



**PUBLIC IMPROVEMENT STANDARDS
FOR
RICHLAND COUNTY, OHIO**

**PREPARED BY: RICHLAND COUNTY REGIONAL PLANNING COMMISSION
MANSFIELD, OHIO**

JULY 1997

ARTICLE I

TITLE, SCOPE AND JURISDICTION

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TITLE, SCOPE AND JURISDICTION

SECTION 100. OFFICIAL NAME

The official name of these Regulations shall be "Public Improvement Standards for Richland County, Ohio," and shall be referred to herein as "These Standards."

SECTION 100.1 PURPOSE

These Standards are adopted by Richland County, Ohio, for the purpose of setting forth standards for dedication and acceptance of public improvements in the unincorporated area of Richland County, Ohio.

SECTION 100.2 JURISDICTION

These Standards shall be applicable to all public improvements within the unincorporated area of Richland County, Ohio. When the requirements or provisions of these Standards differ with the requirements of any other lawfully adopted rules, regulations, ordinances or standards, the more restrictive shall apply. (See Appendix Form 1)

SECTION 100.3 ADMINISTRATION

These Standards shall be administered by the appropriate County Office having primary responsibility for the design and construction of the proposed public improvement.

SECTION 100.4 INTERPRETATION

The provisions and requirements of these Standards shall be construed to be minimum requirements for design, construction, maintenance and repair of public improvements and nothing herein shall prohibit the subdivider from exceeding these minimum requirements.

SECTION 100.5 SEPARABILITY

If any section, paragraph, clause, phrase, or part of these Standards is for any reason held invalid by a court of competent jurisdiction, such judgement shall not affect the validity of the remaining provisions of these Standards or the application of those provisions to any person or circumstances.

SECTION 100.6 RELATION TO OTHER LAWS

The provisions of these Standards shall supplement any and all laws of the State of Ohio, ordinances of the County, or any and all rules promulgated by authority of such law relating to the purpose or scope of these Standards. When the requirements or provisions of these

Standards differ with the requirements of any other lawfully adopted rules, regulations, ordinances or standards, the more restrictive shall apply.

When the proposed public improvements are part of a subdivision being developed within three miles of the corporate limits of a city, as authorized in Section 711.09 of the Ohio Revised Code, compliance with the improvement standards of the subject municipality shall be required along with the perpetual maintenance requirements for public and private storm water management and drainage facilities in Section 300.2 of these improvement standards.

SECTION 100.7 AMENDMENTS

These Standards are adopted by the Richland County Commissioner's and may be amended by the Richland County Commissioner's.

ARTICLE II

CONSTRUCTION OF LANGUAGE AND
DEFINITIONS

ARTICLE II

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTION 200. CONSTRUCTION OF LANGUAGE

The following rules of construction shall apply to the provision of these Standards:

- I. The particular shall control the general.
- II. In case of any difference of meaning or implication between the provisions of these Standards and any caption or illustration, the provisions shall control.
- III. The word "shall" is always mandatory and not discretionary. The word "may" or "should" is permissive.
- IV. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- V. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or units connected by the conjunction "and", "or", "either/or", the conjunction shall be interpreted as follows:
 - A. "And" indicates that all connected items, conditions, provisions or events shall apply.
 - B. "Or" indicates that the connected items, conditions, provisions, or events may apply singly but not in combination.
- VI. Terms herein not defined shall have the meaning customarily assigned to them.

SECTION 200.1 DEFINITIONS

1. COUNTY: Richland County, Ohio.
2. CUL-DE-SAC: Is a street having one (1) outlet open to vehicular traffic and the other end permanently terminated by a vehicular turn-around.
3. DEAD-END STREET: Is a street temporarily having only one (1) outlet open to vehicular traffic and not provided with a vehicular turn-around.
4. EASEMENT: A quantity of land over which a liberty, privilege, or advantage is granted by the owner to the public, a corporation, or particular person for a specific use or

SECTION 200.1 DEFINITIONS (CONTINUED)

purpose.

5. **FLOOD PLAIN:** Is that land which has been or may hereafter be covered by flood waters including but not limited to the regulatory flood. For the purpose of these Standards, the Regulatory Flood shall be deemed to be a flood of 100-year frequency.
6. **IMPROVEMENTS:** Grading, street surfacing, curbs and gutters, sidewalks, crosswalks, water mains, sanitary sewers, storm sewers, drainage facilities and structures, street lights, street trees, and the appropriate appurtenances required to render land suitable for the use proposed.
7. **MAJOR THOROUGHFARE PLAN:** Is a plan showing the location of limited access highways, major and minor arterial thoroughfares and collector thoroughfares, as adopted by the Regional Planning Commission, on file in the office of the Regional Planning Commission, and in the office of the Recorder of Richland County, Ohio.
8. **PERFORMANCE BOND:** An agreement by and between the subdivider and a bonding company in favor of the County, or an instrument approved by the County between the subdivider and the County, for the amount of the estimated construction cost guaranteeing the completion of the required improvements according to the specifications set forth in these Standards, within the time prescribed by the above agreement.
9. **PRELIMINARY PLAN:** A drawing for the purpose of study of a major subdivision and which, if approved, permits proceeding with the preparation of a subdivision plat.
10. **PROFESSIONAL ENGINEER:** A person registered to practice professional engineering by the State Board of Registration as specified in Chapter 4733 of the Ohio Revised Code.
11. **PROFESSIONAL SURVEYOR:** A person licensed to practice surveying by the State of Ohio Board of Registration under Chapter 4733 of the Ohio Revised Code.
12. **PUBLIC RESERVATION:** A portion of a subdivision which is set aside for public use and made available for public use and acquisition.
13. **PUBLIC UTILITY:** Any person, firm, association, corporation, trust, board, commission or other legal entity, duly authorized to furnish under State, County, or municipal regulations to the public: gas, steam, electricity, sewerage disposal and treatment, communication, telegraph, transportation, water or waste disposal.
14. **REGIONAL PLANNING COMMISSION:** The Richland County Regional Planning Commission.

SECTION 200.1 DEFINITIONS (CONTINUED)

15. RESERVE STRIP: A strip of land parallel to, or at the end of, and abutting a thoroughfare controlling the means of access onto a property.
16. RIGHT-OF-WAY: An area or strip of land on which an irrevocable right of passage is taken or dedicated and accepted for public use.
17. STREET OR ROAD, PRIVATE: Is an approved right-of-way, improved and maintained by the abutting property owners or by an association of property owners, excluding off-street parking areas, driveways, and driveways to off-street parking areas, in existence prior to the adoption of these regulations or developed under these regulations, and which provides for vehicular, pedestrian and utility access to abutting properties.
18. STREET OR ROAD, PUBLIC: Is a right-of-way, which has been properly dedicated, improved and accepted for public use, and which provides for vehicular, pedestrian and utility access to abutting properties.

For the purpose of these Regulations, STREET OR ROAD shall be further classified by function as follows:

- (1). MAJOR ARTERIAL THOROUGHFARE: A street or road which is intended to carry the major portion of traffic entering and leaving an urban area and also significant intra-urban travel, such as between communities or between major urban centers. Major Arterials should form the boundaries of residential neighborhoods, but should not penetrate the neighborhoods. Service to abutting lands is a subordinate function to the provision of travel service. Spacing should be at one and one-half (1½) to two (2) mile intervals except within the central business area.
- (2). MINOR ARTERIAL THOROUGHFARE: A street or road which is intended to interconnect with and augment the Major Arterial Thoroughfare System and to provide service to trips of moderate length and provide intra-community continuity. Such thoroughfares provide a lower level of traffic service than Major Arterial Thoroughfares and place greater emphasis on land access, although the movement of through traffic remains primary. Minor Arterial Thoroughfares should also form the boundaries of, but not penetrate residential neighborhoods. Spacing should be at three-fourth (¾) to one (1) mile intervals except within the central business area.
- (3). COLLECTOR THOROUGHFARE: A street or road which is intended to collect traffic from the local streets within the neighborhood and channel it into the arterial system. Conversely, Collector Thoroughfares may penetrate the neighborhood to distribute traffic from the arterial system to local streets and thus

SECTION 200.1 DEFINITIONS (CONTINUED)

to the ultimate destination. The Collector Thoroughfare should provide both land access and through traffic service. Spacing should be at one-fourth (1/4) to one-half (1/2) mile intervals.

- (4). LOCAL: A street or road which is intended primarily to provide access to abutting properties. Through traffic should be discouraged. Spacing is at blocks.
 - (5). CUL-DE-SAC: A type of local street or road which is open only at one end, with provision for a turn-around at the closed end. The primary function is land access to abutting properties. Spacing, wherever appropriate.
 - (6). BOULEVARD: A street or road on which traffic flow is divided into each direction by a median strip which is usually landscaped with grass and plantings. A Boulevard may serve the function of an arterial thoroughfare, collector thoroughfare, or local street depending upon its relationship with the overall transportation system.
19. SUBDIVIDER: Any individual, firm, association, corporation, trust or any legal entity, commencing proceedings under these Standards to subdivide land within Richland County, Ohio.

ARTICLE III

IMPROVEMENT STANDARDS
AND SPECIFICATIONS

ARTICLE III

SECTION 300. IMPROVEMENT STANDARDS AND SPECIFICATIONS

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS

The improvement standards and specifications shall be as follows except that any variations or additional requirements from these specifications, which may be required because of adverse site characteristics will be determined by the County Engineer. All materials and construction methods shall be in accordance with the appropriate section of the current edition of the Ohio Department of Transportation specifications herein abbreviated as O.D.O.T., and Appendix Forms 2, 3 and 4.

I. Streets and Roads

1. Right-of-way width, pavement width, horizontal and vertical alignment shall be based on the street classification as shown in Table 1 as follows:

TABLE 1

| Street Classification | Minimum Right-of-Way | Minimum Pavement Width | Maximum Degree of Curvature | Minimum Radius of Curvature | Maximum Percent of Grade | Minimum Percent of Grade | Minimum Corner Radii(d) |
|-------------------------------------------|----------------------|------------------------|-----------------------------|-----------------------------|--------------------------|--------------------------|-------------------------|
| Major Arterial Thoroughfare | 100' a. | b. | 3° | 1,910' | 4.0% | 0.6% | 30' |
| Minor Arterial Thoroughfare | 80' a. | b. | 5° | 1,150' | 5.0% | 0.6% | 30' |
| Collector Thoroughfare | 60' a. | 30' | 8° | 717' | 6.0% | 0.5% | 20' |
| Local Street (Commercial or Industrial) | 60' a. | 30' | 10° | 575' | 7.0% | 0.5% | 20' |
| Local Residential (Multiple Family) | 50' a., e. | 24' | 10° | 575' | 7.0% c. | 0.5% | 20' |
| Local Residential Streets and Cul-de-Sacs | 50' a., e. | 24' | 20° | 290' | 7.0% c. | 0.5% | 20' |

NOTES TO SCHEDULE:

- a. Where a Boulevard-type street is proposed, the minimum right-of-way shall be increased by an amount equal to the width of the proposed median.
- b. Requirement will vary with design speed and capacity. To be determined by the County Engineer.
- c. Maximum may be greater due to topography if in accord with the application of standard engineering practice. To be approved by the County Engineer.
- d. Right-of-way line of street.
- e. A 10' wide utility easement shall be required along both sides of street right-of-way.

A. Major and Minor Arterial Thoroughfares

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

1. Minimum right-of-way width:
 - a. Major Arterial - 100 feet
 - b. Minor Arterial - 80 feet
2. Type, Width and Thickness of Pavement: Will vary with design capacity, speed and loading; developer will be responsible for only curb and gutter and maximum of 36 feet of pavement cost as determined by the Engineer of Jurisdiction. Major and minor arterial thoroughfares shall be constructed from plans furnished by the developer and approved by the Engineer of Jurisdiction and to the standards and specifications established therein.

B. Collector, Business and Industrial Streets (See Appendix 2A for Typical Section)

1. Minimum Pavement Width: 30 feet plus 4 foot wide berm. Berm shall be ODOT 304, 6 inches thick, sealed with ODOT 409. Plus parking and turn lanes if required. Curb and gutter as per applicable subdivision regulations.
 - a. 10 Inches (ODOT 304) aggregate base, bituminous prime and 2½ inches (ODOT 402,404) asphaltic concrete surface, applied in two layers, or
 - b. 7 Inches (ODOT 301) bituminous aggregate base and 1½ inches (ODOT 404) asphaltic concrete surface, or
 - c. 7 Inches (ODOT 451) Portland concrete pavement and 4 inches (ODOT 304) aggregate base.

C. Local Residential, Cul-de-Sacs (See Appendix 2B for Typical Section)

1. Public Streets

Minimum pavement width: 24 feet plus 4 foot wide berm. Berm shall be ODOT 304, 6 inches thick, sealed with ODOT 409.. Plus parking and turn lanes if required. Curb and gutter as per applicable subdivision regulations.

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

- a. 8 Inches (ODOT 304) aggregate base, bituminous prime and 2½ inches (ODOT 402,404) asphaltic concrete surface, applied in two layers, or
- b. 6 Inches (ODOT 301) bituminous aggregate base and 1½ inches (ODOT 404) asphaltic concrete surface, or
- c. 6 Inches (ODOT 451) Portland cement concrete, or
- d. 8 Inches (ODOT 452) Portland cement concrete and 4 inches (ODOT 304) aggregate base.

2. Private Streets

Shall conform to public street requirements.

D. Pavement Drainage

1. All street pavements shall slope from the crown to edge of pavement at 3/16" per foot minimum.
2. All street pavements without curbs shall be drained by roadway ditches. Side slopes of ditches shall be a maximum of 3:1. Ditches shall be at least 24" in depth from centerline finish elevation of pavement at driveway culverts.
3. Roadway ditches shall have a minimum grade of .5%.

II. The subdivider shall show the cross sections and centerline profile of all existing pavements and intersections, and in the case of staged development cross sections and profiles for future extensions of pavement and drainage.

III. Curb including storm sewer may be provided on all pavements. Curbing shall be (ODOT 609). Generally accepted standards for curb and gutter, integral curb, and free standing curb will be considered and must be approved by the Engineer of Jurisdiction.

A. Gutter plate minimum width: 24 inches; Minimum thickness: 7 inches.

B. Minimum curb height: 6 inches (front); 13 inches (back)

C. Minimum curb width: 6 inches

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

- D. Type material: concrete (See Appendix 2)
- IV. Driveway, Apron to Right-of-Way Line
- A. Residential
 - 1. Minimum width: 18 feet at curb or edge of pavement.
 - 2. Type and thickness of base material: 6 inches plain concrete, ODOT 452, or 5 inches of 301 plus 1 inches of 404, or 8 inches of 304 plus 2 inches of 404, or equivalent.
 - 3. Driveways and driveway pipes on streets without curbs shall comply with the Richland County "Driveway & Roadside Pipe Policy".
- V. Sidewalks shall be located a distance of two feet inside the street right-of-way lines.
- A. Minimum width: 4 feet
 - B. Minimum thickness: 4 inches
 - C. Minimum thickness at driveways: 6 inches
 - D. Material: plain Portland concrete (Class C)
 - E. Sidewalks shall be constructed to provide ramped curbing for the handicapped.
- VI. Gas Mains
- Gas Mains, when proposed, may be installed in the greenbelt between the sidewalk and the curb with minimum thirty (30) inches cover. Service lines shall be installed with minimum eighteen (18) inch cover as per specifications of the Public Gas Company.
- VII. Street name signs at all intersections, and traffic control signs shall be designed and constructed to the standards and specifications in the Ohio Manual of Uniform Traffic Control Devices.
- VIII. Water Supply
- A. A water supply distribution system, if required, shall be designed, located and constructed in accordance with the requirements of the Ohio Environmental Protection Agency, the County Sanitary Engineer, whichever has jurisdiction, and

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

the Rules and Regulations set forth in VIII.B.

B. The following minimum standards and specifications shall apply.

1. Main size: 8 inches in diameter
2. Material: Ductile iron, AWWA Class 53; or PVC Pipe, ANSI-AWWA Class 900, minimum DR18, joints shall be push on type with elastomeric gasket, 6" of #67 bedding and 6" of #67 cover; or equal subject to approval of Engineer of Jurisdiction.
3. Valves: 12 inch and larger: Butterfly Type, AWWA C504, smaller than 12-inch: Resilient Seat Gate Type, AWWA C509
4. Depth: 4 feet cover over water main
5. Tap: One required for each residence as follows:
 - a. 3/4-inch diameter Type K copper or 3/4-inch diameter high density polyethylene plastic pipe, 160 lb. per square inch rating, ASTM D-2737 known as service pipe or municipal pipe that can be flared for use with compression fittings, or other equivalent material approved by the County Sanitary Engineer.
 - b. 3/4-inch corporation stop
 - c. 3/4-inch curb stop and box located at rights-of-way
 - d. Dead end lines are prohibited unless a hydrant is placed on the end for flushing.
6. Fire Hydrants shall be installed as follows:
 - a. Location: at each street intersection and a maximum distance of 500 feet between hydrants
 - b. Type of Hydrant: City of Mansfield (or political subdivision of jurisdiction) standard with a 6-inch gate valve on hydrant lead

IX. Sanitary Sewer

A.A sanitary sewer collection system, if required, shall be provided and shall be

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

designed, located, and constructed in accordance with the requirements of the Ohio Environmental Protection Agency, and the County Sanitary Engineer.

- B. The following minimum standards and specifications shall apply.
 - 1. Main Size: 8-inch diameter
 - 2. Material: Vitrified Clay sewer pipe, current ASTM C-700 or Polyvinyl Chloride (PVC) gravity sewer pipe, current ASTM 3034SDR35.
 - 3. Pipe Joints: Vitrified Clay, compression type gasket, current ASTM C-425. Polyvinyl Chloride (PVC) integral bell gasketed joints, current ASTM 3212.
 - 4. House Tap: One required for each lot as follows:
 - a. 6-inch diameter minimum, extended to right-of-way line
 - b. Installed by "T" or "Y" connection method
 - 5. Manholes: Wall sections: 4 foot minimum diameter precast concrete, current ASTM C-478. Joints between sections shall be tongue and groove type with a flexible gasket, current ASTM C-443. Base section shall have an integral reinforced concrete bottom slab. Frame and cover shall be Neenah Foundry R-1540 with Type C ventilating cast iron covers or an approved equal. Manhole inlet and outlet holes shall have a permanent, flexible watertight joint between wall and sewer pipe utilizing a neoprene compound gasket, current ASTM C-923. Maximum distance between manholes is 400 feet. (See Appendix Form 4)
 - 6. Testing of water lines and sanitary sewer lines after installation shall be done by the subdivider in accordance with the procedures and requirements of the Engineer of Jurisdiction.
- X. Testing of water lines and sanitary sewer lines after installation shall be done by the subdivider in accordance with the procedures and requirements of the Engineer of Jurisdiction.
- XI. Storm Drainage
 - A. The design of the subdivision shall comply with the Richland County Stormwater Management Rules and Regulations.

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

- B. The design of the subdivision shall provide the necessary means to assure complete drainage in and adjacent to the property to be developed or subdivided. Generally, drainage structures and facilities shall be designed for a ten year storm frequency. The subdivider or his engineer shall submit all drainage calculations along with the improvement plans to the Richland County Engineer.
- C. The following minimum standards and specifications shall apply.
1. Any roadway ditches having a grade in excess of 2.0% shall have an approved type of ditch using concrete, stone, sod or underground drainage with sufficient inlets spaced at intervals so as to keep the volume of water at a low level.
 2. Storm sewers shall be reinforced concrete pipe (RCP) meeting the requirements of ODOT Specifications 706 or corrugated polyethylene smooth lined pipe meeting the requirements of ODOT Specifications 707.33 or an approved equal and shall comply with the minimum cover requirements - per Appendix Form 2
 3. Driveway culverts, if part of the subdivision, shall be reinforced concrete pipe (RCP) meeting the requirements of ODOT Specifications 706 or corrugated polyethylene smooth lined pipe meeting the requirements of ODOT Specifications 707.33 or an approved equal and shall comply with the minimum cover requirement - per Richland County "Driveway & Roadside Pipe Policy".
 4. Storm sewer or driveway culvert trenches under pavement or within 3 feet of the edge of pavement shall be back-filled to grade with approved granular material (ODOT 310.02 grade A or #57 size aggregate).
 5. All storm manholes shall be constructed to conform to the State of Ohio, Department of Transportation Standard Drawings or the City of Mansfield Standard Construction Drawings or an approved equal.
 6. All catch basins shall be built of 8" solid concrete block walls, precast concrete or concrete cast in place as shown on Appendix Figure 3, castings shall be Neenah R-4852 with Neenah R-4899 angle frame or equal.
 7. Perpetual maintenance and repair shall be provided in accordance with Section 300.2, III.

SECTION 300.1 STREET AND UTILITY IMPROVEMENTS (CONTINUED)

8. The plans shall provide for generally accepted erosion and sediment control practices during construction. In situations where the development is subject to the Ohio EPA Notice of Intent (NOI) application form process the developer shall provide documentation of the application and permit process to the Richland County Engineer.

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS

I. Preconstruction Meeting and Work Schedules

Prior to construction of any project involving the County Engineer and County Sanitary Engineer, a preconstruction meeting will be held between the subdivider and the County Engineers. At this time the project will be discussed in regard to procedure, materials, and inspection.

II. Construction Improvements Inspection

A. Responsible Official

The County Engineer or his representative shall be responsible for the inspection of all street improvements including storm sewers. The County Sanitary Engineer, or his representative, the Mansfield-Richland County Health Department, the Ohio Environmental Protection Agency, whichever has jurisdiction shall be responsible for home sewerage disposal systems, sanitary sewers and waterlines.

B. Authority and Duties

The County Engineer and/or County Sanitary Engineer, or their representatives, shall be authorized to inspect the construction of all improvements and all materials furnished. Such inspection may extend to all or any part of the improvements and to the preparation, fabrication, or manufacture of the materials to be used. The County Engineer and/or County Sanitary Engineer shall designate the Inspector and the Inspector shall not be authorized to revoke, alter, or waive any requirements of the improvement specifications or plans. He shall be authorized to call the attention of the contractor to any failures of the work or materials to conform to the improvement specifications and contract. He shall have the authority to reject materials which do not meet specifications requirements or suspend the portion of the work involved.

Periodic inspection during the installation of improvements shall be made by the County Engineer and/or Sanitary Engineer to insure conformity with the approved

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS (CONTINUED)

plans and specifications as provided in the subdivider's construction agreement.

C. Final Inspection

Upon completion of all the improvements, the subdivider shall request in writing a final inspection by the County Engineer and Sanitary Engineer as required under Section 711.091 of the Ohio Revised Code. The Engineers shall make a final inspection of all street improvements, storm and sanitary sewer and water improvements.

III. Construction Improvement Responsibilities

A. Cooperation of Subdivider and/or Contractor

The subdivider shall have available on the project, at all times, two (2) copies of all approved improvement plans and specifications. He shall cooperate with the County Engineer and/or County Sanitary Engineer and with other contractors in every way possible. The subdivider shall at all times have a competent superintendent acting as his agent on the project. The superintendent shall be capable of reading and thoroughly understanding the improvement plans and specifications and he shall receive instructions from the inspector. The County Engineers' orders shall be executed without delay.

B. Repair of Damaged Improvements

Any damage done to the improvements by construction traffic or by any other means shall be repaired or the damaged materials replaced to the satisfaction of the County Engineer or County Sanitary Engineer before the next item of construction is begun.

C. Maintenance of Public Improvements

The subdivider shall be responsible for the maintenance of the improvements installed and shall be responsible for providing the services necessary to guarantee access to all occupied lots, including plowing snow, until final acceptance by the County. The subdivider shall be given adequate notice by the County Engineer or County Sanitary Engineer of the need for said maintenance or service. If the subdivider fails to perform such necessary maintenance or service within thirty (30) days from the date the notice was issued by the County Engineer, the County may perform said service and bill the subdivider for said service. Payment shall be guaranteed by the performance bond or other guarantee or security.

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS (CONTINUED)

The developer shall provide for the perpetual maintenance of storm water management and drainage facilities through the following method:

1. Dedication for public use and maintenance
 - a. The facilities are designed and constructed to specified standards and specifications.
 - b. The subdivision plat includes a dedication of the storm water management and drainage facilities and related rights-of-ways, easements and real estate for public use.
 - c. The developer petitions the County to have a maintenance fund established under the provisions of Section 6131.63 and 6137 of the Ohio Revised Code.
 - d. Assessments related to the ditch petitions shall go into effect upon development of individual lots.

D. Ownership, Maintenance and Repair of Private Improvements

The maintenance and repair of private streets shall not be the responsibility of the public. If private streets are a part of a plat, then the developer or persons seeking approval of such plat shall, provide and record protective covenants, easements, and documents for the ownership, maintenance, repair and financing of the same.

In the event the owner or owners established to own, maintain, repair and finance such private streets shall at any time after the establishment of the same fail to maintain the same in reasonable order and condition in accordance with the plan or permit it to deteriorate so as to constitute a public nuisance, then the governmental unit having jurisdiction over the same may serve written notice upon such owner or owners setting forth the manner in which the failure has occurred. Such notice shall include a demand that the deficiencies be cured within thirty (30) days thereof and shall state the place and date of hearing thereon before the governmental unit to be held within fifteen (15) days after the notice. At such hearing the governmental unit may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they may be cured. If the deficiencies set forth in the original notice or in the modifications thereof are not cured within the said thirty (30) days or any extension thereof, the governmental unit, in order to prevent further deterioration or to abate the public nuisance, may enter upon the street in question and maintain the same until the owner established for such purpose resumes his responsibility.

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS (CONTINUED)

Such entry, maintenance and abatement shall not vest in the governmental unit any rights to the streets or roadways for any purpose nor shall such entry constitute a dedication. To provide for the cost of such maintenance and abatement by the governmental unit, the developer or the owner established to own the streets simultaneously with the execution of the plat grant to the governmental unit a conservation easement vesting in the governmental unit all of the rights necessary to carry out the terms of this section, as well as all of the rights of the developer or the owners within the development, which dues and assessments, or a reasonable substitution therefor, for the maintenance and repair of the streets shall be an obligation upon the property owners by virtue of such conservation easement or recorded protective covenants, as well as any articles of incorporation or bylaws of any owner's association formed to hold title to the streets.

The developer shall provide for the perpetual maintenance of storm water management and drainage facilities through the following method:

1. Owned and maintained by a Home Owners Association
 - a. The drainage facilities are built to specified standards.
 - b. Facilities are not dedicated for public use and they are maintained through a home owners association to the maintenance standards of the County.
 - c. Bylaws for the owners associations and related deed covenants shall meet the following criteria:
 1. Financing and maintaining the storm water management and drainage facilities of the subdivision to County standards shall be specifically mentioned as a purpose of the association.
 2. The County shall be granted permission to enter lands and inspect facilities.
 3. The association shall appoint a representative, whose name, address and phone number shall be kept on file with the Richland County Commissioners office.

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS (CONTINUED)

4. If the County upon inspection discovers maintenance needs, they shall notify the designated representative of the Home Owners Association. The Association has fifteen (15) days to arrange for or perform the necessary work, if said work is not performed or arranged for within fifteen (15) days the County shall have the right to enter upon the lands, perform the work and assess the home owners association.
5. There shall be assurances that either the association cannot be dissolved or provisions for an acceptable transfer of the authority and responsibility for the maintenance of storm water management and drainage facilities in the event that the Association is dissolved.

IV. Approval of Completion of Improvements Guarantee

A. Assurance of completion of improvements

No lot, proposed lot or parcel of land which is subject to these Regulations shall be sold or leased, nor shall there be any building permit issued for the construction of a building on such lot or parcel of land until the improvements required by these Regulations, or assurance of their completion have been completed. The assurance of completion of improvements shall be satisfied by the furnishing of a performance bond or other guarantee or security as approved by the County Prosecutor.

When the performance bond or other guarantee or security and assurance of completion of improvements have been satisfied, the County, if requested by the subdivider, will provide a written document accepting the improvements for ownership and for future maintenance.

B. Reduction of Bond

The developer shall give written notice to the County Engineer when improvements covered by bond or other guarantee or security have been completed; the County Engineer shall then make any and all inspections essential to the determination that such improvements conform to these standards; and that the County Engineer, within fourteen (14) days of receiving the heretofore described written notice, convey a written report to the County Commissioners,

SECTION 300.2 CONSTRUCTION IMPROVEMENT REQUIREMENTS (CONTINUED)

and the developer, stating his approval or disapproval, as the case may be. In the event the County Engineer disapproves, he shall state his reasons for doing so in a written report to both parties.

Upon approval of the improvements, the performance bond or other guarantee or security shall be replaced by a maintenance bond equal to 10% of the performance bond for a duration of one year. This will be released after final acceptance inspection.

C. Liability and Property Damage Insurance

The subdivider shall furnish evidence of liability insurance in the amount of \$250,000 for each injury and in an amount of \$500,000 for injuries resulting from any one occurrence, and property damage insurance in the amount of \$100,000, which shall indemnify and save harmless the County from any and all liability arising by reason of the conditions of the streets of said subdivision or out of the construction or installation of all such improvements. A copy of the insurance policy shall remain at all times with the County Commissioners.

ARTICLE IV

REPEAL

ARTICLE IV

REPEAL

SECTION 400. REPEAL

From and after the date of these Standards taking effect, all Regulations, ordinances and parts of ordinances of the County of Richland, State of Ohio, and the Regional Planning Commission in conflict herewith are hereby repealed.

ARTICLE V

ENACTMENT

ARTICLE V

ENACTMENT

SECTION 500. ENACTMENT

These Standards cited as "Public Improvement Standards for Richland County, Ohio," shall take effect and be in force from and after its enactment by the County Commissioners, and shall take effect and be in force from and after the earliest period allowed by law.

Moved by Commissioner _____

Seconded by Commissioner _____

Passed by: _____

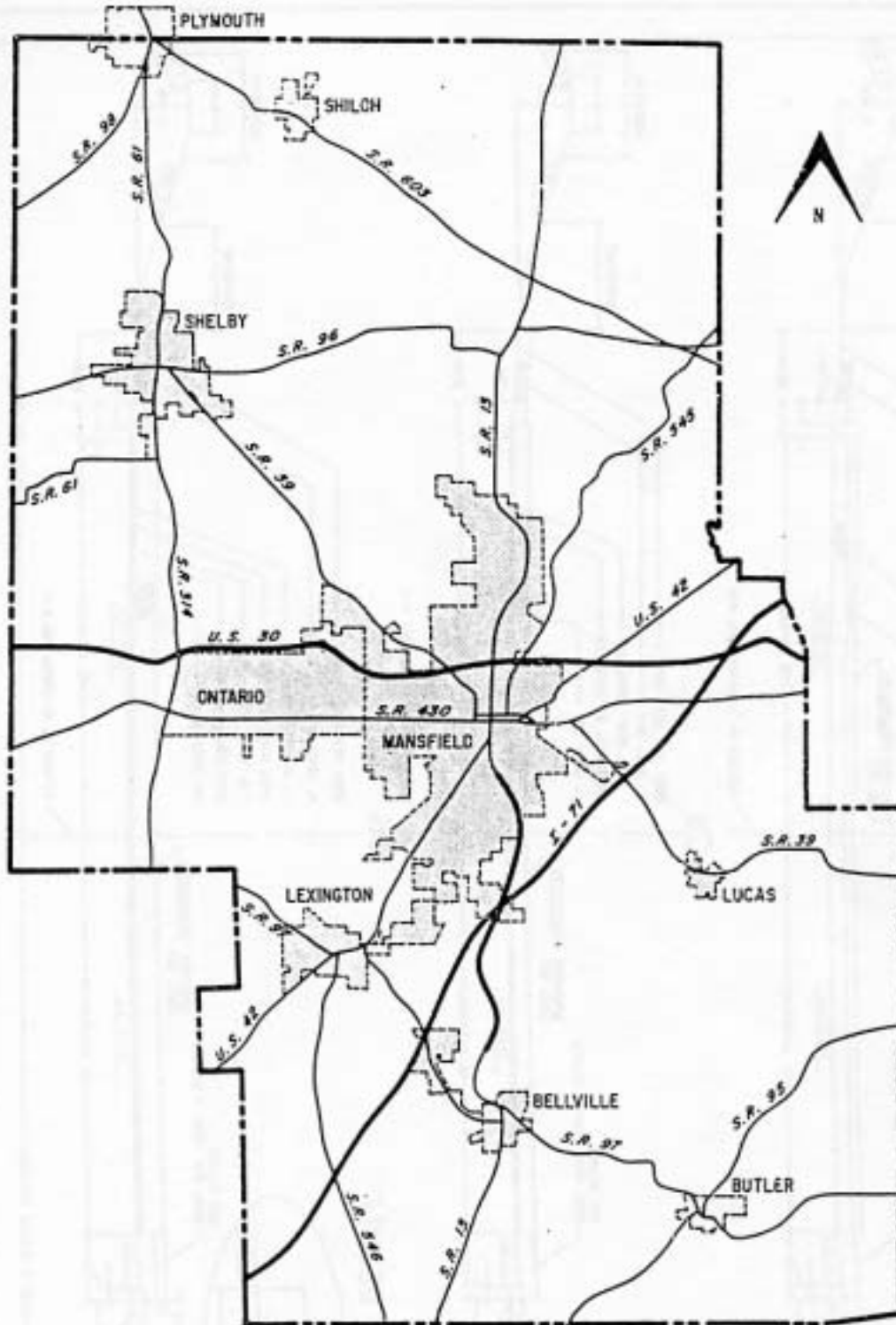
Date: _____

Richland County Commissioner

Richland County Commissioner

Richland County Commissioner

APPENDIX 1



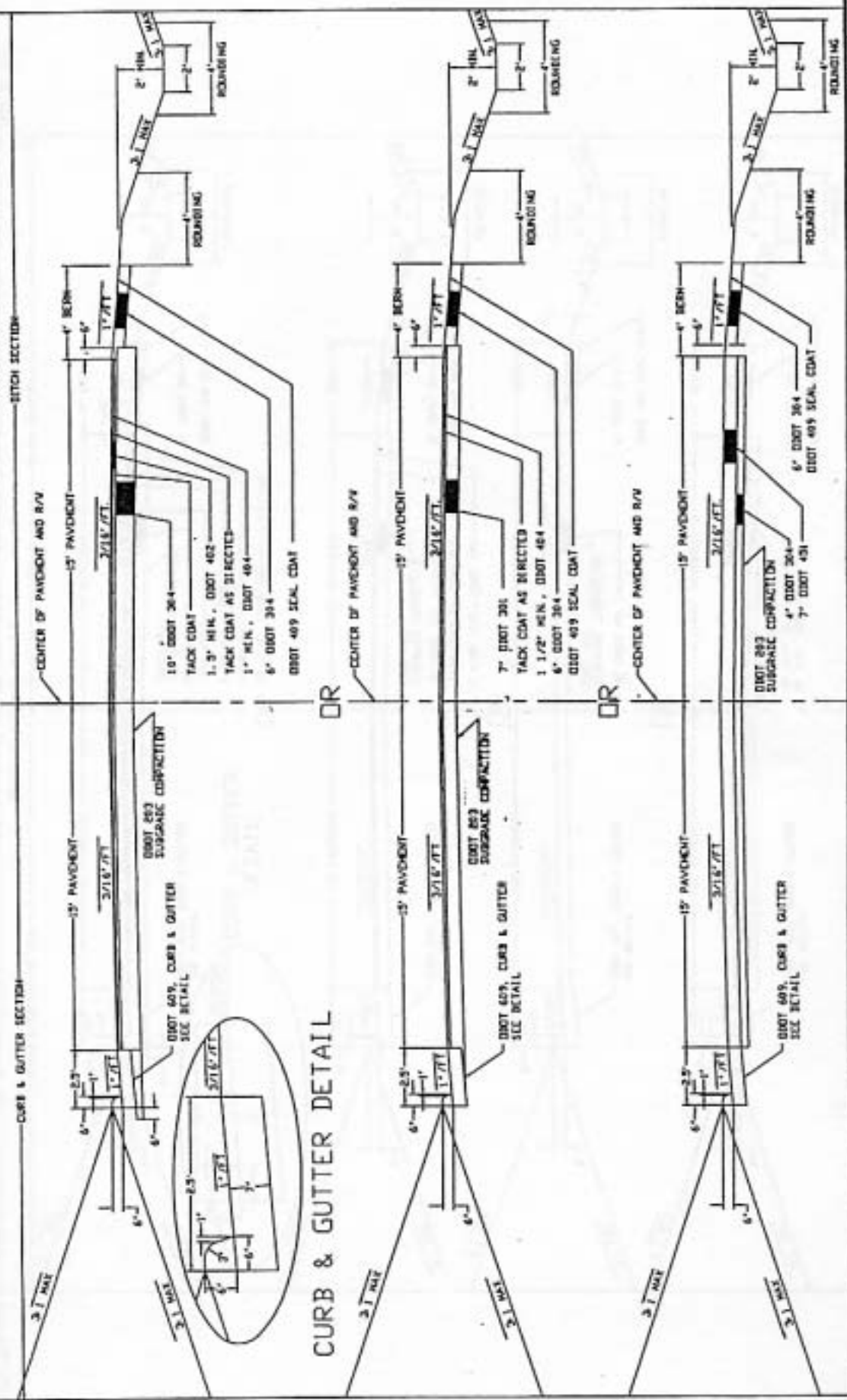
Areas Exempt From Richland County Public Improvement Standards



Richland County Jurisdiction of Public Improvement Standards

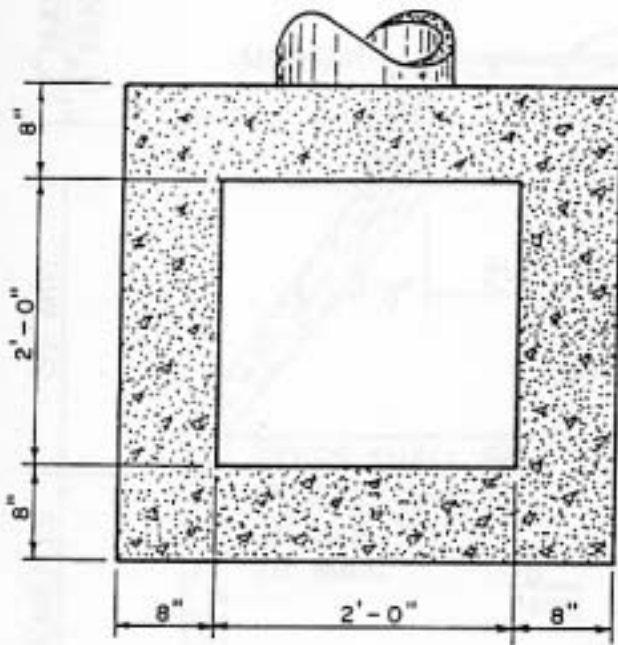
(When the requirements or provisions of these Standards differ with the requirement of any other lawfully adopted rules, regulations, ordinances or standards, the more restrictive shall apply.)

RICHLAND COUNTY SUBDIVISION REGULATIONS
TYPICAL SECTIONS FOR COLLECTOR, BUSINESS AND INDUSTRIAL STREETS

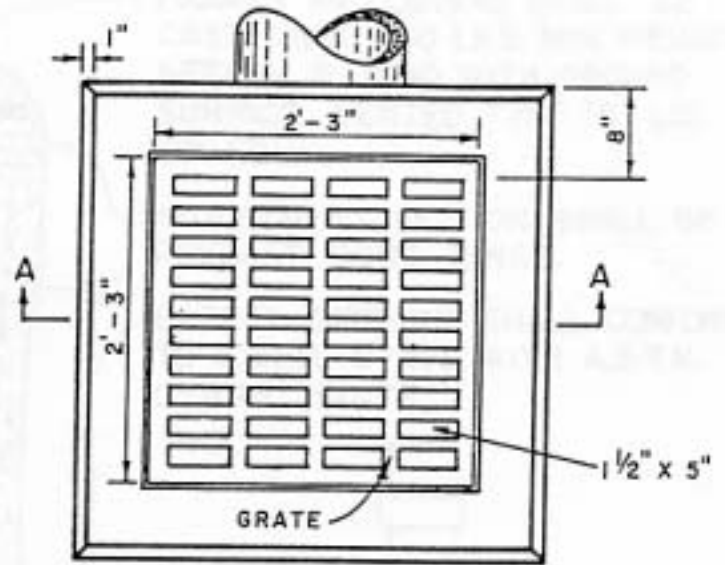


CURB & GUTTER DETAIL

SHOWN 3/21/93

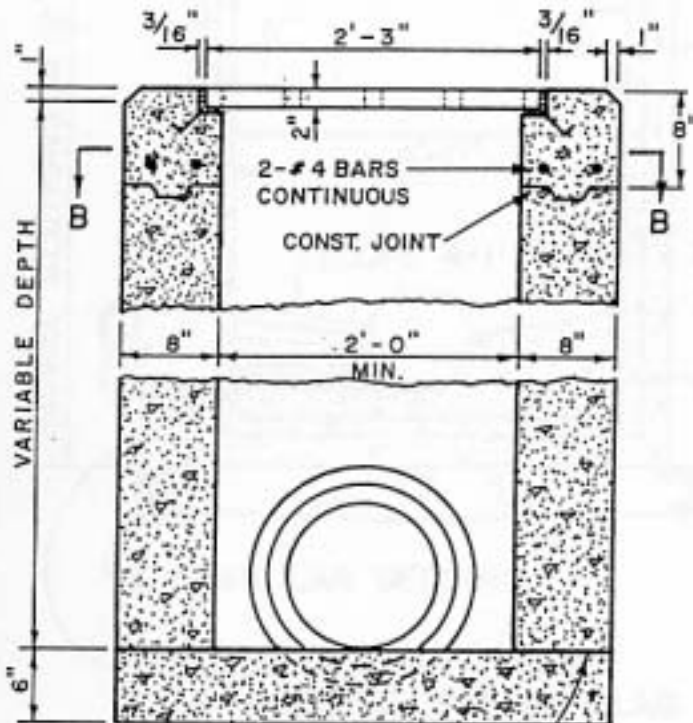


SECTION B-B



GRATE EDGES SHALL BE
ROUNDED TO 1/4" RADIUS

PLAN



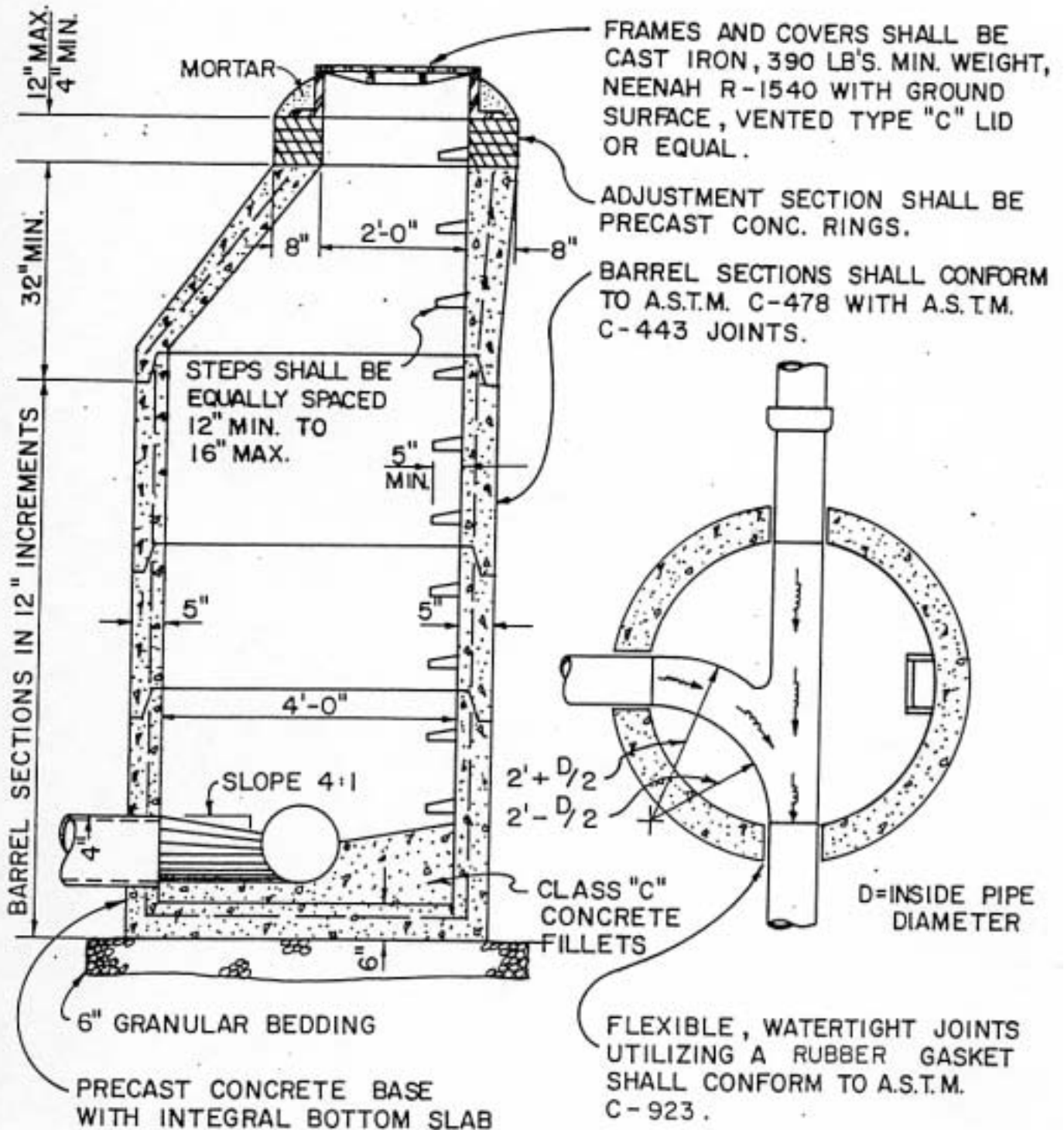
CONSTRUCTION JOINT
SECTION A-A

NOTES

1. GRATE SHALL BE NEENAH R-4852 WITH NEENAH R-4899 ANGLE FRAME, WITH LUGS OR APPROVED EQUAL.
2. GRATE ELEVATION SHALL BE 4" TO 6" BELOW NORMAL DITCH OR GROUND RETURNING TO NORMAL 10 FEET EACH SIDE OF BASIN.
3. BRICK OR SOLID CONCRETE BLOCK SIDE WALLS, WHEN USED IN PLACE OF CONCRETE, SHALL BE 8" NOMINAL THICKNESS IN ACCORDANCE WITH ITEM 604.
4. CONCRETE SHALL BE CLASS "C".
5. 8" THICK TOP SLAB SHALL BE PRECAST, HEIGHT ADJUSTMENT SHALL BE MADE BELOW SLAB.
6. PRECAST SIDE WALLS AND BOTTOM WILL NOT BE PERMITTED.

OHIO DEPARTMENT OF TRANSPORTATION
STANDARD No. 2-2-B CATCH BASIN
MODIFIED

APPENDIX 4



NOTE:
THE FLOW CHANNEL SHALL HAVE A SMOOTH AND CONTINUOUS SLOPE THROUGH THE MANHOLE.

NOTE:
LID SHALL HAVE THE WORDS "SANITARY SEWER" OR "SAN. SEWER" CAST IN RAISED LETTERS.

STANDARD SANITARY SEWER MANHOLE

