichever comes first. The developer shall provide a performance guarantee, in the amount of 100 percent of the cost of the improvements, in favor of the Village of Pemberville. Upon receipt by the Developer, the guarantee shall be reviewed yearly by the Planning Commission and shall be released upon satisfactory completion and inspection of the sidewalks, or portions thereof. If the sidewalks are not installed under the conditions stated above, the Village reserves the right to install the sidewalks at the developer's cost.

Section 509 - Driveways

Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side. Driveways shall be constructed with a solid, impervious finished surface of either Portland cement concrete, asphaltic concrete, or solid brick/block pavers.

Section 510 - Street Naming, Street Name Signs and Traffic Control Signs

1. For purposes of street naming, the following suffixes shall apply:

   A. Avenue shall be used only for streets that run in a generally east-west direction;

   B. Boulevard or Drive shall be used only for a large meandering type street;

   C. Circle or Court shall be used only for cul-de-sac type streets that run in a generally east-west direction;

   D. Lane or Place shall be used only for cul-de-sac type streets that run in a generally north-south direction;

   E. Road or Way shall be used only for streets that run in a diagonal manner, either a generally northwest-southeast direction or a northeast-southwest direction;

   F. Street shall be used for thoroughfares that run in a generally north-south direction;

G. The words north, south, east or west should be avoided as part of a street name whenever possible.

2. Street name signs, of a type in use throughout the Village, shall be erected by the developer at all intersections. Street sign locations and installation shall be determined by the Planning Commission.

3. Whenever a new street is constructed along the approximate alignment or extension of an existing street, its name shall be the same as that of the existing street.

4. Whenever a street alignment changes direction more than seventy-five (75) degrees without a return to the original alignment within a distance of 500 feet, then the name of the street shall be changed at the point of curvature.

5. Whenever a cul-de-sac street serves not more than three (3) lots, the name of the intersecting street shall apply to the cul-de-sac.

6. To avoid duplication and confusion, the proposed names of all streets shall be approved by the Village's Police, Fire, and EMS Departments prior to such names being assigned.

7. Traffic control signs, of a type in use throughout the Village, shall be installed by the Village at the expense of the developer, at locations to be determined by the Village Street Department and Police Department.

Section 511 - Street and Walkway Lighting

1. The developer shall install street and walkway lights in accordance with standards and specifications of the Village of Pemberville in all residential, commercial, industrial, and institutional developments.

   Such lights shall be located at each entrance (streets and walkways) to the development and in each street intersection within the development. In addition, whenever the distance between two adjacent street or walkway lights exceed 300 feet, then additional lights shall be installed in such a manner that proper light intensity shall be provided and maintained. The developer shall submit the final detailed construction drawings to the Village of Pemberville Electric Department. The Electric Department will design and submit to the developer a street lighting design to be submitted to the Planning Commission for review and approval prior to final plat approval.

2. New subdivision street and walkway lighting shall be installed with all associated wiring underground.

Section 512 - Street Trees

Trees may be provided by the developer in all developments in accordance with the following specifications:

1. All trees planted along the tree lawns shall be spaced not closer than twelve and one-half (12½) feet from the side lot lines of the lots in front of which they are planted and there shall be not less than twenty-five (25) feet between trees. All trees shall be located within the tree lawn an equal distance from the back of curb of the street and the inside face of the sidewalks.

2. All trees planted shall be one of the following varieties: identified in Exhibit 1 and shall have a diameter of not less than one and one-half (1½) inches. Any additional tree varieties not listed in Exhibit 1 shall be subject to Planning Commission and Tree Commission approval.

Trees shall be planted so as not to cause interference with underground utilities, street lighting or visibility of street intersections. Trees shall not be planted prior to the construction of sidewalks. Existing trees should be retained in new developments wherever possible.

EXHIBIT 1
Deciduous Shade and Ornamental Trees for Pemberville

Large Trees, 45 feet and over

Acer rubrum "Red Sunset" ..... Red Sunset Red Maple
Fraxinus pennsylvanica subintergerrima "Marshall" ..... Marshall Seedless Green Ash
Gleditsia triacanthos inermis "Imperial" ..... Imperial Honeylocust
Gleditsia triacanthos inermis "Moraine" ..... Moraine Honeylocust
Gleditsia triacanthos inermis "Skyline" ..... Skyline Honeylocust
Liquidambar styraciflua "Burgundy" ..... Burgundy American Sweet Gum
Plantanus acerifolia ..... London Planetree
Quercus rubra maxima ..... Eastern Red Oak
Quercus shumardi ..... Shumard Oak
Tilia euchlora ..... Crimean Linden
Tilia tomentosa ..... Silver Linden

Medium Trees, mostly 30 to 45 feet

Aesculus carnea "Briotii" ..... Ruby Red Horsechestnut
Gleditsia triacanthos "Sunburst" ..... Sunburst Honeylocust
Ostrya virginiana ..... American Hophornbeam
Tilia cordata "Chancellor" ..... Chancellor Littleleaf Linden
Tilia cordata"Greenspire" ..... Greenspire Littleleaf Linden
Tilia cordata "Rancho" ..... Rancho Littleaf Linden
Tilia cordata ..... Littleleaf Linden

Small Trees, mostly 10 - 30 feet

Amelanchier laevis ..... Allegheny Serviceberry
Cercis canadensis ..... Eastern Redbud
Cornus florida ..... Flowering Dogwood
Crategus lavallei ..... Lavalle Hawthorne
Crataegus "Winter King" ..... Winter King Hawthron
Koelreuteria paniculata ..... Goldenraintree
Malus astrosanguinea ..... Carmine Crab Apple
Malus "Radiant" ..... Radiant Crab Apple
Malus "Royalty" ..... Royalty Crab Apple
Malus "White Angel" ..... White Angle Crab Apple
Malus zumi calocarpa ..... Redbud Crab Apple
Pyrus calleryana "Fauriei" ..... Dwarf Callery Pear
Syringa amurensis japonica ..... Japanese Tree Lilac

Section 513 - Utilities General

1. Prior to completion of grading and installation of roadway base , all of the underground work, (water mains, gas mains, etc.) and all service connections shall be installed completely and approved throughout the length and width of the road right-of-way.

2. All utilities and service lines shall be placed in streets before roadway surfacing is attempted. Service lines for sewer, water, gas, etc. and any other utilities underground shall be extended ten (10) feet beyond the property line or right-of-way line into each lot. All utility service line installations shall be completed prior to beginning roadway pavement installation.

3. Identification tape shall be placed in all trenches containing underground utilities and shall be located twelve (12) inches above the utility.

Section 514 - Water Supply Improvements

The following requirements shall govern water supply improvements:

1. The developer shall provide a complete water distribution system, and appropriately spaced fire hydrants and valving. Public water distribution systems shall meet the requirements of the Ohio Environmental Protection Agency and the Village of Pemberville.

2. Fire Protection - Fire hydrants with two 2½ inch outlets and one 4½ inch pumping connection shall be provided by the developer in all subdivisions with public water supplies. The hydrants should be located between property lines and curbs with all outlets facing or parallel to the street. Hydrants shall be placed at the corners of all blocks and maximum distance between fire hydrant locations shall not exceed 500 feet in length. Hydrants shall also be required at the entrance and end of all cul-de-sacs unless approved otherwise by Planning Commission. The type of hydrant and control valves and the location of the hydrant shall be approved by the Village Utility Department and Fire Chief. The minimum size of any water line serving any hydrant shall not be less than eight (8) inches in diameter and shall be circulating water lines. The size and location of all water lines shall be approved by the Village's Engineering Representative and the Village Utility Department. All water lines shall be looped/circulating as determined by the Village Utility Department and the Village's Engineering Representative. The Insurance Services Office of Ohio should also approve the size and location of water lines for residential, commercial and industrial subdivisions/developments.

3. Tracer wire shall be installed along all polyvinylchloride (PVC) water mains. Tracer wire shall be accessible from within all main line valve boxes at proposed ground level.

Section 515 - Sanitary Sewer Improvements

The following requirements shall govern sanitary sewer improvements:

Public sanitary sewers shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the Ohio Environmental Protection Agency and the Village of Pemberville. Combination of sanitary sewers and storm sewers shall be prohibited.

Section 516 - Drainage Improvements

The developer shall construct all necessary facilities, including underground pipe, inlets, catch basins or open drainage ditches, and storm water detention facilities as determined by Planning Commission and the Village's Engineering Representative, to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. The velocity of flow in an open ditch shall not exceed our four (4) feet per second in soil ditches or six (6) feet per second in turf gutters. Paved gutters will be required if velocities of flow are greater than those specified, or if it is otherwise determined that destructive erosion will result. Drainage ditches shall

be, in general, unacceptable in lieu of an underground storm sewer system, unless otherwise determined by the Planning Commission.

Section 517 - Storm Sewer Outlets and Storm Water Drainage

Where an adequate public storm sewer is available at the plat boundary, the developer shall construct a storm sewer system and connect with such storm sewer line. If such a storm sewer system is not reasonably accessible, an alternate storm sewer system or natural drainage channels with easements of adequate width shall be provided as determined by the Village's Engineering Representative and approved by the Planning Commission. Storm drainage, including drain tile around basements shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.

Section 518 - Culverts and Bridges

Where natural drainage channels intersect any street right-of-way, it shall be the responsibility of the developer to provide satisfactory bridges and/or culverts for both vehicular and pedestrian traffic. Where culverts are required, minimum requirements shall be observed as follows:

1. All roadway culverts, where permitted, shall extend across the entire right-of-way width of the proposed street. The cover over the culvert and its capacity shall be determined by the developer's engineer and be approved by the Village's Engineering Representative. The minimum equivalent diameter of a culvert pipe shall be eighteen (18) inches. Depending on existing drainage conditions, head walls may be required.

2. Driveway culverts shall have a minimum length of twenty (20) feet, and a minimum diameter of twelve (12) inches. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Headwalls may be required.

Section 519 - Electric, Gas, Cablevision and Telephone Improvements

1. Electric, cablevision and telephone service shall be provided within each subdivision. Gas service shall be required where reasonably accessible. Whenever such facilities are reasonably accessible and available, they shall be required to be installed within a 10' wide front yard easement adjacent to the street right-of-way prior to the approval of the final plat. Telephone, electric and street lighting wires, conduits and cables shall be constructed underground, except in cases where the Planning Commission determines that topographic, bedrock or underground water conditions would limit proper installation.

2. Overhead utility lines, where permitted, shall be located at the rear of all lots. The width of the easement per lot shall not be less than ten (10) feet and the total easement width shall not be less than twenty (20) feet.

   Whenever more than one utility, including (sanitary sewer, storm sewers and waterlines) are placed underground in the same utility easement, the location of the utilities and the width of the easement shall be determined by the Village Utility Department and the Village's Engineering Representative. The total easement width shall not be less than twenty (20) feet.

3. Identification shall be placed in all trenches containing underground utilities and service lines and shall be located twelve (12) inches above the utility.

4. The location of other utilities (electric, gas, telephone, cable television, etc.) shall be shown on the composite utility plan for final construction drawing review prior to approval by Planning Commission.

Section 520 - Over-Size and Off-Site Improvements

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

Section 521 - Cost of Over-Size Improvements

The developer shall be required to pay for only that part of the construction costs for the streets, trunk sewers or water lines which are serving the proposed subdivision as determined by the Planning Commission and the Village's Engineering Representative. The Village shall pay the difference between the cost of required improvements for the proposed subdivision and improvements required to service the surrounding area as specified in Section 520.

Section 522 - Extensions to Boundaries

The developer shall be required to extend all improvements to the boundary of the proposed subdivision/development to serve adjoining unsubdivided land, as determined by the Planning Commission.

Section 523 - Off-Site Extensions, Improvements and/or Replacements

If streets or utilities are not available at, or require improvement/replacement to, the boundary of a proposed subdivision, and if the Planning Commission finds the extensions/replacements across undeveloped areas would not be warranted as a Village expense until some future time, the developer shall be required, prior to approval of the final plat, to obtain necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by developers/owners of adjoining land.

Section 524 - Final Inspection

Upon completion of all the improvements, the developer shall request, in writing, a final inspection by the Village's Engineering Representative as required under Section 711.091 of the Ohio Revised Code.

ARTICLE 6

REVISIONS, ENFORCEMENT

Section 600 - Recording of Plat

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

Section 601 - Revision of Plat After Approval

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

Section 602 - Sale of Land Within Subdivisions

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

Section 603 - Schedule of Fees, Charges and Expenses

The Village Council shall establish a schedule of fees, charges and expenses, and a collection procedure for same, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the Village Clerk and may be altered or amended only by the Village Council. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal. Submittals rejected/disapproved for any reason by Planning Commission shall forfeit associated fees paid for that submittal.

Section 604 - Variances

The following regulations shall govern the granting of variances:

1. Where the Planning Commission finds that extraordinary and unnecessary hardship may result from strict compliance with these regulations, due to exceptional topographic or other physical conditions, it may vary the regulations so as to relieve such hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and community and also provided there is no increase in the flood hazard or flood damage potential. Such variations shall not have the effect of nullifying the intent and purpose of these regulations, the Comprehensive Plan or the Zoning Ordinance.

2. In granting variances or modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.

3. The developer shall submit a written application for any such variance request prior to Planning Commission consideration of granting any variance.

Section 605 - Appeal

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

Section 606 - Penalties

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

1. Whoever violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of this ordinance, or amendment(s) thereto, as adopted by the Village Council for the purpose of setting standards and requiring and securing the construction of improvements within a subdivision, or fails to comply with any order pursuant thereto, is creating a public nuisance and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the Village or any citizen thereof. Whoever so violates these regulations shall be deemed guilty of a misdemeanor of the second degree for a first offense and shall be fined not to exceed $750.00 or imprisoned not to exceed ninety (90) days, or both. For a second offense they shall be deemed guilty of a misdemeanor of the first degree and fined not to exceed $1000.00 or imprisoned not to exceed six (6) months, or both. Such sum may be recovered with costs in civil action brought in the County Court of Common Pleas.

2. A County Recorder who records a plat contrary to the provisions of these regulations shall forfeit and pay not less than $100.00, nor more than $500.00, to be recovered with costs in a civil action by the County Prosecuting Attorney.

3. Whoever, being the owner or the agent of the owner of any land within or without a Pemberville corporation, transfers any lot, parcel or tract of such land from, or in accordance with, a plat of a subdivision before such plat has been recorded in the office of the County Recorder shall forfeit and pay the sum of not less than $100.00, nor more than $500.00, for each lot, parcel or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section. If such land is within a municipal corporation, such sum may be recovered in a civil action brought in the County Court of Common Pleas by the legal representative of the municipality in the name of the municipality.

4. Any person who disposes of, offers for sale or lease, for a time exceeding five (5) years, any lot or any part of a lot in a subdivision before provisions of these regulations are complied with shall forfeit and pay the sum of not less than $100.00, nor more than $500.00, for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action in the name of the municipality.

ARTICLE 7

ENACTMENT

Section 700 - Effective Date

These regulations shall become effective from and after the date of its approval and adoption by the Planning Commission and Council, after public hearingdowntown. Henceforth, any other regulations previously adopted by the Council or the Planning Commission shall be deemed to be repealed. These regulations shall in no way affect any subdivision having received preliminary approval prior to the effective date provided, however, that no changes to the preliminary plat, as approved, are introduced by the developer.

PASSED: _____ _____
(Date) (President of Council)

ADOPTED: _____ _____
(Date) (Mayor)

ATTEST: _____ _____
(Date) (Clerk)

ARTICLE 8

SAMPLE FORMS

APPLICATION FOR APPROVAL OF PREAPPLICATION/CONCEPTUAL PLAN
VILLAGE OF PEMBERVILLE, OHIO
TO BE COMPLETED BY APPLICANT

Date _____ Application Number _____

1. Name of Applicant _____

   Address _____

   Telephone Number _____ FAX Number _____

2. Name of Property Owner _____

   Address _____

   Telephone Number _____ FAX Number _____

3. Name of Surveyor/Engineer (optional) _____

   Address _____

   Telephone Number _____ FAX Number _____

4. Name of Subdivision _____

5. Location _____

6. Proposed Use _____

7. Present Zoning District _____

8. Proposed Zoning Changes _____

9. Number of Lots _____ Area of Parcel _____

10. List other materials submitted with this application.

	Item	No.
a.		
b.		
c.		
d.		
e.		

Signature of Applicant or Agent for Applicant _____

Title _____

For Village Use

Date Received _____

Date of Meeting of Planning Commission _____

Action by Planning Commission _____

If plat was rejected, reason(s) for rejection

_____

_____

_____

_____

Date: _____ Chairman: _____

PREAPPLICATION/CONCEPTUAL PLAN CHECKLIST
TO BE COMPLETED BY APPLICANT

Date: _____ Application Number _____

Subdivision _____

The following item(s) (does, does not) conform with the requirements of the Pemberville Subdivision Regulations. Those items not conforming are explained on the final page:

	Does	Does Not	Item
1.	_____	_____	Proposed name of subdivision
2.	_____	_____	Brief locational description
3.	_____	_____	Name, address, telephone & Fax No. of owner(s), developer(s), and engineer/surveyor (optional)
4.	_____	_____	Sheet size - 24" x 36" max., 8½"x11" min.
5.	_____	_____	Date, scale, and north point
6.	_____	_____	Vicinity map indicating area zoning districts and land uses
7.	_____	_____	Layout of streets, lots and land/site uses other than residential within the subdivision.
8.	_____	_____	Location of existing utilities if available
9.	_____	_____	Total Land Area in Acres
10.	_____	_____	Ingress/Egress Points
11.	_____	_____	Setbacks, right-of-ways, property lines, approximate dimensions, etc.
12.	_____	_____	Fifteen (15) copies of plan provided.
13.	_____	_____	8" x 11" or 11" x 17" reduced copy of plan provided as necessary.

Date:_____

Title:_____

Signature:_____

PREAPPLICATION/CONCEPTUAL PLAN CHECKLIST

EXPLANATION FOR THOSE ITEMS NOT CONFORMING:

Item No.	Explanation
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

APPLICATION FOR APPROVAL OF PRELIMINARY PLAT
VILLAGE OF PEMBERVILLE, OHIO
TO BE COMPLETED BY APPLICANT

Date: _____ Application Number _____

1. Name of Applicant _____

   Address _____

   Telephone Number _____ FAX Number _____

   Contact Person _____

2. Name of Surveyor/Engineer _____

   Address _____

   Telephone Number _____ FAX Number _____

   Contact Person _____

3. Name of Subdivision _____

4. Locational Description: Section _____ Township _____ Range _____

   Other _____
   (In addition, please attach copy of legal description)

5. Proposed Use _____

6. Present Zoning District _____

7. Proposed Zoning Changes _____

8. Number of Lots _____ Area of Parcel _____

9. Do you propose deed restrictions? Yes _____ No _____
   (If yes, please attach a copy)

10. Preliminary plat drawing included with application? Yes _____ No _____

11. Preliminary plat checklist included with application? Yes _____ No _____

12. State your intention to install or provide a performance guarantee for those improvements listed prior to requesting Final Plat approval and acceptance.

	Improvement	Installation	Guarantee
a.	Pavement	_____	_____
b.	Waterline	_____	_____
c.	Sanitary Sewer	_____	_____
d.	Storm Drainage System	_____	_____

e. Sidewalks _____ _____

f. Other _____ _____

13. List other materials submitted with this application.

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

Signature of Applicant or Agent for Applicant: _____

Title: _____

For Village Use

Date Received _____

Date of Meeting of Planning Commission _____

Action by Planning Commission _____

_____

_____

_____

Chairperson: _____ Date: _____

PRELIMINARY PLAT/DRAWING CHECKLIST
TO BE COMPLETED BY THE APPLICANT

DATE: _____ APPLICATION NUMBER: _____

SUBDIVISION: _____

The following item(s) does/does not conform with the requirements of the municipal subdivision regulations. Those items not conforming are explained on the final page:

	Does	Does Not	Item
1.	____	_____	Name of subdivision (no duplication permitted)
2.	____	_____	Locational description
3.	___	_____	Name, address, telephone and fax no. of owner, developer, surveyor and engineer
4.	____	_____	Sheet size not larger than 24" x 36" (index sheet, if more than one sheet)
5.	____	_____	Proper scale and North point
6.	____	_____	Date of Plan Preparation
7.	____	_____	Vicinity Map
8.	____	_____	Names of adjacent subdivisions and property owners
9.	____	_____	Zoning classification of all adjacent parcels and proposed subdivision
10.	____	_____	Topography at 2 foot intervals (5 foot intervals in hillside development)
11.	____	_____	Location, width and names of existing streets, rights-of-way, easements
12.	____	_____	Location and dimensions of existing buildings and parks
13.	____	_____	Corporation, township, range, section lines
14.	____	_____	Location of existing utilities (sewers, water lines, comm./power lines and poles, etc.)
15.	____	_____	Layout, names and widths of proposed streets or easements and proper dedications
16.	____	_____	Layout and approximate dimensions of all lots
17.	____	_____	Building setback lines

18. ____ _____ Survey monuments of adjacent properties

19. ____ _____ Proposed parks and open space

20. ____ _____ Proposed use of lots

21. ____ _____ Copy of proposed deed restrictions/covenants, if any

22. ____ _____ Sewage treatment and percolation test results

23. _____ _____ Required certifications

24. ____ _____ Fifteen (15) copies of plan provided.

25. _____ _____ 8" x 11" or 11" x 17" reduced copy of plan provided as necessary.

Date: _____ Title or Position: _____

Signature: _____

PRELIMINARY PLAT/DRAWING CHECKLIST
TO BE COMPLETED BY THE APPLICANT

EXPLANATION FOR THOSE ITEMS NOT CONFORMING:

Item No.	Explanation
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

APPLICATION FOR APPROVAL OF FINAL PLAT
PEMBERVILLE, OHIO
TO BE COMPLETED BY APPLICANT

Date: _____ Application Number _____

1. Name of Applicant _____

   Contact Person/Agent _____

   Address _____

   Telephone Number _____ FAX Number _____

2. Name of Surveyor/Engineer _____

   Contact Person _____

   Address _____

   Telephone Number _____ FAX Number _____

3. Name of Subdivision _____

4. Date Preliminary Plat Approved _____

5. Was a zoning change requested and approved? Yes _____ No _____

   If yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested.

6. Do you propose deed restrictions? Yes _____ No _____

   (If yes, please attach a final copy.)

7. Final plat drawing included with application? Yes _____ No _____

8. Final plat checklist included with application? Yes _____ No _____

9. Final construction drawings included with application? Yes _____ No _____

10. Final plat construction drawings, technical design and improvement checklist included with application

11. List other materials submitted with this application

	Item	No.
a.	_____	_____
b.	_____	_____
c.	_____	_____
d.	_____	_____

APPLICATION FOR APPROVAL OF FINAL PLAT
PEMBERVILLE, OHIO

Section 336 requires the approval or disapproval of the plan within thirty (30) days after its receipt by Planning Commission or within such further time as the applying party may agree to in writing. A conditional approval can only occur if a waiver of the thirty (30) day time frame is agreed to by the applying party. Do you wish to waive the thirty (30) day time frame for approval?

Yes _____ No _____

Applicant or Agent for Applicant _____

Title _____

.....

For Official Use

Date Received _____

Date of Meeting of Planning Commission _____

Plat Fee $_____ Inspection Fee $_____

Action by Planning Commission_____

If plat was rejected, reason (s) for rejection _____

_____

_____

_____

_____

Chairperson: _____ Date _____

FINAL PLAT DRAWING CHECKLIST
TO BE COMPLETED BY THE APPLICANT

DATE: _____ APPLICATION NUMBER: _____

SUBDIVISION: _____

The following item(s) does/does not conform with the requirements of the municipal subdivision regulations. Those items not conforming are explained on the final page:

	Does	Does Not	Item
1.	____	_____	Submitted within 12 months of preliminary plat approval or completion of previous phase
2.	____	_____	Conforms to preliminary plat and incorporates required changes
3.	____	_____	Name of subdivision
4.	____	_____	Proper scale and north point
5.	____	_____	Date of plat preparation
6.	____	_____	Locational description
7.	____	_____	Sheet size not larger than 24 inches x 36 inches (index sheet if more than one sheet)
8.	____	_____	Name, address, telephone and fax no. of owner, developer, surveyor, engineer
9.	____	_____	Accurate survey data - seconds, lineal dimensions to hundredths of feet, radii, internal angles, points of curvature, tangent bearing, lengths of arcs, lengths of cords
10.	____	_____	Closure
11.	____	_____	Bearings and distances to permanent monuments
12.	____	_____	Name, location, width and centerline of streets
13.	____	_____	Lot numbers and dimensions
14.	____	_____	Location and description of monuments
15.	____	_____	Building setback lines
16.	____	_____	Parks and open spaces and proper dedications
17.	____	_____	Final deed restrictions/covenants
18.	____	_____	Final improvement plans

19. _____ _____ Installation or guarantee of installation of improvements

20. _____ _____ Required final certifications

21. _____ _____ Waiver of lien from contractors, subcontractors, suppliers

22. _____ _____ Environmental site assessment complete/submitted

23. _____ _____ Wetlands study/assessment completed/submitted

24. _____ _____ Construction cost estimates certified by developers engineer

25. _____ _____ Village fees paid (administration, review, observation, testing, tap, etc.)

Date: _____ Title or Position: _____

Signature:_____

FINAL PLAT DRAWING CHECKLIST
TO BE COMPLETED BY THE APPLICANT

EXPLANATION FOR THOSE ITEMS NOT CONFORMING:

Item No.	Explanation
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TECHNICAL DESIGN AND IMPROVEMENT CHECKLIST
TO BE COMPLETED BY THE APPLICANT

The following item(s) does/does not conform with the requirements of the municipal subdivision regulations. Those items not conforming are explained on the final page:

	Does	Does Not	Item
			GENERAL
1.	_____	_____	Conformance with major street plan
2.	_____	_____	Conformance with zoning regulations
3.	_____	_____	No flood hazards
4.	_____	_____	Acceptable natural drainage and erosion control
5.	_____	_____	Steep slopes not limiting factor
6.	_____	_____	Large trees and other significant natural features
7.	_____	_____	Areas of historical or cultural significance
8.	_____	_____	Plan sheets provided (cover sheet, topographic plan, site dimension plan, composite utility plan, site grading plan, erosion control plan, plan and profile sheets for utilities and pavement, Village standard detail and note sheets, etc.)
			STREETS
9.	_____	_____	Right-of-way widths
10.	_____	_____	Pavement widths
11.	_____	_____	Radius of curvature/curve information
12.	_____	_____	Horizontal visibility
13.	_____	_____	Vertical alignment and visibility
14.	_____	_____	Grades
15.	_____	_____	Cul-de-sacs
16.	_____	_____	Turn around radius - R/W & pavement
17.	_____	_____	Dead-end streets with temporary turn-around/barricade
18.	_____	_____	Dedication and addition of half streets
19.	_____	_____	Marginal access streets, points of access and planting strips
20.	_____	_____	Alleys
21.	_____	_____	Alignment of intersections
22.	_____	_____	Spacing of intersection relative to different road/use classifications
23.	_____	_____	Avoidance of multiple intersections
24.	_____	_____	Avoidance of 4-way intersections
25.	_____	_____	Pavement and R/W of intersection radii
26.	_____	_____	Streets for commercial subdivisions (Section 418)
27.	_____	_____	Repair of pavement
28.	_____	_____	Streets for industrial subdivisions (Section 419)
29.	_____	_____	Length of Blocks
30.	_____	_____	Crosswalks
31.	_____	_____	Street Monuments
32.	_____	_____	Subgrade
33.	_____	_____	Base Course
34.	_____	_____	Surface Course
35.	_____	_____	Curbs and Gutters
36.	_____	_____	Bridges/culverts

37. _____ _____ Sidewalks
38. _____ _____ Street names, street name signs, traffic control signs
39. _____ _____ Street intersection details with proposed grading, expansion/control/construction joints shown/detailed

LOTS

40. _____ _____ Size
41. _____ _____ Setback Lines
42. _____ _____ Corner Lot Size
43. _____ _____ Avoidance of Double Frontage Lots
44. _____ _____ Driveway Culverts and Grade
45. _____ _____ Monuments
46. _____ _____ Grading Plan
47. _____ _____ Rear yard drainage

OTHER

48. _____ _____ Parks and Open Spaces
49. _____ _____ Type of Water Supply
50. _____ _____ Test Wells
51. _____ _____ Type of Sewage Treatment
52. _____ _____ Percolation Test Results
53. _____ _____ Storm Drainage System Type
54. _____ _____ Sanitary manholes
55. _____ _____ Sanitary manhole spacing
56. _____ _____ Sanitary sewer service lines
57. _____ _____ Sanitary details and notes
58. _____ _____ Storm manholes
59. _____ _____ Catch Basins
60. _____ _____ Headwalls
61. _____ _____ Storm sewer service lines
62. _____ _____ Waterline valves/spacing
63. _____ _____ Fire hydrant spacing
64. _____ _____ Water details and notes
65. _____ _____ Sufficient easements for utilities or open drainage
66. _____ _____ Off-site easements shown, recording information provided
67. _____ _____ Other utilities shown (street lights, electric, gas, cable television, telephone, etc.)
68. _____ _____ Construction standard details provided
69. _____ _____ Construction general notes and specifications provided
70. _____ _____ Two (2) copies of environmental site assessment report provided
71. _____ _____ Two (2) copies of wetlands investigation provided
72. _____ _____ Stormwater General Permit (Notice of Intent)
73. _____ _____ OEPA Approval - Sanitary
74. _____ _____ OEPA Approval - Water
75. _____ _____ 100 year flood plain contour shown or note indicating site does not lie within flood plain
76. _____ _____ Construction cost estimates from developer's engineer
77. _____ _____ Construction time schedule
78. _____ _____ Fifteen (15) complete sets of plans provided
79. _____ _____ 8" x 11" or 11" x 17" reduced copy of plan provided as necessary.

Date: _____ Title or Position: _____

Signature: _____

EXPLANATION FOR THOSE ITEMS NOT CONFORMING:

Item No.	Explanation

ORDINANCE NO. 325

AN ORDINANCE ESTABLISHING A PLANNING COMMISSION FOR THE VILLAGE OF PEMBERVILLE

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF PEMBERVILLE, OHIO:

SECTION 1: That a Planning Commission be established for said Village with such duties and powers as are prescribed by the Revised Code of Ohio.

SECTION 2: That such a Planning Commission shall consist of five members; the mayor, one member of the Council to be elected by the Council for the remainder of his term as Councilman, and three citizens of the Village to be appointed by the Mayor for terms of two years, four years, and six years, that upon the completion of the term of any of the three citizens appointed by the Mayor, the Mayor shall appoint or reappoint a citizen of the Village for a term of six years.

SECTION 3: That all members of the Village Planning Commission shall serve without compensation.

SECTION 4: This Ordinance shall take effect at the earliest period allowed by law.

This ordinance has been retyped from the original ordinance for information only.

APPENDIX

CONSTRUCTION STANDARDS

APPENDIX "A"

SUMMARY OF PROCEDURAL GUIDELINE FOR DEVELOPMENT APPROVAL

VILLAGE OF PEMBERVILLE, OHIO

(RECOMMENDED PROCEDURE BASED ON FLOW CHART)

1. Initial Contact with Village

Meet with Responsible Authority to discuss the approval process and determine if a plat is required for the project.

If plat is not required developer may proceed to Planning Commission for review and approval.

- Necessary information must be filed with Responsible Authority a minimum of twenty-one (21) days prior to the next scheduled meeting of Planning Commission.

- Request shall normally be approved or disapproved by Planning Commission within thirty (30) days of its receipt.

If a plat is required, the developer has the option of scheduling a conceptual plan meeting with the Responsible Authority to be held a minimum of twenty-one (21) days prior to the next scheduled meeting of Planning Commission. At Conceptual Plan meeting:

- Necessary fees shall be paid
- Conceptual Plan checklist shall be completed
- Conceptual Plan shall be filed with the Responsible Authority
- The developer shall be placed on the agenda for the next scheduled Planning Commission Meeting.

2. Conceptual Plan Review by Planning Commission

If all pertinent information has been filed by the developer and is found to be in compliance with Zoning and Subdivision Rules and Regulations, Planning Commission may approve the conceptual plan and allow developer to proceed with Preliminary Plat preparation

Length of time for Conceptual Plan approval is twenty-one (21) days to fifty-one (51) days depending on the date the Conceptual Plan was filed (unless applicant waives term limits for PC action).

3. Preliminary Plat Meeting

Once the Conceptual Plan is approved by Planning Commission, the Developer shall schedule a Preliminary Plat meeting with the Responsible Authority to be held a minimum of twenty-one (21) days prior to the next scheduled meeting of Planning Commission. At the Preliminary Plat meeting:

- Necessary fees shall be paid
- Preliminary Plat checklist shall be completed
- Preliminary Plat shall be filed with the Responsible Authority

- The developer may be placed on the agenda for the next scheduled Planning Commission Meeting.

4. Preliminary Plat Review by Planning Commission

If all pertinent information has been filed by the developer and is found to be in compliance with Zoning and Subdivision Rules and Regulations, Planning Commission may approve the Preliminary Plat and allow the Developer to proceed with Final Construction Drawing and Final Plat preparation.

Length of time for Preliminary Plat approval is normally twenty-one (21) days to eighty-one (81) days depending on the date the Preliminary Plat was filed (unless applicant waives term limits for PC action).

5. Final Construction Drawing and Final Plat Meeting

Once the Preliminary Plat is approved by Planning Commission, the Developer shall schedule a Final Construction Drawing and Final Plat meeting with the Responsible Authority to be held a minimum of twenty-one (21) days prior to the next scheduled meeting of Planning Commission. At the Final Construction Drawing and Final Plat meeting:

- Necessary fees shall be paid
- Final Construction Drawing checklist shall be completed
- Final Plat checklist shall be completed
- Final Construction Drawings and Final Plat shall be filed with the Responsible Authority
- The developer may be placed on the agenda for the next scheduled Planning Commission Meeting.

At this time the Final Plat may be submitted in preliminary/draft form at the discretion of the Developer. If this option is exercised, the Plat will be reviewed for final approval after construction of improvements are complete.

6. Final Construction Drawing and Final Plat Review by Planning Commission

If all pertinent information has been filed by the developer and is found to be in compliance with Zoning and Subdivision Regulations, Planning Commission may approve the Final Construction Drawings and allow the Developer to proceed with construction of improvements for the subdivision.

Length of time for Final Construction Drawing approval normally is twenty-one (21) days to eighty-one (81) days depending on the date the Final Construction Drawings and final plat were filed (unless applicant waives term limits for PC action).

Final review of the Final Plat by the Planning Commission will be completed at the request of the developer after completion of all physical improvements to the subdivision property and compliance with Zoning and Subdivision Regulations.

7. Final Plat Meeting

Upon completion of all physical improvements to the subdivision property and compliance with Zoning and Subdivision Regulations, the Developer shall schedule a Final Plat meeting with the Responsible Authority to be held a minimum of twenty-one (21) days prior to the next scheduled meeting of Planning Commission. At the Final Plat meeting:

- Necessary fees shall be paid
- Final Plat checklist shall be completed
- The Final Plat shall be filed with the Responsible Authority
- The developer may be placed on the agenda for the next scheduled Planning Commission Meeting.

8. Final Plat Review by Planning Commission

If all pertinent information has been filed by the developer, and all necessary/required performance and maintenance guarantees are in order, and the Plat and construction of all improvements are found to be in compliance with Zoning Code and Subdivision Regulations, Planning Commission may approve the Final Plat and forward to Village Council for their review and approval.

Length of time for Final Plat approval by Planning Commission is twenty-one (21) days to eighty-one (81) days depending on the date the Plat was filed (unless applicant waives term limits for PC action).

Approval of the Final Plat by Village council must take place by ordinance which will typically require three readings by council before the ordinance may be passed after which a thirty day period must pass before the ordinance will go into effect.

The Developer may have the option of combining certain steps previously listed in order to expedite the review and approval process of Planning Commission. This shall be done at the discretion of the Responsible Authority and/or Planning Commission and at the sole risk of the Developer.

This guideline assumes that the Developer obtains the necessary approvals at each step encountered during the approval process and does not address all alternate procedures which the developer may opt to follow in order to expedite certain portions of the procedure. Refer to the Procedures for Subdivision Approval Flow Chart for these alternate procedures as well as steps which must be followed by the Developer in the event of a denial of approval by Planning Commission or Village Council.

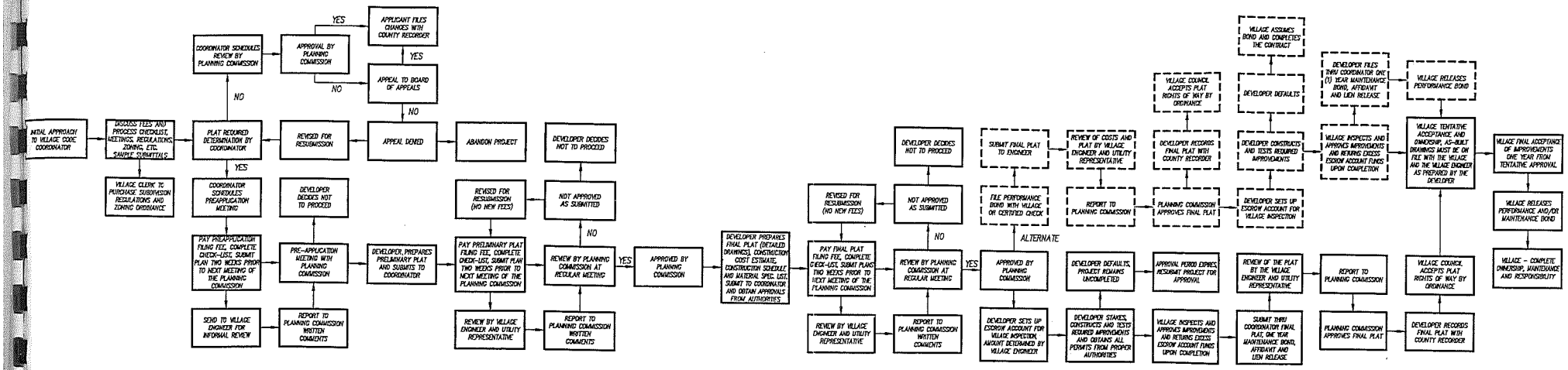
Approximate Minimum Length of Time to Complete Process

Typical minimum length of time to complete the previously described process not including time for construction (assumes all filings are done twenty-one (21) days prior to next scheduled meeting of Planning Commission:

Conceptual Plan approval	3 weeks
Preliminary Plat approval	4 weeks
Final Construction Drawing approval	4 weeks
Final Plat approval from Planning Commission	4 weeks
Total time to complete process	15 weeks*

*Does not include construction time or Council approval process

PROCEDURES FOR SUBDIVISION APPROVAL



POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS
BOWLING GREEN, OHIO

APPENDIX "B"

VILLAGE OF PEMBERVILLE

DESIGN CRITERIA

1. Pavement

   A. No vertical curve shall be established unless the algebraic differential of grades is greater than 1.2%.

   B. On any vertical curve, the grade shall be at least 0.4% between adjacent points.

   C. No top of curb or gutter grade shall be less than 0.4%.

   D. The maximum pavement grade shall not exceed 4.00% (3.00% within 100 feet of intersections) except in cases of extreme necessity with prior approval of the Village's Engineering Representative.

   E. Maximum grade differentials should not exceed 2% and must not exceed 3% on pavements without prior approval of the Village's Engineering Representative.

   F. Top of pavement grades shall be established on intersection details at the following locations:

      1. At all ends of radii in gutter and on pavement centerline.

      2. At gutter in center of radii.

      3. At radii P.I.'s.

      4. Intersection of pavement centerline with lines connecting radius P.I.'s.

      5. Intersection of pavement centerlines.

      6. Any other point necessary to clarify drainage and reduce bump.

   G. Minimum curb radius shall be at least 25 feet.

   H. Inlets and Catch basins shall be located at, or beyond end of radius. (If radius is 30 feet or greater, inlets and catch basins may be located in radius with prior approval of the Village's Engineering Representative).

   I. Through gutters will not be allowed.

2. The design of storm sewer systems will be based upon the "Rational Method" using the equation Q = CiA, and the "Manning Formula".

   A. The rainfall intensity, "i", will be taken from the appropriate curve for the Wood County, Ohio, area as published in the current technical paper of the U.S. Weather Bureau, "Rainfall Intensity-Duration-Frequency Curves for Selected Stations in the

United States, Alaska, Hawaiian Islands and Puerto Rico" Government Printing Office.

B. t = 20 minutes shall be used as the time of consideration to the first pick-up point in the system, in residential areas.

C. The following runoff coefficients shall be used in residential areas:

Average Lot Size	* Runoff Coefficient "C"
7,200 sq. ft. or less	0.40
7,200 sq. ft. to 9,600 sq. ft.	0.35
9,600 sq. ft. or more	0.30

* Includes right-of-way areas.

D. Storm sewers shall be designed to flow just full for the 5 year intensity-duration-frequency curve. Minimum pavement gutter elevations shall be at or above the hydraulic grade line for a 10 year frequency storm. Use the 10 year intensity-duration-frequency curve for determining this hydraulic grade line.

E. Catch basin type and spacing shall be designed using the 2 year intensity-duration-frequency curve. The maximum allowable width of the sheet gutter flow from the face of the curb shall be limited to 8 feet.

F. An overall drainage area layout plan showing the limits of the contributing runoff area, broken down into areas contributing to each drainage pick-up point shall be submitted with the paving and drainage plans. Drainage design within the development shall be adequate to handle the entire contributing watershed area, and its existing, proposed and probable future development, and not the area under submission only. Drainage design which makes use of an existing system shall follow practical engineering judgement.

If future plat extensions will utilize the same drainage system, the overall drainage plan shall be submitted with the first plat paving plans.

G. Complete drainage calculations shall be submitted for pipe size determinations, 10 year hydraulic gradient checks and catch basin type and spacing designs.

H. Stormwater Runoff Control Criteria

Stormwater runoff control addresses both peak and total volume of runoff. The peak rate of runoff from an area after development shall not exceed the peak rate of runoff from the same area before development for all storms up to a 100-year frequency, 24 hour storm. Required detention volume shall be calculated using a

25 year design storm with the maximum allowable peak rate of discharge equal to a 5 year storm with a 20 minute time of concentration and a predeveloped runoff coefficient of 0.15.

I. Storm sewers and culverts shall be designed to conform to the requirements of the State of Ohio, Department of Transportation Construction and Materials Specifications, current edition. Pipe under pavement shall be of Type "A" and "B" Conduit with Class "A" or "B" Bedding. Pipe not under pavement shall be Type "C" or "D" Conduit with Class "A" or "B" Bedding. The designer may indicate a particular kind of pipe by inserting the specification item number after the designation of the type of conduit. The use of metal pipe will not be permitted without prior approval of the Village's Engineering Representative. Depth of cover shall be the determining factor in selecting the proper strength of pipe. Minimum cover for Type "A" or "B" Conduit shall have a minimum cover of 9 inches, measured from the top outside crown of the pipe to the finished subgrade.

Polyvinyl chloride conduit acceptable for storm sewer installation shall meet or exceed ASTM D3034 specification SDR 35, (PS 46) with joints meeting ASTM D-3212 specifications.

J. Granular material to be used for pipe backfilling shall meet the requirements of Item 310.02. This statement shall appear on all plans as a general note or on the standard details.

K. Granular material to be used for pipe bedding shall be No. 8 or No. 67 stone. This statement shall appear on all plans as a general note or on the standard details.

L. All catch basins are to be constructed without sumps or traps.

M. Outlets for footer tile drainage shall be provided for all lots in new subdivisions.

1. All storm sewers within the public right-of-way shall be designed to include a tee, wye or cross-over connection, extending 10 feet beyond the right-of-way or property line into each lot, to provide a connection for each lot within the subdivision.

2. In areas where street drainage would normally be provided by gutter flow only, the storm sewer shall be extended beyond its normal upper terminus so as to serve those lots that would not normally front on a storm sewer. Tees, wyes, or cross-overs will be provided for each lot.

3. The "extended storm sewer" shall be designed for a capacity of flow equal to 1.25 gallons per minute from each house served, but shall have a minimum diameter of 6" and a Minimum grade of 1.0%.

4. All cross-overs shall have a minimum grade of 1.0%.

5. Locations and elevation of all taps shall be indicated on the subdivision paving plan.

6. Manholes will be provided at intervals not to exceed 350 feet, at all abrupt changes in the direction of the sewer line and at the upper terminus of any "extended storm sewers".

7. All storm sewer services shall be extended 10 feet beyond the right-of-way or property line into each lot. For a single lot, the service shall be 6" minimum diameter.

8. Details of design, materials and construction procedures shall be in accordance with the current "Design Criteria".

9. In subdivisions where the construction of basements or crawl spaces are prohibited by the Developer's restrictions, the foregoing requirements will not apply. Such restrictions, however, shall be recited on the record plat.

3. Pavement Design Requirements

A. Soil Tests

Soil tests shall be furnished for every 600 lineal feet of pavement with a minimum of one test per pavement. The Village of Pemberville and/or the Village's Engineering Representative will be given the opportunity to approve the location of soil boring on private work prior to the test being made, and reserves the right to require additional teats if unusual conditions exist.

All borings shall be made to a minimum depth of three feet below the proposed top of Curb Grade, unless rock is encountered or extreme grade changes are proposed for the subdivision/improvement site.

Tests of each different Soil Layer encountered below the proposed grade line shall include the following:

1. Moisture determination (actual and optimum)

2. AASHTO Classification and group index (each sample)

   a. Atterburg Limit
   b. Liquid Limit
   c. Plastic Limit
   d. Plasticity Index

3. Mechanical Analysis

4. Laboratory C.B.R. of Modulus of Subgrade Reaction "K" may be made in the following manner. Where more than one soil test is taken on a given project, the Laboratory C.B.R. or Modulus of Subgrade Reaction"K" shall be made on the sample indicating the highest group index, providing that the group indices fall within a range of 5. If the group indices do not fall within a range of S, a Laboratory C.B.R. or Modulus of Subgrade Reaction "K" shall be made for the highest indicated group index to each range of 5 of the soil tests made. If all the group indices have the same value, the Laboratory C.B.R. or Modulus Subgrade Reaction "K" shall be made on the sample having the highest percent of particles passing the No. 200 Sieve.

5. Maximum laboratory dry weight.

6. Elevation of Water Table (should be recorded 12 to 24 hours after water is encountered during boring operations).

All Soil Tests will be performed by a Recognized Laboratory acceptable to the Village of Pemberville.

B. Pavement Design

The current list of Manuals and Standards to be used in the design of pavements are as follows:

1. Manual of Location and Design by the Ohio Department of Transportation.

2. Construction and Materials Specifications; State of Ohio Department of Transportation - current edition.

3. The Design of Concrete Pavements for City Streets by the Portland Cement Association (1963).

4. Thickness Design for Concrete Pavements by the Portland Cement Association (1966).

Pavement design shall be based on equivalent daily 18,000 lbs. single axle applications as indicated. Streets which are to serve as major or minor collectors, arteries, or have special traffic conditions shall require actual classification counts or estimates. The following approach is usable for residential neighborhood streets only.

The normal residential street, shall have a 20 year design for 4 axles per lane per day at the legal limit of 18,000 lb. single axle or 32,000 lb. dual axle.

If the maximum dry weight of the soil is less than 100 lb. per cubic foot, a minimum of 4" subbase course shall be used on either section called for.

Design calculations shall be submitted along with proposed typical and proposed grade line with the soil test holes superimposed on the profile. A complete soil test report shall be submitted with the aforementioned.

C. Strength of Materials

Rigid

The modulus of rupture used shall be considered 600 psi. The absolute minimum allowable design of Portland cement concrete pavement with integral concrete curbs will be 7" in depth and will include longitudinal joint epoxy coated tie bars.