

VILLAGE OF YELLOW SPRINGS, OHIO

ORDINANCE 2019-08

**REPEALING SECTION 1226.03 “CONTENTS OF PRELIMINARY PLATS” OF THE
CODIFIED ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND
ENACTING NEW SECTION 1226.03 “CONTENTS OF PRELIMINARY PLATS”**

Whereas, the Codified Ordinances of the Village of Yellow Springs regarding preliminary plats currently do not address existing or proposed electric utilities in the plan requirements; and

Whereas, because the Village of Yellow Springs owns and operates an electric utility, these items should be considered as part of the whole when discussing necessary infrastructure improvements;

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:

Section 1. Chapter 1226.03 entitled “Contents of Preliminary Plats” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Chapter 1226.03 entitled “Contents of Preliminary Plats” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A with new language underlined and deleted language in ~~striketrough~~, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed: 4-15-2019

Attest: _____

Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh __Y__

Marianne MacQueen _Y__

Kevin Stokes ___Y_

Lisa Kreeger __Y__

Kineta Sanford ___Y_

1226.03 CONTENTS OF PRELIMINARY PLATS.

(a) A preliminary plat shall contain:

- (1) The proposed name of the subdivision;
- (2) Its location within the Village, giving section, town, range, township, county and state;
- (3) Names and addresses of owners, developers, surveyors and engineers who made the plat and appropriate professional seals;
- (4) The dates of the surveys that form the basis for the preliminary plat;
- (5) The north point.

The scale of the plat shall not be less than one inch equals 100 feet and shall be indicated.

(b) The preliminary plat shall show:

- (1) Boundary lines and total acreage of the plat based on an accurate traverse with angular and linear dimensions;
- (2) Locations, widths and names of all existing or prior platted streets or alleys, railroad and utility easements, parks and open spaces, permanent buildings and structures, and section and corporation lines within or adjacent to the tract (lots shall not be divided by township or corporate boundary lines);
- (3) Zoning classification of the tract and adjoining properties and a description of proposed zoning changes, if any;
- (4) Existing sewers, water mains, culverts or other underground facilities within the tract, indicating pipe sizes, grades and exact locations;
- (5) Existing electric poles and transformers within the tract;
- ~~(5)~~ Boundary lines of adjacent tracts of unsubdivided and subdivided land;
- ~~(6)~~ Existing contours with intervals of not more than two feet (elevations shall be based upon sea level datum);
- ~~(7)~~ Drainage channels, important trees, wooded areas, watercourses and other significant physical features.

(c) The preliminary plat shall also show:

- (1) The layout of proposed streets, including their names and widths;
- (2) The layout and dimensions of lots and blocks (lots shall not be divided by township or corporate boundary lines);
- (3) Parcels of land intended to be dedicated or temporarily reserved by deed covenant, and the conditions proposed for such covenants and for the dedication;

EXHIBIT A to Ordinance 2019-08

(4) Profiles of each street with tentative grades, on a vertical scale of one inch equals five feet;

(5) Typical street cross-sections on a scale of one inch equals five feet;

(6) Plans and profiles of proposed sanitary or storm sewers with grades and pipe sizes;

(7) Plans of the proposed water distribution system showing pipe sizes and the location of valves and fire hydrants;

(8) Plans of the proposed electric distribution system showing the location of transformers and lines;

~~(89)~~ The street tree planting plan;

~~(910)~~ The building setback line, shown graphically with dimensions at and to such line;

~~(1011)~~ Indications of any lot on which a use other than residential is proposed by the owner.

(d) Proposals attendant to the subdivision of land and related to the practice of engineering or the installation or modification of utilities shall bear the seal of a professional engineer. Proposals related to the subdivision of land shall bear the seal of a registered surveyor.