



Bath Township Zoning

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188

Phone: 330.666.4007 - Fax: 330.666.0305

www.bathtownship.org

Subdivision Review Application

| | | | |
|----------------------|-------------|--------------------------------|--|
| For office use only: | File SP - - | Date final plat copy received: | |
|----------------------|-------------|--------------------------------|--|

Please read and complete the information below. All information must be filled in prior to review by the Zoning Inspector. **Incomplete information will delay the review process.** Fee must accompany application.

Subdivision Type

- Recombination**
Requires 2 copies of recombination plat and one mylar for signature.
- Minor Subdivision** (4 or less lots created, 4.999 acres or less per lot)
Requires 2 copies of minor subdivision plat and one mylar for signature.
- Major Subdivision – Conventional** (5 or more lots created, 4.999 acres or less per lot)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.
- Major Subdivision – Open Space** (must comply with Section 301.7 prior to submittal)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.

Note that a copy of the final plat as filed with Summit County is required when complete.

Applicant Data

Name: _____

Company Name: _____

Address: _____

Telephone No.: _____ Email: _____

Property Data

Property Address: _____

Parcel No.(s): _____

Zoning District(s): _____

Owner(s): _____

Owner Address: _____

Telephone No.: _____

Required Lot Area and Height Regulations (*refer to Zoning Resolution*)

Minimum lot area: _____

Minimum road frontage: _____ Minimum lot width at front setback line: _____

Minimum front setback: _____ Minimum side setback: _____ Minimum rear setback: _____

Plat Information

- All lots must have the minimum required road frontage as designated by the zoning district.
- Lot area shall not include that in the road right-of-way for calculation purposes.

Number of lots created: _____ Smallest lot size: _____ Largest lot size: _____

For minor subdivisions, please list the lot sizes below:

Lot 1: _____ Lot 2: _____ Lot 3: _____ Lot 4: _____

For major subdivisions, please use a separate sheet and list all lots by number and respective lot size.

Proposed Sewer System: Septic Central

Proposed Water System: Well Central

1. Are there existing oil/gas wells or tank batteries on the parcel(s)? Yes No If Yes, all must be identified on the plat.
2. Are there any existing structures on the parcel(s)? Yes No If Yes, all must be identified on the plat.
3. Are there any easements on the parcel(s)? Yes No If Yes, all must be identified on the plat.
4. Do all proposed lots have the minimum required frontage on a dedicated road? Yes No
5. For subdivisions, do all proposed lots meet the requirement of Section 802 regarding no slopes greater than 30% within the building envelope? Yes No

Additional Information Required for Major Subdivisions (Conventional and Open Space)

The following items must be included and/or identified on the plat:

1. Show all proposed E.T. fields for septic systems.
2. Note the status of all gas/oil wells and tank batteries in addition to their ownership. Also, indicate the required setback from them as required by the Zoning Resolution.
3. Note on the plat which entity will be maintaining the proposed road (if applicable).
4. Show all existing driveways.
5. Show all adjoining property owners, including name, address, zoning, and parcel number.
6. Include a site location (vicinity) map to reference where the parcel is located.
7. Show the building envelope for each new lot.
8. List total site area, amount of open space, number of home sites, and development density on plat.
9. Indicate areas where the site will be disturbed and left undisturbed from current conditions.
10. Show the topography (elevation contours) for the parcel(s). Identify slopes greater than 18% and less than 30% and slopes greater than 30%
11. Show all applicable streams and setbacks per the Summit County Stream Setback Ordinance.
12. Show the current lot lines on the plat or provide an inset map indicating the current lot lines of the parcel.
13. All lots must be numbered for reference.
14. Show all existing vegetation and natural features (watercourses, ravines, tree lines, etc.)
15. All road, cul-de-sacs, and driveways must be constructed to permit emergency vehicles and snowplows adequate ingress and egress and proper turn-around on all cul-de-sacs.
16. Bath Township provides for the use of fire ponds and dry hydrants for fire protection purposes. When required, design specifications must be obtained from the Bath Township Fire Department.

Additional Requirements:

- Digital copy of all required documents (i.e. .pdf file)

Additional Information Required for Open Space Subdivisions Only (Article 11)

Total site area: _____ Total open space area: _____ % open space (50% minimum): _____

Permitted density (see Zoning Resolution for calculation): _____

Density bonus (must show total public acres on plat to qualify for density bonus): _____

Total number of home sites: _____

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- _____ 1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would case a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.

- _____ 2. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.

Applicant Signature: _____ Date: _____

Fee (make check payable to Bath Township Trustees)

\$25.00 for minor subdivision or recombination

\$100.00 plus \$5.00 per lot for major subdivision (conventional or open space)

For Office Use Only

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|--|---|-----------------------------------|---------------------------------|
| Appearance Review Commission | File No.: <u>ARC - -</u> | | |
| Board of Zoning Appeals | File No.: <u>BZA - -</u> | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Fire Department Review | <input type="checkbox"/> Complete (filed) | <input type="checkbox"/> NA | |
| Police Department Review | <input type="checkbox"/> Complete (filed) | <input type="checkbox"/> NA | |
| Roads/Service Department Review | <input type="checkbox"/> Complete (filed) | <input type="checkbox"/> NA | |
| Sewer and Water Board Review | <input type="checkbox"/> Complete (filed) | <input type="checkbox"/> NA | |
| Subdivision file number: <u>SP - -</u> | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied** | |

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____
