

Coshocton County Regional Planning Commission

Private Road Standards

A private road may provide approvable access to land for subdivision purposes if the proposed private road will front upon or abut an existing public road and if it will be located in an area that can be developed and approved for access by a conventional automobile. Such private road shall be subject to all other provisions of the Subdivision Regulations of Coshocton County, Ohio hereinafter referred to as the Subdivision Regulations. Provided, however, any conflict between this section and any other sections of the Subdivision Regulations shall be resolved in favor of the provisions of this section. The intended subdivision of any land intended to be subdivided in a subdivision containing a private road must receive an approval from the Coshocton County Regional Planning Commission, hereinafter referred to as the Commission, prior to such subdivision.

Any subdivision containing a private road to be developed and constructed in accordance with the provisions of this section is a major subdivision. The owner/developer must comply with all major subdivision requirements and the specifications for the construction of roads as adopted by the Board of County Commissioners that are not in conflict with the provisions of this section.

The original owner/developer shall be responsible for the initial development and construction of the private road in accordance with size and material specifications as set forth in this section, the same being as follows.

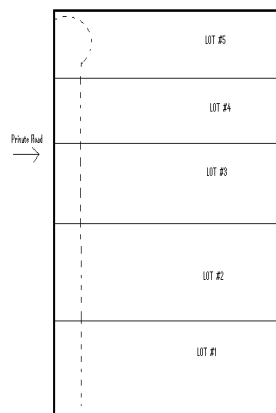
1. The owner/developer shall first meet with the Executive Director of the Commission to discuss the proposal and scope of the subdivision at which meeting the owner/developer shall present a sketch plan, an application and pay whatever fees are required to be paid at that time.
2. The proposed private road must receive approval from the County Access Management Department for the access of such private road to and from the public road and obtain a permit therefor from the County Engineer. The owner/developer shall be responsible for the installation of the appropriate culvert where the proposed private road abuts the public road and the cost thereof. Such culvert installation shall be subject to the inspection and approval of the County Engineer.
3. Prior to approval by the Commission, a private road maintenance agreement shall be executed by all the owners of properties that will abut the private road and benefit therefrom. Such maintenance agreement, as a minimum, shall make satisfactory provision for the following:
 - (a) Identify the procedure for determining the necessity for the maintenance and repair of the private road, including the necessary culverts and drainage facilities.
 - (b) Identify the location of lines and other structures for utilities, provide for the necessary utility easements and make provision for notation of the same on the subdivision plat.
 - (c) Dust control and snow removal.
 - (d) The method of the maintenance and repair cost allocation among the owners of all the properties which will abut the private road and the means by which the

payment of such cost allocation shall be enforced.

- (e) Designation of the individual who will have the responsibility to obtain all the required signatures to such agreement and the recording thereof.

Such fully-executed maintenance agreement shall be recorded in the Coshocton County Recorder's office prior to any conveyances of lots in the subdivision, and a reference to such agreement and the recording information therefor shall be noted on the subdivision plat. Thereafter, all conveyances of lots in the subdivision shall contain a reference to such maintenance agreement, set out the recording information for the same and a statement to the effect that the grantee therein for himself, his heirs and assigns, agrees to accept the conveyance subject to such agreement and abide by the terms and conditions thereof.

- 4. The final plat must be completed by a registered surveyor and must comply with the requirements set forth in the current Subdivision Regulations. In addition, before any conveyance of lots can be made and before the plat can be recorded, the plat must contain a certification signed by an engineer employed by the owner/developer that the private road as constructed complies with all the private road standards set forth herein and also with all other applicable provisions of the Subdivision Regulations. Such engineer shall also deliver a letter containing this certification to the County Engineer.
- 5. The names of the proposed private road and the public road on which said private road will front or abut must be clearly indicated on the subdivision plat. In addition, the plat must show the name of the subdivision, and each property which abuts the private road must be numbered as a lot in the subdivision.
- 6. The private roadway must be a minimum of sixty feet (60') in width, and the subdivision plat must show the bearings, distances, and acreage of the private road. Such private road shall be entirely contained within the descriptions of the various lots in the subdivision as they are subdivided and conveyed. For example:
 - (a) In the instance where the private road has lots only on one side of the road, and the other side of the private road is the subdivision boundary and the owner/developer's property line boundary, the description for each of the said lots shall include all of the private road that abuts such lot;



and (b) in the instance where there are lots on both sides of the private road, the description for each of said lots shall include only the half of the private road that abuts said lot.

7. The traveled portion of the private road must have a minimum sixteen foot (16') wide aggregate surface.
8. The private road must have a minimum two foot (2') - wide, clear and unobstructed berm with adequate drainage on each side.
9. Maximum grade shall not exceed 14%.
10. A T-turnaround or cul-de-sac shall be built at the end of the private road in accordance with the specifications as set forth in the Subdivision Regulations. A cul-de-sac and any curve in the private road shall have a minimum radius of fifty feet (50').
11. The minimum private road frontage for each lot in the subdivision shall be no less than two hundred fifty feet (250'), and the size of each lot in the subdivision shall be no less than two (2) acres. The minimum building setback line shall be no less than sixty feet (60') from the centerline of the private road; provided, however, that such setback line shall not apply to utilities, including water well and septic tank installations.
12. There shall be no future subdividing of the subdivision's original lots. Each lot in the subdivision shall contain no more than a single one-family dwelling, together with necessary and appropriate out-buildings. Each lot in the subdivision shall be used only for residential and/or farming purposes, and no commercial or manufacturing activity shall be permitted.
13. The private road shall not serve as a connector to or for any other private road. The use of such private road is limited to the owners of the lots in the subdivision, their visitors, agents and licensees and cannot be used for access to/from or for the benefit of any property other than the lots in the subdivision.
14. There shall be no more than five (5) lots in any subdivision containing a private road. Except for the maximum of five (5) lots, there shall be no other land of the owner/developer that abuts such private road.
15. A street sign showing the name of the private road and a no-outlet sign shall be erected and maintained at the point where the private road abuts the public road. In addition, house numbers shall be assigned for each lot in the subdivision by the appropriate county tax map office for each lot in the subdivision for mail address and emergency vehicle response purposes, and a sign containing such house numbers shall be clearly visible for each lot where it abuts the private road.
16. United States Post Service approved receptacles for the deposit of mail for addresses of all the lots in the Subdivision shall be installed and maintained in accordance with the regulations of the United States Postal Service.