

ORDINANCE C-31-63

AN ORDINANCE TO ADOPT  
SUBDIVISION PLATTING REGULATIONS.

WHEREAS, it is apparent that in order to facilitate the orderly and efficient development of subdivisions in the City of Grove City; and

WHEREAS, such regulations are beneficial and necessary for the safety and welfare of the citizens of the City of Grove City.

NOW, THEREFORE, Be It Ordained by the Council of the City of Grove City, Ohio that

SECTION 1. The Subdivision Platting Regulations, attached hereto and made a part hereof, are hereby adopted for the City of Grove City.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

SUBMITTED Aug 5, 1963

Gerald L. Brinkman  
Gerald L. Brinkman, President of Council

PASSED Sept. 16, 1963

Anton C. Patzer  
Anton C. Patzer, Mayor

EFFECTIVE Sept. 16, 1963

Maria T. Kochensparger  
Maria T. Kochensparger, Clerk of Council

I Certify that this Ordinance is  
Correct as to Form.

Date: 9-16-63

I hereby certify that the foregoing legislation was published 9-16-63 in accordance with the provisions of Section 2.11. of the Grove City Charter.

R. E. Gunderman  
R. E. Gunderman

SECTION 1 (§3123.01)

Definitions. The following words and phrases when used hereafter shall have the meaning defined below:

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

(b) Plat: Plat means a map of a tract or parcel of land made by a competent surveyor. A plat shall describe the streets, public grounds and all inlots, outlots and fractional lots within or adjacent to such plat. The description shall include the courses, boundaries and extent of all existing and proposed lot or property lines.

(c) Lot: A portion of a subdivision or other parcel of land intended as a unit for transfer of ownership or for building development. Each lot shall bear a number.

(d) Improvements: Any addition to the natural state of land which increases its value or utility, including buildings, street pavements with or without curbs and gutters, sidewalks, crosswalks, water mains, sanitary sewers, and storm sewer street lighting, public utilities and other appropriate items.

(e) Right-of-way: The strip of land between property lines of a street, parkway or easement, dedicated or otherwise acquired for use by the public.

(f) Easements: A right, as distinct from ownership, granted by the owner or owners over a strip of parcel of land for a specific purpose or purposes.

(g) Building Setback Line: A line parallel to and at a fixed distance from the street, the purpose of which is to establish the minimum distance from a building to the street right-of-way line.

(h) Walk-Way: A dedicated public right-of-way limited to pedestrian traffic.

(i) Preliminary Plat: A drawing, indicated the proposed layout of a subdivision, which is submitted to the Planning Commission and which, if approved, authorized proceeding with the preparation of the Final Plat.

(j) Final Plat: A drawing of all or a portion of a subdivision which is submitted to the Planning Commission and Council for appropriate action.

(k) Street: For the purpose of these regulations, any avenue, boulevard, road, lane, parkway, or other way for vehicular and pedestrian traffic shown upon a plat which has been duly approved, filed and recorded in the office of the County Recorder, shall BE KNOWN AS A STREET. It includes the land between the street boundary lines whether improved or unimproved. Streets shall be classified as follows:

1. Primary or through street: An arterial street or highway which may carry traffic of a state or federal highway route.
2. Secondary Street: A street which may carry a large amount of traffic which does not originate or terminate in the properties abutting upon the street.
3. Residential Street: One which carries vehicular traffic usually originating or ending in the properties abutting on the street. (Sometimes classified as a minor street).
4. Industrial Street: One which is intended to carry heavy vehicular traffic primarily serving light or heavy industrial establishments.
5. Dead-End Street: A street with only one outlet.
6. Private Street: A strip of privately owned land providing access to abutting properties.
7. Cul-de-sac: A cul-de-sac is a short, minor or residential street having but one end open for motor traffic and the other end permanently terminated by a vehicular turn-around or back-around.
8. Freeway: (Limited Access Highway). A strip of public land devoted to rapid movement of vehicular traffic to which the abutting property owners have only a limited right of access.
9. Service Road: A minor thoroughfare parallel with a limited access highway to afford abutting property owners access to such highway at limited points.
10. T-Turn Around: An arrangement of a public right-of-way at the end of a dead-end street which permits vehicles to be turned around by heading in, backing and then going forward.

(l) Street Line: The boundary line (sometimes referred to as the property line) between a lot and the area dedicated or otherwise acquired by the City for Street purposes.

(m) Zoning: City regulations and limitations, by districts, of the height, area and use of buildings, the use of lands and the density of population.

(n) Sidewalks: That portion of a street lying outside the curb lines or side lines of a roadway and within the street right-of-way lines, intended for use of pedestrians.

SECTION 2.

§3123.02 Subdivision Requirements.

(a) A proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the orderly neighborhood development of the area, and shall also conform to the zoning regulations affecting the area in which the subdivision is located and all buildings constructed shall be in accordance with the Building Code.

(b) Frontage on freeways (limited access highways) shall be provided with a parallel service street or arrangement of lots keeping vehicular access to the main highway at a minimum.

(c) Off-Street Parking shall be provided as established by the Zoning Code.

SECTION 3.

§3123.03 Subdivision Standards.

Streets shall be dedicated to public use by the Land Owner. Residential streets shall be so designed whenever feasible so as to discourage use by through traffic. Easements where necessary for utilities, shall be provided along the side or rear lot lines.

(a) Streets shall be constructed with curbs and gutters and shall have the following minimum right-of-way widths.

- (1) Primary: 100 ft.
- (2) Secondary: 70ft.
- (3) Industrial: 60 ft.
- (4) Residential: 60ft.
- (5) Cul-de-sacs: Minimum radius 60 ft.
- (6) Easements: 15 ft.

(b) Minimum pavement widths between face of curb shall be as follows:

- (1) Primary: 60 ft.
- (2) Secondary: 38 ft.
- (3) Residential: 32 ft.
- (4) Industrial 32 ft.

(5) Cul-de-sacs circles shall have a paved turn-around with a minimum outside radius of 40 ft.

(6) Sidewalks: 4 ft. minimum on residential streets. Widths on other streets will be subject to approval of the Engineer and Planning Commission.

NOTE: Attention should be given that new subdivisions contain a minimum of one secondary street.

(c) Pavement grades and slopes shall be:

(1) Primary and secondary streets shall not be designed with grades which exceed a maximum of 5%, except by special authorization of the Council after approval by the Engineer and the Planning Commission.

(2) All other streets and alleys may not exceed 8% grade.

(3) The minimum slope for any street at the gutter shall be 0.40%.

§3123.04 SECTION 4

Drawing requirements for Utilities and Public Improvements:

Drawings for sanitary sewers, water mains, pavements, sidewalks and storm sewers shall conform to the Current Rules and Regulations relating to Installation of Public Improvements in Grove City.

§3123.05 SECTION 5.

**Lots and Blocks:** Every lot shall abut on a street. Double frontage lots will not be allowed. At the intersection of two streets, property line corners shall be rounded by an arc of a minimum of ten (10) ft. radius. Size, shape and orientation of residential lots shall be appropriate to the location of the proposed subdivision and for the types of development contemplated and in conformity with the Zoning Code. Excessive depth in relation to width are not recommended. Side lines of lots shall be approximately at right angles with or radial to the streetline. Lots shall be of adequate size and shape to accomodate the off-street parking need and to meet front, side and rear yard requirements.

The maximum length of blocks shall not exceed 800 ft. The width of a block shall normally be sufficient to allow two tiers of lots of appropriate depth. Where frontage on a primary street is involved, the long dimension of the block shall front thereon in order to minimize intersections.

Sites for parks, playgrounds, schools or other public use may be required to be reserved for a period of two (2) years after recording, to permit a public agency to acquire such site or sites for public use.

If the site or sites have not been purchased or secured by option within two (2) years, the developer is free to dispose of or use the reserved land.

Where large scale neighborhood unit developments and similar unusual developments are proposed, the Planning Commission may require the reservation or dedication of such additional areas or sites of a character, extent and location which will be suitable for community facilities the need of which is created by such developments.

Natural features of beauty, such as trees, brooks, topography and views shall be preserved whenever possible in designing any subdivision.

In cases where it is deemed that hardships, topography or other factual deterrent conditions prevail, variations and exceptions from the dimensional standards and improvement requirements as set forth may be recommended by the Planning Commission.

§3123.06

SECTION 6

Required Improvements: The owner of any land who desires to subdivide shall provide and pay the entire cost of improvements to such land as follows:

- (a) Streets graded full width with permanent curbs, drainage structures, bridges and surfacing of roadway.
- (b) Sanitary sewers, including manholes, services and all appurtenances.
- (c) Water distribution system including mains, services, valves, fire hydrants and all appurtenances.
- (d) Sidewalks shall be provided on both sides of all of the streets in each subdivision.
- (e) Storm sewers, including manholes, inlets and all the appurtenances.
- (f) Monuments and stakes.
- (g) Street signs designating the name of all intersections within the subdivision. Street signs shall conform to the standards established by the City.

§3123.07

SECTION 7

Sketch of proposed Plat: The owner of any parcel of land who desires to subdivide shall submit a sketch of the parcel and certain subdivision information to the Engineer and the Planning Commission for their comments and suggestions. The owner can then make such corrections and changes as agreed upon before preparing and submitting his Preliminary Plat for consideration. Such sketch shall contain the following information.

(a) General Subdivision Information: Should include or outline such existing conditions of the site and of the proposed development as may be necessary to supplement the drawings required by (b) and (c) below. This information may include data on existing covenants, land characteristics and available community facilities and utilities, together with the principal characteristics, of the proposed subdivision including the number of lots, typical lot width and depth, business areas, playgrounds, park areas, other public areas and proposed utilities and street improvements.

(b) Location Map: Should show the relationship of the proposed subdivision to existing community facilities which serve or influence it including the development name, location, main traffic arteries, public transportation lines, shopping centers, elementary and high schools, parks and playgrounds.

(c) Sketch Plans: The sketch plan shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan shall be to scale and may be made directly on a print of the topographic survey map.

§3123.08

SECTION 8

Preliminary Plat: Subsequent to receiving the comments and suggestions of the Engineer and Planning Commission on the Sketch Plan, the Owner shall prepare and submit eight (8) copies of the Preliminary Plat to the Planning Commission and two copies to the City Engineer and for consideration.

§3123.09 SECTION 9.

Contents of Preliminary Plat: The Preliminary Plat shall show the following:

- (a) Proposed name of the Subdivision.
- (b) Location within the City.
- (c) Names and address of owners, developers and licensed land surveyor who made the plat.
- (d) Date.
- (e) North Point.
- (f) Scale of Plat. Shall be not less than 1 inch to 100 feet.
- (g) Boundary Lines of the proposed subdivision indicated by solid heavy lines and the total approximate acreage encompassed therein.
- (h) Locations, widths and names of all existing or prior platted streets or other public ways, railroad and utility right-of-way, parks and other public open spaces, permanent buildings and structures and section and corporation lines within or adjacent to the tract.
- (i) Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, grades and exact locations.
- (j) Boundary lines of adjacent tracts of unsubdivided and subdivided lands.
- (k) Existing zoning restrictions.
- (l) Existing contours at intervals of two (2) feet where the slope is greater than 10% and not more than one (1) foot where the slope is less than 10%. Elevations shall be based on sea level datum.
- (m) Drainage channels, wooded areas, water courses and other significant physical features.
- (n) Layout of proposed streets, proposed names and street right-of-way widths as previously defined.
- (o) Easements.

- (p) Layout, numbers and dimensions of lots.
- (q) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant and the condition proposed for such covenants and for the dedications.
- (r) Building setback lines with dimensions.
- (s) Identification of any lot or lots on which a use other than residential is proposed by the owner.
- (t) A statement as to proposed improvements such as the streets, sanitary sewers, storm sewers and water lines.

§3123.10 SECTION 10.

Street Names: The names of new streets shall not duplicate names of existing dedicated streets except that new streets which are extensions of existing streets shall bear the names of such existing streets. All other new streets shall be designated in the following manner:

<u>General</u> <u>Direction</u>	<u>Over 1000 Ft.</u> <u>in length</u>	<u>Under 1000 Ft.</u> <u>in length.</u>
North and South	Streets	Places
East and West	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Circles

§3123.11 SECTION 11.

Approval of Preliminary Plat: The Planning Commission shall examine and approve the preliminary plat within forty-five (45) days after it has been filed provided the Commission is satisfied that it complies generally with the ordinances of the City and provided the proposed utilities are acceptable to the City Engineer. The approval of the Planning Commission will be indicated in writing on one copy of the Preliminary Plat which will be returned to the owner. One copy, bearing the notation of such approval, will remain on file in the office of the City Administrative Assistant. The approval of a Preliminary Plat shall be effective for a maximum period of twelve (12) months, unless extended changes in Preliminary Plat before approval to insure conformity with established standards.

§3123.12 SECTION 12

Final Plat: After the Preliminary Plat has been approved by the Planning Commission, the owner shall submit a final plat of the proposed subdivision, drawn with India Ink on tracing cloth to a scale of not less than 1" to 100', to the Planning Commission for final approval thereby. Action will be taken by the Commission within Forty-Five (45) days after filing. Following the approval

of the Final Plat by the Planning Commission, the plat shall be submitted to the City Council for its consideration and approval.

The Council shall act upon the recommendation of the Planning Commission within thirty (30) days after received the plat. After Approval by the City Council, the owner shall file and record the plat with the County recorder within six (6) months. If not recorded within this time, the approvals of the Planning Commission and Council shall become null and void. The final plat shall contain all the information required for the Preliminary Plat, and shall, in addition, include the following:

- (a) Boundary of plat, based on an accurate traverse with angular and lineal dimensions.
- (b) Municipal, township, county, section or adjacent subdivision lines accurately tied to the lines of the subdivision by distances and bearings.
- (c) Radii, central angles, points of curvature, tangent bearings and lengths of all chord dimensions.
- (d) All lot lines with accurate dimensions in feet and hundredths of feet.
- (e) Accurate location of all monuments. Monuments shall be 3/4" x 36" iron pipe driven flush with the ground surface. Such monuments shall be placed at each change of direction of the Subdivision boundary, at each intersection, and at the beginning and end of curves on each side of the street.
- (f) Exact location, width and name of all streets and other public ways.
- (g) All easements, accurately located including width.
- (h) Accurate boundary data of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and of any area to be reserved by deed dovenant for the common use of all property owners.
- (i) A certificate by a registered land surveyor that the plat represents a survey made by him and that the monuments have been set as shown and that the plat is true and accurate.
- (j) Notarized certification by the owner or owners of their adoption of the plat and the dedication of the streets and other public areas to public use as is shown on the plat.

- (k) Proper form for the approval of the Planning Commission with space for signatures.
- (l) Space for approval signatures of the City Engineer, Service Director and Mayor.
- (m) Proper form for approval and acceptance by City Council, with space for ordinance number and also space for the signature of the City Clerk.
- (n) Spaces for transfer by the County Auditor and recording by the County Recorder.
- (o) A reproduced cloth print of the plat, as recorded, shall be furnished to the Administrator and the Engineer within thirty (30) days after recording and prior to the beginning of the construction of any streets and utilities.

§3123.13 SECTION 13

Transfer of Lots: The subdivider shall not transfer any lot, parcel or tract from the proposed subdivision nor shall be proceed with any construction work on such subdivision, including grading, that may affect the arrangements of streets or other public improvements until he has obtained the necessary approvals of and has recorded the Final Plat.

§3123.14 SECTION 14

Subdividers Agreement and Bond: Before the City Council will approve the Final Plat, the owners or developers shall execute a Subdividers Agreement with the Director of Public Service which stipulates that all improvements and utilities will be satisfactorily installed within one (1) year from the date of approval of the Final Plat or within such time as may be authorized by City Council. The agreement shall further stipulate that the installation of said improvements or utilities shall be done at no expense to the City. A satisfactory performance bond in an amount at least equal to the estimated construction cost, or a certified check equal to 50% of estimated construction cost, and as approved by the Engineer, shall be filed with the Service Director. The performance bond must be continued in full force and effect until all improvements and utilities have been satisfactorily completed and accepted by the City and the one (1) year guarantee bond, as stipulated in the Rules and Regulations Relating to the Installation of Public Improvements in Grove City, Ohio has been submitted and accepted.

Obligations of Owner: In consideration for approval of the Final Plat, the owner shall further agree as follows:

- (a) That he will make no conveyance of any lot or parcel smaller in frontage or area than indicated on the Plat except for the purpose of increasing the area of another lot.
- (b) That all construction work and materials used in connection with public improvements in the area platted will conform to requirements of the City and will be installed under the City Engineer's general supervision; and
- (c) That the City Engineer will be notified in writing three days before any construction is to begin on such public improvements in order that inspection may be provided.
- (d) The subdivider shall hold the City of Grove City free and harmless from any and all claims for damage of every nature arising or growing out of the construction of such improvements, and shall defend, at his own cost and expense, any suit or action brought against the City by reason thereof, until the improvement has been accepted by the City at the end of the one year maintenance period.
- (e) The subdivider further agrees that any violation of, or non-compliance with, any of the provisions and stipulations of the agreement referred to in Section 14 and 15 shall constitute a breach of contract and the City shall have the right to stop the work forthwith and hold the bonding company responsible for the completion of the improvement according to the approved plat and the agreement, or use the Certified Check, if any, or proceeds thereof, for such purpose.
- (f) Prior to acceptance of any street so developed, the developer shall remove all dirt and debris and foreign matter from such street to the satisfaction of the Service Director.