



# **Subdivision Regulations**

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## Chapter 1115 General Provisions

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#### Ohio Revised Code

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Approval by Planning Authority without a plat .....	711.131
Cornerstones, markers and pins .....	711.03, 711.14
Plat acknowledgement and recording .....	711.04, 711.06
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#### **1115.01 Title**

These regulations shall be known as the “Subdivision Regulations of Whitehouse, Ohio,” and hereafter be referred to as “these regulations.”

#### **1115.02 Purpose; Objectives**

The general purpose of these regulations is to guide and regulate the planning, subdividing and development of land in order to promote and protect the public health, safety and general welfare. It is intended that these regulations be applied to achieve the following objectives:

- A) The orderly development of land to obtain harmonious and stable neighborhoods;
- B) Safe and convenient vehicular and pedestrian circulation;
- C) Designs to allow ample public open spaces for schools, recreational purposes and other public purposes;

- D) Accurate surveying of land and preparation and recording of plats;
- E) The assurance that subdivision improvements are properly installed and completed in compliance with Chapter 1127; and
- F) The coordination of land development in accordance with the Zoning Code and the Economic Development Strategy and Land Use Plan.

### **1115.03 Administration**

These regulations shall be administered by the Whitehouse Planning Commission, as provided for under the Charter of the municipality of Whitehouse.

### **1115.04 The Planning Commission**

#### A) Authority

The Planning Commission derives its legal authority, in the matter of regulating the subdivision of land, from Ohio Revised Code Chapter 711 and 713 and the Whitehouse Charter.

#### B) Composition and Term

The Planning Commission shall consist of the Mayor and four (4) electors of the municipality not holding any other municipal office or appointment. The terms shall be for six (6) years, except that of the four (4) first appointed, one (1) shall be appointed for a term of two (2) years, one (1) shall be appointed for a term of three (3) years, one shall be appointed for a term of five (5) years, and one (1) for a term of six (6) years.

The Commission shall organize under a Chairman, Vice Chairman, and Secretary elected from among the four (4) appointed members for a term of one (1) year.

#### C) Powers and Duties

The Planning Commission shall have the powers and duties conferred upon it by the Ohio Revised Code, the Whitehouse Municipal Charter and ordinances of the Council enacted pursuant thereto and in addition shall have such powers not inconsistent with the Charter or ordinances as may now or hereafter be granted by the laws of the State of Ohio.

### **1115.05 Jurisdiction**

These regulations shall be applicable to all subdivisions of land within Whitehouse. The Whitehouse Administrator shall have administrative approval of minor subdivisions (lot splits).

The Whitehouse Planning Commission shall have the approval of preliminary plats. Whitehouse Council shall have approval of the final plat.

### **1115.06 Relation to Other Laws**

The provisions of these regulations shall supplement any and all laws of the State of Ohio, Ordinances of Whitehouse or any and all rules and regulations promulgated by authority of such law or Ordinance relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, Ordinances, or Resolutions, the most restrictive or that imposing the higher standards shall govern, except as provided in Chapter 1115.07 of these regulations.

### **1115.07 Planned Unit Developments; Regulations May be Modified**

These regulations may be modified by the degree necessary to accomplish the objectives and standards required for the planned unit development of residential, commercial, or industrial subdivisions, or a mixture thereof. Nothing in the planned unit development chapter, however, shall exempt the developer from the requirements of subdivision plat approval as specified in Chapter 1123 of these regulations.

### **1115.08 Amendments**

These regulations may be changed or amended from time to time by Council, provided that such changes or amendments, prior to adoption, shall be submitted to the Planning Commission for study and report and a public hearing shall be held thereon, public notice of which hearing shall be given in a newspaper or general circulation in the municipality at least fifteen (15) days prior to such hearing.

### **1115.09 Separability**

Each section or part thereof of these regulations is hereby declared to be a separate and distinct enactment. If any section, clause or provision of these regulations is declared by a Court to be invalid, such ruling shall not affect the validity of these regulations as a whole or any part thereof, other than the section, clause or provision so declared to be invalid.

### **1115.10 Penalty**

- A. Any subdivider, owner, agent, surveyor, engineer, corporation or other person who or which willfully violates or assists in violating any of the provisions of these Subdivision Regulations, or who fails to comply with an order issued pursuant hereto, shall be fined not more than one hundred fifty dollars (\$150).
- B. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

- C. The owner of any building or premises or part thereof where anything in violation of these Subdivision Regulations is placed or exists, and any architect, builder, contractor, agent, corporation or other person employed in connection therewith who or which may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction shall be subject to the penalties herein provided.

## Chapter 1119 Definitions

### 1119.01 Interpretation of Terms or Words

### 1119.02 Definitions

## Cross References

### Ohio Revised Code

Plat and subdivision defined .....	711.001
Cornerstones, markers and pins .....	711.14
Plat acknowledgement and recording .....	711.04, 711.06
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### 1119.01 Interpretation of Terms or Words

Interpretation of terms and words for the purpose of these regulations, certain terms and words used herein shall be interpreted as follows:

- A) The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- B) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- C) The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
- D) The words “used” or “occupied” include the words “intended, designed, or arranged to be used or occupied.”
- E) The word “lot” includes the words “lot” or “parcel.”

Where terms are not defined in this section, they shall have their ordinarily accepted meanings or such meanings as the text may imply.

## 1119.02 Definitions

As used in these Subdivision Regulations:

**Alley:** Alley” means a dedicated thoroughfare not more than ten (10) feet wide where required for pedestrian use exclusively and not less than twenty (20) feet wide where required for vehicular use.

**Arterial Street:** See “Street”

**Block:** “Block” means a unit of continuous lots or an area of land bounded by streets, public parks, or by other definite limits.

**Boundary Line:** “Boundary line” means a line delineated that establishes the limits of an area.

**Buffer Lot:** “Buffer Lot” means a lot on a plat across the end of a street proposed to be extended by future platting, or a lot along the length of a street where only part of the width has been dedicated, which lot has been retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened.

**Building:** “Building” means a structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, property, or chattels. When separated by division walls from the ground up without openings, each portion of such building shall be deemed a separate building.

**Building Line:** “Building Line” means a line established on a parcel for the purpose of prohibiting construction of a building between such line and an easement, right-of-way or other public area in the interest or protecting the general welfare. (See Set Back Line)

**Chairman of the Planning Commission:** “Chairman of the Planning Commission” means a member of the Commission who presides over the Commission hearings as Chairman and is the signator to all subdivisions of land acted on by the Commission.

**Collector Street:** See “Street”

**Commercial Development:** “Commercial Development” means a planned commercial center providing building areas, parking areas, service areas, screen planting and adjacent roadway improvements.

**Covenant:** “Covenant” means a private legal restriction on the use of land, contained in the deed to the property or otherwise formally recorded.

**Crosswalkway:** “Crosswalkway” means a right of way dedicated to public use, ten (10) feet in width, through a block along lot lines to facilitate pedestrian access to adjacent streets and properties.

**Cul-de-Sac**: See “Street”

**Culvert**: “Culvert” means a transverse drain that channels under a bridge, street, or driveway.

**Curb Grade**: “Curb Grade” means the elevation of the established curb in front of the building measured at the center of such front. Where no curb grade has been established, the Whitehouse Engineer shall establish such curb grade or its equivalent for the purpose of this Ordinance.

**Dead-end Street**: See “Street”

**Density**: “Density” means a unit of measurement representing the number of dwelling units per acre of land.

- A) **Gross Density** – the number of dwelling units per acre of total land to be developed including right-of-ways.
- B) **Net Density** – the number of dwelling units per acre excluding right-of-ways.
- C) **Gross Acre** – total acreage of a parcel including public rights-of-way and easements.
- D) **Net Acre** – total acreage of a parcel excluding public rights-of-way and easements.
- E) **Density Classification**
  - 1. Low – no greater than 1.5 units per net acre
  - 2. Low-Medium – 1.5 to 2.2 units per net acre
  - 3. Medium – 2.2 to 3.9 units per net acre
  - 4. Medium-high – 3.9 to 5.0 units per net acre
  - 5. High – greater than 5 units per net acre

**Drawing**: “Drawing” means a preliminary drawing, containing all the information required under Section 1123.04(M).

**Drive-Up**: “Drive-Up” means an establishment or facilities where goods or services are provided from windows or in drive through areas to customers in cars or to the cars and where the cars are temporarily stopped or standing and which commonly does, or could involve a lineup of cars waiting in line for such goods or services. Current examples of drive-up developments include but are not limited to car washes, drive-up windows at banks and fast food restaurants.

**Easement**: “Easement” means a grant by a property owner of the use of a strip of land by the public, a corporation or a person for specific purposes.

**Engineer**: “Engineer” means a registered engineer authorized to practice civil engineering as defined by ORC Chapter 4733.

**Flood Plain:** “Flood Plain” means that portion of land adjacent to a river, creek or ditch which is covered with water when the river, creek or ditch overflows its banks at flood stage, or which is estimated to become subject to flooding.

**Frontage:** “Frontage” means all of the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating), measured at the set back building line – or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

**High Water Level:** “High Water Level” means the estimated high water level as determined by the appropriate public agency from calculation based on a 25-year rainfall frequency.

**Improvement:** “Improvement” means street pavements, with or without curb or gutter; sidewalks; crosswalkways; water mains; sanitary and/or storm sewers; monuments; or other items specified in Chapter 1131.

**Industrial Development:** “Industrial Development” means a planned industrial area specifically for an industrial use and providing screen planting and adjacent roadway improvements.

**Local Street:** See “Street”

**Loop Street:** See “Street”

**Lot:** “Lot” means a designated parcel of land in a plat intended as a unit for transfer of ownership or to be occupied by a building and its accessory buildings, together with such open spaces as are required by law, and having its principal frontage upon a public street.

**Lot Split:** “Lot Split” means a minor subdivision of land which involves the subdivision of a lot into five (5) or fewer lots that does not involve the opening, widening or extensions of any street or road.

**Major Street:** See “Street”

**Major Street Plan:** “Major Street Plan” means the Whitehouse Major Street Plan which designates roadways as expressways, principal arterial, minor streets, major collectors or local collectors.

**Major Subdivision:** “Major Subdivision” means a division of a parcel of land that requires a plat to be approved by the Whitehouse Planning Commission in accordance with Chapter 711 ORC.

**Marginal Access Street:** See “Street”

**Master Plan:** “Master Plan” means the comprehensive plan made and adopted by the Council indicating the general locations recommended for streets parks, public buildings, zoning districts and other public improvements.

**Minor Street:** See “Street”

**Minor Subdivision:** “Minor Subdivision” means a division of a parcel of land which does not require a plat to be approved by Whitehouse Planning Commission in accordance with Chapter 711.131 ORC also known as a lot split (deed transfer).

**Monuments:** “Monuments” are defined as follows:

- A) **Type A Monument:** “Type A monument” means a cylindrical concrete marker, six (6) inches in diameter and thirty (30) inches in length, with a one-fourth (1/4) inch iron rod cast at the central axis of the cylinder. Such marker shall be placed in a vertical position with its top being level with the surface of the surrounding ground.
- B) **Type B Monument:** “Type B monument” means a cylindrical concrete marker as described under Type A, except that a machine type iron bolt (without nut) of one (1) inch in diameter by twelve (12) inches in length shall be placed in a vertical position with the head of the bolt upward and level with the surface of the pavement. A point shall be marked on the head of the bolt to indicate the exact point referred to on the final plat.

**Multi Use Path:** “Multi Use Path” means a form of infrastructure that supports multiple recreation and transportation opportunities, such as walking, bicycling, inline skating and people in wheelchairs. Motorized vehicles are prohibited. A multi-use path typically has a surface that is asphalt, concrete, or firmly packed crushed aggregate and is physically separated from motor vehicular traffic with an open space or barrier.

**Open Space:** “Open Space” means an area open to the sky which may be on the same lot with a building. The area may include parkland along with the natural environmental features, swimming pools, tennis courts, and any other recreational facilities that the Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.

**Original Parcel:** “Original Parcel” means the tract of land that is a contiguous quantity of land held in common ownership which has not been platted by the existing owner or owners.

**Out Lot:** “Out Lot” means property shown on a subdivision plat outside of the boundaries of the land which is to be developed and which is to be excluded from the development of the subdivision.

**Parcel:** “Parcel” means a unit of land as shown on the tax duplicate.

**Parking Lot:** “Parking Lot” means any off-street area or structure which meets one (1) of the following conditions:

- A) Contains one (1) or more parking, vehicular storage, loading or stacking spaces for commercial, institutional, recreational or industrial use, whether free or for compensation; or

B) Contains five (5) or more parking spaces for any residential use.

**Parking Space:** “Parking Space” means an area exclusive of any driveway or other circulation area, accessible from a street, alley or maneuvering area and designed for temporary parking of a motor vehicle.

**Performance Bond or Surety Bond:** “Performance Bond or Surety Bond” means an agreement by a subdivider or developer with Whitehouse for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdividers’s agreement.

**Place:** “Place” means a private thoroughfare other than a street or alley, permanently reserved as a lot on a record plat as the principal means of access to abutting property, approved under applicable subdivision regulations by Whitehouse in accordance with ORC Chapter 711 and 713.

**Planned Unit Development:** “Planned Unit Development” means an area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.

**Planning Commission:** “Planning Commission” means the Whitehouse Planning Commission. The Planning Commission shall consist of the Mayor and four (4) electors of the municipality not holding any other municipal office. The Planning Commission shall have the powers and duties conferred upon it by the Charter and by Ordinances of the Council enacted pursuant thereto and in addition shall have such powers not inconsistent with the Charter or Ordinances as may now or hereafter be granted by the laws of the State of Ohio. It shall adopt and recommend to Council a comprehensive general plan for the physical development of the municipality or the redevelopment of any area or district therein, which shall include the location of public ways, property, bridges, public grounds, utilities, buildings, parks, playgrounds and recreation areas, and plans or proposals for the reservation and acquisition of lands thereof. (Section 12.08 of the Charter)

**Plat:** “Plat” means a map of a tract or parcel of land, the details of which are provided for in Section 1123.05.

**Public Way:** “Public Way” means an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

**Public Right-of-Way:** “Public Right-of Way” means a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.

**Roundabout**: “Roundabout” means a type of circular intersection or junction in which road traffic flows almost continuously in one direction around a central island. Roundabouts require entering traffic to give way to traffic already in the circle and optimally observe various design rules to increase safety. Compared to stop signs, traffic signals, and earlier forms of roundabouts, modern roundabouts reduce the likelihood and severity of collisions by reducing traffic speeds and minimizing T-bone and head-on collisions.

**Secretary to the Planning Commission**: “Secretary to the Planning Commission” means a member of the Commission who records the minutes and publishes meeting notices and agendas for all Planning Commission meetings and hearings.

**Setback Line**: “Setback Line” means a line established by zoning, platting, or other legal means on a lot, that is a specified distance from and parallel to the lot line, to restrict the encroachment of buildings on the lot line. (See **Building Line**)

**Sidewalk**: “Sidewalk” means that portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic. (See **Walkway**)

**Street**: “Street” means a right-of-way dedicated to the public use which provides vehicular and pedestrian access to abutting properties.

- A) **Arterial Street**: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
- B) **Collector Street**: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets including the principal entrance and circulation routes within residential subdivisions.
- C) **Cul-de-Sac**: A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
- D) **Dead-end Street**: A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- E) **Local Street**: A street primarily for providing access to residential, commercial, or other abutting property.
- F) **Major Street**: An expressway, dual highway, dominant major street, major street or secondary major street which serves, or is intended to serve, as the principal traffic way between areas or districts. For terms which identify these streets and their required right-of-way widths, see Section 1127.03(B).
- G) **Minor Street**: A street other than a major thoroughfare.

- H) **Loop Street**: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180-degree system of turns are not more than 1,000 feet from said arterial or collector street, nor normally more than 600 feet from each other.
- I) **Marginal Access Street**: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street).

**Structure**: “Structure” means anything constructed, erected, or placed on the land, the use of which requires a more or less permanent location on the land, or attached to something having a permanent location on the land. This includes and is not limited to buildings, walls, fences, advertising signs and billboards.

**Subdivider**: “Subdivider” means the owner of land, being a person, firm, corporation or legal entity, effecting the subdivision of land.

**Subdivision**: “Subdivision” means:

- 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 of which is less than five (5) acres, for the purpose, whether immediate or future, or transfer of ownership, provided 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; or
- B) The improvement of one (1) or more parcels of land for residential, commercial or industrial structures or groups of structures, or groups of structures involving the division or allocation of land for the opening, widening or extension of any street, except a private street serving industrial structures; or 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 facilities. (See **Minor Subdivision**).

**Surveyor**: “Surveyor” means a registered surveyor authorized to practice surveying as defined by ORC Chapter 4733.

**Tracing**: “Tracing” means a translucent drawing on linen, mylar, cronaflex or equal from which a print can be taken directly.

**Tree Commission**: “Tree Commission” means a group of at least five (5) electors appointed by the Mayor. Additionally, one (1) member of Council and the Village Administrator shall act as advisory members. The Commission shall consider, investigate, make findings, report and recommend upon any special matter regarding street or park trees; disseminate news and

information regarding selection, planting and maintenance of trees; recommend species and varieties of trees to be planted; implement an Arbor Day observance; establish and maintain an inventory of street trees; and formulate a Master Plan for the care of current and future trees on public lands. (Chapter 167 of the Codified Ordinances)

**Variance**: “Variance” means a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

**Walkway**: “Walkway” means a dedicated public way, five (5) feet or more in width, for pedestrian use only, whether along the side of a road or not (See **Sidewalk**).

## Chapter 1123 Platting Procedure

**1123.01 Approval Without a Plat –  
Minor Subdivision**  
**1123.02 Plats – Major Subdivisions**

**1123.03 Appeals**  
**1123.04 Preliminary Plat Procedure**  
**1123.05 Plat Requirements**

### Cross References

#### Ohio Revised Code

Plat and subdivision defined .....	711.001
Approval by Planning Authority without a plat .....	711.131
Original plats .....	711.01, et seq
Cornerstones, markers and pins .....	711.03, 711.14
Plat acknowledgement and recording .....	711.04, 711.06
Fee of designated public land to vest when plat recorded .....	711.07, 711.11
Disposal of lots; forfeiture .....	711.15
Vacating plats .....	711.17, et seq
Revision of plats .....	711.28, et seq.
Lost or destroyed records .....	711.34 et seq.
Municipal corporations may adopt rules and regulations .....	711.101, 711.132
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### **1123.01 Approval Without a Plat – Minor Subdivision**

**A) The division of land may be treated as a minor subdivision if all the following requirements are satisfied:**

A subdivision along an existing public street which

1. Contains no more than five (5) lots after the original tract has been completely subdivided.
2. Does not involve the opening, widening or extensions of any street or road.

3. Does not result in lots with less than the minimum requirements of the Zoning Code for such area.
4. All lots shall abut an existing public street.
5. Sidewalks shall be provided on all newly created parcels in accordance with the Whitehouse Sidewalk Plan.

#### **B) Requirements**

1. The request shall be submitted to the Whitehouse Administrator for review and action without requiring a plat.
2. The Whitehouse Administrator shall, within seven (7) working days, either approve or disapprove such subdivisions. If approved, the Administrator shall stamp “Approved by the Whitehouse Planning Commission, No Plat Required” on a conveyance of the parcel or parcels involved. The stamped approval shall be signed by the Administrator. Such subdivision(s) shall be disapproved if it does not meet the minimum requirements of Chapters 1115 through 1131 of the Whitehouse Subdivision Regulations, the Zoning Code and or is in conflict with the Whitehouse Comprehensive Plan.

### **1123.02 Plats – Major Subdivision**

#### **A) Preliminary Discussions**

Each subdivider of land or their surveyor or registered professional engineer shall confer with the Whitehouse Administrator before preparing a preliminary subdivision plat in order to become thoroughly familiar with the subdivision requirements and those of the official plans affecting the area within which the proposed subdivision lies.

#### **B) Sketch Drawings**

A sketch drawing may be submitted, in duplicate, to the Planning Commission for its review and recommendations. The drawing shall contain enough information so that an accurate analysis can be made. The Commission shall advise and aid the developer or owner in obtaining the best possible layout for all concerned. After a proper solution has been worked out, the developer or owner may proceed with his or her preliminary drawing.

### **1123.03 Appeals**

Appeal of the denial of the minor subdivision of land, by the Whitehouse Administrator, shall be filed with the Whitehouse Planning Commission. Appeal of the denial, by the Planning Commission, or a minor subdivision or plat, shall be filed with the Whitehouse Council.

#### **1123.04 Preliminary Plat Procedure**

- A) A preliminary plat shall be submitted for all subdivisions located within the municipality, which are intended to be recorded as a plat. The preliminary plat shall be based on a boundary survey prepared by a registered surveyor, and contain all items listed in Section 1123.05.
- B) The drawing shall be analyzed by the Commission for conformity to these regulations. If the drawing does not conform to these Subdivision Regulations, the developer or his or her agent shall be notified so that the drawing may be revised.
- C) If the drawing is acceptable, it shall be sent to the appropriate public agencies for their review and recommendations.
- D) When the recommendations of the public agencies are received they shall be reviewed. If the drawing is not acceptable to any public agency, the developer or his or her agent shall be notified so that the drawing may be revised. If the drawing is acceptable and/or subject to certain modifications, the drawing shall be presented to the Commission for consideration.
- E) If the subdivision lot area or use does not conform to the existing zoning classification, a petition to rezone such area shall be submitted by the property owner and acted upon by the Commission prior to the consideration of the drawing.
- F) The Commission may introduce such changes or revisions to the drawing as are deemed necessary to the interests and needs of the community, provided that such changes are not in violation of these regulations. Changes agreed to by the subdivider or his or her representative shall be marked in red on the approved drawing. The developer or his or her agent shall then furnish the Commission with seven (7) copies of the revised drawing containing such agreements.
- G) Approval of the drawing is valid for one (1) year and allows the developer to proceed with the preparation of the improvement plans required by the various public agencies. It also allows the developer to proceed with the construction or improvements as soon as the required plans are reviewed and approved by the appropriate public agencies.
- H) The Commission shall disapprove the drawing if it does not contain the necessary information, if it is not in accordance with these Subdivision Regulations or if the proposed improvements are not approved by the appropriate public agencies.
- I) The subdivider and his or her agent shall be notified in writing of the Commission action, and such notification will also be given to appropriate public agencies.
- J) After approval of the drawing by the Commission, a plat may be filed as provided for in Section 1123.05.

- K) Seven (7) copies of the drawing shall be submitted at least twenty (20) days before a meeting of the Commission.
- L) The Commission shall approve or disapprove the drawing within sixty (60) days, of the filing of the drawing, or within such further time as the applying party agrees to.
- M) The drawing shall not be accepted for processing unless the following data are contained therein:
  - 1. Identification shall be noted as follows:
    - a. The title “Preliminary Drawing”;
    - b. The proposed name of the subdivision;
    - c. The location by township, section, town and range or by other legal description;
    - d. Names and addresses of the developer and the agent who designed the subdivision;
    - e. The scale of the drawing (one inch equals 100 feet preferred);
    - f. The date and north point;
    - g. The approximate acreage; and
    - h. The key location.
  - 2. Delineation shall include, but not be limited to, the following:
    - a. Boundary lines of the proposed subdivision indicated by dashed heavy lines;
    - b. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights-of-way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract;
    - c. Existing sewers, water mains, culverts, other underground facilities
    - d. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one (1) acre;
    - e. Indication of ground forms, preferably contours at two (2) foot intervals as measured in the field;
    - f. The existing zoning of the proposed subdivision and abutting tracts in zoned areas;
    - g. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, cross-walkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor’s office to avoid duplication.
    - h. Layout numbers and dimensions of lots or parcels with appropriate designations;
    - i. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks;
    - j. Sanitary treatment plant, well and septic tank locations;

- k. Where public water and sewer are not available, a submission of the results of soil percolation tests shall be filed with the application. The location of soil percolation tests shall be indicated and keyed to the result submitted.
- l. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevations of drains at critical points;
- m. In critical areas, high water levels and areas subject to flooding;
- n. A screen planting plan, if any, and a street tree planting plan; and
- o. Proposed building set-back lines, showing dimensions.

### **1123.05 Plat Requirements**

- A) The plat shall substantially conform to an approved preliminary drawing previously submitted, or the subdivider shall provide adequate data to permit a proper review of any proposal which has not been approved in a preliminary drawing.
- B) Prior to approval of a plat, the Planning Commission shall obtain certification from the proper departments that the required improvements have been made or are ensured to be in conformity to these regulations.
- C) The Chairman and Secretary of the Commission, provided that the plat is in accordance with these regulations, shall endorse his or her written approval on such plat or forthwith advise the developer of the rules not complied with by the plat.
- D) Upon approval by the Commission, necessary Whitehouse agencies and Whitehouse Council, the plat may be recorded with the County Recorder within six months. If the plat is not recorded within such time, the approval of the Commission shall be null and void.
- E) Before any building permit can be issued for lots in the plat, the plat shall be recorded in the office of the County Recorder.
- F) The tracing of the plat after recording shall be filed and retained in the office of the Administrator.
- G) The plat shall be a reproducible tracing, twenty (20) inches by thirty (30) inches in size.
- H) All information on the plat, including the signatures, shall be in black opaque ink or other medium that is readily reproduced by printing and photostatic processes.
- I) The plat shall contain the following:
  - 1. Identification
    - a. The name of the subdivision;

- b. The location by township, section, town and range, and by other legal description as necessary;
- c. Names of owners and the signature and seal of the registered surveyor;
- d. The scale shown graphically;
- e. The date; and
- f. The north point.

2. Delineation

- a. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat;
- b. True angles and distances to at least three (3) of the nearest established street lines or official monuments which shall be accurately described on the plat;
- c. Subdivision boundary lines tied to section lines or other US Government Survey lines by distances and angles.
- d. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right-of-way of each street intersection and at the beginning and end of each street curves.
- e. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and cross-walkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials.
- f. Exact locations and widths of easements for rights-of-way provided for public services, utilities or other purposes;
- g. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot;
- h. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon;
- i. Radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;

- j. Building set-back lines accurately shown with dimensions; and
- k. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1131.12.

3. Certification and Signatures

a. **Surveyor's Certification.**

I hereby certify that during \_\_\_\_\_, 20\_\_\_\_, I surveyed the property hereon described subdividing same into lots numbered consecutively from \_\_\_\_\_ to \_\_\_\_\_ both inclusive, and lettered \_\_\_\_\_ and \_\_\_\_\_. Distances are given in feet and decimal parts thereof. Concrete monuments have been set at each change in direction of the boundary of the plat and marked thus \_\_\_\_\_. Additional monuments marked thus \_\_\_\_\_ are to be set after the street improvements have been made.

\_\_\_\_\_  
 \_\_\_\_\_Registered Surveyor No.

b. **Owner's Certification**

I (we), the undersigned, owner(s) of the property hereon described, do hereby adopt the subdivision as shown on this plat, establish setback lines as shown, dedicate to public use the streets and rights-of-way as shown, except buffer lots which are dedicated on the condition that the abutting right-of-way dedication is extended or widened beyond said butter lots. I (we), do hereby establish easements as shown hereon and designated as utility easements for the purpose of permitting the construction, installation, relocation and maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. I (we), further certify that I (we), will improve this subdivision with the following installations (statement of the specific sewer, water, pavement and other improvements to be installed).

Witnesses  
 \_\_\_\_\_  
 \_\_\_\_\_

Owners  
 \_\_\_\_\_  
 \_\_\_\_\_

**c. Notary**

State of Ohio ) SS  
County of Lucas )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, and acknowledged the signing of this plat to be his (their) free act and deed for the purpose herein mentioned. Witness my hand and seal the day and year above written.

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

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

**d. Planning Commission**

We hereby certify that this plat is approved by the Whitehouse Planning Commission in accordance with the Subdivision Rules and Regulations for Whitehouse, Ohio.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**e. Council**

This plat is hereby accepted and approved by Whitehouse Council this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Clerk of Council, Whitehouse, Ohio

\_\_\_\_\_  
Mayor, Whitehouse, Ohio

**f. County Tax Map Department**

Ownership of the property comprising this plat is correctly shown.

\_\_\_\_\_  
Lucas County Tax Map Department

**g. County Auditor**

This plat has been submitted for the purpose of appraisalment this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**h. County Recorder**

Received for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_m.  
Recorded in Volume \_\_\_\_\_, Pages \_\_\_\_\_, Book of Plats.

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

**i. Whitehouse Administrator**

I find that the streets shown on this plat have been constructed in accordance with the specifications shown hereon and are in good repair and said streets are hereby accepted for public use pursuant to ORC Section 711.091.

\_\_\_\_\_  
Whitehouse Administrator \*

\*Note: Need not be signed prior to recording of plat unless ready for acceptance for public use.

## Chapter 1127 Design Standards

<b>1127.01 General Requirements; Variances</b>	<b>1127.06 Setbacks; Building Lines</b>
<b>1127.02 Lots</b>	<b>1127.07 Easements</b>
<b>1127.03 Streets</b>	<b>1127.08 Commercial Areas</b>
<b>1127.04 Blocks</b>	<b>1127.09 High Water Level</b>
<b>1127.05 Public Spaces</b>	

### Cross References

#### Ohio Revised Code

Plat and subdivision defined .....	711.001
Cornerstones, markers and pins .....	711.03, 711.14
Plat acknowledgement and recording .....	711.04, 711.06
Fee of designated public land to vest when plat recorded .....	711.07, 711.11
Disposal of lots; forfeiture .....	711.15
Lost or destroyed records .....	711.34 et seq.
Municipal corporations may adopt rules and regulations .....	711.101, 711.132
Violations of rules and regulations .....	711.102

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#### 1127.01 General Requirements; Variances

- A) The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area.
  
- B) The tract to be subdivided should not encroach upon an area designated for future public facilities. Such area shall be incorporated in the drawing and reserved for one (1) year after approval thereof, or for a longer period as may be mutually agreed upon, to allow the appropriate public agency time to acquire such land.
  
- C) Variations, exceptions and/or modifications to these regulations may be made by the Planning Commission in specific cases where it is deemed that unusual topographical or other exceptional conditions require such variation, exception and/or modification, provided that plats are self-contained and do not encroach unfavorably on or interfere with the normal development of abutting properties.

## 1127.02 Lots

### A) Lot Dimensions

1. All lots shall conform to the minimum dimensional requirements of the Zoning Code.
2. Where lots are more than double the minimum lot width and/or lot area required for the zoning district, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Zoning Code and these regulations. Depth and width of properties reserved or laid out for business, commercial, or industrial purpose shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Code.

### B) Lot Arrangement

All lots shall abut on a public street or place.

### C) Corner Lots

1. All corner residential lots shall have extra width sufficient for maintenance of building lines on both streets. The minimum width shall be one hundred (100) feet.
2. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front yard setback from both streets.

### D) Lot Orientation

In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.

### E) Double Frontage Lots and Access to Lots

1. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.
2. Lots shall not, in general, derive access exclusively from a major or secondary street. Where driveway access from a major or secondary street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on major and secondary arterials.

3. Any lot having an area of twenty thousand (20,000) square feet or less shall not be deeper than three (3) times its width and contain a minimum width of ninety (90) feet.
4. Any lot over twenty thousand (20,000) square feet in area shall not be deeper than two and one-half (2-1/2) times its width.
5. All lots shall have a minimum lot width of ninety (90) feet and a minimum lot depth of one hundred twenty (120) feet.

### 1127.03 Streets

A) Streets shall be planned for convenient circulation toward the principal directions of travel, bus routes, schools and playgrounds. The pattern shall be continuous but indirect enough to discourage an excessive amount of through traffic. On the interior design, T-type intersections shall be predominant, while cross-intersections shall be avoided except at major streets. The street patterns shall include some extensions to the boundaries of the development to provide circulation between adjoining neighborhoods.

B) Street widths shall conform to the following minimums:

<u>Classifications</u>	<u>Right-of-Way Width (in feet)</u>
Expressway	200
Principal Arterial	140
Minor Arterial – dominant major street or main county road	100
Major Collector – major street	100
Secondary Major – local collector	80
Minor Street	66
Alley	20

Such classification and widths shall conform to the designation as contained in the Master Plan.

- C) Streets shall intersect each other at as nearly right angles as possible. Intersections having more than four (4) corners shall be prohibited.
- D) New streets shall be a continuation of existing streets or provide a minimum jog of one hundred fifty (150) feet from the centerline of existing street alignment.

- E) Cul-de-sac streets shall not be over six hundred (600) feet in length and the terminus shall be a circular area with a minimum diameter of one hundred forty (140) feet. Any water mains serving a cul-de-sac shall be looped.
- F) A two (2) foot buffer lot shall be required at the terminus end of a stub street which abuts unplatted/undeveloped land.
- G) Private streets shall be constructed to Whitehouse standards.
- H) Streets and subdivisions shall not be duplicated in name nor confused with existing names.

**1127.04 Blocks (definition of Block has been added in Chapter 1119.02)**

- A) Blocks shall be designated to accommodate lots of a size required for the zoning district and to provide convenient circulation, service and safety on the boundary streets. The block shall be designed so that rear lot lines coincide with drainage courses, railroads and divisions in land use.
- B) The maximum length of a block shall generally be one-fourth (1/4) of a mile or one thousand three hundred twenty (1,320) feet. The Planning Commission may require a cross walkway in a block that exceeds nine hundred (900) feet.
- C) The width of a block shall be sufficient to accommodate two (2) tiers of lots, except a single tier of lots which have a greater depth than the minimum requirement of one hundred twenty (120) feet may be required to separate residential development from major streets adjoining nonresidential uses or unusual topographic or natural features. An easement for screen planting of at least ten (10) feet in depth may be required along the lots abutting such major street or nonresidential land use, and such easement shall not be traversed by vehicles.
- D) Blocks for multifamily, commercial or industrial subdivisions shall be adequate to accommodate the building sites and to provide the yards, service drives, off-street parking and other required facilities.

**1127.05 Public Spaces**

- A) Due regard shall be shown for the preservation of outstanding natural and cultural features, such as scenic spots, watercourses and historic sites.

- B) It is recommended that when available, sites be joined by walking trails and/or multi-use paths to existing walkway easements to provide convenient pedestrian access to all portions of the subdivision and other areas in the municipality, such as shopping, parks and schools.
- C) In cases of green space reserved for exclusive use of residents of a project or for parkland created and maintained by a homeowners' association, restrictions for use of the land shall be placed on the subdivision or plat drawing and on deeds for the land.

### **1127.06 Setbacks, Building Lines**

All lots, including commercial, industrial and residential lots, shall have a minimum setback or building line of thirty (30) feet from the right-of-way, except where the Zoning Code requires a greater amount. In such case the greater of the two shall be required.

### **1127.07 Easements**

- A) Utility easements five (5) feet in width shall be provided along the rear of each lot and/or along side lot lines where necessary. Such easements shall provide continuous easement to streets or alleys where necessary.
- B) Open ditch easements equal to the width of the required cross-section of such ditch plus twenty (20) feet on one side shall be provided.
- C) Easements for enclosed drainage systems shall be a minimum of fifteen (15) feet in width.

### **1127.08 Commercial Areas**

- A) A commercial subdivision may show lots which need not conform to any minimum width or area, but it shall show the location within which buildings may be erected and the area that is to be reserved for off-street parking and service areas.
- B) The location for vehicular movement between the area and adjacent streets shall be indicated, and restrictions shall be recorded upon the plat which will restrict such vehicular movement to the location shown on the plat.
- C) Easements may be required providing for vehicular movement through parking areas and to and from service areas, as well as easements which can be improved as buffer areas wherever the area adjoins property zoned for a residential use. The installation of plantings, walls, fences or other improvements that will ensure a satisfactory buffer, or a protective screen within such easement, may be required.

### **1127.09 High Water Level**

No plat will be approved when more than 10% of the lots planned thereon are in excess of one (1) feet below the high water level at the building site.

### **1127.10 Street Tree Requirements**

- A) Prior to approval of a Final Plat, the subdivider shall prepare a Street Tree Plan for review and approval by the Tree Commission. The subdivision is encouraged to confer with the Tree Commission prior to the preparation of such plan.
- B) Street trees adjacent to any frontage of a subdivision lot, except those trees designated in the approved Street Tree Planting Plan as the responsibility of the subdivider, will be planted in accordance with the regulations specified in *Codified Ordinances, Part Nine – Streets, Utilities and Public Services Code, Chapter 910 – Street Trees*.
- C) Prior to approval of a Final Plat, the subdivider shall pay a fee as determined from time to time by Council for each street tree designated in the approved Street Tree Plan as the responsibility of the subdivider. The Village will plant the aforementioned trees at an appropriate time considering availability, weather conditions, and nearby construction activities.

## Chapter 1131 Improvements

<p><b>1131.01 Conformity Required; Improvements Required Prior to Plan Approval</b></p> <p><b>1131.02 Grading; Ground Elevations</b></p> <p><b>1131.03 Streets</b></p> <p><b>1131.04 Water</b></p> <p><b>1131.05 Sanitary Sewers</b></p> <p><b>1131.06 Storm Sewers</b></p> <p><b>1131.07 Street Lights</b></p>	<p><b>1131.08 Other Utilities</b></p> <p><b>1131.09 Sidewalks</b></p> <p><b>1131.10 Monuments</b></p> <p><b>1131.11 Financial Guarantees</b></p> <p><b>1131.12 Construction Standards</b></p> <p><b>1131.13 Administration by Planning Commission</b></p>
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### Cross References

#### Ohio Revised Code

Plat and subdivision defined .....	711.001
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Fee of designated public land to vest when plat recorded .....	711.07, 711.11
Disposal of lots; forfeiture .....	711.15
Lost or destroyed records .....	711.34 et seq.
Municipal corporations may adopt rules and regulations .....	711.101, 711.132
Violations of rules and regulations .....	711.102
Improvement defined .....	1115.05 (14)

#### **1131.01 Conformity Required; Improvements Required Prior to Plan Approval**

Subject to the limitations thereon provided in ORC 711.10, all plats of subdivisions of land shall conform to the improvement regulations contained in this chapter. The subdivider shall provide, construct, install, and pay for the minimum improvements specified in this chapter, or shall give assurance therefor in accordance with Section 1131.11, prior to the approval and recording of the plat.

#### **1131.02 Grading; Ground Elevations**

- A) Lots shall be graded so that all storm water will properly drain therefrom.
- B) The minimum ground elevation at the building side for all lots in a flood plain or adjacent to or affected by a flood plain area, shall be at a minimum elevation of one (1) foot above the estimated high water level. Such lots shall be graded to the estimated

high water level before final acceptance of the improvements required by this chapter. The minimum ground elevation at the building site shall be designated on the plat.

### **1131.03 Streets**

- A) Streets in a subdivision shall be improved with a hard surface pavement with adequate drainage and shall be a minimum width of twenty-nine (29) feet. There shall be a curb along each side of such surfacing.
- B) Additional pavement lanes may be required for commercial developments to provide acceleration-deceleration lanes and/or left-turn lanes.
- C) A greater width of pavement, not to exceed forty (40) feet, may be required in industrial or special apartment developments.
- D) Minimum pavement gutter elevations shall be at or above the hydraulic grade line for a ten (10) year frequency storm.

### **1131.04 Water**

- A) When an adequate public water line is within one thousand (1,000) feet of the subdivision, such line shall be extended so that each lot has access to the public water supply.
- B) When a public water supply system is used and lots are less than twelve thousand (12,000) square feet, sanitary sewer shall be provided and connected to a public system or an approved treatment plant, except as provided in Section 1131.05 (D).
- C) Where an adequate public water line is not available, a well may be the source of water supply for each lot if such well and the water quality meet the health standards of the appropriate Board of Health and if the lots are twenty thousand (20,000) square feet or more in size.
- D) Minimum water main or eight (8) inches cast iron pipe or other approved pipe shall be required.

### **1131.05 Sanitary Sewers**

- A) **Public System.** When the proposed subdivision is located within one thousand (1,000) feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

**B) Independent Systems.**

1. When lots are less than twenty thousand (20,000) square feet and a sanitary sewer is not available, an adequate sanitary treatment plant and the necessary sanitary sewer lines accessible to each lot shall be provided by the developer. The system, where practicable, shall be designed so that it can be integrated into the Master Plan of sanitary sewers when public sewers are installed.
2. Where a number of subdivisions are proposed to be on adjacent tracts, and/or sufficient buildable property is in close proximity to each other, Council may cause to have constructed a sanitary treatment plant and necessary lines, except laterals, to serve the plats, and may assess the cost thereof to the benefited owners.

**C) Sanitary Manholes.** The minimum elevation of the top of any sanitary manhole casting shall be not less than the estimated twenty-five (25) year high water level.

**D) Septic Tanks.**

1. Septic tanks may be used for lots of twenty thousand (20,000) square feet or more in an area if soil percolation tests, as prescribed by the appropriate Board of Health, have indicated a reasonably useful life for such disposal methods. Other methods of disposal may be approved by the Board of Health.
2. Subject to the approval of the Board of Health, septic tanks may be used on lots of less than twenty thousand (20,000) square feet when the plat is in an area that can expect trunk sewers to be extended to it within two (2) years, as determined by the Whitehouse Engineer, but sanitary lateral sewers serving each lot, properly installed and blocked off, shall be provided.

**1131.06 Storm Sewers**

- A) Drainage laterals, including an adequate outlet, shall be designed and constructed to provide for disposal of all surface water. In subdivisions employing septic tanks, the drainage system shall, in addition, provide a drainage outlet a minimum of three (3) feet below the mean ground level for each lot.
- B) A drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight (48) inches in diameter or less. Such enclosure shall be constructed, installed and paid for by the subdivider. All other drainage ditches in the subdivision shall be realigned, widened and/or deepened to accommodate storm water runoff from the subdivision. All structures shall be enclosed within the new street right-of-way. Such enclosure shall be

adequate to handle the storm drainage and shall be constructed, installed and paid for by the subdivider.

- C) Storm hydraulic grade lines shall be based on estimated runoff conditions, in watershed, ten (10) years from the time the improvement is made.

### **1131.07 Street Lights**

Provision shall be made for installing street lights on all streets in accordance with the current design standards.

### **1131.08 Other Utilities**

- A) All electric, telephone, fiber optic, cable and other wires shall be located, where practical, within easements provided therefor.
- B) Electrical service for street lights located on a street shall be located, where practical, within easements on side lot lines. Main and service lines shall be placed underground within the easement provided in all subdivisions, unless the Planning Commission grants permission to erect poles.

### **1131.09 Sidewalks**

Concrete sidewalks shall be installed in accordance with the Whitehouse Sidewalk Plan.

### **1131.10 Monuments**

- A) Subdivision boundary corners and the four (4) corners of street intersections shall be definitely marked with permanent monuments. A permanent monument shall be concrete, six (6) inches in diameter by thirteen (13) inches, or six (6) inches by six (6) inches by thirty (30) inches, with a three-fourth (3/4) inch iron pipe cast in the center. If conditions prohibit the placing of monuments on-line, off-set marking will be permitted, provided that exact off-set courses and distances are shown on the subdivision plat.
- B) One (1) such monument shall be placed at each change in direction of the boundary and on one (1) side of the street at the beginning and end of each curve.

### **1131.11 Financial Guarantees**

All improvements, such as streets, utilities, sidewalks, trees, monuments and other facilities, required in this chapter shall be completed to the satisfaction of Council, unless the subdivider files with the Clerk of Council a bond with surety in such form as shall be approved by the Whitehouse Solicitor, or deposits in escrow, with like approval, an amount which is one hundred ten (110%) percent of the estimated cost by the Whitehouse Engineer. Such bond or escrow

agreement shall guarantee that all improvements will be constructed and completed in a satisfactory manner and within a reasonable period, not to exceed two (2) years, and that all required expenses shall be paid.

### **1131.12 Construction Standards**

The improvements outlined in this chapter shall be designed, constructed and installed in conformity to the standards and specifications of the following designated agencies.

<b><u>Required Improvement</u></b>	<b><u>Appropriate Agency</u></b>
Grading	Whitehouse Engineer
Streets	Whitehouse Engineer
Street Drainage	Whitehouse Engineer
Sidewalks	Whitehouse Engineer
Storm drainage	Whitehouse Engineer
Street alignment relative to major thoroughfares	Whitehouse Engineer
Water lines	Whitehouse Engineer
Sanitary sewer lines	Whitehouse Engineer, Council, State Department of Health
Septic tanks	County Board of Health
Natural watercourses	Whitehouse Engineer

### **1131.13 Administration by Planning Commission**

This chapter shall be administered by the Planning Commission and may be modified by the Commission in special cases where unusual or exceptional factors or conditions require such modification, with the approval of the Whitehouse Council.