

§ 151.023 MAJOR SUBDIVISION

(A) *General Procedure.* Major subdivision shall be approved in four stages; preliminary discussion stage, preliminary plan stage, improvement plan stage, and final plat stage.

- (1) The preliminary discussion stage requires the subdivider to discuss the proposed subdivision with the appropriate agencies so that he can become familiar with subdivision requirements, existing conditions, and future plans.
- (2) The preliminary plan stage requires the subdivider to present all information needed to enable the Commission to determine that the proposed layout is satisfactory and will serve the public interest. This stage also insures that the subdivider will not be required to expend excessive monies without some assurance that his plat will be finally approved.
- (3) The improvement plan stage requires the subdivider to present all the information needed to enable the Village Engineer to check the drainage areas and to determine that the storm sewers, sanitary sewers, waterlines, and material proposed for street construction meets the requirements of this chapter and the specifications of the Village Engineer.
- (4) The final plat stage requires the subdivider to present a complete survey plat to enable the Commission to determine that the subdivision fully complied with this chapter and conforms to the approved preliminary plan and the improvement plans. (See § 151.096 for details)

(B) *Preliminary Discussion.* The subdivider shall consult with the Planning Commission. He shall submit a preliminary discussion map including all items required by § 151.041 and shall also obtain a preliminary steps certification from the Village Engineer, which shall be signed by the agencies listed on the certification form.

(C) *Preliminary Plan Procedure.*

- (1) *Submission of preliminary plan.* The subdivider shall make application to the Commission for approval of a preliminary plan. All information required by § 151.042 shall be submitted to the Village Engineer at least two weeks before the meeting of the Planning Commission at which the plat is to be acted upon.
 - (a) Two copies of application. (See Appendix B)
 - (b) One copy of the preliminary steps certification form. (See Appendix C)
 - (c) Eight copies of the preliminary plan including a vicinity map. (See Appendix D)
 - (d) Any other data that the Village Engineer deems necessary.
 - (e) Preliminary plan fees as prescribed by the Permits and Approvals Fee Schedule.
- (2) Transmission of preliminary plan.

(a) The Village Engineer shall transmit a copy of the preliminary plan to the following official and agencies for their review and recommendations. Prior to the Planning Commission meeting, a date on which the site will be viewed shall be established by the Village Engineer. The officials and agencies listed below shall be requested to attend this viewing along with the developer and his engineer.

1. The Village Engineer.
2. The Planning Commission
3. The School Board.
4. The County Planning Commission.
5. Park Board.

(b) The Village Engineer may transmit additional copies of the preliminary plan documents to utility companies and others as deemed necessary. The officials and agencies shall be requested to make their review and recommendations to the Village Engineer within seven days from the date of transmission.

(3) *Official filing of preliminary plan.* Upon determination by the Village Engineer within seven days from the date of transmission

(4) *Planning Commission action.* The Planning Commission, within 30 days of the date of official filing shall approve, approve conditionally, or disapprove the preliminary plan. The action shall be noted on both the preliminary plan and the preliminary plan application form and a copy of each returned to the subdivider. The action shall also be entered on the official records of the Planning Commission and a copy of the preliminary plan with action noted kept on file.

(5) *Effect of approval.* Approval of a preliminary plan by the planning commission is not an acceptance of the subdivision for record. It is an approval of a general plan as a guide for the preparation of improvement plans and a subdivision plat for final approval and recording upon fulfillment of all requirements of this chapter. Approval of a preliminary plan shall be effective for a period of one year following the date of approval by the Planning Commission, unless an extension of time is granted. Upon expiration of a preliminary plan approval, no approval of a final plat shall be given until the preliminary plan has been resubmitted and approved. Construction of improvements shall not begin until action on the final plat has been taken. (See division (E)(3) below)

(D) *Improvement Plan Procedure.* The developer's engineer shall prepare improvement plans which include all phases of the work to be performed to make the land suitable for development into the use proposed. These plans shall be complete and precise in all details and be submitted to and approved by the Village Engineer before any improvements are constructed.

(E) *Final Plat Procedure.*

(1) Submission of the plat.

(a) The subdivider shall make application to the Planning Commission for approval of a plat. The plat submitted shall conform to the approved preliminary plan. Subdivisions may be submitted for final approval in consecutive sections provided that preliminary plan and improvement plan approval has been given for the entire subdivision.

(b) All items as required by § 151.043 shall be submitted to the Village Engineer as follows:

1. Two copies of the application for plat approval. (See Appendix E)
2. Original tracing and two copies of plat and vicinity map. (See Appendix F)
3. Original tracing and four copies of approved improvement plans.
4. Plat fees as prescribed by the Permits and Approvals Fee Schedule.
5. One copy of financial guarantees approved by Village Solicitor in an amount stated by the Village Engineer.

(c) The Village Engineer may request additional copies of any of the above items and any other additional information deemed necessary. Within five working days of the date of submission, the Village Engineer shall notify the subdivider of such omissions.

(2) *Official filing of plat.* The Village Engineer shall present to the Planning Commission the plat documents, which meet the requirements of § 151.043, at the next meeting after all required documents have been submitted. Upon determination by the Planning Commission that the plat has been properly submitted, the Planning Commission shall accept the plat as being officially filed and shall certify on the copies the date of acceptance.

(3) *Planning Commission Action.*

(a) The Planning Commission shall approve or disapprove the plat within 30 days from the date of official filing or within a mutually agreed upon time extension; otherwise, the plat shall be deemed to have been approved.

(b) One of the following actions shall be taken by the Planning Commission:

1. *Final Approval.* The Planning Commission may give final approval before all required improvements are installed, authorizing its chairman to sign the plat at such time as a construction agreement and a cash bond, acceptable to the Village Solicitor and in the amount stated by the Village Engineer, are provided for the purpose of assuring installation of such improvements. The amount of such cash bond shall be sufficient to cover the cost of all improvements, based upon an estimate by the Village Engineer. Upon receipt of the Village Engineer's certification and determination that all the requirements of these regulations have been met, the Planning Commission may give final approval and shall indicate such approval and date of the racing of the plat.
2. *Disapproval.* Should the Planning Commission determine to disapprove the plat, written notice of such action, including reference to the regulations or regulation

violated by the plat, shall be mailed to the subdivider. The action shall also be entered on the official records of the Planning Commission.

3. *Approval without Board action.* In the event the Planning Commission shall fail to approve or disapprove the plat within 30 days from the date of its official filing, or within a mutually agreed upon time extension, the plat shall be deemed to have been approved.
- (4) *Effect of approval.* Final approval of a plat by the Planning Commission shall not be an acceptance by the public of the offer of dedication of any street, highway, or other public ways or open space upon the plat unless such acceptance is also endorsed by the Village Council upon the tracing of the final plat.
- (5) *Recording of plat.* After final approval of a plat by the Planning Commission, the subdivider shall then return the tracing to the Village Engineer, who after rechecking, shall then present the plat to the County Auditor for transfer and to the County Recorder for recording. All fees required in connection with the above process as well as costs of reproductions of said plat shall be paid by the subdivider. Upon recording of the plat, the tracing of said plat shall be permanently retained by the Planning Commission and filed with the Village Engineer. (Ord. 57-1981, passed 10-21-81)

PLAN AND PLAT SPECIFICATIONS

§ 151.040 PURPOSE.

The purpose of this subchapter is to inform the subdivider of the specific information he must provide to permit adequate review, approval, and recording of plats. (Ord. 57-1981, passed 10-21-81)

§ 151.041 PRELIMINARY DISCUSSION MAP.

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

- (A) Location: tract boundaries, township, and north point.
- (B) Existing highways and proposed streets on and adjacent to the tract. (Several alternates if considered)
- (C) Statement of how sewage disposal and water supply will be provided.
- (D) Utility transmission lines and easements.
- (E) Existing zoning districts.
- (F) Topography. (U.S.G.S. or better) (Ord. 57-1981, passed 10-21-81)

§ 151.042 PRELIMINARY PLAN.

(A) *Application for Preliminary Plan.*

(B) *Preliminary Plan Drawing.* (See Appendix D) The plan shall be prepared in accordance with §§ 151.055 through 151.061 by a registered surveyor. The plan shall be accurately and clearly drawn. The drawing shall include the proposed plan or alternate plans of the subdivision, and shall show the following:

(1) Identification.

- (a) Proposed name of subdivision (must not duplicate others in the county) township, tract, or original lot or section number.
- (b) Names, addresses, and telephone numbers of owners, subdivider, and registered surveyor.
- (c) Scale (1" = 100' min), North arrow, and date.

(2) Existing data.

- (a) Easements: location, width and purpose.
- (b) Streets on and adjacent to the subdivision: names, location, right-of-way, and roadway width. Planned public improvements: highways or other major improvements planned by public authorities for future construction or near the subdivision, including journalized routes for highways.
- (c) Boundary line survey: showing bearings and distances as surveyed by a registered surveyor.
- (d) Utilities on and adjacent to the subdivision: location, size, and invert elevations of sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants, and utility poles. If water mains, sewers, and/or culverts are not on or adjacent to the tract, indicate the direction and distance to and size of nearest ones, showing invert elevation of sewers and culverts.
- (e) Ground elevations on the subdivision: show contours with an interval of not more than five feet if ground slope is in excess of 4% and two feet if ground slope is less than 4%.
- (f) Subsurface conditions on the subdivision: any conditions that are not typical such as abandoned mines.
- (g) Other conditions on the subdivision:
 - 1. Water courses.
 - 2. Flood plains.
 - 3. Marshes/Wetlands.
 - 4. Rock outcroppings.

5. Wooded areas.
6. Isolated preservable trees one foot or more in diameter.
7. Riparian setbacks.

(h) Other conditions on adjacent land within 200 feet:

1. Approximate direction and gradient of ground slope including any embankments or retaining walls.
2. Location and type of buildings, fences, tree lines, etc.
3. Railroad lines.
4. Power lines and towers.
5. Other nearby nonresidential uses of land.
6. Owners of adjacent unplatted land (for adjacent platted land refer to subdivision plat by name, plat book, and pages).

(i) Zoning requirements:

1. District.
2. Lot size and yard requirements.
3. Proof of any variances or special exceptions which may have been granted.

(j) Planned public improvements: highways or other major improvements planned by public authorities for future construction on or near the subdivision.

(3) Proposals.

- (a) Streets: show proposed streets (indicate each street by a letter except where the street is a continuation of an existing street), right-of-way widths, approximate grades, and proposed improvements.
- (b) Other right-of-way or easements: location, width, and purpose.
- (c) Lots: numbers, dimensions and area or irregular lots in square feet.
- (d) Minimum building setback lines.
- (e) Land parcels within the subdivision not to be divided into lots.

- (f) Public sites: reserved or dedicated for parks, playgrounds, or other public uses.
- (g) Site for other uses: multi-family dwellings, shopping facilities, churches, industry, or other nonpublic uses exclusive of single-family dwellings.
- (h) Total site data: including acreage, number of residential lots, typical lot size and acres in parks and other public uses.
- (i) Storm water management plan/facilities.
- (j) When extensive changes of topography are contemplated, a plan showing the proposed topography.
- (k) In cases where lots or parcels have previously been transferred, without plat, out of the tract sought to be subdivided, such lots or parcels previously transferred should also be numbered in sequence with all new lots created in the proposed subdivision.

(4) *Other information.* The Village Engineer or Village Planning Commission may require such additional information as deemed necessary.

(5) *Traffic Impact Study.*

(C) *Vicinity Map.* The map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. The vicinity map may be on the same sheet as the preliminary plan drawing. The vicinity map at a scale of 1" = 400' shall show:

- (1) Subdivision name; township, tract, and original lot or section number; north arrow and the Ohio State Plane coordinate grid.
- (2) Existing and proposed main traffic arteries.
- (3) Shopping facilities.
- (4) Schools.
- (5) Parks and playgrounds.
- (6) Any other significant community features. (Ord. 57-1981, passed 10-21-81)

§ 151.043 IMPROVEMENT PLANS AND SPECIFICATIONS.

- (A) Drawings showing cross sections, profiles, elevations, construction details, specifications, and cost estimates, and all calculations and computations for all required improvements shall be prepared by a registered professional engineer. The improvement plans shall be prepared as directed by the Village Engineer and subject to his approval.
- (B) If it becomes necessary to modify the improvements approved, due to unforeseen circumstances, the subdividers shall inform the Village Engineer in writing of the conditions requiring the

modifications. Written authorization from the Village Engineer to make the required modification must be received before proceeding with the construction of the improvements.

- (C) At the completion of the construction and before acceptance, the subdivider shall furnish the Village Engineer a set of linen or mylar tracings for permanent record, showing the locations, sizes, and elevations of all improvements as constructed. "As built" drawings showing all lateral locations, depth, and all utility service connections shall be provided. (Ord. 57-1981, passed 10-21-81)

§ 151.044 FINAL PLAT.

- (A) The subdivider shall furnish the following:

- (1) Application for plat approval.
- (2) Plat drawing. (See Appendix F)

- (B) The plat shall be approved by the Village Engineer, drawn in ink on tracing cloth or mylar (sheet size 22 inches by 34 inches (outside dimensions)) and shall be at a scale of not more than 100 feet to one inch. Where necessary, the plat may be on several sheets accompanied by an index showing the entire subdivision.

- (C) The plat shall show the following:

- (1) Identification.
 - (a) Name of subdivision (must not duplicate others in the county).
 - (b) Vicinity map at 1 = 1,000' scale with North arrow.
- (2) *Control points.* All dimensions, angles, and bearings are to be referred to control points, nearest established street line, section lines or other established point.
- (3) *Lines and boundaries.* Center lines and right-of-way lines of streets, easements, and other rights-of-way, natural and artificial water courses, streams, shorelines, corporation lines, and property lines of all lots and parcels with distances, radii, arcs, chords, and tangents of all curves (nearest one hundredth of a foot), bearings, or deflections angles (nearest second).
- (4) Street name (must not duplicate another in the Mogadore postal delivery area), right-of-way width of each street within proposed subdivision and those adjoining.
- (5) Buildings setback lines accurately shown with dimensions.
- (6) *Lot and block identification.* Lots shall be numbered in consecutive order and when the subdivision is submitted in sections or phases, lots shall be numbered consecutively as each section or phase is submitted. In cases where lots or parcels have previously been transferred, such lots or parcels previously transferred should also be numbered in sequence with all new lots created in the proposed subdivision.

(7) Total site data. Including acreage, number of residential lots, typical lot size, and acres in parks and other public uses.

(8) Land for public use. Show boundaries and identify the use of all parcels which are to be dedicated or reserved for public use or easements.

(9) Monuments. Locations and description of those found, set, or to be set.

(10) Names of recorded owners of adjoining unplatted land and reference to subdivision plats of adjoining platted land by name, volume, and page of recorder's maps.

(11) Certification and seal by a registered surveyor or to the effect that the plat represents a survey made by him which balances and closes, and that the monuments shown thereon exist or shall be set as shown, and that all dimensional and geodetic details are correct.

(12) Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or special assessments against the land contained in the plat.

(13) Notation for:

(a) Certification of Village Engineer that required improvements have been satisfactorily installed or adequate financial guarantees have been provided.

(b) Approval of plat by Chairman and Secretary of the Planning Commission.

(c) Acceptance of offers of dedication by Village Council.

(d) Proper notations for transfer and recording by the County Auditor and the County Recorder.

(14) Protective covenants.

(15) Marital status of landowner must be shown, and if married, spouse must also sign plat and release dower or courtesy interest in public places.

(16) Release by the mortgage holder, if any, of all interest in all property dedicated to a public use. This may be a separate document. (Ord. 57-1981, passed 10-21-81)

DESIGN STANDARDS

§151.055 PHYSICAL CONSIDERATIONS.

(A) Natural land use. Subdivisions should be planned to take advantage of the topography of the land to economize the construction of drainage facilities, to reduce the amount of grading, and to minimize destruction of trees and topsoil.

(B) Flood hazard. If 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 uninhabitable shall not be platted for residential occupancy or for such other uses that may increase danger to health, life, or property or aggravate the flood hazard. (Ord. 57-1981, passed 10-21-81)

§ 151.056 STREETS.

(A) *Arrangement.* The arrangement, character, extent, width, and location of all streets shall conform to the locally adopted Land Use and Thoroughfare Plan. The design of proposed streets shall provide for both the continuation of existing streets and access to adjacent unplatted lands so that the entire area can be served with a coordinated street system.

(B) *Street Classifications.*

- (1) Major arterial thoroughfares shall be planned for continuation of movement of fast traffic between points of heavy traffic generation and from one section of the community to another. They shall contain as few intersections with minor streets as possible. Such thoroughfares should traverse the community and should be spaced approximately one mile apart.
- (2) Collector streets shall provide a traffic route from local streets to major arterial thoroughfares. These streets should be spaced at least $\frac{1}{4}$ mile apart.
- (3) Local streets shall provide direct and full access to each lot and shall be laid out so that their use by through traffic will be discouraged.
- (4) Parallel streets may be required along an existing or proposed major arterial thoroughfare to provide access to lots along such major arterial thoroughfares.
- (5) Service drives shall be designed to provide only secondary access.

(C) *Street right-of-way widths and grades.*

Classification	Minimum right-of-way width in feet	Grades by Percent	
		Max.	Min.
Major Arterial Thoroughfare	100	5	0.5
Collector Streets	80	7	0.5
Local Streets	50	8	0.5
Rural Residential			
Urban Single-Family			
Urban Multi-Family			
Light Industrial	50	5	0.5
Parallel Streets	50	8	0.5
Service Drives	20	8	0.5

(D) *Half streets.* Half streets shall be prohibited except where there is an existing half street adjacent to the subdivision in which case the remaining half of the street shall be platted.

(E) *Cul-de-sacs and dead-end streets.* Streets designed to be permanently dead-ended shall not be longer than 600 feet and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet. If such a street is of a temporary nature and a future extension into adjacent land is anticipated then said turning circle beyond the normal street width shall be in the nature of an easement over the premises included in said turning circle, but beyond the boundaries of the street proper. Such easements shall be automatically vacated to abutting property owners, when said dead-end street is legally extended into adjacent land. If such dead-end street extends only one lot depth past a street intersection, no turn around will be required. Subdivider shall be required to reserve a strip of land five feet in width at the end of all dead-end streets. No person or persons shall have access across the property until an adjacent subdivision is developed and streets in such development are dedicated for public use. The cost of paving such five-foot strip shall be borne by the subdivider connecting into such street.

(F) *Corner radii.* Property lines at street intersections shall be rounded with a radius of not less than 50 feet for major arterial thoroughfares, 30 feet for collector and industrial streets, and 25 feet for local streets. Chords or cutoffs may be permitted in places of rounded corners.

(G) *Horizontal and vertical curves.* Angles in the alignment of street lines shall be connected by a curve with a radius on the center line of not less than 200 feet for local streets, 300 feet for collector and industrial streets, and 500 feet for major arterial thoroughfares. Between reverse curves there shall be a tangent at least 100 feet long on major arterial thoroughfares. Every change

in street grades shall be made with a vertical curve to provide distance suited to the location which in no case shall be less than 300 feet from a height of 4 ½ feet.

- (H) *Intersections.* Streets shall be laid out to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than 60 degrees. In no event shall an intersection containing streets in excess of four be approved.
- (I) *Street jogs.* Street jogs with centerline offsets of not less than 200 feet shall be prohibited. If deemed necessary by the Planning Commission, the minimum distance between centerline offsets may be increased. (Ord. 57-1981, passed 10-21-81)

§151.057 EASEMENTS.

- (A) *Utility easements.* Electric and telephone lines should be located along rear or side lot lines wherever possible unless buried in conduit. Easements along rear side, and front lot lines shall be provided for utilities and shall be at least ten feet wide on the rear line and five feet wide on the side lines and ten feet wide on the front (outside of right-of-way).
- (B) *Drainage easements.* Where a subdivision is traversed by a drainage way, a storm water or drainage easement conforming substantially with the lines of such drainage way shall be provided. The easement shall be 20 feet wide or shall generally follow, but not be centered upon rear and side lot lines. (Ord. 57-1981, passed 10-21-81)

§ 151.058 BLOCKS.

- (A) *Residential block lengths.* The long dimension of a residential block shall not exceed 1,500 feet or be less than 800 feet.
- (B) *Pedestrian walkways.* Pedestrian walkways, with not less than ten feet wide right-of-way, or of such greater width as deemed necessary by the Planning Commission, shall be required across blocks where the Planning Commission deems that pedestrian access to schools, playgrounds, shopping center, transportation, and other community facilities is necessary.
- (C) *Commercial or industrial blocks.* Blocks intended to be used for commercial or industrial purposes shall be designed specifically for such uses with adequate space set aside for off-street parking and loading facilities. (Ord. 57-1981, passed 10-21-81)

§151.059 LOTS.

- (A) *Zoning conformance.* The lot size, width, depth, and the minimum building setback lines shall conform to the existing village zoning regulations.
- (B) *Corner lots.* Corner lots shall have extra width to permit appropriate building setback from and orientation to both streets.
- (C) *Access to public streets.* The subdividing of land shall provide each lot with access to an existing public street.

- (D) *Double-frontage lot.* Lots shall not be laid out so that they have frontage on more than one street except; (1) where the lots are adjacent to the intersection of two streets; (2) where it is necessary to separate residential lots from major arterial thoroughfares. Where double-frontage lots are created adjacent to major arterial thoroughfares, a reserve strip along the major arterial thoroughfares shall be deeded to the village. The plat shall state that there shall be no right of access across such reserve strip. The Planning Commission may require that a six-foot high solid board fence or masonry wall be constructed or that a ten-foot wide planting screen be provided.
- (E) *Lot lines.* Lot lines shall be substantially at right angles or radial to street lines. Lot lines should follow municipal, township, and county boundary lines rather than cross them insofar as possible. (Ord. 57-1981, passed 10-21-81)

§ 151.060 PUBLIC SITES AND OPEN SPACES.

- (A) *Public facilities.* The design of the subdivision shall provide for parks, playgrounds, schools, and other sites for public use as provided in § 151.079 of this chapter. Such public facilities shall conform to the adopted Land Use and Thoroughfare Plan.
- (B) *Natural features.* Due consideration shall be given to preserving outstanding natural features such as scenic spots, water bodies, or exceptionally fine groves of trees. Dedication to and acceptance by a public agency is usually the best means of assuring their preservation. (Ord. 57-1981, passed 10-21-81)

§ 151.061 CONFORMITY WITH LAND USE AND THOROUGHFARE PLAN WHEN ADOPTED

All proposed subdivisions shall conform to the adopted Land Use and Thoroughfare Plan where not in conflict with an official zoning ordinance. Whenever a tract to be subdivided embraces any part of a major thoroughfare, or collector street shown on the adopted Land Use and Thoroughfare Plan, such part of the proposed public way shall be platted by the subdivider in the location and of the width indicate on the adopted Land Use and Thoroughfare Plan. (Ord. 57-1981, passed 10-21-81)

IMPROVEMENT REQUIREMENTS AND SPECIFICATIONS

§ 151.075 REQUIRED IMPROVEMENTS.

The improvements which are hereby required shall be designed, furnished, and installed by the subdivider in accordance with the provisions of this chapter and other regulations of the state and village. They shall be installed before the final plat is approved or in lieu thereof, financial guarantees for such installation shall be approved prior to the approval of the final plat. The subdivider shall provide and install within the proposed subdivision improvements not less than set forth in Table 1.

[Table 1 begins on the following page]

TABLE 1
SCHEDULE OF REQUIRED IMPROVEMENTS

				<i>Multifamily Residential Industrial and Business Subdivisions</i>
	<i>Less Than 90 Feet</i>	<i>90 to 120 Feet</i>	<i>Over 120 Feet</i>	
Drainage Grading (See § 151.076)	streets, blocks, and lots	streets, blocks, and lots	streets	streets, blocks, and lots
Storm Sewers	sewer	sewer	open	sewer
Street Improvements (for both new and existing streets)	required	required	required	Required (see Table 2)
Pavement (see §151.077(A))				
Curbs and Gutters (see §151.077(B))	required	required	required	required
Sidewalks (see §151.077(C))	Both sides	Both sides	Both sides	Both sides
Street Signs (see §151.077(D))	required	required	required	required
Street Lights (see §151.077(E))	required	required	required	required
Street Trees (see §151.077(F))	required	required	required	required
Sewer and Water (see §151.078)	Central systems	Central systems	Central systems	Central systems
Public Sites (see §151.079)	required	required	required	required
Monuments (see §151.080)	required	required	required	required

(Ord. 57-1981, passed 10-21-81)

§ 151.076 DRAINAGE.

A drainage system shall be designed and constructed by the subdivider to provide for the proper drainage of the surface water of the subdivision and the drainage area of which it is a part. To this end the subdivision shall be graded as required by § 151.075 (Schedule of Required Improvements) and the following requirements and methods shall be followed:

(A) *Drainage plan.* Prior to the start of any construction (houses or streets), the subdivider shall furnish a plot plan showing the slab or floor elevation of each house proposed to be constructed. He shall also, show by the use of arrows how he proposes to surface drain each lot. The subdivider shall submit topographic maps showing the area to be drained with calculations prepared by a registered professional engineer in determining the proposed storm water collection system.

(B) *Drainage requirements (grading).* No final grading or sidewalk or pavement construction or installation of utilities shall be permitted in any proposed street until the final plat has been approved, or conditionally approved. The subdivider shall grade each subdivision as specified in § 151.075 (Schedule of Required Improvements) in order to establish street, block, and lot grades in proper relation to each other and to topography, as follows:

(1) *Street grading plan.* A grading plan shall be prepared for the streets along with street improvement details. The grading of the roadway shall extend the full width of the right-of-way. Planting strips shall be graded at a gradient of not less than 2% or more than 3% upward from the curb to the sidewalk or property line.

(2) *Block and lot grading.*

(a) Block grading shall be as follows:

1. A ridge along rear lot lines, draining into the streets.
2. Parts of all lots draining to a sidewalk or ditch along rear lot lines.

(b) Lot grading shall be as follows: Lots shall be graded so that water drains away from each building at a minimum grade of 2%. Surface drainage swales shall have a minimum grade of 2% and shall be designed so that surface water will drain into a driveway, street gutter, storm sewer, drain inlet or natural drainage way. The minimum grades of driveways shall be 4/10% and a maximum of 153.

(3) *Topsoil.* If grading results in the stripping of topsoil, the topsoil shall not be removed from the site or used as fill, but saved and uniformly spread over the lots as grading is finished.

(4) *Trees.* As many trees as can be reasonably utilized in the final development plan shall be retained and the grading adjusted to the existing grade at the trees.

(C) *Drainage systems requirements.* The design criteria for the drainage systems shall be based on the State of Ohio Department of Transportation, Manual of Locations and Design. Run off or design discharge for sewer design where the contributing area generally consists of pavement and a barrow strip back of the pavement, shall be obtained from the rational formula: $Q=Cia$ (See Manual

of Location and Design). Peak rates of runoff from water sheds under 1,000 acres shall be obtained from the following formula:

$Q = RF \times CF \times FF \times Q$ (See Manual of Location and Design). The following minimum design frequencies are to be used:

Roadway ditches	2 years
Storm sewers	10 years
Culvert under roadways	25 years
Watercourses	10 years

(1) *Road drainage system.* The road storm drainage system shall serve as the prime drainage system. It shall be designed to carry roadway, adjacent land, and house storm water drainage.

(2) The storm sewer system shall also comply with the latest erosion and sediment control and storm water management requirements of the Village.

(a) Road storm sewers (enclosed).

1. The design discharge used to determine pavement inlet spacing shall be based on the rational method mentioned in division (C) above. The gutter flow between inlets shall be calculated by the equation: $Q = .26 Z/N S^{1/2} F^{8/3}$. (See manual of Location and Design)
2. The inlet spacing shall be based on a ten-year frequency, 15 minutes duration design storm. The spread of water on the pavement shall be limited to two feet into the traveled lane. In addition, standard manholes, or combination manhole inlets for cleaning purposes shall be placed no further than 300 feet apart.

(b) *Off-road drainage systems.* The design of the off-road drainage system shall include the watershed affecting the allotment and shall be extended to a watercourse or ditch adequate to receive the storm drainage.

1. All watercourses or ditches with a design capacity not exceeding the capacity of a 36-inch concrete pipe shall be enclosed. Existing creeks or ditches constructed by the subdivider which exceed the above limits shall be constructed with a minimum 15-foot-wide continuous earth roadway to provide access for maintenance equipment to all sections of the ditch. The ditch easement shall be wide enough to contain said ditch slopes and roadway with ample clearance for the operation of maintenance equipment. Open ditches will have a side slope ration of 2:1 and a minimum two-foot bottom width.
2. No open ditch shall be constructed within 100 feet of the rear of a house as measured from the house to the edge of the ditch easement.
3. Any storm drainage courses carried alongside lot lines shall be enclosed with approved pipe.

- (3) *Drainage easement.* Easements for drainage purposes shall be a minimum of 20 feet in width. Where the watercourse is large, easement widths shall be increased as determined by the Village Engineer. Where watercourses cross plotted lots diagonally the subdividers shall straighten such courses where practicable and shall substantially follow subplot lines. Easements shall be shown on the record plat and deeds shall cover all existing or reconstructed watercourses.
- (4) *Protection of drainage systems.* The subdivider shall adequately protect all ditches (roadways and watercourses) to the satisfaction of the Village Engineer as follows:
- (a) Any watercourse having a gradient in excess of 2 ½ % shall be enclosed with pipe with the necessary inlets and shall be piped to a storm sewer, if nearby, or otherwise to a natural watercourse. Where a street is of considerable length and of various gradients, part of which require storm sewers, the lengths between the storm sewers even though less than 2 ½ % gradient shall also be enclosed in pipe, when required by the Village Engineer, material and construction shall be in accordance with the specifications of the Village Engineer. Watercourses or road gutters having a gradient exceeding 1 ½ % shall be sodded or paved with brick, concrete, half tile or broken concrete slabs. All areas within the right-of-way not paved or sodded shall be fertilized and seeded.
 - (b) All adjoining land where the vegetation has been injured or destroyed where the land needs protection to prevent erosion, deposits in the drainage facilities and/or unsightly conditions shall be restored and protected by the Village Engineer.
 - (c) In all cases, any drainage facility within the subdivision shall be in a stable condition, free from either erosion or sedimentation and/or other debris.
- (5) *Pipe policy.* The pipe policy of the current State of Ohio Department of Transportation. “Construction and Material Specifications” shall be used in designing storm sewer systems subject to the approval of the Village Engineer.

§151.077 STREET IMPROVEMENTS.

The subdivider shall design and construct pavements, curbs and gutters of sizes and types not less than set forth in Table 2, set forth on the following page, for all streets. The construction and materials shall be as specified by the State of Ohio Department of Transportation Construction and Material Specifications or as specified by the Village Engineer.

- (A) *Pavements.* Higher standards and/or greater widths than indicated herein may be required by the Village Engineer or Planning Commission to adequately provide for unusual soil conditions or extraordinary traffic volumes or loads. After the underground utilities and house connections are installed and rough grading completed, the roadway subgrades shall be shaped, rolled, and compacted. The subdivider may construct a temporary roadway of slag or stone for use during the building construction period. Such pavements shall be maintained in a safe and passable condition by the subdivider without expense to the village.
- (B) *Curbs and gutters.* Concrete curbs and gutters shall be provided where indicated on the required improvement schedule.

- (C) *Sidewalks.* Sidewalks shall be provided as specified in the required improvement schedule. Sidewalks shall be constructed of concrete six inches thick. The construction and materials shall be as specified in of the State of Ohio Department of Transportation Construction and Material Specifications or as specified by the Village Engineer.
- (D) *Street name signs.* The subdivider shall install a street sign showing the names of all streets at all street intersections. The signs shall conform to the specifications of the Village Engineer and be mounted at a height of approximately seven feet above the top of the curb or the crown of the pavement. The sign shall be located as directed by the Village Engineer.
- (E) *Street name lights and underground utility lines.* In all new allotments or reallocation, all utility lines including those for street lightings should be installed underground and all street light poles should be of the approved metal type. All owners or petitioners for subdivision of land shall grant easements for such lines and areas as are needed by the utilities for installation, maintenance and replacement of their lines and needed equipment including street lighting. Street lights shall be installed by the utility company when ordered by the Village Engineer; however, in all new allotments, street lights shall be installed prior to completion of the development and release of the developer's bond. The subdivider shall arrange for the installation of street lights in the subdivision.

TABLE 2 PAVEMENT STANDARDS

<i>TYPE STREET</i>	<i>SUBBASE¹</i>	<i>BASE</i>	<i>SURFACE¹</i>	<i>CURB AND/OR GUTTER</i>	<i>WIDTH /BASE'</i>	<i>WIDTH TOTAL</i>
Residential	6" 304		6" 451	Integral	27'	26'
	6" 304		7" 452	Integral	27'	26'
	6" 304	3" 301 or 302	1.5" 401	Curb/Gutter"	27'	26'
Industrial	6" 304		8" 451	Integral	31'	30'
	6" 304		9" 452	Integral	31'	30'
	8" 304	5" 301 or 302	1.5" 401	Curb/Gutter	31'	30'
Collector / Arterial	6" 304		7" 451	Integral	33'	32'
	6" 304		8" 452	Integral	33'	32'
	7" 304	4" 301 or 302	1.5" 403	Curb/Gutter	33'	32'

TABLE 2 PAVEMENT
STANDARDS

1. All methods of construction, materials and machinery used shall meet the requirements of the current State of Ohio Construction and Materials Specifications and the specifications of the Village of Mogadore, unless otherwise ordered by the Village Engineer.
2. Subgrades shall be inspected and approved by the Village Engineer before any materials are placed. Each material course shall be accepted by the Village Engineer before the succeeding course is constructed.
3. The type and quantities of materials to be used will be determined by the Village Engineer. The surface preparation shall be a prime coat (408) or a tack coat (407) as required by the Village Engineer.
4. Except where 452 or 451 pavement is used, all curbing shall be 24" wide Combination Curb and Gutter sections, constructed of Portland Cement Concrete. Minimum gutter thickness shall be 6". The specified subbase material shall extend the full width under the curb and gutter section, to the sub-grade line. Under drains shall be installed and connected to curb inlets.

Curb shall be Standard Curb 6" higher than the gutter.

Curb openings for ditches, drains, etc., are not permitted.
5. Total width is back to back of curbing.

(Ord. 57-1981, passed 10-21-81)

(F) *Street trees.* The trees shall be provided only on streets with curbs and gutters as required in the improvement schedule and as follows:

(1) *Species.*

- (a) The trees shall be species which are resistant to damage and disease and which do not cause interference with underground utilities or street lighting.

- (b) The subdivider shall furnish plans prepared by a landscape architect or a qualified person having knowledge and experience in the landscape industry; plans shall show location, spacing, size, variety and other pertinent data concerning street trees. Also, the subdivider shall install them in an approved plan. Such plans and installations shall be done with the approval and cooperation of the Planning Commission.
- (c) It is advised that a tree with an ultimate height of less than 20 feet be used.
- (d) No tree should be planted which is less than 1 inch-2 inches in diameter measured one foot above ground level. Lowest branches should not be less than four feet nor higher than six feet above the ground. Trees shall be balled and burlaped in condition according to American Nurseryman Standards. Trees normally should not be planted closer than 40 feet to each other. No tree should be planted closer than 25 feet to the squared sidewalk corner of a street intersection, preferably this distance will be closer to 35 feet. (See Appendix I).
- (e) Best results will be obtained if planting is done during the months of April, May, October or November. Where condition or type of soil is unfavorable to plant growth, a volume of not less than one cubic yard of good top soil should be placed around the roots.
- (f) Trees should be mulched and artificially watered to stimulate good root, stem and leaf growth.

(2) *Location.* (See Appendix I)

(3) *Tree and tree planting specifications.*

- (a) Trees shall be 1 ¾ “-2” in trunk diameter, measured six inches above the ground level, B&B in condition. Height of tree shall be 10’-12’ with lowest branches between 4’ and 6’ straight trunked and grown as a street tree in the nursery row. Size, balling, branching and quality of tree shall be according to U.S.A. standard for NURSERY STOCK (USA SZ 60.1-1969).
- (b) Tree pits should be dug with sides approximately vertical to a depth of 22” and a diameter of 36”. When rock, hardpan, stumps and roots, and any undesirable material is encountered, the pit shall be dug a minimum 9” greater than the approximate required depth. All undesirable material shall be removed and replaced with topsoil.
- (c) Plant the tree at the same level or slightly higher than it had been at the nursery. Back fill used around tree in planting process shall be of a good quality top soil free of stones, roots, weeds and other undesirable material. Peat moss may be mixed with top soil back fill. Under no circumstances shall dry peat moss be used in the mixing process. A saucer shall be left around tree and tree watered (See Tree pit Staking Detail). Trunk shall be wrapped to prevent sun-scald.
- (d) Mulching shall be of well-rotted manure or wood chips within the saucer area. When wood chips are used, a commercial fertilizer shall be used prior to placement of chips.

(G) *Planting screens or fences.* The planning Commission may require and permit planting screens or fences wherever frontage lots abut a major arterial street or between major arterial thoroughfare and a marginal access street, provided that such planting screens or fences shall not constitute a safety hazard. A plan of proposed planting screens or fences shall be submitted for approval with the plat. (Ord. 57-1981, passed 10-21-81)

§ 151.078 SEWER AND WATER FACILITIES.

- (A) Adequate central sanitary sewer, including manholes, house laterals, and other incidentals, and water supply systems, shall be provided by the subdivider, either by the installation of new systems or by connection to existing systems which are deemed adequate by the Village Engineer to handle the additional demands and volume which will result from the proposed subdivision. The subdivider, prior to the submission of said plat for approval by the Planning Commission, must receive the prior written approval for the extension or installation of said central water system and central sanitary sewer system from the Village Engineer, the Summit County Department of Sanitary Sewer Services and the City of Akron Water Department.
- (B) Sewer joints shall be designed to minimize infiltration and to prevent the entrance of roots. The leakage outward or the infiltration should not exceed the latest Summit County and EPA limits. (Ord. 57-1981, passed 10-21-81)

§ 151.079 PUBLIC SITES.

- (A) The Planning Commission shall require the dedication of land for parks, playgrounds, open space and/or school sites as specified in Table 3.
- (B) Where the land use and thoroughfare plan shows the planned location of such public sites, the Planning Commission shall require that such dedication be in conformance with said plan. Where the land area shown on said plan for such public sites exceeds the amount required by Table 3, such additional land shall be reserved for a period of one year to permit said land to be acquired by the appropriate public body:

TABLE 3 PUBLIC SITES REQUIRED	
<i>Average Lot Area In Square Feet Single-Family Residential</i>	<i>Land Area Required for Public Use</i>
43,560 or more	0.06 acre per gross acre in subdivision
20,001 to 43,560	0.07 acre per gross acre in subdivision
12,001 to 20,000	0.08 acre per gross acre in subdivision
8,001 to 12,000	0.09 acre per gross acre in subdivision
Less than 8,000	0.10 acre per gross acre in subdivision
Multi-family	0.12 acre per gross acre in subdivision
Industrial	0.05 acre per gross acre in subdivision
Business	0.05 acre per gross acre in subdivision

- (C) If no public site is indicated on the Land Use and Thoroughfare Plan, the subdivider, in lieu of dedicating land in the amount indicated in Table 3, shall pay the amount of the appraised value of the total land and area required for public use as shown in Table 3. Any payment in lieu of dedication of public land shall be used to purchase or improve school or park sites which will serve the subdivision for which the payment was made.
- (D) It is recommended that public sites for schools be at least ten acres in area; sites for neighborhood parks be at least seven acres; and school park sites be at least 15 acres in area. It is also recommended that public sites in adjoining subdivisions should be located together so that larger, more usable sites are created.
- (E) Any land dedicate for a public park or open space (other than buffer areas which separate industrial or business areas from residential areas) shall be graded, fertilized, and seeded as listed as the following:
 - (1) *Fertilizing.* Commercial fertilizer 12-12-12 applied at the rate of 20 pounds per 1,000 square feet.
 - (2) *Seeding.*
 - 1% Ladino Clover
 - 50% Creeping Res Fescue
 - 55% Kentucky Blue Grass
 - 24% Domestic Rye Grass

(Ord. 57-1981, passed 10-21-81)

§ 151.080 MONUMENTS.

- (A) Monuments shall be one-inch lead-filled pipe 30” long or one-inch pipe or steel rods set in and running through a concrete block at least six inches in diameter and at least 30 inches long and the bottoms of such block shall be set at least 30 inches deep, below finished grade in the plat, and the points at which they may be found shall be designated on the plat. All monuments set in pavements shall be set in standard type monument boxes. Where new streets intersect existing highways, monuments shall be placed on the center line of the new road at the right-of-way of the existing road.
- (B) A minimum of four monuments shall be set in each plat of ten lots or less, and not less than six shall be set in each plat containing over ten lots. Iron pins shall be set at all lot corners and in all changes in lot line direction. Monuments to be set on center line and right-of-way line and all P.C., P.T. and street intersections with additional monuments to be placed at the direction of the City Engineer. (Ord. 57-1981, passed 10-21-81)

§ 151.081 OVERSIZE AND/OR OFF-SITE IMPROVEMENTS.

Oversize and/or off-site extensions of utilities, pavements, and other improvements shall be designed and constructed to facilitate the orderly development of nearby land which is an integral part of the neighborhood service or drainage area. Where the Village Engineer determines that improvements in excess of the size needed to serve the proposed subdivision are necessary, the subdivider shall install all improvements required to serve his subdivision plus the addition of oversized and/or off-site improvements required. Such improvements shall be available for connections by individual property owners and/or subdividers of adjoining land. (Ord. 57-1981, passed 10-21-81)

§ 151.082 CONSTRUCTION REQUIREMENTS.

(A) *Preconstruction meeting and work schedule.* A preconstruction meeting will be held with the Village Engineer prior to the commencement of any project. At this time the project will be discussed in regard to procedure, plans materials, inspections, etc.

(B) *Construction inspections.*

(1) *Responsible official.* The Village Engineer shall be responsible for the inspection of all improvements. Developer shall request inspection at least 24 hours prior to time of work.

(2) *Authority and duties of inspectors.* Inspectors for the village shall be authorized to inspect any work done and all materials furnished. Such inspection may extend to all or any part of the work and to the preparations fabrication, or manufacture of the materials to be used. The inspector shall not be authorized to revoke, alter, or waive any requirements of the specifications or plans. He shall be authorized to call the attention of the contractor to any failure of the work or materials to conform to the specifications and contract. He shall have the authority to reject materials which do not meet specification requirements or suspend the portion of the work involved until any question at issue can be referred to and decided by the Village Engineer.

(3) *Final inspection.* Upon completion of all the improvements, the subdivider shall request in writing a final inspection by the Village Engineer. The Village Engineer shall make a final inspection of improvements.

(C) *Construction responsibilities.*

(1) *Cooperation of subdivider and/or contractor.* The subdivider and/or contractor shall have available on the project at all times two approved copies of all required plans and specifications. He shall cooperate with the inspector and with other contractors in every way possible. The subdivider and/or contractor shall at all times have a competent superintendent acting as his agent on the project. The superintendent shall be capable of reading and thoroughly understanding the plans and specifications. He shall have full authority to execute the plans and specifications and to promptly supply such materials, tools, plant equipment, and labor as may be required. A superintendent shall be furnished irrespective of the amount of work sublet.

- (2) *Work schedules.* The subdivider and/or contractor shall submit work schedules to the Village Engineer. Work which has not been properly scheduled shall not be accepted by the Village Engineer.
- (3) *Grade stakes.* Pavement and pipe grade stakes shall be set by the developer's engineer at 25-foot intervals on horizontal and vertical curves and for all grades less than 1%. Tangent pavement grades and pipe grades over 1% may be set at maximum interval of 50 feet. The inspector may ask for additional grade stakes if it is deemed necessary.
- (4) *Repair of damage.* Any damage done to the improvements by construction traffic, local traffic, or by any other means shall be repaired or the damaged materials replaced before the next item of construction is begun.
- (5) *Final cleaning up.* Upon completion of the work and before acceptance, the subdivider and/or contractor shall clean all ground occupied or affected in connection with the work. The entire area shall be left in a neat and presentable condition satisfactory to the inspector.
- (6) *Maintenance of improvements of dedicated streets.* The subdivider shall be responsible for the maintenance of the improvements during the construction period and shall be responsible for providing the services necessary to guarantee access to all occupied lots, until final acceptance of the improvements by the Village Engineer. The subdivider shall be notified by the Village Engineer or Planning Commission of the need for said maintenance or service. If the subdivider fails to perform such necessary maintenance or service within a time specified by the Village Engineer may perform said maintenance or service and bill the subdivider for said service. Payment shall be guaranteed by the performance bond. In addition, the subdivider shall maintain all improvements for such periods specified in § 151.083(D) Maintenance Guarantees. (Ord. 57-1981, passed 10-21-81)

§ 151.083 AGREEMENTS AND GUARANTEES.

No subdivision shall be approved until the improvements required have been constructed or a cash bond, as determined by the Village Solicitor, has been deposited with the Village Clerk-Treasurer guaranteeing the faithful performance of the construction of such streets, sidewalks, storm sewers, sanitary sewers and other required improvements in any new subdivision.

(A) *Construction agreement.*

- (1) To assure construction and installation of improvements required by this chapter the subdivider shall execute a construction agreement with the Village Engineer in form and substance as determined by the Village Engineer and approved by the Village Solicitor. This agreement shall provide that all such improvements shall be constructed and installed at the subdivider's expense in compliance with the standards and specifications for each of the various types of improvements; such improvements shall be available to and for the benefit of the lands within such subdivisions that such improvements will be completed and installed within 24 months of the date of conditional approval of the final plat. Any further provisions that the Village Solicitor may deem necessary in the public interest may be added.

(2) The construction agreement shall further provide that, in the case where approval of the final plat has been given before construction of improvements and a performance guarantee has been provided and if the improvements are not completed within the specified time, the village upon proper notice may complete the improvements and recover full costs and expenses thereof from the subdivider and may appropriate such portions of money or bonds posted for the faithful performance of said works.

(B) *Commencement of improvements.* No construction of any improvements or clearing, grubbing and grading shall be commenced prior to the approval of the construction agreement by the Village Engineer.

(C) *Performance guarantee.*

(1) *Type of guarantee.* The subdivider in lieu of actual installation or completion of the required improvements when requesting conditional approval of a final plat, shall execute and file a construction agreement and cash bond in accordance with § 151.023(E)(3)(b)1 of this chapter.

(2) *Term of guarantee.* Guarantees shall be for a period of not longer than two years unless the Village Engineer shall extend the time period by resolution.

(3) *Amount of guarantee.* The financial guarantee shall be in an amount equal to the subdivider's estimate approved by the Village Engineer of the cost of construction of all improvements plus 10%.

(D) *Maintenance guarantees.*

(1) A cash maintenance bond shall be posted with the Village Engineer in the amount of 10% of the cost of improvements and shall be arranged for a period of 24 months from date of acceptance of improvements by the Village Engineer.

(2) The subdivider shall be responsible for routine maintenance of all improvements and shall repair all failures due to faulty construction as soon as they become apparent.

(3) The subdivider shall also make repairs due to erosion or abuse by utility companies and shall repair all failures for all other reasons during the maintenance guarantee period. The streets, street trees, monuments and other improvements shall be in a condition acceptable to the Village Engineer Service at the end of the maintenance period. If the subdivider fails to perform said maintenance to the complete satisfaction of the Village Engineer, the Village Engineer may use such cash maintenance guarantee for improvements of properties within the subdivision.

(E) *Liability Insurance.* The subdivider shall furnish such insurance as is deemed necessary by the Mayor or his designee which shall indemnify and save harmless the village from any and all liability arising by reason of the conditions which may arise or grow out of the construction or installation of such facilities. The insurance shall be of such duration as determined by the Solicitor but shall in no case be allowed to expire earlier than the effective period of any maintenance bond. A copy of the insurance policy shall remain at all times with the Solicitor.

(F) *Title insurance.*

- (1) A title insurance policy in an amount to be determined by the solicitor will be issued insuring the title of the lands to be dedicated, and that all taxes are paid on any streets or other lands dedicated to public use.
- (2) The title insurance policy shall show the release by the mortgage holder, if any, of all interest in all property dedicated to a public use.
- (3) These conditions must be complied with before final effective approval of the subdivision. (Ord. 57-1981, passed 10-21-81)

ADMINISTRATION AND ENFORCEMENT

§151.095 ADMINISTRATION.

The Village Engineer shall administer this chapter under the general supervision and direction of the Village Planning and Zoning Commission except where specific authority is given to other official as set forth in this chapter. (Ord. 57-1981, passed 10-21-81)

§ 151.096 RECORDING OF PLAT.

No plat of any subdivision shall be recorded in the office of the Recorder or have any validity until it has been approved in the manner prescribed herein. In the event any such unapproved plat is recorded, it shall be considered invalid; and the Planning Commission shall institute proceedings to have the plat stricken from the country records. (Ord. 57-1981, passed 10-21-81)

§ 151.097 SALE OF LAND IN SUBDIVISION.

No owner or agent of the owners of any land located within a subdivision shall transfer or agree to transfer ownership in the future by reference to, exhibition of, or by the use of a plan or plat of a subdivision before such plan or plat has been approved and recorded in the manner prescribed herein. Any sale or transfer contrary to the provision of this section shall invalidate the plat plan. The description of such subplot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of this chapter. (Ord. 57-1981, passed 10-21-81)

§§ 51.098 REVISION OF PLAT AFTER APPROVAL.

No changes, erasure, modifications, or revision shall be made in any plat of a subdivision after approval has been given by the Planning Commission and an endorsement is made in writing on a plat, unless the plat is first resubmitted and the changes approved by the Planning Commission. (Ord. 57-1981, passed 10-21-81)

§ 151.099 FEES.

- (A) Filing fees. Filing fees as prescribed in the Permits and Approvals Fee Schedule shall be paid when the application for a schedule is submitted.

§ 151.100 VARIANCES.

The Planning Commission may recommend variances to this chapter as specified herein where unusual or exceptional factors or conditions require such modification, provided that the Planning Commission shall:

- (A) Find that unusual topographical or exceptional physical conditions exist.
- (B) Find that strict compliance with this chapter would create an extraordinary hardship in the face of the exceptional conditions.
- (C) Permit any modification to depart from this chapter only to the extent necessary to remove the extraordinary hardship.
- (D) Find that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purposes of this chapter.
- (E) Require such other conditions to be met by the proposed plat as the Planning Commission may find necessary to accomplish the purposes of this chapter when modified.
- (F) Any variance shall accompany the proposed plat with appropriate justification. (Ord. 57-1981, passed 10-21-81)

§ 151.101 APPEALS.

Rights of appeal shall be as set forth in R.C. Chapter 711 or other applicable sections of the Ohio Revised Code. (Ord. 57-1981, passed 10-21-81)

§ 151.102 ACCEPTANCE ORDINANCE FOR DEDICATION OR VACATION OF STREETS, EASEMENTS AND DEDICATED OPEN SPACES.

- (A) Any person wishing to dedicate or vacate streets, easements, and dedicated open spaces must complete an application for dedication or vacation.
- (B) A review shall be held by a committee of Council when all requirements of the application have been complied with. The committee shall submit their recommendations to Council as to whether or not the village shall accept the streets, easements and dedicated open spaces.
- (C) When all requirements as contained herein have been complied with the Village Council will decide whether to accept or reject the streets, easements, and dedicated open spaces.
- (D) Upon the passage of the dedication or vacation ordinance properly approved, the Council President and Clerk/Treasurer will sign the plat.
- (E) The applicant must then have the plat recorded. The plat tracings become a part of the Planning Commission records after being recorded and shall bear a legend to that effect. (Ord. 57-1981, passed 10-21-81)

§ 151.103 ENFORCEMENT AND RELEASE OF CASH BOND.

The subdivider's cash bond shall not be released until fulfillment of the following conditions:

- (A) All required land improvements shall be installed within a period of two years after the recording of the final plat. Failure of the subdivider to complete all of the improvements within this two-year period shall result in forfeiture of the cash bond unless an extension of time is requested by the subdivider and granted by the Village Engineer. In the event of failure to complete the improvements in the required period, as stated herein, the Village Engineer may direct that no further building permits be issued for property in such subdivision pending satisfaction of the Village Engineer in regard to the status of the required land improvement.
- (B) An affidavit to the effect that all materials, labor and other costs have been paid so as to hold the village free from any obligation for payment of any costs of the land improvements. That the subdivider accepts responsibility for the maintenance and repair of all improvements for one year after the date of the acceptance by ordinance of Village Council of all land improvements.
- (C) Final acceptance of all land improvements by ordinance of Village Council, upon recommendation of the Village Engineer. (Ord. 57-1981, passed 10-21-81)

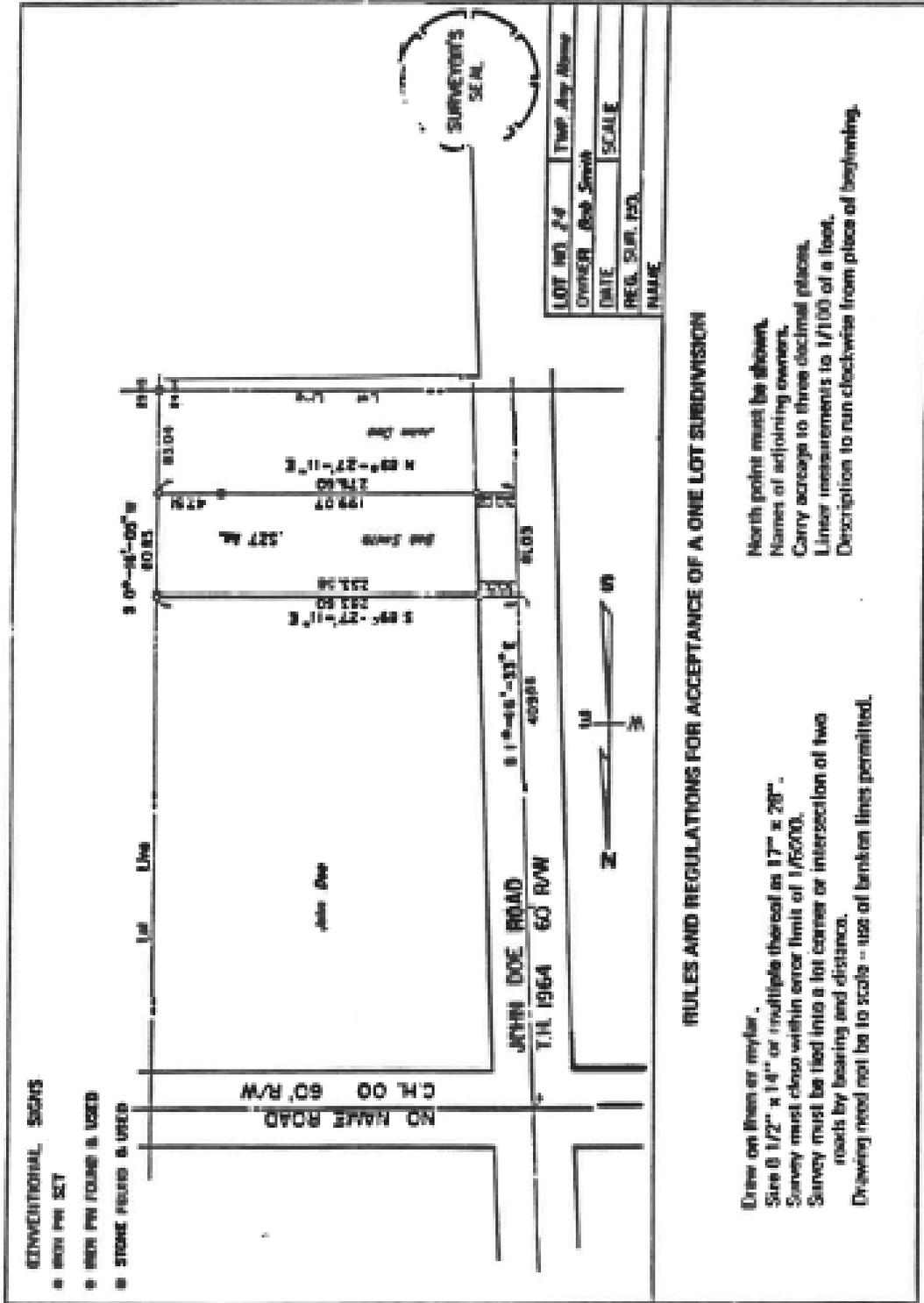
§151.04 CHANGES AND AMENDMENTS.

- (A) The Planning Commission may from time to time recommend to the Village Council such changes in this chapter as they may deem necessary. Such changes shall become effective after their adoptions by Council as amendments of this chapter.
- (B) The Council, upon the recommendations of the Planning Commission, may approve variations from the requirements of the chapter in specific cases where such variations do not affect the general plat or spirit of this chapter. (Ord. 57-1981, passed 10-21-81)

§ 151.999 PENALTY.

Any person, firm or corporation violating any of the provisions of this chapter or who fails to comply with any order issued pursuant thereto shall forfeit and pay not less than \$10 nor more than \$500 for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues. Such summary may be recovered in a civil action brought in the Court of Common Pleas in the County by the Solicitor in the name of the village. (Ord. 7-1981, passed 10-21-81)

APPENDIX A: TYPICAL MINOR SUBDIVISION MAP

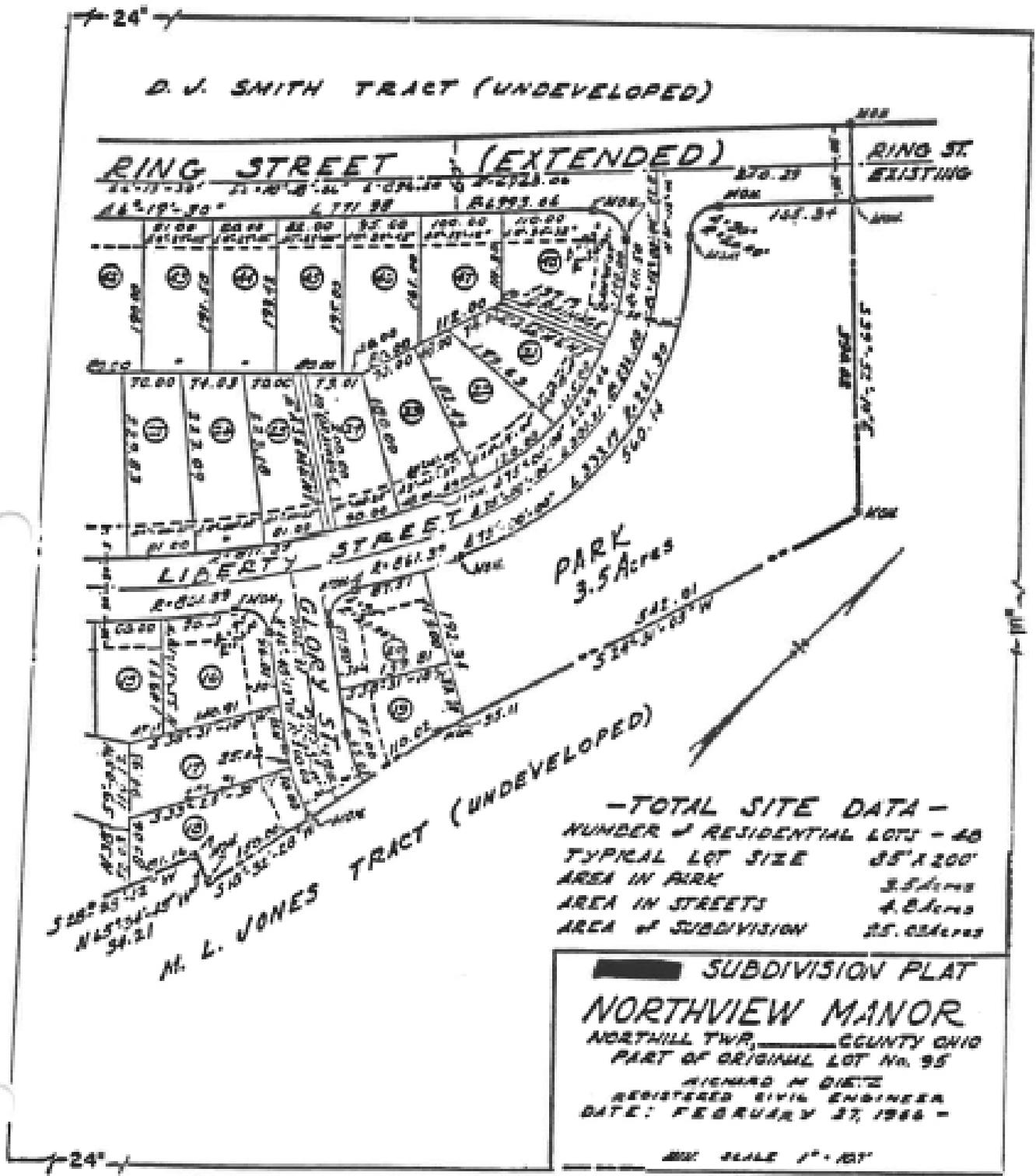


RULES AND REGULATIONS FOR ACCEPTANCE OF A ONE LOT SUBDIVISION

Draw on film or mylar.
 Size 0 1/2" x 14" or multiple thereof to 17" x 28".
 Survey must close within error limits of 1/6250.
 Survey must be tied into a lot corner or intersection of two roads by bearing and distance.
 Drawing need not be to scale - use of broken lines permitted.

North point must be shown.
 Names of adjoining owners.
 Carry acreage to three decimal places.
 Linear measurements to 1/100 of a foot.
 Description to run clockwise from place of beginning.

APPENDIX F: TYPICAL FLAT SUBDIVISION MAP



APPENDIX G: EXAMPLES OF CERTIFICATIONS AND STATEMENTS

CERTIFICATIONS AND STATEMENTS

Village of Mogadore, Ohio

1. Notarized certification by owners:

We the undersigned owners of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be our free act and deed, and do hereby dedicate to public use forever the streets, easements, parks, and other public sites and all improvements therein as shown upon this plat.

Witness
State of Ohio)
_____) County) ss

Owner

Before me, a Notary Public in and for said County and State, personally appeared the above named _____ and _____, husband and wife, who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed. In testimony whereof, I have here unto set my hand and affixed my official seal at _____ . Ohio, this _____ day of _____ . 20____

Notary Public

2. Notarized certification by surveyor:

I hereby certify that I have surveyed the land shown on this plat, that this plat is a correct representation of the land surveyed and subdivision thereof, and that I have found or set the pins and monuments shown, and that all lots conform to the Village Zoning Ordinance.

Registered Surveyor

State of Ohio)
_____) County) ss

Before me, a Notary Public in and for said County and State, personally appeared the above named _____ who acknowledged the foregoing certificate to be his free act and deed. In testimony whereof, I have here unto set my and affixed my official seal at _____ . Ohio, this _____ day of _____ . 20____

3. Approval statements:

Approved by the Mogadore Planning Commission this _____ day of _____
20____.

Chairman

Secretary

Approved by the _____ Village Engineer, this
_____ day of _____ 20_____.

Engineer

Approved by the _____ County Board of Health, this
_____ day of _____ 20_____.

Health Commissioner

This plat was duly accepted by ordinance of the Mogadore Council, this
_____ day of _____ 20_____.

Recorder

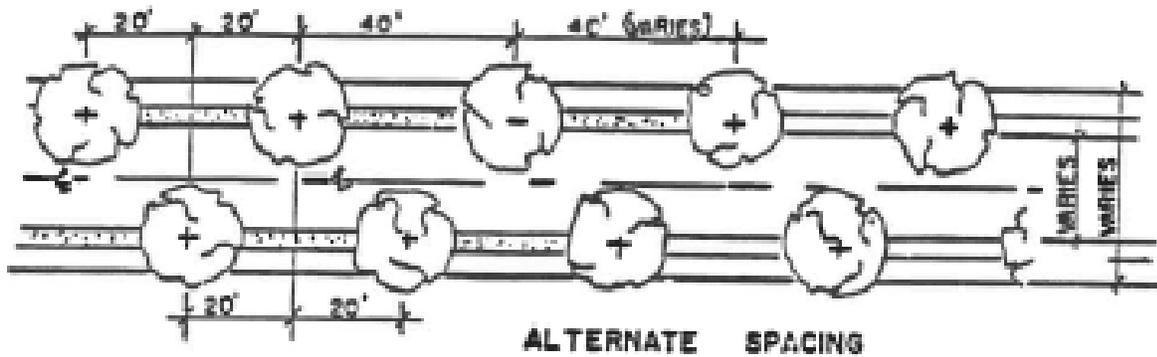
2/3 Council vote required to override Planning Commission Recommendation, recorded
this _____ day of _____ 20_____, at _____ a.m., p.m.
in the plat book no. _____, page _____.

County Auditor

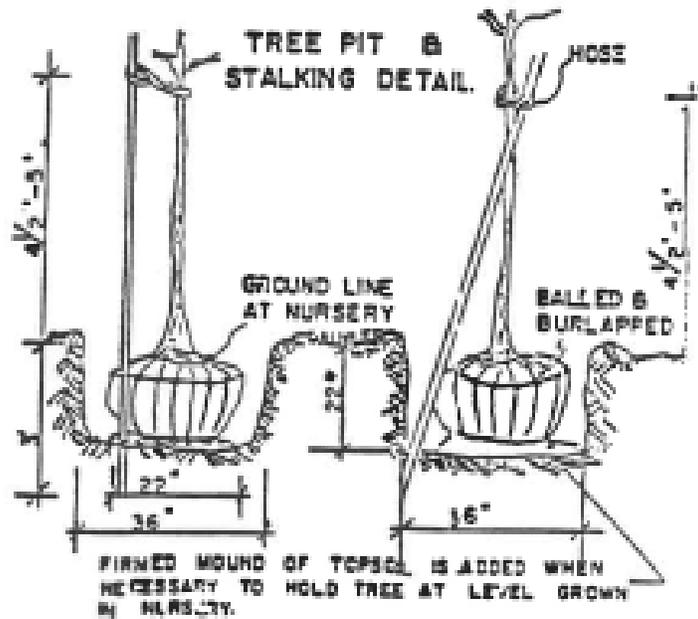
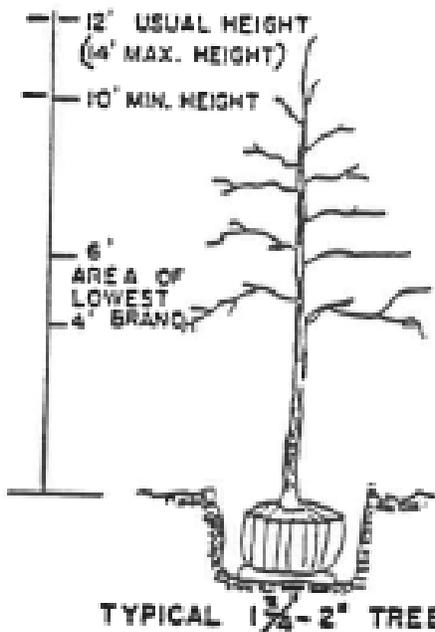
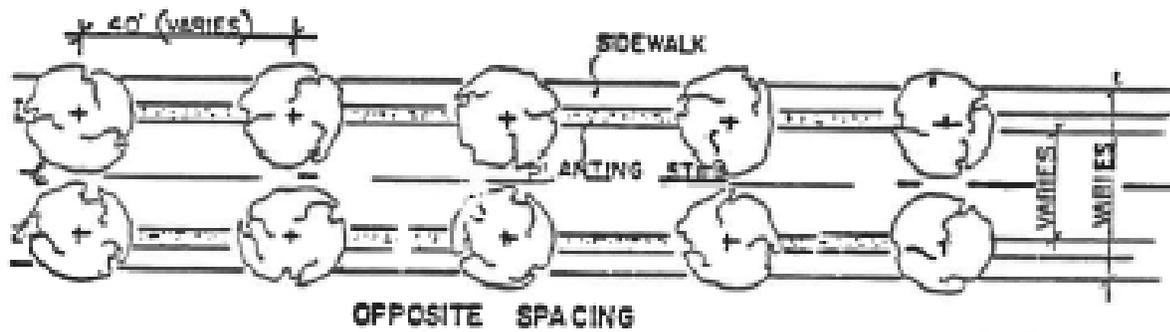
Received for transfer, this _____ day of _____ 20_____.

Tax Map Draftsman

APPENDIX I: TYPICAL PLANTING PLAN



SPACING VARIES FROM 35'-55', DEPENDANT ON VARIETY OF TREE RECOMMENDED.



VILLAGE OF MOGADORE
PRELIMINARY PLAN APPROVAL APPLICATION

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

APPLICANT NAME: _____ PHONE: _____ EMAIL: _____

APPLICANT ADDRESS: _____

OWNER NAME: _____ PHONE: _____ EMAIL: _____

OWNER ADDRESS: _____

NAME OF SUBDIVISION: _____ NUMBER OF LOTS: _____

LOCATION: _____

VILLAGE COMMENTS: _____

APPROVED / CONDITIONALLY APPROVED / DISAPPROVED: _____ DATE: _____

FEE: _____ DEPOSIT: _____ PAID: _____

CHAIRMAN OF PLANNING COMMISSION: _____

Application is made for a preliminary plan approval within a Village limits as indicated and in accordance with the Village codified Ordinances and the following conditions:

1. Provide eight (8) copies of the preliminary plan including vicinity map.
2. The location, dimensions and area of all proposed or existing lots. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land addresses, and show any encroachments on the survey drawing. Where applicable, list of lots, blocks, parcels and applicable acreages.
3. Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands and streams. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development. (Available for review at the Department of Community Development.
4. Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads and other activities usually associated with such oil and gas extraction within two-hundred (200) feet of the site or subdivision boundaries.

APPLICANT SIGNATURE: _____

OWNER SIGNATURE: _____

VILLAGE OF MOGADORE
PRELIMINARY STEPS CERTIFICATION FORM

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

SUBDIVISION NAME: _____

LOCATION: _____

SUBDIVIDER NAME: _____

SUBDIVIDER ADDRESS: _____

SUBDIVIDER PHONE NUMBER: _____

VILLAGE OF MOGADORE PLANNING COMMISSION: _____

VILLAGE OF MOGADORE ENGINEER: _____

COUNTY HEALTH DEPARTMENT: _____

ELECTRIC COMPANY: _____

GAS COMPANY: _____

TELEPHONE COMPANY: _____

CITY OF AKRON WATER DEPARTMENT: _____

SUMMIT COUNTY DEPARTMENT OF SANITARY SEWER SERVICES: _____

VILLAGE OF MOGADORE
SITE PLAN REVIEW APPLICATION

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

APPLICANT NAME: _____

APPLICANT PHONE NUMBER: _____ APPLICANT EMAIL: _____

APPLICANT ADDRESS: _____

APPLICANT SIGNATURE: _____

OWNER NAME: _____

OWNER PHONE NUMBER: _____ OWNER EMAIL: _____

OWNER ADDRESS: _____

OWNER SIGNATURE: _____

SITE ADDRESS: _____

PARCEL(S) #: _____

ZONING DISTRICT: _____ TOTAL SITE ACREAGE: _____

PROJECT NAME: _____ ESTIMATED CONSTRUCTION COST: _____

DATE RECEIVED: _____ PLANNING COMMISSION DATE: _____

FEE: _____ DEPOSIT: _____ PAID: _____

NOTE: VILLAGE INSPECTION FEES AND PERFORMANCE GUARANTEES MAY BE REQUIRED. INSPECTION FEES AND PERFORMANCE GUARANTEES ARE BASED ON THE TYPE AND DURATION OF THE WORK BEING PERFORMED.

Application Requirements:

1. A registered surveyor, land planner or professional engineer must prepare the site plan.
2. Four (4) full size and eight (8) 11x17 size copies of the site plan are required with all related materials and fees paid before you will be placed on an agenda to meet with the Planning Commission.
3. A copy of the deed(s) for subject property.

VILLAGE OF MOGADORE
Floodplain and Stormwater Pollution
Prevention Acknowledgement Form
135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



FLOODPLAIN

Is the proposed structure, associated earthwork, non structural fill or grading or storage of equipment/material to occur in an area defined as a "Special Flood Hazard Area"? _____
(Yes / No)

Refer to the Flood Insurance Rate Map. Areas with blue hatch on the flood maps are Special Flood Hazard Areas. If yes, contact the Village for development requirements/limitations and a Special Flood Hazard Area Development Permit Application. Higher quality mapping is available if proposed work is close to a Special Flood Hazard Area.

STORMWATER POLLUTION

Will the project disturb one (1) or more acres? _____
(Yes / No)

If one (1) acre or more of land is disturbed as a result of the project, a Stormwater Pollution Prevention Plan (SWPPP) must be prepared. The SWPPP must be submitted to and approved by the Village prior to any excavation or stripping of soil. The cost and responsibility associated with obtaining an approved plan as well as maintaining erosion controls measures to the satisfaction of the Village shall be borne by the developer. If the developer does not install and maintain stormwater pollution control measures to the satisfaction of the Village, the Village reserves the right to halt work until deficiencies are addressed to the satisfaction of Village. All application, review and inspection fees or fines that the Village, County or EPA charges to the development shall be the responsibility of the owner/developer or contractor as appropriate.

(Note: A project, which will disturb several acres, shall not be broken into smaller "phases" to avoid installing storm water pollution prevention techniques. For the purposes of the stormwater pollution requirements, the project shall include the long-term development as well as short-term construction.)

Witness (*Print Name*)

Owner/Developer (*Print*)

Witness (*Signature*)

Authorized Representative (*Print Name*)

Authorized Representative (*Signature*)

Contact Phone Number

Dated

Contact Email

VILLAGE OF MOGADORE
Long Term Inspection and Maintenance Agreement for
Permanent Stormwater Management Facilities
135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



Inspection, maintenance and repair of permanent stormwater management facilities, in perpetuity, is the responsibility of the facility owner.

This is a standard agreement and should be modified as necessary to create an Agreement which is appropriate for the specific development/facility/owner/phase and site which is to be served by the basin and which is agreed upon by the Owner, Village Engineer and Service Department prior to signing this Agreement.

About the Permanent Stormwater Management Facility:

1. What development is to be served by the permanent stormwater management facility? Enter development name below. In addition, attach a separate sheet which lists the address and parcel number of each property which will be served by the facility. If addresses / parcel numbers are not yet available, please attach a figure clearly indicating each subplot to be served.

2. Has the facility been designed to serve any future phases or future development? If so, please provide details.

3. Where is the facility located? (Reference proximity to street intersection and attach a location map).

4. What type of permanent stormwater management facility has been constructed? Please list all components of the facility which will be maintained by the owner. Example: retention basin including landscaping, berming, overflow spillway, water quantity and quality control structure; storm sewer pipes into the basin; 100-year flowpath swales, access road, easements, etc.

5. As-built drawings must be submitted to the Village Engineer to verify that the permanent stormwater management facility has been constructed in accordance with the approved design (See As-Built Drawing Checklist attachment). If the as-built drawings indicate the facility will not function according to the approved design, repairs will be required by the Village Engineer. For example, the Village Engineer may require repairs if the basin capacity or the overflow elevation are inconsistent with the design. Please include a copy of the contract drawings / specifications which indicate this as-built requirement to the site contractor.

About the Long Term Inspection and Maintenance:

6. How will future inspection, maintenance and repair to the facility be funded?

7. The owner is responsible for meeting the terms of the Long Term Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities. Please list the owner's name and contact information.

VILLAGE OF MOGADORE
Long Term Inspection and Maintenance Agreement for
Permanent Stormwater Management Facilities
135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



8. The Village requires that an inspection fee be paid to cover all costs associated with the inspection of the facility, in perpetuity. Please list the name and address to which the statement of charges should be sent:

9. Is the owner a common ownership entity (such as a homeowner's association)? YES NO

If yes, how will owners be made aware of this Agreement? _____

Acknowledgement

10. The owner will maintain the permanent stormwater management facility in accordance with the approved Long Term Inspection and Maintenance Plan and to the satisfaction of the Village Engineer and the Service Department, in perpetuity.

11. The owner will repair the permanent stormwater management facility to the satisfaction of the Village Engineer and the Service Department in order to keep the facility operating safely and as intended, in perpetuity.

12. The owner agrees that no alteration will be made to the function or design of the permanent stormwater management facility without prior written approval from the Village Engineer.

13. The Village of Mogadore or authorized agents are authorized to inspect the stormwater management facility.

14. The Village of Mogadore or authorized agents will be reimbursed for all costs associated with annual inspections plus an administrative fee.

15. Should maintenance or repair not be completed as required by the Village Engineer and the Service Department, the Village may undertake the necessary work and charge all associated expenses to the owner. Reimbursable charges will include all costs associated with engineering fees, construction, inspection and administrative fees.

16. This Long Term Inspection and Maintenance Agreement will be recorded at the County Recorder's Office and shall be referenced to the parcel(s) served by the stormwater facilities.

17. If an entity of common ownership is no longer in existence and/or if an owner fails to reimburse the Village, expenses associated with repair, maintenance and/or inspection of the stormwater management facilities will be recuperated by the Village by assessing each property which is served by the stormwater management facilities. The total cost of inspection, maintenance and repair will be split (based on acreage) between all properties served by the facility.

Please circle below to indicate if you acknowledge that the requirements for long term inspection and maintenance of permanent stormwater management facilities listed above are understood and agreed upon by the owner. If the owner has any questions about these requirements, please contact the Village Engineer. YES NO

Attachments

Please attach a copy of the Long Term Inspection and Maintenance Plan which has been approved by the Village Engineer. This plan should document the specific long term inspection and maintenance which will be completed by the owner. This Plan is a part of this Agreement.

Please attach a copy of the stormwater management facility site plan which documents the essential design parameters of the facility. [For example, for a basin this would include the onsite and offsite drainage area size, basin volume, bottom elevation of the basin, 100-year water surface elevation of the basin, normal water surface elevation, easements, etc.]

Agreement

The owner is aware that the agreed upon long term inspection, maintenance and repair responsibilities will transfer to any future owner, successor, association, executor, heirs or assigns.

The Village is under no obligation to maintain or repair the stormwater management facility, and in no event is this Agreement intended to imply any such obligation.

This Agreement imposes no liability of any kind whatsoever on the Village. The owner agrees to hold the Village of Mogadore harmless from any liability in the event the stormwater management facility fails to operate properly.

The owner agrees to the terms of this Long Term Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities.

IN WITNESS WHEREOF, the owners have executed this Maintenance Agreement on this _____ day of _____, 20 _____.

Owner Signature

Owner Signature

Owner Printed Name

Owner Printed Name

The foregoing Agreement was acknowledged this _____ day of _____, 20 _____ in the State of _____,

County of _____ by _____, a notary public for said County and State.

Notary Public

APPROVED BY THE FOLLOWING VILLAGE OF MOGADORE OFFICIALS:

Mayor

Village Engineer

SIDEWALK OR SEEDING & MULCHING, 4" TOPSOIL AND TYPE 1 SEED PER ODOT ITEM 659

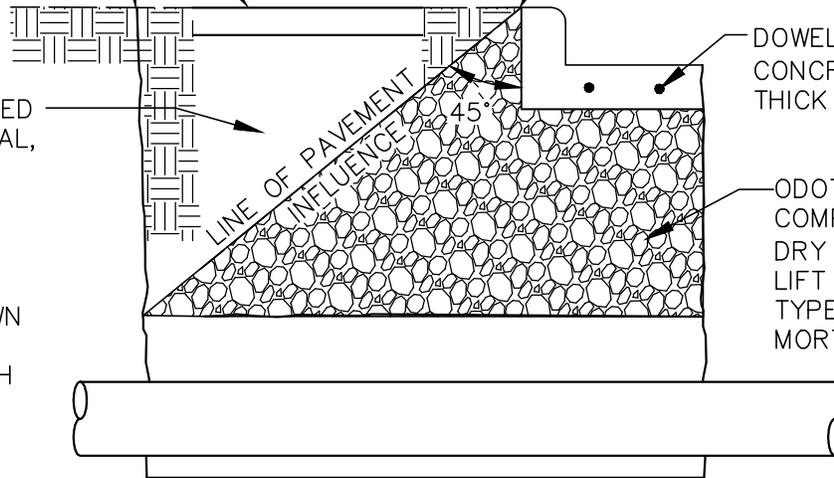
BACK OF CURB/EDGE OF PAVEMENT

SUITABLE COMPACTED EXCAVATED MATERIAL, 12" MAX LIFT

DOWEL (TYP) IF EXISTING CONCRETE MORE THAN 7" THICK

PAVEMENT NOTES:

1. THICKNESSES SHOWN ARE MINIMUM. CONTRACTOR TO MATCH EXISTING PAVEMENT.
2. ALL AGGREGATES SHALL BE CRUSHED, VIRGIN LIMESTONE.



ODOT ITEM 304, COMPACTED TO 95% MAX. DRY DENSITY- 6" MAX. LIFT OR ODOT ITEM 613, TYPE 1 LOW STRENGTH MORTAR.

TRENCH DETAIL
N.T.S.

REPLACE TO EXISTING JOINT IF JOINT IS WITHIN 3' OF REPAIR

EPOXY COATED 3/4" DOWEL, 18" LONG 12" C/C (CENTER IN SLAB) (6" MIN. FROM SIDES OF REPAIR). THE USE OF ODOT APPROVED EXPANSION ANCHOR HOOK BOLTS (712.01A) MAY ALSO BE USED. NO SELF DRILLING TAP ANCHORS ALLOWED.

BITUMINOUS SEALER PER ODOT ITEM 705.04, ALL SIDES. CUT 1 1/2" DEEP X 1/4" WIDE GROOVE TO ACCEPT JOINT SEAL.

DRILL 1" HOLE, 9" DEEP AND SECURE DOWELS WITH GROUT PER ODOT 705.20 BLOW OUT HOLES WITH COMPRESSED AIR PRIOR TO GROUTING. INSTALL GROUT RETENTION DISK PER ODOT DETAIL BP 2.5.

SAW CUT EACH SIDE

6"X6"X6 GA. WIRE FABRIC

O.D.O.T. ITEM 451, 9" MIN. THICKNESS, MATCH EXISTING WITH CLASS MS CONC.

1'-0" MIN. EACH SIDE

COMPACTED BEDDING PER UTILITY OR USE #57 OR #67 ANGULAR AGGREGATE. NO SLAG.

BACKFILL WITH ODOT ITEM 304, COMPACTED TO 95% MAX. DRY DENSITY - 6" MAX. LIFT OR ODOT ITEM 613, TYPE 1 LSM. EXTEND BEHIND CURB AT A 45° ANGLE. (SEE ABOVE)

d + 2' MIN.

NOTE: IF THE REPAIR IMPACTS AN EXISTING EXPANSION JOINT, THE JOINT MUST BE RE-ESTABLISHED.

TYPICAL SECTION FOR REPAIRING CONCRETE ROADS

N.T.S.

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 1
REVISION: 11/17/17

SIDEWALK OR SEEDING & MULCHING, 4" TOPSOIL AND TYPE 1 SEED PER ODOT ITEM 659

BACK OF CURB/EDGE OF PAVEMENT

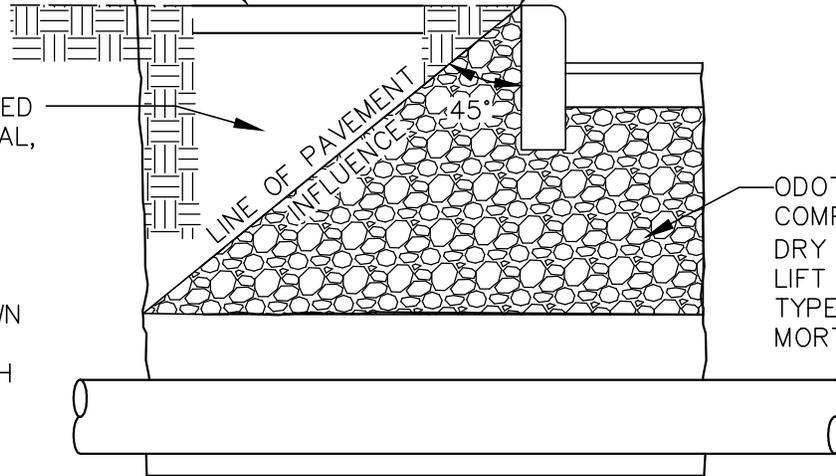
SUITABLE COMPACTED EXCAVATED MATERIAL, 12" MAX LIFT

LINE OF PAVEMENT
INFLUENCE
45°

ODOT ITEM 304, COMPACTED TO 95% MAX. DRY DENSITY— 6" MAX. LIFT OR ODOT ITEM 613, TYPE 1 LOW STRENGTH MORTAR.

PAVEMENT NOTES:

1. THICKNESSES SHOWN ARE MINIMUM. CONTRACTOR TO MATCH EXISTING PAVEMENT.
2. ALL AGGREGATES SHALL BE CRUSHED, VIRGIN LIMESTONE.



TRENCH DETAIL
N.T.S.

BITUMINOUS SEALER PER ODOT ITEM 705.04 (ALL SIDES)

1 1/2" ODOT ITEM 448, TYPE 1, ASPHALT CONCRETE SURFACE COURSE

6" ODOT ITEM 301 ASPHALT CONCRETE BASE (USE FOR RESIDENTIAL STREETS OR WITH LSM BACKFILL)

8" ODOT ITEM 305 BASE (MAIN ROADS)

6" ODOT ITEM 304 AGGREGATE BASE (NOT REQUIRED WITH LSM BACKFILL)

ODOT ITEM 407 TACK COAT @ 0.1 GAL/SQ.YD.

SAW CUT EACH SIDE

12" MAX

1'-0" MIN. EACH SIDE

COMPACTED BEDDING PER UTILITY OR USE #57 OR #67 ANGULAR AGGREGATE. NO SLAG.

BACKFILL WITH ODOT ITEM 304, COMPACTED TO 95% MAX. DRY DENSITY - 6" MAX. LIFT OR ODOT ITEM 613, TYPE 1 LSM. EXTEND BEHIND CURB AT A 45° ANGLE. (SEE ABOVE)

d + 2' MIN.

TYPICAL SECTION FOR REPAIRING ASPHALT SURFACE AND ASPHALT BASE ROADS

N.T.S.

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 2
REVISION: 11/17/17

SIDEWALK OR SEEDING & MULCHING, 4" TOPSOIL AND TYPE 1 SEED PER ODOT ITEM 659

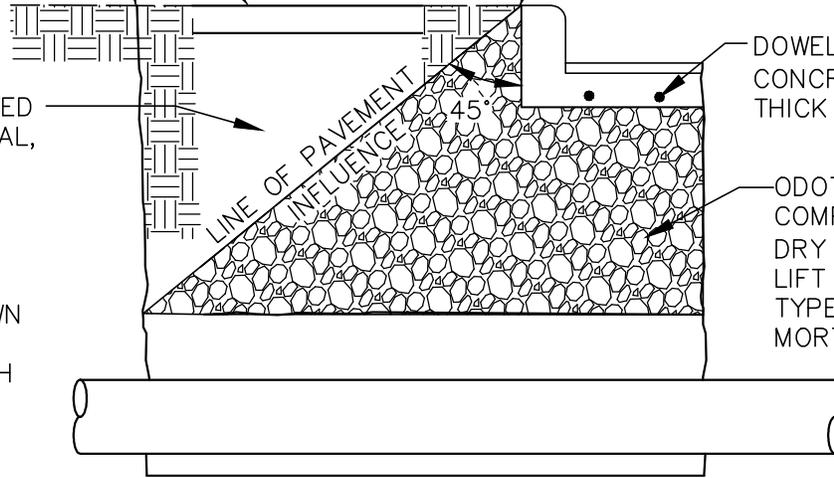
BACK OF CURB/EDGE OF PAVEMENT

SUITABLE COMPACTED EXCAVATED MATERIAL, 12" MAX LIFT

DOWEL (TYP) IF EXISTING CONCRETE MORE THAN 7" THICK

PAVEMENT NOTES:

1. THICKNESSES SHOWN ARE MINIMUM. CONTRACTOR TO MATCH EXISTING PAVEMENT.
2. ALL AGGREGATES SHALL BE CRUSHED, VIRGIN LIMESTONE.



TRENCH DETAIL
N.T.S.

ODOT ITEM 402 TACK COAT @ 0.1 GAL./SQ. YD.

1 1/2" ODOT ITEM 448, TYPE 1, ASPHALT CONCRETE SURFACE COURSE

BITUMINOUS SEALER PER ODOT ITEM 705.04 (ALL SIDES)

8" ODOT ITEM 305 PORTLAND CEMENT, TYPE MS CONCRETE BASE

EPOXY COATED 3/4" DOWEL, 18" LONG 12" C/C (CENTER IN SLAB) (6" MIN. FROM SIDES OF REPAIR). THE USE OF ODOT APPROVED EXPANSION ANCHOR HOOK BOLTS (712.01A) MAY ALSO BE USED. NO SELF DRILLING TAP ANCHORS ALLOWED.

6"X6"X6 GA. WIRE FABRIC

DRILL 1" HOLE, 9" DEEP AND SECURE DOWELS WITH GROUT PER ODOT 705.20 BLOW OUT HOLES WITH COMPRESSED AIR PRIOR TO GROUTING. INSTALL GROUT RETENTION DISK PER ODOT DETAIL BP 2.5.

SAW CUT EACH SIDE

12" MAX

1'-0" MIN. EACH SIDE

COMPACTED BEDDING PER UTILITY OR USE #57 OR #67 ANGULAR AGGREGATE. NO SLAG.

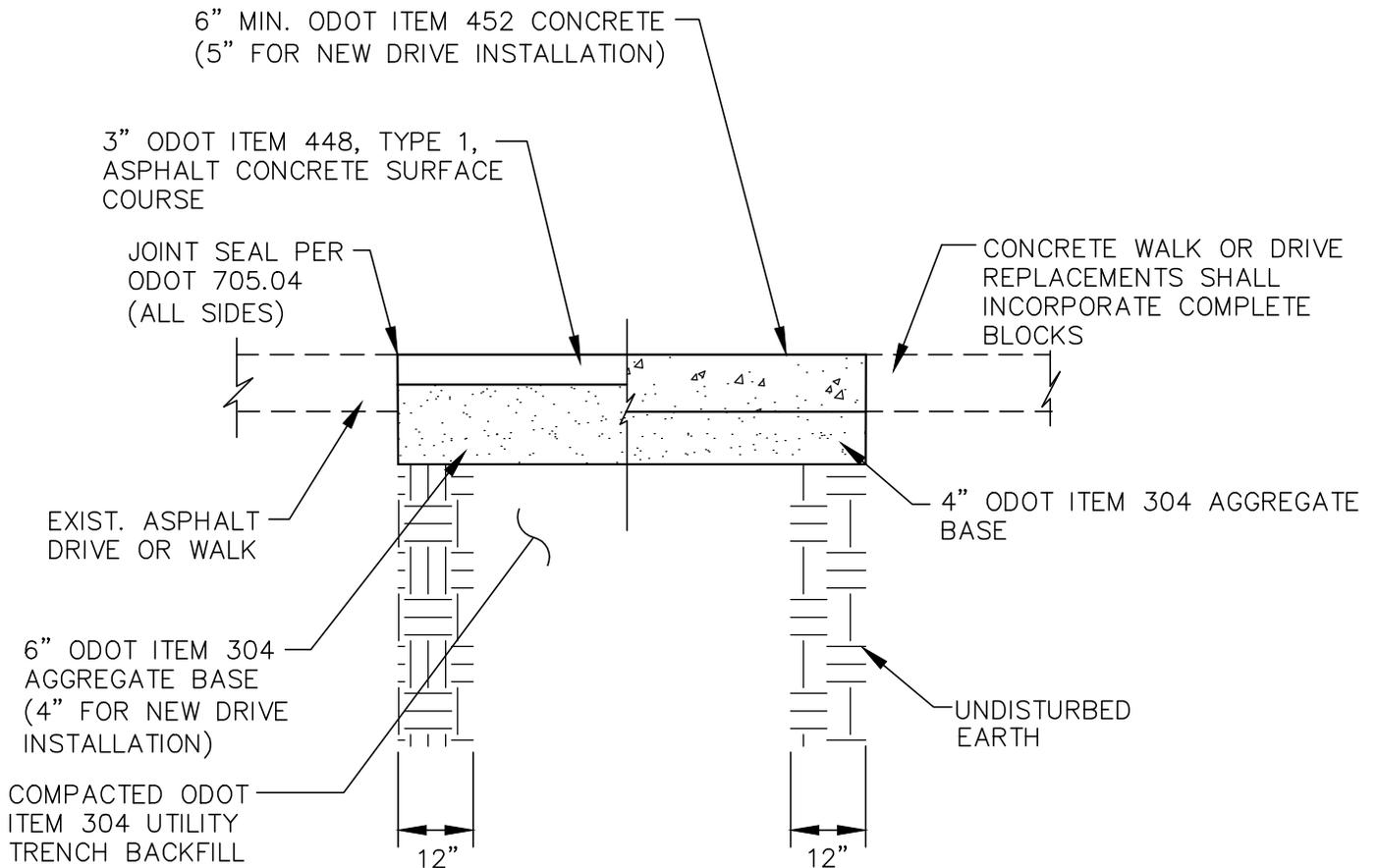
BACKFILL WITH ODOT ITEM 304, COMPACTED TO 95% MAX. DRY DENSITY - 6" MAX. LIFT OR ODOT ITEM 613, TYPE 1 LSM. EXTEND BEHIND CURB AT A 45° ANGLE. (SEE ABOVE)

d + 2' MIN.

NOTE: IF THE REPAIR IMPACTS AN EXISTING EXPANSION JOINT, THE JOINT MUST BE RE-ESTABLISHED PER THE CUYAHOGA COUNTY ENGINEER'S DETAIL BP-2.5C, JOINT TYPE X.

ASPHALT SURFACE OVER CEMENT CONCRETE BASE ROAD
N.T.S.

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 3
REVISION: 11/17/17



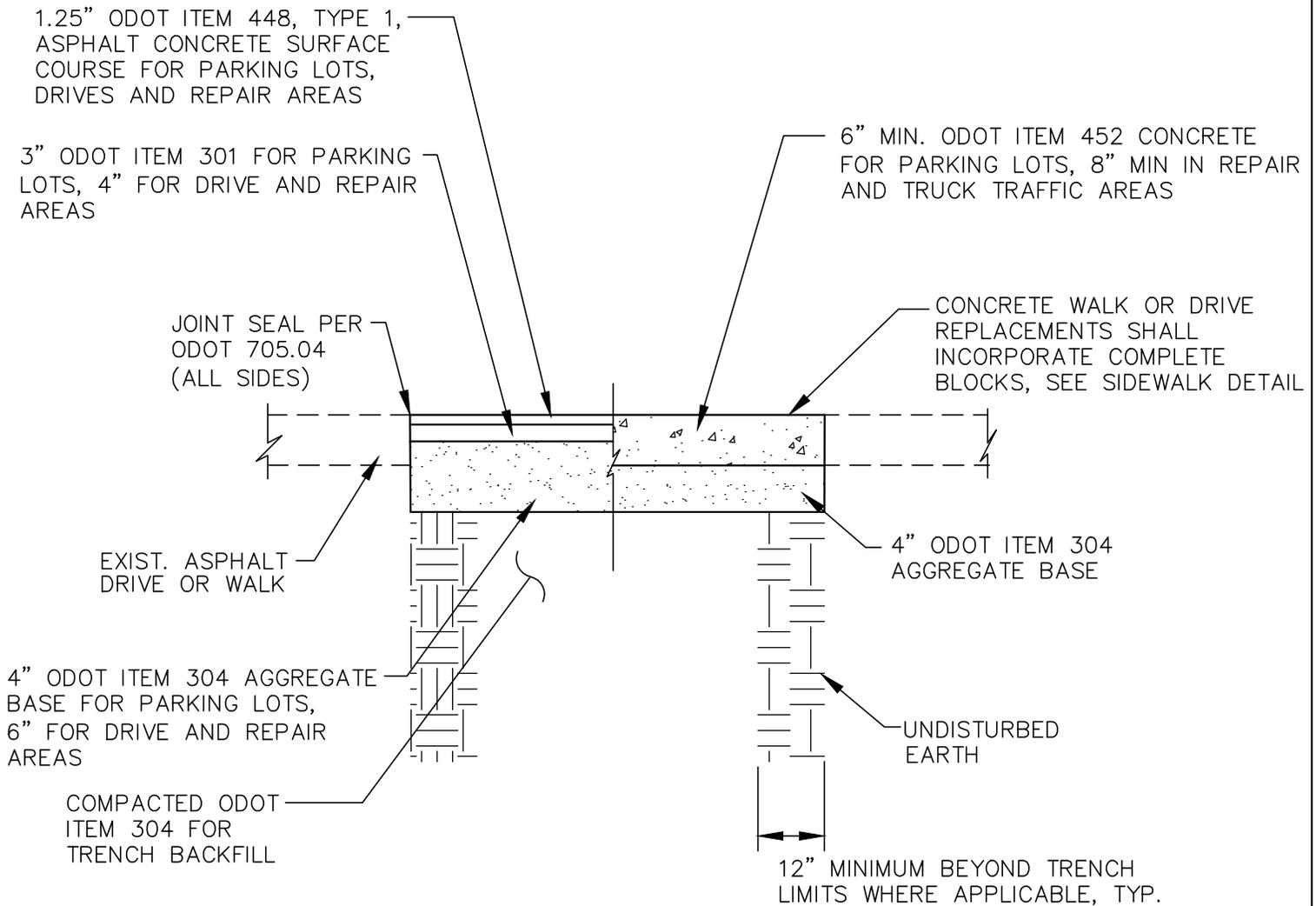
GENERAL PAVEMENT NOTE:

1. WHERE EDGES OF REPLACED SECTION EXTENDS WITHIN 2'-0" OF DRIVEWAY EDGE, PAVEMENT IS TO BE REPLACED TO DRIVEWAY EDGE.
2. THICKNESSES SHOWN ARE MINIMUM. CONTRACTOR TO MATCH EXISTING PAVEMENT.
3. ALL AGGREGATES SHALL BE CRUSHED, VIRGIN LIMESTONE.
4. CONCRETE TO HAVE 4,500 PSI, 28 DAY COMPRESSIVE STRENGTH; DO NOT ADD EXCESS WATER.

RESIDENTIAL ASPHALT OR CONCRETE DRIVEWAY REPAIR

N.T.S

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 4
REVISION: 11/17/17

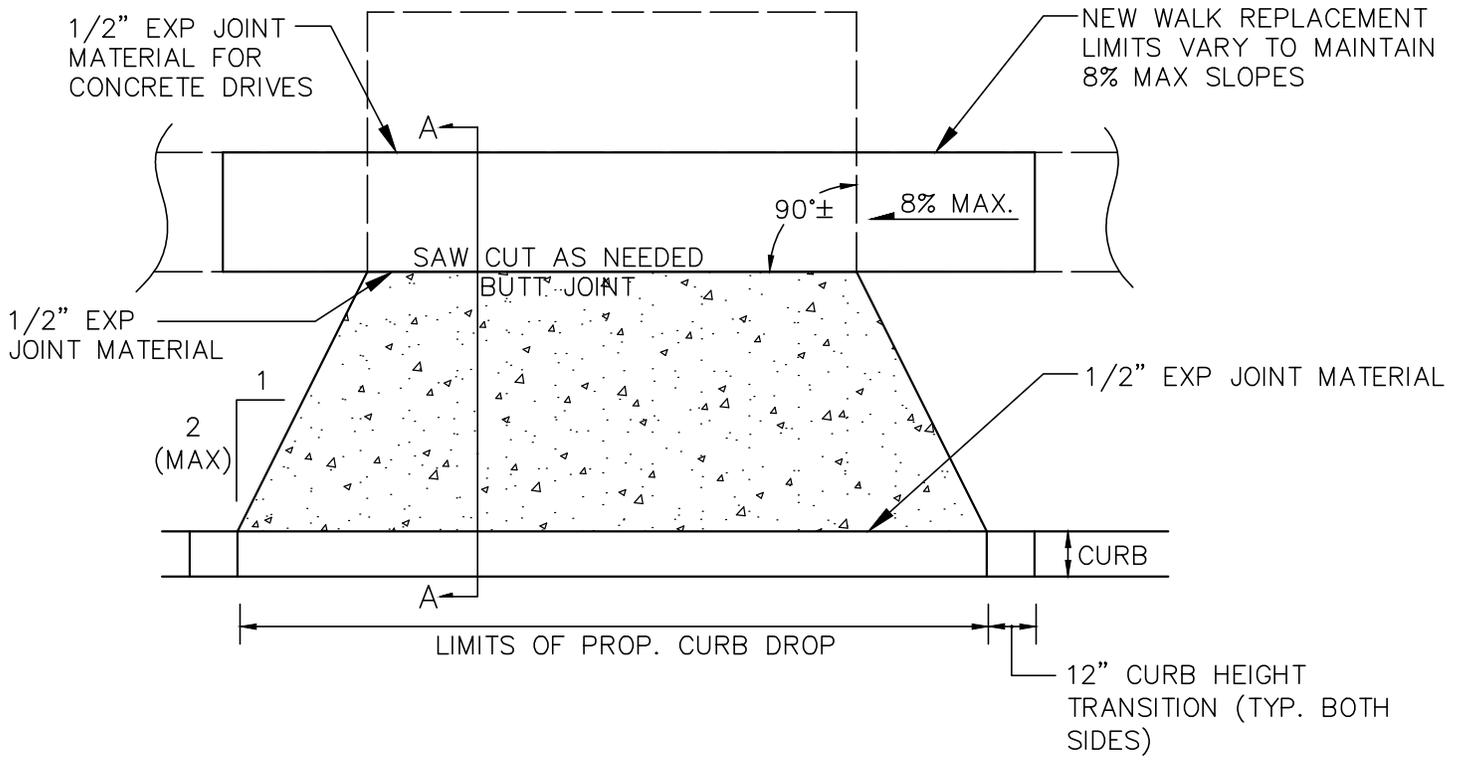


GENERAL PAVEMENT NOTE:

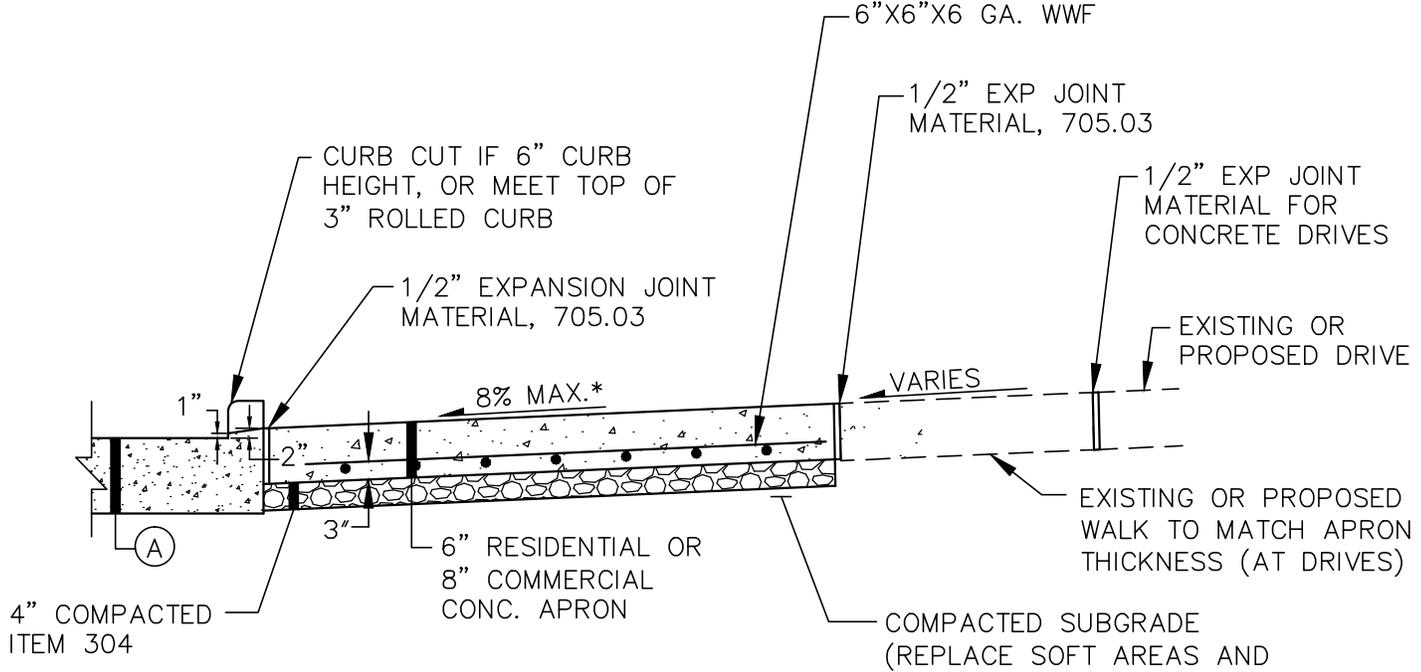
1. THICKNESSES SHOWN ARE MINIMUM. CONTRACTOR TO MATCH EXISTING PAVEMENT IN REPAIR AREAS.
2. ALL AGGREGATES SHALL BE CRUSHED, VIRGIN LIMESTONE.
3. ALL PAVEMENT INSTALLATION/REPAIR SHALL BE WITNESSED BY THE LOCAL INSPECTOR. A PROOFROLL USING A TRI-AXLE TRUCK LOADED WITH 15 TONS OF STONE WILL BE REQUIRED FOR AREAS LARGER THAN 300 S.F.

COMMERCIAL ASPHALT OR CONCRETE PARKING LOTS
N.T.S

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 5
REVISION: 11/17/17



DRIVEWAY APRON
N.T.S.

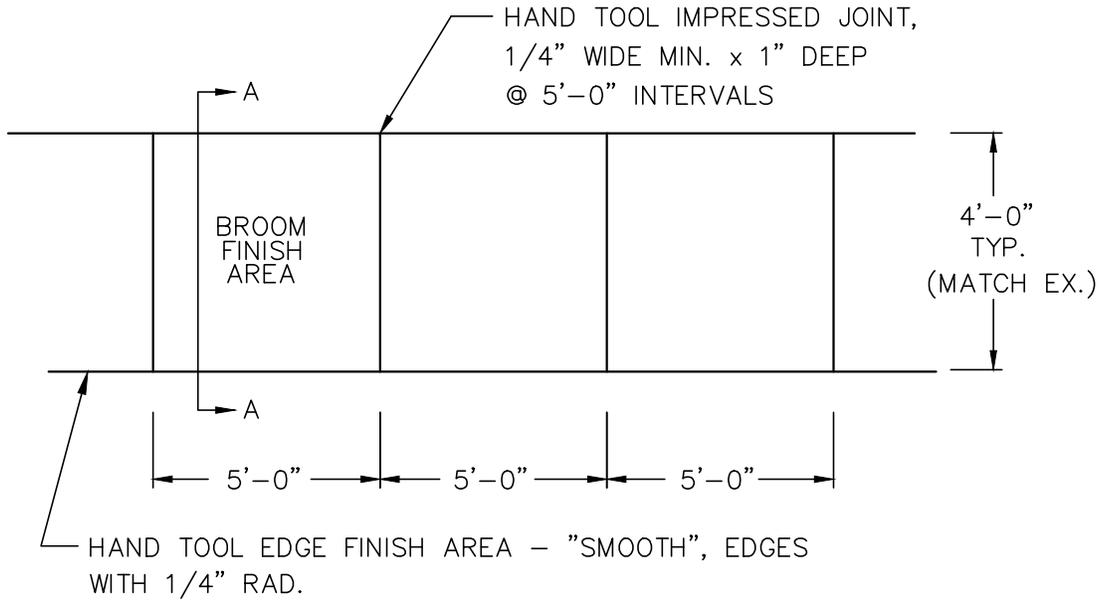


Ⓐ PAVEMENT - SEE PAVEMENT REPAIR
DETAILS FOR SECTION COMPOSITION

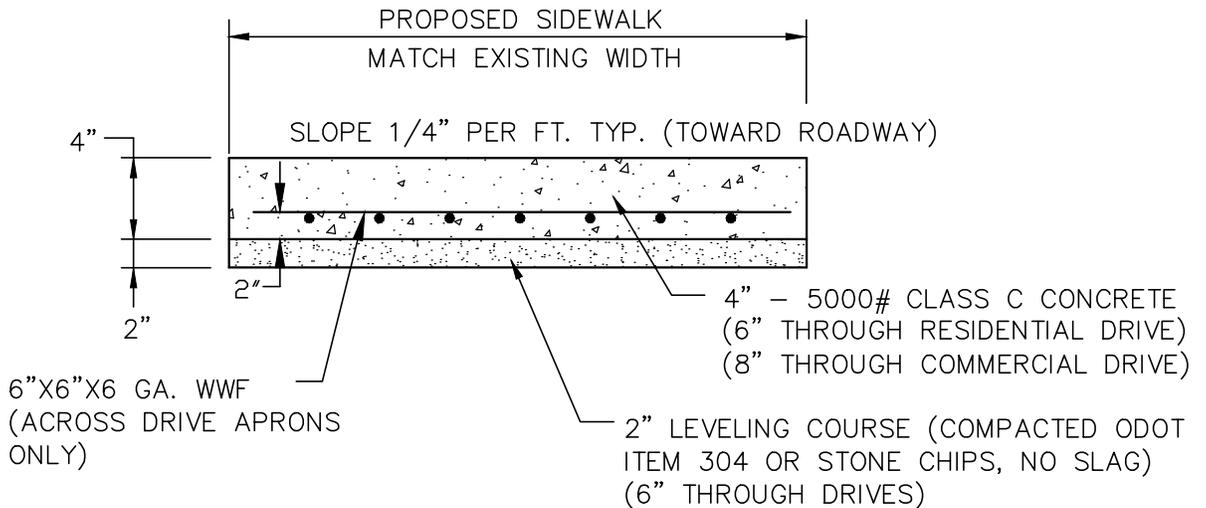
*SITE PLAN AND DRIVE
SLOPES TO BE
COORDINATED TO MAINTAIN
SLOPES LESS THAN 8%

CURB DROP DETAIL, A-A
N.T.S.

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 6
REVISION: 11/17/17



PLAN VIEW
NOT TO SCALE

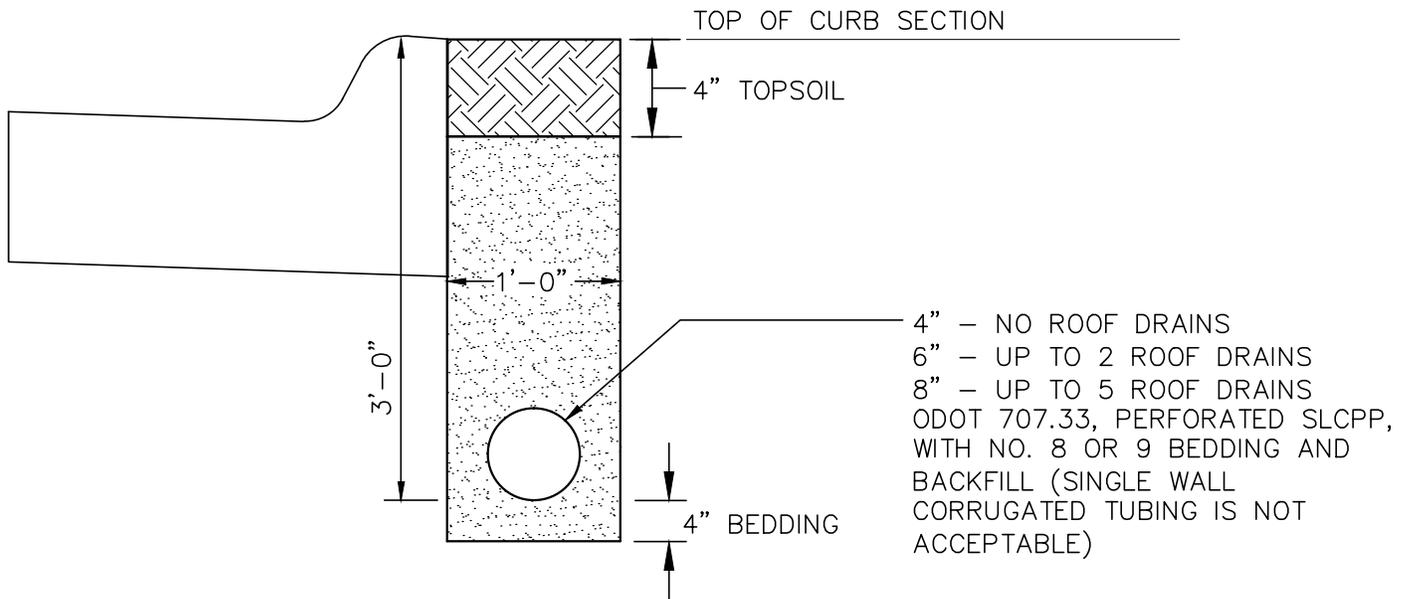


A SECTION
NOT TO SCALE

NOTE: EXPANSION JOINT SHALL BE PLACED AT FIFTY FOOT (50') INTERVALS AND SCORE MARKS SHALL BE AT FIVE FOOT (5') INTERVALS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.D.O.T. ITEM 608. EXPANSION MATERIAL SHALL BE 1/4" THICK (MIN) AND CONFIRM TO ODOT 705.03.

CONCRETE SIDEWALK
N.T.S

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 7
REVISION: 11/17/17

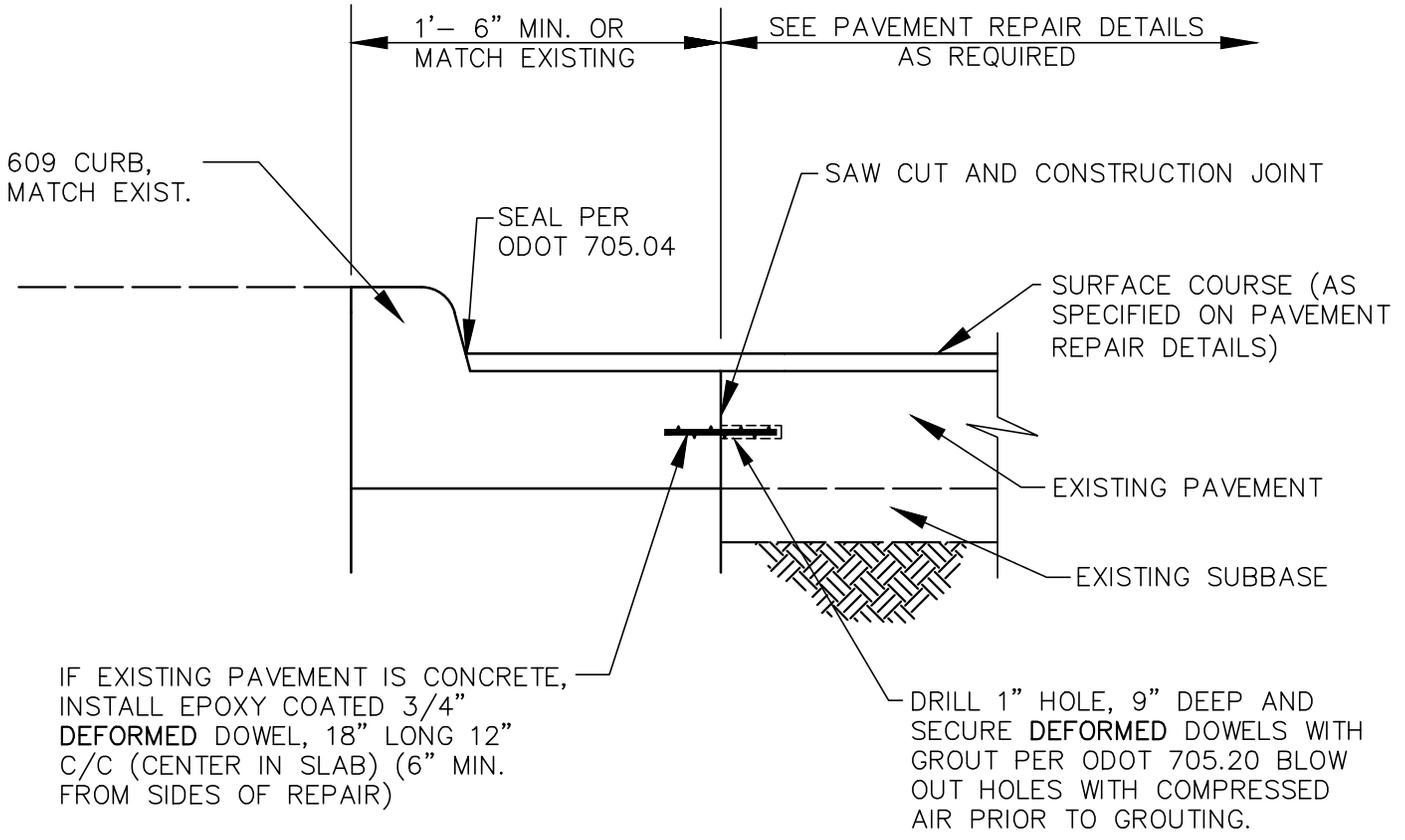


NOTE: UNDERDRAIN MAY BE LOCATED DIRECTLY UNDER CURB. USE HEAVY DUTY FERNCO STYLE REPAIR COUPLINGS WITH STAINLESS STEEL BAND CLAMPS. MAINTAIN FLOWLINE OF EXISTING UNDERDRAIN IF REPAIRED.

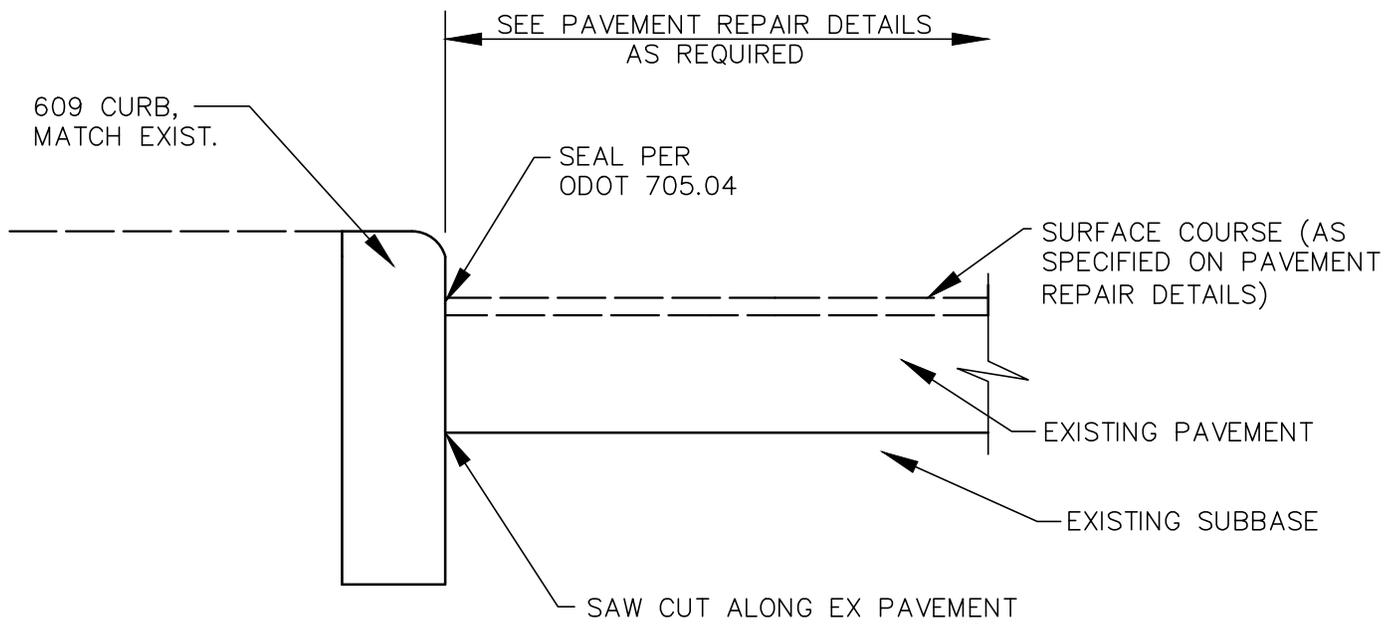
UNDERDRAIN DETAIL

N.T.S

VILLAGE OF MOGADORE
 STANDARD DRAWING ROAD 8
 REVISION: 11/17/17

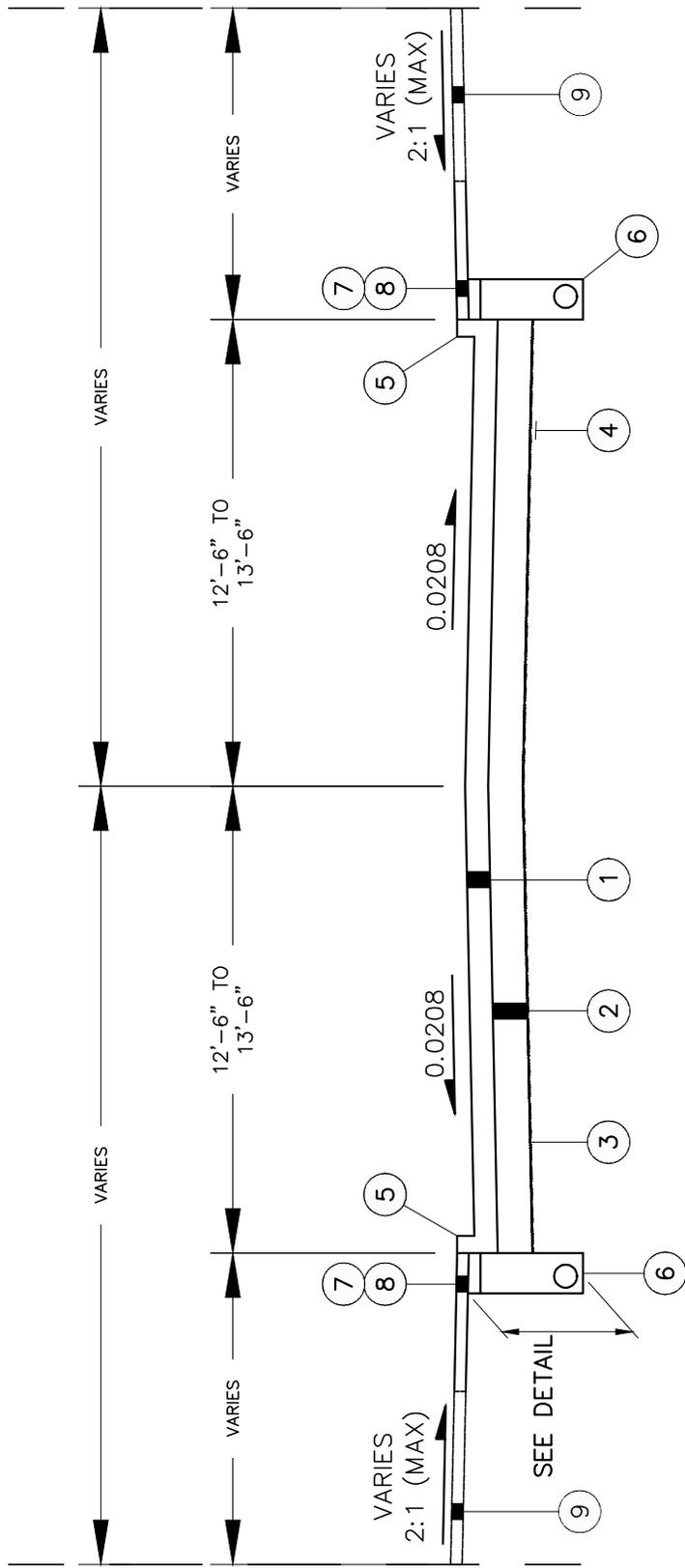


INTEGRAL CONCRETE CURB REPAIR DETAIL
N.T.S.



6" X 18" CONCRETE CURB REPAIR DETAIL
N.T.S.

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 9
REVISION: 11/17/17



TYPICAL ROADWAY SECTION

N.T.S.

PROPOSED LEGEND

- | | | | |
|---------------|---|--------------------|--|
| ① ITEM 452 – | NON-REINFORCED CONCRETE PAVEMENT, 8" THICK W/ INTEGRAL CURB & DOWELED CONTRACTION JOINT CONNECTIONS. EXPANSION JOINTS PER ODOT BP-2.2 REQUIRED AT EACH LEG OF INTERSECTIONS AND EVERY 600'. | ⑥ ITEM 605 – | UNDERDRAINS, PER DETAIL, ODOT 707.33, TYPE SP, SLOTTED WITH #8 PEA-GRAVEL BACKFILL, SEE DETAIL |
| ② ITEM 304 – | 8" COMPACTED BASE (NO RECYCLED) | ⑦ ITEM 659 – | SEEDING & MULCHING |
| ③ ITEM SPEC – | GEOGRID, TENSAR TX-160 OR APPROVED EQUAL | ⑧ ITEM 653 – | SCREENED TOPSOIL FURNISHED & PLACED (4") |
| ④ ITEM 204 – | SUBGRADE COMPACTION AND PROOF ROLLING | ⑨ EX. WALK OR LAWN | |
| ⑤ ITEM 609 – | INTEGRAL CURB, ODOT TYPE 2A | | |

VILLAGE OF MOGADORE
 STANDARD DRAWING ROAD 10
 REVISION: 11/17/17

INSTALL GRAVEL AND
1 1/2"-2" OF WEAK
GROUT (OR 1/2"
SELF LEVELING
POLYURETHANE) @
FLOOR OPENING
(HOLE OD = FLANGE
OD + 2" MIN)

INSTALL TEMPORARY CAP
FOR REMOVAL BY INTERNAL
PIPING INSTALLER

3/4" ROD
(TYP OF 4)

FL x PE
SPOOL

THRUST BLOCK TO
UNDISTURBED SOIL,
DO NOT COVER
RESTRAINED JOINTS.
WRAP BOLTS AND
RESTRAINTS WITH
POLYWRAP OR
POLYETHYLENE
SHEETING.

4 SQ FT
MIN

8" RESTRAINED MECHANICAL
JOINT FITTING, RESTRAINED
PIPE TO EXTEND 2 FULL PIPE
LENGTHS OR TO A TEE,
WHICHEVER OCCURS FIRST

FINISHED GRADE

4'-6" TYP.
COVER @ BLDG.

GRANULAR BEDDING/BACKFILL PER
C.W.D. STANDARDS (NO SLAG)

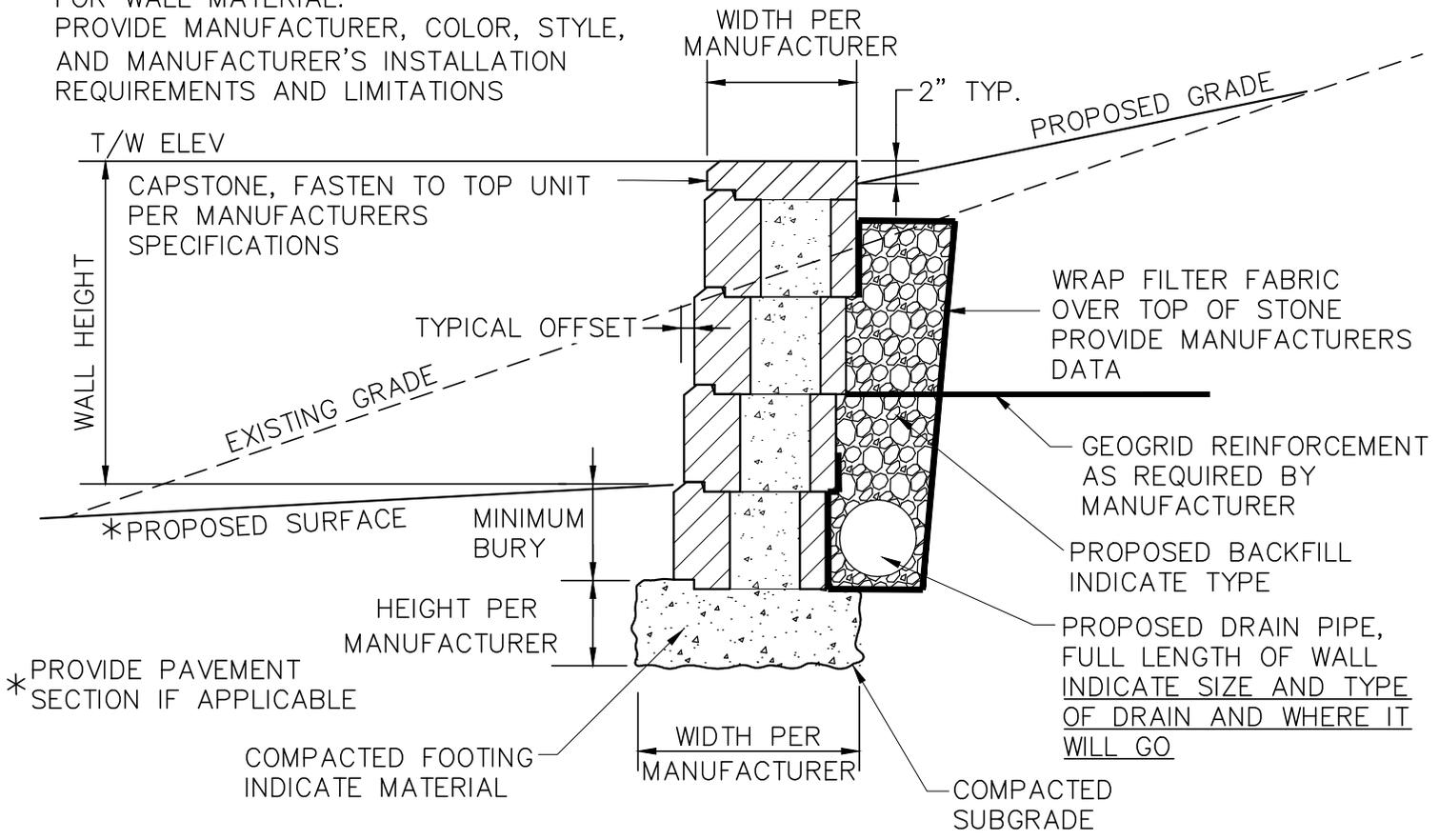
TYPICAL FIRE PROTECTION BUILDING PENETRATION DETAIL*

N.T.S

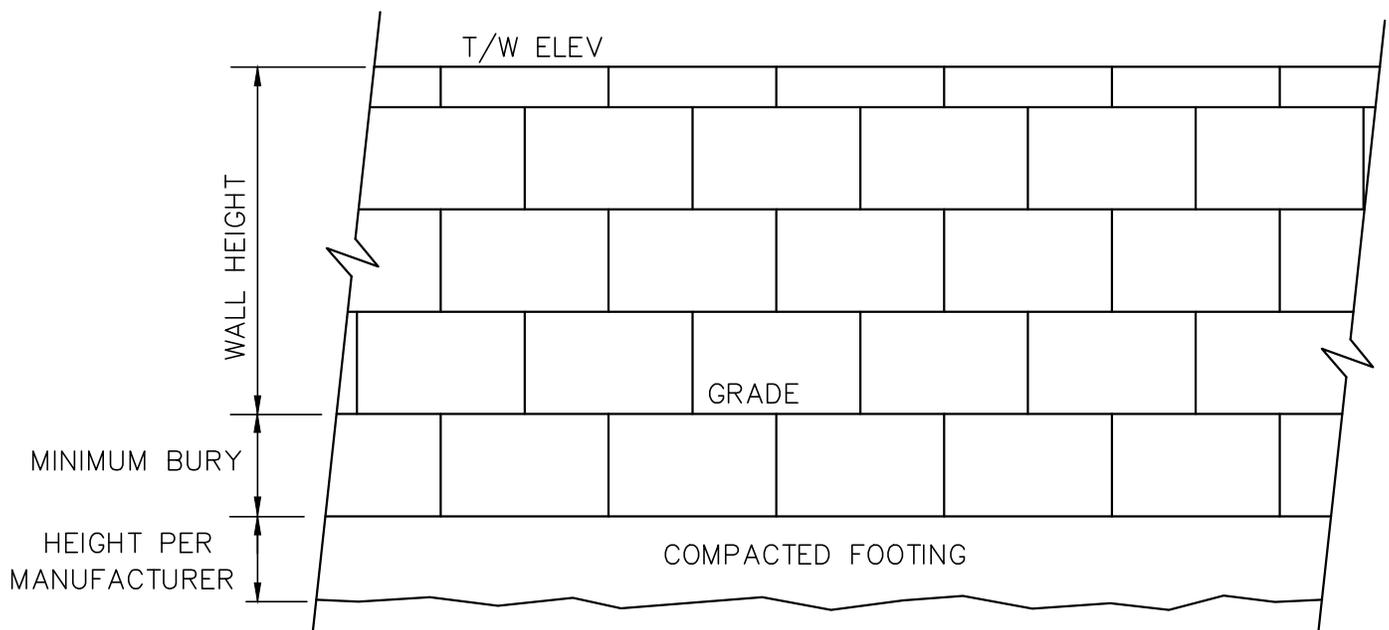
* ALL PRIVATE FIRELINE WORK TO BE PERFORMED BY AN INSTALLER
CERTIFIED PER CHAPTER 9 OF THE OHIO FIRE CODE (OFC). CERTIFIED
FIRELINE INSTALLER TO INSTALL ALL PIPING FROM THE DISCHARGE OF
THE BFP TO THE TEMPORARY CAP WITHIN IN THE BUILDING.

VILLAGE OF MOGADORE
STANDARD DRAWING FIRE 1
REVISION: 11/17/16

FOR WALL MATERIAL:
 PROVIDE MANUFACTURER, COLOR, STYLE,
 AND MANUFACTURER'S INSTALLATION
 REQUIREMENTS AND LIMITATIONS



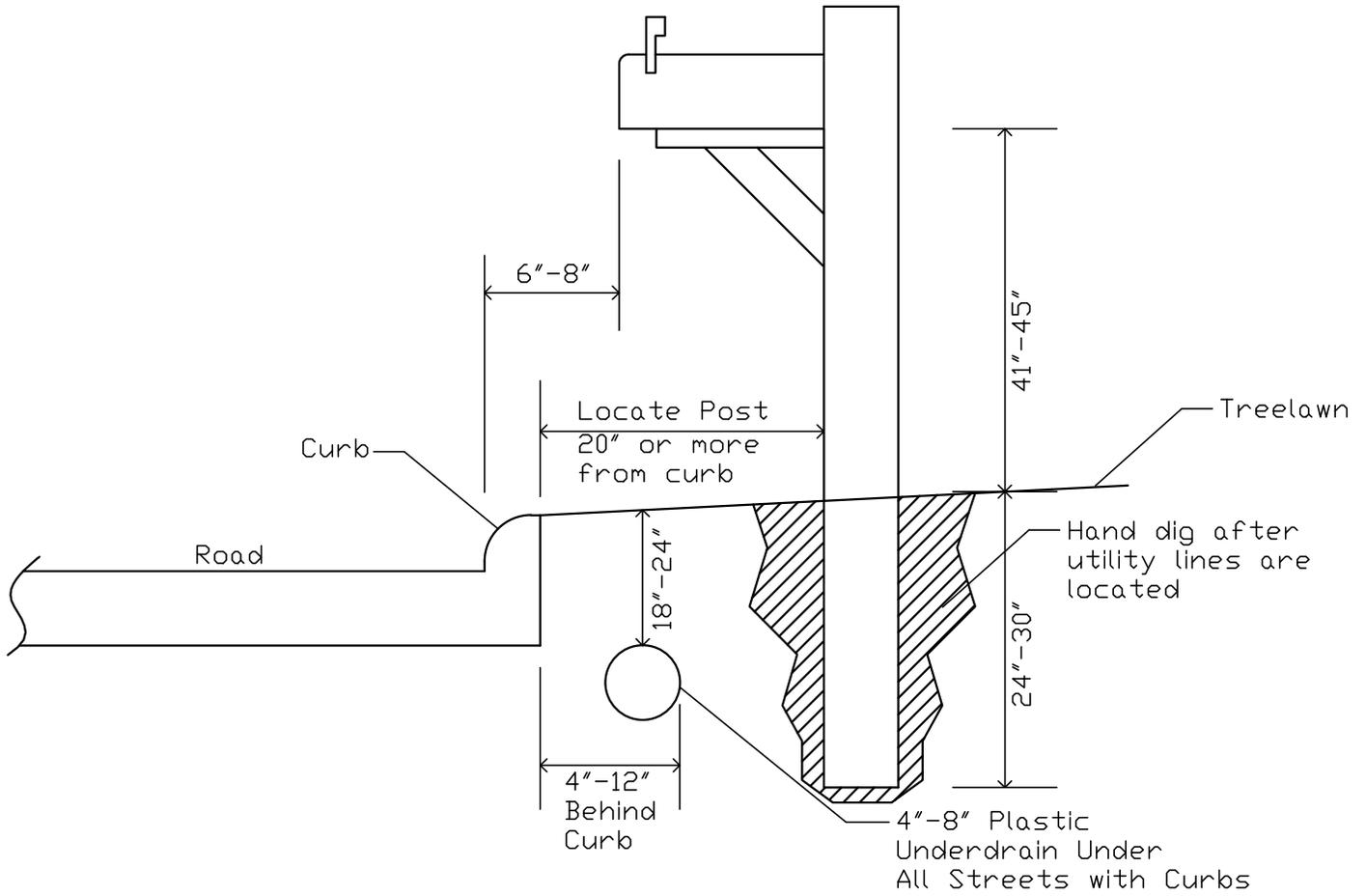
MODULAR BLOCK RETAINING WALL TYPICAL SECTION
 N.T.S.



MODULAR BLOCK RETAINING WALL - FRONT VIEW
 N.T.S.

MINIMUM RETAINING WALL SUBMITTAL REQUIREMENTS
 PROVIDE A PLAN VIEW WITH LIMITS OF WALL, PROPERTY LINE
 OR RIGHT-OF-WAY LINE, THE HEIGHT OF THE WALL (AT
 VARIOUS LOCATIONS), OVERALL SITE GRADING AND DRAINAGE
 CONNECTIONS

VILLAGE OF MOGADORE
 STANDARD DRAWING WALL 1
 REVISION: 11/17/16



*Excavator must contact the Village and the Ohio Utility Protection Service (1-800-362-2764 or 811) prior to digging (gas lines, gas service lines, waterlines, buried cable, etc. may be in the area).

Village of Mogadore Mailbox Installation
Not to Scale

VILLAGE OF MOGADORE
STANDARD DRAWING ROAD 11
REVISION: 11/17/17

VILLAGE OF MOGADORE
FINAL PLAT APPROVAL APPLICATION

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

APPLICANT NAME: _____ PHONE: _____ EMAIL: _____

APPLICANT ADDRESS: _____

OWNER NAME: _____ PHONE: _____ EMAIL: _____

OWNER ADDRESS: _____

NAME OF SUBDIVISION: _____ NUMBER OF LOTS: _____

LOCATION: _____

VILLAGE COMMENTS: _____

APPROVED / CONDITIONALLY APPROVED / DISAPPROVED: _____ DATE: _____

FEE: _____ DEPOSIT: _____ PAID: _____

CHAIRMAN OF PLANNING COMMISSION: _____

Application is made for a final plat approval within a Village limits as indicated and in accordance with the Village codified Ordinances and the following conditions:

1. Provide one (1) copy of the Protective Covenants. Provide original tracing and two (2) copies of the Plat and Vicinity Map of the subject property at a scale of not more than one (1) inch equals one-hundred (100) feet. Acceptable plat sizes may be 8 1/2" x 14"; 11" x 17"; or 24" x 36" showing the entire property unless otherwise approved. Provide original tracing and four (4) copies of approved improvement plans. Provide one (1) copy of financial guarantees approved by Solicitor in amount stated by Village Engineer.
2. Proposed parcels shall not be in conflict with any existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel, as applicable.
3. The basis of bearing citation shall include one of the following, but not limited to: current deeds as of the date of survey, prior deeds, adjoining subdivision plats, or other documents of record.
4. The location, dimensions and area of all proposed or existing lots. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land addresses, and show any encroachments on the survey drawing. Where applicable, list of lots, blocks, parcels and applicable acreages.
5. Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands and streams. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development. (Available for review at the Department of Community Development.
6. Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads and other activities usually associated with such oil and gas extraction within two-hundred (200) feet of the site or subdivision boundaries.
7. New revised deed(s) matching new legal descriptions of all new parcels with written authorization of all owners on deed is required to be submitted after legal descriptions are approved and prior to Village approval.
8. Copy of property/properties tax bill/bills and receipt showing all taxes are paid in full as of the submitted application date.

APPLICANT SIGNATURE: _____

OWNER SIGNATURE: _____