

THE FINAL PLAT

152.40 - FINAL PLAT REQUIRED

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

152.41 - APPLICATION FOR APPROVAL OF THE FINAL PLAT

Application for approval of the final plat shall be submitted to the Commission. This application shall consist of a completed form as provided by the Commission, copies of the plat, supplementary information and the appropriate fee.

152.42 - REGULATIONS CONCERNING IMPROVEMENTS

The following rules apply to subdivision improvements and performance guarantees:

- A. The final plat drawings and specifications of improvements shall be a set of construction drawings, general block grading plans, utility plans prepared by a registered professional engineer licensed to practice in the State of Ohio.
- B. The plans shall indicate typical sections, plans and profile views, construction details and estimates of quantities. All typical sections and major engineering details to be used on any particular street shall be approved in advance by the City Engineer before completion of the plans.
- C. 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 certified check or bond, for the amount of the estimated construction cost of the ultimate installation.
- D. Before the surety is accepted, it shall be approved by the proper administrative officials.
- E. The improvements shall be constructed within a reasonable time as determined by the City Engineer, but not to exceed two (2) years. If not developed within two (2) years, an extension may be granted or the surety check or bond will be forfeited.

- F. All required subdivision improvements shall be maintained in a satisfactory condition by the subdivider during any interim period between this construction and final approval and acceptance by the City.
- G. The City Council may release not more than ninety (90) percent of the amount of the surety upon the completion of a portion of the subdivision improvements prior to final acceptance of the subdivision. The amount of the remaining surety is to be negotiated and is contingent upon the amount and quality of installed improvements.

152.43 - FINAL PLAT FORM

The final plat shall be legibly drawn in waterproof ink on tracing cloth 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 inches in size. If more than one (1) sheet is needed, each sheet shall be numbered and the relation of one sheet to another clearly shown.

152.44 - FINAL PLAT CONTENTS

The final plat shall contain the following information:

- A. Name of the subdivision, location by section, range and township, or by other survey number; date, north point, scale, and acreage to hundredths of acre, and deed book and page reference (or microfiche number).
- B. Name and address of the subdividers, and the registered professional engineer and/or registered surveyor who prepared the plat and the appropriate registration numbers and seals.
- C. Plat boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both lineal and angular shall be determined by an accurate control survey in the field which must balance and close within the limit of one in ten thousand (10,000).
- D. Bearings and distances to nearest established street lines or other recognized permanent monuments.
- E. Exact location, rights-of-way, and names of all streets within and adjoining the plat, and building setback lines.
- F. Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, of all applicable streets within the plat area.
- G. All easements and rights-of-way provided for public services or utilities.
- H. 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.

- I. Accurate location and description of all monuments and pins.
- J. Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- K. All restrictions and covenants shall be shown on the final plat.
- L. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that the monuments shown thereon exist as located and that all dimension details are correct.
- M. Acknowledgement of the owner or owners to the plat and restrictions, including dedications to public use of all streets, alleys, parks or other open spaces shown thereon and the granting of required easements, as shall be indicated by the following statement on the plat tracing: "Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such forever".
- N. The names of record of all abutting tracts with their deed book and page reference (or microfiche number) and the plat book reference of all abutting plats.
- O. All section lines, corporation limits, township and county lines shall be accurately documented and located on the plat and their names entered thereon.
- P. Above the space provided for the signatures of the Commission's Chairman and Secretary, the following sentences shall be provided: "Approved this _____ day of _____, 19____ by the Planning Commission of the City of West Carrollton, Ohio. If not recorded by the _____ day of _____, 19____, this approval shall be null and void."

152.45 - SUPPLEMENTARY INFORMATION

The following information shall be supplied in addition to the requirements in Section 152.44:

- A. If a zoning change is involved, certification from the Zoning Inspector shall be required indicating that the change has been approved and is in effect.
- B. Certification shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring the installation and initial maintenance of the required improvements.

152.46 - FILING

The final plat shall be filed with the Planning Commission not later than twelve (12) months after the date of approval of the preliminary plat; otherwise the preliminary plat will be considered void unless an extension is requested by the developer and granted in writing by the Planning Commission.

152.47 - APPROVAL OF FINAL PLAT

The Planning Commission shall approve or disapprove the final plat within thirty (30) days after it has been filed. Failure of the Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for the disapproval shall be stated in the records of the Commission and a copy of said record shall be forwarded to the subdivider.

152.48 - TRANSMITTAL OF COPIES AND RECORDING

When the final plat has been approved by the Planning Commission, the original tracing shall be returned to the subdivider for filing with the County Recorder after all necessary certificates are received. The plat shall be recorded within sixty (60) days of Commission approval. Plats not so recorded within sixty (60) days of Commission approval shall become void and must be resubmitted for Commission approval.

152.49 - FILE COPIES

The subdivider shall submit one reproducible tracing and two (2) prints of the final plat to the Community Development Department within thirty (30) days after recording the plat. No building permits shall be issued until this requirement is satisfied.

152.50 - PLAT VOID IF REVISED AFTER APPROVAL

No changes, erasures, modifications, or revisions shall be made in any Record Plan after approval has been given by the Planning Commission. All revisions will require Commission approval. In the event that any such Record Plan is recorded without complying with this requirement, the same shall be considered null and void and the Commission shall institute proceedings to have the Plan stricken from the records of the County Recorder.

152.51 - MINOR SUBDIVISIONS (LOT SPLITS)

Approval without a plat of a minor subdivision may be granted by the properly designated representative of the Planning Commission if the proposed division of a parcel of land meets all of the following conditions:

- A. The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of any street or road.
- B. No more than five (5) lots are involved after the original parcel has been completely

subdivided;

- C The proposed subdivision is not contrary to applicable subdivision or zoning regulations;
- D. The property has been surveyed and a sketch and legal description of the property is submitted with the application;
- E. If the subdivision cannot be served by public sewer and water, approval by the Montgomery County Combined General Health District shall be submitted. If the subdivision can be served by public sewer and water, a statement shall be submitted from the proper authority that the tap-in is permitted.

If approval is given under these provisions, the Commission's representative within seven (7) working days after submission, shall approve such proposed division and, upon presentation of a conveyance for said parcel, shall stamp "No Plat Required: Approved by the City of West Carrollton" and the authorized representative of the Commission shall sign the conveyance. The Commission's designated representative may refer any minor subdivision to the Planning Commission for their action in cases where there are any special or unusual conditions.