

# **SUBDIVISION REGULATIONS of SENECA COUNTY, OHIO**

## **PREAMBLE**

The following subdivision regulations resolution of the County of Seneca, Ohio, Initially enacted on October 5, 1995, subsequently amended on November 17, 1997, and subsequently amended December 26, 2002, and subsequently amended on February 9, 2006 pursuant to Chapter 711, Ohio Revised Code, and for the purpose of protecting the public health, safety, comfort, convenience and general welfare; and regulating the development of subdivided areas; promoting the proper arrangement of streets and layout of lots; providing for adequate and convenient provision of open spaces, utilities, recreation and provision of water, drainage, sewer, and other sanitary facilities; providing for the administration of these regulations and defining the powers and duties of the administrative officers; prescribing penalties for the violation of the provisions of this resolution or any amendments thereto; and for the repeal thereof.

Now, therefore, be it resolved by the Board of Commissioners of the County of Seneca, State of Ohio:

## **ARTICLE I - TITLE AND PURPOSE**

### **Section 100. TITLE**

These Regulations shall be known and may be cited and referred to as the Subdivision Regulations of Seneca County, Ohio: and shall hereafter be referred to as these regulations.

### **Section 101. PURPOSE**

The purposes of these regulations are to provide for the orderly growth and harmonious development of the County; to secure adequate traffic circulation through the coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of maximum utility and livability; to secure adequate provisions for water supply, drainage, and sanitary sewage disposal, and other health requirements, and to provide logical procedures for the achievement of these purposes.

## ARTICLE II - DEFINITIONS

### Section 200. DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of these regulations:

**Accessory Building:** A building on the same lot with, and incidental and subordinate to, the principle building.

**Alley:** A dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

**Block:** That property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development.

**Board:** The Seneca Regional Planning Commission.

**Building:** Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property.

**Comprehensive Land Use Plan:** Any plan, or portion thereof, adopted by the Seneca Regional Planning Commission and the Board of Seneca County Commissioners which may include; the general location and extent of present and proposed physical facilities, including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

**Drawings:** For the purpose of these regulations, a computer generated plat representing a Minor, Major or Large Lot Subdivision that is submitted for final review and approval under these regulations.

**Dwelling Unit:** A building or portion thereof designed for human occupancy for residential purposes.

**Easement:** specific area of land over which a liberty, privilege, or advantage is granted by the owner to the public, a corporation, or some particular person or part of the public for specific uses and purposes, and which shall be designated a public or private easement, depending upon the nature of the user.

**Engineer, Professional:** Any person registered to practice professional engineering by the Ohio State Board of Registration as specified in Section 4733.14 Ohio Revised Code.

**Flag Lot:** A lot so shaped that the majority of the lot area is connected to a public roadway by a minimum, constant width of land. A typical flag lot configuration is one that resembles a flag and pole or a pan and handle. Lot size and dimensions shall exclude the pole portion of the lot.

**Improvements:** Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of land into building sites.

**Lot:** For purposes of these regulations, a lot is a parcel of land of sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have minimum frontage on an improved public street, or on an approved private street, and may consist of:

- A. A single lot of record;
- B. A portion of a lot of record;
- C. One or more complete lots of record, complete lots of record and portions of lots of record, or portions of lots of record.

**Major Thoroughfare Plan:** The part of the Comprehensive Land Use Plan which may include; the location, alignment and dimensions of existing and proposed streets and thoroughfares.

**Minor Subdivision:** A division of a parcel of land that does not require a plat to be approved by a planning authority according to Section 711.131, Ohio Revised Code.

**Performance Bond or Surety Bond:** A guarantee by a subdivider or developer to the Board of Seneca County Commissioners, or their designated agent, in the amount of the construction cost, as completed by the professional engineer, assuring the completion of certain physical improvements according to approved plans and specifications, and within the time prescribed by the subdivider's guarantee. Said bond must remain in effect for a minimum of two years after final plat approval.

**Plat:** A map of a subdivision of land;

1. Preliminary Plat: A map showing all requisite details of a proposed subdivision submitted to the Board for purposes of preliminary consideration, prepared in conformance with the requirements of these regulations.

2. **Final Plat:** A map of all or part of a subdivision providing substantial conformance to the preliminary plat of the subdivision, prepared in conformance with the requirements of these regulations and suitable for recording by the Seneca County Recorder.

**Public utility:** Any individual, firm, association, syndicate, corporation, partnership, municipal department, Commission or Board, duly authorized to furnish, and furnished under governmental regulations, to the public: facilities, products, or services such as gas, electricity, sewage disposal, communication, transportation, water, etc.

**Public Walkway/Bikeway:** A right-of-way dedicated for the purpose of pedestrian/bicycle access through residential areas, and located so as to connect to two or more streets, or a street and a public land parcel.

**Setback Line:** A line established by these regulations and/or a zoning resolution, generally parallel with and measured from the front street right of way, defining the limits of a yard in which no building, other than accessory buildings, or structures may be located above ground.

**Street:** Any street, avenue, boulevard, road, lane, parkway, viaduct, or other way which is an existing federal, state, county, township, or municipal roadway ; or a street or way shown in a plat heretofore approved pursuant to law or approved by official action; or a street or way on a plat duly filed and recorded in the office of the Seneca County Recorder. A street includes the land between the right-of-way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas and lawns.

1. **Major Thoroughfare:** An arterial street of extended continuity which is intended to serve as a large volume traffic-way for both the immediate area and region beyond, and which are designated as such on the Comprehensive Land Use Plan.
2. **Secondary Thoroughfare:** A street primarily used to carry traffic from minor streets to major thoroughfares. Such streets are designated as such on the Comprehensive Land Use Plan.
3. **Minor Streets:** A street of limited continuity used primarily for access to abutting properties.
4. **Marginal Access Street:** A minor street paralleling and adjacent to a major thoroughfare that provides access to abutting properties and protection from through traffic.
5. **Boulevard Street:** A street developed to two, one-way pavements, separated by a median.

6. Turn-Around: A short boulevard street permanently terminated by a vehicular turn-around.

7. Cul-De-Sac Street: A minor street of short length, having one end open to traffic and being permanently terminated at the other end by a vehicular turn-around.

**Subdivider:** Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for itself or for another.

**Subdivision:**

1. The division of any parcel of land shown as a unit or as contiguous units on the tax roll next proceeding October 5, 1995, the date of adoption of Seneca County's original Subdivision Regulations, into two (2) or more parcels, sites, or lots, any one of which is five (5) acres or less in area, for the purpose, whether immediate or future, of transfer of ownership; providing, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempt; or

2. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities. (See Minor Subdivision)

**Surveyor, Professional:** Any person registered to practice surveying by the Ohio State Board of Registration as specified in Section 4733.14 Ohio Revised Code.

**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 on the land.

**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 developments, landmarks, community facilities and services, and/or watersheds within and adjacent to Seneca County in order to better locate the area in question.

## **ARTICLE III - SUBDIVISION PROCEDURE**

### **Section 300. INITIAL PLAT INVESTIGATION**

The Subdivider shall meet with the Regional Planning Commission or its designated representative prior to submitting the preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of these Regulations and the criteria and standards contained therein; and to attempt to familiarize the Subdivider with the laws, regulations and plans as exemplified by the Comprehensive Land Use Plan, applicable zoning standards, and the drainage, sewerage, and water systems for the County of Seneca and State of Ohio.

### **Section 301. PRELIMINARY PLAT REQUIRED:**

After the initial plat investigation, the Subdivider shall submit a preliminary plat of the proposed subdivision, which shall conform to the requirements set forth in this Section, see Attachment A for application. A Professional Surveyor and/or a Professional Engineer shall prepare the Preliminary Plat.

The procedure for preparation and submittal of a preliminary plat of the land area to be subdivided shall be as follows:

1. Filing:
    - a. A minimum of Twenty (20) copies of the preliminary plat of the proposed subdivision, together with a written application, shall be submitted to the Seneca Regional Planning Commission. Copies shall be sent to the following for review:
      - I. Seneca Regional Planning Commission
      - II. Seneca County Engineer
      - III. Township Trustees & Zoning (if applicable)
      - IV. City/Village (if applicable)
      - V. Seneca County General Health District
      - VI. Seneca Soil and Water Conservation District
      - VII. Developer
      - VIII. Utilities (Cable, Gas, Water, Electric, Phone, Etc.)
      - IX. Fire Department
      - X. School Board
      - XI. Flood Plain Manager
- \* The remaining copies shall be filed with Regional Planning

- b. Submittal with the Commission shall be at least 40 days prior to the First Wednesday of the month which meeting shall be considered the date of filing, at which the Subdivider or his agent will be scheduled to appear. Should any of the data in this Section 301 be omitted, the Board Staff shall notify the Subdivider of the additional data required and Board action shall be delayed until the required data is received. The meeting date of the Board after receipt of the required data shall be the date of filing. The Board shall act on the preliminary plat at the next regular board meeting following said filing.
2. Identification and Description: The preliminary plat shall include:
    - a. Proposed name of subdivision
    - b. Location by Township, Section, or by other legal description.
    - c. Names and addresses of; the Subdivider, owner, planner, designer, Professional Surveyor and Professional Engineer who designed the subdivision layout. The Subdivider shall also indicate his interest in the land.
    - d. Scale of plat, 1" = 100' as minimum acceptable scale, and shall be presented on one or more sheets of 24" by 36" in size.
    - e. Date and north point.
  3. Existing Conditions: The preliminary plat shall include:
    - a. A vicinity map at a scale of minimum to 1" = 1 mile maximum shall be provided showing the relationship of the subdivision to its surroundings within one-half (1/2) mile.
    - b. Boundary line of the proposed subdivision, section or corporation lines within or adjacent to the tract, and overall property dimensions.
    - c. Names of all adjacent subdivisions, owners of adjoining parcels of unsubdivided land, and the location of their boundary lines.

- d. Location, widths and names of existing or prior platted streets and public easements within or adjacent to the tract being proposed for subdivision, including those located across abutting roads. The location, width and names of existing streets, railroad rights of way, easements, parks, permanent buildings, and corporation and township lines.
  - e. Location of existing sewers, water mains, storm drains and other underground facilities within and adjacent to the tract being proposed for subdivision.
  - f. Topography drawn as contours with a consistent interval of less than or equal to two (2) feet. Topography is to be based on U.S.G.S. datum. The location of wooded areas and other significant topographic and natural features within and adjacent to the plat for a minimum of 200 feet.
  - g. Existing Zoning.
  - h. Soils information; including, soil type, wetlands, and flood plain locations to a 100 year storm event.
  - i. List of interested parties on application and contact information for said party(s) as an attachment to the application.
4. Proposed Conditions: The preliminary plat shall include:
- a. Layout of streets indicating proposed street, number(s), obtained from the Seneca County Engineer, right-of-way widths, and connections with adjoining platted streets, and also the widths and location of easements and public walkways/bikeways.
  - b. Layout, numbers and approximate dimensions of lots, including building setback lines showing dimensions.
  - c. Indication of parcels of land intended to be dedicated or set aside for public use or for the use of property owners in the subdivision.
  - d. An indication of the ownership of or interest in adjacent parcels and the subdivider's future development interests. In the case where the Subdivider wishes to subdivide a given area, but wishes to begin with only a portion of the total area, the preliminary plat shall include the proposed general layout for the entire area. The part, which is proposed to be subdivided, first shall be clearly superimposed upon the overall plan



in order to illustrate clearly the method of development, which the Subdivider intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the Subdivider is subdivided. The approval of a portion of a subdivision DOES NOT under any circumstances include future development interests within the subdivision. Future plans may have additional\less requirements due to changes in laws and/or specifications.

- e. A written recommendation of the proposed systems for water supply, sewage disposal, storm drainage and control of soil erosion and sedimentation according to standards established by the Ohio EPA, National Pollution Discharge Elimination System (NPDES), Seneca County General Health District, the Board of County Commissioners, the County Engineer, Seneca SWCD, and Seneca County Sewer District.
- f. Statement of proposed use of lots, giving the type and number of dwelling units, existing and proposed zoning (if applicable), setbacks and type of business or industry.
- g. Location and approximate dimensions of all existing buildings.
- h. For commercial and industrial development, the location, dimensions, and approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.
- i. Description of proposed covenants and restrictions.
- j. Existing and proposed final grades.

**5. Preliminary Plat Review by Planning Board:**

- a. The Regional Planning Commission staff shall within thirty (30) days, review and check for completeness of the preliminary plat as submitted. When complete and basically in conformance with, Seneca County Subdivision Regulations, the preliminary plat can be placed on the agenda of the next regular Board meeting.
- b. The staff shall assemble all comments from the agencies that receive preliminary plats, and shall transmit all comments to the Planning Commission.
- c. The Board shall review all details of the proposed subdivision within the framework

of applicable zoning regulations, within the various elements of the Comprehensive Land Use Plan, and within the standards of these Regulations.

- d. The Board shall 1) approve 2) approve with condition (s) 3) disapprove the preliminary plat.
- (1) Should the Board disapprove the preliminary plat, it shall record the reasons in the minutes of the regular meeting. A copy of the minutes shall be sent to the Subdivider.
  - (2) Should the Board find that all conditions have been satisfactorily met; it may give approval to the preliminary plat. On approval, the President shall sign to that effect on four (4) copies of the preliminary plat and copies of same shall be distributed as follows:
    - (a) Return one copy to the Subdivider
    - (b) Retain one copy, which shall become a matter of record in the Board files
    - (c) Forward one copy to the Seneca County Engineer
    - (d) Forward one copy to the Township Trustees

Copies of the meeting minutes shall be sent to those parties of interest from Section 301 (1) A of these Regulations.

6. Approval Period: The approval of the preliminary plat shall be effective for a maximum period of twelve (12) months and shall guarantee that the terms under which the approval was granted will not be effected by changes to these Regulations during that period. The Board may grant one (1) extension not to exceed 12 months after a written request from the owner stating that the delay is not a result of the applicant.

**Section 302. FINAL PLAT REQUIRED:**

The Subdivider, having received approval of the preliminary plat, shall submit a final plat of the subdivision within the period established in Section 301 (6) of these Regulations, and drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary plat required by the Regional Planning Commission. It shall conform to the preliminary plat. The final plat shall bear the date, seal, and signature of a

Professional Surveyor and the supplementary information shall bear the date, seal, and signature of a Professional Engineer.

## 1. Preparation

- a. **Final Plat Form:** The final plat shall be legibly drawn in waterproof archival or permanent ink on mylar or other material of equal permanence. It shall be drawn at a scale not less than one hundred (100) feet to the inch, and shall be one or more sheets 24" X 36" in size. If more than one sheet is needed, each sheet shall be numbered and relation of one sheet to another clearly shown. The signatures of all approval authorities shall be in waterproof, permanent ink.
- b. **Final Review:** All final plats must be reviewed and approved by the Seneca County General Health District, Soil and Water, Sanitary Engineer, County Engineer, Township zoning, and County Commissioners, prior to being signed by the President of the Seneca Regional Planning Commission and filed with the Seneca County Recorder. The Subdivider shall provide an appropriate space on the final plat for the all agencies to certify its approval thereof.
- c. **Regulations Governing Improvements:** The final plat drawings and specifications shall include a set of construction and utility plans, including typical sections, plans and profile views, construction details and estimates of quantities. All typical sections, major engineering details, and construction estimates (submitted by a professional engineer) that are to be used on any particular public improvement shall be approved in advance by the County Engineer before completion of the plans. Prior to the granting of approval of the final plat, the Subdivider shall have installed the minimum required improvements, or shall have furnished a surety or certified check for the amount of the estimated construction cost of the ultimate installation and initial maintenance of the improvements. Before surety is accepted, it shall be approved by the Seneca County Commissioners.
- d. **Final Plat Contents:** The final plat shall contain the following information:
  - (1) Name of the subdivision, location by township and section, date, north point, scale and acreage; acreage shall be indicated by Section and/or Corporation boundaries.
  - (2) Name and address of the Subdivider, and the Professional Surveyor who prepared the plat and appropriate registration number, seal, signature and date.
  - (3) Plat boundaries, based on accurate traverse, with angular and lineal

dimensions. All dimensions, both linear and angular, shall be determined by an accurate control survey in the field which must balance and close within the minimum standards of *Boundary Surveys in the State of Ohio*, ORC 4733.37, or modifications as established by the Seneca County Engineer\Seneca County Auditor or City Engineer whichever is more restrictive. All locations of monuments and pins shall be as defined in Section 4733.37.03 ORC, Monumentation.

- (4) Bearings and distances to the nearest established township section corner and reference the nearest street lines or other recognized permanent monuments.
- (5) Exact locations, right-of-way, all street numbers, (obtained from the Seneca County Engineer), and house numbers, (obtained from the Department of Public Safety) within and adjoining the plat, and building setback lines.
- (6) Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
- (7) All easements and rights-of-way provided for public services or utilities.
- (8) All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.
- (9) Accurate outlines of any area to be reserved for the common use of all property owners. Drainage and other utility easements the proposed use, maintenance responsibility, and accurate locations shall be shown for each parcel of land to be dedicated.
- (10) A copy of any restrictions and covenants the Subdivider intends to include in the deeds to the lots in the subdivision. NOTE: Enforcement of restrictions and\or covenants shall not be the responsibility of governmental agencies.
- (11) Certification by a Professional Surveyor to the effect that the plat represents a survey made by that surveyor and that the monuments shown thereon exist as located and that all dimensional details are correct.
- (12) Notarized certification by the owner or owners of the adoption of the plat and dedication of streets and other public areas.
- (13) Typical sections and complete profiles of streets, sanitary sewers, storm water

sewers, other related improvements to be constructed in the proposed subdivision, and written approval of all construction plans by the appropriate agency shall accompany the final plat.

- (14) Final plat shall only show area approved and not proposed future development.

2. Final Plat Review:

- a. Application for Approval of Final Plat: An application for approval for the final plat shall be submitted in writing to the Regional Planning Commission on forms provided by the Commission, see Attachment B, together with seven (7) copies of the plat, the original mylar, and any supplementary information specified.

This material shall be submitted at least ten (10) days prior to the date of any regular Board meeting, which date shall be considered the date of filing.

- b. Approval of the Final Plat: The Regional Planning Commission shall approve, disapprove, or approve with conditions (said conditions must be met within a stated period of time) the final plat after it has been filed. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Board, and a copy of said record will be forwarded to the owner/subdivider. If disapproved, the Subdivider may make the necessary corrections and submit the final plat to the Board for its reconsideration. When the Regional Planning Commission has approved the final plat, the original tracing shall be returned to the Subdivider for filing with the County Recorder after all necessary certifications are received.

**Section 303. MINOR SUBDIVISIONS:**

Approval without a plat of a minor subdivision may be granted by the Seneca Regional Planning Commission through review by the Minor Subdivision/Lot Split subcommittee weekly meeting subject to the following conditions:

1. The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of any street or road;
2. No more than five (5) lots are involved after the original parcel has been completely subdivided;
3. The property split application has been completed (see Attachment C) and appropriate fee has been paid.

4. The proposed subdivision has received written approval of the Seneca County General Health District and/or the Seneca County Sewer District relative to water supply and method of sewage disposal; The proposed subdivision has received written approval of the Seneca County Engineer, Flood Plain Coordinator and the Seneca SWCD relative to proposed drainage per Construction Code Section 217, and driveway access points. The Seneca County Engineer reserves the right to require that the landowner retain a professional engineer to design the drainage. All approvals will expire if transfer does not occur within twelve months. See Attachment D for procedure for placing minor subdivision tiles under maintenance.
5. The proposed subdivision is not contrary to applicable subdivision design standards or township zoning regulations, if such exist. If no regulations exist, landowner must own a minimum of 35-foot contiguous frontage per lot to an existing public street.
6. All lots abutting a Major Thoroughfare as defined in Section 200 of these Regulations shall bear a side lot or rear lot relationship to such Thoroughfare, or be provided with a marginal access drive if a front lot relationship is unavoidable;
7. The property has been surveyed by a Professional Surveyor and a boundary survey and legal description, as defined in Section 4733 ORC, Seneca County Conveyance Standards of the property is submitted with the application for approval.

If approval is requested under these provisions, and if the proposed minor subdivision is in compliance with items 1 through 7 above, upon presentation of a conveyance of said parcel, an authorized representative of the Seneca Regional Planning Commission shall certify Approval by the Seneca Regional Planning Commission; no plat required, and the authorized representative of the Board shall sign to approve the conveyance. The approved survey must be filed on mylar at the Tax Map Office accompanied by a new deed, survey, legal description, house number, and approved lot split application form. (Attachment C)

#### **Section 304. SUBDIVISIONS INVOLVING PRIVATE STREETS:**

Subdivisions employing private streets as a means of access to individual lots may be permitted, subject to the following conditions:

1. The private street shall be located within a roadway easement having a width of not less than sixty (60) feet.
2. All lots shall have a minimum area of five (5) acres, exclusive of the roadway easement, or any public street right-of-way; provided, that if local zoning regulations permit, density

may be increased to one (1) dwelling unit per acre if the subdivision is to be served by a centralized sewage treatment system. Unless otherwise permitted by local zoning regulations, all dwellings in subdivisions served by private streets shall be single-family residential structures. Unless otherwise prohibited by local zoning regulations, condominium projects having no more than six (6) dwelling units per acre shall be permitted provided that all applicable sanitary and storm water discharge regulations are met.

3. The plat shall be accompanied by restrictive covenants, which prohibit further division of the lots unless the private street is improved to Seneca County standards, the street right-of-way is dedicated, and the street is accepted for public maintenance.

Subdivisions using private streets shall be reviewed in the same manner as any other record subdivision, and shall be subject to design standards presented in Article IV.

#### **ARTICLE IV - SUBDIVISION DESIGN STANDARDS**

The regulations of this Article shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreational uses. The planning of attractive and functional neighborhoods shall be prompted, minimizing the undesirable feature of unplanned, haphazard growth.

##### **Section 400. STREETS:**

Street(s) in proposed subdivisions shall conform to at least the following minimum requirements:

1. **Location and Arrangement:**
  - a. The proposed subdivision shall conform to the various elements of the Seneca County Comprehensive Land Use Plan and shall be considered in relation to the existing and planned Major and Secondary Thoroughfares, and such streets shall be platted in the location and width indicated on such Plan.
  - b. The street layout shall provide for continuation of Secondary Thoroughfares and minor streets in adjoining subdivisions or the proper projection of streets when adjoining property is not subdivided.
  - c. The street layout shall include minor streets so laid out that their use by through traffic shall be discouraged.
  - d. Should a proposed subdivision border on or contain an existing or proposed Major thoroughfare, the Board may require marginal access streets, reverse frontage, or such other treatment as may be necessary for adequate protection of residential

properties and to afford separation of traffic and reduction of traffic hazards.

- e. Should a proposed subdivision border on or contain a railroad, expressway, or other limited access highway right-of-way, the Board may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of the intervening land. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separation.
  - f. Half width streets shall be prohibited.
  - g. 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 turn-around satisfactory to the Board in design is provided and provisions for maintenance and removal are advanced.
2. **Right-of-Way Widths:** Street right-of-way widths shall conform to at least the following minimum requirements:

<u>STREET TYPE</u>	<u>RIGHT-OF-WAY WIDTHS</u>
a. Major Thoroughfare <b>(Divided)</b>	120'
b. Secondary Thoroughfare <b>(undivided)</b>	80'
c. Industrial Service Streets	80'-120'
d. Multiple-family residential streets (where platted)	60'
e. Minor (single-family residential) streets	60'
f. Marginal Access Streets	35'
h. Cul-de-Sac Streets - Turn-Arounds	



- |                          |                        |
|--------------------------|------------------------|
| (1) Industrial           | 70' radius             |
| (2) Residential & Others | 60' radius (50' paved) |

- i. Length for cul-de-sac streets shall not exceed 600 feet.
  - j. Length for marginal access streets shall not exceed 400 feet.
3. **Street Geometrics:** Standards for maximum and minimum street grades, vertical and horizontal street curves and sight distances shall be established by the Construction Code for the Subdivision Regulations of Seneca County.
  4. **Street Intersections:** Streets shall be laid out so as to intersect as nearly as possible to ninety (90) degrees. Curved streets intersecting with Major Thoroughfares and Secondary Thoroughfares shall do so with a tangent section of centerline not less than fifty (50) feet in length, measured from the right-of-way line of the Major or Secondary Thoroughfare.
  5. **Street Jogs:** Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.

#### **Section 401. BLOCKS:**

Blocks within subdivisions shall conform to the following standards:

##### **1. Sizes**

- a. Blocks shall not exceed one thousand, four hundred (1,400) feet in length, except where, in the opinion of the Board, conditions may justify a greater distance.
- b. Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.

##### **2. Public Walkways/Bikeways:**

- a. Location of public walkways/bikeways or crosswalks may be required by the Board to obtain satisfactory pedestrian access to public or private facilities, or where blocks exceed nine hundred (900) feet in length.
- b. Public walkways/bikeways shall be in the nature of an easement for this purpose or the purpose of a public right of way.

**3. Easements:**

- a. Location of utility line easements shall be provided along the rear or front and side lot lines as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than twenty (20) feet wide, ten (10) feet from each parcel; front easements may be ten (10) feet wide.
- b. Recommendations on the proposed layout of telephone, electric, and water lines shall be sought by the subdivider from all of the utility companies serving the area.

**Section 402. LOTS:**

Lots within subdivisions shall conform to the following standards:

**1. Sizes and Shapes:**

- a. The size, width, depth and shape of any lot in the proposed subdivision shall be appropriate for the location and the type of development contemplated. When a subdivision in an area not regulated by local zoning is to be connected to public water and sanitary sewer facilities or to a community sewage disposal plant, and when lots in such subdivision are intended for single-family residential use, all lots shall have a minimum width of seventy-five (75) feet at the required building setback line and a minimum area of nine thousand (9,000) square feet. In areas where Township zoning regulations are in effect, the lot width and lot area requirements of such zoning regulations shall control where more restrictive.
- b. Whenever either public or community sewage disposal facilities are not available, lots intended for single-family residential use shall have a minimum width of one hundred twenty-five (125) feet and a minimum area of one (1) acre excluding right of way and/or easement(s), and conform to standards of the Seneca County Department of Health.
- c. Unless otherwise controlled by Township zoning regulations, the minimum front yard setback shall be thirty (30) feet, side yard ten (10) feet and rear yard thirty (30) feet. In the case of a rear yard abutting a side yard, the side yard setback shall be not less than the minimum front yard setback required herein, and all regulations applicable to a front yard shall apply.
- d. Corner lots in residential subdivisions shall be platted at least ten (10) feet wider than the minimum width permitted by these regulations or any applicable zoning regulations.

- e. Excessive lot depth in relation to width should be avoided. A depth-to-width ratio of 3 to 1 shall be considered a maximum.
- g. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provision for off-street parking, setbacks, and loading and unloading areas.
- h. Lots may not be created by dividing land at the ends of stub streets in adjacent subdivisions, such stub streets being intended to provide continuity of street systems in adjoining subdivisions.
- i. To provide adequate right-of-way for future public roadways, all parcels shall be provided not less than sixty (60) feet of frontage on a public roadway, or on a private roadway that has been approved as part of a record subdivision plat. For Minor Subdivisions, lot splits of 5.0 acres or less) frontage may be reduced to 35 feet. For Large Lot Splits (5.01 to 20 acres) 60' shall be the required minimum.

**2. Arrangement:**

- a. Every lot shall front or abut a public street or approved private street, except lots that have existed prior to the effective date of these Regulations, and which are so recorded in the records of Seneca County, may remain.
- b. Wherever practical, side lot lines shall be at right angles or radial to the street right-of-way lines.
- c. Residential lots abutting Major Thoroughfares, where marginal access streets are not desirable or possible to attain, shall be platted with reverse frontage lots, or with side lot lines parallel to the major traffic streets. This requirement may be waived by mutual consent of the Planning Board and the County Engineer.
- d. Lots should have a front-to-front relationship across all streets where possible.

**Section 403. NATURAL FEATURES:**

To the greatest extent possible, the natural drainage features and character of land must be preserved. The preservation of drainage and natural stream channels must be considered by the Subdivider and dedication and provision of adequate barriers and erosion control structures where appropriate, shall be required.

**Section 404. FLOOD AREAS AND STORM DRAIN DITCHES:**

**1. Flood Plain Areas:**

All subdivisions shall conform to the Seneca County Federal Emergency Management Agency (FEMA) Flood Plain Regulations and pursuant to Ohio Revised Code Chapters 307.37 and 307.85 and any amendments thereto. Such Regulations are available through FEMA.

Whenever all or part of a proposed subdivision lies within an Area of Special Flood Hazard as identified in the most recent available mapping published by the Federal Emergency Management Agency (FEMA), approval of the subdivision plat shall be conditioned on the following:

- a. No encroachment by either fill material or future structures shall be permitted in the area identified as "Floodway" on FEMA mapping. Modifications of Floodway areas shall only be permitted if an professional engineering analysis demonstrates to the satisfaction of FEMA that such modifications will not result in detrimental impacts either up or downstream, consistent with FEMA regulations.
- b. Development within Flood Hazard Areas shall not result in any decrease in the flood storage capacity of the flood plain area. Therefore, any subdivision proposed in Flood Hazard Areas shall be accompanied by a grading plan indicating how land balancing may be achieved, and how all building sites can be elevated above the base flood elevation for that location and a certificate from a professional surveyor shall be presented to FEMA as to where the property will be elevated.
- c. If a subdivision is approved in a Flood Hazard Area, the Subdivider shall be required to post a performance bond guaranteeing execution of the grading plan. The grading plan shall be executed and the results certified by a professional Engineer or professional surveyor prior to the Plat being signed by the Seneca County Engineer and submitted to the County Recorder. The plat shall be accompanied by restrictive covenants prohibiting the placement of any fill material in areas lying below the base flood elevation, and the Subdivider shall be responsible for enforcement of the covenants until all lots in the subdivision have been conveyed to others.

**2. Flood Control and Storm Drainage Facilities:**

Flood control or storm drainage facilities shall be provided as follows:

- a. All new subdivisions shall be designed in such a manner that the volume of storm water discharge after development does not exceed the volume of storm water discharge prior to development. The basis for determining storm water discharges and for designing new storm drainage shall be provided for in the SRPC Construction Codes, with checks at twenty-five (25), fifty (50), and one hundred (100) year storms. Detention - retention calculations shall be reviewed by the Seneca County Engineer. All lots within recorded subdivisions shall be provided positive drainage so as to avoid areas of standing water.
- b. Access to flood control or storm drainage ditches and channels shall be by means of easements. Such easements shall be not less than thirty (30) feet in width, exclusive of the width of the ditch or channel, and an easement of this type shall be provided on one (1) side of a flood control or storm drainage ditch, channel, or similar type facility.
- c. Flood control or storm drainage easements containing underground facilities shall have a minimum width of thirty (30) feet with center-line pipe located no closer than ten (10) feet from the side.

## **ARTICLE V - IMPROVEMENTS**

The improvements set forth under this Article are to be considered as the minimum acceptable standard. All improvements for which standards are not specifically set forth herein shall have said standards approved by Resolution of the Board of Seneca County Commissioners. All improvements must meet the approval of the Seneca County Engineer.

Prior to the undertaking of any improvements, the Subdivider shall deposit as escrow, with the Board of County Commissioners cash or a certified check, whichever the Subdivider selects, or a surety bond acceptable to the County Commissioners, to insure faithful completion of all improvements within the time specified. The amount of the deposit shall be 110% based upon an estimate by the Professional Engineer. The Developer 1) pays the full cost of construction, 2) puts up escrow, 3) estimates the project length in days, 4) The Inspector provides the "as built" plans. The County Commissioners shall release the performance escrow as work is completed and approved by the County Engineer.

Prior to the acceptance of improvements by the County, a one (1) year maintenance bond in an amount of 100% of completed projected cost shall be posted by the Subdivider.

Improvements shall be provided by the Subdivider in accordance with the standards and requirements established in this Article V and/or any other such standards and requirements which may from time to time be established by Resolution of the Board of County

Commissioners.

**Section 500. STREETS:**

Per plans approved by the Board of Seneca County Commissioners and in accordance with details and specifications. All streets and appurtenances thereto shall be constructed in accordance with Seneca Regional Planning Construction Code or modifications there to on file at the Seneca County Engineers/Commissioners Office.

**Section 501. PUBLIC UTILITIES:**

1. **Requirements for Underground Wiring:** Per plans approved by the Board of Seneca County Commissioners and in accordance with details and specifications. The subdivider shall make arrangements for all lines to be constructed as provided in Section 301, 1-a-VIII of this document and other similar services distributed by wire or cable to be placed underground entirely throughout a newly subdivided area, except for Major and Secondary Thoroughfare rights-of-way, and such conduits or cables shall be placed within private easements provided to such public utility service companies by the developer or within dedicated public ways; provided, however, that overhead lines may be permitted within the limits of said newly subdivided area upon approval of the Seneca Regional Planning Commission and Board of Seneca County Commissioners and the Seneca County Engineer at the time of final plat approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, plat design and character of the subdivision. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with National Bureau of Standards Handbook 81 (National Electrical Safety Code). All drainage and underground utility installations, which traverse privately, owned property shall be protected by easements granted by the Subdivider.
2. **Storm Drainage System and Other Drainage Improvements:** Per plans approved by the Board of Seneca County Commissioners in accordance with details and specifications of the U.S. and/or Ohio EPA, National Pollution Discharge Elimination Systems (NPDES), and any other applicable regulations from the Seneca Regional Planning Construction Code. Said improvements will be assessed 20% of said work to be established as a base for a permanent group under Section 6131 of the Ohio Revised Code.
3. **Sewage Disposal:** Per plans approved by the Seneca County Health District and/or County Sanitary District.

4. **Water Supply - Water Distribution System:** Per plans approved by the Board of Seneca County Commissioners in accordance with details and specifications of the Seneca County General Health District, and/or the Ohio Environmental Protection Agency.

**Section 502. OTHER IMPROVEMENTS:**

1. **Sidewalks:** If sidewalks are proposed, they shall be made of concrete four (4) feet wide, four (4) inches thick, and across drives six (6) inches thick, and located one (1) foot from the property line within the right of way. Sidewalks shall be provided on the sides of all road rights-of-way adjacent to the subdivision being developed.
2. **Public Walkways/Bikeways (outside of road right-of-ways):** Walkways shall be at least eight (8) feet in width. Planting pockets may be provided in public walkways for tree and shrub planting. Planting pockets are encouraged “in” the walkway at/near road intersections, and along the side of the walkway between the intersections. Fences and other improvements may also be required if the Board determines they are necessary to protect the adjacent property owners.
3. **Street Signs:** Street name signs shall be placed at all street intersections and shall conform with current Seneca County Engineer Standards. Traffic regulations signs, in accordance with OMUTCD, will be located as required by the Seneca County Engineer. All signage costs shall be included with development of land. The County Engineer will provide and install the signs the Developer has paid for.

**ARTICLE VI - JURISDICTION**

These Regulations shall be applicable to all subdivisions of land within the unincorporated areas of Seneca County as provided in the Ohio Revised Code and any amendments thereto. The Seneca Regional Planning Commission shall have the power of final approval of the plats.

The approvals required under the provisions of these Regulations shall be obtained prior to the installation of any subdivision or project improvements within Seneca County in public streets, public alleys, public rights-of-way, public reservations, or public easements, or under the ultimate jurisdiction of the County, and shall comply with all the provisions and requirements of this or any other related resolution.

**ARTICLE VII – INTERPRETATION/MINIMUM REQUIREMENTS**

The provisions of these Regulations shall be held to be the minimum requirements adopted for

the promotion and preservation of public health, safety and general welfare, and to improve, protect, and preserve the environment of Seneca County. These Regulations are not intended to repeal, abrogate, annul or in any manner interfere with existing regulations or laws of the County, nor conflict with any laws of the State of Ohio, except that unless otherwise noted herein these Regulations shall prevail in cases where these Regulations impose a greater restriction than is provided by existing laws or regulations.

### **ARTICLE VIII - VIOLATIONS AND PENALTIES**

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

1. Whoever violates any rule or regulation adopted by the Board of Seneca County Commissioners 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 suit of the County or any citizen thereof. Whoever violates these Regulations shall pay not less than one hundred (100) dollars nor more than one thousand (1,000) dollars. Such sum may be recovered with costs in a civil action in the Court of Common Pleas of Seneca County. Each day that a violation is permitted to exist shall constitute a separate violation.
2. Whoever, being the owner or agent of the owner of any land within the jurisdiction of these Regulations, transfers any 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 one hundred (100) dollars nor more than five hundred (500) dollars 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 Section.

### **ARTICLE IX - SEVERABILITY**

If any section, paragraph, clause, phrase or part of these Subdivision Regulations is for any reason held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of these Regulations; and the application of those remaining



valid provisions to any person or circumstances shall not be affected thereby.

## **ARTICLE X – REPEAL & AMENDMENTS**

All Resolutions and amendments thereto enacted or adopted by the Board of County Commissioners inconsistent with the provisions of these Regulations are hereby repealed, as of the effective date of these Regulations. The repeal of the above Resolutions and their amendments do not affect or impair any act done, offense committed or right accruing, accrued or acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted.

## **ARTICLE XI - VARIANCE**

The following regulations shall govern the granting of variances:

1. Any variance request must be made to the Seneca Regional Planning Commission in writing ten (10) days prior to the Seneca Regional Planning Commission Meeting.
2. Where the Seneca Regional Planning Commission finds that undue and unnecessary hardship may result from strict compliance with these Regulations, it may grant a variance as defined in ARTICLE II of these Regulations. Such variations shall not have the effect of nullifying the intent and purpose of these Regulations, the Comprehensive Plan, or shall not amend or change any zoning regulations, as they exist.
3. In granting variances or modifications, the Regional Planning Commission may require such conditions as will, in its judgement, secure substantially the objective of the standards or requirements so varied or modified. All such variances must be issued in writing.

## **ARTICLE XII - APPEAL**

Any person who believes he has been aggrieved by these Regulations or the action of the Seneca Regional Planning Commission has the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable Section of the Ohio Revised Code.

## **ARTICLE XIII – LARGE LOT DEVELOPMENTS**

### **SECTION 1300. Large Lot Development Rules.**

**1300.01 General.** The purpose of this Section 1300 is to establish the procedure for review and approval of large lot divisions as authorized under Section 711.133 of the Ohio Revised Code.

The Large Lot Development Rules shall be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving the establishment of any lot ranging in size from not less than 5.01 acres to not more than twenty (20) acres. A proposed division of land under and in compliance with this Section 1300 shall not be considered a subdivision for purposes of division (B)(1) of Section 711.001 of the Revised Code and need only be approved under the provisions of this Section 1300.

A Large Lot Development (LLD) application (see Attachment C) shall be filed by the landowner or designated representative at the Seneca Regional Planning Commission office. In addition to the submittal requirements set forth below, the application shall include two copies of the survey drawing and one copy of the legal description, the signed and completed application form, and required fee of \$40.00 for the first split and \$10.00 for each additional split on the same plat.

**1300.02 Pre-Application Conference and Sketch Plan.** Prior to filing a formal LLD application, an applicant is encouraged to request an informal discussion with RPC staff to discuss the procedure for approval and to familiarize the applicant with applicable requirements. A request for a pre-application conference shall require the submission of a sketch plan no smaller than 11” x 17.” The sketch plan shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch and shall show the following information:

- a. Location or vicinity map.
- b. Ownership of property.
- c. Existing and proposed public roads and easements.
- d. Existing structures.
- e. North arrow.
- f. Outline of areas to be divided.
- g. Approximation of proposed lot lines and dimension.
- h. Important natural features and drainage ways.
- i. Information concerning any existing or proposed locations of storm drainage, maintenance ditches and tiles, sewage treatment, water supply, and other facilities that impact on the development.

Within a reasonable period of time following submittal of the sketch plan, RPC staff will meet with the applicant to discuss the proposed division. Staff may request a site visit prior to such discussion, in which case, the applicant shall accompany staff on the site visit. Within two (2) weeks following the site visit (or, if none, following the conference with the applicant), staff shall provide written comments to the applicant on the proposed division.

**1300.03 Survey Requirement.** No division of land involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the County Conveyance Standards, Administrative Code 4733-37, and the County Engineer or designee must approve the survey and description.

**1300.04 Lot Frontage Requirement.** Unless the applicable zoning regulations specifically provide otherwise, all lots created under this Section 1300 shall have a minimum called for in 402-1(i), one hundred twenty-five (125) feet of continuous frontage (measured horizontally) on an existing and improved public/private road measured at the right-of-way line.

**1300.05 Lot Width to Depth Ratio.** Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured at the building setback line shall not exceed four (4) times the width of the lot (measured horizontally). For purposes of determining these lot measurements, the lot shall be measured as follows:

- a. Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting to the foremost points of the side lot lines at the front yard setback and the rearmost points of the side lot lines in the rear.
- b. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the front building setback line as established by the applicable zoning regulations or, where no zoning exists, 30 feet back from the edge of the current or proposed road right-of-way.

**1300.06 Application Submittal Requirements.** An LLD application shall include the following information and materials:

- a. Existing or proposed buildings, well, home sewage treatment system locations, and design and system replacement area.
- b. Deed wording addressing lot development, conditions or restrictions.
- c. New or additional roadway easements and/or utility easements. Roadway easements must be conveyed and recorded by a separate instrument prior to the recording of the LLD deed.
- d. Appropriate floodplain status information showing areas within the 100-year floodplain/floodway.
- e. Access points in accordance with the agency responsible for the maintenance of the right-of-way for driveway approval.
- f. Drainage improvements in compliance with applicable County standards.
- g. Approval of the LLD from health and zoning authorities.

- h. Approval of the LLD from the County Sewer District if the LLD is proposed to be serviced by public water and/or sewer.
- i. Approval of the County Engineer concerning survey and legal description in conformance with the conveyance standards.
- j. Approval of the Soil & Water Conservation District regarding existing surface or subsurface drainage.
- k. Approval of the appropriate zoning inspectors, if applicable.
- l. A proposed land division vicinity map.
- m. An approved survey and legal description prepared by a professional surveyor registered in Ohio.
- n. A Location Map certified by a Professional Surveyor. The Location Map may be combined with the survey or may be a separate drawing. The Location Map must include the following:
  - 1. All newly created lot lines for all proposed lot(s).
  - 2. All adjoining public roads.
  - 3. Any existing above ground structures (including overhangs) located within one hundred (100) feet of a newly created lot line.
  - 4. All proposed points of access.
  - 5. The dimensions of the newly created lot(s) and acreage;
  - 6. Signature, Seal and Date.
- o. All applicable fees.
- p. Any other material or information the Regional Planning Commission finds necessary for the review of the large lot development.

In addition, all corners of the proposed lots shall be marked with stakes and colored flagging prior to or at the time of filing the LLD application.

**1300.07 Review and Approval.** If the Commission, acting through the Executive Director or the Executive Director's designee(s), finds that the proposed division is not contrary to any applicable zoning, health, sanitary, flood or access management regulations, existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems or the regulations set forth in this Section 1300, it shall be approved in accordance with the following schedule:

- a. For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after its submission;
- b. For proposed divisions into more than six separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after

its submission;

- c. For proposed divisions into more than fifteen (15) parcels, approval shall be within twenty-one (21) calendar days after its submission;

The burden is upon the applicant to demonstrate compliance with these Regulations. Incomplete or deficient applications will not fall under the timetable above. Applicant shall be notified in writing of issues and reasons for deficiencies. Upon presentation of an approved application for said parcel, the conveyance shall be stamped "Approved by Seneca Regional Planning Commission; No Plat Required under O.R.C. 711.133," and signed and dated by the Executive Director or his designated representative. LLD deeds shall be recorded within 12 months from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 1300.

**1300.08 Agricultural and Personal Recreational Purposes Exemption.** A proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and which meets the acreage requirements set forth in Section 1300.01 but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the LLD approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped "Approved by Seneca Regional Planning Commission; No Approval or Plat Required under O.R.C. 711.133; **FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY,**" and signed and dated by the Executive Director or his designated representative.

Nothing in this Section 1300 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these Regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 1300.08 are subsequently to be used for other than agricultural or personal recreational purposes, the Executive Director or his designated representative shall first determine that such a parcel complies with the regulations set forth in Section 1300.

An exemption under this Section 1300.08 shall require a statement (see Attachment F) signed by the grantor and grantee, that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the Executive Director first determine that the parcel complies with the then current provisions of Section 1300.

For purposes of Section 1300.08 the terms “agricultural purposes” and “personal recreational purposes” shall be defined as follows:

- Agricultural Purposes - a parcel or parcels that are devoted exclusively to commercial animal or poultry husbandry, aquaculture, apiculture, the production for a commercial use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural uses.
- Personal Recreational Purposes - a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individual(s) entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding any commercial or membership recreational type of use whether or not for fee or profit.

#### **ARTICLE XIV - ENACTMENT**

##### **Section 1400. EFFECTIVE DATE:**

These Regulations shall become effective from and after the date of its approval and adoption by the Seneca Regional Planning Commission and Board of Seneca County Commissioners after Public Hearing and certification to the Seneca County Recorder.

Adopted 10.5.95  
Amended 11.17.97  
Amended 12.26.02  
Amended 2.09.06

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**ss: Mr. Theodore Rutherford**  
**President, Seneca Regional Planning Commission**

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**Date**

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**ss: Mr. Joseph Schock**  
**Seneca County Commissioner**

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**Date**

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**ss: Mr. David Sauber**  
**Seneca County Commissioner**

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**Date**

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**ss: Mr. Ben Nutter**  
**Seneca County Commissioner**

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**Date**

**ATTACHMENT A**  
**PRELIMINARY PLAT APPLICATION**  
**SENECA REGIONAL PLANNING COMMISSION**  
**SENECA COUNTY, OHIO**

Application No. \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Township: \_\_\_\_\_ Section: \_\_\_\_\_ Existing Road: \_\_\_\_\_

Name and Address: \_\_\_\_\_  
of Property Owners

\_\_\_\_\_  
\_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone No. \_\_\_\_\_

The following items shall be included on, or with, the Plat for consideration by the Regional Planning Commission:

Existing Conditions:

- \_\_\_\_\_ Subdivision
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Name & Address of Engineer/Surveyor/Planner
- \_\_\_\_\_ North Arrow
- \_\_\_\_\_ Plat Scale (1" = 200' Minimum)
- \_\_\_\_\_ Vicinity Map (1" = 1000' Minimum)
- \_\_\_\_\_ Boundary with Dimensions
- \_\_\_\_\_ Existing Easements on proposed Plat and adjoining property
- \_\_\_\_\_ Names of adjoining Subdivisions and Parcel Owners
- \_\_\_\_\_ Names of adjoining Streets and Right-of-Way widths, Railroads, and other utilities or easements
- \_\_\_\_\_ Location of existing water mains, sanitary and storm sewers
- \_\_\_\_\_ Existing topography (2 foot intervals - U.S.G.S. Datum)
- \_\_\_\_\_ Flood Hazard Boundary (when applicable)
- \_\_\_\_\_ Location of existing buildings, wood, tree lines, creeks & ditches, etc.

Proposed Conditions:

- \_\_\_\_\_ Location, right-of-ways and names of all proposed streets



Subdivision Regulations of the County of Seneca, Ohio

- \_\_\_\_\_ Easement location
- \_\_\_\_\_ Public walkways
- \_\_\_\_\_ Lot layout, with approximate Lot dimensions and Lot numbers
- \_\_\_\_\_ Setback Lines
- \_\_\_\_\_ Lot or parcel use, Number of dwelling units
- \_\_\_\_\_ Land set aside for Public use
- \_\_\_\_\_ Sanitary Sewer size & location
- \_\_\_\_\_ Water Main size & location
- \_\_\_\_\_ Storm Sewer size & location
- \_\_\_\_\_ Detention or Retention areas
- \_\_\_\_\_ Phasing of development
- \_\_\_\_\_ Typical Pavement section
- \_\_\_\_\_ Protective Covenants

This application and 20 copies of the Preliminary Plat showing the items listed above shall be submitted a minimum of 45 days prior to the next scheduled Seneca Regional Planning Commission (SRPC) meeting to be considered on the agenda. I understand that upon review, if any of the above data has been omitted, the Executive Director may remove this submittal from consideration for the Regional Planning Commission Agenda. Approval granted for a maximum of 12 months.

\_\_\_\_\_  
Signature of Owner or Authorized Agent      Date

\*\*\*\*\*

(For Planning Commission Use Only)

Date Filed \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Recommendation of Planning Commission: Approval \_\_\_\_\_ Denial \_\_\_\_\_

Reason for Recommendation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Secretary, Planning Commission

**ATTACHMENT B**  
**FINAL PLAT APPROVAL APPLICATION**  
**SENECA REGIONAL PLANNING COMMISSION**  
**SENECA COUNTY, OHIO**

**Application No.** \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Township: \_\_\_\_\_ Section: \_\_\_\_\_ Existing Road: \_\_\_\_\_

Name and Address: \_\_\_\_\_  
of Property Owners

\_\_\_\_\_  
\_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone No. \_\_\_\_\_

Date of Preliminary Plat Approval: \_\_\_\_\_

- \_\_\_\_\_ Complete set of construction plans
- \_\_\_\_\_ 7 copies of plat and 1 mylar
- \_\_\_\_\_ Copies of restrictive covenants
- \_\_\_\_\_ Engineer/Surveyor seal and signature
- \_\_\_\_\_ Engineer's estimate
- \_\_\_\_\_ Performance and Maintenance Bond
- \_\_\_\_\_ Form letter for street dedication completed
- \_\_\_\_\_ Subdivision Name
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Date, Northpoint and Scale
- \_\_\_\_\_ Name and address of Engineer/Surveyor who prepared the plat
- \_\_\_\_\_ Plat boundaries with angular and lineal dimensions
- \_\_\_\_\_ Bearings and distances to established monuments
- \_\_\_\_\_ Monument description
- \_\_\_\_\_ Locations and Names of existing:
  - \_\_\_\_\_ Street right-of-ways    \_\_\_\_\_ Adjoining Subdivisions    \_\_\_\_\_ Easements
- \_\_\_\_\_ Locations and Names of proposed:
  - \_\_\_\_\_ Street right-of-ways    \_\_\_\_\_ Setbacks    \_\_\_\_\_ Easements    \_\_\_\_\_ Lot #
  - \_\_\_\_\_ Lot dimensions    \_\_\_\_\_ Curve data    \_\_\_\_\_ Public land
- \_\_\_\_\_ Base flood elevation data
- \_\_\_\_\_ Phasing of site development

Final Plat Application (Continued)

- \_\_\_\_\_ Agency Approvals
  - \_\_\_\_\_ Board of Health      \_\_\_\_\_ County Sanitary Sewer District
  - \_\_\_\_\_ Township Trustees      \_\_\_\_\_ Township Zoning Inspector
  - \_\_\_\_\_ Flood Plain Manager      \_\_\_\_\_ Soil & Water      \_\_\_\_\_ County Engineer
- \_\_\_\_\_ Notarized owners signatures of plat dedication
- \_\_\_\_\_ Surveyor
- \_\_\_\_\_ Dedication of street and public areas

This application, copies of the plat showing all items listed above, and one complete set of construction plans shall be submitted a minimum of 10 days prior to the next scheduled Regional Planning Commission meeting to be considered for placement on the agenda. I understand that upon review, if any of the above data has been omitted, the Executive Director shall remove this submittal from consideration for the Regional Planning Commission Agenda.

Certification: the undersigned certifies that the information accompanying this application is true and correct to the best of my knowledge.

_____	_____
Applicant	Date

\*\*\*\*\*

(For Planning Commission Use Only)

Date Filed \_\_\_\_\_

**Date of Public Hearing** \_\_\_\_\_

Recommendation of Planning Commission:    Approval \_\_\_\_\_                  Denial \_\_\_\_\_

Reason for Recommendation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Secretary, Planning Commission

Receipt No.: \_\_\_\_\_  
Rev. 03/07

# ATTACHMENT C

## MINOR LOT SPLITS/LARGE LOT DEVELOPMENT SPLITS APPLICATION FOR ADMINISTRATIVE APPROVAL

Regulated by Ohio Revised Code 711.131, 711.133 & Seneca County Subdivision Regulations Section 303

**PLEASE COMPLETE IN PEN OR TYPE**

### APPLICANT

PROPERTY OWNER \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

PROPOSED USE:  RESIDENTIAL  COMMERCIAL  INDUSTRIAL  AGRICULTURAL/PERSONAL RECREATION  EXEMPTION ATTACHED

CONTACT PERSON:  OWNER  AGENT

IF AGENT, NAME: \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

### NOTE: PLEASE INCLUDE TWO COPIES OF THE SURVEY AND ONE COPY OF THE LEGAL SURVEYOR

PARCEL NUMBER: \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ SECTION \_\_\_\_\_ NW NE SW SE

ROAD NUMBER \_\_\_\_\_ ROW WIDTH \_\_\_\_\_ DRIVE PERMIT APPLIED FOR (DATE) \_\_\_\_\_

PARCEL 1 AC. \_\_\_\_\_ FRONTAGE \_\_\_\_\_ PARCEL 2 AC. \_\_\_\_\_ FRONTAGE \_\_\_\_\_ PARCEL 3 AC. \_\_\_\_\_ FRONTAGE \_\_\_\_\_

IS ANY PART OF THE PARCEL IN A FLOOD ZONE  YES  NO TYPE  A  AE PANEL NUMBER \_\_\_\_\_

DISTANCE OF NEAREST DRIVEWAY FROM  NORTH  EAST PROPERTY LINE, \_\_\_\_\_ FT.;  SOUTH  WEST PROPERTY LINE, \_\_\_\_\_ FT.

PLEASE GIVE A BRIEF EXPLANATION OF WHAT'S OCCURRING WITH THIS SPLIT: \_\_\_\_\_

SURVEYOR NAME AND NUMBER (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**.01 – 5.0 ACRES** \_\_\_\_\_  
**5.1 – 20.0 ACRES** \_\_\_\_\_  
**+ 20.0 ACRES** \_\_\_\_\_

**FEE PAID \$** \_\_\_\_\_ **DATE** \_\_\_\_\_

VARIANCE NEEDED?  YES  NO TYPE \_\_\_\_\_

DATE VARIANCE APPLIED FOR \_\_\_\_\_ GRANTED?  YES  NO DATE \_\_\_\_\_

IF ON STATE ROUTE, WAS ODOT ACCESS GRANTED?  YES  NO  N/A DATE \_\_\_\_\_ BY \_\_\_\_\_

IS THE PARCEL TO BE SERVED BY CENTRAL WATER  YES  NO SERVED BY CENTRAL SEWER  YES  NO

**PERFORMANCE BOND REQUIRED YES NO**

**PLAT REQUIRED YES NO**

SRPC SIGNATURE  
**APPROVED**

**DISAPPROVED**

### AGENCY APPROVALS (IF REQUIRED)

SENECA COUNTY GENERAL HEALTH DISTRICT (SCGHD) \_\_\_\_\_ DATE \_\_\_\_\_

The proposed lot(s) is still subject to Household Sewage Treatment installation permit approval by the SCGHD. The written review required by the SCGHD does not preclude denial of an installation permit pursuant to rule 3701-29-09 of the Ohio Administrative Code.

SOIL AND WATER DISTRICT \_\_\_\_\_  
SEE COMMENTS, IF ANY, BELOW

COUNTY ENGINEER \_\_\_\_\_  
SEE COMMENTS, IF ANY, BELOW

FLOOD PLAIN MANAGER  YES  NO \_\_\_\_\_  
DEVELOPMENT OF ANY KIND, INCLUDING FILLING, IS PROHIBITED WITHIN A FLOOD PLAIN

ZONING INSPECTOR (IF APPLICABLE)  YES  NO \_\_\_\_\_  
YOU ARE STILL REQUIRED TO SECURE A ZONING PERMIT BEFORE CONSTRUCTION

APPROVALS WILL EXPIRE IF TRANSFER DOES NOT OCCUR WITHIN 12 MONTHS

### PRELIMINARY COMMENTS THAT MUST BE ADDRESSED BEFORE APPROVAL

Date \_\_\_\_\_

SCGHD A review by the SCGHD is required. In order to conduct the review, a completed Site and Soil Evaluation must be provided to the SCGHD. The SCGHD will determine through its review whether or not the provisions of the Ohio Administrative Code, Chapter 3701-29 can be met. Other comments:

Soil and Water \_\_\_\_\_  
County Engineer \_\_\_\_\_  
Zoning \_\_\_\_\_  
Other \_\_\_\_\_

**INSTRUCTIONS**

**APPLICANT:**

To ensure proper consideration of this application the following must be completed.

1. All local *township zoning requirements* including minimum road frontage/lot width and minimum lot size must be met. For this information contact the township zoning inspector.
2. All county subdivision regulations concerning minor land divisions must be met.
3. Both the applicant & surveyor's section of the application must be filled out in their entirety.
4. *Two (2) copies of the survey* and *one (1) copy of the legal description* completed by a registered State of Ohio surveyor must accompany each application.
5. It is preferred that all fees are paid with a personal check or money order, no credit cards. Fees as of January 1, 2003 are \$40.00 for a minor lot split, \$10.00 thereafter for a 2<sup>nd</sup>, 3<sup>rd</sup>, or 4<sup>th</sup> *from the same tract* after the first. Fees for Large Lot Development Splits are the same as minor lot splits.

When completed bring these items to the Seneca Regional Planning Commission (SRPC) located on the lower level of the Seneca RTA Building, 109 S. Washington St., Tiffin, Ohio between 8:30 a.m. and 3:30 p.m. Monday thru Friday.

**EACH OF THE ABOVE ITEMS MUST BE MET, OTHERWISE THE APPLICATION WILL BE RETURNED TO THE APPLICANT.**

**SURVEYOR:**

According to the Seneca Regional Planning Commission Subdivision Regulations and the County Conveyance Standards, the following information is required for all surveys accompanying a lot split application.

1. Documentation showing compliance with Ohio Administrative Code, Chapter 3701-29 governing Home Sewage Treatment System, specifically a Site and Soil Evaluation. (See SCGHD comments on reverse side.)
2. Proposed division of land, including dimensions of the entire original tract.
3. Owner of parcel and all adjoining parcels.
4. Dimension and location of lot lines of proposed lot.
5. North orientation arrow.
6. Existing structures, wells, septic systems/leach fields, easements, site disturbances, existing driveways and other hardscapes or proposed hardscapes, public facilities, direction of drainage, bodies of water, including intermittent and perennial streams and rivers.
7. Any adjoining public road, road right-of-way, zoning setbacks, and distance to the nearest driveway or intersection in each direction within 1,000 feet along the road frontage. Driveway distance should be noted on application form.
8. 100-year floodplain boundary and floodway if it exists anywhere in the original tract. The panel number and flood zone should be noted on the application form.

**EACH OF THE ABOVE ITEMS MUST BE MET, OTHERWISE THE APPLICATION WILL BE RETURNED TO THE APPLICANT.**

**AFTER PLANNING APPROVAL:**

The following must be completed in order: (Note: there may be additional charges, please contact appropriate office)

1. A professional deed must be prepared for the proposed lot.
2. Plat must be taken to the Public Safety Building located on the Fairgrounds for assignment of house number.
3. Bring a copy of new deed to the County Engineers Tax Map Office located on 2<sup>nd</sup> floor of RTA Building (109 S Washington St., Tiffin)
4. Bring deed(s) to County Auditors Office, also on 2<sup>nd</sup> floor of RTA Building.
5. Bring deed(s) to County Recorders Office in order to make the proposed lot an official lot. Recorders Office located on 1<sup>st</sup> floor of RTA Building.

**PLAT MECHANICS: (TAX MAP OFFICE)**

RESEARCH ALL ADJOINERS	ROAD RECORDS	SUBDIVISION PLATS
MONUMENTATION	POINT OF BEGINNING	ROW ACREAGE
COMMENCES AT ESTABLISHED POINT	WRITTEN AND GRAPHICAL SCALE	ORIGINAL ON MYLAR
NORTH ARROW WITH BASIS OF REFERENCE	ACREAGE OF PARCEL	REMAINDER AC. & FRONTAGE
TITLE BLOCK	LEGEND OR WRITTEN NOTATIONS	CONTROL STATIONS
DISTANCE AND BEARING ON EACH LINE	DATE ON LEGAL AND PLAT	SURVEYOR INFO ON DRAWING
SURVEYOR INFO & SIGNATURE ON LEGAL	LEGAL CLOCKWISE	LEGAL AND PLAT COMPARED
PAPER SIZE 18X24 OR 24X36	MEETS CLOSURE REQUIREMENTS	CHECKED WITH MAP
FIVE PARCEL SPLIT RULE	ADJOINER INFO AT END (COMBINE?)	COMPUTER GENERATED

SHOULD YOU HAVE ANY QUESTIONS COMPLETING THIS FORM,  
CALL THE SENECA REGIONAL PLANNING COMMISSION AT 419-443-7936

Rev. 3/07

## **ATTACHMENT D**

# **PROCEDURES FOR PLACING MINOR SUBDIVISION/LARGE LOT DEVELOPMENT (LLD) TILES UNDER SENECA COUNTY DITCH MAINTENANCE**

### **PURPOSE**

The purpose of this policy is to provide a procedure for a landowner or developer of a minor subdivision/LLD to place new tile mains serving home sites into a permanent maintenance program.

### **SCOPE**

Currently the permanent maintenance of storm sewers and drainage outlets for major subdivisions are through the “Construction Code for the Subdivision Regulation of the County of Seneca, Ohio”. Tile mains designed to handle the drainage of two or more proposed or current home sites for minor subdivisions (as defined in Section 303 of Subdivision Regulations of the County of Seneca, Ohio) or LLD are addressed by this procedure. This procedure will also be used for those landowners requesting tile maintenance for multiple home sites on parcel splits of more than five (5) acres.

### **PROCEDURE**

1. The current landowner must submit a survey, by a Professional Surveyor registered in the State of Ohio, of the proposed minor subdivision/LLD, including lot layout along with the tile easement to an approved outlet (i.e. open ditch or other outlet approved by the Seneca Soil and Water Conservation District or Board of Health). This survey shall be submitted to the Seneca Regional Planning Plat Review Committee or directly to the Seneca County Engineer, Seneca Soil and Water Conservation District (Seneca SWCD) and Seneca County Board of Health.
2. The landowner will meet with a representative of the Seneca SWCD to discuss the procedure for placing drainage systems on maintenance. The landowner will sign a “Request for Maintenance” (Attachment 1) and provide \$500, to be placed into escrow per the terms on the request. The deposit will be returned to the landowner upon completion and acceptance of the tile main on maintenance, but shall be forfeited to the Seneca SWCD to cover personnel costs if project is not completed within one year of signed agreement.
3. The survey shall include a separate tile plan for the proposed tile being placed on maintenance. The tile plan shall be signed by a Professional Engineer in the State of Ohio and include a minimum of the information included on Attachment 2.

Adopted: January 13, 2000

4. Tile plan shall be reviewed by the Seneca County Engineer, Seneca SWCD and Seneca County Board of Health, within ten (10) working days of receipt of a complete plan by the Seneca SWCD.
5. After review by the above agencies and corrections made, the final tile plan, with the signature of a Professional Engineer, will be submitted to the Seneca SWCD.
6. The Seneca SWCD will then write the maintenance agreement for the proposed tile within 15 working days of the final tile plan submittal.
7. Once the agreement is written, it will be given to the developing landowner (or representative) to be signed by all landowners involved in the project.
8. The signed maintenance agreement will be returned to the Seneca SWCD, and an additional \$300 deposit will be made by the landowner to the Ditch Maintenance Department to establish the maintenance fund for the tile with the Seneca County Auditor. This \$300 deposit will not be returned to the landowner, and is different than the \$500 Request for Maintenance deposit that is to be held in escrow.
9. Once the \$300 deposit is received, construction can begin on the tile main. It is the developing landowners responsibility to hire and pay the contractor to install the tile.
10. The contractor and/or developer shall meet with the Seneca SWCD ten (10) days prior to any tile installation. The pre-construction layout of the tile shall be the responsibility of the Professional Engineering firm that designed the tile system. The contractor is responsible for contacting the Seneca SWCD to view the installed tile before the tile trench is backfilled.
11. It is the developing landowner's Professional Engineer's responsibility to certify proper construction and provide "as-built" tile plans showing how the tile was installed versus what was planned. The Seneca SWCD has the right to inspect tile during and after installation.
12. Once the tile and necessary structures are installed and as built tile plans are received from the Professional Engineering firm to the Seneca SWCD, the \$500 held in escrow will be released back to the developing landowner and the tile plan and maintenance agreement will be recorded by the Seneca County Recorder and placed on to Seneca County Ditch Maintenance.
13. The landowner and their successor and assigns will be responsible for future tax assessments against property benefits by the maintenance agreement in order to fund necessary maintenance repairs or replacements.

Adopted: January 13, 2000





## ATTACHMENT D-2

# TILE PLAN REQUIREMENTS

The following information is required on all tile plans being proposed for maintenance:

1. Title Block
2. Location Map
3. The location within construction area of all roads, fences, buildings, utilities, bridges, culverts, property lines and landowners, important to the project
4. Benchmarks and Legends (must be set to USGS elevations)
5. Watershed Boundary (where applicable)
6. Underground utilities notification information - Notice to excavator (OUPS Phone Number - 1-800-362-2764)
7. Soil types / description
8. Construction approval block
9. Plan view of tile layout. (Need for topographic survey and spot elevations of low areas will be determined on a case by case basis.)
10. Length, size, quality and kind of tile
11. Length, size and kind of outlet pipe (specify animal guard)
12. Stationing and invert elevations at key points (i.e. grade and directional changes etc.)
13. Location of all right-of-ways, easements, etc.
14. Profile of tile showing ground line and grade
15. Minimum trench width and bedding requirements
16. Recommended depth, required spacing
17. Bill of materials
18. Bottom and low flow elevation of outlet ditch
19. Hydraulic Design Data

The following information needs to accompany the tile plan before approval:

1. Design calculations which includes parameters or scope of design (i.e. curtain drains, roof downspout, footer drains etc.) Calculation MUST be signed and have the seal of Professional Engineer registered in the State of Ohio.
2. Capacity of tile at the designed grade in cubic feet per second (cfs)
3. Estimated cost of both the materials and installation
4. If tile project is within county or township road right-of-ways then permits shall be obtained and attached to the plan

Adopted: January 13, 2000

**ATTACHMENT E**

**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE  
USED ONLY FOR AGRICULTURAL OR PERSONAL RECREATIONAL  
PURPOSES PURSUANT TO OHIO REVISED CODE SECTION 711.133**

The undersigned Grantor(s) and Grantee(s), make the following statements for the express purpose of inducing the Seneca Regional Planning Commission (the "Commission") to exempt from the approval requirements of Section 1300 of the Seneca Subdivision Regulations (the "Regulations") the following described property (the "Property") and to stamp the conveyance of the Property "No Approval Required under O.R.C. 711.133; **FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY**":

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:

2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined in Section 1300 of the Regulations.

3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the Executive Director of the Commission or his designated representative first determines that the Property complies with the then current provisions of Section 1300 of the Regulations.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

**GRANTOR(S):**

**GRANTEE(S):**

\_\_\_\_\_  
(Name)  
Date:\_\_\_\_\_

\_\_\_\_\_  
(Name)  
Date:\_\_\_\_\_

\_\_\_\_\_  
(Name)  
Date:\_\_\_\_\_

\_\_\_\_\_  
(Name)  
Date:\_\_\_\_\_