(12) mile limit to the Planning Commission within thirty (30) days after recording of the plat. Also, prints and photostats shall be submitted as follows:

A. Plats in Village:

1. Record Plan
   a. 24 inches x 30 inches (plus 1 inch for binding) positive photostat (1).
   b. Reproducible tracing on mylar (1).
   c. Blue line prints (2).

2. Construction Drawings for Public Improvements
   a. Blue line prints (signed and approved) (2).
   b. Reproducible set of drawings on mylar or sepia (1).

B. Plats in One and One-Half (12) Mile Area:

1. Record Plan
   a. 24 inches x 30 inches (plus 1 inch for binding) positive photostat (2).
   b. 11 inches x 14 inches positive photostat (3).
   c. Reproducible tracings on mylar (2).
   d. Blue line prints (10).

2. Construction Drawings
   a. Blue line prints (signed and approved) (2).
   b. Reproducible set of drawings on mylar or sepia (1).

C. Prior to final acceptance, the subdivider shall furnish to the Village two (2) complete sets of "as built" construction drawings on mylar or sepia for public improvement construction. Such drawings shall illustrate but not be limited to the installation of water, sanitary sewer, storm sewer (including invert elevations and main depths if greater than 4 1/2 feet) and all tap locations on the utilities.

1205.02.08 Replatting of Previously-Platted Areas

When an area which has previously been subdivided is replatted, the subdivider shall, after or concurrently with vacation of the original plat, follow the same procedures and regulations as outlined above, except that the requirement for a new preliminary plat may be waived by action of Planning Commission.

CHAPTER 1207

REQUIRED IMPROVEMENTS

1207.01 Construction Plans for Public Improvements
1207.02 Compliance
1207.03 Performance Bonds

1207.04 Time for Construction of Public Improvements
1207.05 Maintenance After Approval
1207.06 Cost of Inspection, Reviews, and Services

1207.01 Construction Plans for Public Improvements

Two sets of Detailed construction plans and specifications for all public improvements shall be submitted. One set shall be submitted to the Zoning Administrator, and one set shall be submitted to the Village Administrator at the time of the filing of the final plat. Construction plans shall contain, at a minimum, the following:

A. Survey monuments and bench marks together with descriptions.

B. Lines of adjoining streets and alleys with their widths and names.

C. The accurate outline of any property offered for dedication for public use.

D. Center line profile of each proposed street showing existing and proposed grades.

E. Lot lines and easements with dimensions and identification system for all lots and blocks.

F. Plans and profiles of proposed sanitary sewers and storm water sewers showing grades and sizes.

G. Plan of each proposed street, showing pavement widths, location and width of sidewalks and location and size of utility mains.

H. Radii, arcs, points of tangency, central angles or chord lengths and bearings for all curvilinear streets and radii for all rounded corners.

I. Property boundaries with accurate distances and bearings and the lines and extent of all proposed streets with their widths and names and any other areas intended to be dedicated to public use.

J. A plan and/or profile of the proposed water distribution system, showing pipe sizes and the location of valves, fire hydrants and water services. Hydraulic calculation shall be included as deemed necessary by the Zoning Administrator.

K. All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, including lots, streets, alleys, easements and building line setbacks, and any other similar public or private areas. The linear dimensions shall be expressed in feet and decimals of a foot.

L. A drainage plan showing all existing and proposed storm sewers, manholes,

catch basins, watercourses, culverts and underground structures within the tract and immediately adjacent thereto, with pipe sizes and grades, and waterway openings indicated thereon.

The drainage plan shall show the method to be used for the adequate disposal of all storm water, including drainage outlets and such other data as may be required by the Zoning Administrator. All storm drainage plans shall conform with the "Storm Water Design Manual, Mid-Ohio Regional Planning Commission, Columbus, Ohio." The drainage plan shall include the following information:

1. Delineation of each watershed.

2. Existing subsurface tile with location and diameters.

3. A copy of all drainage calculations and grading plans.

4. Acres draining through the subdivision of each watershed from upland property owners.

5. Computation sheets for the storm sewer design with the design storm information and incremental acreages contributing to each pipe section.

6. The use of perforated tile shall be encouraged along pavements, sides of lots and rear of lots, in particular where the soil has a rating of moderate and/or severe, so problems associated with high ground water elevations may be eliminated.

1207.02 Compliance

A. No final plat of any subdivision shall be approved unless the public improvements required in the Subdivision Regulations have been satisfactorily completed or a performance bond has been provided, as hereinafter required.

B. The design of all public improvements, including grades of streets; type of pavement; drainage; sidewalks; sanitary sewers; storm sewers, water distribution facilities, street lighting facilities and electric, telephone and cable television facilities shall conform to the requirements set forth in the Subdivision Regulations and the Village's Standard Drawings.

1207.03 Performance Bonds

In lieu of constructing public improvements, the subdivider may apply for contingent approval of the final plat approval by insuring completion of the required improvements in by furnishing to the Village a performance bond satisfactory to the Planning Commission that the improvements as proposed shall be completed. The performance bond shall be payable to the Village with sureties approved by legal counsel to the Village

and the Planning Commission conditioned upon performance by the subdivider.

The amount of the performance bond shall be equal to one and one-half times the estimated costs of constructing the improvements as specified by the subdivider's estimate, as approved by the Planning Commission. The performance bond shall provide that it cannot be terminated or canceled without approval of the Planning Commission, and shall remain in force until such improvements have been accepted by the Planning Commission.

Upon acceptable completion of installation of the required public improvements required by the Planning Commission, the Village shall issue a letter of release to the subdivider or his agent. Such letter shall be sufficient evidence of the release by the Village of all or part of the performance bond.

1207.04 Time for Construction of Public Improvements

A. Public Improvements shall be constructed within two (2) years of contingent approval of the final plat and shall be maintained until one year after final acceptance of the public improvements by the Village.

B. The subdivider may request an extension of time provided he can show reasonable cause for inability to complete such improvements within the required time.

C. The extension shall not exceed one (1) year, at the end of which time, the Village may, at its discretion, use as much of the bond as necessary to construct the public improvements.

D. Whenever construction of public improvements is not performed in accordance with current Village Standards and Specifications in effect at the time the final plat is contingently approved, the Village may, at its discretion, use as much of the performance bond as necessary to complete construction of the improvements.

1207.05 Maintenance After Approval

For a period of one (1) year from the date the constructed improvements are accepted by the Village, the subdivider shall make such repairs or replacements as determined by the Zoning Administrator to bring all improvements within the standards required by these regulations. The subdivider shall furnish the Village a bond in the amount of ten (10) percent of the performance bond for such purpose. Such bond shall be effective from the date of acceptance of the improvements until all maintenance items have been performed and accepted by the Zoning Administrator. Such bond shall contain provisions acceptable to the Village=s legal counsel and the Planning Commission allowing for forfeiture of the bond and use of the funds by the Village if adequate maintenance is not performed.