

VILLAGE OF DOYLESTOWN SUBDIVISION REGULATIONS

***ADOPTED BY VILLAGE COUNCIL
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SUBDIVISION REGULATIONS

ARTICLE I GENERAL PROVISIONS

SECTION 1 - SHORT TITLE

These Regulations shall be known and may be cited as the "Subdivision Regulations of Doylestown, Ohio".

SECTION 2 - INTERPRETATION

These regulations are adopted pursuant to the provisions of Chapter 711 of the Ohio Revised Code. In their interpretation and application, the provisions of these Regulations shall be held to be the minimum design and development requirements adopted for the protection of the public health, safety, comfort, convenience, and welfare .

SECTION 3 - PURPOSE AND INTENT

The general purpose of these regulations shall be to guide and regulate the subdivision and development of land within the Village of Doylestown. It is intended that these regulations shall serve the following objectives:

- 1) to provide for orderly development of land;
- 2) to preserve the natural beauty and topography of the Village and to ensure appropriate development with regard to these natural features;
- 3) to establish reasonable standards of design;
- 4) to insure safe and convenient vehicular access;
- 5) to protect and conserve the value of land;
- 6) to insure that land to be subdivided shall be of such character that it can be used safely for building purposes; and
- 7) to coordinate land development in accordance with the Zoning Ordinance.

SECTION 4 - JURISDICTION

These Regulations shall not apply to any lot or lots forming a subdivision or part thereof, created and/or recorded prior to December 26, 1995. These Regulations shall not repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws, or ordinances except those specifically repealed by these Regulations, or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants running with the land to which the Village is a party. Where these Regulations impose a greater restriction upon land than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of these Regulations shall control.

SECTION 5 - PLATTING REQUIRED

It shall be unlawful for any person to subdivide, plat, or lay out into lots any land within the Village except in compliance with the regulations herein contained. No plat shall be recorded and no lot or land shall be sold from any such plat until said plat has been approved as herein required. No plat of any subdivision shall be recorded in the office of the County 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 City shall institute proceedings to have the plat stricken from the County records. No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision not in conformity with the provisions of this ordinance. No excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these regulations. No owner or agent of the owner 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 or 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 these Regulations.

SECTION 6 - AMENDMENTS

The Planning Commission may, from time to time, recommend to Village Council such changes in these Regulations as they may deem necessary. Council may, after public hearing, amend, supplement or change these Regulations. Notice shall be given of the time and place of such public hearings by publication in at least one (1) newspaper of the general circulation published in the local area, thirty (30) days prior to holding of said hearing. The amendment or amendments shall be on file in the office of the Planning Commission for public examination during said thirty (30) days.

SECTION 7 - SEPARABILITY

The sections and subsections of this ordinance are hereby declared to be mutually independent and the holding of any provision, section, subsection or portion thereof to be void, unconstitutional, or invalid for any cause shall not affect the validity of the ordinance as a whole, or any other provision, section, subsection, or portion thereof.

SECTION 8 - DEFINITIONS

1. "Bond" is any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in a form satisfactory to the Village Solicitor.
2. "Construction plans" are the detailed engineering drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision.
3. "Improvements" are grading, sanitary and storm sewers, water mains, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, and the appropriate appurtenances required to render land suitable for the use proposed.
4. "Lot" or "parcel" is a division of land separated or proposed to be separated from other divisions of land by description on a recorded subdivision plat, recorded survey map, or by metes and bounds for purposes whether immediate or future, of sale, lease, separate use, or building development.
5. "Corner lot" is a lot at the point of intersection of and abutting on two intersecting streets.
6. "Public utility" is any person, firm, corporation, governmental agency, or board having a public utility commission permit to furnish under regulations to the public, electricity, gas, steam, telephone, transportation, water, or any other similar public utility.
7. "Right-of-way" is a strip of land occupied or intended to be occupied by a street, crosswalk, walkway, or other public improvement relating to public travel or access.
8. "Street and Alleys" "Street" is a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however otherwise designated.
 - a. "Major Highway" is a principal or heavy traffic street of considerable continuity and used primarily as a traffic artery for inter-communication between large areas. S.R. 585 is an example.
 - b. "Secondary Highway" is a thoroughfare which connects large rural areas of the county. State Routes 604 and 94 are examples.
 - c. "Collector Street" is a street which carries traffic from minor streets to major highways or major streets, including the principal entrance streets of a residential development and streets for circulation within such a development.
 - d. "Minor Street" is a street used primarily for access to the abutting properties.
 - e. "Cul-de-Sac" or "Dear-end Street" is a minor street with only one outlet.
 - f. "Alley" is a minor way which is used primarily for vehicular service access to the back

or the side of properties otherwise abutting on a street.

- g. "Street Width" is the shortest distance between the lines delineating the right-of-way of a street.
9. "Subdivider" Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these Regulations to effect a subdivision of land hereunder for himself or for another.
10. "Subdivision"
- a. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two (2) or more parcels, sites or lots, any one of which is less than five (5) acres for the purposes - whether immediate or future - of transfer ownership, provided, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted.
 - b. The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.
 - c. "Minor Subdivision" is a division of a parcel of land along an existing public street or road not involving the opening, widening, or extension of any street or road and involving not more than five lots after the original tract has been completely subdivided.

ARTICLE II
APPLICATION PROCEDURES AND APPROVAL PROCESS

SECTION 1 - PREAPPLICATION CONFERENCE

Prior to the submission of a preliminary plat, the subdivider shall seek the assistance of the Planning Commission and municipal officials with regard to development of the proposed property. The purpose of the preapplication review is to make the subdivider familiar with the requirements of these subdivision regulations and with the Comprehensive Plan for Doylestown, Ohio as it affects the proposed subdivision location.

The subdivider shall submit to the Zoning Inspector a preliminary sketch plan indicating the general approach to developing the site, including the approaches to storm water management, utility service, access, and traffic flow. The Zoning Inspector will place the sketch plan on the next available Planning Commission agenda for general discussion and comment. The applicant and his engineer shall attend the preapplication review meeting with the Planning Commission.

SECTION 2 - SUBMISSION AND APPROVAL OF PRELIMINARY PLATS

1. Submission. The subdivider shall prepare and submit an application for approval of a preliminary plat. Said application shall be submitted to the Zoning Inspector at least fifteen (15) working days prior to the Planning Commission meeting at which it is to be considered. All applications for preliminary plat approval shall include:
 - a. A completed application form,
 - b. Twelve (12) copies of the preliminary plat and supplementary material as required in Article III Section 2,
 - c. A plat review fee and deposits as established by Village Council, and
 - d. A letter describing any requested waivers to the standard provisions of these subdivision regulations and the justification therefore.

No preliminary plat shall be considered officially filed until it is been examined by the Planning Commission and is found to contain all of the required information as set forth in this Section and in Article III Section 2.

2. Transmittal and Review. Upon receipt of an application as set forth in Subsection 1 hereof, the Zoning Inspector shall transmit copies of the proposed preliminary subdivision plat to the appropriate Village, County, and other officials and agencies and to such planning and engineering consultants as may be determined by the Planning Commission for review and comment.
3. Commission Action. The Commission shall act on the preliminary plan within forty-five (45) days after the plat has been declared officially filing unless such time is extended by agreement with the subdivider or his agent. After receipt of reports from such officials and agencies, the

Commission shall determine whether the preliminary plat shall be approved as submitted, approved with modifications, conditionally approved, or disapproved.

4. Notice of Action. Notice of the action taken by the Planning Commission shall be supplied to the subdivider. The action of the Commission shall be noted on two (2) copies of the preliminary plat and the application form and one (1) copy of each returned to the subdivider. One copy of each shall be retained on file by the Zoning Inspector.
5. Effect of Approval. Approval of a preliminary plat by the Commission shall not constitute approval of the final plat of the subdivision by the Commission and does not constitute authorization to record the subdivision. Preliminary plat approval shall be effective for a period of one (1) year period from the date of approval unless an extension of time is granted by the Planning Commission. The general terms and conditions under which the preliminary approval was granted will not be affected by any changes and/or amendments to these Regulations during the one (1) year time period following approval. Upon expiration of a preliminary plat approval, no approval of a final plat shall be given until the preliminary plat has been resubmitted and approved.

SECTION 3 - SUBMISSION AND APPROVAL OF FINAL PLATS

1. Submission. The subdivider shall prepare and submit an application for approval of a final plat. Said application shall be filed with the Zoning Inspector at least fifteen (15) working days prior to the Planning Commission meeting at which it is to be considered. All applications for final plat approval shall include:
 - a. A completed application form,
 - b. Original tracing and twelve (12) copies of the final plat and supplementary information,
 - c. Original tracing and six (6) copies of required construction plans,
 - d. A cost estimate for installation of required improvements prepared and signed by a registered engineer,
 - e. A letter signed by the subdivider describing any additional waivers requested which were not reviewed with the preliminary plat, and
 - f. Plat review fees and deposits as established by Village CouncilThe final plat shall be not be considered officially filed until it has been examined by the Planning Commission and found to be in full compliance with the provisions of this Section.
2. Submission Limitations. All final plats shall be subsequent to and substantially in conformance with a previously approved preliminary plat and shall have incorporated all changes or modifications required by the Planning Commission. The final plat shall be filed not later than twelve (12) months after the date of approval of the preliminary plat; otherwise, it will be considered void unless an extension was previously granted by the Commission. Final plats may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time Subdivisions may be submitted for final approval in consecutive sections provided that a preliminary plat has been approved for the entire subdivision and that improvement plans for any section include all improvements determined by the Village Engineer as required to support said section even when said improvements are

located beyond the limits of the section.

3. Transmittal and Review. Upon receipt of an application for final plat approval, the Zoning Inspector shall transmit copies of the proposed subdivision plat to the appropriate Village, County, and other officials and agencies and to such planning and engineering consultants as may be determined by the Planning Commission for review and comment.
4. Planning Commission Action. The Planning Commission shall take action on the final plat within sixty (60) days after the same has been determined to be officially filed. The Commission may conditionally approve, or disapprove said plat. If disapproved, the grounds for disapproval of the final plat shall be stated on the record of Commission, including the reference to the regulation violated by the plat, and a copy of said record of the Commission shall be forwarded to the subdivider. Subdivider shall make necessary correction and resubmit the final plat within thirty (30) days to the Commission for its approval. If the final plat and construction plans are acceptable, the subdivider shall be notified of conditional approval of the plat by the Commission. Said conditional approval by the Planning Commission shall constitute authorization to install improvements in accordance with the approved construction plans.
5. Completion of Improvements. Upon receipt of conditional approval from the Planning Commission, the subdivider shall either install all required improvements and submit "as built plans" based upon inspection records and information obtained by a registered surveyor, or provide an approved performance guarantee for said improvements in accordance with Article VI hereof. Said action shall be completed within twelve (12) months from the date of the Commission's conditional approval or said approval shall be null and void unless said time period is extended by the Commission for good cause.
6. Final Record Plat Approval. Upon the subdivider's compliance with Section 5 hereof, the final plat shall be presented to Village Council for approval of the dedication to the Village or for public use of rights-of-way, easements, and park lands. Such approval shall be for dedication purposes only and shall not constitute acceptance or final approval of the improvements required to be installed by the subdivider. Upon approval by Council, the Mayor and Village Clerk shall sign the final record plat.
7. Recordation. Upon receipt of recording fees from the subdivider, as set forth in the fee schedule established by Council, the Village shall place the plat on record with the County Recorder and County Auditor. Upon recording, the tracing of the final plat shall be permanently filed with the Village.

SECTION 4 - MINOR SUBDIVISIONS

Subdivisions which meet all of the criteria for classification as a minor subdivision as set forth in Article I Section 8, may be approved by the Planning Commission in accordance with the following procedures and without referral to Village Council.

1. Submission. The subdivider shall prepare and submit an application for approval which shall include:

- a. A completed minor subdivider application form,
 - b. Eight (8) copies of legal descriptions and survey plats for the property prepared by a registered surveyor, and
 - c. A filing fee as established by Council. Applications for minor subdivisions shall be submitted at least ten (10) working days prior to the Planning Commission meeting at which it is to be considered.
2. Planning Commission Action. The Planning Commission shall take action on the minor subdivision application within thirty (30) days of the date said application is filed with the Zoning Inspector. The Commission shall indicate its approval by placing an approval stamp signed by the Mayor on two (2) copies of the plat and deeds. None of the improvements described in Article V or the guarantees set forth in Article VI shall be required for recordation of the plat and deed.
3. Recordation. One (1) copy of the stamped plat and deeds shall be returned to the applicant for recordation with the County Recorder and County Auditor. The other copy shall be retained in the records of the Zoning Inspector.

ARTICLE III PLAT REQUIREMENTS

SECTION 1 - GENERAL REQUIREMENTS

The purpose of this chapter is to set forth the specific information to be provided by subdividers in order to permit adequate review, processing, and approval of plats. Plats, improvement plans and supporting data submitted to the Village shall be prepared in accordance with the requirements set forth in the following sections.

SECTION 2 - PRELIMINARY PLATS

1. Form. Preliminary plats shall be prepared by a registered surveyor, landscape architect, professional engineer, or city planner. Preliminary plats shall be clearly and legibly drawn on one (1) or more sheets measuring twenty-two (22) inches by thirty-six (36) inches. Subdivisions containing six (6) acres or less shall be drawn at a scale of one (1) inch equals fifty (50) feet. All other subdivisions shall be drawn at a scale of one (1) inch equals one hundred (100) feet, unless otherwise required by the Commission. Preliminary plats shall include all land intended for ultimate development even though only a portion of the tract is to be initially recorded.
2. Contents. Each preliminary plat shall contain the following information:
 - a. The proposed name of the subdivision which shall not duplicate others in the County.
 - b. Names and addresses of the subdivider, owner and professional who prepared the plat.
 - c. Scale of the plan, both graphically and numerically, north point and date.
 - d. The location and dimensions of all boundary lines of the subdivision expressed in feet and decimals of a foot and the total acreage of the parcel. Said dimensions may be based upon record information.
 - e. Location, widths and names of existing, platted, and proposed streets, easements, parks, permanent buildings, section and corporation lines.
 - f. Names of adjacent subdivisions and owners of adjoining parcels of un-subdivided land.
 - g. The current zoning of the property and of the contiguous properties and the locations of existing zoning boundary lines.
 - h. Existing contours with intervals of not more than five (5) feet where the slope is greater than ten (10) percent, and not more than two (2) feet where the slope is less than ten (10) percent. Elevations are to be based on sea level datum as available. Reference bench marks used shall be indicated.
 - i. The location of existing water bodies, streams, drainage ditches, wetlands, flood plains, and other pertinent features.
 - j. The location of wooded areas, power transmission poles and lines, and existing and proposed sanitary sewers, storm drainage catch basins and water lines.
 - j. A vicinity or location map at a scale of 1 inch equals 400 feet showing the relationship of the proposed subdivision to the surrounding area, especially main thoroughfares, shopping facilities, schools, and parks.
 - k. The approximate location and dimensions of all proposed lots. Lots shall be numbered consecutively.

- l. The location, width, and purpose of any easements on the site.
 - m. Indication of the proposed use of any lot or parcel not divided for building purposes.
 - n. The proposed use of any lot or parcel not intended exclusively for single-family dwellings.
 - o. A summary of subdivision data including: total number of lots, average and minimum lot sizes, total acreage in streets, parks, and other uses.
4. Supplementary Information.
- a. Statement of proposed use of lots.
 - b. Written indication from the Board of Public Affairs that the subdivision can be adequately served by the existing water and sanitary sewer facilities or identifying utility improvements necessary to provide adequate service to the proposed development.

SECTION 3 - FINAL PLATS

1. Preparation. Final plats shall be prepared and certified by a registered surveyor. The final engineering plans shall be prepared and certified by a registered professional engineer.
2. Form. Final plats shall be clearly and legibly drawn in ink on permanent material such as linen or mylar. The size of the plat shall be on one or more sheets twenty-two (22) inches by thirty-six (36) inches. Scale shall be one (1) inch equals one hundred (100) feet unless otherwise authorized by the Planning Commission.
3. Plat Contents. The final plat shall contain the following information:
 - a. The name of the subdivision, graphic and numerical scales, date and north point.
 - b. All plat boundaries with length of courses in feet and hundredths and bearing to not more than half minutes.
 - c. Bearing and distances to the nearest established street lines, section corners or other recognized permanent monuments, which shall be accurately described on the plat.
 - d. Municipal and section lines accurately tied to the lines of the subdivision by distances and bearings.
 - e. Lines of adjoining streets and alleys with their width and names.
 - f. The radii, arcs, chords and chord bearings, points of tangency and central angles for all curvilinear streets and radii for rounded corners.
 - g. All easements for rights-of-way provided for public services or utilities, and any limitation of such easements.
 - h. All lot numbers and line, with accurate dimensions in feet and hundredths, and with bearings. The basis of bearing shall be stated on plat.
 - i. Accurate location and description of all monuments.
 - j. A summary of site data including the total number of lots, the average lot size, minimum lot size, and the amount of acreage in lots, rights-of-way, parks, open space, and other public uses.
 - k. 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 map.

- l. Building setback lines accurately shown with dimensions.
 - m. A notarized certification by the owner that the plat was prepared with his consent and offering for dedication the streets, easements, and other public areas.
 - n. A release signed by the mortgage holder, if any, of all interest in properties dedicated to public use.
 - o. An approval block for the endorsement of the plat by the Mayor and Village Clerk.
 - p. Proper notations for transfer and recording by the County Auditor and the County Recorder.

4. Construction Plans. Final plats shall be accompanied by detailed construction plans prepared and certified by a registered professional engineer for all required improvements. Said plans shall be at a scale of 1 inch equals 50 feet on 24-inch by 36- inch sheets. The cover sheet for the construction plans shall indicate the total lineal feet of streets, storm sewers, sanitary sewers, and water lines to be installed. Said plans shall include:
 - a. profiles, elevations, construction details, specifications, and calculations and computations for all required improvements including streets, sidewalks, water lines, sanitary sewers, storm sewers, street lights, and other related improvements to be constructed in the proposed subdivision.
 - b. Cross sections at fifty (50) foot stations, changes of grade and storm drainage structure.
 - c. Accurate outlines of any areas to be dedicated or temporarily reserved for public use with the purpose indicated thereon.
 - d. An overall grading and storm water management plan, and an erosion control plan.

5. Supplementary Information.
 - a. A copy of proposed covenants and restrictions.
 - b. Certificates showing that all legally due taxes have been paid.
 - c. Evidence of title.
 - d. Either a certification from the Village Engineer that all improvements have been installed and approved, or a performance bond insuring the installation of all required improvements as provided in Article VI Section 1.

ARTICLE IV DESIGN STANDARDS

SECTION 1 - GENERAL

In addition to such other requirements of the Village of Doylestown as might apply, the standards set forth in this Article shall govern the design of subdivisions platted pursuant to this ordinance.

SECTION 2 - NATURAL FEATURES

Subdivisions should be planned to take advantage of the topography of the land, to economize in the construction of drainage facilities, to reduce the amount of grading, to minimize destruction of trees and topsoil, and to preserve scenic natural features. 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 nor for such other uses that may increase danger to health, life, or that may aggravate the flood hazard.

SECTION 3 - STREETS

1. General. The arrangement, character, extent, width, and location of all streets shall conform to the current Comprehensive Plan for the Village of Doylestown. 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. Residential streets shall be designed to discourage through traffic which may use secondary or major highways and whose origin or destination is not within the subdivision.
2. Intersections. Streets shall be laid out to intersect as nearly as possible at right angles. No angle of intersection involving a Major Highway shall be less than eighty (80) degrees and no street shall intersect any other street at an angle of less than seventy-five (75) degrees. Intersections containing more than four approaches shall be discouraged. The centerlines of opposing streets shall be aligned whenever possible, otherwise, said centerlines shall be offset a minimum of one hundred fifty (150) feet.

3. Horizontal and Vertical Alignment. Horizontal and vertical alignment shall meet the following minimum standards:

	Major Highway	Secondary Highway	Collector	Minor Street
Minimum centerline radius	500 feet	300 feet	300 feet	200 feet
Minimum sight distance (horizontal and vertical)	500 feet	300 feet	300 feet	200 feet
Minimum gradient	0.5%	0.5%	0.5%	0.5%
Maximum gradient	5.0%	6.0%	7.0%	8.0%
Maximum vertical curve length	100 feet	100 feet	50 feet	50 feet
Required cross slope	3/8 inch/foot	3/8 inch/foot	3/8 inch/foot	3/8 inch/foot
Minimum tangent between reverse curves	100 feet	100 feet	50 feet	50 feet
Minimum corner radii	50 feet	50 feet	30 feet	30 feet

4. Right-of-Way Widths. The width of street rights-of-way shall conform to the following:

Street Classification	Minimum Right-of-Way (feet)
Major Highway	100
Secondary Highway	60
Collector	60
Minor Street	60
Alley	as determined by Planning Commission
Cul-de-sac (less than 500 ft.)	as determined by Planning Commission

5. Cul-de-Sacs and Dead End Streets. Streets designed to be permanently dead-ended shall not be longer than 1,000 feet and shall be provided at the closed end with a turnaround having an outside pavement radius of at least fifty (50) feet and a right-of-way radius of at least sixty-two (62) feet.

If such a cul-de-sac street is of a temporary nature and a future extension into adjacent land is anticipated, then the turning circle beyond the normal street width shall be in the nature of an easement over the premises included in the turning circle but beyond the boundaries of the street proper. Such easements shall be automatically vacated to abutting property owners, when the dead end street is legally extended into adjacent land. If such dead-end street extends only one lot depth past a street intersection, no turnaround will be required.

The subdivider shall be required to reserve for public use a strip of land five (5) feet in width at the end of all temporary dead-end streets. No person or persons shall have access across this property until an adjacent subdivision is developed and streets in such development are dedicated for public use. The cost of paving said strip shall be borne by the subdivider connecting into such streets.

6. Street Names. Street names shall be as approved by the Planning Commission. Names shall not duplicate existing street names. The Commission may adopt policies, as deemed appropriate, to guide the naming of streets.

SECTION 4 - LOTS

1. Zoning Conformance. The lot size, width, depth, and the minimum building setback lines shall conform to the Village of Doylestown Zoning Ordinance.
2. Corner Lots. Corner lots shall have extra width to permit appropriate building setback from the orientation to both streets.
3. Access to Public Streets. The subdividing of land shall provide each lot with access to a public street.
4. Double-Frontage Lot. Lots shall not be laid out so that they have frontage on more than one street except:
 - a. Where the lots are adjacent to the intersection of two streets.
 - b. Where it is necessary to separate residential lots from major highways.

Where double-frontage lots are created adjacent to major highway, a reserve strip along the major highway 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 six-foot high solid board fence or masonry wall be constructed or that a ten-foot wide planting screen be provided.

5. Lot Lines. Lot lines shall be substantially at right angles or radial to street lines.
6. Lot Arrangement. Lots shall be so arranged and designed as to provide satisfactory building sites properly related to the topography of the site and the character of the surrounding development.

SECTION 5 - EASEMENTS

1. Drainage Easements. Where a subdivision is traversed by a water course, drainage way, channel, storm conduit, or stream there shall be provided to the Village, a storm water or drainage easement conforming substantially with the lines of such water course and containing such additional width as required.
2. Roadside Easements. Easements ten (10) feet in width shall be provided adjacent to each side of and contiguous with all proposed rights-of-way. Such easements shall be usable for any and all utilities.
3. Lot Line Easements. Easements at least ten (10) feet in width shall be provided along all rear and side lot lines for utilities and drainage.

4. Access Easements. Where subdivisions are adjacent to schools, parks, or other public facilities, access easements shall be provided to those facilities where deemed appropriate by the Planning Commission. Such an access easement shall be a minimum of 20 feet in width, and side yard setbacks for adjacent lots shall be measured from the easement.

SECTION 6 - UTILITIES

All utilities (including but not limited to gas, electric, telephone, and CATV cables) shall be located underground throughout the subdivision. Wherever existing utility facilities are located above ground, except within public right-of-way, they shall be removed and placed underground.

SECTION 7 - STREET LIGHTING

Street lights shall be installed and shall conform to the standard established by the Village for subdivision street lighting.

SECTION 8 - CONFORMITY WITH COMPREHENSIVE PLAN

All proposed subdivisions shall conform to the Village of Doylestown Comprehensive Plan. Whenever a tract to be subdivided embraces any part of a major highway, secondary highway, or collector street shown on the adopted Comprehensive Plan, such part of the proposed public way shall be platted by the subdivider in the location and of the width indicated on the adopted Comprehensive Plan.

SECTION 9 - PUBLIC SITES AND OPEN SPACES

Where the boundary of the subdivision incorporates areas shown as parks, schools, or other public areas in the Comprehensive Plan, such area shall be designated for the specified use and shall either be dedicated to the Village for said purpose, or made available for acquisition by the Village within a reasonable period of time.

SECTION 10 - OWNERSHIP AND PERPETUAL MAINTENANCE

Where subdivisions contain common areas, open spaces, or drainage facilities, the proposed ownership of same shall be identified and a perpetual maintenance plan submitted to the Village for review and approval. Said plan shall set forth the responsibility for maintenance of all such areas and shall describe the method of financing the maintenance program.

ARTICLE V MINIMUM REQUIRED IMPROVEMENTS

SECTION 1 - GENERAL

Prior to the granting of final plat approval, the subdivider shall have designed, furnished, and installed or shall have furnished adequate bond or surety to guarantee the installation of the improvements required in this Article. All of the required improvements shall be made in full compliance with the specifications for each of the various units of work, as required by the governmental authority having jurisdiction.

SECTION 2 - STREET IMPROVEMENTS

All streets and thoroughfares shall be graded to their full right-of-way width, including side slopes, and improved in accordance with the standards set forth herein. Plans and specifications for street improvements shall be subject to approval by the Village.

1. Subgrade. The subgrade shall be free of sod, vegetation matter or other similar material. Sub-base grade tolerance shall be not more than one (1) inch in twenty (20) feet. Sub-base construction shall be in accordance with the latest edition of "Construction and Material Specifications" of the Department of Transportation, State of Ohio.
2. Underdrains. In all instances where poor subsurface drainage conditions exist and as otherwise directed by the Village, shallow pipe underdrains shall be installed. Shallow pipe underdrains shall be installed in accordance with the latest edition of "Construction and Material Specifications" of the Department of Transportation, State of Ohio.
3. Width of Pavement. The width of pavement may vary, depending upon the classification of the street, character of the development served, and the estimated volume of traffic expected to utilize the street. Where a proposed street width is indicated in the Comprehensive Plan, the subdivision plans shall conform to the minimum cross section shown in the Comprehensive Plan. The minimum street pavement width for Major Highways, Secondary Highways, Collector Streets, and Minor Streets shall be twenty-six (26) feet measured from back of curb to back of curb. The minimum pavement width for an alley shall be as determined by the Planning Commission.

In certain instances, especially where a commercial area is involved and no off-street parking facilities are provided and no parking is permitted on the street at any time, a parking lane at least eight (8) feet wide on each side of the street and paved to the satisfaction of and in accordance with the specifications approved by the officials concerned may be required in addition to the necessary number of lane for moving traffic. Where pavement widths greater than those specified above are necessary, provision of same shall be discussed with the Planning Commission to determine whether or not public expenditures for such additional width can or should be made simultaneously with the subdivider's improvement program.

4. Aggregate Base Course. The base course shall be type known as Item 304, as set forth by the "Construction and Material Specifications" of the Department of Transportation, State of Ohio. The minimum thickness of base course after rolling shall not be less four (4) inches.

5. Prime Coat. After installing the aggregate base course and just prior to installing the bituminous aggregate base, a bituminous prime coat shall be applied at a rate of 0.04 gallons per square yard. The prime coat shall be installed in accordance with Item 408 as set forth in the latest edition of "Construction and Material specifications" of the Department of Transportation, State of Ohio.
6. Bituminous Base Course. The Bituminous base course shall be type known as Item 301, as set forth by the current "Construction and Material Specifications" of the Department of Transportation, State of Ohio. The bituminous base course shall be installed in the two separate layers. Only virgin material shall be allowed for this item. Thickness of base course after rolling shall not be less than five (5) inches.
7. Intermediate Course. Asphaltic Concrete. The intermediate course shall be constructed in accordance with specifications for Item 403 as set forth by the current "Construction and Material Specifications" of the Department of Transportation, State of Ohio. Only virgin materials shall be allowed for this item. The thickness of the surface course after rolling shall not be less than one and one-quarter (1 1/4) inches.
8. Surface Course. Asphaltic Concrete. The surface course shall be constructed in accordance with the specifications for Item 404 as set forth by the current "Construction and Material Specifications" of the Department of Transportation, State of Ohio. Only virgin materials shall be allowed for this item and all aggregate shall be limestone. The thickness of the surface course after rolling shall not be less than one and one-quarter (1 1/4) inches.
9. Curbs and Gutters. Curbs shall be required on all streets. Curbs shall be combined with gutters built of concrete unless otherwise approved. Curbs, combined curbs and gutters, and graded gutters shall be constructed in conformance with the current "Construction and Material Specifications" of the Department of Transportation, State of Ohio, as they pertain to this type of improvement. Combination curb and gutter shall be Item 609 Type 2 and shall be constructed with limestone aggregate.

SECTION 3 - SIDEWALKS.

Concrete sidewalks having a minimum width of four (4) feet and a minimum thickness of four (4) inches

shall be installed along both sides of all streets. All sidewalks in driveways shall have a minimum thickness of six (6) inches and must be sawed parallel to the curb at the driveway. The Planning Commission may require additional sidewalks as it deems necessary to provide for the safety of pedestrians in walking to schools or similar major destinations. Concrete sidewalks shall be constructed in conformance with the current "Construction and Material Specifications" of the Department of Transportation, State of Ohio, as they pertain to this type of improvement. All sidewalks must meet ADA standards. Sidewalks shall be installed prior to occupancy except where a six month extension for said installation is granted by the Zoning Inspector. Once seventy-five percent (75%) of the lots within a subdivision have been sold or developed, the subdivider and/or lot owners shall, within six months of said date, construct sidewalks on the remaining twenty-five percent (25%) of the lots in the subdivision.

SECTION 4 - DRAINAGE

All necessary facilities, including underground pipe, inlets, catch basins or open drainage ditches, as determined by the Planning Commission, with the advice of the Village Engineer, shall be installed to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. All storm drainage facilities within the subdivision shall connect to an adequate drainage course.

1. Storm Sewers and Storm Water Drainage. Storm sewers shall be provided on all improved streets. A drainage system adequate to serve the need of the proposed new streets and the entire subdivision will be required in new subdivisions. Where an adequate public storm sewer main is available near the subdivision boundary, the subdivider shall construct a storm sewer system and connect with such storm sewer main. If such storm sewer systems are not accessible, the subdivider shall construct a storm sewer system and provide a headwall for discharge to natural drainage channels with easements of adequate width. All storm sewers shall be concrete unless otherwise approved. All downspouts shall be connect to the storm sewer system.
2. Culverts and Bridges. When natural drainage channels intersect any street right-of-way, it shall be the responsibility of the subdivider to have satisfactory bridges and culverts designed and constructed. Where culverts are required, the following minimum requirements shall be observed:
 - A. All culverts shall extend across the entire right-of-way width of the proposed road. The cover over the culvert and its capacity shall be approved by the responsible governmental official, depending upon jurisdiction. The minimum diameter of a culvert pipe shall be eighteen (18) inches. Headwalls, depending on existing drainage conditions, may be required.
 - B. Driveway culverts shall be a minimum length of twenty (20) feet. The diameter of driveway culverts shall be subject to the approval of the responsible governmental official, depending upon jurisdiction. The minimum diameter shall be twelve (12) inches. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Headwalls may be required.
3. Standards and Specifications for Drainage Facilities. The construction of storm water drainage improvements shall be in accordance with such standards and specifications as may be adopted by the Village or established by the Village Engineer.

SECTION 5 - STORMWATER DETENTION

In addition to the other storm drainage requirements set forth in this Article, stormwater runoff control shall be provided. In general, it is the intent of this section to control the discharge rate of stormwater to prevent accelerated runoff, flooding and stream channel erosion that occurs as a result of development. It is the general policy of the Village that the post-development stormwater discharge not exceed the predevelopment discharge rate. The design and construction of stormwater detention facilities shall be in accordance with the Wayne County Engineering Code for Subdivision Development, Article X, latest edition.

SECTION 6 - WATER LINES AND WATER SUPPLY

All subdivisions shall be served by the existing Doylestown public water supply system. The subdivider shall be responsible for installing the water supply line to the subdivision and providing a lateral connection to each lot. Water mains and laterals shall be of acceptable size to service future needs of the proposed subdivision, both for domestic use or other appropriate land use and for fire protection purposes. All water lines are to be looped where possible. Where looping of lines is not possible, a blow-off and/or hydrant shall be installed to permit bleeding of the line. All water system extensions shall be approved by Ohio EPA prior to final Village approval. Water mains shall be installed to the boundaries of the subdivision to permit future extensions.

1. Size. Water lines shall be a minimum of six (6) inches in diameter. House services will be a minimum 3/4 inch. Multi-family units or apartment complexes will be sized accordingly.
2. Line Material. Water mains shall be DR18 C-900 Plastic or Class 52 Ductile Iron Pipe. All fittings shall be Ductile Iron Class 52 Mechanical Joints with Meg-A-Lugs or Grip Rings. Lateral services will be K-Cooper with Brass Fittings. Curb and corporation stops shall be used on all services.
3. Depth. The minimum depth for installation of water lines shall be forty-eight (48) inches to the top of pipe. Maximum depth of water lines shall be not more than seventy-two (72) inches to the top of pipe. All water lines shall be bedded and covered with sand or crusher run material, no rock may be used for backfill:
 - Minimum of bedding depth shall be two (2) inches.
 - Minimum cover over pipe for C-900 shall be twelve (12) inches.
 - Minimum cover for ductile iron pipe shall be six (6) inches.
4. Hydrants. All hydrants shall be Mueller A-421 with Akron threads on 2 1/2 nozzles. Minimum distance between hydrants shall be five hundred (500) feet.
5. Valves. There shall be a minimum of three (3) valves placed at each intersection. One (1) valve shall be placed every eight hundred (800) feet of main line.
6. Bends, Dead-Ends, And In Line Valves. All bends, dead-ends, and in line valves shall use Meg-A-Lug type glands and blocking.
7. Location. Water lines are to be installed a three (3) feet from the back of curb. All lateral service line curb boxes will be installed eight (8) feet inside utilities easement with a ten (10) foot stub out of easement onto the property. All valves main and service and all stubs will be marked with 4" x 4" x 10' post.
8. Backfill. All excavations under streets and driveways shall be backfilled with 304 Limestone compacted in twelve (12) inch lifts.
9. Testing. All water lines shall be tested and disinfected prior to being placed in service. No line shall be place in service without prior authorization from the Village.

SECTION 7 - SANITARY SEWERS

All subdivisions shall be served by the existing Doylestown public sanitary sewer system, or an extension of such system. The subdivider or developer shall provide a system of sanitary sewer mains to the subdivision and shall provide lateral connections for each lot. Whenever main lines are installed, sewer mains shall be extended to the property lines of the subdivision. Connections to public sanitary sewer lines shall be subject to the approval of and according to the specification of the responsible governmental official having jurisdiction. All sanitary sewer extensions shall be approved by Ohio EPA prior to final Village approval.

1. Sizing. Main lines shall be a minimum of eight (8) inches in diameter. Lateral connections for single family residences shall not be less than four (4) inch diameter. Multi-family units and nonresidential facilities shall be sized accordingly.
2. Line Materials. All sanitary sewer lines shall be SDR 35 or 3034 Gasket Pipe.
3. Manholes. Manholes shall be concrete pre-cast with steps. Castings shall be heavy duty, unvented, and shall have a minimum twenty-four (24) inch opening marked "Sanitary Sewer". The maximum distance between sanitary manholes shall be three hundred seventy-five (375) feet. Manholes shall be required at every bend and dead-end of sanitary mains.
4. Laterals. All sanitary sewer lateral connections shall be SDR 35 or 3034 pipe. All sanitary lateral connections to main lines shall be made with a Y-Fitting or Saddle. All bends will be forty-five (45) degrees or less. Clean-outs shall be required every ninety (90) feet.
5. Bedding Material. Sanitary sewers shall be bedded and covered with No. 57 gravel or equal. The minimum depth of bedding shall be four (4) inches. The minimum depth of cover shall be ten (10) inches.
6. Backfill. All excavations under streets and driveways shall be backfilled with 304 Limestone compacted in twelve (12) inch lifts.
7. Testing. All sanitary sewers shall be air tested and videotaped and the results filed with the Village. No sewer line shall be placed in service without prior approval from the Village.
8. Pump Stations and Force Mains. When permitted, pump stations and force mains shall comply with the standards established by the Board of Public Affairs.

SECTION 8 - MONUMENTS

Permanent monuments shall be set at all lot corners. The type of monument and accuracy of placement shall be per "Minimum Standards for Boundary Surveys in the State of Ohio" as recorded in Chapter 4733- 37 of the Administrative Code.

SECTION 9 - UTILITIES AND OTHER IMPROVEMENTS

Electrical service, gas mains and other utilities shall be provided within each subdivision. Wherever such facilities are reasonable accessible and available, they may be required to be installed within the area prior to the approval of the final plat. All utilities shall be underground. The minimum depth of any utility line shall be thirty-six (36) inches.

SECTION 10 - STREET LIGHTS

Street lights shall be installed by the subdivider on all streets within the subdivision, the number and location of such lights to be as determined by the Village. Such lights shall conform to the standards and specifications established by the Village Council.

SECTION 11 - EROSION AND SEDIMENTATION CONTROL

Measures shall be taken to minimize erosion and its impacts during subdivision construction activity. Detailed erosion control plans setting forth the techniques to be used both temporarily (during construction) and permanently, and a schedule for implementing or installing same shall be submitted with the final plat. All erosion control devices shall be in place at the start of construction and other measures implemented according to the approved time schedule. Erosion control plans shall be based designed to control erosion on-site, with the object of eliminating or minimizing erosion or sedimentation impacts off-site. Techniques, devices, or measures used shall be in accordance with the standards adopted by the Village.

SECTION 12 - CONSTRUCTION REQUIREMENTS

1. Preconstruction Conference. 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.
2. Construction Inspection. Inspection during the installation of improvements shall be made by inspectors designated by the Village to insure conformity with the approved plans and specifications. Inspectors 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 preparation, fabrication, or manufacture of the materials 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. Costs of inspections and testing shall be borne by the subdivider and shall be paid in accordance with the fee schedule established by Village Council.
3. Final Inspection. Upon completion of all the improvements, the subdivider shall request in writing a final inspection by the Village Engineer.

4. Cooperation of Subdivider and/or Contractor. The subdivider and/or contractor shall have available on the project at all times, an approved copy 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.
5. Work Schedules. The subdivider and/or contractor shall submit work schedules to the Village Engineer. Work which has not been properly scheduled and inspected shall not be accepted by the Village Engineer.
6. Mud and Dust Control. The subdivider shall be responsible for controlling dust created during construction and shall take corrective action as directed by the Village. The subdivider shall also be responsible for keeping the existing public streets free of mud from construction activity and shall periodically clear public streets of mud deposited as a result of construction.
7. 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.
8. Final Clean-up. Upon completion of the work and before acceptance, the subdivider and/or contractor shall clean all ground occupied or affected by him in connection with the work. The entire area shall be left in a neat and presentable condition satisfactory to the inspector.
9. 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. The subdivider shall be notified by the Village of the need for such maintenance or service. If the subdivider fails to perform such necessary maintenance or service within a time specified by the Village, the Village may perform such maintenance or service and bill the subdivider for such service. Payment shall be guaranteed by the performance bond.

SECTION 13 - FINAL ACCEPTANCE OF IMPROVEMENTS

1. Application for Acceptance. Upon completion of all required improvements, the subdivider shall submit to the Mayor a request to approve and accept said improvements. Such request shall be accompanied by a maintenance bond as set forth in Article VI Section 2 hereof to guarantee materials and workmanship for a period of twelve (12) months and as-built plans of all said improvements.
2. Acceptance of Improvements. Upon proper completion of all required improvements, the final inspection, and a determination that the subdivider has complied with the other provisions of this Ordinance, the Village Council may accept said improvements for ownership and maintenance subject to the submittal of maintenance guarantees as set forth in Article VI Section 2.

3. Maintenance of Improvements After Acceptance. Following acceptance of the required improvements by the Village, the Village shall provide routine preventive maintenance, however, the subdivider shall continue to be responsible for repair, reconstruction or replacement of all improvements and shall immediately repair any damages or failures due to faulty construction upon notice to do so by the Village for the time period specified in the maintenance guarantee.

4. Release of Maintenance Bond. At the end of the maintenance guarantee period, if all requested repairs, reconstruction and/or replacement of improvements have been completed to the satisfaction of the Village, Council shall release the subdivider and surety from any further obligation under the terms of the maintenance bond.

**ARTICLE VI
AGREEMENTS, BONDS AND GUARANTEES**

SECTION 1 - PERFORMANCE BONDS

Prior to the endorsement of the plat by Village Officials, the subdivider shall furnish a bond or other security in a form and amount acceptable to the Village Council. Said bond shall guarantee completion of all required public improvements associated with the subdivision in accordance with the approved plans and specifications for said subdivision. All construction covered by said bond shall be completed within one (1) year unless a greater period of time is approved by the Council. Performance bonds shall be in the amount of one hundred percent (100%) of the estimated cost of installing all required public improvements within or associated with the subdivision.

Said bond shall remain in effect until said improvements have been completed and maintained as provided in these regulations and until released by authority of Village Council. Said bond shall provide that upon default of performance by the subdivider the Village may complete the same after 30 days written notice.

In the event said improvements are not constructed within the time period designated, the Village shall have the option after thirty (30) days written notice to the subdivider to complete and maintain said improvements and to collect and receive from the surety any costs and expenses of completing said improvements.

SECTION 2 - MAINTENANCE BONDS

Upon completion of construction of public improvements and certification by the Village Engineer that said public improvements have been completed according to plan and Village specifications., the subdivider shall furnish a bond providing for the maintenance of said streets for a period of one (1) year from the date of acceptance of said improvements by Village Council.

Said maintenance bond shall be posted with the Mayor in the amount of ten (10) percent of the cost of improvements as determined by the Village Engineer. Said bond shall be in the form of either a cash deposit or corporate surety bond in such form as is approved by the Village Solicitor. If the subdivider fails to perform such maintenance to the complete satisfaction of the Village, the Village may use funds from the maintenance bond for improvements within the subdivision.

SECTION 3 - INDEMNITY INSURANCE

A policy of indemnity insurance in the amount of \$500,000/\$1,000,000 personal liability and \$50,000 property damage protecting the Village against any claims for damage to person or property resulting from or by reason of the construction of the subdivision improvements shall be furnished to the Village prior to the start of construction, and shall be maintained in force by the subdivider until all improvements are completed to the satisfaction of the Village Engineer and a release is approved by Village Council.

SECTION 4 - RESTORATION BONDS

The Village may, where conditions warrant, require a restoration bond. Said bond shall be to insure repair of any damage done to existing curb, gutter, sidewalk, driveways, street pavement, landscaping, or other items within the right-of-way adjacent to a subdivision. The amount of said bond shall be as determined by Village Council based upon the recommendation of the Village Engineer of his estimate of potential damage. Restoration bonds shall be released when all damage facilities, if any, have been restored to the satisfaction of the Village.

SECTION 5 - TITLE INSURANCE

A title insurance policy in an amount to be determined by the Village Solicitor will be issued, prior to final approval of any subdivision which includes the dedication of lands for rights-of-way, easements, or other land dedications, 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. 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.

**ARTICLE VII
ADMINISTRATION AND ENFORCEMENT**

SECTION 1 - AUTHORITY

The Planning Commission is hereby designated as the platting authority and is charged with the duty of providing regulations and making investigations and reports on the design and improvement of proposed subdivisions. The Commission is hereby authorized to approve, conditionally approve, or disapprove plats of subdivisions prepared and filed in accordance with provisions of these Regulations; subject to final approval or disapproval by the Village Council.

SECTION 2 - PLAT ADJUSTMENTS

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

SECTION 3 - WAIVERS AND EXCEPTIONS

1. Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual conditions that the strict application of the requirement of these regulations would result in real difficulties, substantial hardship, or injustice, such requirements may be varied or modified so that the subdivider may subdivide his property in a reasonable manner; but at the same time, the public welfare and interest of the municipality and the surrounding area are thoroughly protected and the general intent and spirit of these Regulations are enforced.
2. The requirements of these regulations may also be modified and varied whenever a plat is for a complete community or neighborhood, but any such variance must insure that adequate public spaces, circulation, recreation, light and air will be provided and the needs of the entire community where fully developed and occupied will be fully met.
3. Waivers and/or exceptions to the requirements of these regulations may be authorized by the Planning Commission with the concurrence of Village Council. The Commission and Council may attach such conditions or stipulations to the granting of any waiver or exception as may be deemed appropriate to protect the public interest and to insure compliance with the intent and spirit of these regulations.

SECTION 4 - VACATION OF PLATS

Any plat or portion thereof may be vacated by the filing of a written instrument declaring said plat or portion thereof to be vacated. Such instrument shall be submitted to the Planning Commission who shall review same and make a recommendation to the Village Council. Council may approve, reject, or approve in part any such instrument. Upon approval by Council, said instrument may be recorded in like manner as plats of subdivisions and shall operate to destroy the force and effect of the plat, or portion thereof, so vacated.

SECTION 5 - UTILITY POLICIES

1. For purposes these subdivision regulations, it shall be Village policy that any time a change is made in land use or there is any subdivision or development of any land all water and sewer lines must be extended to the furthest point of said property. This shall be done whether or not said property requires water or sewer.
2. The Village hereby declares that it shall be policy of the Village to withhold all public improvements of whatsoever nature, including the maintenance of streets and the furnishing of sewage and water facility services from all subdivisions which have not been approved and from all areas dedicated to the public which have not been accepted as provided herein.

SECTION 6 - VIOLATIONS AND PENALTIES

Any person, firm, or corporation who fails to comply with, or violates, any of the regulations set forth herein, or with any order pursuant thereto, shall, upon conviction thereof, be subject to a fine of not more than One Thousand Dollars (\$1,000.00).

Appropriate actions and proceeding may be taken by law or in equity to prevent any violation of this Ordinance, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, and these remedies shall be in addition to the penalties described above.

SECTION 7 - FEES

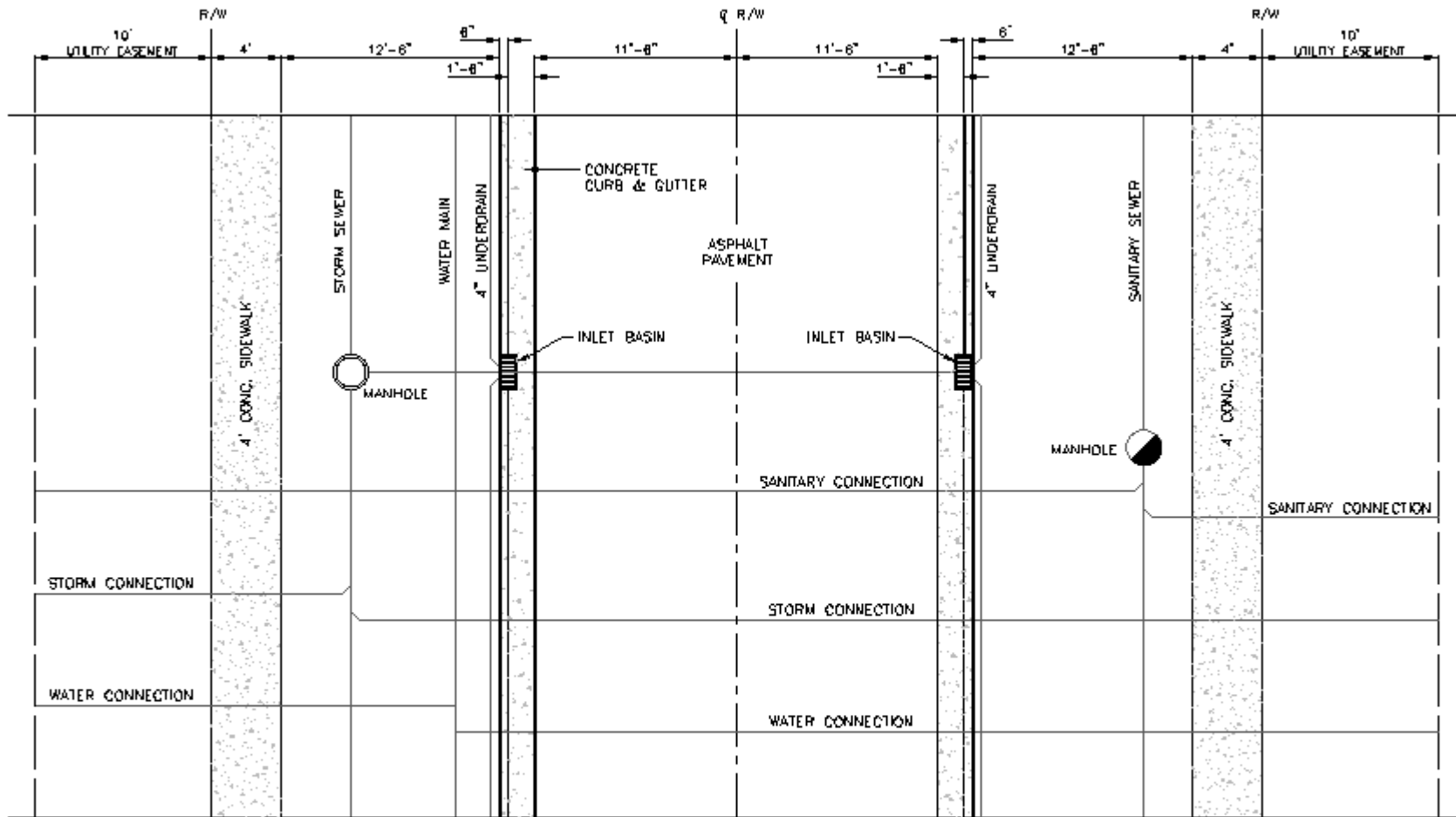
Subdividers shall be responsible for payment of subdivision review fees and construction inspection fees in such amounts as set forth in the official schedule of fees as may from time to time be adopted by the Village Council. Subdivision fees shall be submitted with the plat. Inspection fees shall be submitted prior to recordation of the plat.

APPENDIX A

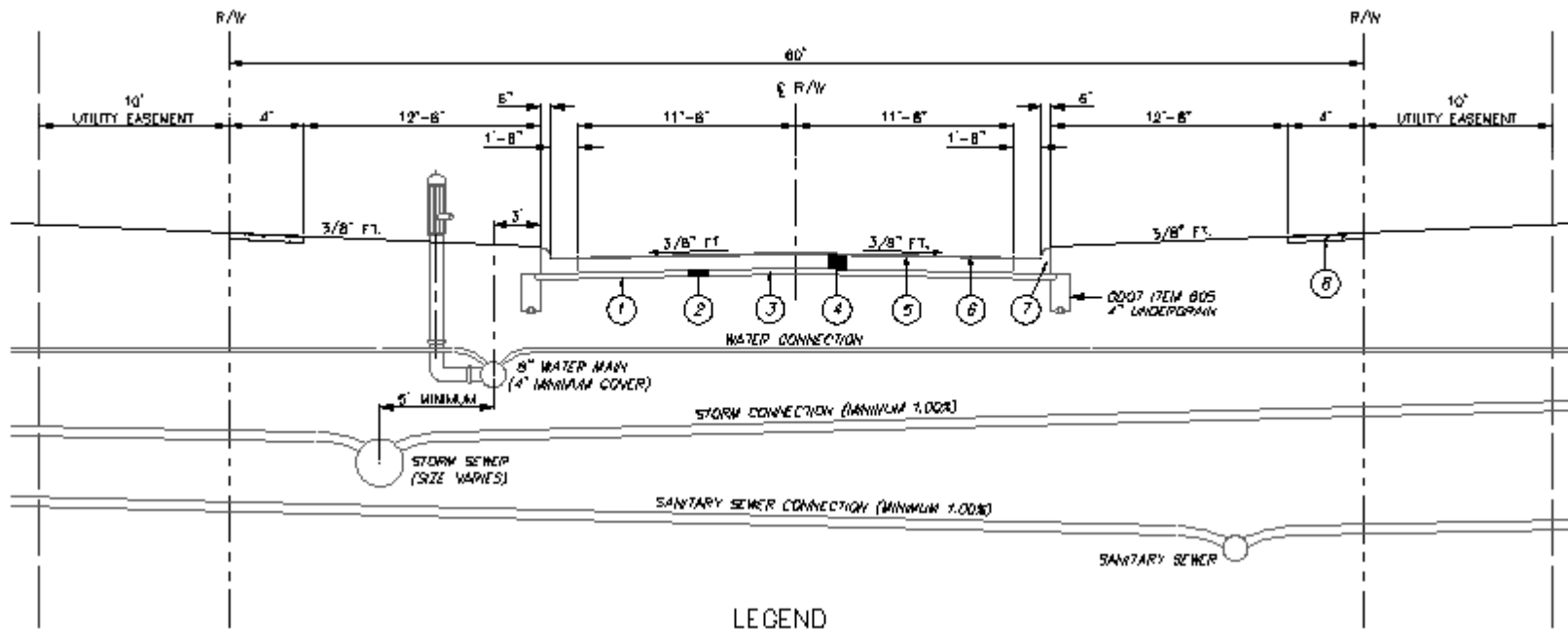
**A RESOLUTION ESTABLISHING THE SCHEDULE OF FEES UNDER THE VILLAGE OF
DOYLESTOWN SUBDIVISION REGULATIONS**

BE IT RESOLVED by the Council of the Village of Doylestown, Wayne County, Ohio that the following fee schedule be adopted for the administration of the Village's Subdivision Regulations:

Application for a Minor Subdivision	A non-refundable fee of \$50.00 plus \$20.00 per lot.
Preliminary Plat Review	
Fee	A non-refundable fee of \$200.00 plus \$20.00 per lot.
Deposit	A \$1,000.00 deposit for consultant services. If consultant services exceed \$1,000.00 the subdivider shall deposit with the Village any additional amount prior to final approval of the plat. Any unused deposit funds will be returned to the subdivider upon final action on the plat.
Final Plat Review	
Fee	A non-refundable fee of \$200.00 plus \$20.00 per lot.
Deposit	A \$1,000.00 deposit for consultant services. If consultant services exceed \$1,000.00 the subdivider shall deposit with the Village any additional amount prior to final approval of the plat. Any unused deposit funds will be returned to the subdivider upon final action on the plat.
Construction Inspection Fee	
Fee	A non-refundable fee of \$42.00 per hour for Inspection services. Should field services by an Engineer be required, the fee for such services shall be \$65.00 per hour.
Deposit	An amount equal to three percent (3%) of the estimated construction cost of all required public improvements as established by the Village Engineer for bonding. The Construction inspection deposit shall be paid to the Village prior to commencement of any construction. The subdivider shall, at the Village's request, supplement the funds on deposit as necessary to cover the actual cost of inspection services. Any unused funds will be returned to the subdivider upon acceptance of the improvements.

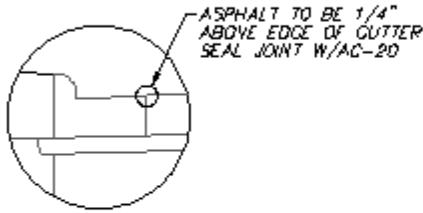


TYPICAL STREET PLAN VIEW
 VILLAGE OF DOYLESTOWN
 SCALE 1"=6'-0"



LEGEND

- ① ODOT ITEM 203 - SUBGRADE COMPACTION
- ② ODOT ITEM 304 - 4" AGGREGATE BASE COURSE
- ③ ODOT ITEM 40B - BITUMINOUS PRIME COAT 40 GAL /SY.
- ④ ODOT ITEM 301 - 5" BITUMINOUS AGGREGATE BASE (2 LAYERS)
- ⑤ ODOT ITEM 403 - 1 1/4" ASPHALT CONCRETE
- ⑥ ODOT ITEM 404 - 1 1/4" ASPHALT CONCRETE (LIMESTONE AGGREGATE)
- ⑦ ODOT ITEM 809 - CONCRETE CURB AND GUTTER TYPE 2
- ⑧ ODOT ITEM 80B - 4" CONCRETE WALK (6" AT DRIVEWAYS)
- ⑨ ODOT ITEM 859 - SEEDING



TYPICAL STREET CROSS SECTION
VILLAGE OF DOYLESTOWN
 SCALE: 1"=6'-0"