
**VILLAGE
OF
ANNA
SUBDIVISION
REGULATIONS**

SUBDIVISION REGULATIONS

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CHAPTER ONE: GENERAL PROVISIONS

SECTION A TITLE

The provisions of this Chapter shall be known as the Subdivision Regulations of the Village of Anna and shall be referred to hereinafter as these Regulations.

SECTION B INTENT

These Regulations are adopted to secure and provide for the following:

1. The proper arrangement of streets or highways in relation to existing or planned streets or highways or to the official Comprehensive Development Plan.
2. Adequate and convenient open spaces for vehicular and pedestrian traffic, utilities, access of fire-fighting apparatus and recreation.
3. The establishment of standards for the construction of any and all improvements as herein required.
4. Conformance with the existing Zoning Ordinance.
5. To facilitate the orderly and efficient layout and the appropriate use of land.
6. To provide for the accurate surveying of land, preparing and recording of plats and equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and Subdividers.
7. Protection against floodplain encroachment and possible future flood damage.
8. To protect and provide for the public health, safety and general welfare of the citizens.
9. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage and other public requirements and facilities.

SECTION C PLANNING COMMISSION

The Planning Commission shall require a quorum of three members at all of its meetings and the concurring vote of three members shall be necessary to affect any order. Meetings of the Planning Commission shall be held at the call of the Chairman or two other members and at such other times as it may be necessary. The Planning Commission shall act by resolution or motion and shall keep minutes of its proceedings showing the vote of each member upon each question or if absent or failing to vote. The minutes shall indicate each item considered by the Planning Commission and the section of these Regulations which the Planning Commission has considered in approving or disapproving any petition or other matter brought before the Planning Commission. The Planning Commission shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Village of Anna and shall be a public record.

SECTION D ADMINISTRATION

The Planning Commission shall be responsible for the uniform administration of these Regulations, and shall make recommendations to Council when amendments to these Regulations would further the intent and objective of these Regulations.

SECTION E RELATION TO OTHER LAWS

The provisions of these Regulations shall supplement any and all laws of the State of Ohio, ordinances of the Village of Anna, Village of Anna Design Criteria and Construction Standards and Drawings, or any and all rules and regulations promulgated by authority of such law or ordinance, regulations of the Board of Health or Ohio Environmental Protection Agency (OEPA), the most restrictive or that imposing the higher standards shall govern.

SECTION F CONFORMITY TO DEVELOPMENT PLANS AND ZONING

The arrangement, character, width and location of all arterial and collector thoroughfares or extensions thereof shall conform to the requirements of the Village of Anna Comprehensive Development Plan. Lack of a Comprehensive Development Plan or thoroughfares not contained in the aforementioned plan shall conform to the recommendations of the Planning Commission based upon these Regulations. In addition, no final plat shall be approved if in conflict with an existing zoning ordinance.

SECTION G INTERPRETATION AND SEPARABILITY

1. Interpretation- In their interpretation and application, provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
2. Separability- If any part or provision of these Regulations or the application thereof to any person or circumstance is judged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these Regulations or the application thereof to other persons or circumstances. The Council hereby declares that it would have enacted the remainder of these Regulations even without any such part; provision or application.

SECTION H AMENDMENT

These Regulations may be amended after requirements as specified in the Ohio Revised Code.

CHAPTER TWO DEFINITIONS

Administrator, Village
Alley
Block
Buffer Area
Building or Setback Line
Community Facilities
Comprehensive Development Plan
Construction Drawings
Corner Lot
Cul-de-sac
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Dedication
Developer
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CHAPTER TWO DEFINITIONS

Interpretation of Terms or Words

For the intent of these Regulations, certain terms or words used herein shall be interpreted as follows:

1. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
4. The words “used” or “occupied” include the words “intended, designed, or arrange to be used or occupied”.
5. The word “lot” includes the words “plot” or “parcel”.
6. Regardless of capitalization, definitions are standard.

Administrator, Village

The officer as appointed by the Planning Commission to administer these Regulations and to assist administratively other Boards and Commissions.

Alley (see Thoroughfare)

Block

Property abutting one side of a street and lying between the (2) nearest intersecting streets crossing or terminating, or between the nearest such street and railroad right-of-way, un-subdivided acreage, waterway, or between any of the foregoing and any other barrier to the continuity of development or corporate lines of the Village.

Buffer Area

A strip or parcel of land privately restricted or publicly dedicated as open space located between a residential development and other incompatible use for the purpose of protecting and enhancing the residential environment.

Building or Setback Line

A line established on a parcel which is parallel with another property line, street, or highway right-of-way line for the purpose of prohibiting construction of a building between such line and an easement, right-of-way, other public area, or adjacent property. Shown by a dotted line on any plat of a subdivision.

Community Facilities

Existing, planned and proposed parks, playgrounds, schools, other public lands and buildings of the Village for which the Regulations are in effect.

Comprehensive Development Plan

A plan, which may consist of several maps, data, policies, and other descriptive matter, for the physical development of the Village which has been adopted by the Village to indicate the general location for proposed physical facilities including housing, industrial and business uses, major streets, parks, schools, public sites, and other similar information.

Construction Drawings

A complete set of engineering drawings drawn to scale containing, but limited to, grading plans, street plans and profiles, cross sections, sanitary sewer plans and profiles, water main plans and profiles, storm sewer plans and profiles, a complete topographical layout of all existing appurtenance and structures located within the right-of-way, and any other requirements as outlined in the Village of Anna Design Criteria and Construction Standards and Drawings.

Corner Lot (see Lot)

Cul-de-sac (see Thoroughfare)

Dead-End Street (see Thoroughfare)

Dedication

The appropriation of land to the Village of Anna by its owner for any public use.

Developer

Any person, Subdivider, partnership, or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land.

Development Area

Any contiguous (abutting) area owned by one person or operated as one development unit and used or being developed for commercial, industrial, residential, or other purposes upon which earth-disturbing activities are planned or underway.

Easement

Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Engineer

Any person registered to practice professional engineering by the State Board of Registration as specified in the Ohio Revised Code.

Improvements

Street pavement or resurfacing, curbs, gutters, sidewalks, pedestrian walkway, water lines, sanitary and storm sewers, landscaping and other related matters normally associated with the development of land into building sites.

Inspect, Inspection

The visual observation of construction to permit the Village or their representative to render his/her professional opinion as to whether the contractor is performing the services in a manner indicating that, when completed, the services will be in accordance with the Village of Anna Subdivision Regulations, Construction Standards and Drawings, and Design Criteria. Such observations shall not be relied upon in any part as acceptance of the services, nor shall they relieve any party from fulfillment of customary and contractual responsibilities and obligations.

Lot

A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and its accessory buildings and uses, and having frontage on an improved public or private street.

1. Corner- A lot located at the intersection of (2) or more streets.
2. Through Frontage- A lot other than a corner lot with frontage on more than (1) street. Through lots abutting (2) streets may be referred to as double frontage lots.
3. Interior- A lot with only (1) frontage on a street.

Lot Area

The computed area contained within the lot lines.

Lot Line

1. Front- A street right-of-way line forming the boundary of a lot.
2. Rear- The lot line that is most distant from, and is most parallel with, the front lot line. If a rear lot line is less than 15 feet long, or if the lot comes to a point at the rear, the rear lot line shall be at least 15 feet lying wholly within the lot, parallel to the front lot line.
3. Side- A lot line which is neither a front lot line nor a rear lot line.

Minor Subdivision (see Subdivision)

Monuments

Permanent concrete or iron markers used to establish definite lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment shall comply with the State of Ohio Minimum Standards for Boundary Surveys.

Parcel

A piece of land that can be designated by a lot number.

Performance Surety

An agreement by a Subdivider or Developer with the Village of Anna for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to the plans and specifications within the time prescribed.

Planning Commission

The Village of Anna Planning Commission.

Plat

A map of a tract or parcel of land, made from a survey by a registered surveyor in the State of Ohio.

1. Preliminary Plat- A plat showing all requisite details of a proposed subdivision submitted to the Planning Commission for purpose of preliminary consideration, prepared in conformance with these Regulations.
2. Final Plat- A plat of all or part of a subdivision providing substantial conformance to the Preliminary Plat of the subdivision prepared in conformance with these Regulations and suitable for recording by the County Recorder.

Protective Covenant

A restriction on the use of all private property within a subdivision, to be set forth on the plat and/or incorporated in each deed, for the benefit of the property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.

Public Reservation

A portion of a subdivision which is set aside for public use and made available for public use or acquisition.

Public Utility

A firm, association, syndicate, corporation, co-partnership, municipal authority or public agency, board or commission, duly authorized to furnish, and furnishing under governmental regulations,

to the public: facilities, products or services such as gas, electricity, sewage disposal, communication, telephone, transportation, water, etc.

Public Walkway

A right-of-way dedicated for the purpose of a pedestrian access through residential, commercial, and industrial areas, and located so as to connect to two or more streets, or a street and a public land parcel.

Re-plats/Vacation Plats

Alteration, modification or adjustment of existing lots, lot lines, property lines or right-of-way lines and/or vacation thereof within the Village of Anna shall require Planning Commission and Village Council approval.

Right-Of-Way

Land reserved, used, or to be used for a street, alley, walkway, or other public purpose.

Setback Line

A line established by the Zoning Code, generally parallel with and measured from the lot line, defining the limits of a yard in which no portion of any principal structure other than an accessory building may be located, except as may be provided in the Zoning Code.

Sketch Plan

An informal plan or sketch showing the existing features of a site and its surroundings and the general layout of a proposed subdivision which can be presented to the Planning Commission for informal discussions.

Street (see Thoroughfare)

Subdivider (see Developer)

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 (5) acres, for the purpose whether immediate or future, of transfer of ownership, provided however, that 1. The division or partition of land into parcels of more than (5) acres not involving any new streets or easements of access shall be exempted, and 2. 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 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; 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.

1. Major Subdivision- Division of a lot or parcel of land into more than (5) lots or parcels, and/or the creation or establishment of new streets or roadways by the division of a lot or parcel of land.
2. Minor Subdivision- Division of a lot or parcel of land along an existing public thoroughfare into no more than (5) lots or parcels and not establishing a new street or roadway.

Surveyor

Any person registered to practice surveying by the State Board of Registration as specified in the Ohio Revised Code.

Thoroughfare, Street or Road

The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. Alley- A right-of-way primarily for vehicular service access to the back or side of properties abutting on another street.
2. 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.
3. Collector Street- A thoroughfare, whether with 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.
4. Cul-de-sac- A local street with one end open to traffic and the other end terminating in a vehicular turnaround.
5. Dead-end Street- A street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future.
6. Local Street- A street primarily for providing access to residential, commercial, or other abutting property.
7. Loop Street- A type of local street, each end of which terminated at an intersection with same arterial or collector street, and whose principal radius points of the 180° 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.

Variance

A variance is 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.

Vicinity Map

A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby development or landmarks and community facilities and services within Village of Anna in order to better locate and orient the area in question.

Zoning Administrator

The person designated by the local government to enforce the Zoning Ordinance.

Zoning Permit

The document issued by the Zoning Administrator authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

Zoning Regulations

The Zoning Ordinance for the Village of Anna which regulates the use of land by districts or zones and as the same may be amended or supplemented.

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CHAPTER THREE: MINOR SUBDIVISION

SECTION A MINOR SUBDIVISION CONDITIONS

Subdivision proposals may, at the discretion of the Zoning Administrator, be processed as a “minor subdivision” when the following conditions exist:

1. The proposed subdivision is located along an existing improve public road and involves no opening, widening, or extension of any street or road.
2. No more than (5) lots are involved after the original parcel has been subdivided.
3. The proposed subdivision is not contrary to applicable Subdivision Regulations, Design Criteria, Construction Standards and Drawings or Zoning Code.
4. Plat and description of property is based on a survey completed by a professional surveyor.
5. The physical characteristics of the property are suitable for building sites.

SECTION B: SUBMISSION FOR APPROVAL OF A MINOR SUBDIVISION

The Subdivider shall prepare and submit (3) copies of the minor subdivision plat to the Zoning Administrator. The minor subdivision plat shall be considered officially filed on the day it is received and properly noted and shall be so dated. However, the minor subdivision plat shall not be considered properly submitted until all applicable fees are paid (see Schedule of Fees) and all plats are provided to the Zoning Administrator.

SECTION C: MINOR SUBDIVISION PLAT CONTENTS

The minor subdivision plat shall contain the following information:

1. Registration number, seal, and signature of the land surveyor responsible for the plat.
2. Name of the Subdivider.
3. Location by section, range, township or by subdivision name and lot number.
4. Date, north arrow, scale, and acreage to thousandths of acre.
5. Abutting streets.
6. Existing buildings, septic facilities, wells, water lines, sewer lines, and storm sewer lines, if applicable.
7. The Minor Subdivision Plat shall be clearly and legibly drawn. A plat shall indicate the size of the parcel, existing and proposed rights-of-way within 100 feet; existing and proposed ownership; any existing parcel within 100 feet, its owner and size; a north arrow; and the professional surveyor’s signature and seal.
8. 100-year floodplain elevations and delineations.
9. Approval signature and date line for Zoning Administrator, Fiscal Officer, and County Engineer.
10. Location of monuments and their descriptions.

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11. The survey shall conform to the minimum standards for boundary surveys in the State of Ohio (ORC 4733-37).

SECTION D: SUPPLEMENTARY INFORMATION

Any of the following information may be required by the Zoning Administrator on the basis of the characteristics of the subject property.

1. Lot grading and drainage plan, illustrating a plan for the handling of surface and subsurface drainage, showing proposed finished grade elevations, the type, size, location and outlet of all existing and proposed drainage systems, swales, easements, and the proposed ground cover.
2. Spot elevations.
3. Other information as deemed necessary by the Zoning Administrator in order to create building sites and promote the public health, safety, and welfare.
4. The Minor Subdivision plat shall include the proposed water, sewer, and storm lines and must meet Village specifications.
5. The Minor Subdivision plat shall include the proposed streets, sidewalks and curbs, and must meet Village specifications.

SECTION E: APPROVAL OF A MINOR SUBDIVISION

The Zoning Administrator shall approve or disapprove the minor subdivision within (15) days after it has been officially and properly submitted. If approval is granted under these conditions it shall be signed and dated as approved.

If the proposed minor subdivision is disapproved, the Subdivider shall be notified in writing stating the grounds for disapproval.

CHAPTER FOUR

PRELIMINARY PLAT

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INTENT

SECTION B

SUBMISSION FOR PRELIMINARY PLAT APPROVAL

SECTION C

PRELIMINARY PLAT FORM

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PRELIMINARY PLAT APPROVAL PERIOD

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PRELIMINARY PLAT CHECKLIST

CHAPTER FOUR: PRELIMINARY PLAT

SECTION A INTENT

The purpose of the preliminary plat is to show on a map all the facts which may enable the Planning Commission to determine whether the proposed layout of land including street layout, utilities and storm water controls is satisfactory from the standpoint of the public interest. The plat shall be prepared by a registered surveyor of the state. Approval of the preliminary plat, in effect, provided a “concept approval” of the subdivision proposal.

SECTION B SUBMISSION FOR PRELIMINARY PLAT APPROVAL

The Subdivider shall prepare and submit (6) copies of the preliminary plat of the proposed subdivision and the construction plans along with a completed preliminary plat checklist with remarks to the Zoning Administrator.

1. The preliminary plat shall be considered officially filed on the day it is received and properly noted and shall be so dated.
2. The preliminary plat shall not be considered properly submitted until all applicable fees are paid by the developer (see Schedule of Fees).
3. All plats and plans are provided to the Zoning Administrator.
4. The Subdivider shall provide a copy of the preliminary plat to the local utility companies.

SECTION C PRELIMINARY PLAT FORM

The preliminary plat shall be clearly and legibly drawn. The size of the plat shall not be less than 24” x 36”. If the preliminary plat is to be drawn in sections, each section shall be accompanied by a key map, showing the location of the sections. The plat of a subdivision containing (6) acres or less shall be drawn at a scale of 1” = 50’. All other subdivisions shall be drawn to a scale of 1” = 100’.

SECTION D PRELIMINARY PLAT CONTENTS

The preliminary plat shall clearly show the following features and information:

1. Items of title
 - a. Proposed name of subdivision. The name of the subdivision and proposed streets shall not duplicate, or too closely approximate, the name of any other subdivision or street, subject to Planning Commission approval.
 - b. Location by numerically labeled inlot or outlot.
 - c. Name and address of property owner/developer.
 - d. Scale of plat.
 - e. North arrow.

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- f. Name and address of the professional surveyor who prepared the plat, as well as the stamp and signature of the surveyor certifying the accuracy of the plat.
 - g. Date of preparation.
 - h. Location by section, town, range or by other legal description.
 - i. Signature line and date for the Planning Commission Chairman.
 - j. Stamp and signature of the Professional Surveyor.
2. Existing site conditions/characteristics
 - a. Perimeter boundaries of the proposed subdivision indicated by a heavy solid line, and the approximate acreage comprised therein.
 - b. Location, widths and names of all existing or platted streets, indicated as to: dedicated, undedicated, constructed or unimproved, official thoroughfares or other public ways, railroad and utility rights-of-way, easements, parks and other open spaces, permanent buildings, section and corporation lines within or adjacent to the subject tract.
 - c. Location and size if all existing utilities: sewers, water mains, telephone, electric, gas, culverts, or other underground items located within or adjacent to the subject tract.
 - d. Names of adjacent subdivisions and owners of adjoining parcels.
 - e. Topographic map of such proposed subdivision shall be submitted with the preliminary plat, showing 1-foot contour intervals for all land within and 50 feet adjacent to the subject site.
 - f. Current zoning classification of the tract and adjoining properties.
 3. Proposed site conditions/characteristics
 - a. Street layout, including street names and widths, alleys, cross-walkways and easements and their dimensions.
 - b. Layout, numbers and approximate dimensions of lots, including lot area (as measured in acres or square feet).
 - c. Parcels of land intended to be dedicated or temporarily reserved for public use, and the conditions of such dedication or reservations.
 - d. Building setback lines, along all streets, with dimensions.
 - e. Indication of the proposed zoning designation to identify the potential development so as to reveal the nature of the impact the proposal will have on traffic flow, fire hazard, congestion, public utility capacities and required services.
 - f. A typewritten copy of the protective covenants or deed restrictions, if any.
 - g. Indication of any developmental phasing or staged development timing.

4. Construction Plans

The proposed preliminary subdivision plat shall be accompanied by preliminary construction plans consisting of:

- a. A centerline profile for each street shown thereon, drawn to scale of at least 1" = 100'.
- b. A preliminary layout, drawn to scale of at least 1" = 100', including proposed placement of water lines, sanitary sewers and storm sewers. These may be incorporated in the above preliminary plat.
- c. A preliminary drainage plan including proposed storm detention location. This may be incorporated in the above preliminary plat.

SECTION E APPROVAL OF PRELIMINARY PLAT

The Zoning Administrator shall check for completeness of the preliminary plat as required by these Regulations. When completed, the Zoning Administrator shall schedule a Planning Commission meeting.

The Planning Commission shall review all details of the proposed subdivision within the framework of the applicable Zoning Code, the various elements of these Regulations, the Design Criteria, the Construction Standards and Drawings, and the various elements of the Comprehensive Development Plan.

The Planning Commission shall give careful study to the preliminary plat, taking into consideration the requirements of the community and the best possible use of the land to be subdivided, together with its prospective character, whether residential, commercial or industrial. Attention shall be given to street widths, arrangement and circulation; surface drainage, lot sizes and arrangements; and to such neighborhood and community requirements as park, school, and playground sites and main thoroughfare widths and locations.

The Planning Commission shall forward copies of the preliminary plat to such officials and agencies as may be necessary for the purpose of study and recommendation.

After receipt of such reports from such officials and agencies, the Planning Commission shall determine whether the preliminary plat shall be approved, approved with modifications, or disapproved. If a plat is disapproved, the reasons for disapproval shall be stated in writing and recorded in the minutes of the Planning Commission meeting.

The Planning Commission shall act on the preliminary plat within 30 days after filing unless such time is extended by agreement with the Subdivider. When a preliminary plat has been approved by the Planning Commission, the chairman shall sign and date all copies and return one to the Subdivider.

SECTION F PRELIMINARY PLAT APPROVAL PERIOD

The approval of the preliminary plat shall be effective for 12 months unless any portion of that plat is filed for final plat approval. The Subdivision Regulations that governed the preliminary plat shall be applied to the final plat.

The unrecorded portions of the preliminary plat shall be effective for (12) months after recording of any portion of the plat; however, any portion of the preliminary plat that is filed for final platting more than (12) months after approval of the preliminary plat shall meet the requirements of the Subdivision Regulations in effect at the time of filing for final platting.

SECTION G PRELIMINARY PLAT CHECKLIST

SUBDIVISION _____

DATE _____

This is not all inclusive, but is to be used as a guideline for submittals and reviews.

CHAPTER FIVE:

FINAL PLAT

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CHAPTER FIVE: FINAL PLAT

SECTION A FINAL PLAT REQUIRED

The Subdivider, having received approval of the preliminary plat of the proposed subdivision, shall submit a final plat of the subdivision and drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary plat required by the Planning Commission. Otherwise, it shall conform to the preliminary plat, and it may constitute only that portion of the approved preliminary plat which the Subdivider proposed to record and develop at that time. The final plat and the supplementary information shall be certified by a professional surveyor. Construction plans, drawings and specifications shall be certified by a professional engineer.

SECTION B SUBMISSION FOR APPROVAL OF FINAL PLAT

The Subdivider shall prepare and submit the following:

1. Six copies of the final plat of the proposed subdivision.
2. Three copies of construction drawings related to the improvements to be constructed in the proposed subdivision.
3. Two copies of an itemized engineer's estimate with quantities for all proposed improvements including the estimate of cost for each item.
4. A copy of the storm sewer and storm detention calculations and other applicable calculations for design.
5. Completed final plat checklist with remarks.
6. Completed final construction plan checklist with remarks (see Design Criteria for list).

All final plats, construction drawings and supporting documents shall meet all Design Criteria and Construction Standards and Drawings established by the Village of Anna, the Zoning Code of the Village of Anna, or requirements established by other governmental organizations having jurisdiction over the improvements. The most restrictive requirements shall apply.

The final plat shall be considered officially filed on the day it is received and properly noted and shall be so dated. However, the final plat shall not be considered properly submitted until all applicable fees are paid by the developer (see Schedule Fees) and until all plans, supporting documents and materials are provided to the Zoning Administrator.

SECTION C FINAL PLAT FORM

The final plat shall be clearly legibly drawn on reproducible Mylar. The size of the plat shall be 24" x 36". The plat of a subdivision containing 5 acres or less, shall be drawn to a scale of 1" = 50'. All other subdivisions shall be drawn to a scale of 1" = 100'. The minimum lettering height

shall be 3/32" and all lot dimensions shall be 1/8" or larger. Lot number lettering shall be 1/4" or larger and underlined or circled.

If the final plat is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the sections. All final plat sections shall include intersections and all lots fronting such intersections.

Construction Drawings shall be submitted in the form stated in the Village of Anna Design Criteria. The plans shall consist of the required improvements stated in these Regulations.

SECTION D FINAL PLAT CONTENTS

The final plat shall contain the following information:

1. Name of the subdivision (which shall not duplicate or closely resemble the name of any other subdivision in the County), location by section, town, range and township, or by other survey number, date, north arrow and basis of bearing, acreage to thousands of an acres (total lot acreage and total street acreage) and deed book and page reference.
2. Name and address of the Subdivider, and the professional engineer and registered surveyor who prepared the plat and appropriate registration numbers and seals.
3. The total area being platted shall include all perimeter courses and be outlined by a heavy-line border. Courses are to be listed in a clockwise direction. All dimensions, both lineal and angular, shall be determined by an accurate control survey in the field. The error of closure shall conform to the Ohio Administrative Code.
4. Bearings and distances to the nearest centerline of intersecting roads or the intersection of right-of-way lines; lot corners of recorded plat with plat reference; or Section Corner or Quarter Section Corner.
5. Names, exact location, dimensions and right-of-way width of all streets and railroads within and adjoining the plat and building set back lines. Street names shall be approved by the Planning Commission.
6. Radii, internal angles, points of curvature, tangent bearings, lengths of acres, chord length bearing of all applicable streets within the plat area shall be illustrated on the plat.
7. The exact locations, dimensions and uses of easements shall be illustrated on the plat.
8. All lots accurately dimensioned in feet and hundredths with lot numbers and acreage. The lot numbers shall be consecutive for each platted section and shall be placed in the center of the lot with acreage under the lot number. Re-platted lots shall illustrate existing lot numbers, lot lines dashed and utility easements on the plat.

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9. Accurate location and description of all monuments as to type, size, and whether the monument was found or set. If a monument has been omitted or offset, a notation shall appear on the plat indicating the reason for the omission; or if it has been offset, its true location in relation to the property corner or lot corner shall be noted.
 10. Accurate lines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
 11. Any restrictions and covenants shall be shown on the final plat.
 12. Certification shall contain the following:
 - a. The total acres being subdivided.
 - b. Current ownership.
 - c. Deed reference.
 13. Knowledge dedication statement of the owner or owners to the plat and restrictions, including dedications to public use of all public streets, alleys, parks or other spaces shown thereon and the granting of the required easements, as shall be indicated by the following statement on the plat tracing: "Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such indefinitely."

A statement of intention and request for the vacation of lot lines and easements on previously platted properties, and the signature of authorized representatives of local utility companies (electric, telephone, cable, television, etc.) acknowledging the abandonment of easements.

14. The names of record of all abutting parcels with deed reference, acreage and survey record reference, if applicable. Platted land shall show the name of the subdivision, lot numbers, plat book and page reference.
15. Any section lines, corporation limits, township and county lines shall be accurately documents and located on the plat and their names lettered thereon.
16. Location of permanent facilities and easements used for drainage control such as detention ponds, retention ponds, infiltration beds, etc., and statement of the provisions for the maintenance of these facilities.
17. Approval signature lines with date shall be provided for President of Council, Mayor, Fiscal Officer, Planning Commission Chairman and County Engineer.

SECTION E SUPPLEMENTARY INFORMATION

The following information shall be supplied in addition to the above requirements:

1. If a zoning change is involved, certification from the Zoning Administrator shall be required indicating that the change has been approved and is in effect.
2. Prior to approval of the final plat, a surety shall be furnished assuring installation and initial maintenance of the required improvements.
3. In flood prone areas the Subdivider shall provide information detailing how the structures will be protected from flood hazard.
4. The Planning Commission may require the applicant to submit additional topographic information, detailed plans for proposed uses and other information to determine possible flood or erosion hazards, the effect of the subdivision uses upon flood flows, and the adequacy of proposed flood protection measures. The Planning Commission may consult with expert persons or agencies for technical assistance and advice.
5. These construction plans shall be submitted to the OEPA for approval as required. Certification of OEPA approval shall be provided on the plans where applicable. Construction shall not commence until such approvals are granted.
6. The Zoning Administrator's signature shall be provided on approved construction plans to verify compliance with the applicable specifications and the requirements of the Regulations before final plat signature executions.
7. Performance Surety shall be provided prior to plat being signed by the Mayor and the Fiscal Officer.

SECTION F APPROVAL OF FINAL PLAT

The Planning Commission shall approve or disapprove the final plat within 30 days after it has been officially and properly filed with the Planning Commission and so noted in the minutes. Failure of the Planning Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be forwarded to the Subdivider. If disapproved, the Subdivider shall make the necessary corrections and resubmit the final plat within 30 days to the Planning Commission; the original shall be forwarded to the Village Council for their approval and endorsement. The original shall be returned to the Subdivider.

SECTION G RECORDING OF THE FINAL PLAT

After the final plat has been approved by the Planning Commission, dedications accepted by the Council and the necessary approval endorsed in writing thereon, the Subdivider shall record the plat in the office of the County Recorder. The final plat shall be recorded in the office of the County Recorder as required by law within 60 days after the date of final approval. The Subdivider shall furnish the Zoning Administrator with a copy of the recorded plat within 60 days.

SECTION H FINAL PLAT CHECKLIST

SUBDIVISION _____

DATE _____

This is not all inclusive, but is to be used as a guideline for submittals and reviews.

CHAPTER SIX:

**ASSURANCE FOR COMPLETION AND MAINTENANCE
OF IMPROVEMENTS**

SECTION A	IMPROVEMENTS AND PERFORMANCE SURETY
SECTION B	INSPECTION OF IMPROVEMENTS
SECTION C	MAINTENANCE OF IMPROVEMENTS
SECTION D	DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS
SECTION E	PROCEDURE IN CASE OF FAILURE TO COMPLETE IMPROVEMENT
SECTION F	PROCEDURE IN CASE OF DEFAULT
SECTION G	ISSUANCE OF ZONING PERMITS

**CHAPTER SIX: ASSURANCE FOR COMPLETION AND MAINTENANCE
OF IMPROVEMENTS**

SECTION A IMPROVEMENTS AND PERFORMANCE SURETY

In order that the Village has the assurance that the construction and installation of such improvements such as street surfacing, curbs, gutters, storm sewers and appurtenances, sanitary sewer, waterlines, sidewalks, street lighting, street signs and other required improvements will be constructed, the Subdivider shall provide performance surety.

1. Performance Surety- The Subdivider shall furnish either a bond, executed by a surety company, cash deposit (certified or cashier's check) or Irrevocable Letter of Credit (form must be approved by the Village Solicitor) equal to the cost of construction of such improvements as shown on the plans, and based on a detailed, itemized estimate approved by the Village Administrator. The estimate shall reflect consideration of prevailing wage requirements.

The performance bond, cash deposit (certified or cashier's check) or Irrevocable Letter of Credit to the Village of Anna shall run for a period of (1) year and be extendable for (2) years from the date of execution, and shall provide that the Subdivider, their heirs, successors and assigns, their agent or servants, will comply with all applicable terms, conditions, provisions, and requirements of these Regulations, and will faithfully perform and complete the work of constructing and installing such facilities or improvements in accordance with such laws and Regulations. Before said bond is accepted it shall be approved by the Village Law Director. Whenever a cash deposit (certified or cashier's check) is made, the same shall be made out to the Village of Anna.

2. Extension of Time- If the construction or installation of any improvement or facility, for which guarantee has been made by the developer in the form of bond or cash deposit, is not completed within (2) years from the date of final approval of the record plat, the developer may request the Village of Anna to grant an extension, provided reasonable cause can be shown for inability to complete said improvements within the required (2) years.
3. Acceptance Of Dedication Offers- Acceptance of formal offers of dedication of streets, public areas, easements, and parks shall be by ordinance of the Village Council. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply the acceptance by the local government of any street, easement, or park shown on said plat.

SECTION B INSPECTION OF IMPROVEMENTS

Periodic inspection during the installation of improvements shall be made by the Village of Anna to ensure conformity with the approved plans and specifications as required by these Regulations.

The Subdivider shall notify proper Village officials at least (24) hours before each phase of the improvements is ready for inspection. The presence and/or absence of an inspector during construction shall not relieve the Subdivider from full responsibility of required improvements to the Village of Anna Construction Standards and Drawings for inspection requirements. The Village will require Improvement Inspection Fees (see Schedule of Fees).

SECTION C MAINTENANCE OF IMPROVEMENTS

The applicant shall be required to maintain all improvements, if required, until approval of said improvements. Once the required public improvements have been constructed and approved in the subdivision by the Village Administrator, and prior to the release of the performance surety, the Subdivider shall post with the Village a maintenance surety in the amount of 10% of the performance surety and in a form as approved by the Village Solicitor.

No public improvements shall be approved until the Subdivider has posted an approved maintenance surety, and this maintenance surety will extend for (1) year from the actual date the final punch list has been completed and approved by the Village.

Acceptance by the Village of the public improvements shall not take place until the Village releases the maintenance surety and receives record drawings (AS BUILT PLANS), as outlined in the Village of Anna Design Criteria, of construction plans, including all utilities (i.e. sanitary sewer, storm sewer, gas, water, electric, etc.). Record drawings shall be stamped by a registered professional engineer or surveyor verifying the accuracy of the drawings.

Prior to release of the maintenance surety by the Village, the developer shall have paid all public improvement fees required by these Regulations and have completed all maintenance punch list items.

SECTION D DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS

The Planning Commission may defer or waive at the time of final approval, subject to appropriate conditions, the provision of any or all such improvements as, in its judgment, are not requisite in the interests of the public health, safety, and general welfare, or which is inappropriate because of inadequacy or lack of connecting facilities.

Whenever it is deemed necessary by the Planning Commission to defer the construction of any improvements required herein because of incompatible grades, future planning, inadequate or lack of connecting facilities, or for other reasons, the applicant shall pay his share of the costs of

the future improvements as approve by the Zoning Administrator and Council to the Village of Anna prior to signing of the final subdivision plat.

**SECTION E PROCEDURE IN CASE OF FAILURE TO COMPLETE
IMPROVEMENT**

The Subdivider shall be in default of the Performance Surety when one of the following conditions exist:

1. The installation of all required public improvements as called for in these Regulations has not been completed within the (2) year time period as agreed upon in the Subdivider's contract with the Village, and the Subdivider has failed to establish reasonable cause for such delay to the satisfaction of the Zoning Administrator and thereby to receive a time extension.
2. The Subdivider has not constructed the required public improvements in accordance with the minimum standards specified in these Regulations, and the Subdivider is unwilling to modify and/or upgrade said public improvements within a (6) month time period after receiving notice from the Zoning Administrator so as to be in compliance with the provisions of these Regulations.

SECTION F PROCEDURE IN CASE OF DEFAULT

The Subdivider shall be in default of the maintenance surety when the required public improvements have not been properly maintained over the (1) year period as established in Section A Improvements and Performance Surety or when the required public improvements are not in accordance with applicable standards and specifications. In such cases of default, the Village shall proceed to utilize the performance surety and/or maintenance surety to construct the required public improvements to the minimum design standards as required in these Regulations

SECTION G ISSUANCE OF ZONING PERMITS

As determined by the Zoning Administrator, Zoning Permits will be issued when the extent of the street improvement are completed with curb and first layer of asphalt being installed. However, the Subdivider is responsible for any damage to improvements.

**CHAPTER SEVEN: REQUIREMENTS FOR CONSTRUCTION
 IMPROVEMENTS AND DESIGN**

SECTION A	GENERAL STATEMENT
SECTION B	CONFORMITY TO DEVELOPMENT PLANS AND ZONING
SECTION C	SUSTAINABILITY OF LAND
SECTION D	STREET IMPROVEMENTS
SECTION E	STREET SIGNS AND STREET NAMES
SECTION F	SPECIAL STREET TYPES
SECTION G	STREETS FOR COMMERCIAL SUBDIVISIONS
SECTION H	STREETS FOR INDUSTRIAL SUBDIVISIONS
SECTION I	EASEMENTS
SECTION J	SIDEWALKS
SECTION K	BLOCKS
SECTION L	LOTS
SECTION M	SURVEY MONUMENTS
SECTION N	STREET AND WALKWAY LIGHTING
SECTION O	WATER SUPPLY IMPROVEMENTS
SECTION P	SANITARY SEWER IMPROVEMENTS
SECTION Q	DRAINAGE IMPROVEMENTS
SECTION R	CULVERTS AND BRIDGES
SECTION S	ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE IMPROVEMENTS
SECTION T	OVER-SIZED, OVER-DEPTH AND OFF-SITE IMPROVEMENTS
SECTION U	COST OF OVER-SIZED AND OVER-DEPTH IMPROVEMENTS
SECTION V	EXTENSION TO BOUNDARIES
SECTION W	OFF-SITE EXTENSION
SECTION X	NON-ANNEXED SUBDIVISIONS
SECTION Y	RECORD DRAWINGS

**CHAPTER SEVEN: REQUIREMENTS FOR CONSTRUCTION OF
IMPROVEMENTS AND DESIGN**

SECTION A GENERAL STATEMENT

The Regulations contained in this section and the Village of Anna Design Criteria and Construction Standards and Drawings shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help ensure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreation uses. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Planning Commission has the responsibility of reviewing the design of each future subdivision early in its design development. The Planning Commission shall ensure that all the requirements of this section and the Village of Anna Design Criteria and Construction Standards and Drawings are met.

SECTION B CONFORMITY TO DEVELOPMENT PLANS AND ZONING

The arrangements, character, width, and location of all arterial and collector thoroughfares or extensions thereof shall conform to the adopted Village of Anna Comprehensive Development Plan. Lack of Comprehensive Development and thoroughfares not contained in the aforementioned plan shall conform to the recommendation of the Planning Commission, based upon these Regulations. In addition, no final plat shall be approved if in conflict with an existing ordinance.

SECTION C: SUITABILITY OF LAND

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, bad drainage, topography, inadequate water supply and other such conditions, which may endanger health, life, or property; and if from investigations conducted by the public agencies concerned it is determined that in the best interest of the public the land should not be developed for the desired purpose, the Planning Commission shall not approve the land for subdivision unless adequate methods are advanced by the Subdivider for solving the problems that will be created by the development of the land.

SECTION D STREET IMPROVEMENTS

The arrangements, character, extent, width, grade, construction, and location of all streets shall conform to the Comprehensive Development Plan of the Village, and shall conform to the Village of Anna Design criteria and Construction Standards and Drawings. Street design shall take into consideration their relationship to existing and planned streets, topographical

conditions, and public convenience and safety; and in their appropriate relation to the proposed uses of land to be served by such streets. The street pattern shall discourage through traffic in the interior of the subdivision. The Subdivider shall provide within the boundaries of the plat, the necessary right-of-way for widening, continuance, or alignment of such streets in conformity with the Comprehensive Development Plan.

The Subdivider shall improve all streets which are part of the subdivision, including that portion of the subdivision located on existing streets. The required improvements shall be such that all items of work are in accordance with the Village of Anna Design Criteria and Construction Standards and Drawings. Existing streets shall be improved so that they meet the above standards including storm drainage.

Curbs and gutters shall be required for all streets including existing streets.

Appropriate access to and from any subdivision in the form of a standard Village street with required improvements must be provided by a developer in instances where development is not located contiguously along an improved public street right-of-way. No subdivision shall be approved where a parcel, tract or lot has frontage only on the “stub End” of a discontinued or dead-end street. Such street must first be extended or reconstructed as a cul-de-sac in accordance with these Regulations. No subdivision showing reserved strips controlling the access to public ways will be approved.

All street widths shall conform to the Village of Anna Design Criteria and Construction Standards and Drawings. In cases where the designation of the street is in question, the Planning Commission shall determine the type of street designation.

SECTION E STREET SIGNS AND STREET NAMES

1. Street name signs and other traffic control signs shall be erected by the Village. The Subdivider shall reimburse the Village for the actual cost of signs plus 15% to cover labor cost.
2. For purposes of street naming, the following is recommended:
 - a. Circle, Place, or Court should be used only for cul-de-sac type streets.
 - b. The words north, south, east, or west should be avoided as part of a street name whenever possible.
3. Whenever a new street is constructed along the approximate alignment or extension of an existing street, its name shall be the same as that of the existing one.
4. To avoid duplication and confusion, the proposed names of all streets shall be approved by the Planning Commission prior to Council approval of plat.
5. House numbers shall be assigned by the Village Administrator in accordance with the current house numbering system in effect in the Village of Anna.

SECTION F SPECIAL STREET TYPES

The following requirements shall apply to special street types:

1. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan and only if a temporary turnaround satisfactory to the Planning Commission in design is provided.
2. Dedication of new half-street shall not be permitted. Where a dedicated or platted half-street exists adjacent to the tract being subdivided, the other half shall be platted.
3. Alleys shall not be approved.

SECTION G STREETS FOR COMMERCIAL SUBDIVISIONS

Streets serving business developments and accessory parking areas shall be planned to connect with arterial streets or marginal access drives so as not to generate traffic problems. The intersections of driveways from parking areas with arterial or collector streets shall be located so as to cause the least possible interference with traffic movement on the streets. The location to streets and driveways for business developments shall conform to the Village of Anna Criteria and Construction Standards and Drawings.

SECTION H STREETS FOR INDUSTRIAL SUBDIVISIONS

Collector streets for industrial subdivisions shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed into any residential street. Streets shall be planned to be extended to the boundaries or any adjoining land planned for industry, except when severe physical conditions exist or if the Planning Commission finds such extension is not in accordance with the approved plan of the area. The location of streets and driveways for industrial developments shall conform to the Village of Anna Design Criteria and Construction Standards and Drawings.

SECTION I EASEMENTS

1. Utility Easements- Public utility easements at least (10) feet in total width may be required along the rear, front, and sides of lots where needed for the accommodation of a public utility, drainage or sanitary structures or any combination of the foregoing. Where deemed necessary by the Planning Commission, an additional easement width shall be provided.
2. Watercourses- The Subdivider shall dedicate rights-of-way or provide easements for storm drainage purposes which conform substantially to the lines of any natural watercourse, channels, streams, or creeks, which traverse the subdivision or any new channel which is established to substitute for a natural watercourse, channel, stream, or creek. Such rights-of-way or easements shall be of a width which will provide for the maintenance needs of the channel and incidental

structures as determined by the Planning Commission. Easements shall be provided for entire area of detention basins/retention ponds.

SECTION J SIDEWALKS

Sidewalks shall be required on both sides of all streets.

All sidewalks shall be constructed in accordance with the Village of Anna Design Criteria and Construction Standards and Drawings. The Developer who constructs a sidewalk is responsible for curb-ramps at intersections and any sidewalk located on a public access that may be dedicated to the Village at a later time. Homeowners will be required to install sidewalks on individual properties within (6) months of finalized building construction (occupation of the building). Two years after that particular phase of the subdivision is accepted and once 50% of the lots within that particular phase of the subdivision are developed, sidewalks must be installed on all lots by whoever owns the properties. If the sidewalks are not installed, the Village will perform the installation and assess the property owner for all cost incurred.

SECTION K BLOCKS

The following Regulations shall govern the design and layout of blocks:

1. The arrangement of blocks shall be such as to conform to the street planning criteria set forth in the section and to the street design criteria established in the Village of Anna Design Criteria and Construction Standards and Drawings, and shall be arranged to accommodate lots and buildings sites of the size and character required for the zoning district as set forth in the Zoning Code and to provide for the required community facilities.
2. The Planning Commission may require that the characteristics of blocks bear close relation to the use of the land.
3. Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, may be approved by the Planning Commission if properly designed and located and if the maintenance of interior public spaces is covered by an agreement.
4. No block shall be longer than 1,400 feet nor less than 300 feet and the block width shall accommodate (2) tiers of lots except where unusual topography or other exceptional physical circumstances exists.
5. Where blocks are over 900 feet in length, a pedestrian walkway easement not less than (10) feet in width at or near the halfway point may be required, in necessary to provide proper access to schools, recreational areas, and other facilities. The Planning Commission has the authority to require an easement of (10) feet, (5) feet from each lot through the tier of (2) lots for pedestrian access to schools, playgrounds, or other facilities. The pavement width for a sidewalk shall conform to the Village of Anna Design Criteria and Construction Standards and Drawings.

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6. All block corners shall be rounded with a radius of not less than (25) feet measured at the back of the curb.

SECTION L LOTS

The following Regulations shall govern the design and layout of lots:

1. The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related topography and the character of surrounding development.
2. All lots shall conform to or exceed the requirements for the zoning district in which they are located and the use for which they are intended.
3. All lots shall abut by their full frontage on a publicly dedicated street or a street that has received the legal status of such. The minimum lot size, widths, and setbacks, shall be specified in the Zoning Code.
4. All side lot lines shall be as close to right angles as possible to the street line and radial to curved street lines, except where the Planning Commission determines that a variation to this rule would provide a better layout.
5. Lots with double frontage shall be avoided except where the Planning Commission determines it is essential to provide separation of residential development from arterial streets.
6. All corner lots shall have front yard setbacks on both streets and lots shall be of an area sufficient to permit adequate building site.
7. No lot shall have an average depth which is more than (3) times its average width, nor shall it have a depth of less than 110 feet except that, whenever a lot fronts upon an exterior curved portion of a street, lot depth may be reduced to not less than 100 feet.
8. In the case of vacation of lots, or parts of lots, in the Village previously recorded in the office of the Recorder of Shelby County, Ohio, the same procedure, rules and regulations shall apply as for a new plat, except that a preliminary plat may not be required. The title of the vacation plat shall indicate what is being vacated, and the final plat shall include enough of the surrounding plat or plats to show its relations to adjoining areas.
9. Wherever a Subdivider or Developer proposes a re-subdivision of a plat previously recorded in the Office of the Recorder of Shelby County, Ohio he shall follow the same procedures as for a new plat, except that a preliminary plat may not be required if changes in street alignment or similar changes are not included in the proposal. The lots in the re-subdivision shall conform as to size and arrangement with the requirements of these Regulations and the appropriate requirements of the Zoning Code of the Village of Anna.
10. When a preliminary plat is submitted, all lots shall have the front building setback lines clearly marked on them.

SECTION M SURVEY MONUMENTS

A survey shall be made by a registered surveyor and shall conform to the “minimum standards for boundary surveys in the State of Ohio”.

Permanent markers shall be set at all exterior subdivision boundary corners and intersections of change, at the point of curvature and point of tangent of all curves and where the radius of direction changes. The intent is to identify and establish all lines of the plat. All monuments of permanent markers shall be placed prior to Village acceptance of improvements.

Monument boxes with permanent markers shall be set at all street intersections and on all points of intersections. If the points of intersections are not in the paved area of the street, the monument boxes with permanent marks shall be placed at the point of curvature and point of tangent of all curves.

All monuments and permanent markers shall be set as shown on the final plat. The size, location and type of material used shall also be shown. A professional surveyor’s affidavit shall be filed in the plat volume and cross-referenced with the original plat when, for any reason, a monument or permanent marker must be offset from the original location or the type of permanent marker is changed.

Boundary lines shall be monumented at all points where there is a change of direction and at all lot corners by suitable monuments as specified in the “Minimum Standards for Boundary Surveys in the State of Ohio”.

SECTION N STREET AND WALKWAY LIGHTING

The Subdivider is responsible for all equipment, labor and materials for trenching, backfilling and conduit, where necessary for all street lights to be installed. The Developer will pay for street lights. Such lights shall be located at each street intersection within the subdivision. Street and walkway lighting (DP &L standard street light) shall be installed at a distance of no more than 250 feet apart. New subdivision street (walkway) lighting, trenching and backfilling shall be performed by the Subdivider with all associated wiring underground. The Subdivider shall place the layout of the street lighting on the construction plans for Village review and approval.

SECTION O WATER SUPPLY IMPROVEMENTS

The Subdivider shall install a public water system in the street right-of-way or an easement adjacent thereto to adequately serve all lots, including lateral connections to the public system. Public water system extensions shall meet the requirements of the Ohio Environmental Protection Agency and conform to the standards and specifications established in the Village of Anna Design Criteria and Construction Standards and Drawings.

SECTION P SANITARY SEWER IMPROVEMENTS

The Subdivider shall install public sanitary sewers in the street right-of-way or an easement adjacent thereto to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the Ohio Environmental Protection Agency and conform to the standards specifications of the Village of Anna Design Criteria and Construction Standards and Drawings.

No individual septic systems or combined sanitary and storm sewers shall be allowed.

SECTION Q DRAINAGE IMPROVEMENTS

The Subdivider shall construct all necessary facilities including underground pipes, inlets, catch basins, open drainage ditches, and detention basins as approved by the Zoning Administrator, to provide for adequate disposal of subsurface and surface water and maintenance of natural drainage course. The Developer shall also provide all necessary soil sediment pollution control. Design and construction shall be in accordance with the Design Criteria and Construction Standards and Drawings of the Village of Anna. Adequate provisions shall be included in design and construction to accommodate all upstream drainage and, where necessary, extends all drainage improvements to plat limits.

It shall state on the final plat that all natural watercourses, detention basins, retention ponds and appurtenances shall be maintained by the property owner. An easement shall be provided to ensure that there will not be any building within the drainage area and to provide for major maintenance and inspection. See Design Criteria for inspection and ownership of detention basin requirements for placement of statement on deeds.

SECTION R CULVERTS AND BRIDGES

If the natural drainage channels intersect any street right-of-way; it shall be the responsibility of the Subdivider to have satisfactory culverts and/or bridges constructed. Where culverts and/or bridges are required, minimum requirements shall be observed as follows:

1. All culverts and bridges shall extend, at a minimum, across the entire right-of-way width of the proposed street. The cover over the culvert and its capacity shall be approved by the Zoning Administrator. Headwalls are required.
2. Driveway culverts shall be as approved in accordance with the Village of Anna Design Criteria and Construction Standards and Drawings. The driveway culverts shall be laid so as to maintain the flow of the ditch or gutter. Headwalls are required.
3. All culverts and bridges shall conform to the Village of Anna Design Criteria and Construction Standards and Drawings.

SECTION S ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE IMPROVEMENTS

1. Electric, gas, cable television and telephone service shall be provided within each subdivision. Electric, gas, telephone and street lighting wires, conduits and cables shall be constructed underground except in cases where the Village determines that topographic, bedrock, or underground water conditions could result in excessive cost to the Subdivider.
2. Overhead utility lines, where permitted, shall be located at the rear of all lots. The width of the easement per lot shall not be less than (10) feet and the total easement shall not be less than (20) feet.
3. Whenever a sanitary sewer, water main or storm sewer, and electric and/or telephone line are each placed underground in the same utility easement, the following provision shall be applicable:
 - a. The total easement width shall not be less than (20) feet.
 - b. The sanitary sewer, water main or storm sewer shall be installed on one side of the easement.
 - c. Electric, gas, cable television, and telephone shall not be installed within (5) feet of either sanitary sewer, water main or storm sewer.

SECTION T OVER-SIZED, OVER-DEPTH, AND OFF-SITE IMPROVEMENTS

The utilities, pavements, and other land improvements required for the proposed subdivision shall be designed to incorporate any required over-sizing and any extensions needed to provide service to nearby adjoining lands as determined by the Village.

SECTION U COST OF OVER-SIZED AND OVER-DEPTH IMPROVEMENTS

The Subdivider shall be required to pay for all the construction costs for the installation of utilities which service the proposed subdivision as determined by the Village and the Subdivider's estimates. The Village may elect to have the utilities over-sized to service surrounding areas, providing the improvement is beneficial to the Village. The Village shall pay the difference between the costs of the requirements of the subdivision and required over-sizing improvements as follows:

1. Water Mains- A Subdivider shall install water mains according to the Village's specifications. The material's cost difference between the minimum required size of pipe and appurtenances, and over-sized pipe required by the Village, will be paid by the Village.
2. Sanitary Sewers- A Subdivider shall install sanitary sewers according to the Village's specifications. The material's cost difference between the minimum require size of pipe and appurtenances, and over-sized pipe required by the Village, will be paid by the Village. The construction cost difference as determined by the Zoning Administrator for the minimum depth needed for

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- installation, and greater depth needed for installation required by the Village, will be paid by the Village.
3. Storm Sewers- A Subdivider shall install storm sewers according to the Village's specifications. The material's cost difference between the minimum require size of pipe and appurtenances, and over-sized pipe required by the Village, will be paid by the Village. The construction cost difference as determined by the Zoning Administrator for the minimum depth needed for installation, and the greater depth of installation required by the Village, will be paid by the Village.
 4. Streets- The type and composition of street paving and surfacing shall be installed as per current Village specifications, or County Engineering specifications where applicable, and shall be commensurate with the volume, street classification, character and general circulation requirement, as determined by the Village. The cost of materials for the paved surface and its sub-base of an existing street, and any over-sizing cost in excess of the owner's required responsibility needed to meet the dimensional standards for roadways, as show on the Village of Anna Comprehensive Development Plan, shall be at the Village's expense. The costs for the minimum street width, as required by these Regulations, including curb, gutter, and sidewalks, shall be the developer's responsibility and at his or her expense.

SECTION V EXTENSION TO BOUNDARIES

The Subdivider shall be required to extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining un-subdivided land.

SECTION W OFF-SITE EXTENSIONS

If streets or utilities are not available at the boundary of a proposed subdivision, the Subdivider will be responsible for extending those streets or utilities, obtaining necessary easements or rights-of-way and to construct and pay for such extensions to serve the proposed subdivision. Such improvements shall be available for connection by Subdividers of adjoining land and become the property of the Village of Anna.

SECTION X NON-ANNEXED SUBDIVISIONS

Any subdivision that lies outside the corporation limits of the Village of Anna but is connected to any of the Village's utilities, must install all utilities to meet these Regulations and the Village of Anna Design Criteria and Construction Standards and Drawings.

If a subdivision is connected to any one of the Village of Anna utilities, the residents of that subdivision, at the time of annexation is determined to be possible by the Village, must not oppose annexation. A statement to this effect must be include with each property deed and recorded in the Office of the Shelby County Recorder.

SECTION Y RECORD DRAWINGS

Record drawings shall be furnished to the Village before a final maintenance inspection. The submittal of record drawings as outlined in the Village of Anna Design Criteria.

CHAPTER EIGHT

MISCELLANEOUS PROVISIONS

SECTION A	RECORDING OF PLAT
SECTION B	REVISION OF PLAT AFTER APPROVAL
SECTION C	SALE OF LAND WITHIN SUBDIVISIONS
SECTION D	SCHEDULE OF FEES
SECTION E	PENALTIES
SECTION F	VARIANCES
SECTION G	APPEAL

CHAPTER EIGHT MISCELLANEOUS PROVISIONS

SECTION A RECORDING OF PLAT

No plat of any subdivision shall be recorded or have any validity until said plat has received final approval in the matter prescribed in these Regulations

SECTION B REVISION OF PLAT AFTER APPROVAL

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 endorsed in writing on the plat, unless said plat is first resubmitted to the Planning Commission.

SECTION C SALE OF LAND WITHIN SUBDIVISIONS

No owner or agent of the owner of any land located within a subdivision shall transfer or sell any land by reference to, exhibition of, or by the use of a plat of the subdivision before such plat have been approved and recorded in the manner prescribed in these Regulations. The description of such lot or parcel by metes and bounds in the instrument or transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these Regulations.

SECTION D SCHEDULE OF FEES

The Village of Anna Council establishes the following schedule of fees:

Minor Subdivision Plats	\$25.00
Vacation/Dedication Plats	\$25.00
Re-plats	\$25.00
Preliminary Plats	\$75.00
Preliminary Plat Re-Approval	\$25.00
Final Plats	\$100.00
Subdivision Inspection Fees	1% of engineering estimate used for Performance Surety

The schedule of fees shall be posted in the office of the Fiscal Officer and may be altered, or amended only by the Village of Anna Council. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

SECTION E PENALTIES

The following penalties shall apply to the violations of these Regulations:

1. Whoever violates any rule or regulation adopted by the Village Council for the purpose of setting standards and requiring and securing the construction of improvements within a subdivision or fails to comply with any order pursuant thereto is creating a public nuisance and the creation thereof may be enjoined and

maintenance thereof may be abated by action at suite of the County or any citizen thereof. Whoever violates these Regulations shall forfeit and pay not less than \$100.00 or more than \$1,000.00 for each offense. Each day such violation continues shall be considered a separate offense. Such sum may be recovered with costs in a civil action suit brought in the Court of Common Pleas of Shelby County.

2. Whoever, being the owner or agent of owner of any land within or without a municipal corporation, transfers and lot, parcel or tract of such land from or in accordance with a plat of a subdivision before such plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than \$100.00 nor more than \$500.00 for each lot parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this sections.

SECTION F VARIANCES

The following Regulations shall govern the granting of variances:

1. Where the Planning Commission finds that extraordinary and unnecessary hardship may result from strict compliance with these Regulations, due to exceptional topographic or other physical conditions, it may vary the Regulations so as to relieve such hardships, provided such relief may be granted without detriment to the public and without impairing the intent and purpose of these Regulations or the desirable development of the neighborhood or community. Such variations shall not have the effect of nullifying the intent and purpose of these Regulations, the Comprehensive Plan, or the Zoning Regulation, if such exists or may not be granted solely to save money for the developer or for the convenience of the developer.
2. In granting variances or modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.

SECTION G APPEAL

Any person who believes he has been aggrieved by the Regulations or the action of the Planning Commission, has all the rights of appeal a set forth in the Ohio Revised Code