CHAPTER 1211
Improvements, Standards, and Specifications

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1211.01 IMPROVEMENTS.

(a) New Streets. All new streets shall be paved to a minimum width as specified in Section 1211.02, Table 2, provided that in case of a street shown on the Thoroughfare Plan, such requirement shall be modified as follows:

(1) The subdivider shall not be required to pave any such thoroughfare to a width greater than twenty (20) feet from the centerline, or its equivalent in the case of a divided pavement.

(2) The subdivider may enter into a contract with the City to pay into the City Treasury an amount equal to the cost of pavement as specified in Section 1211.01(b)(1), which amount shall then be used by the City in construction of the entire pavement.

(3) If the Planning Board has approved a street and lot arrangement in which all lots back onto a major thoroughfare or the lots front on a parallel service street, the subdivider shall not be required to provide street improvements on the major thoroughfare unless considered necessary by the City Engineer for adequate access to the plat.

(4) In Utility Transition Areas where lots are platted in pairs as specified in Section 1203.03(d), the required improvements with the exception of sanitary sewer and water lines shall be as is required of lots which are comparable in size to half of a Utility Transition lot unless sidewalks are waived by the Director.

(b) Existing Street. When land is being subdivided within the City and along an existing street, the subdivider and the subdivider's developer are responsible only for additional width of pavement which is reasonably anticipated to be necessary as a result of his subdivision and its development and use. However, the maximum required width of pavement for which the subdivider and the subdivider's developer are responsible need not exceed twenty (20) feet.

(c) Dead-End Streets. Where streets are extended to the boundary of the plat to provide accessibility to the future development in adjacent land, the subdivider and the subdivider's developer must provide a temporary "T" turnaround.

(d) Half-Streets. Where permitted, the initial improvement shall be such that the pavement will be installed to a point two (2) feet beyond the crown. Curb, gutter, and sidewalks, when required, shall be required only on one side of the right-of-way.

(e) Curb, Gutter, and Storm Drainage Within the City Limits. Curb, gutter, and storm drainage shall be required in all subdivisions within the City limits except as noted in Table 2. However, where curb and gutter requirements are waived, all drainage ditches and swales shall be sodded with blue grass and fescue.

(f) Sidewalks Within the City Limits.

(1) Sidewalks shall be required on both sides of the right-of-way in all subdivisions located in single-family residential zoning districts where lot frontage averages less than one hundred (100) feet. In subdivisions to be occupied, in whole or in part by multi-family dwellings, sidewalks shall be required on both sides of the street, unless the Director determines that such requirement is unnecessary. Consideration shall be given to the lot size and type of improvements in the surrounding area as well as the size of the proposed subdivision.

(2) Where lot frontages for single-family houses average more than one hundred (100) feet, a sidewalk shall be required on one side of minor residential streets and on both sides of collector and major streets. The Director may waive the requirements of this paragraph if the lots average 15,000 square feet or more in area. Consideration shall be given to the lot size and type of improvements in the surrounding area as well as the size of the proposed subdivision.

(3) Sidewalks are required to be constructed where they are essential to pedestrian traffic circulation or as access to schools, playgrounds shopping centers, transportation depots, or other facilities. The lot size and topography of the surrounding area may be taken into consideration as it pertains to the sidewalk requirement.

(4) Sidewalks shall be four (4) feet wide except in areas including or adjacent to schools, shopping centers or other high pedestrian traffic generators. In these areas, sidewalk width shall be determined by the Director.

(g) Drainage. The subdivider shall construct or install the necessary ditches or closed sewers to drain the property in question completely and to dispose of the storm water to the satisfaction of the Director. When a public storm sewer is accessible as determined by the Director, the developer shall connect with the public system. Storm drainage shall not be allowed to empty into sanitary sewers. In Utility Transition Areas where lots are platted as specified in Chapter 1207, the required improvements with the exception of water and sanitary sewer lines shall be as is required of lots which are comparable in size to half of a Utility Transition lot unless sidewalks are waived.

(h) Water and Sanitary Sewers Located Within the City. All divisions of land within the corporate limits of Springfield shall be served by water and sanitary sewer lines unless a subdivision is located in an area where the topography is such that future sanitary sewer and/or water lines in the areas would be improbable. Where the Planning Board and City Commission, if involved, determine that a subdivision is to be located in a Utility Transition Area, the water and sanitary requirements shall be as set forth in Section 1211.01(j)(2).

(i) Water and Sanitary Requirements in a Potential Urban Area.

(1) Proposed or existing lots that utilize sewer and water shall not be counted as being part of the Potential Urban Area. Any such lot having at least 250 feet of continuous frontage on a public road and one and one-half acres or more of land area shall not be counted as part of a Potential Urban Area regardless of the utilization of utilities.

(2) Where a subdivision is proposed in an Urban Area or an Utility Transition Area the subdivider and the subdivider's developer shall provide or assure sanitary sewer and water facilities by one of the following methods:

(A) In Urban Areas:

(i) By installing the necessary lines and connecting them with public sewer and water systems, or

(ii) By installing such lines along with a district community water supply and sewer system. The water supply and sewage disposal systems must meet the requirements of the County Sanitary Engineer, the Environmental Protection Agency, and the Director.

(B) In Utility Transition Areas where sanitary sewer and water lines are not available, the developer of a proposed subdivision shall provide or assure said utility facilities by one of the following methods:

(i) By installing necessary lines and creating a temporary water supply and sewage treatment facilities, which must meet the requirements of the Community Development Department, the Clark County Combined Health District, and the Environmental Protection Agency.

(ii) By requiring the home builders to install temporary wells and septic tanks.

(iii) By platting and selling lots in the manner set forth in Chapter 1207, and complying with the other requirements of the Utility Transition Area or by platting lots of the size or manner as indicated in Section 1203.03, Table 1, Column C.

(C) Soil evaluations are required for all new subdivisions (platted or unplatted) not served by a public or community sewer. Said evaluations shall be conducted by the Clark County Combined Health District in cooperation with the subdivider and by either a sanitarian, registered surveyor, or civil or sanitary engineer representing the subdivider, and shall be done in accordance with the requirements and specifications of the Clark County Combined Health District. Approval by the Clark County Combined Health District is required before the Phase I subdivision is approved by the Planning Board; however, a conditional approval, subject to approval by the Clark County Combined Health District, may be granted on the Phase I Plan if Clark County Combined Health District approval has not been received by meeting time. Before further subdividing of lands within a potential Urban Area is permitted, the subdivider or the subdivider's developer shall submit a scale drawing showing his intentions concerning the remainder of lands under his control.

The staff shall review the drawing and submit it to the Planning Board to determine if the land in question

(j) RESERVED

(k) Waiver of Requirement. The Planning Board may waive sewer or water requirements, or both, if they find:

(1) That the topography is such that the extension of water and sanitary sewer lines in the area is economically not feasible or the cost of providing community facilities is such as to prohibit the subdivision of the area; or

(2) That the plat is not in the path of urban growth, and is distantly located from any developed areas; or

(3) That the plat is located in the near proximity to utility facilities and that said facilities are not available because of government action.

(l) Fence. When a development is planned adjacent to a large drainage ditch or waterway, a fence shall be required along the drainage right-of-way. The City Commission may waive said fence requirements if it finds that no substantial hazard would result therefrom.

(m) Permanent Monuments. Permanent monuments shall be located as required by the Director and/or the Planning Board. The number of monuments required shall not be less than specified in the Ohio Revised Code Section 711.03, which states that ten lots or less requires four (4) monuments. Over ten lots requires a number deemed necessary to properly control the survey and that the line of sight between such markers can be observed from one marker to the other.

(n) Street Lights. The subdivider and the subdivider's developer of each new subdivision shall construct street lights within the subdivision and shall have the street lights connected to a public utility power supply. The construction of the street lights and connection to the power supply shall be entirely at the expense of the subdivider and the subdivider's developer. The subdivider and the subdivider's developer shall make all necessary arrangements to insure that a public utility power supply will be provided to illuminate the street lights in a manner so as to insure that the cost to the City for illuminating such lights shall not exceed the prevailing cost in the City for illumination of street lights. Said arrangements to include, if necessary, the subdivider and the subdivider's developer conveying ownership of the street lights, poles, power supply conduits, and other appurtenances directly to the City or to the public utility furnishing power to the street lights, as directed by the City, in a manner acceptable to the City or the public utility which will be providing power to illuminate the street lights.

(o) Fiber Optic Conduit. For each new subdivision the subdivider or the subdivider's developer shall install fiber optic conduit within the public right-of-way along the entire frontage of each exposure where the subdivision adjoins a public street. Such construction shall meet all specifications of the City Engineer, shall be designed to allow adjacent properties to access the fiber optic conduit and shall be designed and constructed at the subdivider's expense or at the expense of the subdivider's developer.

1211.02 STANDARDS.

(a) Streets.

(1) All streets in a subdivision shall be classified and governed in accordance with Section 1211.02, Table 2 located in this section, except for primary and secondary thoroughfares in which case

reference should be made to the appropriate Thoroughfare Plan available in the offices of the Planning Board's staff or Clark County Planning Commission.

(2) All street pavements shall intersect each other as near to right angles as possible. At right angle intersections, the curb radius shall be 25 feet at intersections involving two 50-foot rights-of-way. At all other street intersections, the curb radius shall be as specified by the City Engineer. At intersections where the angle is other than 90 degrees, the City Engineer shall determine acceptable curb radius.

(3) When a cul-de-sac is permitted with a length greater than or equal to 300 feet, the acceptable minimum road surface radius within the turnaround shall be forty-five (45) feet. For a cul-de-sac with a length less than 300 feet, the acceptable minimum road surface within the turnaround shall be forty (40) feet. The surface configuration for a temporary or "T" turnaround may be as illustrated in the reference manual located in the Department of Community Development.

(4) The minimum tangent between curves of a reverse curve in a collector street shall be 100 feet. The minimum tangent between curves of a reverse curve in a minor street shall be 50 feet except no tangent shall be required on minor streets if either of the curves has a degree of curvature of one degree or less (radius equal to or greater than 5,792.58 feet).

(Ord. 05-309. Passed 12-6-05.)

(b) Drainage. Where curb and gutters are involved, catch basins shall be constructed on the upstream side of the crosswalks, at all low points in the street at points where drainage ditches enter the area being developed, and on streets at distances of approximately 400 feet. However, if due to topographic features, the contributing storm flow is relatively small, the spacing of catch basins may be increased.

1211.03 SPECIFICATIONS.

(a) Street Grade Approval. No street grading shall be permitted until the Phase I Plan has been approved by the Planning Board and the City Engineer has approved the final construction drawings. The entire width of the right-of-way shall be brought to the approved grade and sloped at an angle agreeable to the Director, back from the property line to meet existing or planned elevation.

(b) Specifications. The design and construction of curb and gutter, streets, walks, drainage facilities, sanitary facilities, and water lines shall be in accordance with the rules, regulations, and specifications of the City.

(c) Fence. When required as specified in Section 1211.01(l), fences shall be of the chain-link type or other acceptable all metal material design and three-and-one-half (3-1/2) feet or more in height.

(d) Permanent Monuments. Permanent monuments shall be made of stone or concrete, thirty-six (36) inches in length and six (6) inches in diameter, or six (6) inches square with a reinforcing bar or pipe cast in the center.

(e) Street Lights.

(1) All street lights constructed in new subdivisions shall be constructed in

conformity to specifications and ordinances of the City and the specifications of the public utility which shall be providing power to such street lights. After street lights have been constructed in a new subdivision, the developer shall provide written verification to the City from the public utility providing power to the street lights certifying that the subdivider and the subdivider's developer has satisfactorily complied with the specifications of the public utility and the public utility will provide power to illuminate the street lights.

(2) All street lighting shall be high pressure sodium of a type and style mutually approved by the City and the public utility company which shall provide power to illuminate the street lights.

(3) Roadways shall be lighted to the following minimum levels, based on the classification of the roadway.

Minor	0.35 maintained foot-candles
Collector	0.60 maintained foot-candles
Major and Secondary	1.00 maintained foot-candles

(4) The underground power cable and all switching controls for the lighting system shall be designed and installed per standards established by the public utility furnishing electrical power and in conformance with municipal ordinances.

(5) All lighting units shall be a type mutually approved by the City and the public utility which shall provide power to illuminate the lighting units, and painted black. This luminaire shall meet all requirements as specified by the public utility which shall provide power to illuminate the luminaire.

(6) All supports shall be of a type mutually approved by the City and the utility which shall provide power to illuminate the lighting units and painted black. All supports shall meet the requirements as specified by the pubic utility which shall provide power to illuminate the completed lighting system.

(7) Lighting units shall be mounted at a sufficient height to prevent veiling glare. Proper heights shall be determined through the public utility which shall provide power to illuminate the completed lighting system and the manufacturer of the luminaire.

(8) The lighting plan submitted for approval shall include a scaled drawing of the development showing the location of all proposed lighting units and associated wiring. Additionally, calculations shall be furnished to show the lighting level(s) furnished by the proposed layout.

(9) The lighting plan shall be approved by the public utility providing power to illuminate the completed lighting system and the City before installation may be commenced.

1211.04 IMPROVEMENT ASSURANCE.

(a) Condition. In proposed subdivisions, new lots shall not be sold or permanent buildings erected until the plat in question has been recorded. Before certification of final approval, the subdivider must guarantee the installation of improvements as specified in these rules by adhering to one of the methods listed below:

(1) The required improvements may be installed prior to final approval of the plat, but only after submission and approval of construction drawings as set forth in Section 1211.03 and after inspection fees have been paid. The procedure of inspection shall be as set forth in Section

1211.04(c)(3).

(2) In lieu of Section 1211.04(a)(1), a performance bond of one hundred (100) percent of the estimated cost of improvements shall be deposited with the City.

(3) In lieu of Section 1211.04(a)(1) and (2), a certified check for one hundred (100) percent of the estimated cost of improvements shall be deposited with the City. Inspection shall be made by the City. The check shall be accompanied by a contract between the subdivider and the payee which, contract shall state the terms and conditions under which the check may be cashed if the subdivider fails to complete the required improvements within the time limits as specified in Section 1211.04(c)(2).

(4) Any other type of assurance that has been reviewed by and is acceptable to the City Commission.

(b) Reduction and Release of Security for Installation of Improvements. Upon completion of not less than 25 percent of the required work, the subdivider may submit to the Director an estimate of the work done and request reduction in the amount of security provided pursuant to Section 1211.04(a). After approval of the work and estimate, the Director may recommend reduction to the City Commission. Successive requests for reduction may be made upon completion of 25 percent of the required work remaining at the time of the last previous request for such reduction. Upon completion of all of the required work the subdivider may submit a final estimate and request release. After approval of the work and estimate, the Director shall recommend release to the City Commission.

(c) General Consideration.

(1) Provisions shall be made in the case of bond whereby the subdivider, his heirs, successors, or agents shall complete and comply with all applicable terms, conditions, provisions, and requirements of these regulations.

(2) The time limit for completion of improvements shall be two years from the date the contract for improvements is executed by the City. However the subdivider may within such two-year period, submit to the City Commission a request in writing, for an extension of not more than one year, stating therein the reasons to justify the requested extension. At the termination of the aforementioned period or extension thereof the City may use as much of the security as is necessary to complete the improvements if it is determined that an extension of time is not feasible.

(3) Inspection of each phase of work shall be made by the Director or his representative. The subdivider shall inform the inspecting engineer's office that work is ready for inspection 24 hours in advance of the time he expects it to be obscured by further work. Previous to installing any required improvement, an inspection fee amounting to two and one-half percent (2-1/2%) of the estimated cost as submitted by the developer and approved by the City Engineer of sanitary sewers, storm sewers, water lines, street lights, streets, curbs, gutters, and sidewalks shall be deposited with the City Treasurer at the time of the approval of the security. In addition to the said inspection fee, the subdivider shall pay to the City an additional inspection fee for after hours inspection as follows:

Saturday inspections	$65.00/hour
Inspections nor previously scheduled	$65.00/hour
Sunday and holiday inspections	$90.00/hour
Inspections performed between 5 p.m. and 8 a.m.	$65.00/hour

All Saturday, Sunday, and holiday inspections fees will be billed at three hours of services or the actual time the inspector is required to perform services, whichever is greater.

(Ord. 05-253. Passed 10-4-05.)

(4) If a proposed subdivision is to be annexed to the City, the bond or certified check or other security shall be held by the City and the inspection shall be made by the City. A petition to annex a proposed subdivision must be submitted to the Board of County Commissioners of Clark County, Ohio prior to Phase I approval before the subdivision will be considered to be under the complete jurisdiction of the City Subdivision Regulations. If any City sewer and/or water lines are extended, the bond or certified check or other security shall be held and the inspection made by the City as it pertains to said utility lines.

Table 1
UTILITY TRANSITION AREA

	A	B	C	D	E
Type of Development	**Sewer and Water Available or Provided by Temporary Package Plant**	**Temporary Well and Septic System**	**Sewer and Water Not Available**	**Public Water Available**	**Public Sewer Available**
Single Family	60 feet continuous frontage on a public road 7,500 sq. ft. of area	140 feet continuous frontage on a public road 20,000 sq. ft. of area	125 feet continuous frontage on a public road 28,000 sq. ft. of area	100 feet continuous frontage on a public road 20,000 sq. ft. of area	80 feet continuous frontage on a public road 16,000 sq. ft. of area
Two Family	80 feet continuous frontage on a public road 10,000 sq. ft. of area				
Multi-Family	To be established by Planning Board				
Business	To be established by Planning Board				
Industrial	To be established by Planning Board				

1. Greater lot width and areas may be required by the Clark County Combined Health District in cases of adverse soil conditions.

2. Calculations of lot areas shall not include that portion of any lot occupied by a public right-of-way or proposed right-of-way either by dedication or by easement.

Table 2
STREETS

Type of Street	Minimum R.O.W. Width	Minimum Pavement Width[1]	Maximum Centerline Grade	Minimum Centerline Grade	Minimum Centerline Radius
Collector	60'	40'[2]	6%	0.5%	300'
Minor	50'	30'[2]	10%	0.5%	65'

Minimum Sight Distance

		From Driver to Object in Street[4]	From Driver in Intersecting Street to Oncoming Vehicle
Collector	25 mph[3]	160'	225'
	35 mph[3]	240'	300'
Minor	25 mph	160'	200'

Maximum Street Grades at Intersection

Collector intersecting Collector or Arterial--3% for 100' from nearest pavement line of intersecting collector or arterial.
Minor intersecting Collector or Arterial--3% for 50' from nearest pavement line of intersecting collector or arterial.
Minor intersecting Minor--3% for 25' from nearest pavement line of intersecting minor street.

[1]For purposes of determining pavement width, curb & gutter shall be considered pavement.
[2]Collector: 30' wide pavement with berms and side ditches may be permitted by the Director based on, but not necessarily limited to, the following conditions: each lot fronting on the street having frontage of not less than 100' and area of not less than 15,000 square feet; continuity with adjacent development and soil conditions and total area drainage being such as to permit effective use of such ditches for street drainage.
Minor: 24' wide pavement with berms and side ditches may be permitted by the Director based on same as above.
[3]Applicable prima facia speed limit.
[4]Eye level 3.75 feet above pavement to object 6 inches above pavement.