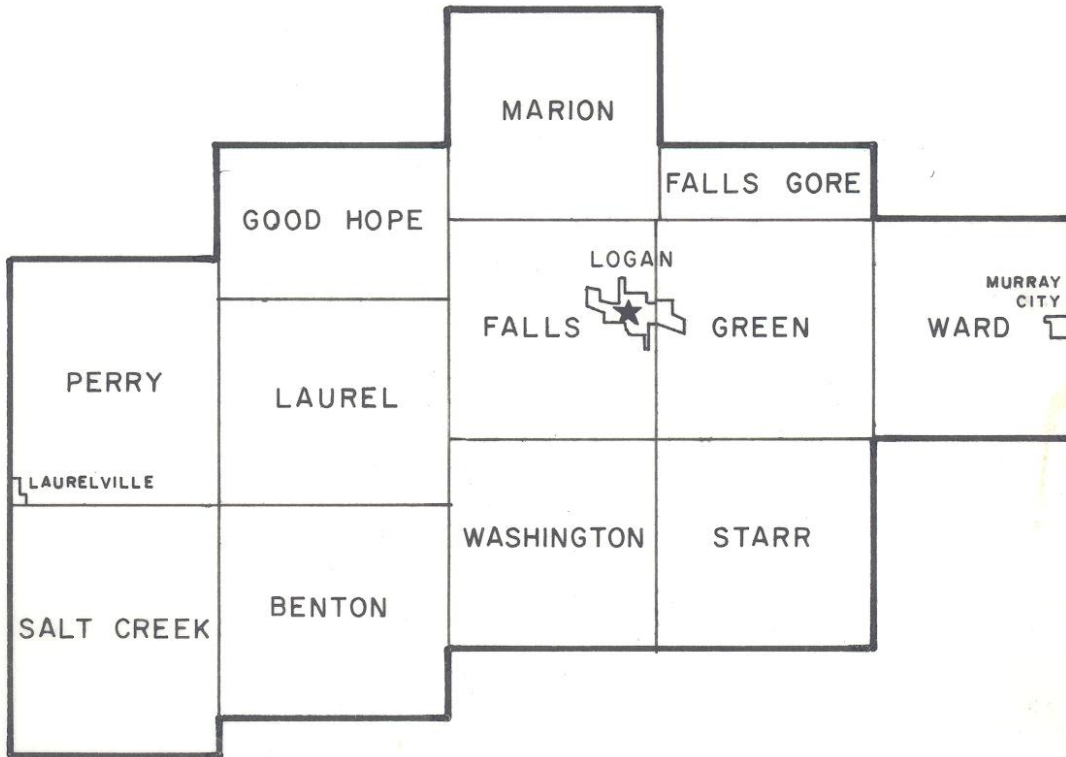


# SUBDIVISION REGULATIONS FOR HOCKING COUNTY, OHIO



ADOPTED BY: BOARD OF COUNTY COMMISSIONERS  
REGULATED BY: COUNTY REGIONAL PLANNING COMMISSION  
IN COOPERATION WITH: COUNTY ENGINEER

EFFECTIVE NOV. 14 , 1978

HOCKING COUNTY SUBDIVISION REGULATIONS

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INTRODUCTION

By the authority of and in accordance with Chapter 711 of the 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 arrangements of streets and layout of lots; providing for adequate and convenient provisions of open spaces, utilities, recreation, and access to service and emergency vehicles; providing for adequate provision of water, drainage, sewage, and other sanitary facilities; providing for the administration of these regulations and defining the powers and duties of administrative officers; prescribing penalties for the violation of the provisions in this resolution or any ammendment thereto; and for the repeal thereof.

Now therefore be it resolved by the Board of County Commissions of Hocking County, Ohio that after proper public advertising and hearing these regulations are adopted this 14th day of November , 1978.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_

  
\_\_\_\_\_

ENACTMENT

These regulations shall become effective from and after the date of this approval and adoption by the County Regional Planning Commission and County Commissioners after public hearing and certification to the County Recorder.

Henceforth, any other regulations previously adopted by the Board of County Commissioners or the County Regional Planning Commission shall be deemed to be replaced. These regulations in no way affect any subdivision having received preliminary approval prior to the effective date provided, however, that no changes in the preliminary plan, as approved, are introduced by the subdivider.

Passed November 14, 1978  
Date

  
President, Board of County Commissioners

Adopted November 14, 1978  
Date

Attest Blanche Mowery  
County Commissioners Clerk

CHAPTER I

DEFINITIONS

For the purpose of the County Subdivision Regulations certain terms or words used herein shall be interpreted as follows:

1. The word "person" includes a firm, association, organization, trust, company, or corporation as well as an individual.
2. The words "used" or "occupied" includes the words "intended , designed, or arranged to be used or occupied".
3. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
4. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

For the purpose of the County Subdivision Regulations the following items are defined:

ALLEY: A public right-of-way serving as a secondary means of access to the property.

APARTMENT: Three (3) or more dwelling units in one (1) structure.

BLOCK: A parcel of land bounded or intended to be bounded on all sides by a road or roads.

BUILDING SETBACK LINE: A line established by the subdivision regulations generally parallel with and measured from the lot line and defining limits of where no building or structure may be erected.

COMPREHENSIVE DEVELOPMENT PLAN: A long range plan adopted by the County Regional Planning Commission providing for 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.

CORNER LOT: A lot located at the intersection of two (2) or more roads. A lot abutting on a curved road or roads shall be considered a corner lot if it makes an interior angle of less than one hundred thirty-five (135) degrees.

COLLECTOR ROAD: A road right-of-way serving the public and collecting traffic from minor roads and/or other collector roads. Includes the principal entrance and circulation routes within residential subdivisions.

COVENANT: A written pledge or promise.



CUL-DE-SAC: A circular turnaround located at the end of a dead end road.

CULVERT: A traverse closed drain that channels water under a road or driveway.

DEAD END ROAD: A road right-of-way serving the public with only one (1) outlet for motor vehicle traffic and the other end terminating in a vehicular turnaround. This could be a minor or collector road.

DEVELOPER: Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another. The Developer shall be responsible for all aspects of these regulations.

DWELLING UNIT: All space within a building includes that for living, dining, sleeping, storing, cooking, bathing, and toilet as is used by only one (1) family.

EASEMENT: Authorization by a property owner for use by others of a designated part of his property and for a specified purpose.

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

FRONTAGE: That portion of a lot or tract of land which directly abuts a public road and has access thereto.

HIGHWAY DIRECTOR: The director of the Ohio Department of Transportation.

IMPROVEMENTS: Items normally associated with the development of raw land into building sites which may include among other items road pavement and base, curbs, gutters, sidewalks, water lines, sanitary sewer lines, storm drains, street lights, flood control facilities, utility lines, or land scaping.

INSPECTOR: A duly authorized agent of the County Engineer.

LOT: A piece of land, including easements, but excluding road right-of-way which is occupied, intended to be occupied, or could be occupied. A lot must meet minimum requirements of these or other regulations. The term lot includes, plot, tract, parcel or other similar term.

LOT DEPTH: The distance between midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT WIDTH: The distance between straight lines connecting front and rear lot lines at each side of the lot as measured at the building setback line. The width between side lot lines at the front property line shall not be less than 80% of the above lot width.

- MINOR ROAD: A road right-of-way serving the public primarily to conduct traffic between dwelling units and collector roads. Traffic volume is low and road may be a dead end or a cul-de-sac with no through traffic.
- MONUMENT: Permanent concrete or iron markers used to establish a definite point such as a lot corner or a change in a property boundary bearing.
- OUT LOT: Property shown on a subdivision plat outside of the boundaries of the subdivision but which belongs to the developer.
- PERFORMANCE BOND: An agreement between the developer and the County whereby the developer posts an acceptable bond with the County in the amount of the established construction costs necessary to complete all physical improvements according to proposed plans and specifications and within a specified time frame. This bond is then returned on approved construction completion.
- PLAT: A map or drawing of a planned development containing all information required by these regulations.
- PRIMARY ROAD: A main through public right-of-way.
- PUBLIC AREA: An alley, avenue, boulevard, bridge, channel, culvert, ditch, easement, highway, land, right-of-way, road, sidewalk, street, walk, or other way in which the general public has a dedicated right.
- RIGHT-OF-WAY: A strip of land taken or dedicated for public use and lying between property lines.
- ROAD: A public right-of-way or easement of varying width, which provides a public means of access to abutting property. The term road includes alley, avenue, drive, circle, lane, court, parkway, street, boulevard, highway, thoroughfare, or any other similar term.
- SANITARY SEWER: An approved sewage disposal network which provides for the collection and disposal of sewage from either an individual or group of sewage sources.
- SEWAGE DISPOSAL CENTRAL SYSTEM: A system of sewage disposal whereby several individual sewage sources are collected and treated as one and are eventually discharged to a stream as approved by the Ohio Environmental Protection Agency.
- SEWAGE DISPOSAL ON LOT: A sewage system whereby all sewage is collected on an individual lot and is treated on the site by some combination of septic tank, aerobic digester, sand filter, or leaching bed as approved by the County Health Department.
- SIDEWALK: That portion of the road right-of-way outside of the roadway, which is improved for the use of pedestrian traffic.

- SUBDIVISION:** The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, 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 the transfer of ownership, or the division of any parcel of land which involves a new road. (see exceptions under Section 2.80)
- SURVEYOR:** Any person registered to practice surveying by the State Board of Registration as specified in Section 4733.02 of the Ohio Revised Code.
- UTILITY EASEMENT:** A grant by the property owner for the use of an area of land by a public utility for access on construction, maintaining, and operating a utility service.
- VARIANCE:** A variance is a modification of the strict term 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.
- VICINITY MAP:** A drawing located on the plat which shows the relationship of the proposed subdivision to nearby landmarks in order to better locate and orient the area in question.

## CHAPTER II

### GENERAL INFORMATION

#### 2.00 PURPOSE

The rules and regulations contained herein are adopted to provide for a planned countywide growth pattern and to protect the general health and welfare of the public.

#### 2.10 TITLE AND AUTHORITY

These regulations shall be known and may be referred to as the "Hocking County Subdivision Regulations" and shall hereinafter be referred to as these regulations. These regulations shall be administered by the Hocking County Regional Planning Commission as set forth in the Ohio Revised Code.

#### 2.20 JURISDICTION

These regulations shall be applicable to all subdivisions within the unincorporated areas of Hocking County other than land within three (3) miles of a city as provided in Section 711.09 of the Ohio Revised Code. Whenever a city within Hocking County has adopted a major street plan, parks and public open space plan, and subdivision regulations, and is exercising extra-territorial jurisdiction, the City Planning Commission may receive advice and concur with the County Planning Commission upon all subdivision plats located within three (3) miles of the corporation limit. The City Planning Commission shall have the final approval of all plats within three (3) miles of the city corporation limit except for those improvement standards prescribed by the County Engineer as set in Chapter 4. For a complete list of any City Planning Commission requirements and standards see the appendix.

#### 2.30 RELATION TO OTHER LAWS

The provision of these regulations shall supplement any and all laws of the State of Ohio, resolutions of the County, or any and all rules and regulations promulgated by a valid regulating authority. Whenever the requirements of these regulations differ with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions; the most restrictive or that imposing the higher standards shall govern.

#### 2.40 AMENDMENTS

The County Planning Commission may at any time amend, supplement, or change these regulations by following prescribed procedure as set forth in the Ohio Revised Code.

#### 2.50 ADOPTION

These regulations have become affective after the necessary public hearings, adoption by the County Board of Commissioners, adoption by the County Planning Commission, and certification to the County Recorder in accordance with Chapter 711.10 of the Ohio Revised Code. All previous subdivision regulations in effect at the above adoption are deemed to be repealed.

## 2.60 SEPARABILITY

The invalidation of any clause, sentence, paragraph, section, or other part of these regulations by a court of competent jurisdiction shall not effect the validity of the remainder of these regulations as a whole or in part.

## 2.70 APPENDIX

The appendix to these regulations are administrative guidelines and are not an adopted section of these regulations. The appendix is therefore subject to change at any time by the County Planning Commission.

## 2.80 VARIANCE

- (1). When the proposed subdivision does not contemplate the construction or dedication of roads due to all subdivided lands fronting on an existing dedicated and maintained road, the County Engineer may waive any or all of the subdivision regulations for up to five (5) lots. A letter of approval from the County Health Department certifying all proposed lots as acceptable for water and sewage and a sketch of the proposed lots must be submitted to the County Engineer before the above variance can be given. This shall not be interpreted as a means whereby a series of five (5) lot subdivisions are permitted.
- (2). In an exchange of parcels of land between adjoining land owners, as shown on the previous tax role, the County Engineer may waive any or all of the subdivision regulations providing he is convinced that a new building site is not being created and that the original parcel is not being reduced below the requirements of this or any other regulation.
- (3). The County Engineer may recommend to the County Planning Commission that these regulations may be waived in all or in part due to undo hardships which might be created from strict compliance. This determination shall be based fundamentally on unusual topography or other exceptional conditions, but in no way may the waiving adversely affect the general public or nullify the intent of these regulations.

## CHAPTER III

### PROCEDURE FOR SUBDIVISION APPROVAL

#### 3.00 PREAPPLICATION MEETING

It is strongly recommended that any developer wishing to commence planning a subdivision first consult with the County Engineer prior to submission of a preliminary plat. The purpose of this meeting is to discuss early and informally whether or not the proposed subdivision meets the objectives of these regulations. At this time the Engineer can familiarize the developer with all criteria and standards of these regulations.

#### 3.01 PREAPPLICATION SKETCH

A preapplication sketch is recommended, but it is possible that this sketch can be drawn up during the preapplication meeting. The developer should consider for a sketch a county section map overlaid on a county aerial map with the proposed subdivision outlined and all proposed roads, lots and other natural features drawn in. The name, address, and telephone number of the land owner, developer, and engineer should also appear on this sketch.

#### 3.02 PREAPPLICATION SEWAGE STUDY

Prior to the preapplication meeting the developer should contact the County Sanitarian to determine what possible sewage and water limitations may exist.

#### 3.10 PRELIMINARY PLAT

A preliminary plat of any proposed subdivision shall be submitted to the County Planning Commission. This plat shall contain all of the platting requirements of Chapter V of these regulations, including those requirements that are not part of the actual plat. The preliminary plat shall be prepared by a qualified registered engineer and/or surveyor as is appropriate.

#### 3.11 SCOPE OF PRELIMINARY PLAT

The preliminary plat shall cover as a minimum of all areas to be developed within a period of two (2) years after final plat approval. Additional planned development should be shown as " future development ".

#### 3.12 APPLICATION FOR PRELIMINARY PLAT APPROVAL

To obtain preliminary plat approval an application form (see appendix, page A-2) must be completed and together with five (5) copies of all preliminary plat requirements shall be submitted to the County Planning Commission at least 7 days prior to one of its regularly scheduled meetings. A filing fee must be included as set forth in Page A-6 of the appendix.

### 3.13 PUBLIC HEARING

The County Planning Commission on its own initiative or upon petition by neighboring property owners may, prior to acting on a preliminary plan of a subdivision, hold a public hearing on the proposed development.

### 3.14 PRELIMINARY PLAT APPROVAL

Upon submission of a preliminary plat, the County Planning Commission shall forward copies of the preliminary plat to such officials and agencies as may be necessary for the purpose of study and recommendation. These shall include at least the County Engineer and the County Sanitarian. After receipt of reports from such officials and within 30 days after preliminary plat submission the County Planning Commission shall determine whether the preliminary plat is approved, approved with modification, or disapproved. The decision time may be extended by agreement with the developer. All reasons for disapproval shall be given in writing. Approval of the preliminary plat shall be conditional upon compliance with all other applicable statutes, resolutions, and regulations of the County and shall in no way guarantee approval of the final plat.

### 3.15 LENGTH OF APPROVAL

The approval of the preliminary plat shall be in effect for a maximum period of twelve (12) months and shall guarantee that the terms under which the approval was granted will not be affected by changes to these regulations.

### 3.16 WAIVING OF PRELIMINARY PLAT

The County Planning Commission may by unanimous vote and resolution waive the preliminary plat submission requirement and proceed directly to final plat submission. This waiving of the preliminary plat is not meant to be a bypass of an approval step, but is to be used for extreme conditions of hardship.

### 3.20 FINAL PLAT

A final plat of any proposed subdivision is required to be submitted to the County Planning Commission. This plat shall contain all of the platting requirements of Chapter VI of these regulations, including those requirements that are not part of the actual plat, and any requirements added during preliminary plat approval. The final plat shall be prepared by a qualified registered engineer and/or surveyor as is appropriate. A preliminary plat approval is required prior to submission of the final plat unless a variance as per section 3.16 of these regulations has been granted.

### 3.21 SCOPE OF FINAL PLAT

The final plat shall cover as a minimum all areas to be developed within a period of two (2) years after final plat approval. Additional planned development should be shown as "future development". The final plat must be submitted within twelve (12) months from the date of preliminary plat approval. The final plat must be in general conformance with the approved preliminary plat and any conditions of approval. A final plat may comprise only a part of the previous approved preliminary plat.

### 3.22 APPLICATION FOR FINAL PLAT APPROVAL

To obtain final plat approval a completed application form (see appendix page A-3) together with the final plat (see section 4.12) and five (5) copies of all final plat requirements must be submitted to the County Planning Commission at least 7 days prior to one of its regularly scheduled meetings. The final plat must contain the signature of the County Sanitarian and the County Engineer. A filing fee shall be included as set forth in Page A-6 of the appendix, and if applicable a performance bond shall be included in the amount of estimated construction costs of all roads and road drainage improvements as set by the County Engineer. This bond is to be either a cash account set up in a local bank in the name of the County Commissioners or a surety bond from a qualifying bonding company and is to be kept for twelve (12) months after completion and approval of all improvements. Up to 75% of this bond is returnable during construction with the remaining 25% to be kept to guarantee the repair of any defects due to the developer which might appear within one (1) year. The developer is responsible for any deficit should the bond be insufficient to cover expenses.

### 3.23 FINAL PLAT APPROVAL

Upon submission of a final plat the County Planning Commission must within thirty (30) days either accept and sign the plat or respond in writing to the developer the grounds for denial. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved the developer shall make the necessary corrections and resubmit the final plat within sixty (60) days to the Commission for its final approval.

### 3.24 FILING OF FINAL PLAT

After obtaining the signatures of the County Planning Commission and County Commissioners the original plat must be returned to the developer to be signed by the County Auditor and recorded by the County Recorder within one hundred and twenty (120) days of the County Planning Commission approval. The plat of any subdivision does not have any validity until such time it is signed and recorded by the County Recorder.

### 3.25 CHANGES TO PLAT

No changes, erasures, modifications, or revision shall be made to the plat of any subdivision after approval by the County Planning Commission unless said plat is first resubmitted to the Commission.

### 3.26 SALE OF PLATTED LAND

No owner or agent of the owner of land located within a subdivision shall transfer or sell, with any description, any land by reference to, exhibition of, or by the use of a plat of a subdivision before such plat has been approved and recorded in the manner prescribed in these regulations.

### 3.27 LENGTH OF APPROVAL

The approval of the final plat is permanent; however, all improvements must be completed within two (2) years of final plat signing by the County Commissioners. Improvements not completed by this time can be contracted out by the County Engineer with the cost taken from the developer's bond.



### 3.30 PENALTIES

The following penalties shall apply to the violation of these regulations.

1. Whoever willfully violates these regulations or fails to comply with any order issued pursuant thereto, shall forfeit and pay not less than one hundred (100) nor more than one thousand (1000) dollars. Such sum may be recovered with costs in a civil action in the name of and for the use of the County.
2. Any person who disposes of, offers for sale, or leases for a time exceeding five (5) years, any lot, or any part of a lot, in a subdivision with intent to violate these regulations shall forfeit and pay the sum of not less than one hundred (100) nor more than five hundred (500) dollars for each lot or part of a lot so sold, offered for sale, or leased. Such sum may be recovered with costs in a civil action in the name of and for the use of the County.
3. Whoever, being the owner or agent of the owner, transfers any lot, parcel or tract of land being a part of 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 one hundred (100) dollars nor more than five hundred (500) dollars for each lot, parcel, or tract so sold. The description by metes and bounds in the deed of transfer shall not serve to exempt the seller from the forfeiture provided for in this section. Such sum may be recovered with costs in a civil action on the name of and for the use of the County.

### 3.40 INSPECTION

Inspection of each phase of work shall be made by the County Engineer or his designated agent. A list of required inspection and their fees is included in the appendix to these regulations. Until all applicable fees have been paid in full, no final action will be taken on any plat.

### 3.41 NOTICE OF INSPECTION

The developer shall give one (1) day as the minimum advance notice to the County Engineer for any inspection required. No work shall be covered prior to inspection acceptance.

### 3.42 INSPECTION FEES

Prior to any inspection taking place the developer must deposit with the County Engineer an amount, set by the Engineer, that is estimated to cover all inspection fees during the duration of the project. As the project progresses, if more fee money is required, it will be requested in writing by the County Engineer. A detailed accounting of how all inspection money was spent will be a part of this written request. Any inspection money left over will be returned upon project acceptance. A detailed accounting of how inspection money was spent will accompany this reimbursement.

### 3.50 APPEAL

Any person who believes he has been aggrieved by the regulations or the action of the County Planning Commission has all the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code.

## CHAPTER IV

### SUBDIVISION DESIGN STANDARDS

#### 4.00 GENERAL

The standards in this chapter of these regulations shall control the manner in which roads, lots, drainage, water supply, public utilities and other elements of a subdivision are arranged on the land. These design standards shall help insure convenient and safe roads, creation of usable lots, provision of space for public utilities, and other necessary land uses. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The County Planning Commission and County Engineer have the responsibility for reviewing the design of each future subdivision early in its design development. They shall insure that all requirements of this chapter are met.

The improvements required by these regulations shall be designed, furnished, and installed by the developer. The developer shall be responsible for the cost of any or all tests required by the County Engineer to establish that any material utilized or any or all improvements meet the specifications of these regulations.

#### 4.10 DRAWINGS

All original drawings must be clearly reproducible and on a sheet size between 18" X 24" and 22" X 27". Larger drawings will be accepted for all but the final plat, for which they will need to be reduced. A poorly drawn or illegible plan is sufficient cause for rejection and freehand linear drawings must not be attempted.

#### 4.11 PRELIMINARY PLAT DRAWINGS

The original preliminary plat drawing is not submitted and a clear reproducible pencil drawing is therefore appropriate.

#### 4.12 FINAL PLAT DRAWINGS

The original final plat is to be recorded in the County Recorder's Office and must be india inked on a linen, mylar, or other similar approvable permanent paper. Freehand lettering is not recommended on this drawing.

#### 4.13 CONSTRUCTION DRAWINGS

All construction drawings are recommended to be inked on a permanent paper the same size as the final plat. Drawings shall be to the largest scale possible on the size paper selected and shall have a horizontal scale of no less than one (1) inch to fifty (50) feet and a vertical scale of no less than one (1) inch to five (5) feet. Upon completion of improvements, an as built set of construction drawings must be resubmitted to the County Engineer for his permanent records.

#### 4.20 SURVEYS

All surveys and the final plat must be completed under the supervision of a registered surveyor. The setting of permanent markers or monuments shall be completed at the time of final platting, or the following statement signed by the surveyor must be included on the final plat. " I certify that all permanent markers and monuments called for will be set upon completion of site work ".

#### 4.21 PERMANENT MONUMENTS

Permanent monuments shall be accurately set and established at each corner or point of deflection or curvature of all lots. This includes the intersection of all lot lines with road lines or any other critical point necessary to correctly layout any lot in the subdivision. The markers shall be solid iron pins, or iron pipes at least one (1) inch in diameter, and at least thirty (30) inches long. The markers shall be flush with the finish grade or countersunk to afford protection from being disturbed.

#### 4.22 PERMANENT CORNER MONUMENTS

Permanent corner monuments shall be accurately set at the approximate extreme corners of the subdivision. At least four (4) such permanent monuments shall be set for each subdivision with one (1) additional monument being set for each five (5) lots over the first ten (10) lots. These additional monuments shall be set at locations designated by the County Engineer. Additional monumentation may be required by the County Engineer. The monuments shall be solid iron pins or iron pipes at least one (1) inch in diameter set in concrete at least six (6) inches in diameter and shall be flush with the finish grade.

#### 4.30 SUBDIVISION LAYOUT

Subdivisions shall be layed out to make effective use of existing land features or restrictions. The land must be suitable for developement into lots that satisfy both health standards and the standards of these regulations.

#### 4.31 SUITABILITY OF LAND

If the County Planning Commission determines that land proposed to be subdivided is unsuitable for subdivision development due to drainage, flooding, topography, water supply, transportation facilities, or other conditions detrimental to the general public's health or welfare; 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 land's developement.

#### 4.32 FLOOD PLAINS

The flood plain is defined as all lands subject to inundation by a flood with the recurrence interval of 100 years. A Flood Hazard Boundary Map which approximately outlines the 100 year flood for the entire County can be viewed at the County Engineer's Office. Where the developer is in doubt as to whether or not the proposed developement lies within the flood plain, the County Engineer shall be contacted to establish the actual 100-year flood elevation. This flood plain shall be shown on the final plat as a flood plain setback line.

The flood plain is divided into three (3) basic parts:

1. The channel is the natural or artificial water course that confines and conducts sustained or intermittent stream flow.
2. The floodway is the channel and adjoining parts of the flood plain that are reasonably required to carry and discharge the 100 year flood without a substantial increase in flood height.
3. The floodway fringe is an area within the flood plain, but outside of the floodway, that serves primarily as a backwater storage area.

The channel and floodway shall be considered unsuitable for development of any kind; but may be used for residential purposes such as front, side, or rear yards; for commercial or industrial parking facilities; or for planned open areas.

The floodway fringe may be developed by first being filled out to the level of the 100 year flood. This can be done only on a limited case by case basis as approved by the County Planning Commission. The Commission may request that additional information be provided by the developer.

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. These regulations do not imply that areas outside flood plain areas will be free from flooding or flood damages. These regulations shall not create liability on the part of the County or any officer or employee thereof for any flood damage that result from reliance on these regulations or any administrative decision lawfully made thereunder.

#### 4.33 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 applicable requirements of these regulations.
3. Each lot shall front on a public road. Lots shall be approximately rectangular with a minimum lot width of one hundred (100) feet and minimum lot sizes as given in the appendix under the Health Department Regulations.
4. Side lot lines shall be at right angles to street lines and radial to curved street lines, except where the County Planning Commission determines that a variance would provide a better layout.
5. Lots with double frontage shall be avoided, except where the County Planning Commission determines that a variance would provide a better layout.

6. Lots shall not have an average depth which is more than three (3) times its average width, nor shall it have a depth of less than one hundred twenty (120) feet.

7. Building setback lines are required for all lots and must be a minimum of thirty (30) feet from all public right of way lines.

8. Easements at least ten (10) feet in width shall appear where necessary along lot lines to provide for sanitary sewers, gas mains, water lines, electric lines, telephone lines, or other public utilities.

#### 4.34 BLOCKS

Blocks shall not exceed two thousand (2000) feet in length except where topography conditions require longer blocks.

#### 4.35 DRIVEWAYS

Driveways shall have a maximum grade of fifteen (15) percent. Where a driveway meets a public road the driveway shall be at a lower elevation than the road. Driveway pipe size and specifications shall be approved by the County Engineer.

#### 4.36 ROAD NAMES

New road names shall not duplicate or nearly duplicate an existing name used elsewhere in the County. All names must be approved by the County Engineer. Whenever a new road is located along the approximate extended alignment of an existing road, its name shall be the same as the one it extends. Whenever a cul-de-sac serves not more than three (3) lots, the name of the intersecting street shall apply to the cul-de-sac.

#### 4.37 ROAD SIGNS

The developer shall provide road signs as directed by the County Engineer and as used elsewhere in the County at all intersections of any proposed roads.

#### 4.38 RESERVE AREAS

No area of a subdivision can be reserved for exclusive use of the developer which might control access to public land or roads. Such land must be given over to the control of the County Commissioners.

#### 4.39 PUBLIC AREAS

Areas of a subdivision may be set aside as public areas provided that they are acceptable to the Commissioners and that a certificate of title, free and clear of all incumbrances, is presented at the time of final plat acceptance.

#### 4.40 ROAD DESIGN

The arrangement, character, extent, width, grade, construction, and location of all roads shall be considered in their relation to existing and planned roads, topographical conditions, public convenience and safety, and the proposed uses of the land to be served by such roads. The road pattern shall discourage through traffic in the interior of the subdivision.

#### 4.41 DESIGN STANDARDS

The following minimum road design standards shall apply for all roads except at intersections. Certain roads will require greater standards as set by the County Engineer.

1. Right of Way Width: 60 feet
2. Base Width: 24 feet
3. Pavement Width: 20 feet
4. Maximum Grade: 15 percent
5. Minimum Grade: 0.6 percent
6. Minimum Stopping Sight Distance: 150 feet
7. Minimum Horizontal Curve Radius: 5 times deflection angle
8. Reverse Curves: Must be separated by 100 foot tangent
9. Vertical Curves: Must be at least 20 times difference of grade slopes
10. Minimum Cul-de-sac Right of Way Radius: 60 feet
11. Minimum Cul-de-sac Pavement Radius: 50 feet

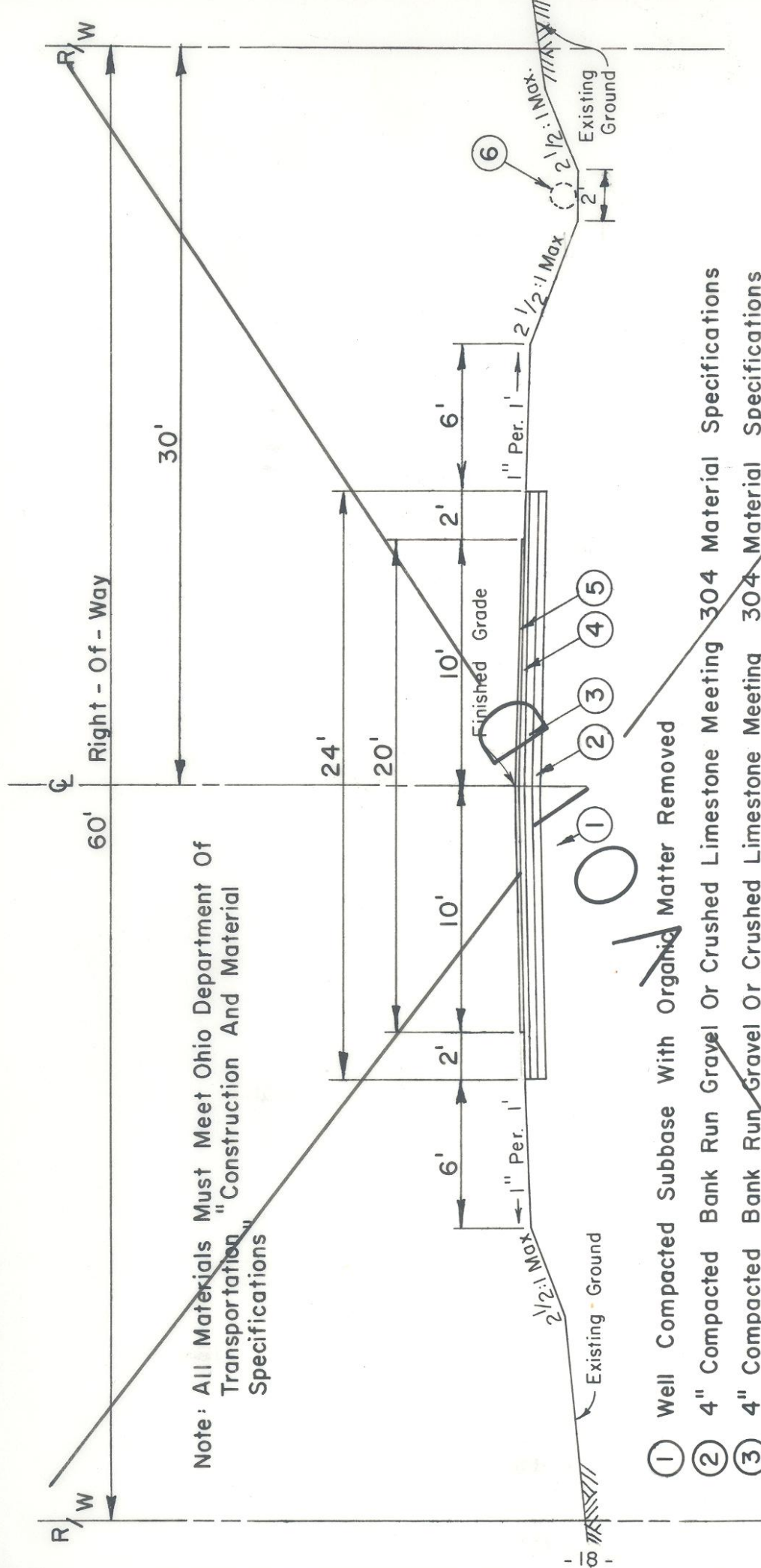
#### 4.42 INTERSECTION DESIGN STANDARDS

The following are minimum intersection design standards which are in addition to those design standards given in Section 4.41. Certain intersections may have these standards increased by the County Engineer. Multiple intersections of more than two (2) roads are not permitted.

1. Maximum Grade: 3% within 100 feet
2. Clear Sight Distance: 100 feet each way
3. Minimum Angle of Intersection: 75 degrees
4. Horizontal Curves: None permitted within 100 feet

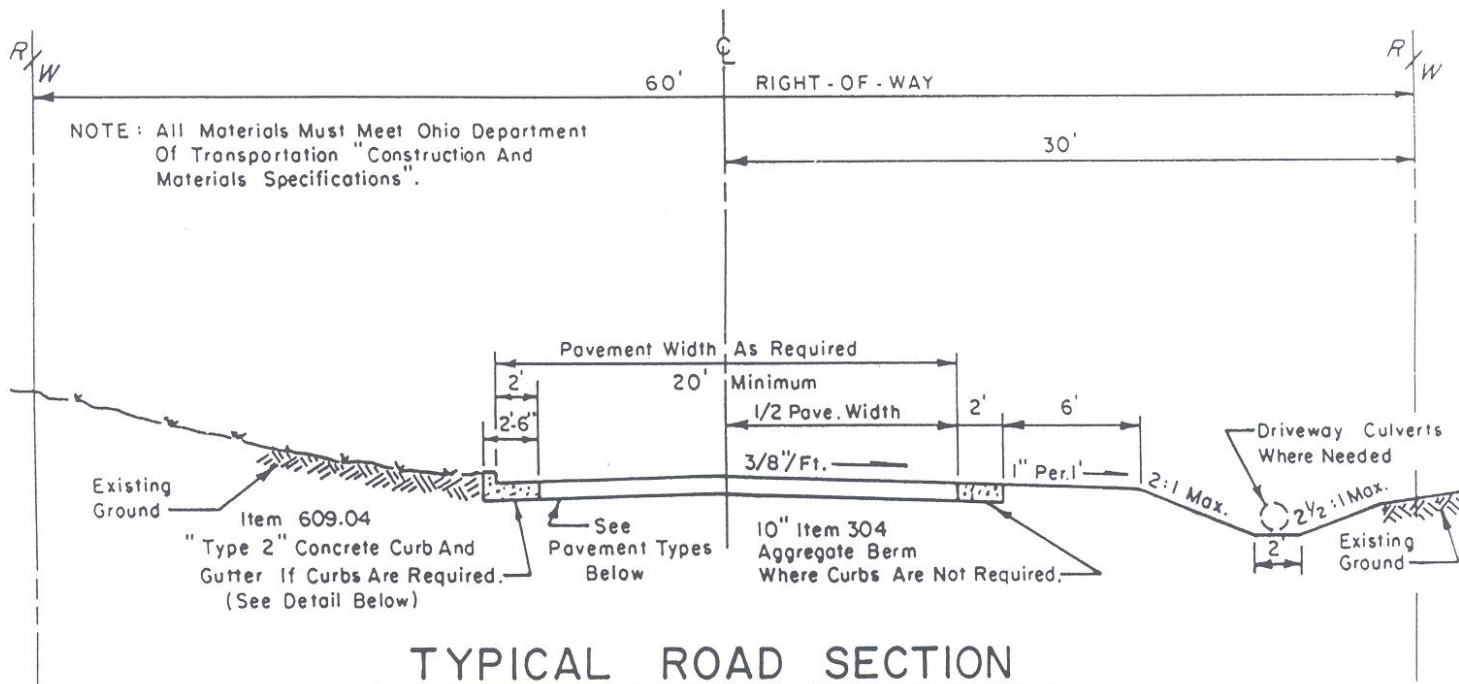
#### 4.43 TYPICAL ROAD SECTION

See drawing # 1 for the desired typical road section. Variations may be permitted or requested by the County Engineer.

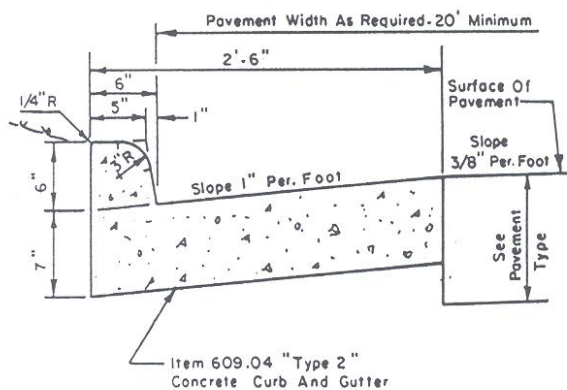


Note: All Materials Must Meet Ohio Department Of Transportation "Construction And Material Specifications"

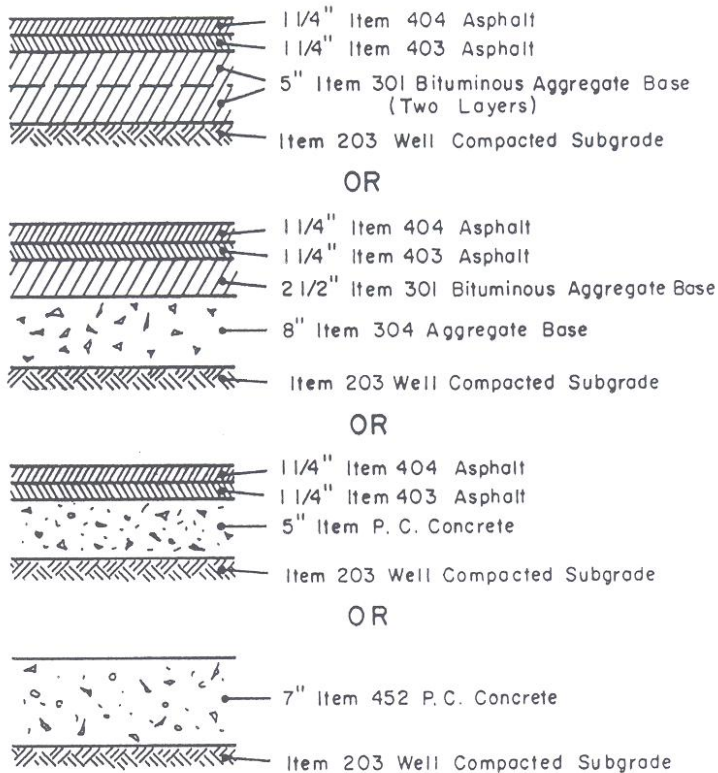
- ① Well Compacted Subbase With Organic Matter Removed
- ② 4" Compacted Bank Run Gravel Or Crushed Limestone Meeting 304 Material Specifications
- ③ 4" Compacted Bank Run Gravel Or Crushed Limestone Meeting 304 Material Specifications
- ④ 2" Compacted Crushed Limestone Meeting 304 Material Specifications
- ⑤ Bituminous Surface 2-Coat Seal Meeting 409 Material Specifications Where Abutting An Unsealed Road (See County Engineer For Application Rates) Or 1 1/2" Asphalt Meeting 404 Or 405 Material Specifications Where Abutting A Sealed Road
- ⑥ Driveway Culvert Where Required



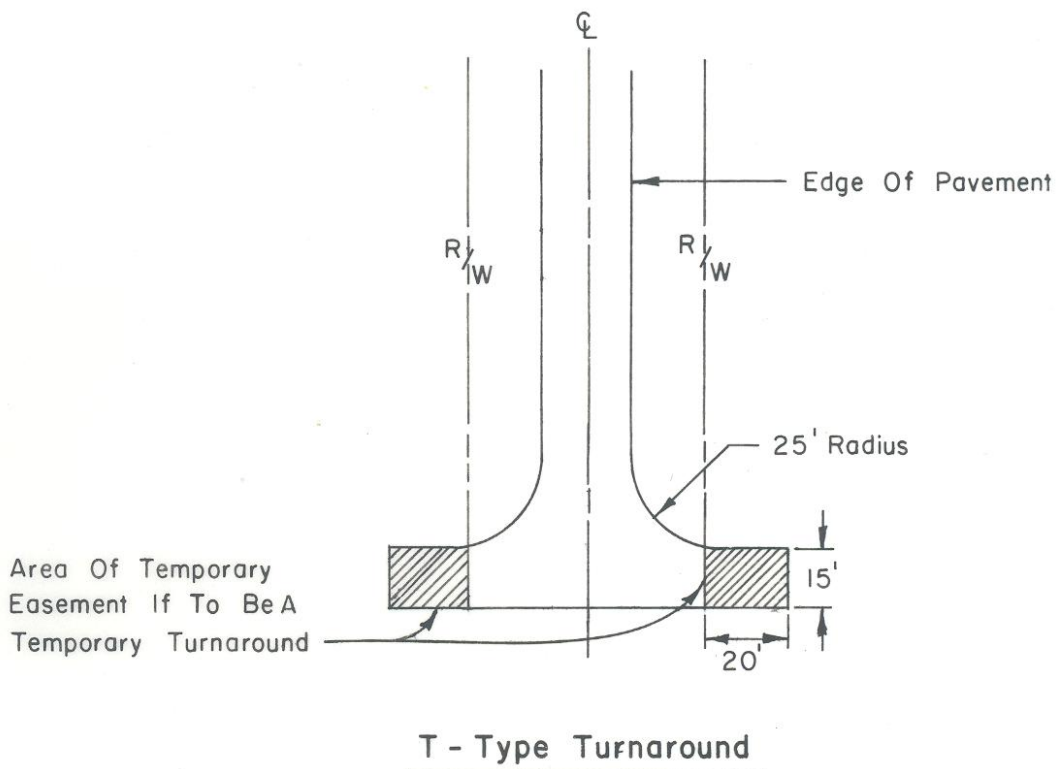
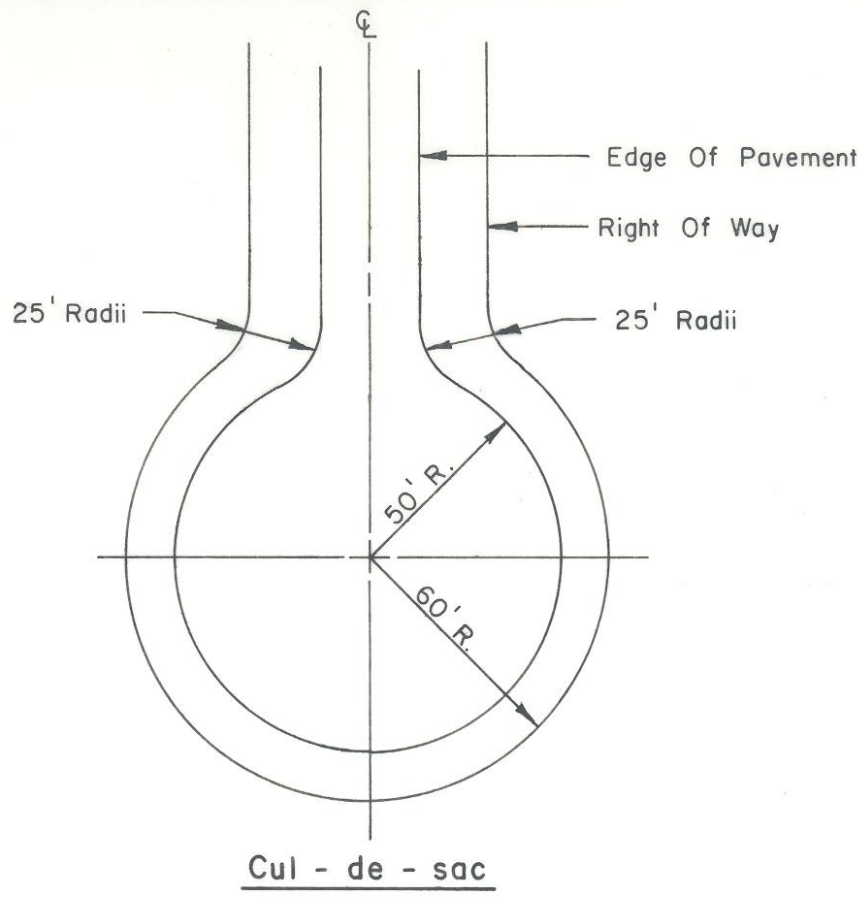
### CONCRETE CURB AND GUTTER DETAIL



### PAVEMENT TYPE







Drawing #2  
**Typical Turnarounds**  
 Scale 1" = 50'

#### 4.44 SPECIAL STANDARDS

The following shall apply to special road types:

1. Permanent dead-end roads are to be avoided and are not to exceed 600 feet in length. Temporary dead-end roads are acceptable as part of a continuing road plan. All dead-end roads shall end in a cul-de-sac or other turn around as acceptable to the County Engineer. (See typical cul-de-sac and T-type turn arounds in drawing #2).
2. Alleys shall not be approved in subdivisions except where justified by extreme conditions. The minimum widths for alleys is twenty (20) feet for right-of-way and eighteen (18) feet for pavement.
3. The County Planning Commission may require sidewalks, curbs, and gutters to be constructed where they feel necessary.
4. Additional special standards are to be set as needed by the County Engineer.

#### 4.45 CONSTRUCTION MATERIALS AND PROCEDURES

All construction materials and procedures for any improvements covered by these regulations shall be agreed upon and acceptable to the County Engineer and should meet specifications of the State of Ohio Department of Transportation. Work shall be done under the supervision and inspection of the County Engineer with one (1) day being the minimum advance notice given by the developer. All inspection cost shall be paid for by the developer.

No road grading shall be permitted until the preliminary plan has been approved by the County Planning Commission, the construction drawings have been approved by the County Engineer, and an inspection fee has been paid. A violation of this provision will be justification for receding previous approvals.

#### 4.46 ROAD MAINTENANCE DURING CONSTRUCTION

The developer is responsible for the maintenance of all proposed roads during construction and until such time as the road is formally accepted by the County Commissioners. This maintenance includes grading, patching, dust control, snow removal, or any other necessary actions. Should the developer not provide proper maintenance in the opinion of the County Commissioners, then bond money can be used to make sure this maintenance is carried out.

#### 4.47 ROAD APPROVAL TO COUNTY SYSTEM

Approval and recording of a subdivision shall not be an acceptance for public maintenance of a road. Acceptance of a road for public maintenance can only be made by the County Engineer and must be formally resolved by the County Commissioners.

#### 4.50 DRAINAGE

The developer shall construct all necessary facilities including underground pipe inlets, catch basins, bridges, or open drainage ditches as determined by the County Engineer to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. Constructed or natural drainage courses shall have a minimum grade of one-half ( $\frac{1}{2}$ ) per cent and those greater than three (3) percent may require special controls to check or withstand the greater water velocity. Grading of the entire subdivision shall be planned so that surface water from each lot or road will drain freely into the proposed system, avoiding where possible, any discharge onto adjoining lots. Open drainage courses are undesirable and should be enclosed and have an adequate outlet. If the enclosed drainage course is across private property an adequate maintenance easement must be provided.

#### 4.51 NATURAL DRAINAGE COURSES

The flow of natural courses shall not be impeded unless adequate provisions are made in a manner satisfactory to the County Engineer. An easement shall be provided on both sides of any existing important surface drainage course adequate for the purpose of entry for protecting, widening, deepening, enclosing, or otherwise improving such drainage course for drainage purposes. Whenever any changes are contemplated for any natural watercourse within a Conservancy District, the plans must also be approved by said District.

#### 4.52 ROAD DRAINAGE

The road drainage system shall serve as the prime drainage system and shall be designed to carry roadway, adjacent land and house storm water where feasible. Road ditches shall be constructed as specified in the road cross section and shall be protected as required. Where natural drainage channels intersect any road it shall be the responsibility of the developer to provide satisfactory culverts or bridges as designed by the County Engineer. The following criteria shall apply to road drainage or other enclosed drainage design.

1. The method used to determine the size of any drainage structure including the co-efficient of runoff, design frequency, and design flow shall be the same as that being in general use by the County Engineer.
2. The minimum size of any culvert shall be twelve (12) inches.
3. Culverts shall be a minimum of thirty-six (36) feet in length across roads and twenty (20) feet in length across driveways.
4. Headwalls on culverts shall be as directed by the County Engineer.
5. Culverts across roads or driveways shall be backfilled with an acceptable aggregate and shall have an adequate height of cover for the type of culvert used as directed by the County Engineer.

#### 4.60 SANITARY SEWAGE AND WATER SUPPLY

All sanitary sewage and water supplies must be approved by the appropriate governmental agency and must meet all of their requirements. All commercial, industrial, or apartment approvals must be made by the Ohio Environmental Protection Agency. Extensions to existing public sanitary disposal and water supply systems shall be used whenever possible.

#### 4.61 ON LOT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES

All on lot sewage disposal and water supply facilities for individual dwelling units shall be approved by the County Health Department. A copy of the current County regulations covering on-lot sewage disposal and water supply facilities is available from the County Health Department.

#### 4.62 CENTRAL SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES

All central sewage disposal and water supply facilities shall be approved by the Ohio Environmental Protection Agency. A copy of the Ohio Environmental Protection Agency's approval shall be furnished to the County Planning Commission before final plat approval.

#### 4.70 PUBLIC UTILITIES

All necessary available public utilities shall be provided for each lot within the proposed subdivision. Electric and telephone service shall be installed underground except in cases where the County Engineer determines that it would not be feasible. Other public utilities including gas, water, or sanitary sewer may be required to be provided. These facilities, a performance bond for these facilities, or a letter from the utility stating that there will be no charge for these facilities must be completed or presented at the time of final platting of the subdivision. Where two or more utilities are planned within the same underground easement their positioning shall be determined by the County Engineer. Overhead utility lines, where permitted, shall be located at the rear of all lots.

#### 4.80 GRADING OF LAND

No land shall be graded, cut, or filled so as to create a slope exceeding one (1) foot vertical in two and one-half ( $2\frac{1}{2}$ ) feet horizontal without the placement of a retaining wall of sufficient height and thickness to retain the graded bank. Any new grade by cut or fill creating a slope exceeding one (1) foot vertical in five (5) feet horizontal shall be benched as approved by the County Engineer. All fill shall be mechanically compacted to a density of ninety (90) percent or greater.

## CHAPTER V

### PRELIMINARY PLAT REQUIREMENTS

#### 5.00 PRELIMINARY PLAT CONTENTS

The preliminary plat shall contain the following information:

1. Proposed name of the subdivision. This name shall not duplicate nor closely duplicate the name of any other County Subdivision.
2. Location by section, range, and township.
3. Names, addresses, and telephone numbers of the owner, developer, engineer, and surveyor along with appropriate registration numbers and seals.
4. Date of survey.
5. Scale of plat and north arrow.
6. Boundaries of the subdivision and its acreage.
7. Names of adjacent landowners and their boundary lines.
8. Locations, widths, and names of existing adjacent public roads, railroads, easements, permanent buildings, political boundaries, section lines, or significant topographic or natural features.
9. Existing contours at an interval of five (5) feet.
10. Existing sewers, water lines, culverts, and other underground facilities.
11. Location, names, and widths of proposed roads and road right of way.
12. Building setback lines with dimensions.
13. Location and dimensions of all proposed utility lines showing their connections to existing systems.
14. Layout, numbers, and approximate dimensions and acreages of each lot.
15. Parcels of land with dimensions and acreages that are to be reserved for public use or other uses.
16. A vicinity map at a scale of not less than two thousand (2000) feet to the inch which depicts all nearby important features.
17. Description of any proposed covenants and restrictions.
18. A preliminary storm drainage plan showing all collected overland flows as well as roadside longitudinal and lateral flows.

#### 5.10 SUPPLEMENTARY PRELIMINARY PLAT CONTENTS

Accompanying the preliminary plat shall be a letter from the County Health Department and/or the Ohio Environmental Protection Agency stating the type of water supply and sewage disposal systems that will be acceptable.

#### 5.20 TYPICAL PRELIMINARY PLAT

A typical preliminary plat is shown as Drawing # 3. This drawing can be used as a guide; but in no way is it intended to show the only approvable format, nor does the following of this format guarantee approval.

## CHAPTER VI

### FINAL PLAT REQUIREMENTS

#### 6.00 FINAL PLAT CONTENTS

The final plat shall contain the following information

1. Name of the Subdivision, and location by section, range, and township.
2. The date, north arrow, scale, and acreage broken into total, total lots, total roads, and total public areas.
3. Name and address of the owner, developer, engineer, and surveyor with the appropriate registration numbers and seals.
4. Plat boundaries on an accurate traverse with angular and linear dimensions giving an error of closure of one (1) in ten thousand (10,000). Linear dimensions shall be to the nearest 0.01 of a foot and angular measurements shall be to the nearest 10 seconds.
5. Bearings and distances to the nearest permanent reference monument.
6. Exact locations, right of way, and names of all roads within and adjoining the plat.
7. Bearings and distance of all sides of all lots with an error of closure of one (1) in ten thousand (10,000) together with lot numbers and acreages.
8. Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and length and bearings of chords of all new roads.
9. Building setback lines with dimensions.
10. Location and dimensions of all utility easements,
11. Accurate location and description of all monuments.
12. Accurate descriptions of areas to be dedicated or reserved for public use together with acreage.
13. All restrictions and covenants to be used on deeds.
14. A vicinity map at a scale of not less than two thousand (2000) feet to the inch which depicts all nearby important features.
15. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that the monuments show thereon exist as located or shall be set upon completion of site work and that all dimensional details are correct.
16. Notarized certification by the owner (s) of the adoption of the plat and dedication of roads and other public areas.
17. Space for the signatures of the County Engineer, County Sanitarian, County Planning Commission, County Commissioners, County Auditor, County Recorder and City Planning Commission if applicable.

#### 6.10 SUPPLEMENTARY FINAL PLAT CONTENTS

The following supporting data must accompany the final plat.

1. A drawing showing typical sections and a complete road center-line profile with all drainage and other improvements to be constructed in the proposed subdivision. This drawing must be certified by a registered engineer and must include detailed cost estimates of all improvements.
2. Final approval by either the County Health Department and/or the Ohio Environmental Protection Agency for all water supply and sanitary sewage disposal facilities.
3. Any bond or surety deposit required for roads, sewage or other improvements. Letters from the public utility companies as described in section 4.70 of these regulations may be substituted for a bond in some instances.

#### 6.20 TYPICAL FINAL PLAT

A typical final plat is shown as Drawing # 4. This drawing can be used as a guide, but in no way is it intended to show the only approvable format, nor does the following of this format **guarantee** approval.

APPENDIX

TO

HOCKING COUNTY SUBDIVISION REGULATIONS



SUMMARY OF SUBDIVISION PLAT APPROVAL PROCEDURE

1. Hold preapplication meeting between developer and County Engineer (Sections 3.00 - 3.02).
2. Submit preliminary plat and application form to the County Planning Commission. (Section 3.10 - 3.12)
3. Planning Commission holds Public Hearings - optional . (Section 3.13)
4. Planning Commission forwards preliminary plat to other officials and agencies. (Section 3.14)
5. Planning Commission acts on preliminary plat within thirty (30) days (Section 3.14)
6. Submit final plat, supplemental information, and application form to County Planning Commission. (Sections 3.20 - 3.22)
7. Planning Commission forwards final plat to other officials & agencies.
8. Planning Commission acts on final plat within thirty (30) days. (Section 3.23)
9. Developer records final plat. (Section 3.24)

PRELIMINARY PLAT APPLICATION FORM

Date \_\_\_\_\_

1. Name of Developer \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

2. Name of Surveyor \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

3. Name of Engineer \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

4. Name of Subdivision \_\_\_\_\_

5. Location : Section \_\_\_\_\_ Town \_\_\_\_\_

Range \_\_\_\_\_ Township \_\_\_\_\_

6. Subdivision Plan

Type of Development \_\_\_\_\_

Number of Lots \_\_\_\_\_ Smallest Lot \_\_\_\_\_

Typical Lot Width and Depth \_\_\_\_\_

Total Area \_\_\_\_\_

7. Do you propose deed restrictions? Yes \_\_\_\_\_ No \_\_\_\_\_

8. What type of sewage disposal do you propose? \_\_\_\_\_

9. List of materials submitted with this application

a. Preliminary Plan \_\_\_\_\_

b. Health Department Approval \_\_\_\_\_

c. Ohio EPA Approval \_\_\_\_\_

d. Other Materials \_\_\_\_\_

e. Fee \$ \_\_\_\_\_

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
(FOR PLANNING COMMISSION ONLY)

Date Received \_\_\_\_\_

Date of meeting to be considered at \_\_\_\_\_

Action by Planning Commission \_\_\_\_\_

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

FINAL PLAT APPLICATION FORM

Date \_\_\_\_\_

1. Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

2. Name of Surveyor \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

3. Name of Engineer \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

4. Name of Subdivision \_\_\_\_\_

5. Date Preliminary Plat Approved \_\_\_\_\_

6. Subdivision Plat: a. Total Area \_\_\_\_\_

b. Area in Lots \_\_\_\_\_

c. Area in Streets \_\_\_\_\_

d. Lineal Feet of Streets \_\_\_\_\_

e. Area Dedicated for Public \_\_\_\_\_

7. List other materials submitted

a. Road drawings (typical sections & plan) \_\_\_\_\_

b. Final plat (signed by Health Dept. & Engineer) \_\_\_\_\_

c. Cost estimate \$ \_\_\_\_\_

d. Improvement Bond \$ \_\_\_\_\_

e. Inspection fee \$ \_\_\_\_\_

f. Subdivision fee \$ \_\_\_\_\_

(Planning Commission Only)

Date Received \_\_\_\_\_

Date of Meeting to be considered at \_\_\_\_\_

Improvement Bond \$ \_\_\_\_\_ Inspection Fee \$ \_\_\_\_\_

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

Action of Planning Commission \_\_\_\_\_

Date \_\_\_\_\_ Signature \_\_\_\_\_

REQUIRED FINAL PLAT STATEMENTS

OWNER: \_\_\_\_\_

DEVELOPER: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

OWNERS STATEMENT:

Situated in Section \_\_\_\_\_ of \_\_\_\_\_ Township, Hocking County, Ohio:

Being \_\_\_\_\_

\_\_\_\_\_ and containing \_\_\_\_\_ acres; and being the same tract as conveyed to \_\_\_\_\_ and described in the deed recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ as recorded in the Hocking County Recorder's Office.

The undersigned \_\_\_\_\_ hereby certify that the attached plat correctly represents their \_\_\_\_\_, a subdivision of lots \_\_\_\_\_ to \_\_\_\_\_ inclusive and do hereby accept this plat of same and dedicate to public use all roads and public areas shown herein and not heretofore dedicated. The undersigned further agree that any use or improvements made on land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all other subsequent owners or assigners taking title from, under or through the undersigned.

Easements are reserved where indicated and are for public utility purposes.

IN WITNESS THEREOF \_\_\_\_\_ has hereunto set \_\_\_\_\_ hand this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

STATE OF OHIO

COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my office seal this \_\_\_\_\_, 19 \_\_\_\_

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

My Commission Expires \_\_\_\_\_

SURVEYORS STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ ; that the plat is a correct representation of the premise as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. Dimensions on curves are arc measurements.

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

APPROVALS:

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ \_\_\_\_\_  
County Engineer

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ \_\_\_\_\_  
County Sanitarian

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ \_\_\_\_\_  
Chairman  
Regional Planning Commission

(For within the three (3) mile limit of Logan Only) \_\_\_\_\_  
Chairman  
Logan Planning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ (Approval of this plat for recording does not constitute an acceptance of the dedication of any public road)  
This approval expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
President

\_\_\_\_\_  
County Commissioners

Transferred on tax duplicate this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
County Auditor

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ at \_\_\_\_\_ m

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

File No. \_\_\_\_\_ Fee \_\_\_\_\_

\_\_\_\_\_  
County Recorder

TABLE OF FEES

Preliminary Plat Submission: \$ 50.00 plus \$ 4.00 per lot

Final Plat Submission: \$ 25.00 plus \$ 2.00 per lot

Request for extension of Preliminary Plat Approval: \$ 50.00

Request for extension of Final Plat Approval: \$ 25.00

Initial inspection fee: \$ 500.00

County Engineer's inspection fee charge: \$ 10.00/ hour

# TIMBER LINE ESTATES

SECTION 18 GOOD HOPE TOWNSHIP, T.13, R-18 HOCKING COUNTY, OHIO

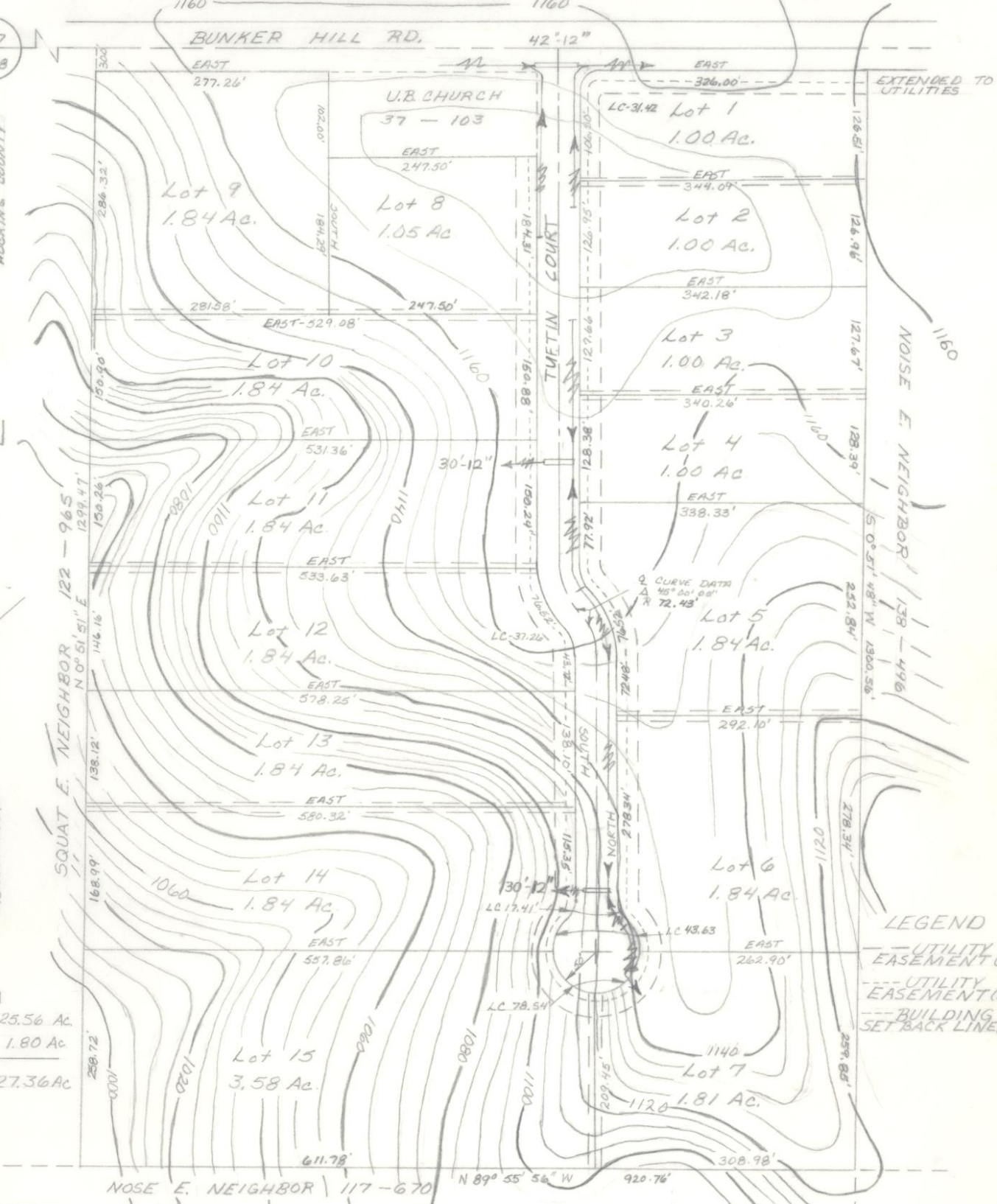


FAIRFIELD COUNTY  
HOCKING COUNTY

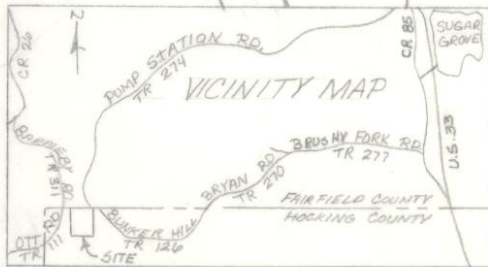
SCALE 1"=100' BEFORE REDUCING  
AUGUST 1977

AREA

LOT	25.56 Ac.
ROAD	1.80 Ac.
<b>TOTAL</b>	<b>27.36 Ac.</b>



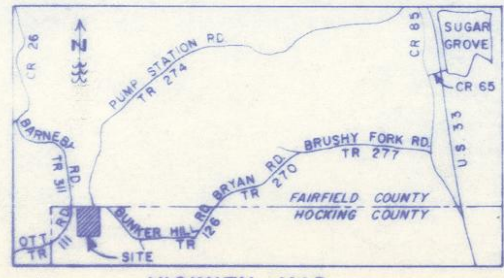
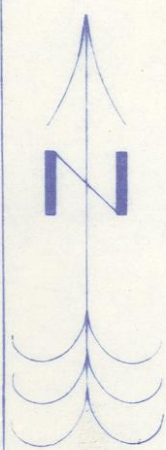
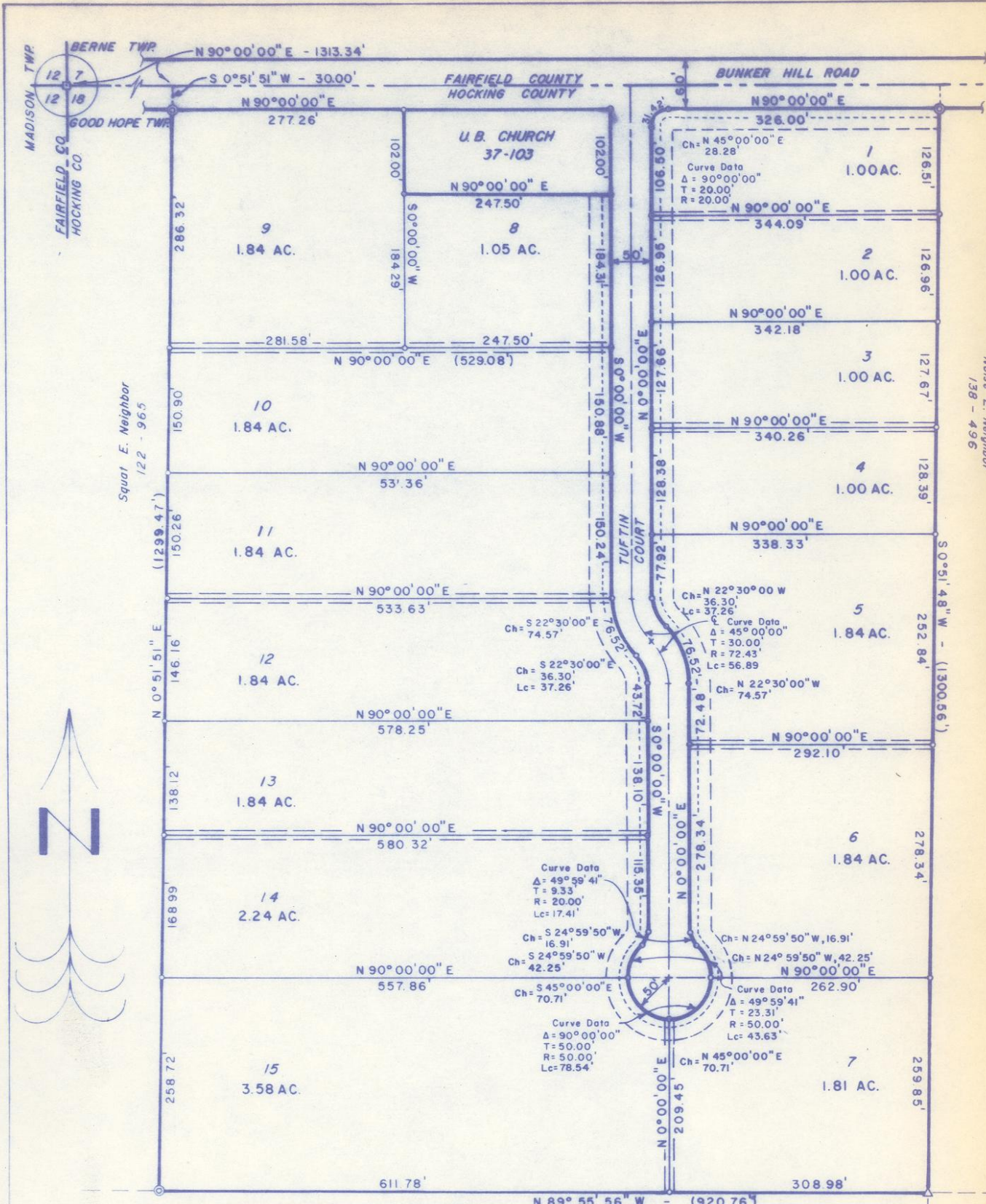
- LEGEND**
- - - UTILITY EASEMENT (5')
  - - - UTILITY EASEMENT (10')
  - - - BUILDING SET BACK LINE (25')



**OWNER:** MR HOCKING COUNTEAN  
 ROUTE 6 BOX 789 Z, LOGAN, OHIO 43138

**DEVELOPER:** A-1 BUILDERS  
 1000 N. MAIN ST. LOGAN OHIO 43138

**ENGINEER:** MR. PLUMB BOB  
 200 CHAINS ROAD LOGAN, OHIO 43138



**LEGEND**

- LOT AREA = 2556 AC.
- ROAD AREA = 1.80 AC.
- TOTAL = 2736 AC.
- IRON PIN IN CONCRETE
- IRON PIN FOUND
- IRON PIN SET
- STONE
- UTILITY EASEMENT (5')
- UTILITY EASEMENT (10')
- BUILDING SETBACK LINE (25')

SCALE: 1" = 100' (Before Reducing)  
 PLATTED SEPTEMBER 1978



# TIMBER LINE ESTATES

Located in the NORTHWEST QUARTER of the NORTHWEST QUARTER of SECTION 18,  
GOOD HOPE TOWNSHIP, T-13, R-18, HOCKING COUNTY, OHIO.

OWNER: Mr. Hocking Countian - Route 6, Box 789 Z, Logan, Ohio 43138  
DEVELOPER: A-1 Builders - 1000 North Main Street, Logan, Ohio 43138  
SURVEYOR & ENGINEER: Mr. Plumb Bob - 200 Chains Road, Logan, Ohio 43138

STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Good Hope, being part of the Northwest quarter of the Northwest quarter of Section Number Eighteen (18), Township Number Thirteen (13), Range Number Eighteen (18), and being a tract of 27.36 Acres more or less as conveyed to Hocking Countian Jr. by deed of record in Deed Book 156, Page 434 as recorded in the Hocking County Recorder's Office.

The undersigned Hocking Countian Jr. hereby certifies that the attached plat correctly represents his TIMBER LINE ESTATES SUBDIVISION, a subdivision of Lots 1 to 15 inclusive, and does hereby accept this plat of same. All roads are dedicated for public use. The undersigned further agree that any use or improvements made on the land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

Easements are reserved where indicated and are for public utility purposes.

IN WITNESS THEREOF, Hocking Countian Jr. has hereunto set his hand this 10<sup>th</sup> day of Sept, 19 78

Witnesses

Mr. J. Witness  
Mrs. U. Sigardit

Owner

Hocking Countian Jr.  
Hocking Countian Jr.

STATE OF OHIO  
COUNTY OF HOCKING

Before me, a Notary Public, in and for said County, personally came Hocking Countian Jr. who acknowledged the signing of the forgoing instrument to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10<sup>th</sup> day of Sept, 19 78.

Mrs. Notary Seal  
Notary Public

Hocking  
County

My Commission Expires 1-3-79

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 1<sup>st</sup> day of September, 19 78; that the plat is a correct representation of the premise as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. Dimensions on curves are arc measurements.

Plumb Bob  
Registered Surveyor No. 0000

APPROVALS:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ By \_\_\_\_\_  
Hocking County Engineer

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ By \_\_\_\_\_  
Hocking County Sanitarian

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ By \_\_\_\_\_  
Chairman, Regional Planning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ (Approval of this plat for recording does not constitute an acceptance of the dedication of any public road.)

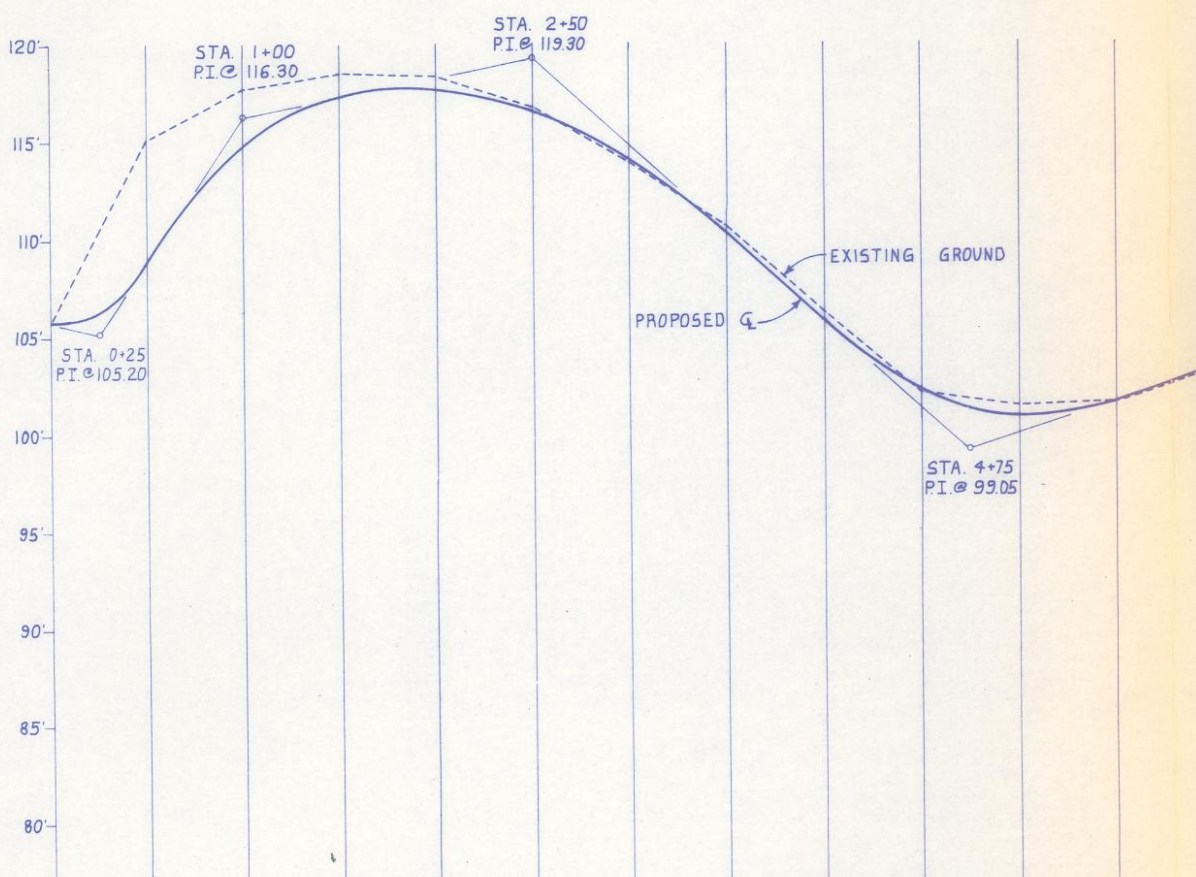
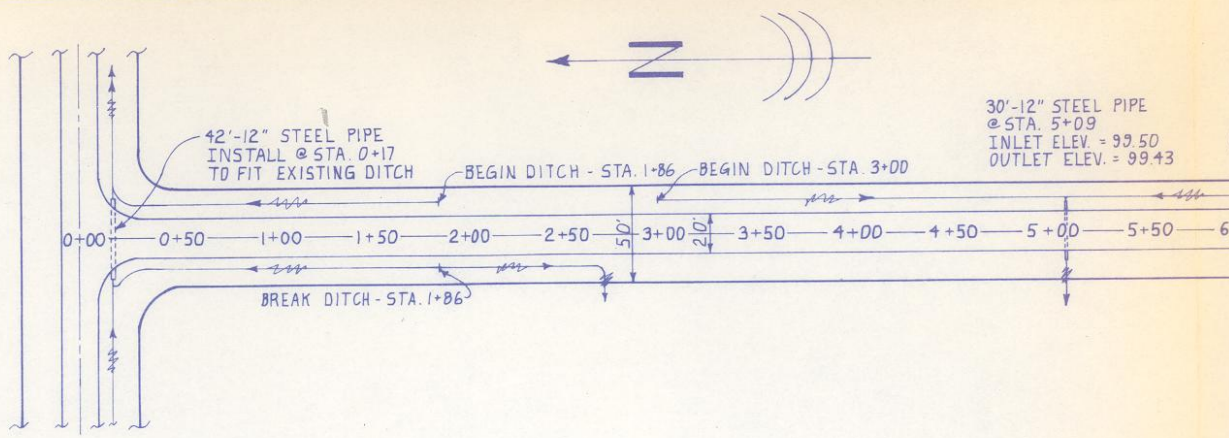
This approval expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
By \_\_\_\_\_  
\_\_\_\_\_  
Hocking County Commissioners

Transferred on tax duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
By \_\_\_\_\_  
Hocking County Auditor

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

File No. \_\_\_\_\_ Fee \_\_\_\_\_ By \_\_\_\_\_  
Hocking County Recorder



DATUM ELEVATION = 75.00

EXISTING $\phi$ ELEVATION	105.88	105.88	115.12	117.74	118.54	118.34	116.78	113.85	110.72	106.24	102.19	101.64	102.19
PROPOSED $\phi$ ELEVATION	105.88	108.90	114.70	117.30	117.61	116.55	114.11	110.30	105.80	102.33	100.93	101.64	101.64
CUT (-) OR FILL (+)	0	-6.22	-3.04	-1.24	-7.3	-2.3	+1.6	-4.2	-4.4	+1.4	-5.5	-0.4	0
GRADE & VER. CURVES	50' V.C. 0% -2.70%		100' V.C. 0% -1.48%		200' V.C. 0% -2.00%		50' -9.00%		150' V.C.		50' +3.40%		
STATION IN FEET	0+00	0+50	1+00	1+50	2+00	2+50	3+00	3+50	4+00	4+50	5+00	5+50	6+00

CERTIFIED BY: REGISTERED ENGINEER #00000  
*Plumb But*

DESIGNED BY: *P.B.*

DRAWN BY: *P.B.*

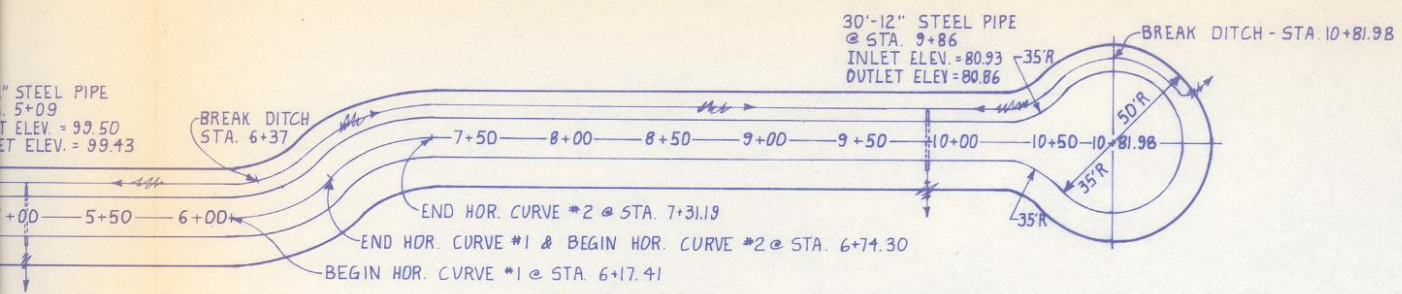
CHECKED BY: *L.G.*

JOB NO: 102

OWNER: Mr. Hocking Countian  
 Route 6, Box 789 Z  
 Logan, Ohio 43138

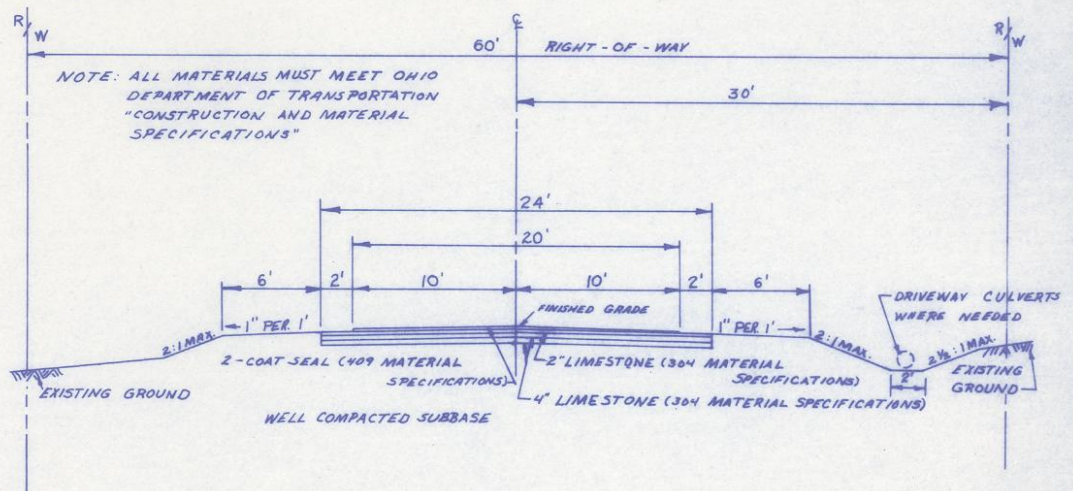
DEVELOPER: A-1 Builders  
 1000 North Main Street  
 Logan, Ohio 43138

**TIMBER**  
**ROAD C**

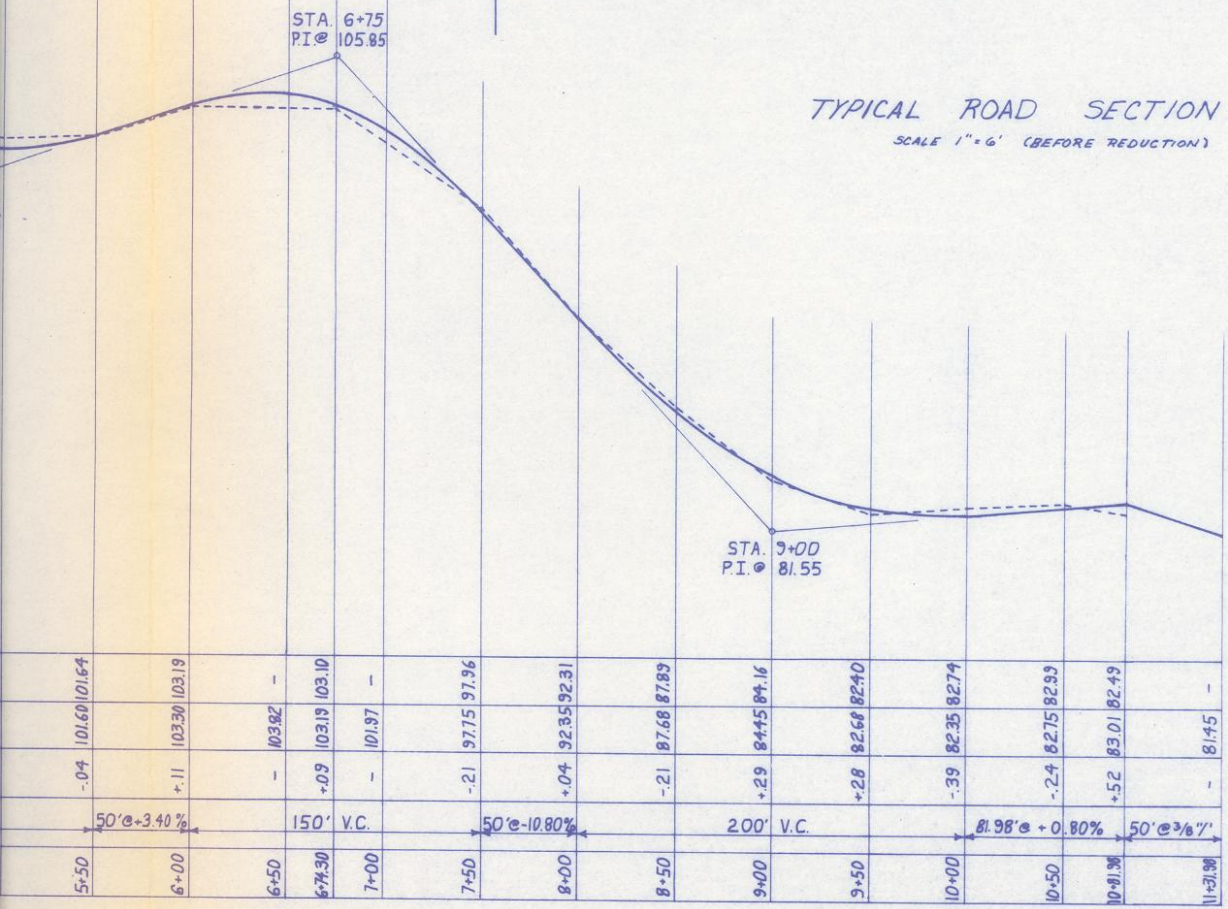


**HOR. CURVES #1 & #2**  
 $\Delta = 45^{\circ}00'00''$   
 $T = 30.00'$   
 $R = 72.43'$   
 $C = 55.43'$   
 $L_c = 56.89'$

**PLAN**  
 SCALE: 1"=50'



**TYPICAL ROAD SECTION**  
 SCALE 1"=6' (BEFORE REDUCTION)



**PROFILE**

HORIZONTAL SCALE: 1"=50' (BEFORE REDUCTION)  
 VERTICAL SCALE: 1"=5' (BEFORE REDUCTION)

HORIZONTAL SCALE: 1"=50' & 1"=5' (BEFORE REDUCTION)
VERTICAL SCALE: 1"=5' & 1"=1' (BEFORE REDUCTION)
DATUM: Tack in tree at N.W. corner int.
H.C.T.R. 126 & F.C.T.R. 274 = 100.00'
DATE: DECEMBER 1976
SHEET NO: 1 OF 1

**TIMBER LINE ESTATES**  
 ROAD CONSTRUCTION DRAWINGS

HEALTH DEPARTMENT SUBDIVISION REGULATIONS

Regulations 31. Subdivisions

(A) All plats for subdivisions shall be submitted to the Health Commissioner for approval of the type of sewage disposal and water supply systems and the size of lots before any construction is started or before any of the lots in the subdivision are sold or offered for sale whether or not such sale entails transfer of title or deed.

(B) Individual household sewage disposal systems shall not be installed in any new subdivision unless it is considered impractical and inadvisable by the Board of Health to install a community sewage collection system with required treatment.

(C) Individual household sewage disposal systems shall be designed and the number and size of lots shall be determined by the results of soil analyses performed by the Soil Conservation Service or similar agency approved by the Board of Health.

1. Where the leaching ability of the soil is determined to be good by the Soil Conservation Service and neither sanitary sewer nor water service is available, there shall be a maximum of twenty (20) lots, a minimum of twenty thousand (20,000) square feet per lot, and a minimum frontage of 100 feet.

2. Where the leaching ability of the soil is determined to be fair by the Soil Conservation Service and neither sanitary sewer nor water service is available, there shall be a maximum of fifteen (15) lots, a minimum of forty thousand (40,000) square feet per lot and a minimum frontage of 100 feet.

3. Where the leaching ability of the soil is determined to be poor by the Soil Conservation Service and neither sanitary sewer nor water service is available, there shall be a maximum of ten (10) lots, a minimum of eighty thousand (80,000) square feet per lot, and a minimum frontage of 100 feet.

4. Where lots have both sanitary sewer and water service available, lots shall have a minimum frontage of 60 feet and a minimum area of 7,500 square feet.

5. Where lots have sanitary sewer but no water service, lots shall have a minimum frontage of 75 feet and a minimum area of ten thousand (10,000) square feet.

(D) Where lots are to be used for anything other than construction of permanent dwellings and the use and size of said lots are not covered by the state statutes relating to camp grounds, and said lots are to be served by a public water and sewage system and which said system is subject to state regulation, said lots shall have a minimum frontage of 50 feet and a minimum area of 5,000 square feet.

1. Where a private water and sewage system is to be used, lot sizes shall comply with Regulation 31 C.

(E) The distance between the outer boundary of a previously established and approved subdivision and a proposed new subdivision, when said previously established subdivision is not served by a central sewage system, shall be decided by the Board of Health in each individual case and the Board will consider the leaching ability of the soil and the density of the construction and proposed construction in making its decision.

CITY OF LOGAN

PLANNING COMMISSION REQUIREMENTS

TITLE THREE - PLATS AND PLATTING

Chap. 1111 Rules Governing Plats and Subdivisions

Chap. 1113 Standards for Improvements

1111.01 COMMISSION RULES ADOPTED

The plans, rules and regulations duly adopted by the Planning Commission on July 14, 1959, and amended October 7, 1963, are hereby approved and adopted, which plans, rules and regulations are set forth in Chapters 1111 and 1113.

1111.02 PURPOSE OF RULES; THOROUGHFARE PLAN

These rules and regulations are adopted pursuant to Ohio Revised Code 711.09. The provisions of Chapter 711 of the Ohio Revised Code shall apply to all plats, subdivisions and conveyances of land in the City or within three miles of the corporate limits.

There is hereby adopted a plan for the major streets or thoroughfares and for the parks and other open public grounds of the City and for all territory within three (3) miles of the corporate limits, such plan consisting of all existing State highways and other major streets or thoroughfares and parks and other open public grounds in said City and territory.

1111.03 COMMISSION ENDORSEMENT OF PLAT

No plat of a subdivision of land within said City or territory shall be recorded until it has been approved by the City Planning Commission and such approval endorsed on such plat.

1111.04 CONVEYING BY LOTS; STREET ACCESS AND FRONTAGE

Except as provided in Ohio Revised Code Section 711.131, no part of any tract of land in the City or such territory shall be conveyed by metes and bounds, but only by lot number according to a plat duly prepared, executed and approved by the Planning Commission and by such other persons or officers as the law requires, and recorded according to law.

If a lot or parcel of land along an existing public street or road shall be divided without platting in accordance with Ohio Revised Code Section 711.131 then not more than one (1) of the lots resulting from such division may be laid out at the rear of another of such lots so as to have no frontage or less than sixty (60) feet frontage on such public street, but any such lot shall not be conveyed without access by right-of-way or otherwise to such public street for ingress and egress and utilities.

The City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission, is designated as the official representative of the Commission for the purpose of applying the provisions of Ohio Revised Code Section 711.131 and approving conveyances of parcels not requiring platting.

#### 1111.05 STREET PATTERNS

The street pattern of all subdivisions shall provide for ease of circulation of traffic within the subdivision as well as convenient access to adjoining streets, thoroughfares or unsubdivided land. Reserve strips at the edge of the subdivisions controlling access to the streets thereof from land adjoining such subdivisions shall be prohibited. In any case where a street will eventually be extended beyond the plat but is temporarily dead-ended, an interim turn-around will be required. Dead-end streets will be permitted in cases where the Planning Commission finds that such streets will be for the best interests of the City, considering the topography of the areas and all other relevant factors, if a circular roadway is provided at the end thereof so that vehicles may be easily turned around without backing.

#### 1111.06 STREET WIDTHS

All new streets on the plat of any subdivision shall have a minimum right-of-way width of fifty (50) feet, with not less than thirty (30) feet of roadway not including slopes or ditches. If, in the opinion of the Planning Commission, the prospective traffic load of any such street justifies a greater width, the Commission may, in its discretion, require such greater width for such street.

#### 1111.07 FRONTAGE; SIZE OF LOTS

All lots on the plat of any subdivision shall have a minimum street frontage of sixty (60) feet, and a minimum area of 7,500 square feet, except that smaller frontages may be approved for individual lots fronting on curved streets where the width of any such lot increases going from front to rear, and where the width of such lot at the probable location of the dwelling house to be built thereon is not less than sixty (60) feet; provided, however, the Planning Commission may in its discretion approve the plat of a subdivision in an old, established neighborhood of the City not involving any new streets containing lots of less width than sixty (60) feet if such lots conform generally to the other lots in such neighborhood; provided further, however, if it appears that any subdivision will not be served within a reasonable time by a public sanitary sewer system, then all lots shall have a minimum frontage of one hundred (100) feet and a minimum area of 18,000 square feet, unless such a subdivision will be served by a public water system in which case the minimum frontage shall be eighty (80) feet and the minimum area 14,400 square feet.

These requirements with reference to the size of lots not to be served by a public sanitary sewer system may be varied upward or downward in individual cases by the Planning Commission when in the opinion of the Planning Commission such action is justified by a written report of the City or County Health Commissioner having jurisdiction on the soil characteristics, topography and other conditions of the proposed subdivision.

1111.08 SETBACK LINES AND OTHER RESTRICTIONS

Reasonable building setback lines shall be shown on the plat with the building setback restriction set forth on the plat. The use of other proper building and use restrictions is recommended.

1111.09 EASEMENTS FOR UTILITY LINES

Wherever practical, easements will be required at the rear and sides of lots for the construction and maintenance of electric, telephone and other utility lines, so as to keep the streets free from such lines.

1111.10 STREET NAMES

No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission.

1111.11 PRELIMINARY INFORMAL CONSULTATION ENCOURAGED

Subdividers are encouraged to consult informally with the Planning Commission and the City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission and the utility companies before beginning preparation of any plat.

1111.12 PRELIMINARY PLAT; CONDITIONAL APPROVAL

Prior to any grading or improvement on the land of the proposed subdivision, four (4) copies of a preliminary plat drawn to scale by a licensed engineer or surveyor shall be submitted to the Planning Commission showing all lots, streets, existing and proposed storm and sanitary sewers and water mains, topography with one-foot contours, and other pertinent data, together with typewritten copies of the proposed restriction, and such preliminary plans and specifications for the construction of the improvements required by these regulations or City ordinances as may be required by the City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission; provided, however, that the contour lines on such preliminary plat may represent differences in elevation of two (2) or more feet if authorized by the City Engineer or, in the absence of such Engineer, by such other person as may be appointed by the Planning Commission.

One copy of such preliminary plat, restrictions and plans will be referred by the Planning Commission to the City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission, if the land is in the City, and to the County Engineer if the land is outside of the City, for examination and recommendations with special reference to the topographical location of lots and street, and to necessary culverts, ditches, storm sewers or drains both on streets and on natural watercourses through lots. No plat will be approved unless provision is made for adequate drainage of both streets and lots.

Conditional approval of such preliminary plat, with such changes as have been agreed upon by the Planning Commission and the subdivider, will be given by the Planning Commission if such plat and changes are in accordance with these rules and City ordinances.

1111.13 FINAL PLAT; FINAL COMMISSION APPROVAL

Upon such conditional approval, the subdivider may proceed with his improvements and shall submit to the Planning Commission four (4) copies and the final plat for approval by the Planning Commission, together with either:

- (a) A certificate from the City Engineer or, in the absence of such engineer such other person as may be appointed by the Planning Commission that all improvements required by these regulations and City ordinances have been installed or,
- (b) A certificate from the City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission that a performance agreement and bond have been duly filed to secure the construction of such improvements, or
- (c) Proof to the satisfaction of the Planning Commission that such improvements will be constructed by the City on petition of the property owners with the cost assessed on the adjacent land according to law.

If such plat is in all respects in accordance with the preliminary plat and agreed changes conditionally approved, final approval will be given by the Planning Commission and endorsed on the original tracing of the final plat.

1111.14 TITLE PROOF

The subdivider shall furnish a certificate showing good and merchantable title to any lots included in a subdivision or plat.

1111.15 OWNER STATEMENT DEDICATING PUBLIC AREAS

All plats of subdivisions shall contain a statement by the owner dedicating streets, right-of-ways and any sites for public use.

1111.16 STREET IMPROVEMENTS FOR AREAS WITHIN THREE-MILE RADIUS

No plat of any subdivision outside the City but within three (3) miles of the corporate limits shall be approved by the Planning Commission pursuant to Ohio Revised Code Section 711.09 or any other section of the Ohio Revised Code until there have been submitted to the Planning Commission plans and specifications for the improvements, hereinafter set for in C.O. 1113.03 to 1113.08, inclusive, to be made to the platted land, and until such improvements have been made or a performance agreement and bond given to secure their construction within such reasonable time as shall be determined by the Planning Commission.

1111.17 MODIFICATION IN CASES OF HARDSHIP

These rules and regulations may be modified by the Planning Commission in specific cases where unusual topographical or other exceptional conditions require such modifications. Such modification may be made where the Planning Commission finds that strict compliance would result in great practical difficulty and extraordinary hardship, in order that substantial justice may be done while at the same time securing the public interest.



#### 1113.01 GUARANTEE OF IMPROVEMENT INSTALLATION

(a) Except as provided in C.O. 1113.09, no plat of any subdivision in the City shall be approved by the Planning Commission pursuant to Ohio Revised Code Section 711.09 or any other section of the Ohio Revised Code until there have been submitted to the Planning Commission plans & specifications for the improvements, hereinafter set forth in C.O. 1113.02 to 1113.08, inclusive, to be made to the platted land, and until such improvements have been made or a performance agreement and bond given to secure their construction within such reasonable time as shall be determined by the Planning Commission.

(b) The owner or developer shall, prior to beginning construction, deposit with the City Clerk a sum of money as prescribed by the Service Director to defray the cost of inspection and whatever engineering services may be required and expenses incurred by the City in the installation of the improvements. Should the amount of such deposit be insufficient to pay the cost thereof, the subdivider shall immediately, upon demand, deposit such additional sums as are estimated by the service Director to be necessary. Upon completion and acceptance of the improvement, any unexpended balance remaining from such deposit shall be refunded.

#### 1113.02 STREETS, CURBS AND STORM DRAINAGE

All new streets on any such plat shall be graded to their full width. All new streets on any such plat shall have curbs and gutters of Portland cement concrete, with a minimum distance of thirty (30) feet between curbs; together with an adequate storm sewer system consisting of catch basins and underground drainage structures of sufficient capacity and design with proper outlets wherever necessary satisfactory to accomplish the runoff of storm water; provided, however, that in subdivisions where at least eighty (80) percent of the lots have a frontage of 120 feet or more, the Planning Commission may waive the requirements for curbs and establish a narrower width for the traveled portion of the streets, if valley-type gutters of Portland cement concrete are provided.

#### 1113.03 STREET GRADING

Surfaces of all new streets on any plat of a subdivision of land within the City or such territory shall be graded to provide suitable finish grades for pavements or other surfaces, and center line gradients shall be suitable to provide adequate surface drainage and reasonable safety for traffic.

#### 1113.04 SPECIFICATIONS FOR STREET SURFACE AND CURBS

All new streets on any plat of a subdivision of land within the City or such territory shall be improved with pavements as hereinafter specified. Design standards for all such new streets shall be as follows:

All such new street shall be constructed of either:

(a) A base course or courses constructed on a properly prepared subgrade with a bituminous wearing surface to provide a pavement that will withstand the number of legal axle loads anticipated over a twenty-year period.

(b) A Portland cement concrete pavement constructed on a properly prepared subgrade to provide a pavement that will withstand the number of legal axle loads anticipated over a twenty-year period.

All such new streets, drainage systems, water works and other appurtenances on any plat of a subdivision of land within the City or such territory shall be constructed in accordance with plans and profiles approved by the City Engineer or, in the absence of such Engineer, such other person as may be appointed by the Planning Commission, if within the City, or the County Engineer if outside the City and within the territory.

All materials and construction procedure shall be in accordance with the current " Construction and Material Specifications " of the Ohio Department of Highways.

#### 1113.05 WATER LINES

Where a public water system is reasonably accessible, all such new streets shall be improved with six-inch (6") water lines. However, the Planning Commission, in its discretion, may require larger lines where necessary or desirable, or smaller lines if such water lines are not required to furnish fire protection, and the excess cost of any such larger line shall be borne by the City.

#### 1113.06 SANITARY SEWERAGE

Where a public sanitary sewer is reasonably accessible, the subdivider shall provide for the necessary connection with such sanitary sewer and shall provide within the subdivision the sanitary sewer system necessary to make such sewer accessible to each lot. Eight-inch (8") sewer lines will normally be required by the Planning Commission may in its discretion require larger lines where necessary or desirable, in which case the excess cost of such larger lines shall be borne by the City.

#### 1113.07 SEWERAGE AND WATER LINE FOR EACH LOT

Where a public water system and/or a public sanitary sewer are reasonably accessible, lateral sewer and/or water lines for each lot to the lot line shall be provided.

#### 1113.08 DRAINAGE FOR LOTS

Adequate provision for drainage along natural watercourses through lots shall be made, including storm sewers if necessary.

#### 1113.09 IMPROVEMENTS BY ASSESSMENT WITH COUNCIL CONSENT

In lieu of making the improvements required by these rules and regulations or giving a performance agreement and bond for the making thereof, the subdivider may, with the approval and cooperation of Council, have any such improvements made by the City upon petition of the property owner, or by action of Council, and the cost thereof assessed upon the property according to law. In such case the Planning Commission may require a written statement from the allotter consenting that the City make the proposed improvements and assess the cost of the same on the property, and confirming his intention to petition Council for such improvement.

1113.10 RULES COMPLIANCE BEFORE LOT SALE OR CONSTRUCTION

No lots in any subdivision shall be sold and no building permit shall be granted for the improvement of any lot therein until the provisions of these rules and regulations have been complied with.

1113.11 MODIFICATIONS IN CASE OF HARDSHIP

These standards for improvements may be modified by the Planning Commission in specified cases where unusual topographical or other exceptional conditions require such modification. Such modification may be made where the Planning Commission finds that strict compliance would result in great practical difficulty and extraordinary hardship, in order that substantial justice may be done while at the same time securing the public interest.