

**SUBDIVISION REGULATIONS  
AND  
STANDARDS, SPECIFICATIONS, AND REQUIREMENTS  
FOR CONSTRUCTION OF IMPROVEMENTS  
FOR  
CRAWFORD COUNTY, OHIO**

## TABLE OF CONTENTS

<b>Legislative Intent</b>	1
Authority	1
Official Name	1
Purpose	1
Jurisdiction	1
Interpretation	2
Relationship to Rural Zoning	2
Effective Date	2
<b>Definitions</b>	2-6
<b>Scope</b>	6
Statutory Definition of Subdivision	6
Division of Land not Subject to Regulations	6
Division of Land Subject to Regulations	6
<b>Procedures for Subdivision Approval</b>	7
Minor Subdivision (1 to 5 lots or less)	7
Major Subdivision	8
<b>Subdivision Requirements</b>	12
Location	12
School Sites	12
Lot Identification	13
Easements	13
Street Name	13
Trees	14
Subdivision Name	14
<b>Subdivision Standards</b>	14
Streets	14
Alleys	17
Blocks	18
Lots	18
Neighborhood Development	19
Sidewalks	20
Screens and Fences	20
<b>Plats and Data</b>	20
Plats and Data for Approval of Preliminary Plan	20
Plats and Data for Approval of Subdivision Plat	21
<b>General</b>	23
Validity	23
Administration	23
Enforcement	23
Notices	24
Penalties	24
Variances	24
Partitions	25
<b>Required Statements and Signatures</b>	25
<b>Standards, Specifications, and Requirements for Construction of Improvements</b>	27

## **ARTICLE 1 – LEGISLATIVE INTENT**

### **Section 1 - Authority**

The authority for the preparation, adoption, and implementation of these Regulations is derived from Section 711.10 and 711.101 of the Ohio Revised Code which permits the adoption of uniform rules and regulations governing subdivision of land.

### **Section 2 - Official Name**

The official name of the Regulations and this document shall be “Subdivision Regulations of Crawford County, Ohio” and shall be referred to herein as “Regulations”.

### **Section 3 – Purpose**

These Regulations are adopted to secure and provide for:

- A) The proper arrangement of streets or highways in relation to existing or proposed streets and highways and the thoroughfare plan.
- B) Adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and the avoidance of congestion of the population.
- C) The orderly, efficient, and appropriate development of land.
- D) The orderly and efficient provision of community facilities at minimum cost and maximum convenience.
- E) Safe and convenient vehicular and pedestrian movement.
- F) The promotion of public health, safety, morals, comfort, convenience, prosperity, or general welfare.
- G) The accurate surveying of land, preparing and recording of plats.
- H) The equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and subdivider.

### **Section 4 – Jurisdiction**

The Regulation shall be applicable to all subdivisions of land as hereinafter set forth:

- A) The subdivision of land located in the unincorporated area of the County outside the territory which is within three miles of the corporation limits of a city.
- B) The subdivision of land located in the unincorporated areas of the County within three miles of the corporate limits of a city having platting jurisdiction whenever the Commission and the City Planning Commission of that city shall have entered into an agreement in writing pursuant to Section 711.10 of the Ohio Revised Code.
- C) The subdivision of land within all unincorporated areas of the County after the Commission has determined by resolution to exercise the authority granted under Section 711.10 of the Revised Code for the unincorporated territory within three miles of cities within the County.

## **Section 5 – Interpretation**

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

## **Section 6 – Relationship to Rural Zoning**

Whenever a proposed subdivision location in an area that is zoned under provisions of Chapters 303 or 519 of the Ohio Revised Code, it shall conform to the requirements of the zoning plan except as specified in Article I, Section 5 of these Regulations.

## **Section 7 – Effective Date**

This Resolution was adopted by the Board of County Commissioners of Crawford County, Ohio on March 1, 1972.

This Resolution was adopted by the Crawford Regional Planning Commission of Crawford County, Ohio on April 6, 1972.

## **ARTICLE II – DEFINITIONS**

Throughout these Regulations, the following terms shall have meaning given herein:

- |                     |  |
|---------------------|--|
| <b>Alley -</b>      | A public way not less than 20 feet nor more than 30 feet wide which affords only a secondary means of access to property abutting thereon.         |
| <b>Cul-de-sac -</b> | A dead end minor road with sufficient space for vehicles to make a 180-degree turn at the end.   |
| <b>Commission -</b> | Crawford Regional Planning Commission  |
| <b>County -</b>     | Crawford County, Ohio  |
| <b>Crosswalk -</b>  | A pedestrian right-of-way, 15 feet in width, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.         |
| <b>Developer -</b>  | Any person, partnership, or corporation or duly authorized agent thereof who constructs or contracts to construct improvements on subdivided land. |
| <b>Easement -</b>   | A right to some profit, benefit, or use out of, or over the land of another, created by grant prescription.  |

<b>Engineer -</b>	A registered engineer as defined by Chapter 4733 of the Ohio Revised Code.
<b>Flood Plain -</b>	That portion of river or creek valley adjacent to the river or creek channel which is covered with water when the river or creek overflows its banks at flood stage.
<b>Improvements -</b>	Street pavements, curb, gutter, sidewalks, crosswalks, water mains, sanitary and storm sewers, street trees and other appropriate items.
<b>Inspection Fee -</b>	The cost to the County for inspecting construction in order to insure that the construction and materials used meet the Engineering Specifications of Crawford County. The inspection costs shall be paid for by the subdivider or developer.
<b>Key (Location) Map -</b>	A drawing at a reduced scale located on the plat which shows legible, by dimension and/or other means enough area beyond the bounds of the proposed subdivision to locate and orient the subdivision within Crawford County and the relationship of the site to the community facilities which serve or influence the property.
<b>Lot -</b>	A parcel of land having frontage on a public street and/or highway.
<b>Lot Corner -</b>	A lot abutting upon two or more streets and/or highways at their intersection.
<b>May -</b>	Permissive, have liberty to.
<b>Neighborhood Unit -</b>	A residential area surrounded by natural or man-made barriers such as rivers, or high capacity streets. This area is large enough in size so that it will support an elementary school, recreational facility, and a small shopping area for the residents living in the neighborhood, if such facilities are considered desirable.
<b>Natural Drainage Course -</b>	A stream of water flowing in a definite channel, having a bed and sides or banks, and discharging itself into some other stream or body of water. The flow of water need not to be constant, but must be more than mere surface drainage occasioned by extraordinary causes; there must be substantial indications of the existence of a stream, which is ordinarily a moving body of water.
<b>Official Thoroughfare Plan -</b>	The system of primary and secondary streets and/or highways for Crawford County as adopted by the Commission, on file in the office of the Recorder of Crawford County, Ohio and in the offices of the

Commission, together with all amendments thereto subsequently adopted.

- Plat -** A map upon which the subdivider's plan of the division of land is presented and which he submits for approval and intends to record in the final form.
- Preliminary Plan -** A drawing representing the intentions of the subdivider. It shall provide sufficient data and information to enable concerned departments and officials to give recommended changes in the subdivision.
- Public Utility -** Any person, firm, corporation, governmental agency, or board fully authorized to furnish and furnishing under regulations to the public, electricity, gas, steam, telephone, transportation, or water, or any other similar public utilities.
- Regulations -** Subdivision Regulations of Crawford County, Ohio.
- Reproducible Tracings -** A mylar, cloth, or other translucent drawing from which a print may be directly taken, as defined in Article VII, Section 2, A.
- Street, Primary Thoroughfares -** The primary thoroughfare is a major traffic facility which, by virtue of its location, continuity and width, is capable of handling heavy volumes of traffic. Certain primary thoroughfares may serve as feeders and collectors for expressways and connect various sections of the city and neighborhood communities. The primary thoroughfares may in certain instances, consist of a designated "one way pair". That is a pair of one-way streets, separated by no more than one city block.
- Street, Marginal Access -** A minor street which is generally parallel and contiguous to an expressway, freeway, parkway, major or minor street and is designed so as to intercept, collect and distribute traffic desiring to cross, enter or leave such artery, and which provides access to abutting properties and protection from through traffic.
- Street, Minor, Residential Thoroughfare-** A facility designed to service those residences which abut it.
- Street, Collector Residential -** A facility into which feeds several minor facilities. The collector thoroughfare may in turn, feed into other higher type thoroughfares.

<b>Subdivider -</b>	Any person, firm, or corporation or duly authorized agent thereof who undertakes the subdivision of land as defined in Article III.
<b>Subdividers or Developers Agreement -</b>	An agreement by and between a subdivider and/or developer and the Board of County Commissioners that sets forth the manner in which the subdivider and/or developer agrees to proceed with the construction of public improvements and disposition of lots in the subject subdivision.
<b>Subdivision -</b>	See Article III.
<b>Subdivision Plat -</b>	See Article IV, Section 2, A, 3.
<b>Surveyor -</b>	A registered surveyor as defined by Chapter 4733 of the Ohio Revised Code.
<b>Width, Average -</b>	The distance measured between the midpoint of the sides of a lot, when the two sides are not parallel, the Commission shall determine the average width.
<b>Road or Street Right of Way -</b>	The width, between property lines, of a street, alley, crosswalk, or easement.
<b>Sewer -</b>	As defined under Ohio Revised Code, Section 6117.01.
<b>Setback Line, Building -</b>	A line indicating the minimum horizontal distance between the street easement or right-of-way line and buildings, or any projection thereof other than steps, unless otherwise specifically defined.
<b>Shall -</b>	Mandatory.

### **ARTICLE III – SCOPE**

#### **Section 1 – Statutory Definition of Subdivision**

In accordance with Section 711.001 Ohio Revised Code, a subdivision shall be defined for the purposes of this Resolution as:

- A) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels or more than five acres not involving any new streets or easements of access, and the sale or exchange between adjoining lot owners

where such a sale or exchange does not create additional building sites, shall be exempted, or

- B) The improvement of one 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 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 an easements for the extension and maintenance of public sewer, water, storm drainage, or other facilities.

### **Section 2 – Division of Land not Subject to the Provisions of the Regulations**

- A) The division or partition of land into parcels of more than five acres not involving any new streets or easements of access.

### **Section 3 – Division of Land Subject to the Provisions of the Regulations**

All division of land set forth in Section 1, A and B, Article III of these Regulations and which are not specifically exempted by Section 2, Article III, shall be subject to the provisions of these Regulations.

## **ARTICLE IV – PROCEDURES FOR SUBDIVISION APPROVAL**

### **Section 1 – Minor Subdivision (involving five lots or less)**

The County Engineer may determine that a proposed subdivision of land is a minor subdivision if the proposed division of a parcel of land is along an existing public street, does not involve the opening, widening, or extension of any street or road and does not involve more than five (5) lots.

#### **A) County Engineer granted the authority of review and approval of minor subdivisions**

The County Engineer is authorized to represent the County Commissioners in the review and approval of a minor subdivision plat, and to endorse the conveyance of a parcel of land in a minor subdivision, with the approval of the Board of County Commissioners, for transfer without subdivision plat.

#### **B) Submission of minor subdivision**

Any person proposing to create a minor subdivision shall submit to the County Engineer a survey and description prepared by an Ohio Registered Surveyor. Said survey plat shall be either an original or a reproducible copy. The survey and description shall comply with the



minimum standards for surveys as set forth in the Ohio Revised Code and in the Administrative Code for the State of Ohio and the requirements of the Crawford County Engineer and Crawford County Auditor and to Article VI, Section 4 of these regulations.

**C) Submission of minor subdivision to County Department of Health**

Any person proposing the creation of building sites shall contact the County Department of Health for sanitary requirements.

**D) Action by the County Engineer**

Within seven (7) working days after submission of the original or reproducible plat of a minor subdivision or within a mutually agreed upon extension, the County Engineer acting on behalf of the Board shall either approve or disapprove the application.

If the County Engineer does not approve the application, he shall notify the applicant in writing stating the reason for disapproval. If the County Engineer approves the transfer, he shall stamp the conveyance "approved by The Board of Commissioners, Crawford County, Ohio, by \_\_\_\_\_" and affix his signature.

**Section 2 – Major Subdivision (Involving More Than Five (5) Lots)**

- A) No persons, firm, or corporation, proposing to lay out or have laid out within the territorial jurisdiction of these Regulations, a subdivision which includes more than five (5) lots, should proceed with any construction work on the proposed subdivision, including grading, before obtaining from the Commission the approval of a preliminary plan of the proposed subdivision.

**1) Informal Consultation – Sketch Plan:**

Prior to the preparation of the preliminary plan of a subdivision, the subdivider or his agent may consult informally with members of the Commission, the County Engineer, his staff, and other County, city, and township officials in order to familiarize himself with the Subdivision Regulations, Engineering Specifications, other pertinent regulations, and the capability of the land.

**2) Preliminary Plan – General:**

- a. On reaching conclusions, informally, as recommended in A-1 above, regarding his general program and objectives, the subdivider shall have prepared a Preliminary Plan, together with plans, proof of ownership or control, and such preliminary plans and specifications of improvements as required by these Regulations as specified in Article VII.

- b. Filing – Five (5) copies of the Preliminary Plan and supplementary material specified shall be submitted to the commission with written application for approval. The County Engineer shall receive this material for the Commission.
  
- c. Approval – The Commission, acting through the County Engineer, shall, within forty (40) days, or within such further time as the applicant may agree to, review the preliminary plan and other materials submitted to conformity thereof to these Regulations and advise the subdivider on changes necessary. The preliminary plan must be in the County Engineer’s Office ten (10) working days, prior to a regularly scheduled meeting of the Commission in order to be received at that meeting.
  - 1) Upon completion of the review, the action of the Engineer shall be noted on two copies of the Preliminary plan, referenced and attached to any conditions determined. One copy shall be retained by the Commission and the other returned to the subdivider.
  - 2) Approval of the preliminary plan shall not constitute approval of the Subdivision Plat. Rather, it shall be deemed an expression of approval to the layout as returned to the subdivider on the preliminary plan, as a guide to the preparation of the subdivision plat which will be submitted for approval of the commission, and for recording upon fulfillment of the requirements of these Regulations and the conditions of approval, if any.
  - 3) If the Commission does not render approval of the preliminary plat within forty (40) days as stipulated in Article IV, Section 2A, 2, c. of these Regulations, or such further time as may be mutually agreed upon, nothing in these Regulations shall prohibit the subdivider from officially filing his subdivision plat.
  
- d. Improvements- If the subdivider or developer wishes to install his improvements before the subdivision plat is recorded, he shall comply with the requirements of

both the preliminary plan and the subdivision plat, and the engineering specifications of Crawford County.

Certification by the Crawford County Engineer that improvements have been built to plans and specifications which are to be filed with and approved by the proper County Office will be required, or a performance bond or other guarantee or security in lieu thereof. (See the Engineering Specifications for Subdivisions in Crawford County)

**3) Subdivision Plat – Final Plan:**

- a. General – The subdivision plat shall conform to the preliminary plan except where changes are agreed upon between the Commission and the Subdivider, and it may constitute only that portion of the approved preliminary plan which the subdivider proposes to record and develop at the time, provided that such portion conforms with all requirements of these Regulations.
- b. Filing – The subdivision plat shall be filed with the Commission not later than eighteen (18) months after the date of approval of the preliminary plan, otherwise it will be considered void unless an extension is requested by the developer and granted by the Commission.

The subdivision plat shall be considered officially filed (submission of the plat for approval) after it has been examined by the County Engineer and reports received from the County District Board of Health, and is found to be in full compliance with the formal provisions of these Regulations. The official filing shall take place at least ten (10) working days prior to the meeting at which it is to be considered by the Commission.

- c. Submission of Plans – After receiving notice of the approval of the preliminary plan, the subdivider shall proceed to file:
  - 1) Six (6) copies of the subdivision plat required under Article VII, together with:
    - a. A certificate from the County Engineer that all improvements required by these Regulations have been installed or

- b. A certificate from the County Engineer that a performance agreement and bonds, or other guarantee or security acceptable to the Board of County Commissioners, have been duly filed to secure the construction of such improvement.
- 2) Cross-sections and profiles of streets and all other plans and construction drawings related to the improvements to be constructed in the subdivision as required

These plans and drawings are to be transmitted to the proper County Office by the subdivider as directed by the County Engineer.

- d. Regional Planning Commission Approval – The approval of the Regional Planning Commission or the refusal to approve shall take place within forty (40) days after the submission of the plat for approval, or within such further time as the applying party may agree to; otherwise such plat is deemed approved, and the certificate of the Commission, as to the date of the submission of the plat for approval and the failure to take action thereon within endorsement or evidence of approval required by this section. The grounds for refusal for approval of any plat submitted, including citation of or reference to the rule or regulation violated by the plat, shall be stated upon the record of the Regional Planning Commission.

The subdivider shall be notified of the final action of the Regional Planning Commission. If the final plat is approved, the Commission shall have the plat delivered to the office of the County Recorder by one of their representatives; otherwise the Commission may recall the plat for reconsideration.

## **ARTICLE V – SUBDIVISION REQUIREMENTS**

### **Section 1 – Location**

#### **A) Natural Land Use**

Subdivision should be planned to take advantage of the topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, and to minimize destruction of trees and topsoil.

#### **B) Flood Hazard**

In any portion of the land within the subdivision is subject to flooding or other hazards, due consideration shall be given to such problems in the design of the subdivision. Land subject to flooding and land otherwise inhabitable shall not be platted for residential occupancy nor for such other uses that may cause danger to health, life, or property, or aggravate the flood hazard.

C) Drainage

- 1) General: The Commission shall not approve any subdivision having inadequate storm and/or sanitary drainage as determined by the County Engineer.
- 2) Protection of Drainage Courses: No natural drainage course shall be altered and no fill, buildings, or structures shall be placed in it, unless approved by the County Engineer. The County Engineer may require that an easement be provided.

**Section 2 – School Sites**

- A) Provision shall be made by the Commission for the allocation of area for school sites. The Commission may in the course of its investigation on an application by a developer for the subdivision of lands determine and reserve sufficient land within said subdivision or proposed subdivision for the purpose of locating school buildings. A determination by the Commission for the location of school buildings shall act as a reservation for a period of three (3) months of said parcel for the appropriate school district. In the event that the appropriate school district or public agency does not exercise its right to obtain said property so reserved within three (3) months of the action by the Planning Commission, said reservation shall fail and shall revert to the subdivider. The three (3) month reservation shall begin as of the date all or any part of the proposed subdivision is officially recorded in the office of the Recorder, Crawford County, Ohio.

B) Natural Features

Due regard shall be shown for preserving outstanding natural and/or historical features such as scenic spots, water courses, or exceptionally fine grove of trees. Dedication to and acceptance by a public agency is usually the best means of assuring their preservation.

**Section 3 – Lot Identification**

All lots shall be numbered by progressive numbers throughout the proposed subdivision. The lots in numbered additions bearing the same name shall be consecutive throughout the several additions. Where land is subdivided into more than one subdivision by the same developer, the lots in each subdivision shall be so numbered so that the lots will bear consecutive numbers.

**Section 4 – Easements Outside of Street Right-of-Ways**

Private and public utility easements shall have a minimum width of fifteen (15) feet or such additional width as may be required for necessary access to the utility involved. Such easements shall be located along rear or side lot lines except under special circumstances where the Commission may require them in other locations. For lots facing curvilinear streets, the rear easement shall consist of straight lines with a minimum of points of deflection. For easements along surface drainage courses, see Article V, Section 2.

**Section 5 – Street Name**

Names of new streets shall not duplicate, or be similar to, existing dedicated streets. New streets which are extensions of or in alignment with existing streets shall bear the name in the following manner unless the Commission grants permission to do otherwise:

<b>General Direction</b>	<b>Long Continuous</b>	<b>Short and Disconnected</b>
North-South	Avenues	Courts
East-West	Streets	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles

**Section 6 – Trees**

Street trees shall be located outside of the street right-of-way or any sewer or water easement that may be adjacent to the street right-of-way.

**Section 7 – Subdivision Name**

The subdivision name shall not duplicate, be similar to, or be in conflict with the names of any existing subdivisions in the County, or any subdivision under consideration by the Commission.

**ARTICLE VI – SUBDIVISION STANDARDS**

**Section 1 – Streets**

A) General

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

As to arrangement:

1. The subdivider shall provide within the boundaries of the subdivision plat the necessary right-of-way for the widening, continuance, or alignment of such streets in conformity with the Thoroughfare Plan by one of the following methods.
  - a. The dedication of the necessary right-of-way for the continuation, extension, or connection of any present or planned thoroughfare, or to provide future access to any presently undeveloped land.
  - b. When subdividing the land fronting on an existing County or Township road, not designated on the Thoroughfare Plan as of equal or greater importance than a secondary street, a reasonable provision shall be made for necessary right-of-way or easements for traffic, utilities, and drainage.

#### B. Major Traffic Arteries and Physical Barriers

Traffic Arteries: Where a subdivision abuts or contains an existing or proposed street of equal or greater width than a primary thoroughfare as shown on the Official Thoroughfare Plan, the Commission shall require any one or more of the following:

1. Marginal access streets.
2. Reverse frontage with planting or four feet field fence contained in a non-access reservation along the rear property line or a planting strip of a minimum width of twenty (20) feet on the rear of the lots with no vehicular access across such strip.
3. Deep lots with rear service alleys. See Article VI, Section 2, Paragraph B.
4. Such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

#### C. Arrangement

1. Traffic: Residential streets as defined herein and on the Crawford County Thoroughfare Plan, shall be so laid out that their use by through traffic will be discouraged.
2. Access to Adjacent Property: The street layout shall make provisions for the proper projection and continuance of streets into adjacent unsubdivided acreage where it is deemed appropriate and desirable by the Commission. Reserve strips controlling access to streets shall be prohibited.
3. Where the plat to be submitted includes only part of the tract owned by the subdivider, the Commission may require a sketch of a tentative future street system for the subdivided portion.

D. Alignment

1. Horizontal:

- a. Jogs: No street layouts with the centerline offsets of less than one hundred twenty-five (125) feet shall be permitted without consent of the Commission.
- b. Angle of Intersections: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.
- c. Intersection Approaches: Approaches to street intersections shall have a tangent distance of at least one hundred (100) feet from the right-of-way line of the street intersected.
- d. Reverse Curves: A tangent at least two hundred (200) feet long shall be introduced between curves of reverse direction on all but residential streets.

2 Vertical:

Pavement Center Line Gradients at Intersections: Approach center line gradients within the street right-of-way limits at street intersections shall have a gradient of, plus or minus, 0% as an ideal condition, but in no case shall the pavement center line gradients within the street intersection right-of-way limits affect the pavement storm water runoff, which pavement slope must maintain a constant of -1.56% graded from the center line to the street gutter or ditch.

E. Classification

The Commission approving each street in a proposed subdivision, shall be governed by the standards set forth in the following table:

Thoroughfare Classification	Minimum Right-of Way	Max Degree Curvature	Min Rad. Of Curvature In feet	Max Grade %	Pavement Width *
-----------------------------	----------------------	----------------------	-------------------------------	-------------	------------------



<b>Primary</b>					
Undeveloped Areas	80'	5	1,150	4	**
Developed Areas	66'	10	575	5	**
<b>Secondary</b>					
Undeveloped Areas	80'	10	575	3	
Restricted Areas	60'	10	575	4	
<b>Residential</b>					
Collector	60'	10	575	6	32'
Minor	50'	20	290	6	25'
Cul-de-sacs	50'	20	290	6	24'

\* Pavement width is measure from back of curb to back of opposite curb, or from edges of hard surface if no curb present.

\*\* Pavement width as determined by County Engineer.

#### F. Cul-de-sacs

1. Permanent: Cul-de-sacs (dead-end streets), designed to be so permanently, shall not have a tangent longer than six hundred (600) feet and shall be provided at the closed end with a turn-around having a street property line diameter of at least one hundred (100) feet. The street right-of-way lines and the one hundred (100) feet diameter turn-around should be joined by tangent arcs of fifty (50) feet minimum radius.
2. Temporary: Where streets are extended to the boundary of a subdivision to provide for their proper continuance at such time as the adjacent land is subdivided, they may be terminated by a T-type back around within the road right-of-way or with a cul-de-sac turn around. If it shall be necessary to extend the T-type turn around or a cul-de-sacs turn around beyond the right-of-way the landowner shall grant a temporary easement for said use which easement shall revert to the owner of the land or lot at such time as the extension of the street to adjacent land.

#### G. Half-streets

Half-streets shall be prohibited.

### Section 2 – Alleys

#### A. Required

Definite and assured provision shall be made for service access, such as off-streets loading, unloading, and parking consistent with and adequate for the uses proposed.

#### B. Prohibited

Alleys shall be prohibited in one and two-family districts except where it is desirable to continue an existing alley to the nearest intersection or where the lots face a street shown on the Thoroughfare Plan and provision has not or cannot be made for limited access on such streets.

#### C. Width

The minimum width of an alley right-of-way shall be twenty (20) feet.

### **Section 3 – Blocks**

#### A. Provisions

The lengths, widths, and shapes of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
2. Applicable zoning requirements and the requirements contained in these Regulations as to lot size and dimension.
3. Needs for convenient access, circulation, control, and safety of street traffic.
4. Limitations and opportunities of topography.

#### B. Length

Blocks shall not exceed one thousand three hundred fifty (1,350) feet in length except where topographical conditions require longer blocks, nor shall they be less than three hundred (300) feet in length.

### **Section 4 – Lots**

#### A. General

The lot size, width, depth, shape, orientation, shall be appropriate for the location of the subdivision, in order to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways, or to the regional plan for adequate and convenient open spaces for traffic, utilities, access of fire fighting apparatus, recreation, light and air. Side lot lines shall be substantially at right angles or radial to street lines.

Lots shall meet all lawful requirements as adopted by the various governmental subdivision or public agencies having jurisdiction.

The maximum ratio of 3 ½ to 1 the depth to width of lots for the most efficient use of land.

#### B. Corner Lots

Corner lots for residential use shall have extra width where necessary to permit any required building setback from and orientation to both streets.

C. Ingress and Egress

The subdividing of land shall be such as to provide each with frontage on a street.

D. Double and Reverse Frontage

Double frontage and reverse lots may be allowed where they are essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least twenty (20) feet, and across which there would be no right of access should be provided along the line of lots abutting such traffic artery or other disadvantageous use.

## **Section 5 – Neighborhood Development**

A. General

Neighborhood unit type development is encouraged by the Commission. Where large subdivisions designed on the basis of neighborhood units are being reviewed, consideration will be given to the placement of commercial areas and public areas, in relation both to the neighborhood unit being developed and to other units that might be developed. Where small subdivisions are being reviewed, the Planning Commission shall coordinate such subdivisions, to the extent practicable, into units so that the same relationship with respect to commercial areas and public areas may be realized.

B. Exceptions in Neighborhood Unit Development

Whenever a subdivision is developed as a neighborhood unit, with adequate parks or playgrounds provided and such neighborhood is protected from through traffic, the Commission may vary the requirements of Section 1, 2, 3, 4 of Article VI to allow the subdivider more freedom in the arrangement of streets and lots. However, the Commission shall ensure the convenience, health, welfare, and safety of the future residents of the subdivision and the adjacent property, the general welfare of the County, and the meaning and intent of these Regulations.

## **Section 6 – Sidewalks**

Sidewalks shall be required in all subdivisions having an average lot frontage of sixty-five (65) feet or less. In all subdivisions with average lot width of sixty-five

(65) feet or greater, not having sidewalks installed, the subdivider shall establish a finished grade suitable for future sidewalk construction.

## **Section 7 – Screens and Fences**

Planting screens or fences as deemed appropriate by the Commission shall be required in those locations outlined in Article VI, Section 4, D.

## **ARTICLE VII – PLATS AND DATA**

### **Section 1 – Plats and Data for Approval of Preliminary Plan**

#### **A. Residential**

1. The location of present property, township, county, other corporation and legally established districts, streets, water courses, topography, and other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto.
2. The proposed location and width of streets, alleys, lots, crosswalks, and easements, and shall include a plan for all the land owned.
3. Existing sanitary, storm sewers, water mains, culverts, and other underground structures within the tract and adjacent thereto.
4. The general location and size of the nearest water main and sanitary or storm sewer or outlet.
5. The title under which the proposed subdivision is to be recorded, the names of the owner, subdivider, and surveyor platting the tract.
6. The names of owners of large tracts, or the subdivision title abutting the boundary of the proposed subdivision.
7. North point, scale and date.
8. The zoning classification of the property to be subdivided.
9. Plans or written and signed statements regarding planted areas, parks, and playgrounds where applicable.
10. Topographic information must accompany the preliminary plan on a separate sheet. The elevation must be based on sea level datum as determined by the United States Geological Survey. Contours at an interval of not more than two (2) feet of elevation change shall be required.
11. Location map showing locations of proposed subdivisions in relation to the rest of the township or county.
12. A soil survey of the proposed subdivision site showing soils type, drainage, permeability, erosion, and any flood hazard.

## B. Commercial and Industrial

Subdividers or developers of shopping centers and other commercial as well as industrial uses must comply with the same requirements as residential developers with the exception of Section 1, A, 9 in this Article. Plans or written signed statements regarding planted areas and buffer strips may be required where applicable.

## C. Other Land Uses

Any other land use which may either alter the existing street or road pattern or materially change or disrupt the existing flow of traffic shall be reviewed by the Commission and a plat may be required if the Commission is of the opinion such a plat should be recorded. All land certified by a registered surveyor shall be accompanied by a plat and a land description.

## **Section 2 – Plats and Data for Final Approval of Subdivision Plat**

### A. Residential

The subdivision plat must be drawn to a scale of not less than one hundred (100) feet to the inch and preferably fifty (50) feet to the inch, where possible. In plats of unusual size, the Commission may permit a variation in scale. If more than two sheets are required, an index sheet of the same dimensions must be filed showing the entire subdivision on one sheet, with all areas shown on other sheets indicated thereon.

The final plat will show:

1. The boundary lines of the area being subdivided in heavy lines with accurate distance and true bearings; including original section, township, corporation, county lines, and road centerline as determined from the Crawford County Straight Line Mileage Schedule as translated into stations.
2. The property lines of all proposed streets and alleys with their widths, names, true bearings, and centerline stationing.
3. The accurate boundary lines of all grounds for public use, and the acreage of same, as determined by the Double Meridian Distance Method of calculations.
4. All common boundary corners of all adjoining lands and adjacent streets and alleys with their widths and names. The names of adjoining subdivisions and the names of owners of record of adjoining parcels of unplatted land.

5. All lot lines with as many true bearings as necessary to describe each line and identification system of lots, blocks, and other areas.
6. Easements for public use, services, or utilities, and their dimensions.
7. All dimensions, linear and angular, boundary locations, lots, streets, alleys, easements, and areas for public or private use expressed in decimals of a foot, the number of acres of each reverse, park, playground, and other public area.
8. Radii and chords, points of tangency, control angles for all curvilinear street centerlines and radii for all rounded corners.
9. Arcs, chord lengths, true bearings, or chords and points of tangency of the property lines of curvilinear lines.
10. The name of the subdivision and description of property subdivided, showing its location and extent, north arrow, scale of plan, dedication of streets, and other public open spaces, name of owners and subdivider, together with appropriate evidence of ownership of subdivision.
11. Certification by a surveyor, registered in the State of Ohio to the effect that the plan represents a survey made by him and complies with the minimum standards for boundary surveys in the State of Ohio.
12. Location map (situation plan).
13. Upon recording of a subdivision plat, a reproducible tracing shall become the property of the County and shall remain on file in the office of the County Recorder and a copy in the office of the County Engineer except when it is out for reproduction.
14. Building setback line, with dimensions.

**B. Commercial and Industrial**

Subdividers and developers of commercial and industrial areas shall comply with the same requirements as those of residential developments.

**C. Other Land Uses**

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

**ARTICLE VIII – GENERAL**

**Section 1 – Validity**

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

## **Section 2 – Administration**

It shall be the responsibility of the Crawford Regional Planning Commission to administer these Regulations except where specific authority is given to some other Commission or agency as prescribed by law.

## **Section 3 – Enforcement**

It shall be the duty of the Crawford Regional Planning Commission and its private staff, and/or Board of County Commissioners, together with other appropriate County offices to enforce these Regulations within all areas under the subdivision jurisdiction of the County Commission as prescribed by law.

## **Section 4 – Notices**

The enforcement officer of the appropriate agency shall serve a written notice or order upon the person responsible whenever he is satisfied that any work is being done or any transactions are being made in violation of the provisions of the Regulations or in violation of a detailed statement or plan submitted and approved by him. Such notice shall direct the discontinuance of any illegal action and the remedying of the condition that is in violation of the provisions and requirements of these Regulations.

## **Section 5 – Penalties**

Any violation of Chapter 711 of the Ohio Revised Code or of these Regulations is subject to the penalties as set forth in Chapter 711. (See Section 711.12, 711.13, 711.14, 711.15, Ohio Revised Code)

## **Section 6 – Variances**

A. Where it can be shown in the case of a particular proposed subdivision that strict compliance with the requirements of these Regulations would result in extraordinary or undue hardship to the subdivider, or that these conditions would result in retarding the achievement of the objectives of these Regulations, then the planning commission may vary, modify, or waive requirements so that substantial justice may be done and the public interest secured. Any such determination shall be based fundamentally on a finding that unusual topographical or other exceptional conditions not caused by action of the subdivider require such variance, modification, or waiver; and that the granting thereof, will not adversely affect the general public nor have the effect of nullifying the intent of these Regulations.

- B. In no case shall any variance, modification or waiver be more than a minimum easing of the requirements; in no case shall it have the effect of reducing the traffic capacity of any major or secondary street, and in no case shall it be in conflict with existing zoning regulations.
- C. In granting variances, modifications or waivers, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards and requirements so affected.
- D. The subdivider shall submit an application for a variance, modification, or waiver in writing to the Planning Commission simultaneously with the preliminary plat for the subdivision. The Application shall explain in detail the reasons for and facts supporting the request.

**Section 7 – Partitions**

It is intended that the legal process of partition proceedings pursuant to Section 5307.06 of the Ohio Revised Code shall not act to defeat the spirit or intent of these regulations, and proposed partition of parcels by legal proceedings, either voluntary or involuntary, pursuant to said Code Section, shall not be approved for building or development sites unless said partition shall comply with the regulations as set forth herein.

**ARTICLE IX**

**REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE SUBDIVISION PLAT**

**Section 1 – Required Statements to be Affixed on the Subdivision Plat**

Situated in the Township of \_\_\_\_\_, County of Crawford, State of Ohio, and being of original Section number \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_ containing \_\_\_\_ acres, and being the same tract as conveyed to \_\_\_\_\_ and described in deed recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, Crawford County Recorder’s Office.

The undersigned (set forth all parties having recorded legal title or interest in the parcel) \_\_\_\_\_ hereby certify that the attached plat correctly represents their “\_\_\_\_\_”, a subdivision of lots of same and dedicate to public use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned further agree that any use or improvements made on this land shall be in conformity with all existing platting, health, or other lawful rules and



regulations of Crawford County, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In Witness Whereof the undersigned have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed \_\_\_\_\_ Witness \_\_\_\_\_  
\_\_\_\_\_

Designed by \_\_\_\_\_

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

Dimensions on curves are chord measurements. (Seal)

By; \_\_\_\_\_  
Registered Surveyor

Before me a Notary Public in and for said County appeared who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. IN WITNESS whereof I have hereunto set my hand and affixed by official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public (Seal)

**Section 2**

Approved as to design this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Streets and highways accepted for public use this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Crawford County Engineer

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\*Township Zoning Inspector

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Crawford Cty. Bd. Of Health

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Crawford Regional Planning Comm.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Crawford Cty. Commissioners

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Crawford Cty. Auditor

Filed for Recording this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ M.

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

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

\* If township is zoned.

NOTE: If the proposed subdivision is partially inside the city corporation limits, or if the city exercises thoroughfares approval within three miles of their incorporated limits, the plat must also be signed by the city clerk.

## **STANDARDS, SPECIFICATIONS, REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS**

### **Section 1 – County Engineering Department**

The Crawford County Engineering Department is responsible for the approved design, inspection, and enforcement of all streets, roadway drainage, and other improvements as set forth in the following specifications and regulations:

#### **A. General**

1. The subdivider or developer of any road or street outside existing corporation limits shall submit to the Crawford County Engineer, for his approval, a set of construction plans for the improvement of the road, street or alley, prepared by a registered professional engineer. The County Engineer shall within fifteen (15) days after receiving the plans approve, disapprove, or suggest changes to be made to the plans, otherwise said plans are deemed to be satisfactory and deemed to be approved.

The Construction plans shall include title of page, typical section, plan and profile view, miscellaneous engineering details and estimate of quantities. Cross sections will be submitted upon request of the Crawford County Engineer.

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

All materials and construction procedure shall be in accordance with the current "Construction and Material Specifications" of the State of Ohio, Department of Highways, unless otherwise approved in advance by the Crawford County Engineer or his representative.

2. Subdividers Agreement, Performance Bond, & Inspection Fees:

Before any subdivision plat or construction plan is given final approval, the subdivider or developer shall have executed a Subdividers Agreement with the Board of County Commissioners of Crawford County, acting through the Crawford County Engineering

Department as it's agent. A Performance Bond for the amount of the estimated construction cost and an inspection fee for the amount of the estimated inspection cost shall be deposited with the Crawford County Engineer before authorization of any construction.

Said inspection fee shall be based on the prevailing hourly rate. In lieu of the Performance Bond, a certified check in the amount of the estimated construction cost will be accepted. Upon final approval of the construction plans, three sets of prints will be required for the use of the Crawford County Engineering Department.

3. Drawings:

The construction drawings shall be made of reproducible material from which clear and legible prints may be obtained. Freehand linear drawings must not be attempted, nor should other principles of good surveying, engineering, or draftsmanship be offended. The sheets upon which the construction drawings are made shall measure either 18" x 24" or 24" x 36". A poorly drawn or illegible plan is sufficient cause for rejection.

4. Title of the Plan:

The title of the plan must contain the name of the subdivision, street, avenue, and/or court names, township, county, and location plat. Space shall be provided on the title sheet or the first sheet of the plan for approval by the proper authorities.

5. Plan and Profile:

The plan view shall be drawn to a scale of 1" equals 50' or 1" equals 100'. The plan view shall show the proposed street, avenue, court, or alley alignment, right-of-way, and pavement widths, centerlines, bearings, stationing, curve or radius data, existing and proposed drainage. Any other significant feature or factor shall also be shown on the plans. The centerline of street, avenue, court, or alley construction shall coincide with the centerline of the right-of-way. Any changes from same shall be at the discretion of the Crawford County Engineer or his representative.

The profile view shall have a horizontal scale 1" equals 50'; except areas of very high density shall have a horizontal scale of the Crawford County Engineer specifically requests a special gradient, existing and proposed drainage lines, and vertical curves shall be shown. The maximum street gradient shall be 6%. Any change from the same shall be with the approval of the Crawford County Engineer or his representative. When establishing street, avenue, court or alley gradients, fullest consideration shall be given to the abutting property.

Vertical curves shall be used at all points on the gradient where the algebraic difference is 4% or greater. The minimum length of any vertical curve shall be one hundred (100) feet.

The minimum non-passing sight distance shall be two hundred (200) feet on vertical curves.

## B. Miscellaneous Engineering Details

1. Roadway Drainage: Any roadway ditch having a grade in excess of 2.00 % shall have an approved type of gutter using concrete, stone, sod, or underground drainage with sufficient inlets spaced at intervals so as to keep the volume of water at a low level.

Where curb or curb gutter type pavement is used, provisions shall be made for adequate storm drainage lines and inlets to insure proper drainage of the pavement.

2. Intersection: The minimum curb radius shall be fifteen (15) feet to face of curb. Without curb, the minimum pavement radius shall be thirty (30) feet to edge of pavement. An area or clear vision at street intersections shall be provided.
3. Driveways: The maximum grade on driveways shall not exceed 12%. Driveway pipe shall be reinforced concrete pipe or C.M.P. that meets the specifications of the Ohio State Department of Highways Construction Material Specifications 706.02 or 707.
4. Sidewalks: Sidewalks shall be composed of Portland Cement concrete, or it's equivalent, with a minimum width of four (4) feet and shall conform to Item 608 of the current "Construction and Material Specifications", State of Ohio, Department of Highways. Outside edge of the sidewalks will normally be placed one (1) foot inside of the street right-of-way line. Sidewalks will not be permitted on any open ditch section.
5. Guard Rail and Seeding, Etc.: The necessity of guard rail, seeding type of backfill, or other special conditions, shall be determined with the assistance of the Crawford County Engineer or his representative before completion of the construction plan in order to meet State Specification 606 for guard rails and 655 for seeding.
6. Cul-de-sac: The paved area within the circular space at the termination of the cul-de-sac shall have a minimum radius of fifty (50) feet.
7. T-Turn Arounds: The Construction of T-turn arounds shall be determined with assistance of the Crawford County Engineer or his representative. The T-Turn arounds shall extend the entire width of the right-of-way and shall have a minimum width of fifteen (15) feet.

8. **Street Name Signs:** Appropriate street signs of standard Crawford County designs shall be installed by the developer at intersections.
9. **Public Utilities:** Where public utilities, including electricity, telephone, gas, water, street lights, and sewers are available, provision shall be made for the installation of same before the street improvement is made, if it is at all feasible and possible. Laterals to gas, water, and sewer lines shall extend to or beyond the street right-of-way lines. Gas, water, and sewer lines shall have sufficient capacity to provide service for all users and for the users that may in the future be added to the extension of said lines.
10. **Unusual Design and Material Conditions:** Any condition, situation, or circumstance involving design or material standards not delineated in the subject regulations shall conform to the design, and material and construction standards outlined in the manual of Location and Design, Standard Construction Drawings, and the Construction and Material Specifications of the State of Ohio, Department of Highways, as used by the Crawford County Engineering Department.

#### C. Estimates of Quantities

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

#### D. Material and Construction Procedure

1. **Right-of-way width** shall be as determined by the Major Thoroughfare Plan and Subdivision Regulations and in no case shall be less than fifty (50) feet.
2. **Minor Streets – 25 ft. width of pavement**

Base -- 8 Inches Item 303 Waterbound Macadam, Stone Base.

Prime Coat

0.40 gallon per square yard MC-3000 (or equal) prime coat  
Item 408 for Item 303 Stone Base.

Pavement

Item 405 (1 inch) Leveling Course  
Item 404 (1 inch) Surface Course

6" Concrete Pavement may be used in lieu of Asphalt, according to the Typical Section on file approved by the Crawford County Engineer.

All work shall be constructed in accordance with the State of Ohio, Department of Highways, Construction and Material Specifications in force at time of construction. The County Engineer shall be notified at least 48 hours in advance before the construction of each item.

3. Collector Streets – 32 feet width of pavement. 10 inches Item 303 Waterbound Macadam, Stone Base.

Prime Coat

0.40 gallon per square yard MC-3000 (or equal) prime coat  
Item 408 for Item 303 Stone Base.

7" Concrete Pavement may be used in lieu of Asphalt, according to the Typical Section on file approved by the Crawford County Engineer.

All work shall be constructed in accordance with the State of Ohio, Department of Highways, Construction and Material Specifications in force at time of construction. The County Engineer shall be notified at least 48 hours in advance before the construction of each item.

Crawford County Standard Drawings shall be considered a part of these Specifications.

4. Materials: Unless otherwise indicated on the plans, with advance approval of the Crawford County Engineer or his representative, materials shall meet the requirements and shall be in accordance with the "Material Details" of the current volume of the "Construction and Materials Specifications", State of Ohio, Department of Highways. The Materials will be referred to by material grade or section number of the same current volume.
5. Field Construction and Engineering: All items or work covered and stipulated in the construction plans, altered, or extra work shall be performed in accordance with the lines, grades, typical cross sections and dimensions shown on the construction plans. All streets shall be graded the full width of the right-of-way. The setting and marking of all line, profile and grade stakes necessary for the proper prosecution of the work in accordance with the construction plans will be performed, only, by a registered Engineer or Surveyor. Should any misunderstanding arise, as to the intent or meaning of the construction plans, or any discrepancy appear in the same, or in the proper method of setting and marking of the construction stakes, the decision of the Crawford County Engineer in such cases shall be final.
6. Inspection: Inspection of the work shall be made by the Crawford County Engineer or his representative. Forty-eight (48) hours notice will be required before any work or inspection takes place. Failure to comply with the above may result in the rejection of the work and the project. Failure to reject any defective work or material shall not in any way prevent later rejection when such defects be discovered or obligate Crawford County to final acceptance.
7. Acceptance of Work.: When the work has been completed, the Crawford County Engineer or his representative shall be notified., the improvement shall then be inspected by the Crawford County Engineer or his representative.

If the work is found to be satisfactory, the Crawford County Engineer will make such recommendations to the Board of County Commissioners for final acceptance of the improvement.

Adopted by the Board of County Commissioners of Crawford County, Ohio on October 30, 1970 and amended on March 17, 1972.

## **CRAWFORD COUNTY SURVEY REQUIREMENTS**

Effective, August 1, 1985

### **SURVEYS**

1. Original Copy – C.C.S.R. Art. IV Sec. 1,B,3
2. Title – general location – 4733-37-05 (C) (1)
3. North arrow with basis of reference direction – assumed, dead, magnetic, etc. – 4733-37-05 (C) (2)
4. Written and Graphical Scale – 4733-37-05 (C) (8)
5. Date of survey – 4733-37-05 (C) (9)
6. Surveyor's name – printed, signature, reproducible seal, and number – 4733-37-05 (C) (10)
7. Road intersection – monument type and distance (C.C.S.R. –IV-1-B-1) 4733-37-06 (B) (1)
8. Monuments – material, size, position, condition, found or set – 4733-37-06 (C) (4) - 4733-37-03
9. Length and bearing of line including reference monument for every corner 4733-37-03 (A) (B)
10. Evidence of occupation along every boundary line – fence, etc. – 4733-37-05 (C) (5)
11. Area of the parcel – 4733-37-06 (B) (3)
12. Pertinent documents and data list – 4733-37-05 (C) (7)
13. Closure 0.02 feet – lat. and dep. – 4733-37-04 (C)
14. Curve data – degree of curve and length, chord bearing and length – 4733-37-06 (E)
15. 0.50 acre minimum excluding R/W (Comm. Res.)

16. Deed description included if survey is for a transfer – 4733-37-06 (E)
17. No more than 5 lots less than 5 acres from a tract since 3-1-1972 (C.C.S.R.-IV-2-A)
18. 7 working days for approval or disapproval (C.C.S.R.-IV-1-C)

#### DESCRIPTIONS

1. Caption – adequately identify parcel – 4733-37-06 (A) (1)
2. Initial point – intersection of a road monument used, etc. – 4733-37-06 (B) (1), C.C.S.R.-IV-1-B-1
3. Bearing and length – 4733-37-06 (B) (2) (b) (c)
4. Monument description – type, found/set or reference monument – 4733-37-06 (B) (2) (d)
5. Line description – existing features – fence or P/L deed and survey reference – 4733-37-06 (B) (2) (a)
6. Curve data – degree of curve and length, chord bearing and length 4733-37-07-06 (B) (2) (e)
7. Area of parcel – 4733-37-06 (B) (3)
8. The basis of the bearings – assumed, deed, magnetic, etc. – 4733-37-06 (A) (3)
9. Reference – prior deed – 4733-37-06 (A) (4)
10. Surveyor's name and date – 4737-37-06 (A) (5)
11. In new description parcel must be surveyed – 4733-37-06 (E)

#### AUDITOR REQUIREMENTS

1. Area or acreage
2. If new survey includes parts of 2 or more parcels (existing) or  $\frac{1}{2}$  or  $\frac{1}{4}$  section lines the acreage for each part must be shown on the plat.
3. Remaining acreage in parcel must be shown.

#### REFERENCE

1. Ohio Revised Code Section 4733
2. Ohio Administrative Code 4733-37



3. Crawford County Subdivision Regulations
4. Commissioner's Resolution- Journal 32, pages 276 and 419

**AFFIDAVIT FOR APPROVAL OF A MINOR SUBDIVISION**

**Effective September 19, 1985**

I hereby certify that the below described lot () meet the following requirements:

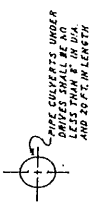
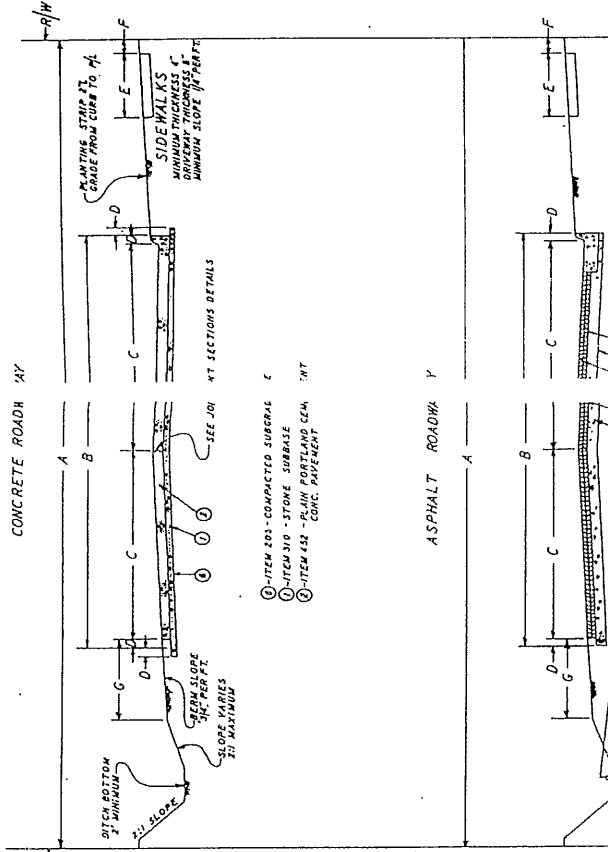
1. The lot requirements as presently in force by the Crawford County General Health District for residential lots.
2. The Zoning Regulations for the Township in which the lot() are located, if the Township has Zoning Regulations.
3. That no more than five (5) lots have been subdivided from the original parcel of land, including the lot () being applied for at this time.
4. These lots are abutting an existing street that is open to the public.

Description of Lot():

\_\_\_\_\_  
Owner or Agent for Lot()

Date \_\_\_\_\_

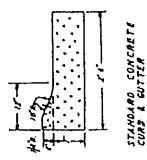
# SUBDIVISION IMPROVEMENT STANDARDS TYPICAL PAVEMENT SECTIONS & DETAILS FOR COLLECTOR STS. - MINOR STS. & ALLEYS



PIPE CULVERTS UNDER DRIVEWAYS SHALL BE AT LEAST 12" BELOW SURFACE AND 4" IN LENGTH

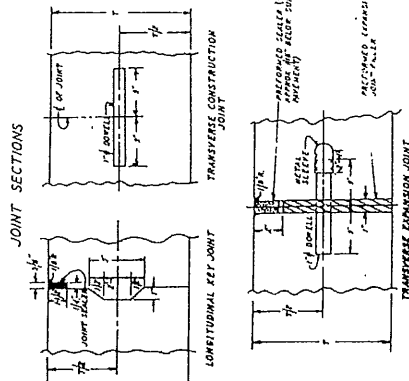
- ① ITEM 203 - COMPACTED SUBGRADE
- ② ITEM 210 - STONE SUBBASE
- ③ ITEM 452 - CONC. PAVEMENT

NOTE: CURB & GUTTER SHALL BE 3/4" PER FT.



STANDARD CONCRETE CURB & GUTTER

NOTE: ALL WORK TO CONFORM TO STATE OF OHIO - CONSTRUCTION AND MATERIAL SPECIFICATIONS IN EFFECT AT TIME OF CONSTRUCTION.  
CRAWFORD COUNTY MINIMUM SPECIFICATIONS FOR ROAD CONSTRUCTION  
THESE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. THEY ARE NOT TO SCALE.



JOINT SECTIONS

- ④ ITEM 203 - COMPACTED SUBGRADE
- ⑤ ITEM 205 - WATERBOUND MASH
- ⑥ ITEM 403 - BITUMINOUS PAINT PER 30 TO 40-36
- ⑦ ITEM 404 - SURFACE COURSE
- ⑧ ITEM 405 - LEVELING COURSE

GRADE 4.0 IN BASE COURSE ± 0.15 PER 100 OF ORIGINAL

MINIMUM IMPROVEMENT STANDARDS	
TYPE OF ST. COLLECTOR	TYPE OF IMPROVEMENT
TYPE A	TYPE A
TYPE B	TYPE B
TYPE C	TYPE C
TYPE D	TYPE D
TYPE E	TYPE E
TYPE F	TYPE F
TYPE G	TYPE G
TYPE H	TYPE H
TYPE I	TYPE I
TYPE J	TYPE J
TYPE K	TYPE K
TYPE L	TYPE L
TYPE M	TYPE M
TYPE N	TYPE N
TYPE O	TYPE O
TYPE P	TYPE P
TYPE Q	TYPE Q
TYPE R	TYPE R
TYPE S	TYPE S
TYPE T	TYPE T
TYPE U	TYPE U
TYPE V	TYPE V
TYPE W	TYPE W
TYPE X	TYPE X
TYPE Y	TYPE Y
TYPE Z	TYPE Z

TYPE OF ST. COLLECTOR	TYPE OF IMPROVEMENT	MINIMUM	STANDARDS
TYPE A	TYPE A	18"	18"
TYPE B	TYPE B	18"	18"
TYPE C	TYPE C	18"	18"
TYPE D	TYPE D	18"	18"
TYPE E	TYPE E	18"	18"
TYPE F	TYPE F	18"	18"
TYPE G	TYPE G	18"	18"
TYPE H	TYPE H	18"	18"
TYPE I	TYPE I	18"	18"
TYPE J	TYPE J	18"	18"
TYPE K	TYPE K	18"	18"
TYPE L	TYPE L	18"	18"
TYPE M	TYPE M	18"	18"
TYPE N	TYPE N	18"	18"
TYPE O	TYPE O	18"	18"
TYPE P	TYPE P	18"	18"
TYPE Q	TYPE Q	18"	18"
TYPE R	TYPE R	18"	18"
TYPE S	TYPE S	18"	18"
TYPE T	TYPE T	18"	18"
TYPE U	TYPE U	18"	18"
TYPE V	TYPE V	18"	18"
TYPE W	TYPE W	18"	18"
TYPE X	TYPE X	18"	18"
TYPE Y	TYPE Y	18"	18"
TYPE Z	TYPE Z	18"	18"

<b>REVISIONS</b> DATE: 2/2/88 BY: J.E.M. REASON: REVISION	
<b>CRAWFORD COUNTY</b> <b>ENGINEERING DEPARTMENT</b> <b>BUCYRUS, OHIO 44820</b>	
<b>TYPICAL SECTIONS</b> DRAWN BY: J.E.M. SCALE: NONE <b>SUBDIVISION IMPROVEMENT STANDARDS</b>	
APPROVED BY: E.A. STETZER DATE: 2-2-1988	COUNTY ENGINEER: E.A. STETZER COUNTY COMMISSIONERS: RICHARD M. SHEELY, WILBUR L. BEACH, GEORGE E. RUTH