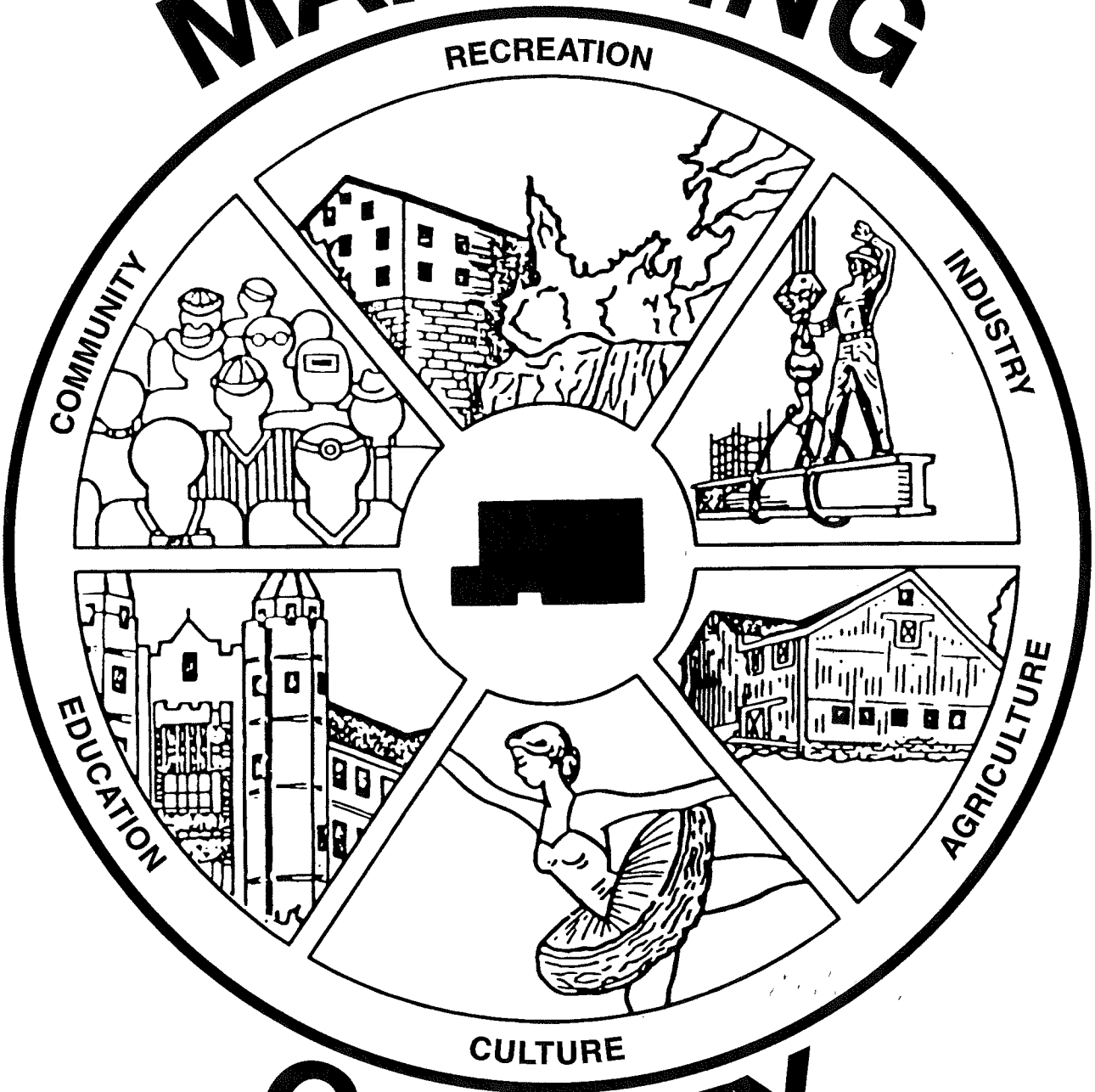
MAHONING COUNTY



DEVELOPMENT and LAND USE PLAN

2016 - 2026

Table of Contents

Mahoning County Mission Statement 1
Mahoning County Planning Commission Members……... 2
Technical Staff..... 3
Additional Resources ……..4
Participating Townships 5-8
Introduction 9
Mahoning County Profile 10-13
History 14-15
Population 16
Mahoning County Planning Commission 17
Economic Development 18-23
Metropolitan Sewer District 24-26
Mahoning County Board of Health 27-31
Building Inspection..... 32-33
Roads and Bridges 34
Mahoning County School Districts 35-38
Public Library of Youngstown and Mahoning County 39-40
Police and Fire Protection..... 41-43
Parks and Open Space 44-45
Solid Waste Management District 46-47
Map Definitions 48-51
Township Geologic Maps
Township Soils Maps
Township Wetlands, Watersheds, and Hydric Soils Maps

Austintown Township..... 52-63
Concept for Growth (2016-2026) 62

Beaver Township 64-75
Concept for Growth (2016-2026) 74

Berlin Township 76-84

Boardman Township..... 85-96
Concept for Growth (2016-2026) 95

Canfield Township 97-108
Concept for Growth (2016-2026) 107

Coitsville Township..... 109-120
Concept for Growth (2016-2026) 119

Ellsworth Township..... 121-132
Concept for Growth (2016-2026) 131

Goshen Township 133-141

Green Township 142-153
Concept for Growth (2016-2026) 152

Jackson Township.....154-165
Concept for Growth (2016-2026) 164

Milton Township 166-177
Concept for Growth (2016-2026) 176

Poland Township 178-189
Concept for Growth (2016-2026) 188

Smith Township.....190-201
Concept for Growth (2016-2026) 200

Springfield Township 202-210

Appendices

Appendix A – Subdivision Regulations
Appendix B – Flood Damage Reduction Regulations

List of Maps

Map Title	Page No.
Tax District Index	13
Enterprise Zones	23
Sanitary Sewer Service Areas	26
School Districts	38
Public Library System	40
Police and Fire Districts	43
Open Space	45
Austintown Parcel Map	
Austintown Township Geologic Features	56
Austintown Township General Soils	57
Austintown Township FEMA	58
Austintown Township Wetlands	59
Austintown Township Abandoned Mines	60
Austintown Township 2002 Market Value	61
Austintown Township Land Use	63
Beaver Township Parcel Map	
Beaver Township Geologic Features	68
Beaver Township General Soils	69
Beaver Township FEMA	70
Beaver Township Wetlands	71
Beaver Township Abandoned Mines	72
Beaver Township 2002 Market Value	73
Beaver Township Land Use	75
Berlin Township Parcel Map	
Berlin Township Geologic Features	79
Berlin Township General Soils	80
Berlin Township FEMA	81
Berlin Township Wetlands	82
Berlin Township Abandoned Mines	83
Berlin Township 2002 Market Value	84
Boardman Township Parcel Map	
Boardman Township Geologic Features	89
Boardman Township General Soils	90
Boardman Township FEMA	91
Boardman Township Wetlands	92
Boardman Township Abandoned Mines	93
Boardman Township 2002 Market Value	94
Boardman Township Land Use	96

Canfield Township Parcel Map
Canfield Township Geologic Features 101
Canfield Township General Soils 102
Canfield Township FEMA 103
Canfield Township Wetlands 104
Canfield Township Abandoned Mines 105
Canfield Township 2002 Market Value 106
Canfield Township Land Use 108
Coitsville Township Parcel Map
Coitsville Township Geologic Features 113
Coitsville Township General Soils 114
Coitsville Township FEMA 115
Coitsville Township Wetlands 116
Coitsville Township Abandoned Mines 117
Coitsville Township 2002 Market Value 118
Coitsville Township Land Use 120
Ellsworth Township Parcel Map
Ellsworth Township Geologic Features 125
Ellsworth Township General Soils 126
Ellsworth Township FEMA 127
Ellsworth Township Wetlands 128
Ellsworth Township Abandoned Mines 129
Ellsworth Township 2002 Market Value 130
Ellsworth Township Land Use 132
Goshen Township Parcel Map
Goshen Township Geologic Features 136
Goshen Township General Soils 137
Goshen Township FEMA 138
Goshen Township Wetlands 139
Goshen Township Abandoned Mines 140
Goshen Township 2002 Market Value 141
Green Township Parcel Map
Green Township Geologic Features 146
Green Township General Soils 147
Green Township FEMA 148
Green Township Wetlands 149
Green Township Abandoned Mines 150
Green Township 2002 Market Value 151
Green Township Land Use 153
Jackson Township Parcel Map
Jackson Township Geologic Features 158
Jackson Township General Soils 159
Jackson Township FEMA 160
Jackson Township Wetlands 161
Jackson Township Abandoned Mines 162

Jackson Township 2002 Market Value 163
Jackson Township Land Use 165
Milton Township Parcel Map
Milton Township Geologic Features 170
Milton Township General Soils 171
Milton Township FEMA 172
Milton Township Wetlands 173
Milton Township Abandoned Mines 174
Milton Township 2002 Market Value 175
Milton Township Land Use 177
Poland Township Parcel Map
Poland Township Geologic Features 182
Poland Township General Soils 183
Poland Township FEMA 184
Poland Township Wetlands 185
Poland Township Abandoned Mines 186
Poland Township 2002 Market Value 187
Poland Township Land Use 189
Smith Township Parcel Map
Smith Township Geologic Features 194
Smith Township General Soils 195
Smith Township FEMA 196
Smith Township Wetlands 197
Smith Township Abandoned Mines 198
Smith Township 2002 Market Value 199
Smith Township Land Use 201
Springfield Township Parcel Map
Springfield Township Geologic Features 205
Springfield Township General Soils 206
Springfield Township FEMA 207
Springfield Township Wetlands 208
Springfield Township Abandoned Mines 209
Springfield Township 2002 Market Value 210

Mahoning County Mission Statement

In July 1995, the Board of Mahoning County Commissioners adopted the following mission statement:

> **"The mission of Mahoning County Government is to improve the health, safety, and welfare of its citizens. Mahoning County Government is dedicated to preserving and enhancing the outstanding quality of life which has made our community a desirable place to live, work, and raise our children. By insuring economical, superior service to our citizens, County Government will insure the promotion of orderly growth for the economic health and safety of its citizens."**

MAHONING COUNTY PLANNING COMMISSION MEMBERS

Robert J. Lidle, Chairman

Daniel J. O'Horo, First Vice Chairman

Louis Zarlenga, Second Vice Chairman

Angelo Pignatelli

Atty. Mark Fortunato

Gary Esasky

Gennaro Russo

Richard Dowell

Carol Rimedio – Righetti, County Commissioner

Anthony Traficanti, County Commissioner

David Ditzler, County Commissioner

EX-OFFICIO MEMBERS

Patrick T. Ginnetti, County Engineer

Michael P. O'Shaughnessy, Executive Director

Technical Staff

Mahoning County Planning Commission Staff

Michael P. O'Shaughnessy, Executive Director

Chrystaline McArdle – Speidel, Office Manager/Certified Floodplain Administrator

Wendy Olson, Office Assistant

Contributors

Richard Bell, Mahoning County GIS

Anna DeAscentis, Mahoning County Commissioners

Jake Williams, Mahoning County Data Processing

Patrick Ginnetti, Mahoning County Engineer

Mahoning County Sanitary Engineer

Mahoning County Building Inspection

Mahoning County Green Team

The District Board of Health

Eastgate Regional Council of Governments

Public Library of Youngtown and Mahoning County

Western Reserve Port Authority

Youngstown State University – Regional Economic Development Initiative (REDI)

Mahoning County Educational Service Center

Additional Resources

Mahoning County GIS

Mahoning County Commissioners

Mahoning County Data Processing

Mahoning County Engineer

Mahoning County Sanitary Engineer

Mahoning County Building Inspection

Mahoning County Green Team

Soil and Water Conservation District

All Mahoning County Departmental information - http://www.mahoningcountyoh.gov/

The District Board of Health- http://www.mahoninghealth.org/

Eastgate Regional Council of Governments- http://www.eastgatecog.org/

Public Library of Youngtown and Mahoning County - http://www.libraryvisit.org/

Western Reserve Port Authority - http://www.westernreserveportauthority.com/

Youngstown State University – Regional Economic Development Initiative (REDI) - http://cms.ysu.edu/administrative-offices/redi/regional-economic-development-initiative-redi

Mahoning County Educational Service Center - http://mahoningesc.org/

The United States Census Bureau- https://www.census.gov/

Mill Creek Metro Parks - http://www.millcreekmetroparks.org/

Ohio County Profiles - https://development.ohio.gov/files/research/C1051.pdf

PARTICIPATING TOWNSHIPS

AUSTINTOWN:
Trustees: Jim Davis
Reverend Rick Stauffer
Ken Carano
Administrator: Michael Dockry
Zoning Inspector: Darren Crivelli

BEAVER:
Trustees: Ronald Kappler
Ted Lyda
Larry Wehr
Fiscal Officer: Richard Lotze
Zoning Inspector: Rick Martin

BERLIN:
Trustees: Jodi Kale
Jason Young
Denny Furman
Fiscal Officer: Dolly Bennett

BOARDMAN:
Trustees: Brad Calhoun
Tom Costello
Larry Moliterno
Administrator: Jason Loree
Zoning Inspector: Krista Beniston

CANFIELD:	Trustees:	Brian Governer
		Marie Izzo-Cartwright
		Joe Paloski
	Administrator:	Keith Rogers
	Zoning Inspector:	Keith Rogers
COITSVILLE:	Trustees:	Greg Haren
		Phyllis Johnson
		Gerald Backo
	Fiscal Officer:	Christine Partika
	Zoning Inspector:	Michael Kurilla
ELLSWORTH:	Trustees:	Artie Spellman
		Fred Houston
		Bob Toman
	Fiscal Officer:	Jim DeCenso
	Zoning Inspector:	Wayne Sarna
GOSHEN:	Trustees:	Robert McCracken
		Roger Heineman
		Todd Beeson
	Fiscal Officer:	Tom Knoedler

GREEN:	Trustees:	David Slagle
		George Toy
		Mark Stepuk
	Fiscal Officer:	Randal Chismar
	Zoning Inspector:	William Pitts
JACKSON:	Trustees:	Tom Frost
		Olin Harklerod
		Alan Hemphill
	Fiscal Officer:	Judy Patton
	Zoning Inspector:	Christine Locke
MILTON:	Trustees:	Dave Tomaino
		Russell Weimer
		Harold Campbell
	Fiscal Officer:	Leni Schultz
	Zoning Inspector:	Michael Kurilla
POLAND:	Trustees:	Eric Ungaro
		Robert Lidle, Jr.
		Joanne Wollet
	Administrator:	James Scharville
	Zoning Inspector:	Robert Monus

SMITH:	Trustees:	Terry Criss
		Scott Showalter
		David Mannion
	Fiscal Officer:	Mary Winters
	Zoning Inspector:	Peggy Christy
SPRINGFIELD:	Trustees:	Rick Jones
		Robert Orr
		Bradley Stacy
	Fiscal Officer:	Patti Gibson

Introduction

The **Comprehensive Development and Land Use Plan** for Mahoning County was developed according to the expressed values of the residents living in the unincorporated townships of the county. The Plan represents a compilation of goals and objectives for each township and a picture of what the townships are to become in the next ten to twenty years, and includes regulations that prevail within the county for orderly growth.

The Plan is to be used as a guide for assistance in future development, public infrastructure and service investment, and for private firms considering locating business or industrial facilities in Mahoning County. The Plan is designed to reduce the effect of certain man-made and natural hazards and to identify other areas that could become potential problems if developed without caution. Of equal importance is the fact that the Mahoning County townships now have a legal basis for administering their zoning ordinances.

The process for developing the Comprehensive Development and Land Use Plan for Mahoning County was carried out according to the following steps:

- The Planning Commission staff held a series of meetings with each township – trustees, zoning boards, and citizens – for the purpose of explaining the Plan, reaching consensus on retaining 2006 goals and objectives, and getting the trustees' agreement and support for developing the Plan.

- Drafts of land use maps were prepared for each township until the trustees agreed on the plan they wanted to see developed for their township and included in the overall County Plan.

The Mahoning County Planning Commission sees the need for the Plan for the county, and to expand the Plan to include appropriate regulations for orderly growth. The Planning Commission is hopeful that the townships will participate in periodic updating of their plans, with each generation representing a better effort than the previous plan.

MAHONING COUNTY PROFILE

Background

Mahoning County is located in northeastern Ohio, bordering Pennsylvania. It is strategically located about midway between Cleveland and Pittsburgh, and New York and Chicago.
Mahoning County's importance developed because of its iron ore deposits and the growth of the City of Youngstown as a world center for steel manufacturing. During the Civil War, much of the necessary munitions for the union forces were supplied from Youngstown mills. The Youngstown Historical Center of Industry and Labor serves as a dramatic overview of Youngstown's century plus as a major iron and steel producing center.
Major attractions include The Butler Institute of American Art, Mill Creek Park, the Canfield Fair and fairground events, Youngstown State University, The Youngstown Symphony Center, The Youngstown Playhouse, St. James Meeting House – Boardman, Austin Log Cabin – Austintown, The Youngstown Historical Center of Industry and Labor, The Arms Museum and Kyle Woods State Nature Preserve.

Established

Act – March 1, 1846

Size

415.3 Square Acres (2001)

County Seat

Youngstown

Population

231,900 (2015)

Political Units

Townships 14
Municipalities 14
*Some municipalities are partially located in neighboring counties

****Education***

	Number	Enrollment
Public Schools	73	33,178
Non-Public Schools	14	3,222
Higher Education:		
Public Campuses	1	

Libraries 2000

1 County-wide system with 15 branch locations.

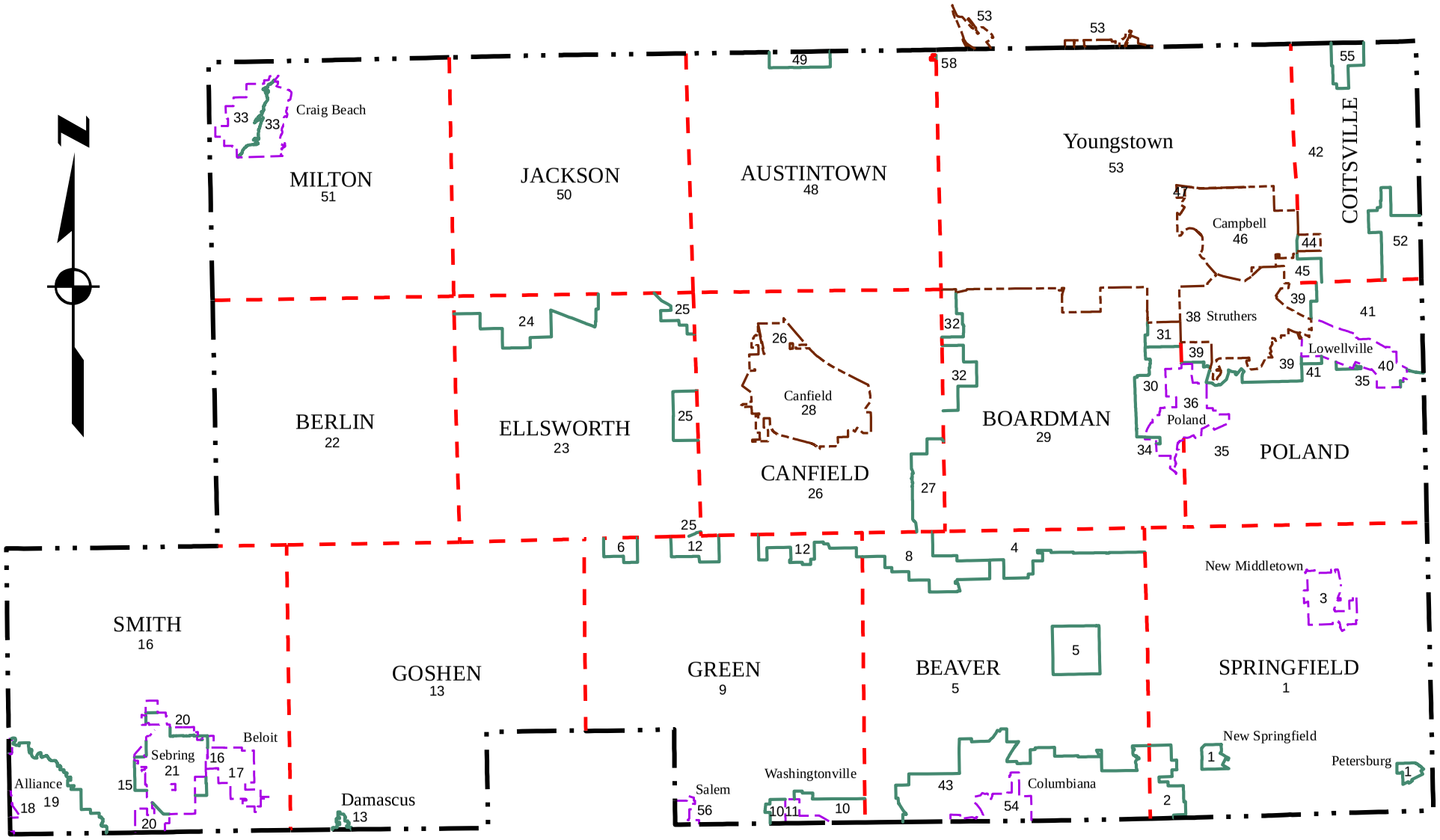
Medical Facilities	Hospitals	9
	Beds	1,481
	Physicians	652
	Nursing Homes	27
	Beds	1,606
State Parks (2000)	Facilities	4
	Acreage	5,006.84
Major Employers	Austintown Local Bd. Of Ed.	
	Boardman Local Bd. Of Ed.	
	HM Health Partners	
	InfoCision Management	
	Mahoning County Government	
	Schwebel Baking Company	
	UCFC/Home Savings and Loan Co	
	Vallourec Star/ V & M Star	
	Valley Care Health System	
	VXI Global Solutions	
	Wal-Mart Stores Inc	
	Youngstown City Schools	
	Youngstown State University	
Communications	Radio Stations	4
	Television Stations	13
	Daily Newspapers	1
	Circulation	38,215
Transportation	Highways	Miles
	Interstate Routes	55.34
	U.S. Routes	58.35
	State Routes	174.85
Agri-Business	Land in Farms (Acres)	74,966
	Number of Farms	578
	Average Size of Farm (Acres)	130
	Estimated Income per Farm	$65,449.00
Elected Officials	Federal Senate: Sherrod Brown	
	Rob Portman	
	Federal Representative: Timothy Ryan, 13th District	
	Bill Johnson, 6th District	
	Ohio Senate: Joe Schiavoni. 33rd District	

Ohio Representatives: Michele Lepore-Hagan,
58th District
John Boccieri
59th District

Source: Ohio County Profiles. Ohio Department of Development, Office of Strategic Research, (and the Mahoning County Planning Commission)

Mahoning County, Ohio

2016



Tax District Index

HISTORY

There is a dispute as to the meaning of the word ***Mahoning***. It is either a French or Native American term meaning either "Serpentine River" or "at the salt lick." Regardless of its origin, the Mahoning River is the most dominant natural feature of the county and played a major role in the county's history and development.

What is now most of Mahoning County was originally part of Trumbull County, which was organized in 1796, with the county seat located in Warren. However, in 1840, when the courthouse building was determined to be no longer fit for occupancy, a dispute developed among the residents of the county as to whether the courthouse should be rebuilt in Warren or moved to Youngstown. The first county seat was Canfield, but it was moved to Youngstown in 1876, an effort that required 40 wagon loads to transport records. The ten northern townships of the county were originally part of the Connecticut Western Reserve, which was surveyed in 1796 into a system of 25 square mile townships. The five southernmost townships were surveyed at a later date according to the federal system of range, township, and section, with townships consisting of 36 square miles. Thus, the different pattern of townships found in Mahoning County.

The latter half of the 19th Century saw the rise of the iron and steel industry, making Mahoning County one of the foremost producers of steel in the world. This industry was to flourish for over 100 years, and prior to World War I, served to attract numerous immigrant groups from throughout Europe. This pattern was to repeat itself with Appalachians and African-Americans from the rural South during World War II and the years falling shortly thereafter, thus making Mahoning County a melting pot of cultures and ethnic groups.

Within the 424 square miles of Mahoning County are 14 municipal corporations. Between 1990 and 2000, the population of major incorporated areas of Mahoning County continued to decline while the population of Austintown, Beaver, Boardman, and Canfield townships and the City of Canfield increased.

The Route 224 corridor extending from the east side of the City of Canfield to the very east end of Boardman Township represents the County’s major retail area. Business commercial growth has taken place in Boardman Township along South Avenue and Market Street (Route 7) south of Route 224. Also, Austintown Center, located in Austintown Township, has experienced a renewal of business-commercial development and re-development.

Location of Municipalities

Name	**Township Location**
Alliance (partial)	Smith
Beloit	Smith
Campbell	Coitsville
Canfield	Canfield
Columbiana (partial)	Beaver
Craig Beach	Milton
Lowellville	Poland
New Middletown	Springfield
Poland	Boardman and Poland
Sebring	Smith
Struthers	Coitsville and Poland
Washingtonville (partial)	Green
Youngstown (partial)	Boardman, Coitsville, Youngstown

As Mahoning County's economy evolves from being largely dependent on iron and steel and closely related heavy manufacturing, more diversified and service-oriented industries are emerging to take its place. Most new business and industrial development in the past ten years is taking place in the unincorporated townships. This unfolding development pattern will produce more growth in the unincorporated townships in the future.

TOWNSHIP POPULATIONS TOTALS

Township Population Totals 2000 & 2010 and Percentage Change

	2000	**2010**	**% Change**
Austintown	38,001	36,722	-3.5%
Beaver	6,104	6,711	9.00%
Berlin	2,240	2,122	-5.6%
Boardman	42,518	40,889	-4.0%
Canfield	7,250	8,649	16.2%
Coitsville	1,608	1,392	-15.5%
Ellsworth	2,234	2,217	-0.08%
Goshen	3,281	3,243	-1.2%
Green	3,450	3,532	2.3%
Jackson	2,167	2,114	-2.5%
Milton	4,107	3,759	-9.3%
Poland	14,711	14,960	1.7%
Smith	4,977	4,510	-10.4%
Springfield	6,054	6,703	9.7%
Mahoning County (including Cities and Villages)	257,555	238,823	-7.8%

MAHONING COUNTY PLANNING COMMISSION

If you are planning to develop land, create streets, or just split lots, the Planning Commission should be your first stop. Within the office of the Planning Commission, information is available to citizens and developers that assist in making sound land use decisions as is their duty under the Ohio Revised Code, 713.23.

The Mahoning County Planning Commission consists of 11 members of which three are the County Commissioners (O.R.C. 713.22). The Planning Commission has the responsibility of administering the Subdivision Regulations for Mahoning County (see Appendix A). The Commission also seeks coordination and cooperation with various public entities to better serve the citizens of Mahoning County.

For specific information, contact:

Mahoning County Planning Commission
50 Westchester Dr., Ste. 203
Youngstown, OH 44515
(330) 270-2890

Office Hours: 8:00 a.m. to 4:00 p.m. Monday through Friday
Closed Holidays

MAHONING COUNTY
ECONOMIC DEVELOPMENT RESOURCES

BUSINESS CLIMATE

Mahoning County has enjoyed a reputation for being a manufacturing and industrial center for over 100 years. Steel has been replaced with a more balanced mix of advanced manufacturing, health care, service sector, and logistics and distribution. Now considered the heart of the emerging *Tech Belt*, the region continues to be distinguished by its low cost of doing business and high proportion of technically trained talent and access to a broad spectrum of educational and training resources for a diverse workforce.

Excellent infrastructure, including interstate highway access, class 1 rail connections and air service are available in the Mahoning County area. Industrial parks and attractive undeveloped, shovel-ready sites are available at reasonable prices. Local government, economic development agencies, and Youngstown State University provide provide expert professional services to new business for financing, financing, talent development, and technology transfer.

The Tech Belt
Source: *http://www.techbelt.org/about/*

Conveniently located midway between Chicago and New York City, Youngstown is within six hours driving distance of half of the nations' population. 21 Fortune 500 Companies have their world headquarters within 75-mile radius along with 12,300 manufacturing establishments.

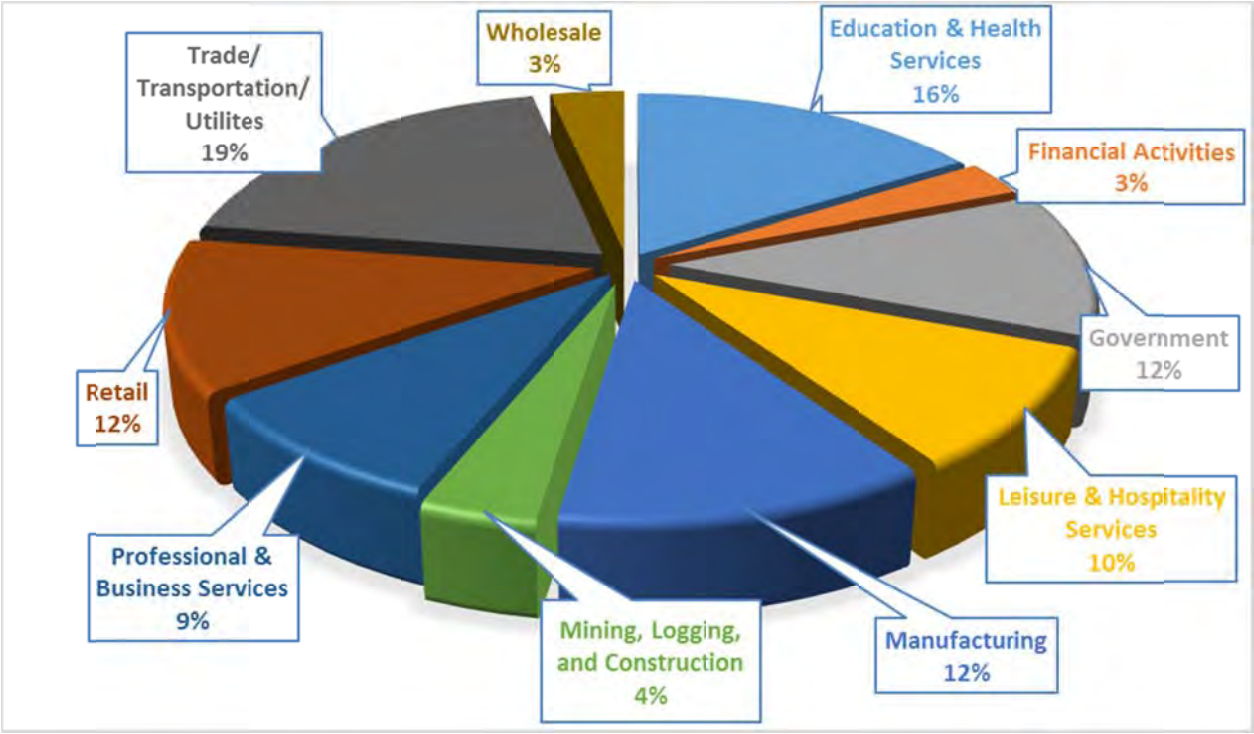
Financing is available through local institutions of lending, the non-profit Mahoning Valley Economic Development Corporation and the Western Reserve Port Authority. Additionally, Youngstown offers grants and loans to new and expanding businesses locating within the City. A host of incentives and other resources stand ready to assist new commercial and industrial enterprises.

Mahoning Valley Economic Development Corporation

EMPLOYMENT AND INCOME

In 2015 an average of 226,000 residents were employed, with the unemployment rate at approximately 5 percent. When compared to the U.S. and Ohio, Youngstown has several industries with a larger proportion of employment including: manufacturing, retail, education and health services, and leisure and hospitality services. The chart on the following page shows the average employment by industry in Mahoning County in December 2015.

neo Development and Finance Authority
A Division of Western Reserve Port Authority



COST OF LIVING

The Youngstown-Warren area enjoys one of the lowest costs of living in the nation, and is particularly known for its exceptionally affordable housing and lifestyle options found in various communities and rural areas. The following table compares the cost of living in Youngstown with the national average (100), several Ohio cities, and Pittsburgh, Pennsylvania.

TABLE 2: COST OF LIVING FOR THE 2ND QUARTER OF 2015

Ohio Cities	Composite Index	Food	Housing	Utilities	Transportation	Health	Misc./ Services
Akron	100.6	116.4	109.8	89.3	105.1	91.1	88.8
Cincinnati	89.6	89.4	76.6	100.1	99.6	96.7	92.9
Cleveland	101.1	108.5	91.1	104.0	101.8	109.4	104.1
Columbus	90.5	93.1	77.5	100.2	97.2	97.1	94.1
Dayton	91.9	91.6	72.3	93.8	108.3	87.7	102.9
Pittsburgh	100.1	98.7	99.5	97.6	111.4	96.5	98.2
Youngstown/ Warren	***83.4***	***83.8***	***68.6***	***93.8***	***94.6***	***83.1***	***88.5***

Source:
Greater Akron Chamber (2015). Cost of Living Index for 2nd Quarter. Retrieved from http://greaterakronchamber.org/about-greater-akron/cost-of-living/

BUSINESS ASSISTANCE

Promoting economic development, Mahoning County encourages entrepreneurial initiatives to assist business start-ups by retaining and expanding business opportunities through fiscal management consultations, providing technical assistance, and equal opportunities through its affirmative action and community development efforts.

Below is a listing of financing available to businesses who seek to locate or expand operations in Mahoning County:

Location Services	Youngstown Warren Regional Chamber
Financial	Mahoning Valley Economic Development Corporation NEO Development & Finance Authority
Infrastructure Development Needs	Eastgate Regional Council Mahoning County Engineers
Business Planning	YSU Small Business Development Center YSU SCORE YSU REDI

TRAINING & EDUCATION

Employees in the Youngstown-Warren region are well connected to educational, training, and job-finding resources, ensuring employees can find a talented and skilled workforce. There are a variety of resources for companies to help with training and sponsorship programs for job seekers who are looking to prepare for and/or secure employment.

Career and technical education is provided by 22 public and private institutions within the five county area. Employment training resources are designed to give area business people a competitive edge by offering personalized, individualized training to new and expanding businesses, many of which are geared toward certification or associate degree completion. Financial assistance programs, job placement preparations, employer work incentive reimbursements, vocational training, technological transfers, consultations, licensures information, and research and development studies are other available services to the business community.

Full service universities that provide workforce training include Youngstown State University, Kent State University-Kent, Trumbull & Salem branches, Northeast Ohio Medical University, and the University of Akron.

The following technical colleges also offer this
American National University
Choffin Career & Technical Center
Eastern Gateway Community College
ITT Technical Institute
Mahoning County Career & Technical Center
New Castle School of Trades
TDDS Technical Institute
Trumbull County Career & Technical Center

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Full service universities that provide workforce training include Youngstown State University, Kent State University-Kent, Trumbull & Salem branches, Northeast Ohio Medical University, and the University of Akron.

TRADES

There are also many opportunities to combine on-the-job training with related classroom instructions through apprenticeship programs and construction services. The following organizations offer specific training in skilled trades occupations:

Asbestos Workers Local #84 JAC	Northeast Ohio Carpenters JATC
Bricklayers JAC	Painters JAC
Cement Masons & Plasterers	Plumbers & Pipefitters of Mahoning Valley JAC
Glaziers JAC	Roofers JAC
Ironworkers JAC	Sheet Metal Workers JAC
Mahoning Trumbull Electric Joint Apprenticeship Training Committee	Western Pennsylvania Operating Engineers Joint Apprenticeship and Training Program
Laborers JAC	Western Reserve Building Trades

OHIO JOB CREATION TAX CREDITS

The Job Creation Tax Credit is a refundable tax credit to companies generally creating at least 10 new jobs (within three years) with a minimum annual payroll of $660,000 that pays at least 150 percent of the federal minimum wage. The tax credit is measured as a percentage of the state income tax withholdings for all new employees hired under the program, and is applied toward the company's commercial activity tax liability. Should the amount of the credit exceed the company's commercial activity tax liability for any given year, the difference is refunded. A business must apply for the credit before committing to the project. Applicants must be approved through the Ohio Tax Credit Authority before hiring begins.

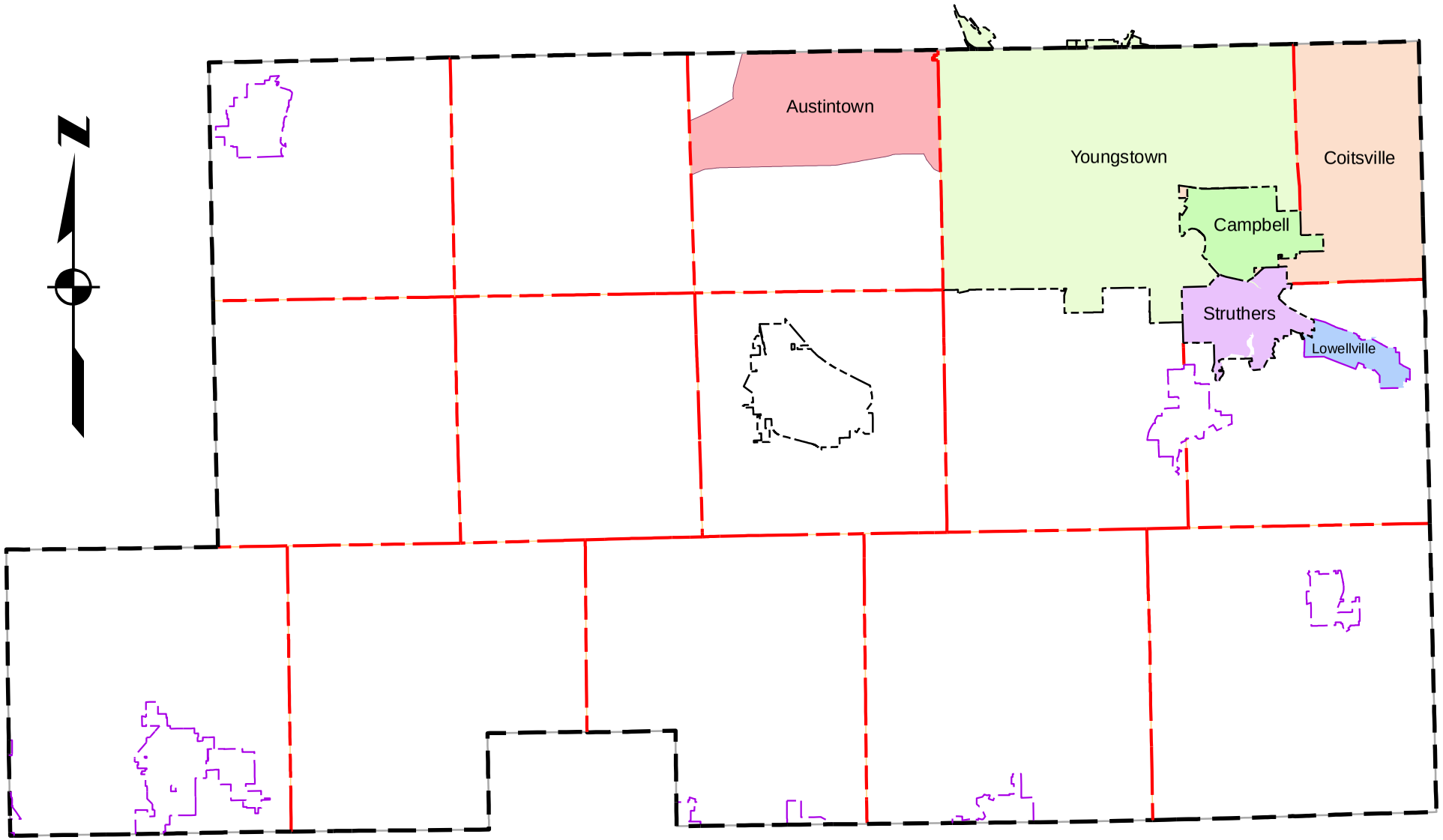
ENTERPRISE ZONES REAL ESTATE TAX ABATEMENTS

The entire city of Youngstown is a certified Enterprise Zone, with additional sectors designated to community re-investment areas. Other Mahoning County communities that have obtained enterprise zone certification are the cities of Struthers, Campbell, Lowellville, Sebring, and the township of Coitsville, and parts of Austintown Township.

The Ohio Enterprise Zone Program can provide real property tax incentives. Property tax abatements amounting to 60 percent for a period of up to 10 years are available to new and expanding businesses in designated enterprise zones. Additional abatements can be awarded in cases where investment and job creation are especially high. The Youngstown Office and the NEO Development & Finance Authority can
be contacted for application and enrollment.

Mahoning County, Ohio

2016



Enterprise Zones

METROPOLITAN SEWER DISTRICT

Mahoning County Commissioners established the Mahoning County Metropolitan Sewer District pursuant to Chapter 6117 of the Ohio Revised Code in October of 1969. The "District" generally includes the unincorporated areas of the County (Austintown, Beaver, Berlin, Boardman, Canfield, Coitsville, Ellsworth, Goshen, Green, Jackson, Milton, Poland, Smith and Springfield Township(s)), certain incorporated villages within the County (Craig Beach, New Middletown and Poland), and the City of Campbell. The "District" does not have services in Green or Berlin Townships at this time.

The "District" consists of approximately 850 miles of collector, trunk and interceptor sewers in diameters of 8 to 72 inches. Conveyance of wastewater is assisted by 84 pump stations and required force main(s) of varying sizes. The "District" operates and maintains seven (7) wastewater treatment plant(s) with a capacity of 13.080 million gallons per day (mgd).

The wastewater plants of the district are located in Boardman, Township (Boardman WWTP), Craig Beach Village (Craig Beach WWTP), Goshen Township (Damascus WWTP), Springfield Township (New Middletown Village/Springfield Township), Ellsworth Township (Diehl Lake WWTP, City of Campbell (Campbell WWTP) and Weathersfield Township, Trumbull County (Meander WWTP). The New Middletown Treatment Plant is scheduled to be abandoned in 2018 with flow directed to the Boardman Plant through a regional pumping station located in Boardman Township on the north side E. Western Reserve Road.

The "District" has approximately 40,000 customers. The customer base is primarily residential comprising 80% and the balance, 20%, of customers is commercial, institutional and light industry.

Customers in Boardman Township are serviced by treatment facilities owned and operated by the Cities of Youngstown and Struthers in addition to the Boardman facility. Service for residents of Austintown is the Meander Plant and the City of Youngstown Plant. The Meander Plant in addition to "District" customers provides service to the City of Canfield and parts of Weathersfield Township in Trumbull County. Residents in Poland Township and Village are serviced by the Struthers Plant. The "District " accounts for 64.5% of the flow on a daily basis at the Struthers plant.

Current economic growth patterns and historical data are showing moderate growth within the "District" in the residential and commercial sectors. The economic activity has been on the upturn since 2013.

Future projects include:

- Boardman Plant upgrades
- Construction of a Regional Pumping station in Boardman Township to eliminate 4 pumping stations and allow for the elimination of the New Middletown plant
- Relocation and replacement of 2 pumping stations in New Middletown
- Relining of Sanitary Sewers in Austintown and New Middletown
- Replacement of Sanitary Sewer in Poland Village, Poland Forest
- Completion of SW Milton Sewer and Water projects.

The “District” funds for operation, maintenance and replacement, repair and debt service are provided through the user charge system. The user charge system establishes rates for sanitary sewer service based on metered water consumption. The “District” is a self-sustaining department with no other funds provided by the County(general fund). Wastewater treatment services are the sole generator of revenues for the department.

The Metropolitan Sewer District through the Mahoning County Metropolitan Water District operates and maintains a small water system comprised of two (2) elevated tanks. 250,000 gallons and 500,000 gallons, and approximately 20 miles of service mains in Jackson and Milton Township(s) and Craig Beach Village. Bulk water is purchased from the City of Youngstown. The system services approximately 1400 customers.

Further information may be obtained by contacting the Mahoning County Sanitary Engineering Department at 330 793.5514 or visit the department’s web site at sanitary.mahoningcountyoh.gov or email at SEinfo@mahoningcountyoh.gov.

Business Office and Mailing Address

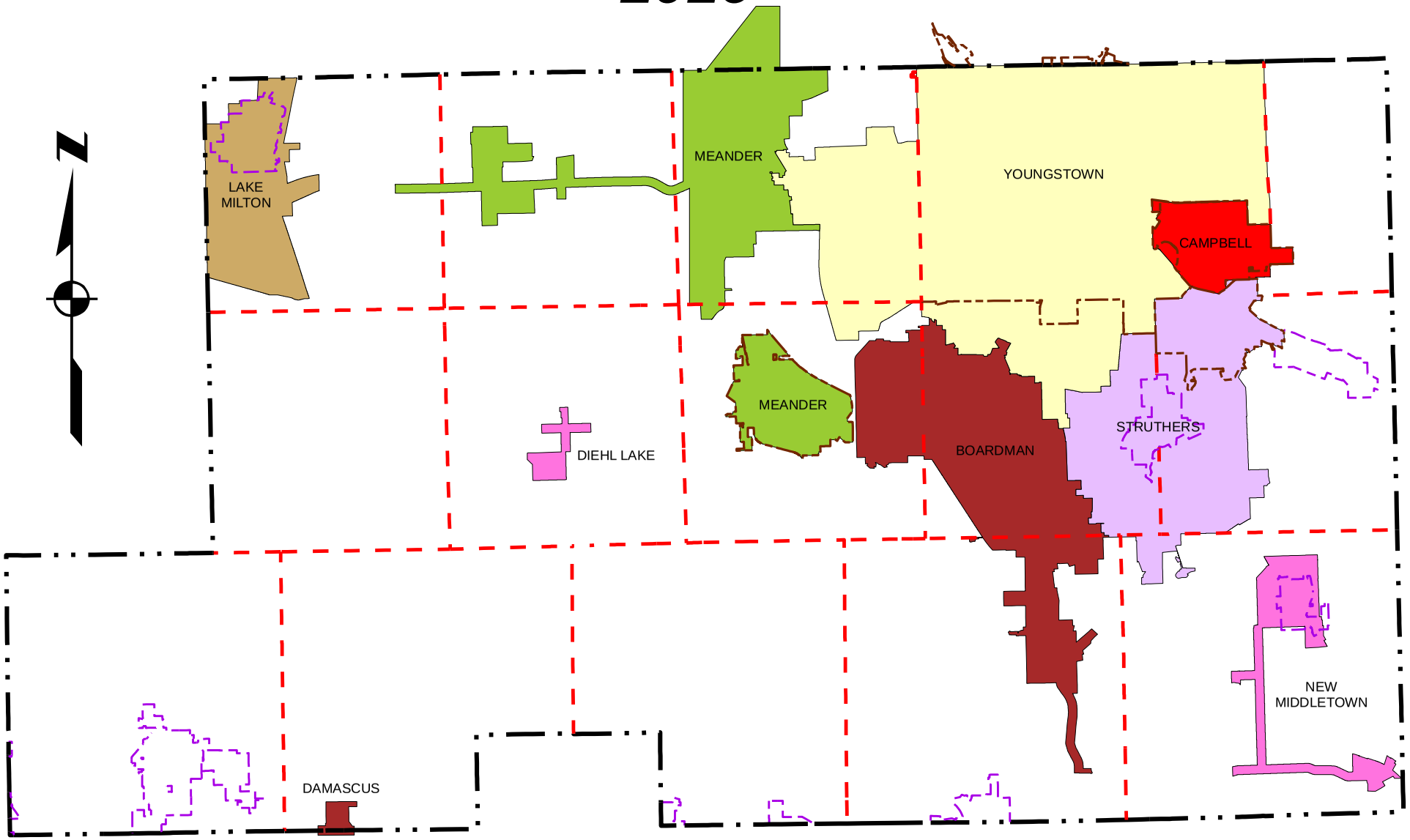
761 Industrial Road
Youngstown, Ohio 44509

Office Hours: 7:30 AM to 4:00 PM Monday through Friday.

Revised 10/05/2016

Mahoning County, Ohio

2016



Sanitary Sewer Service Areas

DISTRICT BOARD OF HEALTH
MAHONING COUNTY

Household Sewage Disposal and Private Water System Requirements

To obtain a permit to install a household sewage disposal system and private water well in the Mahoning County General Health District, the following information shall be submitted to the Board of Health by the homeowner or buyer:

NEW HOME SITE OR REPLACEMENT INSPECTIONS

"ON-SITE INSPECTIONS"

The board of health will review the application and conduct a site visit to ensure compliance with the *Ohio Administrative Code 3701-29 and The Mahoning County General Health Districts Supplemental Sewage Treatment Rules.* An on-site inspection is the initial step in determining if a lot is suitable for the installation of a new household sewage disposal system or replacement. To initiate an on-site inspection for new construction, the owner/buyer must complete the application and provide a soil evaluation completed by a registered soil evaluator. To initiate an onsite for a replacement, the owner must complete the application and the sanitarian will make a determination if a soil evaluation will be required. Soil evaluators can be found on the web at http://www.ohiopedologist.com/consultant-list.html.
In addition, the four corners of the lots must be staked and clearly identified. All new lots shall identify and clearly stake the proposed location of the house and any other structures or hardscapes. The property must also be accessible for the sanitarian to walk thru. (brush hogging may be necessary).

A sanitarian while conducting the on-site inspection(s) will consider soil type(s), estimated permeabilities, depth to perched ground water, possible presence of bedrock, topography, drainage, and any other limiting factors.
A sanitarian will complete the Board of Health On-Site Inspection Form and will identify and note any limitations, recommendations and/or special conditions for approval or repair. A copy of the completed form will be sent to the applicant.

An on-site approval is valid for five (5) years from the date of “approval”. If the installation permit is being obtained in years 2-5, then an additional re-inspection along with a fee will be required to ensure the site has not been altered or disturbed. A replacement must be completed within the timeframe that will be required in a Notice of Violation Letter. Failure to comply with a replacement may result in escalated enforcement within the court of law.

POLICY FOR PLATS AND REPLATS

The following must be submitted to the Board of Health to facilitate the approval of any residential plats or replats that are or may be served by household sewage treatment systems.

1. A replat fee per submittal.
2. A current tax plate map or GIS map showing the area involved.
3. The reason for the plat/replat.
4. A "scaled" location map showing all dwellings, existing household sewage treatment systems, replacement HSTS areas (soil evaluation and HSTS design may be required), wells, outbuildings, and any other permanent easements, structures, etc. that may interfere with the replacement of a household sewage treatment system. New lot lines must be a minimum of 10' from any portion of an existing household sewage treatment system, replacement HSTS area or a well.
5. A request for household sewage treatment system suitability survey (on-site survey) for all vacant lots being created or altered.

Lots that do not want to be considered as a buildable lot, the current owner must submit a notarized statement to deem all new lots not surveyed as unbuildable until they comply with Ohio Administrative Code 3701-29 and Board of Health requirements. This will be clearly marked on Plat Map by the Planning Commission.

SYSTEM ABANDONMENT POLICY

A tank abonnement application and fee shall be applied for and submitted to the Board of Health when a property is being connected to sanitary sewer or if the dwelling is being demolished and returned to vacant land. The Household Sewage Treatment System tanks (septic tanks, pump tanks..etc) shall be pumped by a registered septic hauler and the abandonment of the system shall comply with the requirements set forth in OAC 3701-29-21

HOUSEHOLD SEWAGE TREATMENT SYSTEM PERMITS

It is necessary to obtain the appropriate permit before installation of a Household Sewage Treatment System (HSTS). Permits are needed to install a new HSTS on New Construction or replacement HSTS on an existing site.

To obtain an installation permit for New Construction it is necessary for the applicant to provide:

1. a New Construction site card complete with address and owners information and Soil Scientist reports to classify soils. (See " ONSITE INSPECTIONS" above)
2. A detailed floor plan of the home (as submitted to the Mahoning County Building Inspection Department)
3. Details on daily design flow, soil loading rates, length along contour, and absorption area dimension.

4. Identification and description of all materials and system devices and components including septic tanks, dosing tanks, distribution boxes, pumps selection and sizing, and any other distribution materials and manufacturers.
5. If the installation is an aeration system, a permit application and fee must be submitted to the Ohio Environmental Protection Agency (OEPA) for installation of a National Pollution Discharge Elimination System (NPDES) along with identification of the approved system manufacturer and model to be used, manufacturer Operation and Maintenance (O&M) requirements, manuals, and instructions for the owner and/or service provider;
6. A legible scaled Installers Drawing on eight and a half inch by eleven inch or larger paper showing:
    a. location of the house and any other outbuildings or garages on site
    b. sewage treatment system tanks and distribution boxes
    c. primary sewage treatment system area
    d. replacement sewage treatment system area
    e. any wells, easements, ponds, lakes or streams, disturbed areas, drainage features, wooded areas, hardscapes, and any other restrictive components
    f. household sewage treatment system affidavit signed by the homeowner
7. All elements of the Installers Drawing must be staked out on property including but not limited to, house location, soil borings and/or soil test pits, primary and secondary sewage treatment fields, and a field fence to protect the soil absorption areas during construction (to be verified by the Sanitarian).
8. Any additional information requested by the Board of Health if applicable.

To obtain an installation permit for a <u>Replacement,</u> it is necessary for the applicant to provide:

1. a site card complete with address and owners information Soil Scientist report to classify soils If required by the sanitarian. (See " ONSITE INSPECTIONS" above).
2. details on daily design flow, soil loading rates, length along contour, and absorption area dimension;
3. identification and description of all materials and system devices and components including septic tanks, dosing tanks, distribution boxes, pumps selection and sizing, and any other distribution materials and manufacturers;
4. if the installation is an aeration system, a permit application must be submitted to the Ohio Environmental Protection Agency (OEPA) for installation of a National Pollution Discharge Elimination System (NPDES) along with identification of the approved system manufacturer and model to be used, manufacturer Operation and Maintenance (O&M) requirements, manuals, and instructions for the owner and/or service provider;
5. a legible scaled Installers Drawing on eight and a half inch by eleven inch or larger paper showing:
    a. location of the house and any other outbuildings or garages on site
    b. sewage treatment system tanks and distribution boxes
    c. primary sewage treatment system area
    d. replacement sewage treatment system area
    e. any wells, easements, ponds, lakes or streams, disturbed areas, drainage features, wooded areas, hardscapes, and any other restrictive components
    f. household sewage treatment system affidavit signed by the homeowner

6. all aspects of the household sewage treatment system and secondary sewage treatment field must be staked out on property (to be verified by the Sanitarian).
7. Any additional information requested by the Board of Health if applicable.

NOTE: If either the primary and/or secondary soil absorption areas are disturbed, the permit will be revoked and the process may need to be repeated. The permit will be issued upon verification of all steps being completed and paperwork being submitted. If deficiencies exist in the application processor paperwork, the permit will not be issued. The deficiencies will be noted on the application or paperwork and will be returned to the homeowner or designated installer for corrections. Installation permits are issued to the address and are valid for one year from the date of issuance and may be extended for an additional six months.

PLUMBING

Plumbers must be registered with the Board of Health in order to perform work within Mahoning County. A Licensed Master Plumber shall apply for and secure the plumbing permit(s). If a homeowner chooses to do their own plumbing, then the homeowner must submit a schematic drawing for review by a Board of Health plumbing inspector.

PRIVATE WATER SYSTEMS

Applications for a permit to drill a new, altered or repaired well (private water system) can be obtained at the Board of Health office. The homeowner or the well driller may submit the well application. The homeowner is responsible by law to call and schedule a water test after the well installation, alteration or repair is finished and is connected to the house fixtures. The fee for the INITIAL bacteriological test is included in the cost of the permit for a NEW and ALTERATION well installation and any additional testing can be provided for a fee.

If you have a private water system on your property, please be advised that Ohio Administrative Code (OAC) 3701-28-07(D) requires that**: A well or spring box or pond shall not be located within ten feet of the foundation of a building or dwelling, where termaticides are typically applied, except within a building designed and constructed solely to house a well or spring or pumping and water system equipment. A water well shall not be located closer than five feet to the edge of a deck or porch that is not part of the building foundation for a basement or crawl space, or a slab that has been extended from the residence or building due to limitations for access of large equipment for service.** If you have any questions, please contact the Mahoning County District Board of Health or visit our website at www.mahoninghealth.org

Commercial Sewage Disposal Systems

The Ohio Environmental Protection Agency (OEPA) regulates the design and construction of commercial sewage disposal systems for those locations not accessible to sanitary sewers. The

Board of Health assists OEPA in this program by licensing and inspecting those commercial sewage systems up to a capacity of 25,000 gallons per day. Application forms for a commercial sewage system site evaluation are available at the Board of Health.

***For additional information and a checklist of permits and approvals needed to build a home in the Mahoning County General Health District, visit the District Board of Health website at* http://www.mahoninghealth.org/**

For information regarding commercial sewage and water systems, contact :

Ohio Environmental Protection Agency, Northeast District Office
2110 East Aurora Road
Twinsburg, Ohio 44087
800-686-6330 or 330-425-9171

Mahoning County Building Department
ROOM 201, 50 WESTCHESTER DR Ph. 330. 270.2894
YOUNGSTOWN, OHIO 44515 Fax 330.270.2898

JEFFREY S. UROSEVA, CHIEF BUILDING OFFICIAL

Mission Statement

In conformity with Mahoning County's Mission Statement, the objective of the Building Inspection Department is to inspect all new and remodeled structures within the county unincorporated areas and contracted incorporated areas. We ensure that the buildings are built in accordance with the plans, specifications and the governing codes to which they must adhere. Public safety for the future occupants of these buildings is our main concern.

History of Building Code Enforcement in Mahoning County

Established in 1958, the Mahoning County Building Department is the governing agency on building construction and use. For the past 57 years we have provided approvals, permits and inspection services to owners and occupants of the County.

Building Codes

Current State of Ohio mandated codes for commercial and residential construction are the 2011 Ohio Building Code and 2013 Residential Code of Ohio respectively. All requirements on new or existing construction originate from these codes and are subject to amendments and new releases by the State.

Enforcement

Enforcement is sometimes prompted by news or observation that construction is being performed without a permit and/or submission of plans. "Stop Work Orders" are issued for work proceeding beyond approval and when unsafe conditions exist. Enforcement of the building codes occur from application through the issuance of the Certificate of Occupancy.

Services

The services provided to a typical "consumer" involve processing of applications, plan review, field inspections, code information and the issuance of a Certificate of Occupancy.

Plans Examination- Construction documents submitted with application to the department for both commercial and residential projects are reviewed by State certified plans examiners. Commercial master plans examiners are design professionals under contract while certified residential plan examiners are in-house.

Inspections- Certified building inspectors conduct progress inspections and investigate complaints. Inspection and investigation efforts are performed at various stages of the construction project and are limited to Ohio Building Code requirements. Typical required inspections include; footings, foundation walls, framing prior to insulation, and final inspection before occupancy. Inspections

are also performed for various State agencies requiring a structures certificate of occupancy and in response to complaints or serious hazards. Responsibility of code compliance ultimately falls with the property owner.

Appeals - Commercial legal Orders of the Building Official can be appealed to the State Board of Appeals; appointed by the Governor. Residential appeals are heard by a local Residential Appeals Board appointed by the Mahoning County Board of Commissioners.

Information - Code interpretation is provided about building codes and the effect they have on unique situations with specific construction projects. The written code is the basis for information given out and the public is advised to seek professional help for actual design and technical decisions.

License and Registration - Commercial Electrical, Heating Ventilation and Air Conditioning, Wet Heat, and Refrigeration contractors are required to register their State licenses with Mahoning County Building Department. Comparable residential work within the county requires a Mahoning County Residential License. Additional information is available in chapter four of the Mahoning County Building Regulations at www.mahoningcountyoh.gov.

Fees

The Mahoning County Building Department is a fee for service department. In 1998 a special revenue fund was established and is funded by fees collected, these monies are used solely to operate this department and ensures that the safety services we provide will be funded. There are no tax revenues in our yearly budget and every effort is made to keep fees as low as possible.

Fees for building department services are set by the Mahoning County Board of Commissioners and can be reviewed at www.mahoningcountyoh.gov

Additional Information

The Mahoning County Building Regulations along with the processes and forms can be viewed at www.mahoningcountyoh.gov

ROADS AND BRIDGES

Mahoning County's 484 miles of roads, 290 bridges and over 600 survey monuments are the responsibility of the County Engineer. The Engineer's Department handles the routine maintenance of Mahoning County's transportation infrastructure and plans and supervises major improvements. Routine maintenance is handled from facilities in Smith and Beaver Townships, as well as the main office in the City of Youngstown.

Major improvements include traffic safety upgrades, road repaving, widening, drainage improvements, and bridge repair and replacement. Funding for infrastructure improvements and maintenance is generated from federal highway monies, State Issue 2 funds, the state gasoline tax, and license plate fees.

For further information. contact:
Mahoning County Engineers Office
940 Bears Den Rd. Youngstown. OH 44511
Office Hours: 8:00 a.m. - 4:00 p.m. Monday through Friday
(330) 799-1581

MAHONING COUNTY SCHOOL DISTRICTS

At one time, every township in Ohio was responsible for educating its own student population. However, numerous consolidations have left a mosaic of school district boundaries in Mahoning County that bear only a slight resemblance to township borders (see map). Mahoning County students are currently divided among independent public school districts operating within the County's limits (11 local, 3 city, and 1 career center).

There are four major consolidating districts in Mahoning County: Jackson-Milton, South Range, West Branch, and Western Reserve. Jackson and Milton Townships, the Village of Craig Beach, and a section of northwestern Ellsworth Township are included in the Jackson-Milton Local School District. The Jackson-Milton district has a 2016-2017 enrollment of 859 students and maintains one elementary school, and one middle school-high school building.

Berlin Township and a majority of Ellsworth Township comprise the Western Reserve Local School District. The 723 (2016-2017) students are housed in one building that houses the elementary school, the middle school, and the high school.

Goshen Township, and extensive portions of Smith Township, the Village of Beloit, and portions of both Butler and Knox Townships, Columbiana County, constitute the West Branch Local School District. Two elementary schools, and one shared middle school/high school are used in the education of the West Branch district's 2,158 (2016-2017) students.

The South Range School District is made up of the largest parts of the Green and Beaver Townships. The 1,278 (2016-2017) students within the South Range system attend the district's elementary, middle or high school.

Several local school districts within Mahoning County retain the name of the township in which they originated. The Austintown, Boardman, Canfield, Lowellville, Poland, Sebring and Springfield Local School Districts all fit within this classification. Austintown has the largest enrollment of these districts, 5,484 (2016-2017), and maintains one elementary school, one intermediate school, one middle school and one high school. The Austintown Local School District is confined within the boundaries of Austintown Township, although a section of the northern part of the township is in the Weathersfield School District.

Boardman has the second largest enrollment of the unconsolidated local districts, 4,581 (2016-

2017). The Boardman Local School District consists of the majority of Boardman Township as well as parts of Canfield and Beaver Townships. The Boardman system operates four elementary schools, an intermediate school, a junior high, and one high school. Besides the Boardman District, sections of Boardman Township are included in the Canfield and Poland Local Districts as well as the Youngstown City School District.

The Canfield Local School District consists of the City of Canfield, all but the extreme southeast section of Canfield Township and parts of Ellsworth, Green, and Beaver Townships. A total of 2768 (2016-2017) students are enrolled in the Canfield District's two elementary schools, middle school, and high school.

The Village of Lowellville, portions of Poland Township and Coitsville Township make up the Lowellville Local School District. One building serves as elementary and high school for the 607 (2016-2017) students.

The Poland Local School District includes the majority of Poland Township, the Village of Poland, and parts of Boardman Township. The system's two elementary schools, middle school/intermediate building, and high school house a total of 2,123 (2016-2017) students. Other parts of Poland Township are served by Youngstown City, Struthers City, and Lowellville School Districts.

Sebring Local School District includes most of the Village of Sebring and a small part of adjacent Smith Township. A total of 600 (2016-2017) students attend the elementary school or the junior/senior high school.

The Springfield Local School District includes the Village of New Middletown and all but the southwest corner of Springfield Township, which is part of the Columbiana School District. 1,103 (2016-2017) students are enrolled in the Springfield District's elementary school, and middle school/high school building.

Mahoning County's city school districts also serve portions of the unincorporated areas surrounding them. The Youngstown City School District 5,297 students (2016-2017), contains the majority of Coitsville Township and parts of Boardman Township in addition to the City of Youngstown.

The Struthers City School District, 1,992 students (2016-2017) includes parts of Poland Township. The Campbell City School District, 1,298 students (2016-2017), includes parts of Coitsville Township.

All of the Mahoning County School Districts, with the exception of the Youngstown School District, are included in the Mahoning County Joint Vocational School District, which is located in Canfield.

Four school districts centered outside Mahoning County also service parts of Mahoning County townships. The Leetonia School District, Columbiana County, includes the Village of Washingtonville and parts of Green Township. Another Columbiana County system, the Columbiana Village School District, serves parts of Beaver and Springfield Townships as well as the section of Columbiana Village that extends into Mahoning County. The Alliance City School District, Stark County, includes the southwest corner of Smith Township and parts of the City of Alliance that are located in Mahoning County.

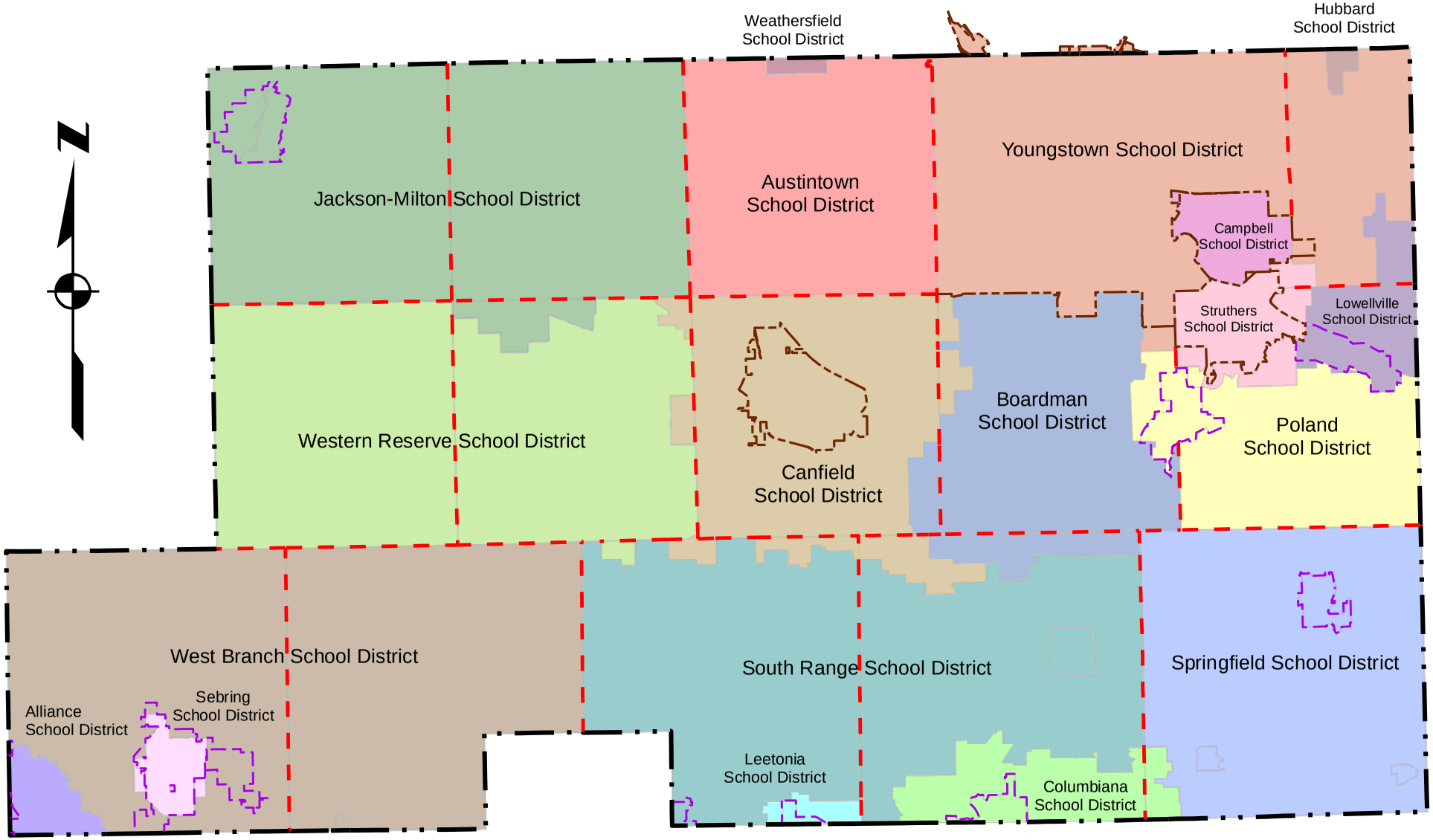
Source: Mahoning County Educational Service Center, 2016

For further information, contact the Mahoning County Educational Service Center
7320 N. Palmyra Road
Canfield, OH 44406
(330) 533-8755

For further information about the three city school districts, contact the districts' central office:
Campbell: 330-799-8777
Struthers: 330-750-1061
Youngstown:330-744-6900

Mahoning County, Ohio

2016



School Districts

THE PUBLIC LIBRARY OF YOUNGSTOWN & MAHONING COUNTY

The Public Library of Youngstown and Mahoning County (PLYMC) has provided library service to the public since its incorporation as an "association library" in 1880 as the Reuben McMillan Free Library Association.

PLYMC is a county-wide system serving all of Mahoning County. As of 2016, the Mahoning County public library system is comprised of Main Library and 14 branch libraries. Work continues on strategic plan recommendations, which could result in the consolidation of some branches.

The Library's mission can be summed up in three words: Connect, Inspire, Enrich.

PLYMC's mission statement reads, "The Public Library of Youngstown and Mahoning County, incorporated as the Reuben McMillan Free Library Association, serves all citizens of Mahoning County, Ohio. The Public Library of Youngstown and Mahoning County connects people and communities to reliable resources that inspire learning and foster enrichment."

The Library's Vision is:

– Provide excellence in customer service

– Be the best source for knowledge, exploration of ideas, and leisure learning in Mahoning County

– Provide reliable information and answers for those that seek them

– Be adaptable, dynamic, and innovative by being responsive to both the community and the changing library industry

– Assure equitable access to library services and materials throughout Mahoning County

– Create welcoming environments and spaces that enrich the communities they service

– Connect people to the community and world they live in

The Library's website, LibraryVisit.org, has a wealth of resources for information.

PLYMC is governed by a Board of Trustees which establishes policy. The Library's 2016 Executive Director is Heidi Daniel. Primary funding sources are the Public Library Fund (PLF) on the state level and a local real estate levy.

For further information, contact the Public Library of Youngstown and Mahoning County

Communications & Public Relations Department
305 Wick Ave., Youngstown, OH 44503
Main Library Hours: 9 a.m. – 5:30 p.m., Monday through Saturday
Phone: 330-744-8636
Web: www.LibraryVisit.org

Mahoning County, Ohio

2016

Public Library System

Police Protection

The sheriff provides police protection for all unincorporated areas in Mahoning County, but ten townships have established their own police districts. Three townships – Berlin, Ellsworth, Canfield, still rely exclusively on the Mahoning County Sheriff. The Mahoning County Jail located at 110 Fifth St. in Youngstown, is also operated by the Sheriff.

Goshen Township provides police protection for Goshen, Green Township and Beloit. Other than Beloit, all Mahoning County municipalities support their own police departments. In addition, Mill Creek MetroParks also has their own police department which patrols Mill Creek Park and other areas within the county which are owned by the Park District. Also, an Ohio State Patrol Post is located at 500 S. Broad St. in Canfield.

Emergency Management Agency

The Mahoning County Emergency Management Agency (EMA) is responsible for maintaining the Mahoning County Emergency Operations Plan (EOP) and the Emergency Operations Center (EOC). The EOP is an all hazards plan to address any natural, man-made or terrorist incidents. The EOC is the central point of coordination in the event of a large scale incident. The EMA also maintains the outdoor warning (52 tornado sirens) system, which is tested weekly on Saturdays at noon.

Hazardous Materials Response Team

HazMat: The Mahoning County Hazardous Materials Response Team is a Type II Certified Team. The team is typed by the State of Ohio and is capable of responding to incidents in Mahoning County or within Northeast Ohio. Mahoning County HazMat has the capabilities to respond to both known and unknown chemical or biological incidents.

E-911

Mahoning County NG9-1-1 (Next Generation 9-1-1) Hosted System exceeds the existing E9-1-1 system in the areas of security; speed of delivery; reliability; and redundancy, and; ensures the NG9-1-1 System has the ability to receive voice and data from any device or service that can access 9-1-1 once activated. We have Eight PSAPs (Public Safety Answering Points) that take 9-1-1 calls, 10-digit non-emergency and dispatch the emergency responders. All PSAPs have the same equipment, and training is the same. We maintain our own database, upgrades and meet state standards. We share resources regionally and statewide.

Fire Protection

The nature of firefighting requires that the equipment and stations be located so as to ensure the minimum response time. For this reason every township with the exception of Smith has an organized fire department (see map). Smith Township contracts with the Village of Sebring and the Village of Beloit, located within the township boundaries for fire protection.

Most townships are served by volunteer fire departments and generally one centrally located station provides fire protection for an entire township. Jackson, Ellsworth, Berlin, Coitsville, and Green Townships are served by a centrally located volunteer fire department.

Poland Township and the Village of Poland are members of the Western Reserve Fire District, while Canfield Township and the City of Canfield jointly operate the Cardinal Fire District. Goshen Township and the unincorporated settlement of Damascus also share a volunteer fire department.

The urbanized townships of Boardman and Austintown, with their extensive development, require a greater degree of fire service than the rural townships. Boardman's three fire stations are manned by a full-time staff. Austintown has four strategically located fire stations. Austintown now has two stations manned 24 hours a day.

In addition, to the township fire departments, Mahoning county is also served by departments in the municipalities of Youngstown, Campbell, Struthers, Lowellville, Sebring, and Beloit. These departments are either all volunteer, or have minimal full-time staff members augmented by volunteers, with the exception of Youngstown which maintains a full time fire department.

Mahoning County, Ohio

2016

Police and Fire Districts

PARKS AND OPEN SPACE

The last glacial period left Mahoning County with the majority of its water courses running in a north and south pattern. This pattern is immediately visible when major open space systems within the County are plotted (see map). In western Mahoning County, the Mahoning River provides the water for two major recreational areas: the Berlin Lake Wildlife Area, operated by the U.S. Army Corps of Engineers, and Lake Milton State Park. Berlin Reservoir, located in Berlin Township, serves several purposes, being a flood control reservoir, a water reserve to maintain summer flow in the Mahoning River and a backup water supply for the Mahoning Valley Sanitary District.

The State of Ohio recently assumed responsibility for the operation and maintenance of Lake Milton in Milton Township from the City of Youngstown. The Ohio Department of Natural Resources operates various recreation areas adjacent to Lake Milton. Besides Lake Milton, the state also administers the Kyle Woods State Nature Preserve along the Ohio Turnpike in Canfield Township.

Three tributaries of the Mahoning River that flow northward – Meander Creek, Mill Creek, and Yellow Creek – are currently used as park and recreation areas or nature preserves. The Mahoning Valley Sanitary District, water provider for the cities of Youngstown and Niles, maintains the Meander Creek Reservoir and its adjacent Meander Creek Wildlife Refuge. The reservoir and wildlife refuge are not currently used for any recreational activities and trespassing is prohibited. The Meander refuge is located in Jackson, Austintown, and Ellsworth Township.

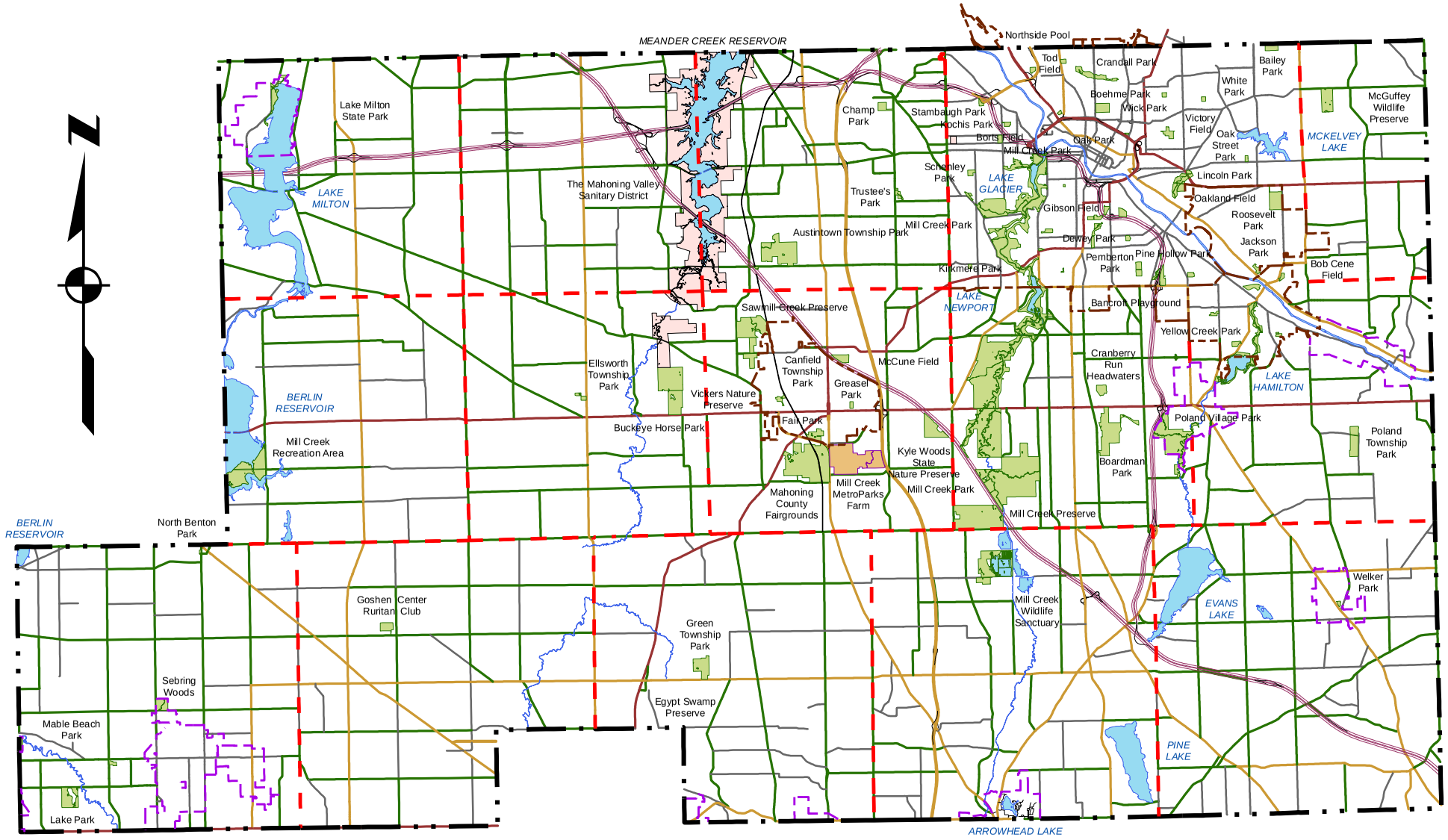
Mill Creek is the namesake of Mill Creek MetroParks. Mill Creek Park, the largest facility in the MetroParks, is located in the City of Youngstown and Boardman Township and provides numerous recreational and cultural services. The MetroParks includes the following facilities: Yellow Creek Park in Struthers, the MetroParks Farm in Canfield Township, the MetroParks Bikeway in Canfield and Austintown Townships, McGuffey Wildlife Preserve in Coitsville Township and Vickers Nature Preserve in Ellsworth Township. Long-range plans for the MetroParks include continued conservation and preservation of valuable natural resources, the provision for both passive and active recreational opportunities, and increased educational experiences.

In Addition to Yellow Creek Park in Struthers, Yellow Creek provides the setting for three lakes operated by Consumers Ohio Water Service, Pine Lake, Evans Lake, and Hamilton Lake. Consumers Ohio Water Service allows some recreational uses on these lakes for a fee. Burgess Lake, another Consumers Ohio Water Service lake, drains into Yellow Creek and serves as a water source for Poland. The four Consumers Ohio Water Service lakes occupy parts of Poland, Springfield, and Beaver Townships.

On a local level, Boardman, Austintown, and Green Townships maintain township parks within their boundaries. Poland Woods, operated by the Village of Poland, adds to open space along Yellow Creek, and is located in Boardman Township.

Mahoning County, Ohio

2016



Open Space

MISSION STATEMENT

The Mahoning County Solid Waste Management District prepares and maintains a comprehensive Solid Waste Management Plan to ensure adequate and quality waste stream management for its constituency. The plan and its implementation shall be conducted in an environmentally sound, cost effective and publicly acceptable manner consistent with Ohio law.

DESCRIPTION AND FUNCTIONS OF THE DISTRICT

The primary responsibility of the District is to ensure that our residents have access to solid waste disposal capacity that complies with the goals established in the State Plan. These goals include achievement of a 25 percent reduction/recycling rate for residential and commercial waste, a demonstration that residents have adequate access to recycling opportunities and programs, and provisions of reduction, reuse, and recycling education. The District is also required to manage banned, restricted or hard-to-handle waste streams.

To implement the Solid Waste Management Plan, Ohio Revised Code Sections 3734.57 and 3734.573 authorize each District to levy fees on the disposal and/or generation of solid waste within the District. In Mahoning County, revenue is generated from the disposal of refuse within District landfills. For every ton of waste accepted, the District receives either $1.50 or $3.00 for that ton. The difference in fees depends on whether the waste was generated in or out of the District. The District can only spend its revenue on 10 allowable categories to implement its plan, which complements the goals of the State.

There are two active, and four closed landfills within the District. Each active landfill facility must be licensed by the Mahoning County District Board of Health and be inspected on a regular basis. The Solid Waste Management District provides funding to the Health Department to insure that the highest level of oversight is exercised to protect the health and safety of the citizens of Mahoning County. The administration of both active and closed landfills is accomplished through regular on-site inspections and ground water testing of residential wells within a mile radius of each facility.

Mahoning County demonstrates access to recycling opportunities by providing twenty-eight (28) publicly available drop-off recycling sites. Additionally the District negotiated free non-subscription curbside recycling to over ninety-five thousand (95,000) households in concentrated population zones. Free curbside recycling is offered through a cooperative host agreement with Carbon Limestone Sanitary Landfill, Republic Services and the Mahoning County District Board of Health.

Other recycling programs include an Institutional/Commercial Fiber Collection Program where the District collects and recycles all grades of paper from several hundred schools, government offices and commercial businesses. This strategy is executed by both District staff and private contracts. The District also addresses quality of life issues with our Litter Law Enforcement Program and beautification efforts. These programs, in partnership with the Mahoning County Sheriff's Office and volunteers, deal with litter complaints, open dumping, waste related nuisance issues and litter clean-ups.

The District currently employs nine (9) full-time employees and 1 part-time. The offices are located at 345 Oak Hill Ave., Youngstown, OH 44502. The office operates during normal government hours but can be available for special events or special needs if coordinated. Having been in existence since 1989, the Solid Waste Management District has endeavored to provide the highest level of service to the citizens of Mahoning County.

TOWNSHIP GEOLOGIC MAPS

Drift Thickness

According to the Ohio Department of Natural Resources, drift thickness represents the depth of glacial material (drift) overlaying solid bedrock. Digital data for drift thickness shown on the township geologic maps has been compiled by the Ohio Department of Natural Resources, Division of Geologic Survey, 1977.

Bedrock Geology

Data on the townships maps representing bedrock geology have been obtained from the Ohio Department of Natural Resources, Division of Geologic Survey, 1979. The following is a brief description of the types of bedrock formations existing in Mahoning County:

1. **Undifferentiated Devonian Shales**
2. **Berea and Cussewago Sandstones**
3. **Cuyahoga Formation –** interbedded shale, sandstone, and siltstone
4. **Shenango Sandstone**
5. **Hempfield Shale**
6. **Sharon Formation –** conglomerate (lower), and shale (upper)
7. **Connoquenessing Formation –** sandstone with intervening shale
8. **Mercer Formation –** interbedded shale, limestone, coal, and sandstone
9. **Homewood Formation –** medium-grained sandstone (lower) and shale (upper), changing laterally from entirely sandstone to predominantly shale and siltstone
10. **Clarion Formation –** shale, sandy shale, coal, and underclay
11. **Kittanning Formation –** alternating sequences of coal, clay, shale, and sandstone
12. **Lower Freeport Formation –** alternating sequences of coal, clay, shale, and sandstone
13. **Upper Freeport Formation –** alternating sequences of coal, clay, shale, and sandstone
14. **Spoil Piles –** Spoil piles from strip mining of coal or quarry operations for limestone or sandstone

SOURCE: Mahoning County, Ohio Soil Survey, United States Dept. of Agriculture, Soil Conservation Service. October 1971

TOWNSHIP SOIL MAPS

General Soil Maps

The general soils included in this appendix show the soil associations in each township. Soils data on which these maps are based has been compiled by the Ohio Department of natural Resources (Soil and Water Division) and taken from the 1977 Mahoning County Soil Survey.

According to the *Mahoning County Soil Survey*, a soils association is a landscape that has a distinctive pattern of soils which normally consists of one or more major soils and at least one minor soil. The association is named for the major soils. Although the soils in one association may occur in another (such as the Trumbull soils), they do so in a different pattern.

Soil Associations

The soil association maps included here are useful for general planning purposes. Soils contained in each association share like characteristics such as drainage, subsoil characteristics, slope, land use limitations, and location in a particular type of terrain. These qualities are useful in determining suitability of large tracts of land for certain land uses. However, each delineation may contain soils having ratings different from those shown on the maps; as a result, these maps are not intended for operational planning purposes.

In addition to the soil associations, two other categories are worthy of inclusion: Water and Made Land. The category for Water shows the distribution of large waterbodies throughout the townships, but does not include smaller hydrologic features such as streams and creeks.

Made Land refers to a mixture of soils and other material that have been added as fill and then developed for heavy industrial or transportation uses. In addition to fill, which is primarily comprised of masonry material or cinders, Made Land may also consist of slag piles, coal piles, city dumps, and areas used for disposal, aeration, and leaching of sewage effluent. The dumps are generally covered by soil material. To some degree all these areas are hazardous to the environment. Gullying, erosion, and siltation are additional hazards in most areas. Improvements may be made to the land for landscaping purposes, by methods such as resurfacing the area with large amounts of organic material or topsoil.

All hydric soils along with wetlands and watershed boundaries are represented on a separate map under each township profile, herein.

SOURCE: Mahoning County, Ohio Soil Survey, United States Dept. of Agriculture, Soil Conservation Service. October 1971

There are nine soil associations in Mahoning County, which are summarized as follows:

1. **Canfield-Ravenna-Wooster Association**

Sloping:	gentle
Drainage:	somewhat poorly-drained to well-drained
Subsoil Characteristics:	fragipan present
Terrain Location:	on uplands
Land Use Limitations:	few limitations for building sites, but limitations exist for use as fields for disposing of effluent from septic tanks

2. **Rittman-Wadsworthe-Frenchtown Association**

Sloping:	gentle
Drainage:	moderately well-drained to poorly-drained
Subsoil Characteristics:	fragipan present
Terrain Location:	on uplands
Land Use Limitations:	variable; buildings should be placed at relatively high elevations, basements likely to become wet due to seasonal high water table; restricted internal drainage is a limitation of the major soils for disposing of effluent from septic tanks

3. **Mahoning-Ellsworth-Trumbull Association**

Sloping:	nearly level to gentle
Drainage:	moderately well-drained to poorly-drained
Subsoil Characteristics:	moderately fine or fine textured
Terrain Location:	on uplands
Land Use Limitations:	Ellsworth soils have fewer limitations for use as building sites than the Mahoning and Trumbull soils, in which basements are likely to be wet; soils are poorly suited for use as fields for disposing of effluent from septic tanks

4. **Geesburg-Remsen-Trumbull Association**

Sloping:	nearly level to gentle
Drainage:	moderately well-drained to poorly-drained
Subsoil Characteristics:	fine textured
Terrain Location:	on uplands
Land Use Limitations:	limitations to building sites include wetness and shrink-swell potential; permeability limits use of the soils as fields for disposing of effluent from septic tanks

5. **Loudonville-Muskingum-Dekalb Association**

Sloping:	gentle to steep
Drainage:	well-drained
Subsoil Characteristics:	mostly moderately deep over sandstone or siltstone
Terrain Location:	on uplands
Land Use Limitations:	depth to bedrock limits the use of these soils for building sites; many areas provide good habitat for wildlife.

6. Bogart-Chili-Jimtown Association

Sloping:	gently sloping and sloping
Drainage:	moderately well-drained to somewhat poorly-drained
Subsoil Characteristics:	gravelly subsoil
Terrain Location:	on stream terraces and uplands
Land Use Limitations:	few limitations other than slope for building sites; use as fields for disposing of effluent from septic tanks is hazardous due to risk of contaminating nearby wells; soils are generally good sources of sand and gravel

7. Sebring-Fitchville Association

Sloping:	nearly level to gentle
Drainage:	poorly-drained to somewhat poorly-drained
Subsoil Characteristics:	moderately fine textured
Terrain Location:	on former glacial lakebeds
Land Use Limitations:	should be avoided as sites for buildings or highways; unstable and have a high water table most of the time; areas of these soils contain good sites for lakes

8. Wayland-Orrville Association

Sloping:	nearly level
Drainage:	poorly-drained to somewhat poorly drained
Subsoil Characteristics:	variable
Terrain Location:	on floodplains
Land Use Limitations:	major limitations for building sites since flooding is common

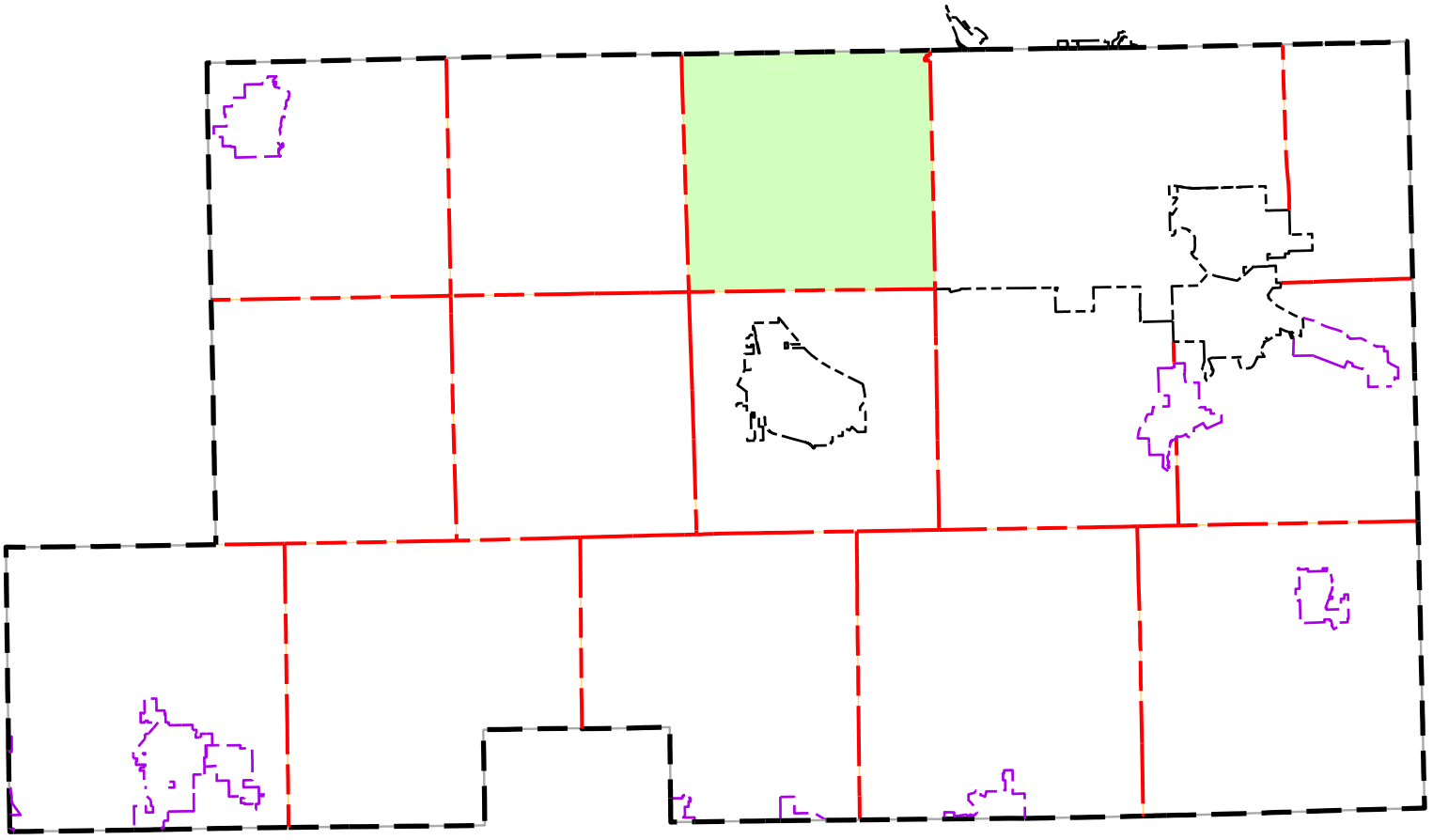
9. Strip Mine Spoils Association

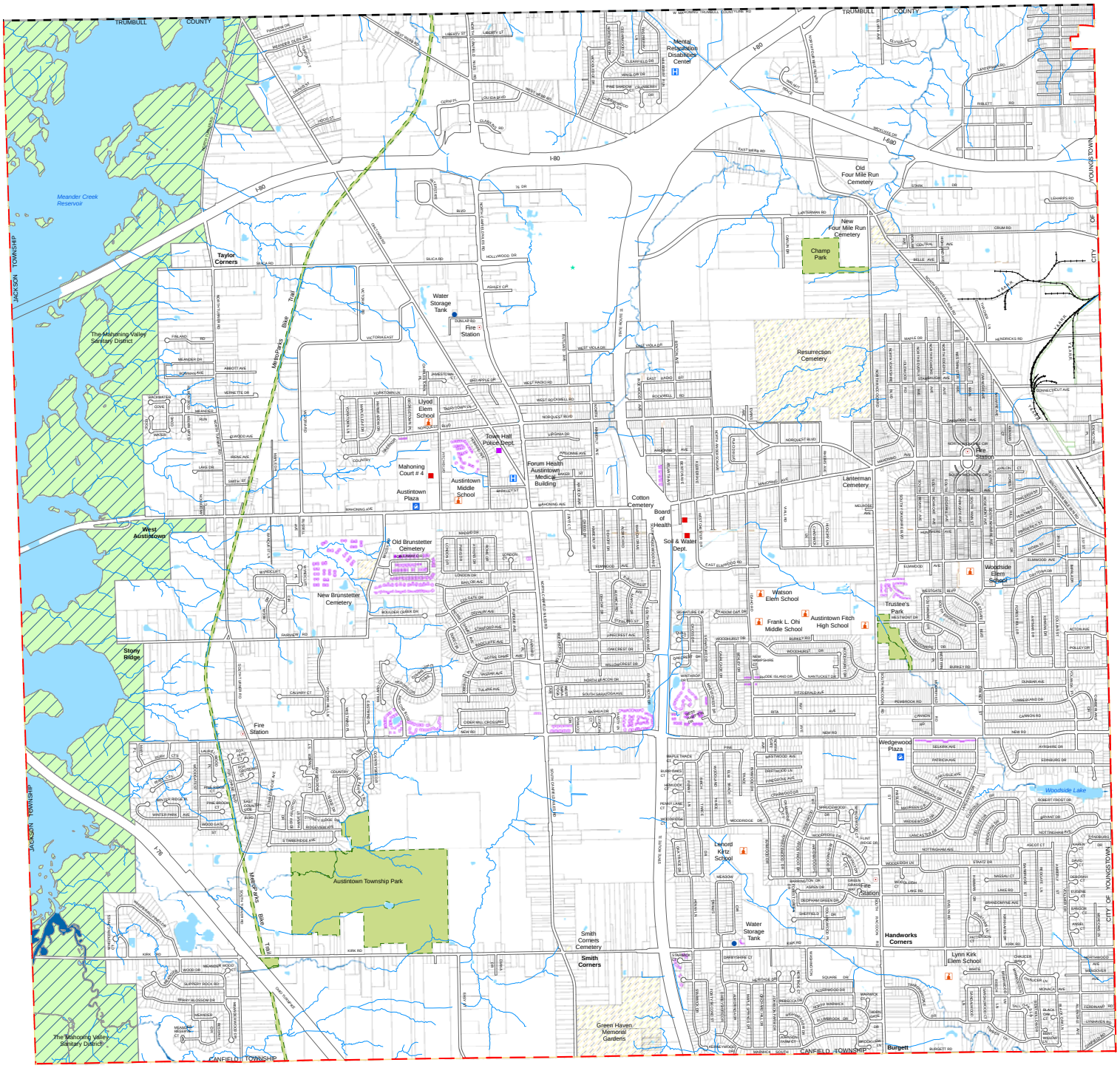
This association consists of glacial till and spoil material from excavation for mining. Many parts of this association are suitable for industrial sites, building sites, airports, and similar uses. In many places water is impounded in the pits, and has potential for recreational uses, supports some wildlife, and can be used as an emergency source of water. In a few places, however, the water is contaminated by acids from the mines.

Index Map

Austintown Township

2016





Map Legend

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- School
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- Water Storage Tank
- Water Treatment Plant

2016

PROPERTY MAP

Township of Austintown

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

AUSTINTOWN TOWNSHIP

82 Ohltown Road
Austintown, Ohio 44415
(330) 799-3241

Austintown Township is an urban, zoned Township, which contains a portion of the Meander Sanitary District along its western boundary. The Meander Reservoir is the major water supply for the City of Youngstown and various townships. The Township does not contain any municipalities within its border, but it is contiguous to the City of Youngstown on its eastern boundary.

Austintown Township is traversed by SR 46 (north-south), SR 11 (north-south), built to expressway standards, Interstates 76 and 80 (both east-west), and Interstate 680, which connects the City of Youngstown with an interchange at the intersection of SR 11 and Interstate 80. An interchange is also provided at SR 46 and Interstate 80.

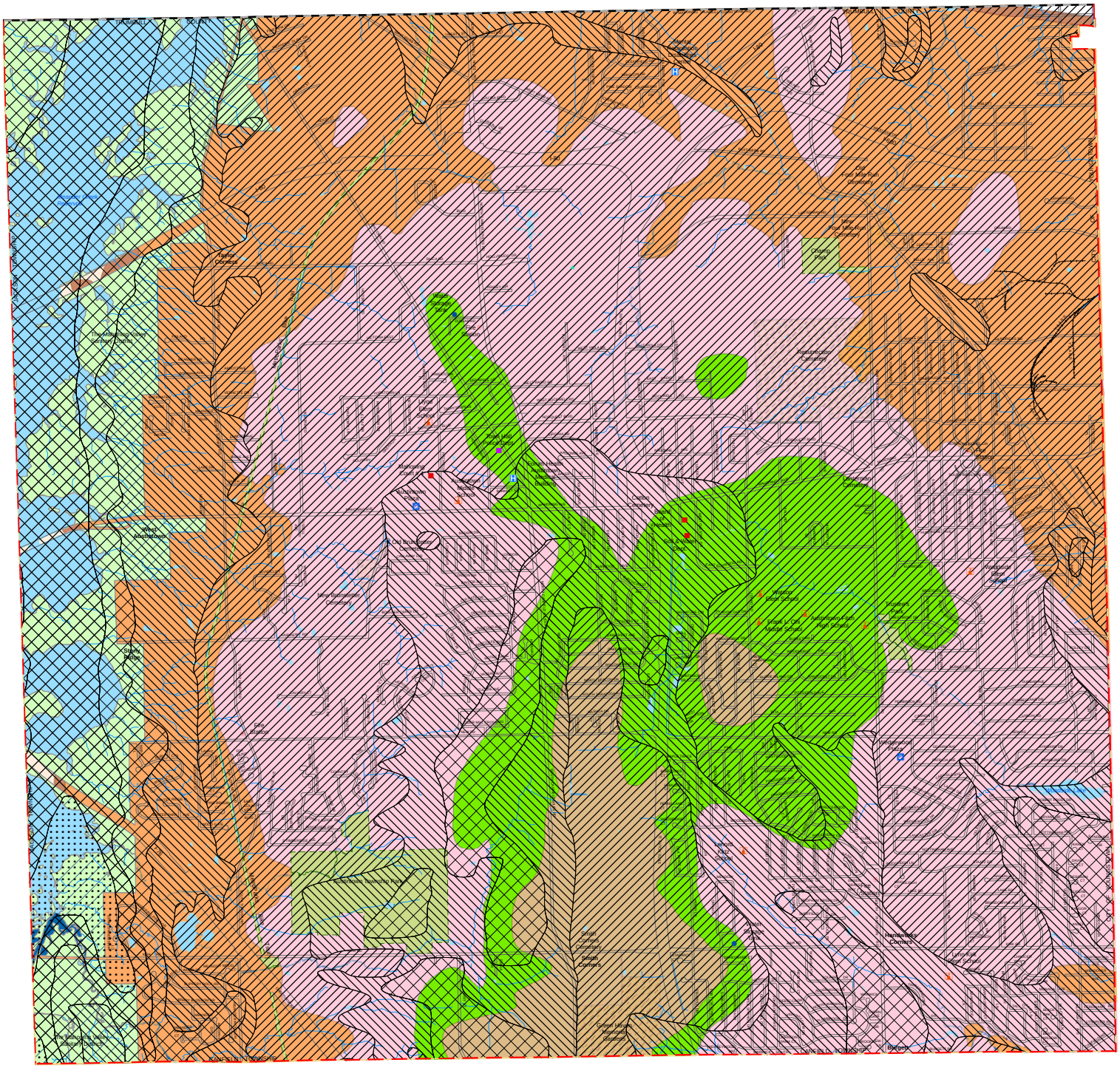
The 2010 Census indicates that the population of Austintown Township at that time was 36,722 with 17,315 housing units. Austintown Township has a full-time police department and a one fire department, one elementary school, two middle schools, and Fitch High School.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural	24.05%	3,356.26
Residence (R-1)	41.05%	5,726.45
Residence (R-2)	4.20%	586.35
Residence (R-3)	2.32%	324.28
Residence (R-4)	.036%	5.08
Business (B-1)	.515%	71.90
Business (B-2)	6.31%	880.50
Industrial (I-1)	1.77%	246.87
Industrial (I-2)	6.13%	854.88
Planned Unit Development	1.42%	198.62
Cemetery	1.51%	210.49
Park	10.51%	1,466.49
Not Rated – Water, Water Districts	.163%	22.68
Total		***13,950.85***
Roadways (Township & County)	***162.83***	

Austintown Township is an urban Township that provides for a variety of living and working opportunities. To maintain the quality of life in Austintown Township, growth has to be properly planned and monitored. Outlined below is a set of physical conditions and market value found in the accompanying maps that will assist with future growth decisions in Austintown Township.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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- Golf Course
- Hospital
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- Water Storage Tank
- Water Treatment Plant

2016
GEOLOGIC MAP
Township of Austintown

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

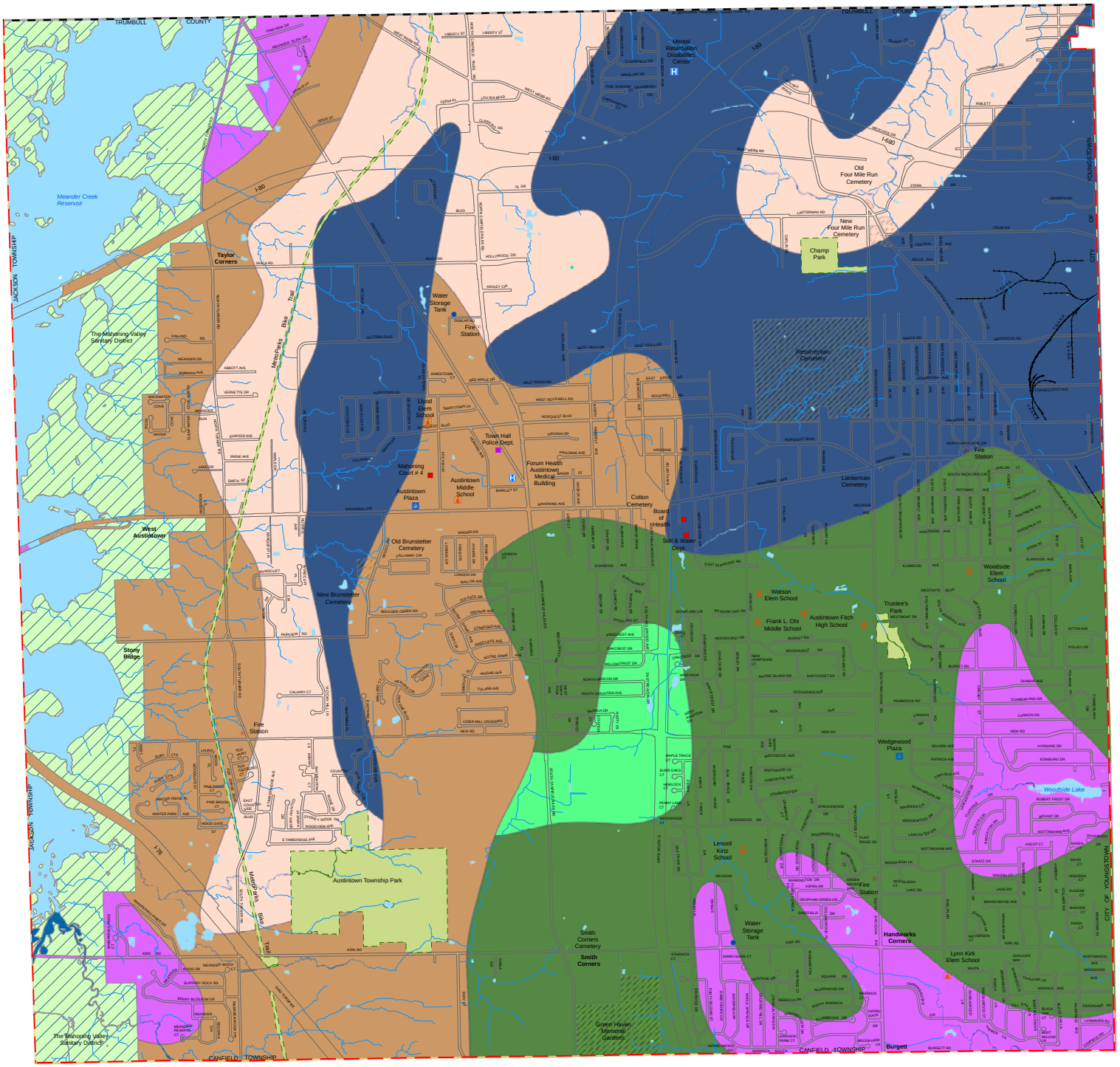
0 750 1,500 3,000 4,500 6,000
Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
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- Shopping Center
- School
- Sewage Treatment Plant
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2016
SOIL MAP
Township of Austintown

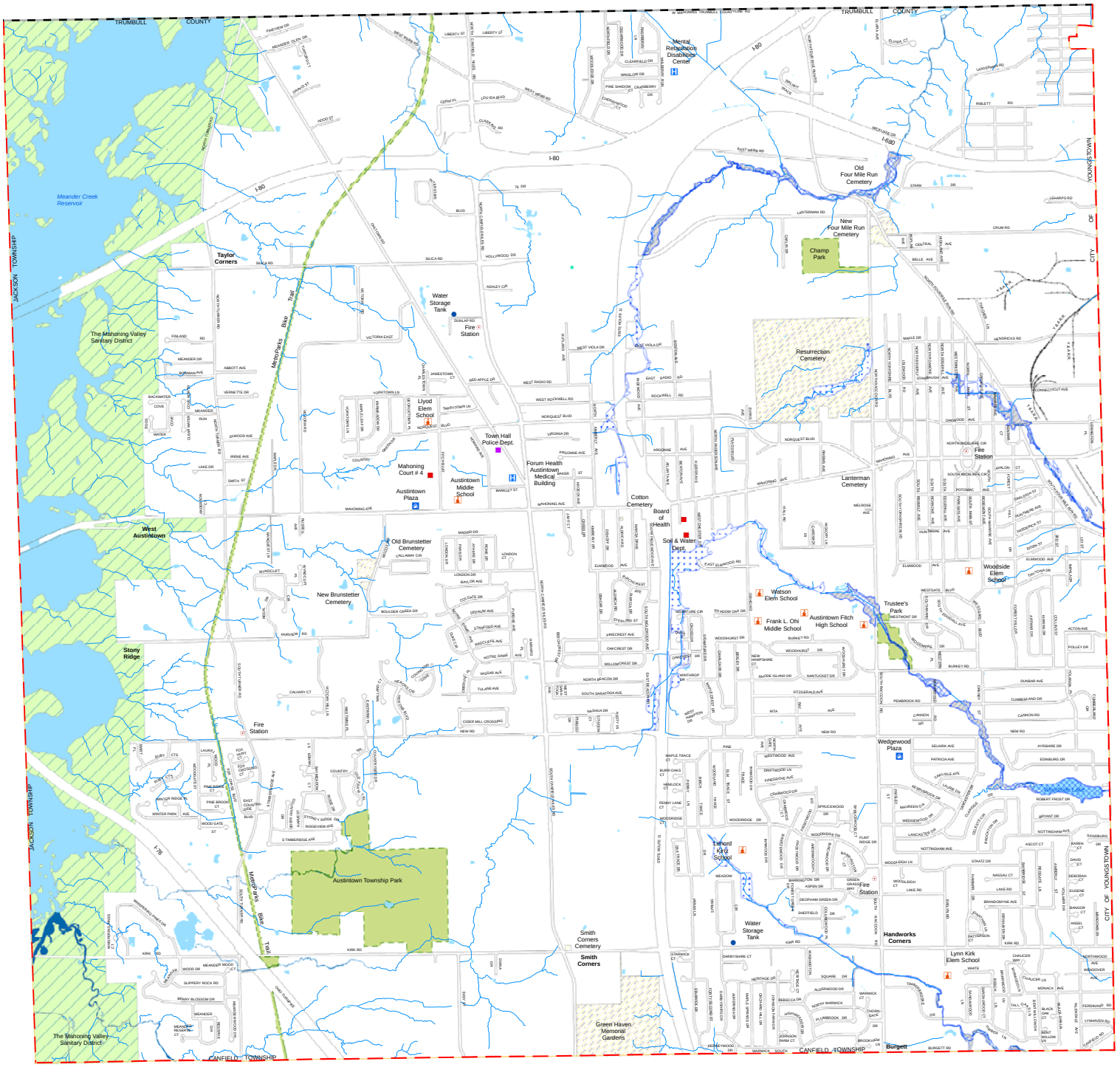
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 750 1,500 3,000 4,500 6,000
Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
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2016
FEMA MAP
Township of Austintown

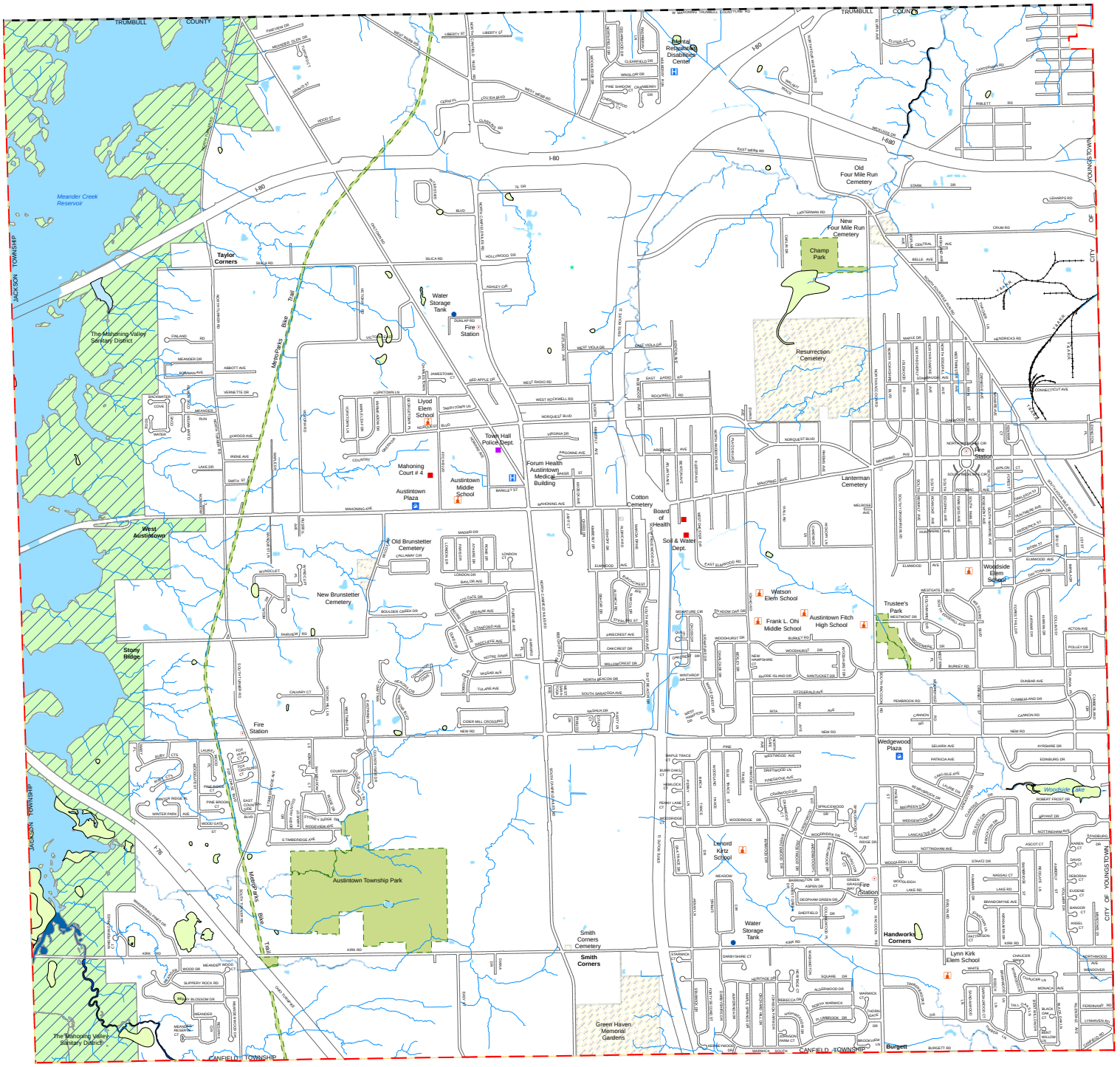
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
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2016
WETLAND MAP
Township of Austintown

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

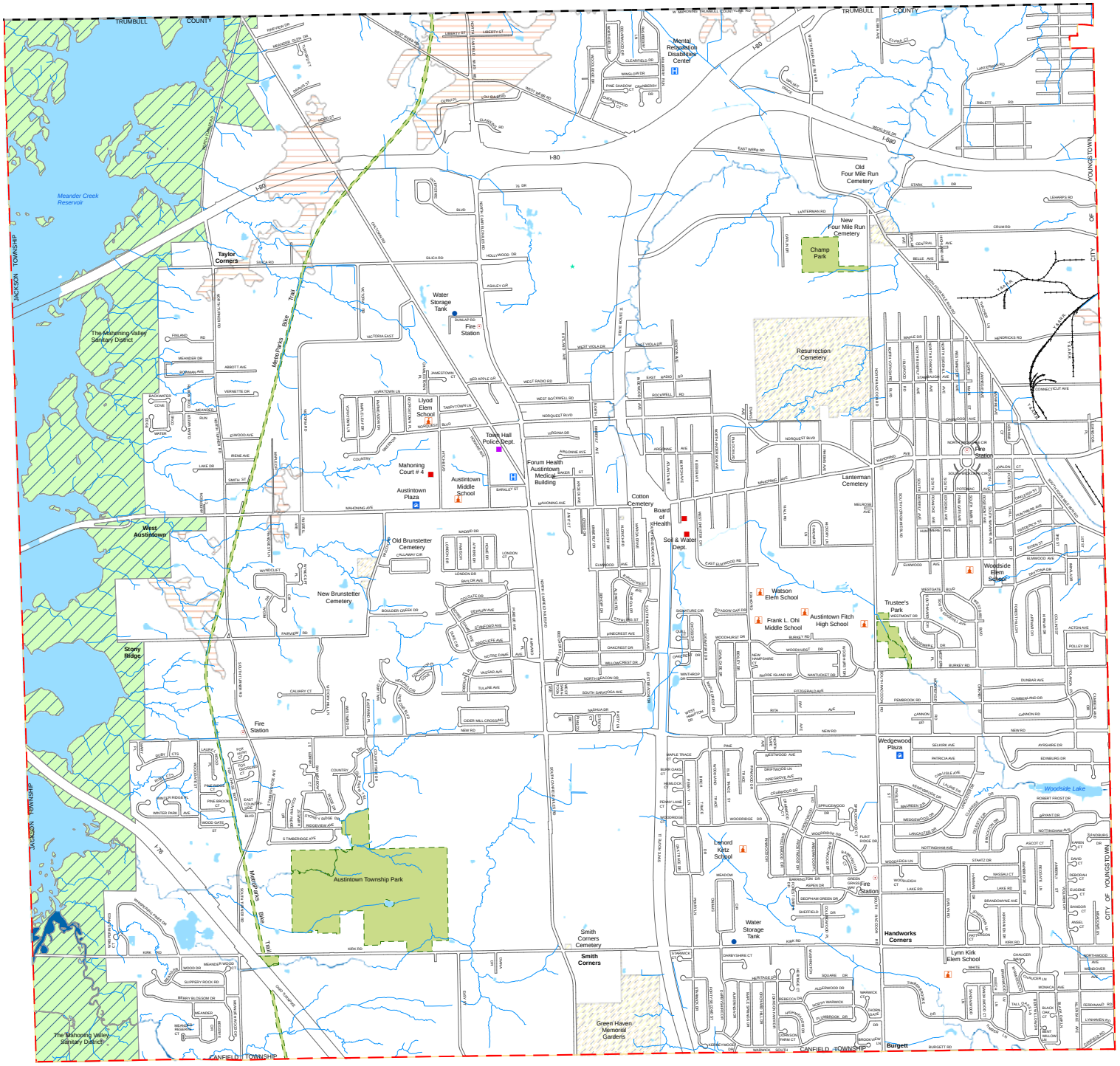
The Mahoning County Planning Commission

N
W E
S

0 750 1,500 3,000 4,500 6,000
Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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- Swamp
- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
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2016

UNDER GROUND MINE MAP

Township of Austintown

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

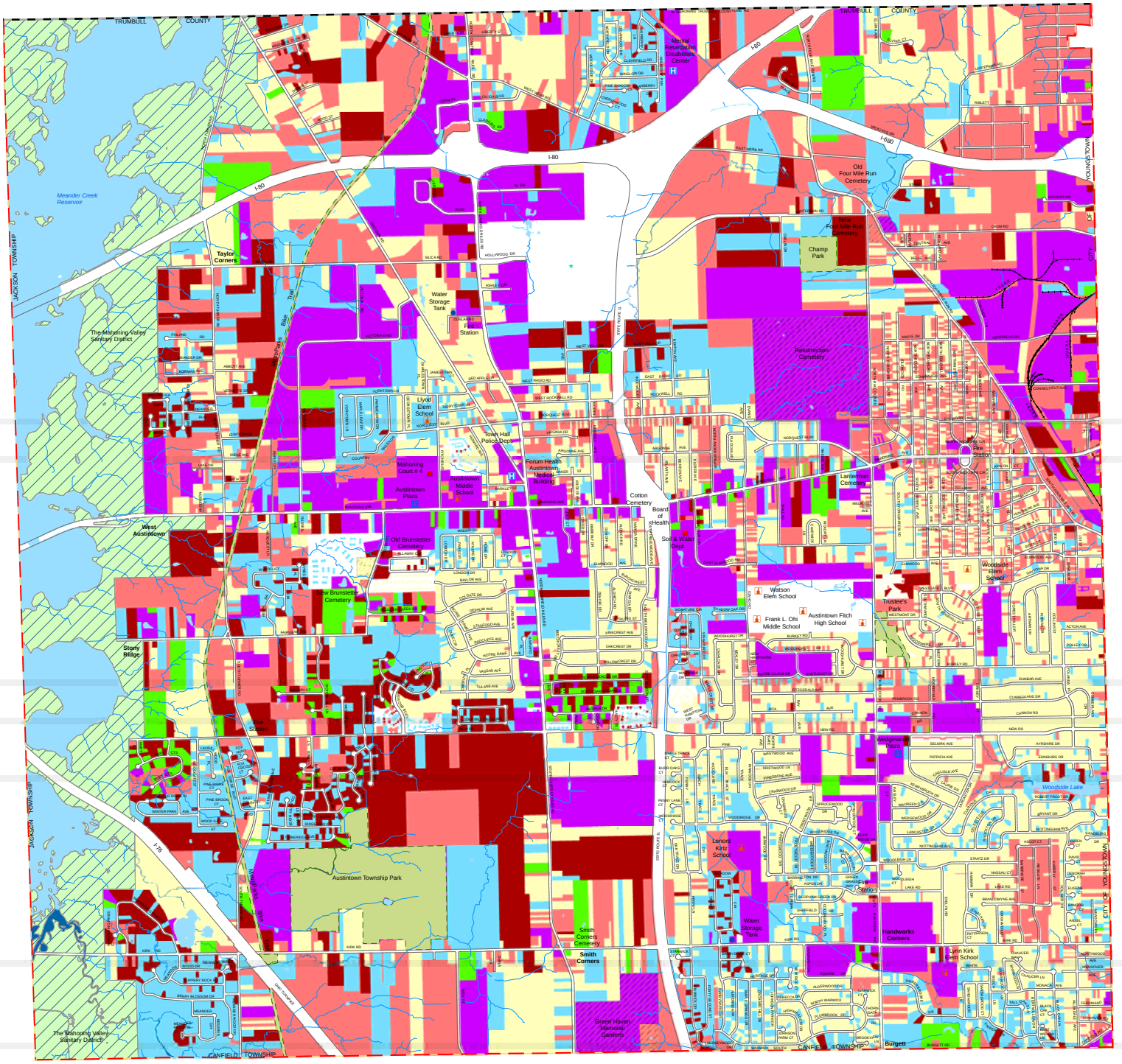
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

Underground Mine



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- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
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2016

VALUATION MAP

Township of Austintown

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH

2016-2026
Austintown Township

Goal

To provide a variety of living and working opportunities within a suburban setting with well planned residential, office, retail, and light industrial uses.

Objectives

A. To preserve existing low density residential neighborhoods while promoting future low density residential development.

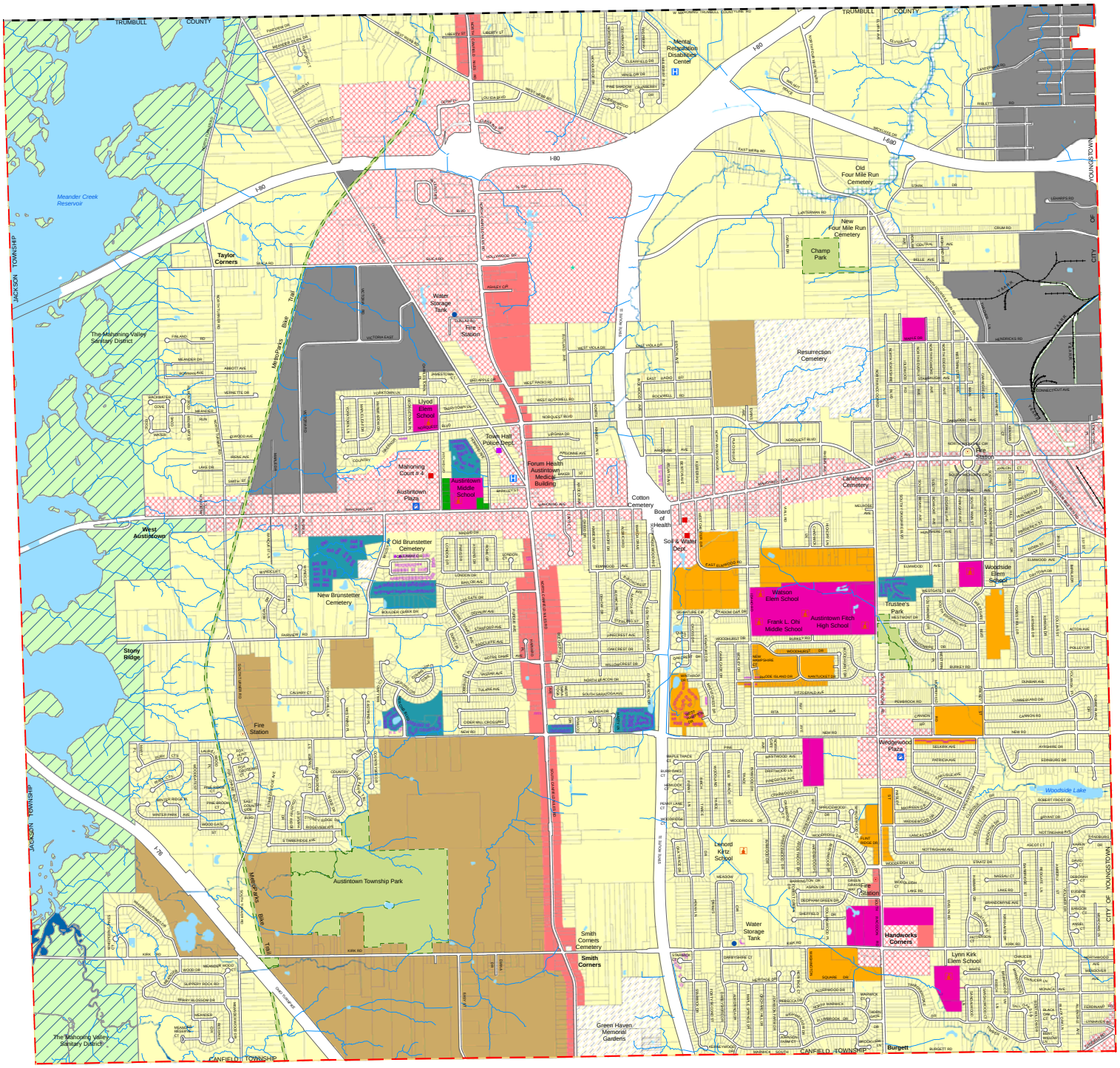
B. To preserve sensitive lands including flood plains, wetlands and riparian areas (subject to local, state and federal rules, regulations and policies).

C. Advocate local measures that effectively manage storm water retention/detention while promoting increased water quality standards.

D. To promote redevelopment of existing commercial corridors utilizing smart growth techniques and allowing for higher density mixed uses.

E. Promote high quality site plan requirements encouraging aesthetically pleasing development and insure compatibility with surrounding land uses.

F. Promote the efficient flow of vehicular traffic and encourage pedestrian walkway interconnections between residential neighborhoods, parks, schools, libraries, churches and commercial corridors.



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- Park
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- Golf Course
- Hospital
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- Maintenance Building
- Museum
- Point of Interest
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- School
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2016
LANDUSE MAP
Township of Austintown

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

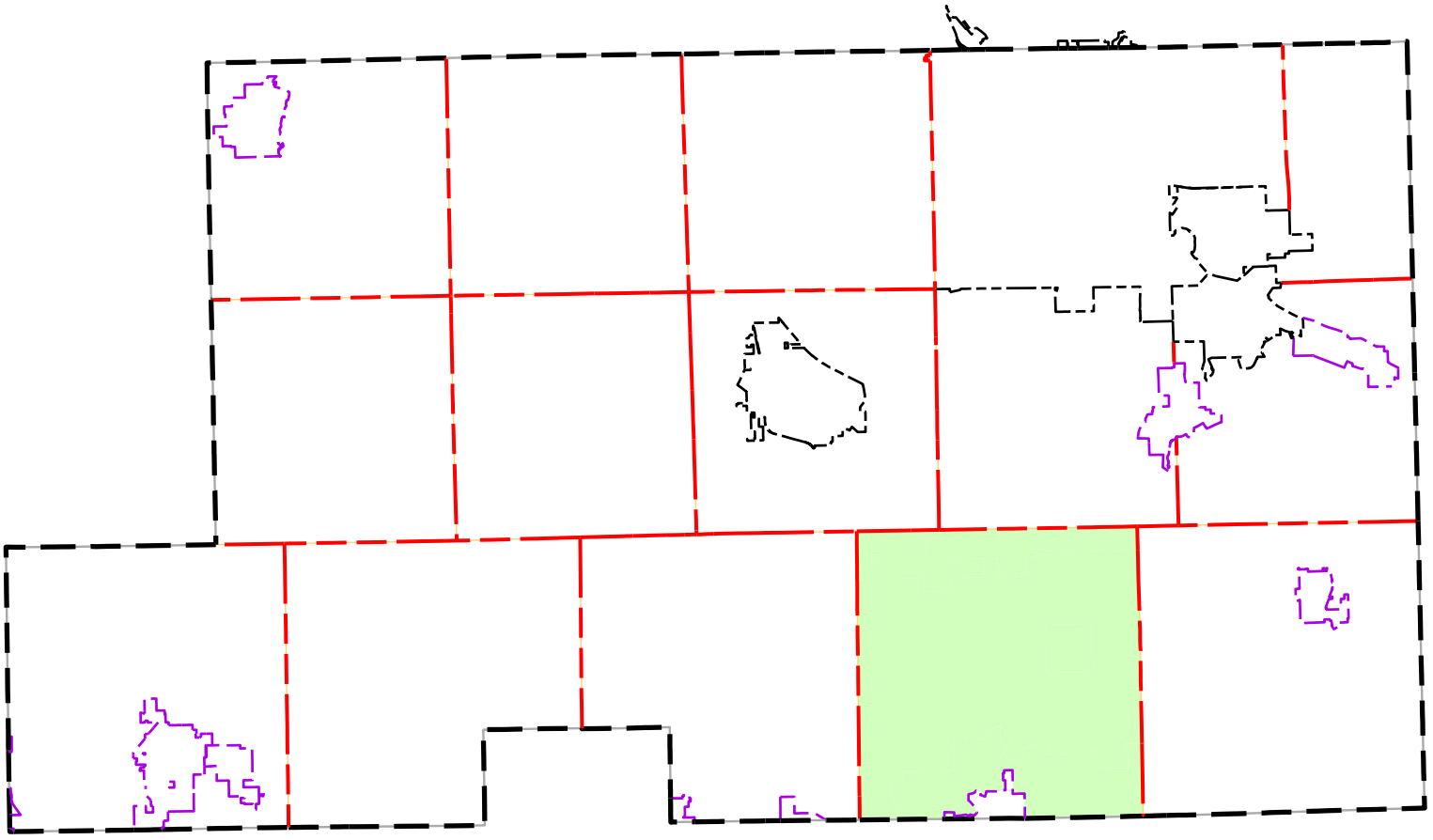
Landuse Districts

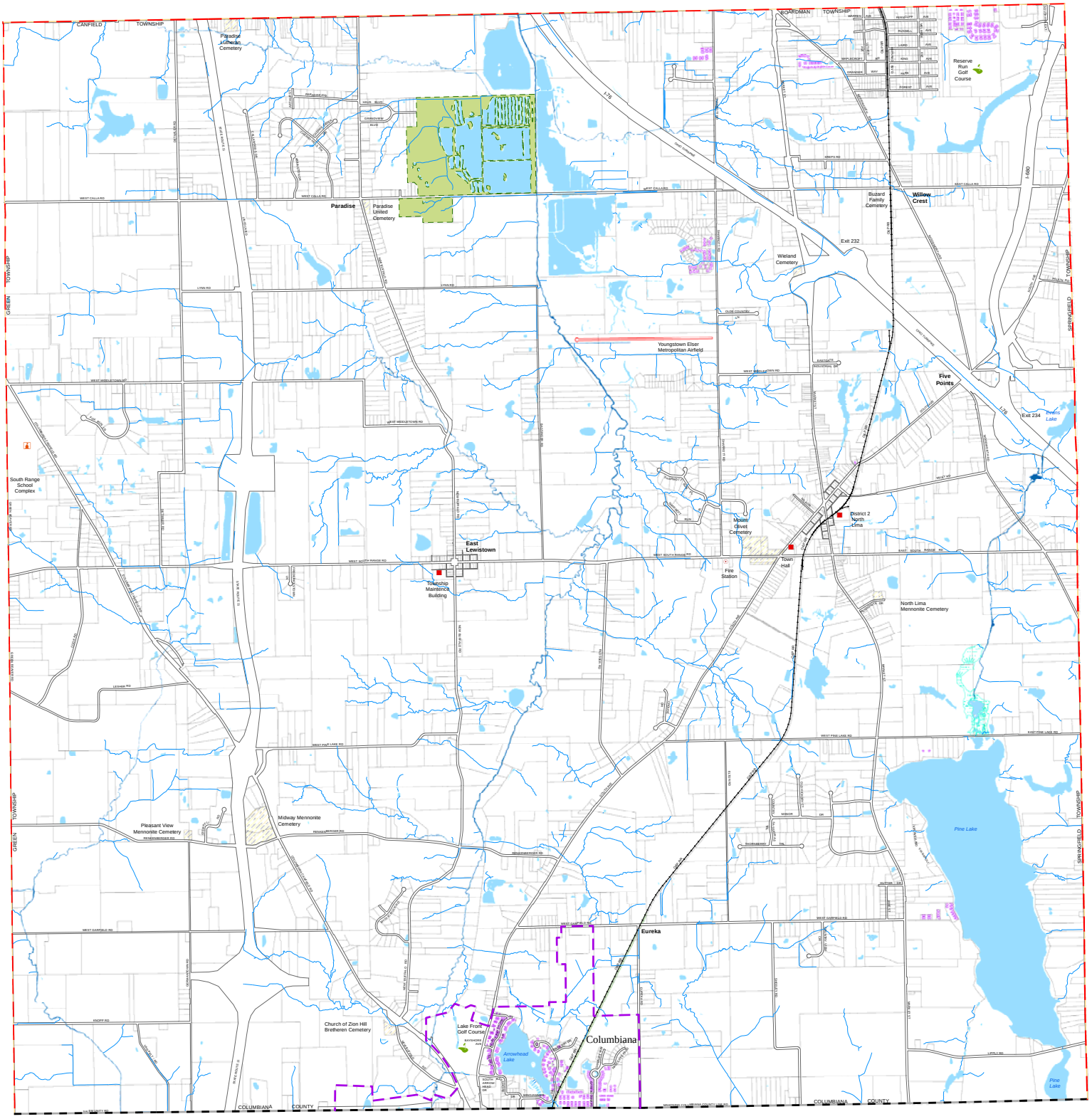
- AG - Agricultural
- LDR - Low Density Residential
- HDR - High Density Residential
- PUD - Planned Unit Development
- IND - Industrial
- BP - Business Professional
- GC - General Commercial
- INST - Institutional
- NC - Neighborhood Center
- SL - Sensitive Land

Index Map

Beaver Township

2016





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- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
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- Shopping Center
- School
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- Water Storage Tank
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2016

PROPERTY MAP

Township of Beaver

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

BEAVER TOWNSHIP

601 W. South Range Road
North Lima, Ohio 44522
(330) 549-9295

Beaver Township is a zoned, rural and suburban township. A small portion of the City of Columbiana extends across the southern boundary of the township. Pine Lake, which is a regional water supply source, is also found in the township. Beaver Township contains a privately-owned general aviation airport which is certified for night-time operations.

The Township is served by a number of state highways: SR 7 (north-south), SR 14 (north-south), SR 164 (north-south), SR 165 (east-west), SR 626 (north-south), and the SR 11 expressway. Interstate 76, the Ohio Turnpike, passes through the township, and the southern terminus of Interstate 680, connecting with Youngstown, is also located in Beaver Township. An interchange connects I-76 with I-680, and an interchange connects SR 11 with SR 14 and SR 46.

The 2010 Census indicates that the population of Beaver Township was 6,711 with 2,609 housing units.

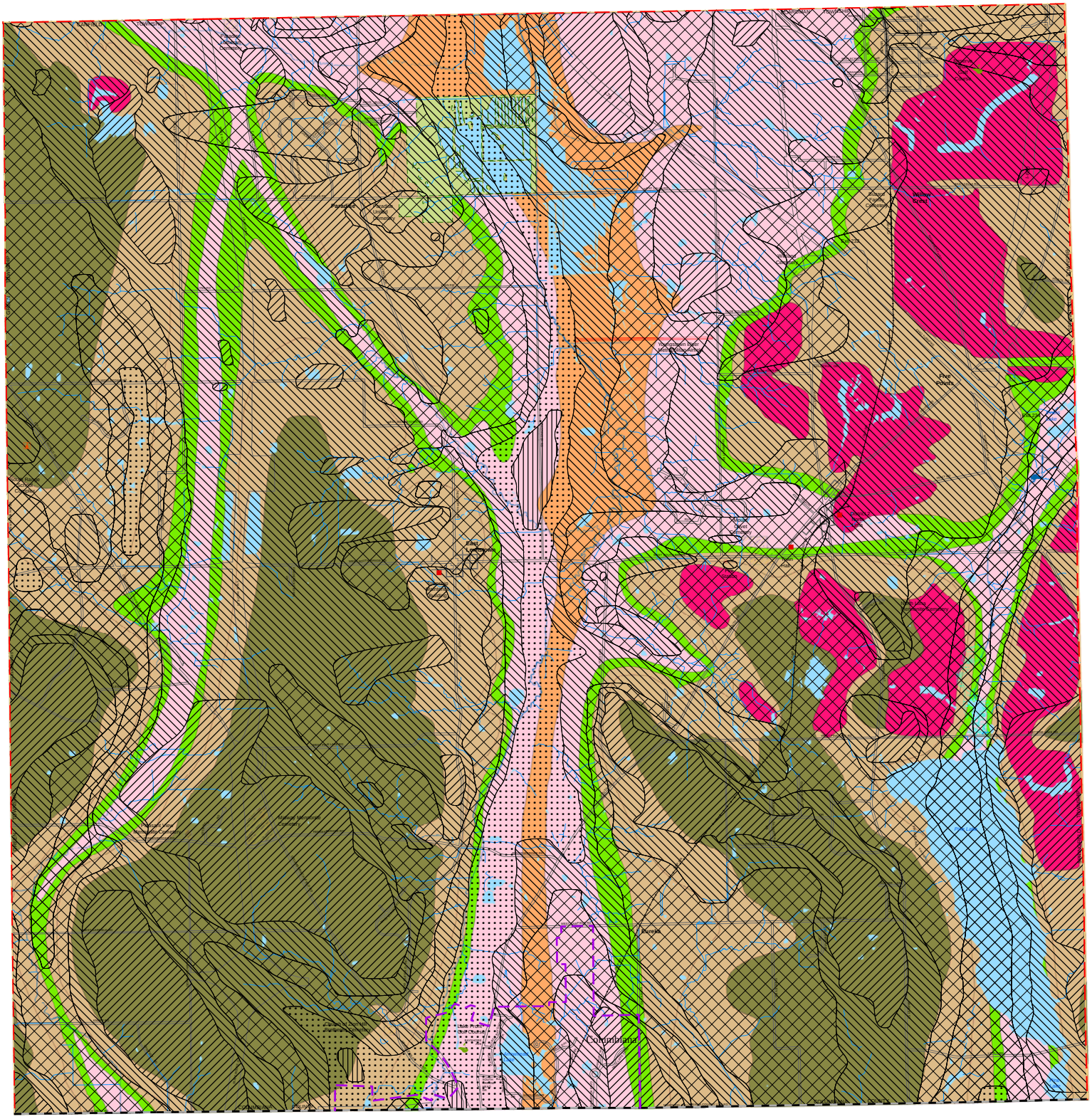
Beaver Township has a full-time police department, a one full time fire department, and an EMT Service. There is one elementary school, a centrally located middle school, and a high school (South Range School District). A portion of Columbiana, Canfield, and Boardman School Districts extend into Beaver Township.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural	53.86%	11,179.92
Rural Residential (R-R)	27.01%	5,607.22
Suburban Residential (S-R)	5.36%	1,113.52
Multi-Family Residential (MF-R)	.311%	64.59
High Density Residential (HD-R)	.868%	180.11
Convenience Commercial (C-C)	.134%	27.92
General Commercial (G-C)	4.76%	988.21
General Industrial (G-I)	2.70%	561.53
Office Industrial (O-I)	2.72%	564.68
Planned Unit Development (PUD)	2.05%	425.75
Cemetery	.208%	43.18
Not Rated – Water, Water Districts	.003%	.74
Total		***20,757.37***
Roadways (Township & County)	***71.11***	

The growth patterns in Beaver Township will be monitored to assure that the quality of life will be sustained. Listed below is a set of physical conditions and market value found in the accompanying maps, which can assist with growth decisions for the township.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



Map Legend

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- Township Boundary
- Village Boundary
- River/Stream
- Airport/Landing Strip
- Bike Trail
- Tax Parcel
- Cemetery
- Lake
- River/Wide Stream
- Swamp
- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
GEOLOGIC MAP
Township of Beaver

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

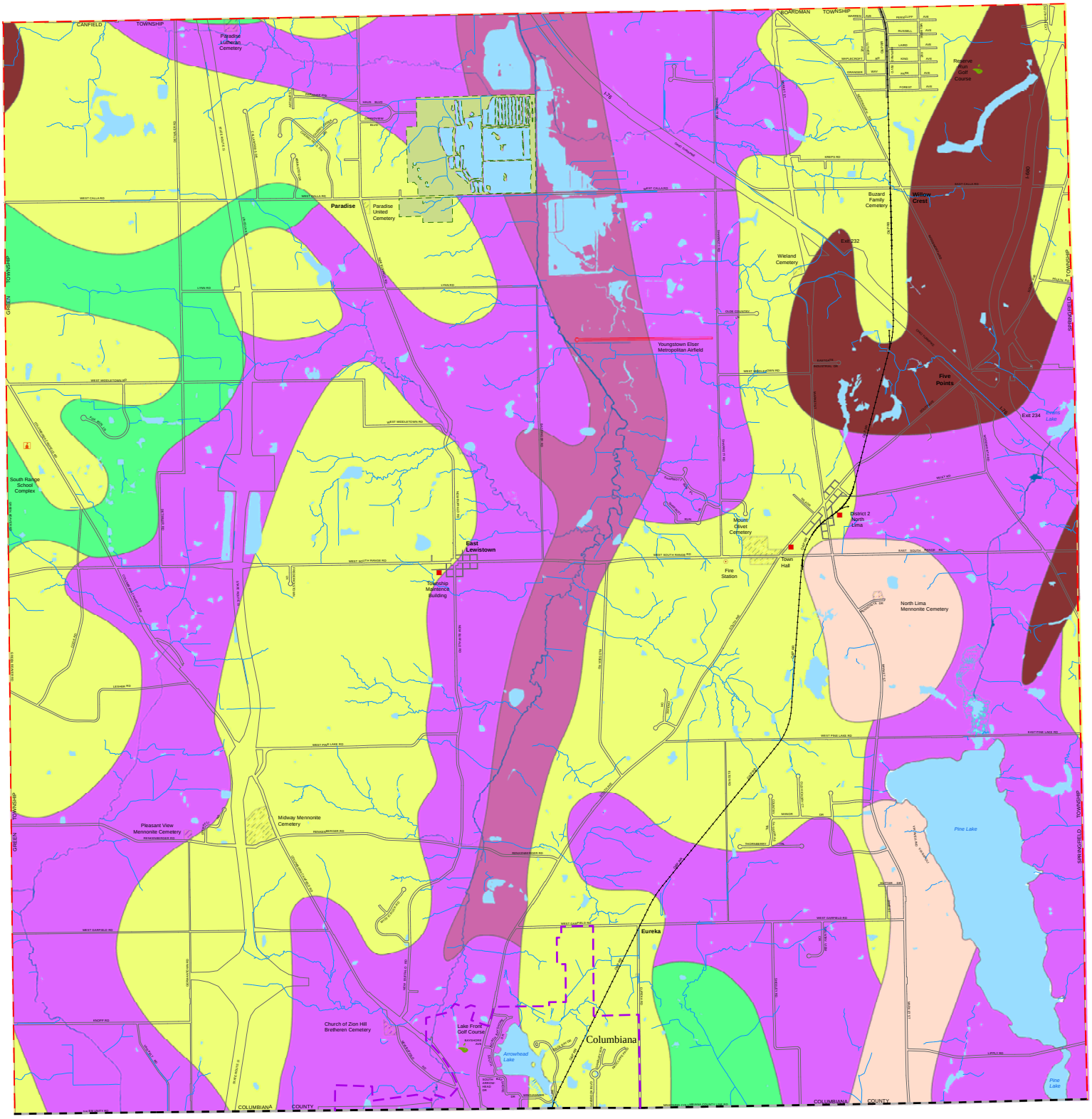
0 875 1,750 3,500 5,250
Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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2016
SOIL MAP
Township of Beaver

Mahoning County, OHIO

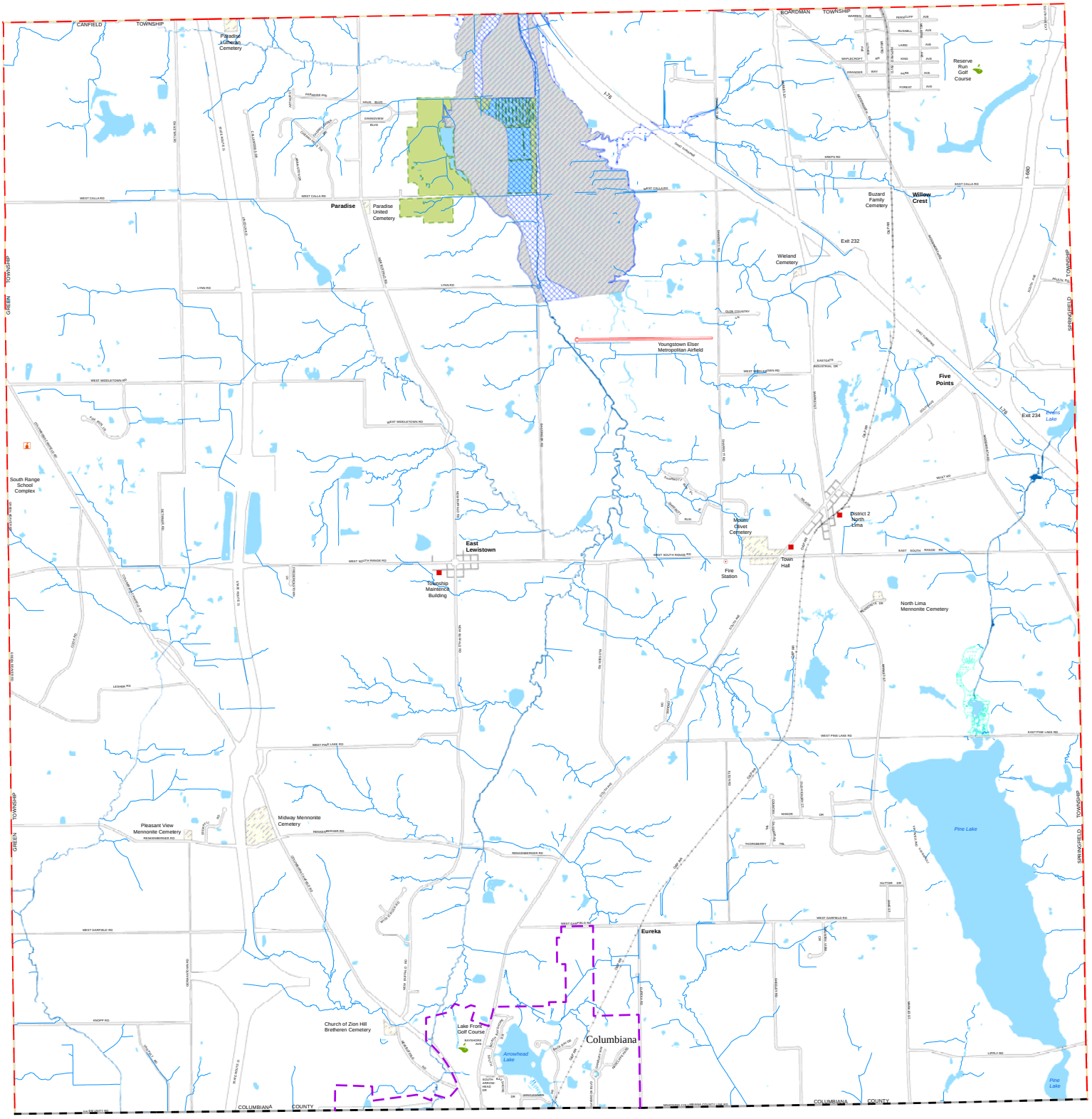
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016
FEMA MAP
Township of Beaver

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

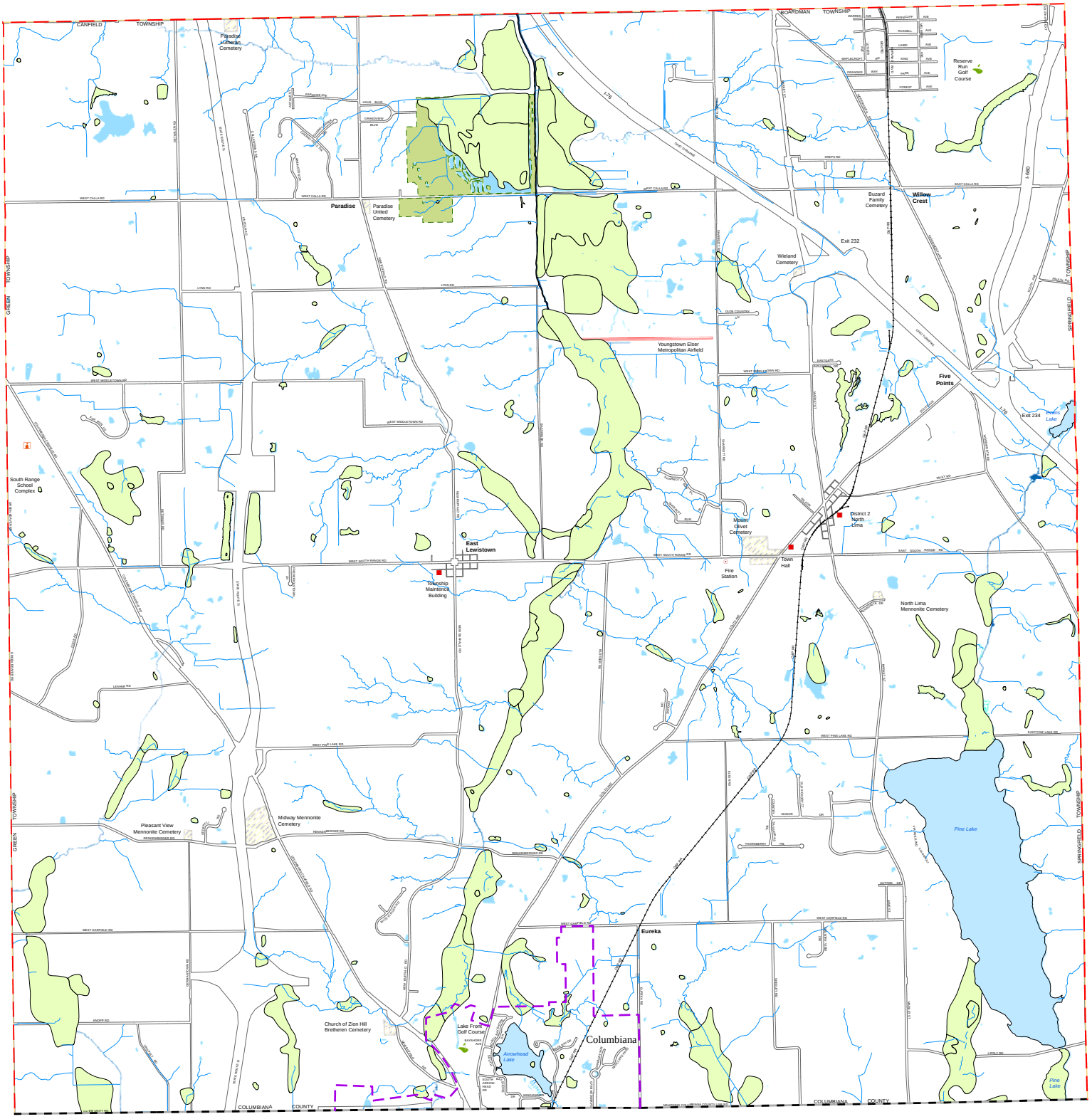
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Beaver

Mahoning County, OHIO

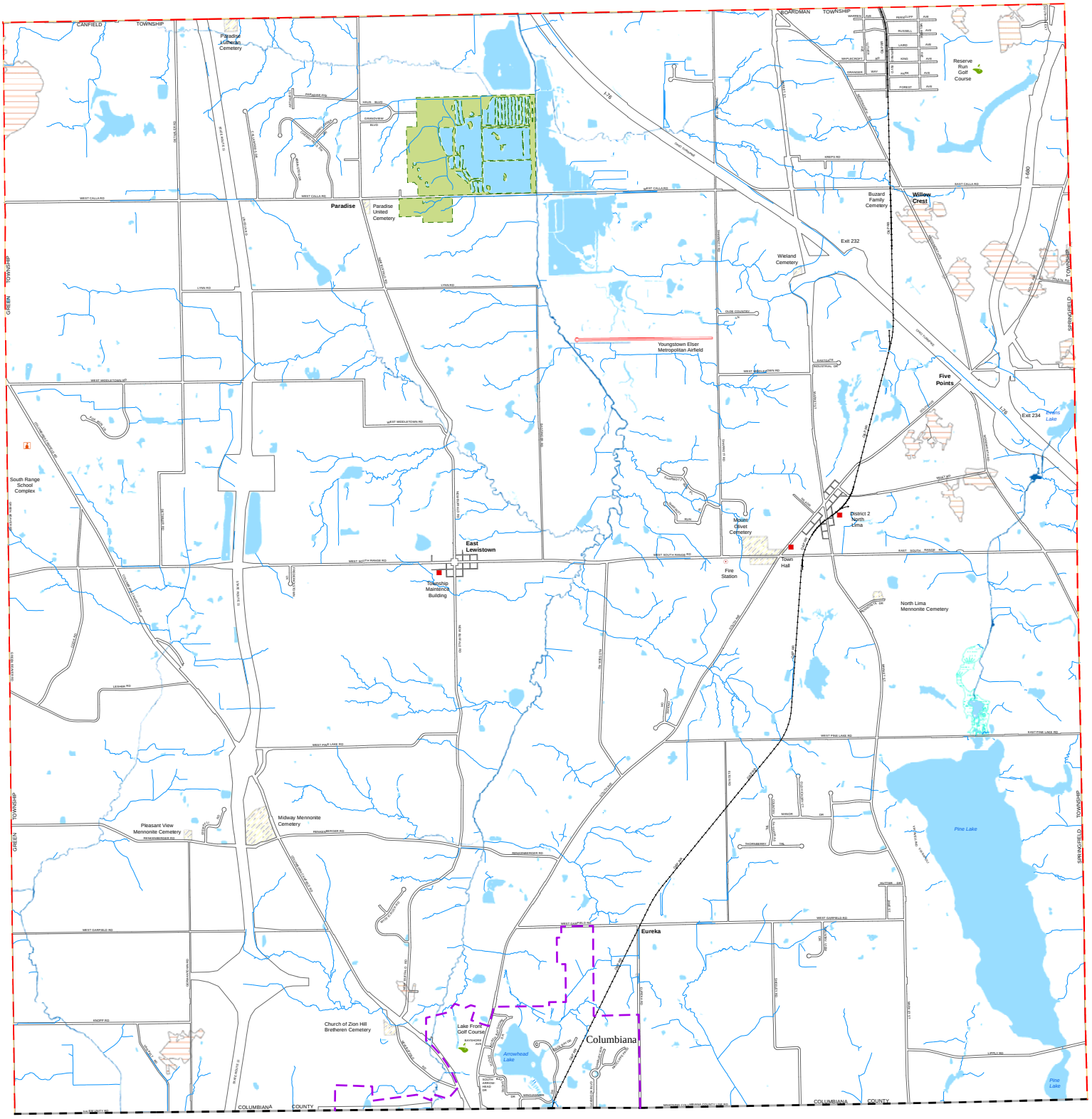
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Beaver

Mahoning County, OHIO

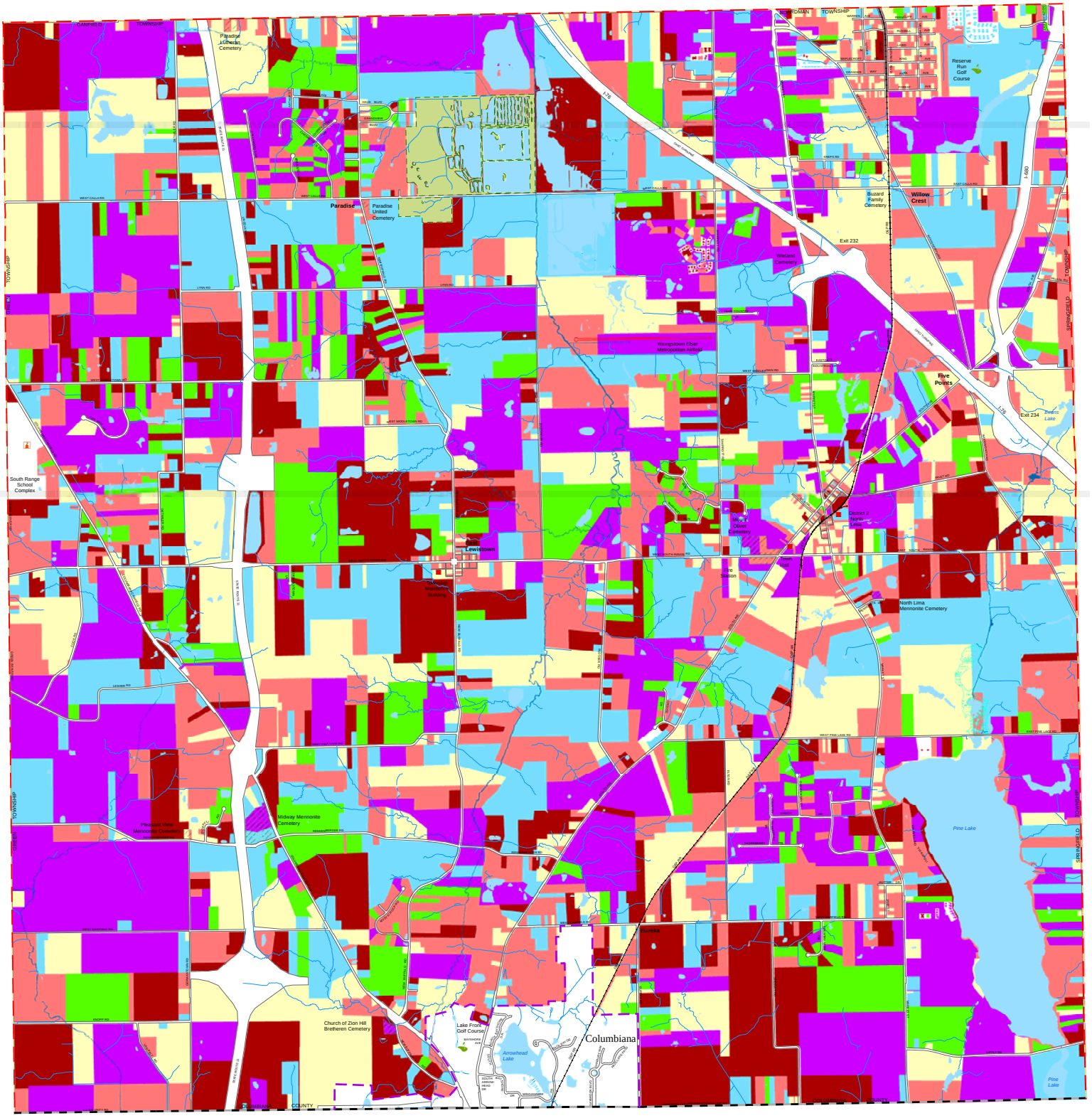
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Beaver

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Beaver Township

Goal

To maintain single-family homes, encourage light industry, and planned, small-scale retail uses.

Objectives

A. To retain and protect agricultural and rural character of Beaver Township by preserving agricultural land and environmentally sensitive land.

B. To establish residential areas at densities that are consistent with the Township's ability to provide essential services and carrying capacity of the natural environment. The intent is to maintain primarily lower density areas in the west and south portions of the Township surrounding moderate to higher density areas focused in the northeast corner of the Township.

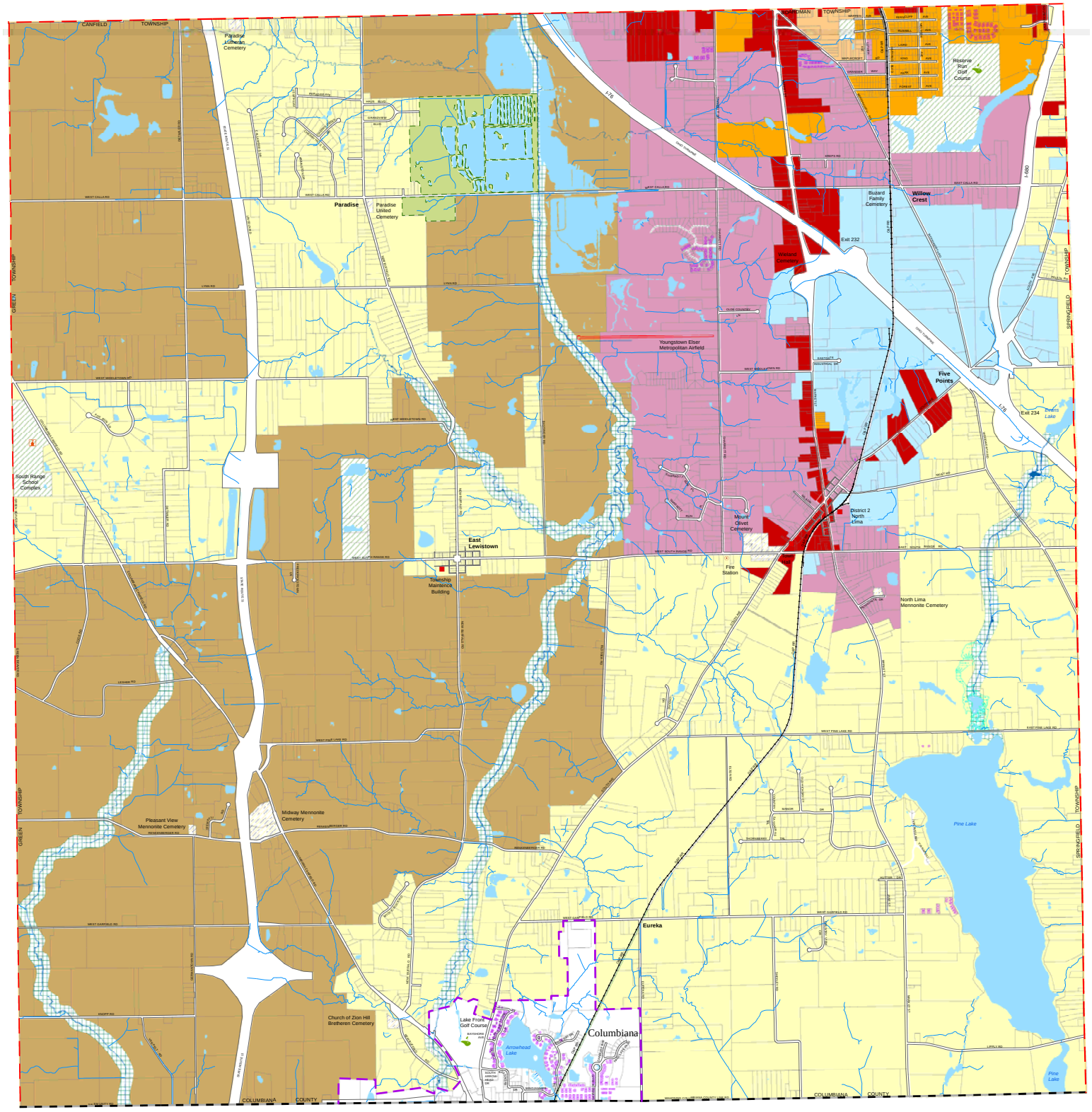
C. To limit commercial development to the areas illustrated on the Land Use Plan Map, with the intent of providing for daily convenience and weekly shopping and service needs of the Township, but relying on the larger and more developed commercial areas of nearby City of Columbiana and Boardman Township.

D. To promote and develop an employment center in areas which are feasible for such development in terms of location and accessibility in order to promote a strong tax base.

E. To manage the uses and development of land in the Township to protect surface water resources (creeks, lakes, wetlands, floodplains) from pollution, sedimentation and excessive increases in storm water runoff.

F. To promote land use practices which contribute to the preservation and improvement of environmental quality of the Mill Creek Watershed, Yellow Creek Watershed and the Middle Fork Little Beaver Creek Watershed.

G. To promote land use patterns and transportation facilities to provide for safe, efficient and effective movement of vehicles and persons, to ensure that the type and capacity of transportation elements are appropriate and sufficient for anticipated traffic demands, and to avoid development of uses characterized by heavy traffic generation in areas of the Township that are not served or programmed to be served by higher volume roadways.



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2016
LANDUSE MAP
Township of Beaver

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

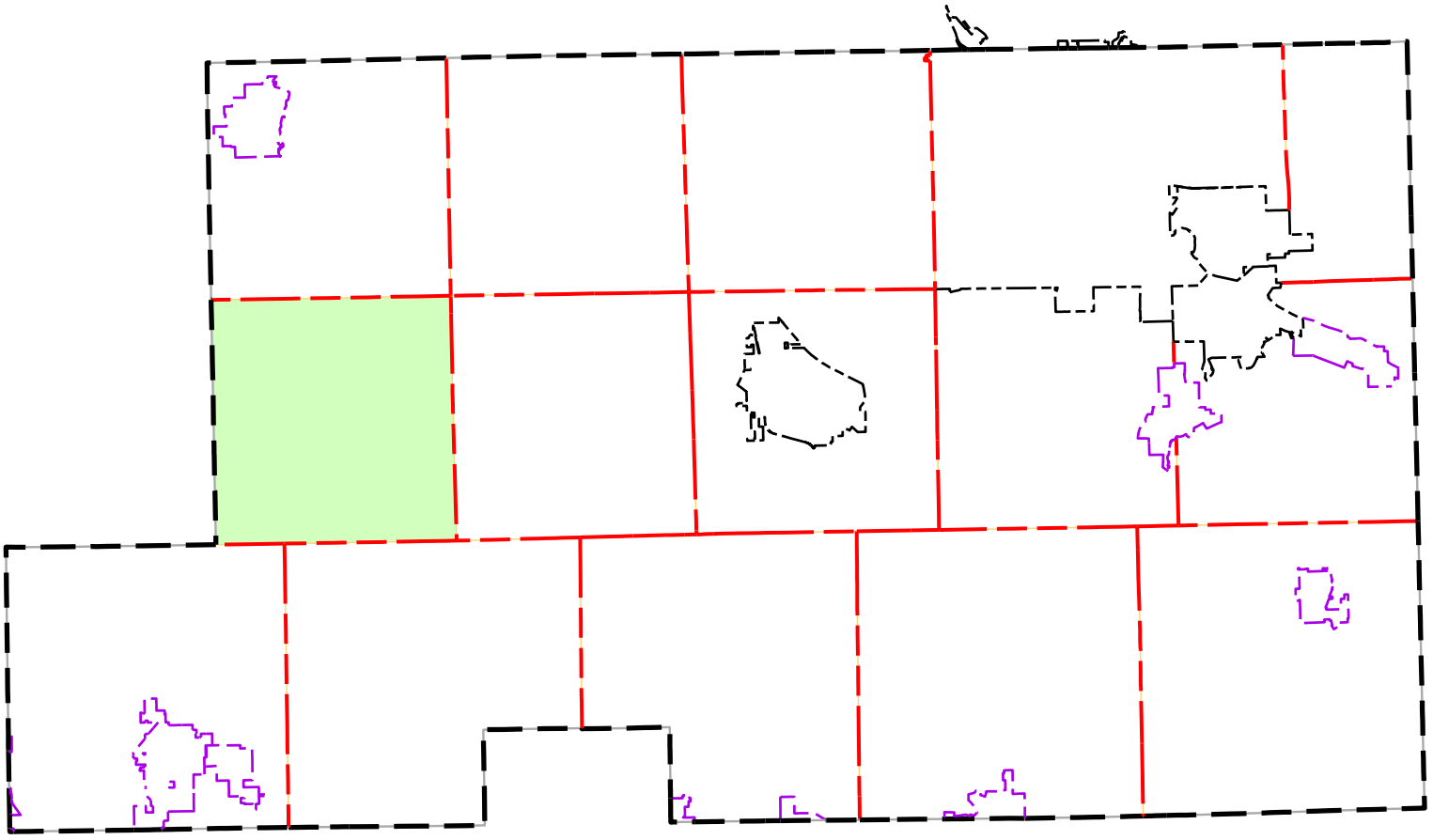
Landuse Districts

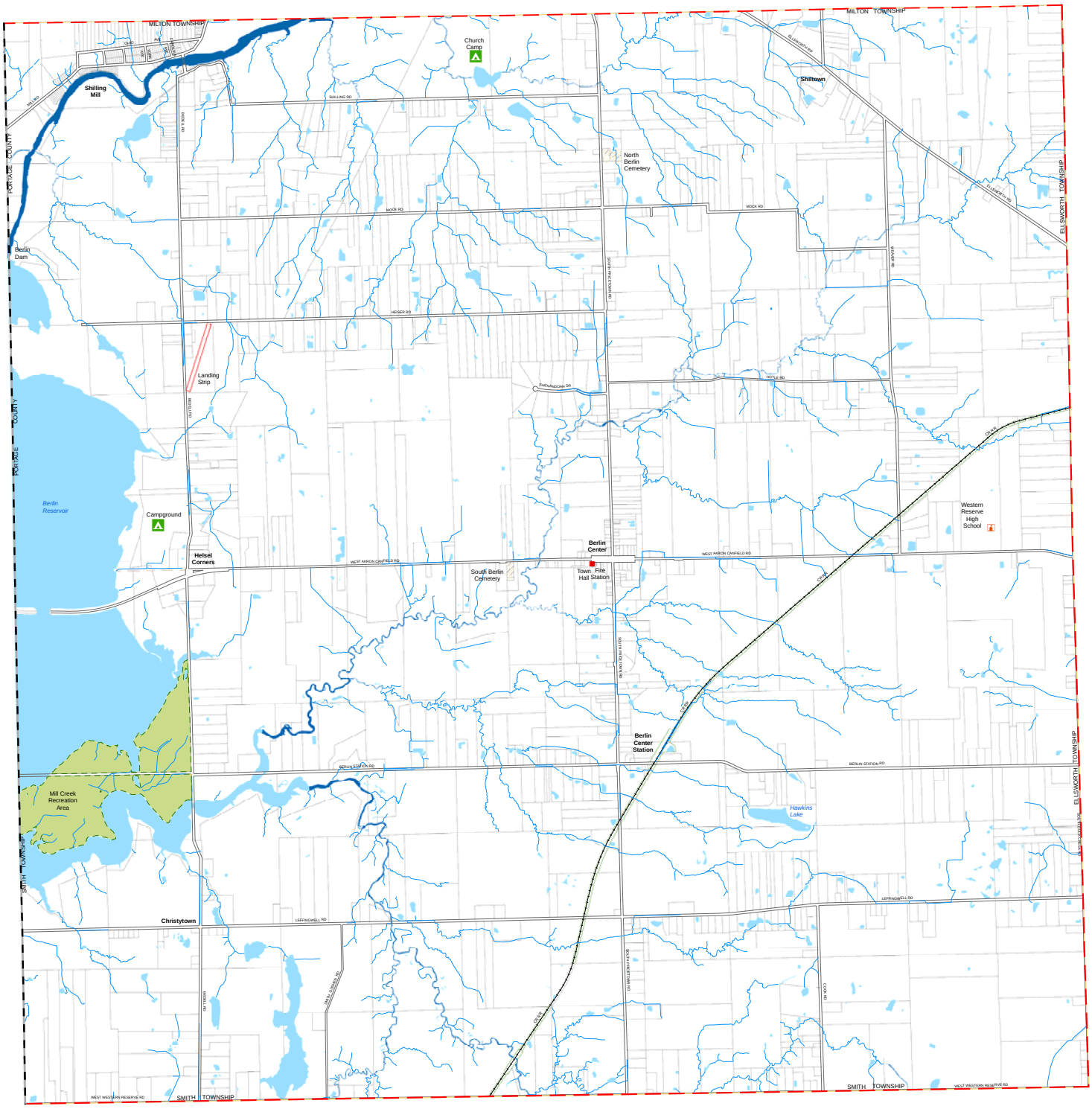
- AG - Agricultural
- RR - Rural Residential
- SR-Surban Residential
- HDR - High Density Residential
- C - Commercial
- EP - Employment Center
- PR - Parks and Recreation
- SL - Sensitive Land

Index Map

Berlin Township

2016





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2016

PROPERTY MAP

Township of Berlin

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

BERLIN TOWNSHIP
P.O. Box 95
Berlin Center, Ohio 44401
(330) 547-2929

Berlin Township is a rural, unzoned township that borders Portage County. Contained within the township is Berlin Reservoir, which is operated by the U.S. Army Corp. of Engineers.

Berlin Township has a volunteer fire department and police protection is provided by the Mahoning County Sheriff's Department.

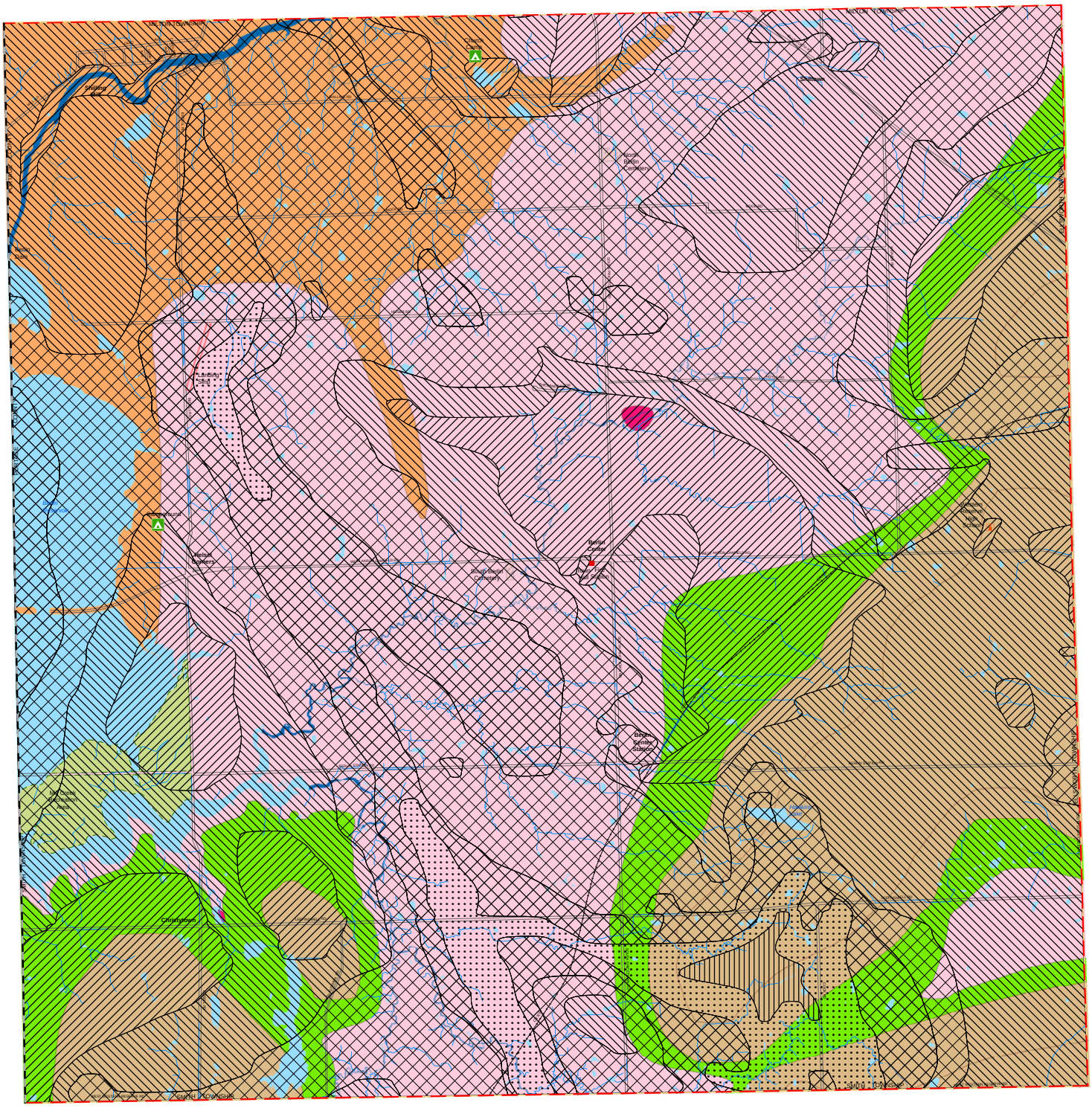
All schools within Berlin Township are part of the Western Reserve School System. There is one elementary school located in Ellsworth Township. The middle school, which is located in Berlin Township, serves Berlin and Ellsworth Townships. The one high school located in Berlin Township also serves both townships.

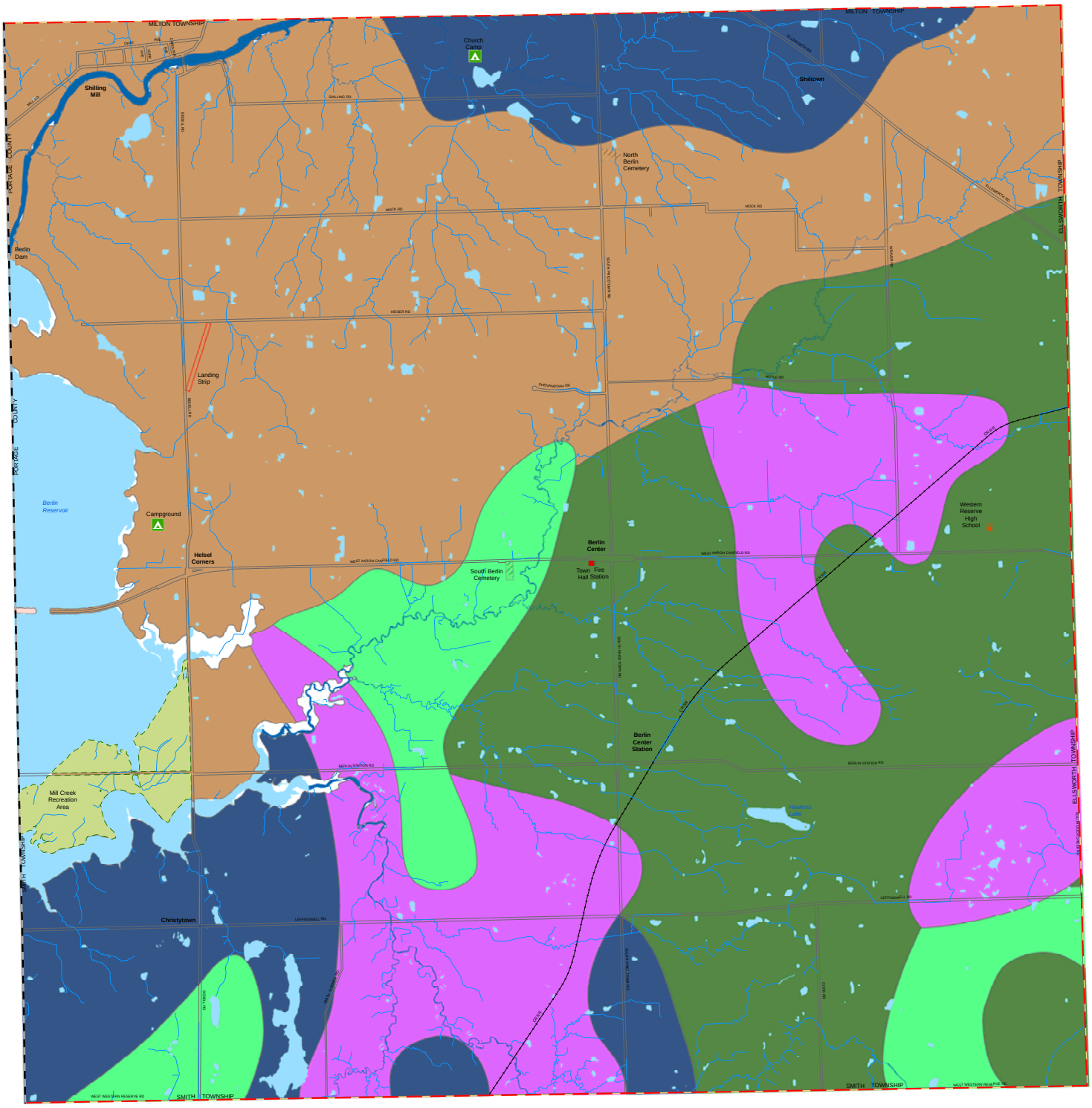
The 2010 Census indicates that the population of Berlin Township was 2,122 with 919 housing units.

To assist with future growth decisions, there is listed below a set of physical factors and market value found in the accompanying maps which follow.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value

Roadways (Township & County)	***35.30***	


MILTON TOWNSHIP
Stillwater Park
Berlin Center Cemetery
Berlin Center
Berlin Center Station
Berlin Center Cemetery
Old Orchard Cemetery
Old Orchard Methodist Church
Old Orchard Methodist Church
Christy Park
Lanterly School
Lanterly Park
Meadowbrook
Meadowbrook Cemetery
Meadowbrook Middle School
Meadowbrook Middle School
Meadowbrook Middle School



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2016

SOIL MAP

Township of Berlin

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
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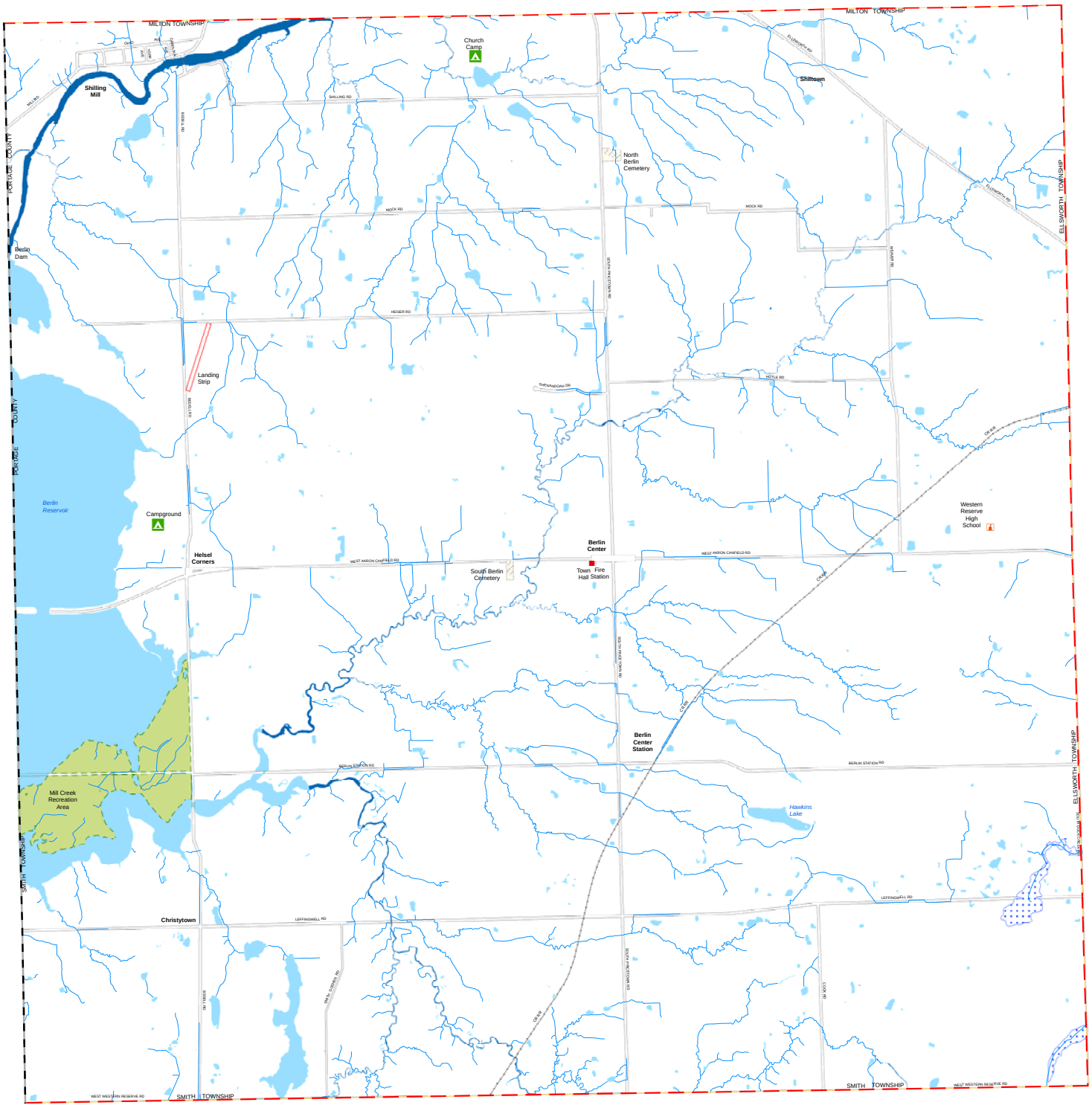

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2016

FEMA MAP

Township of Berlin

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

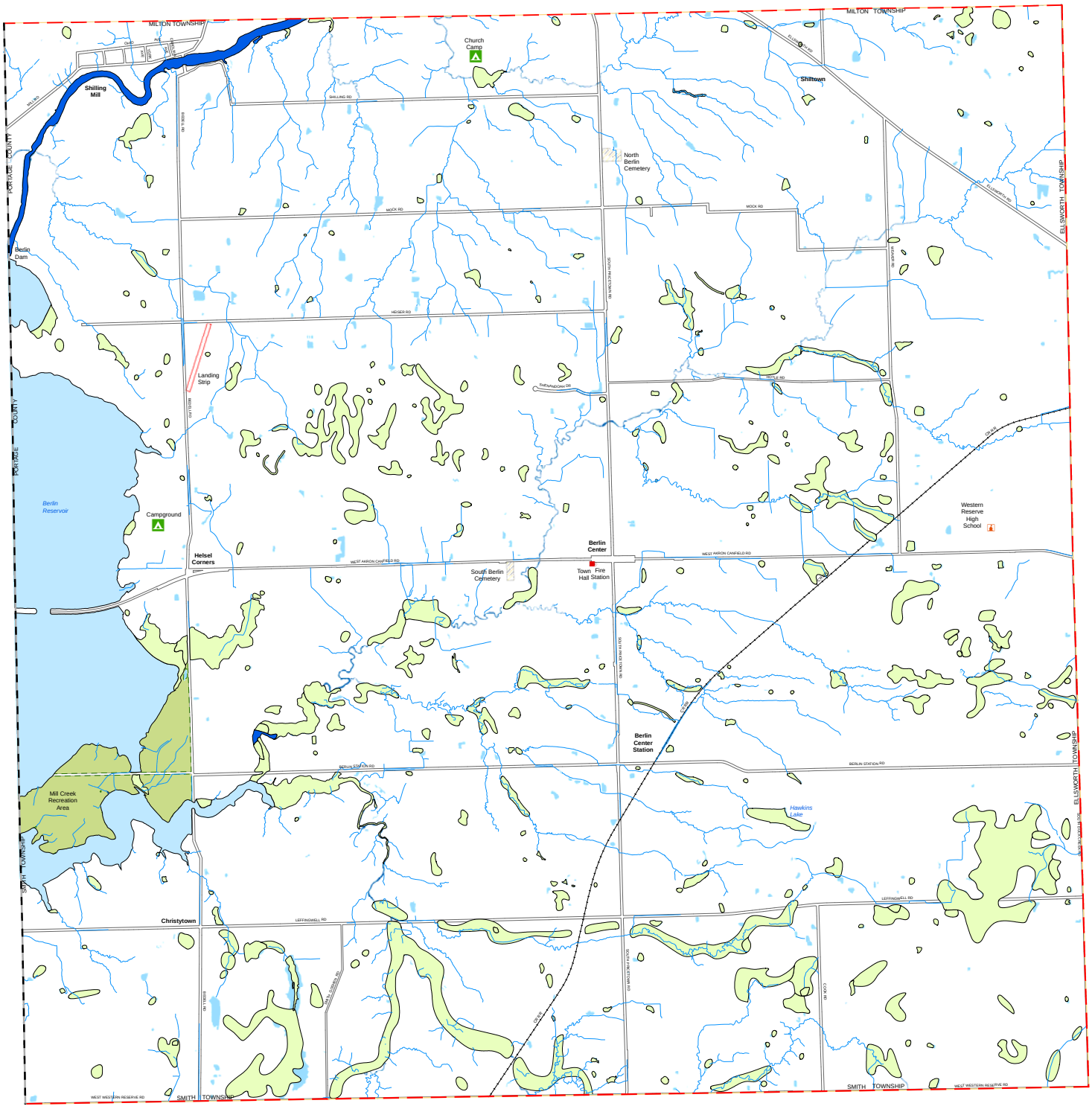
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Berlin

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N
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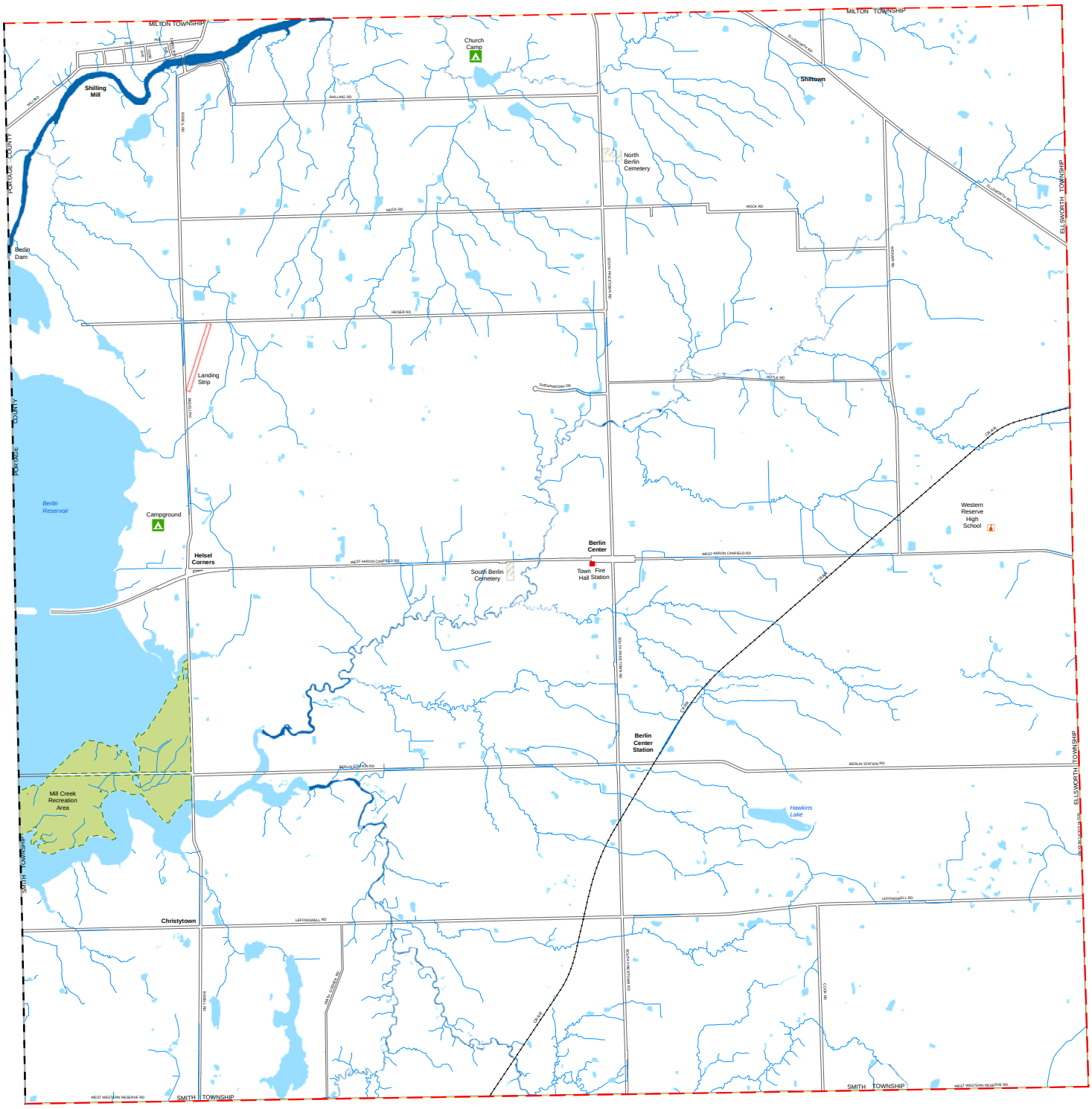
0 750 1,500 3,000 4,500 6,000 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Berlin

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N
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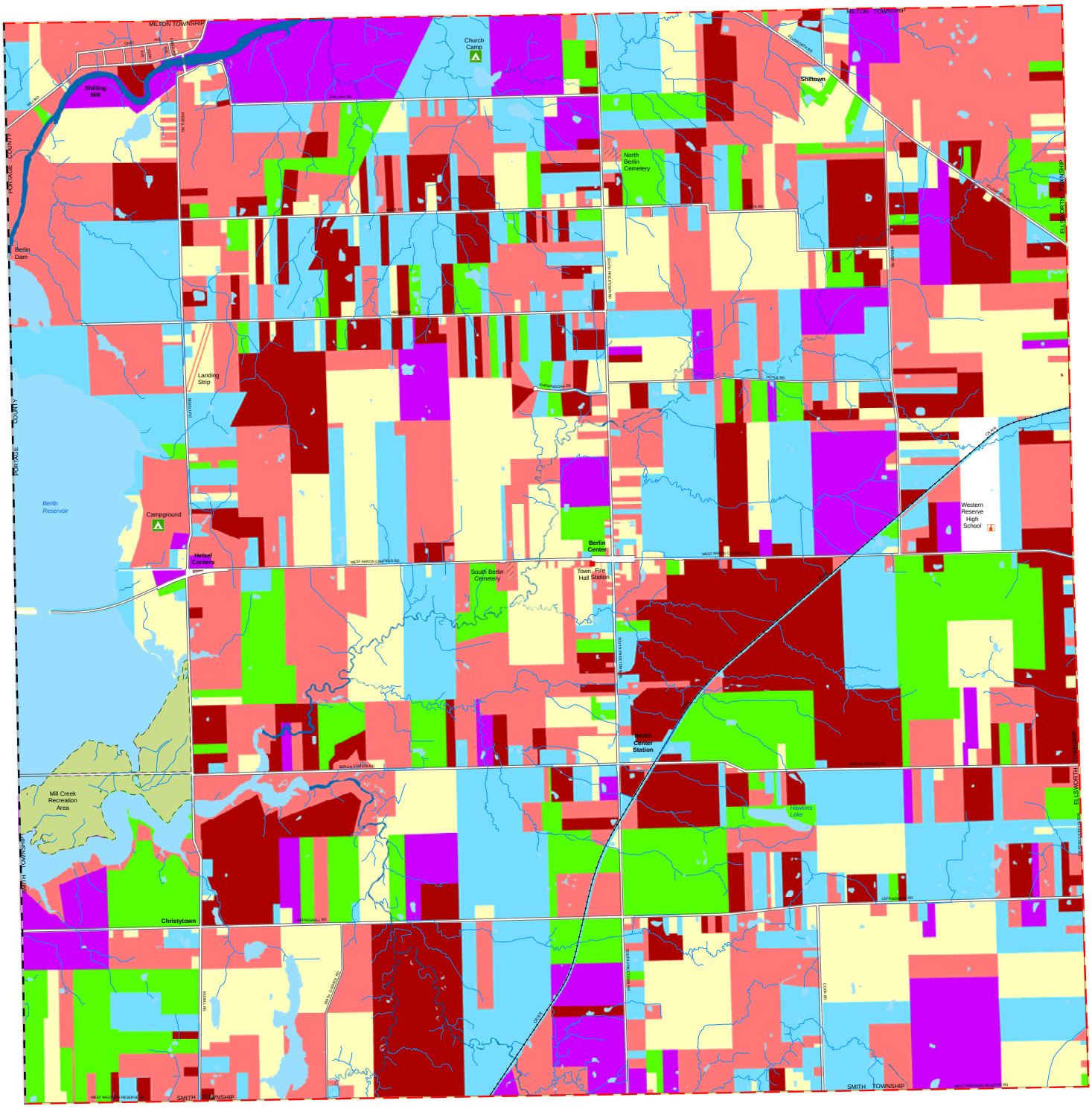
0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Berlin

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

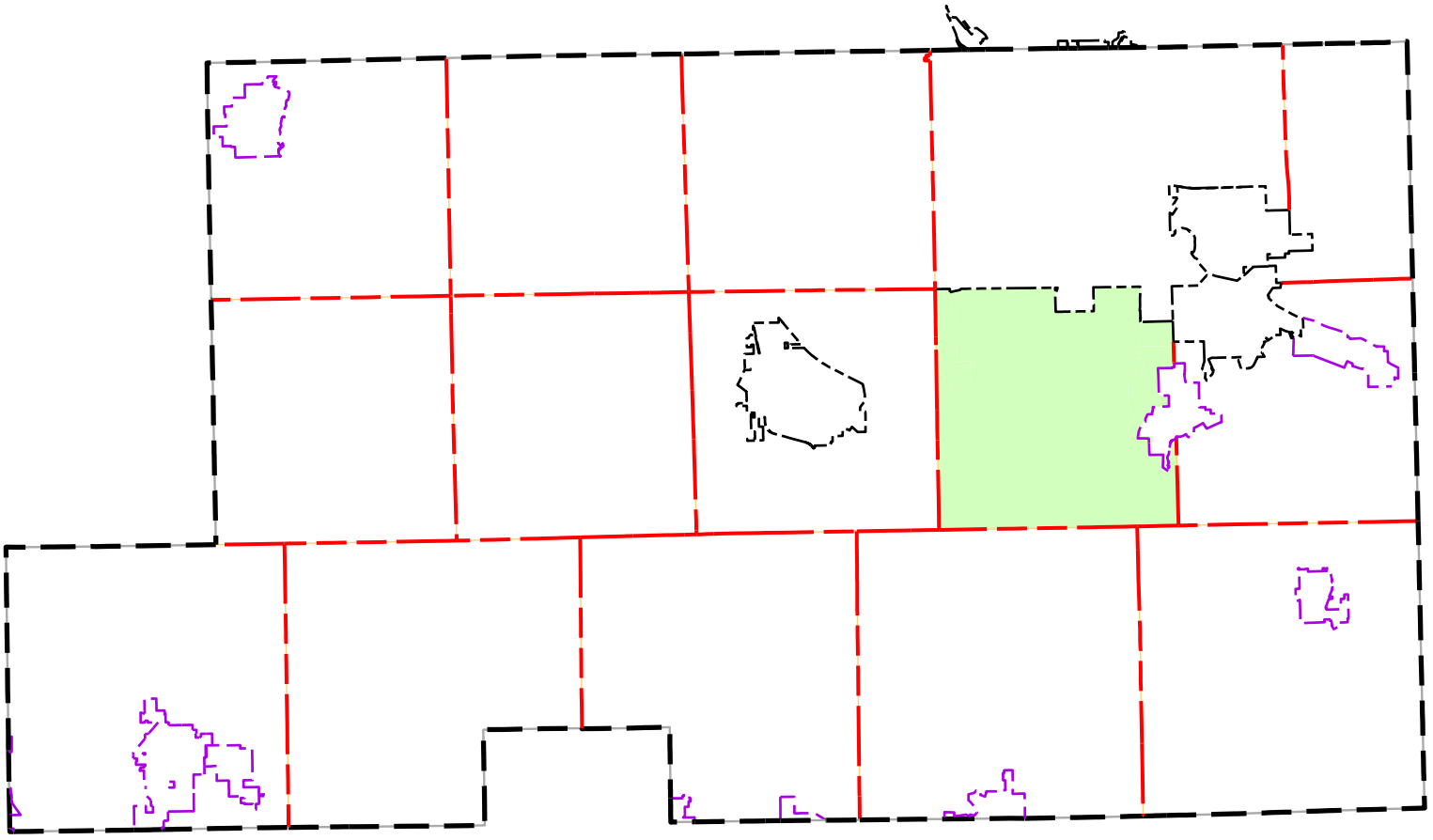
N
W E
S

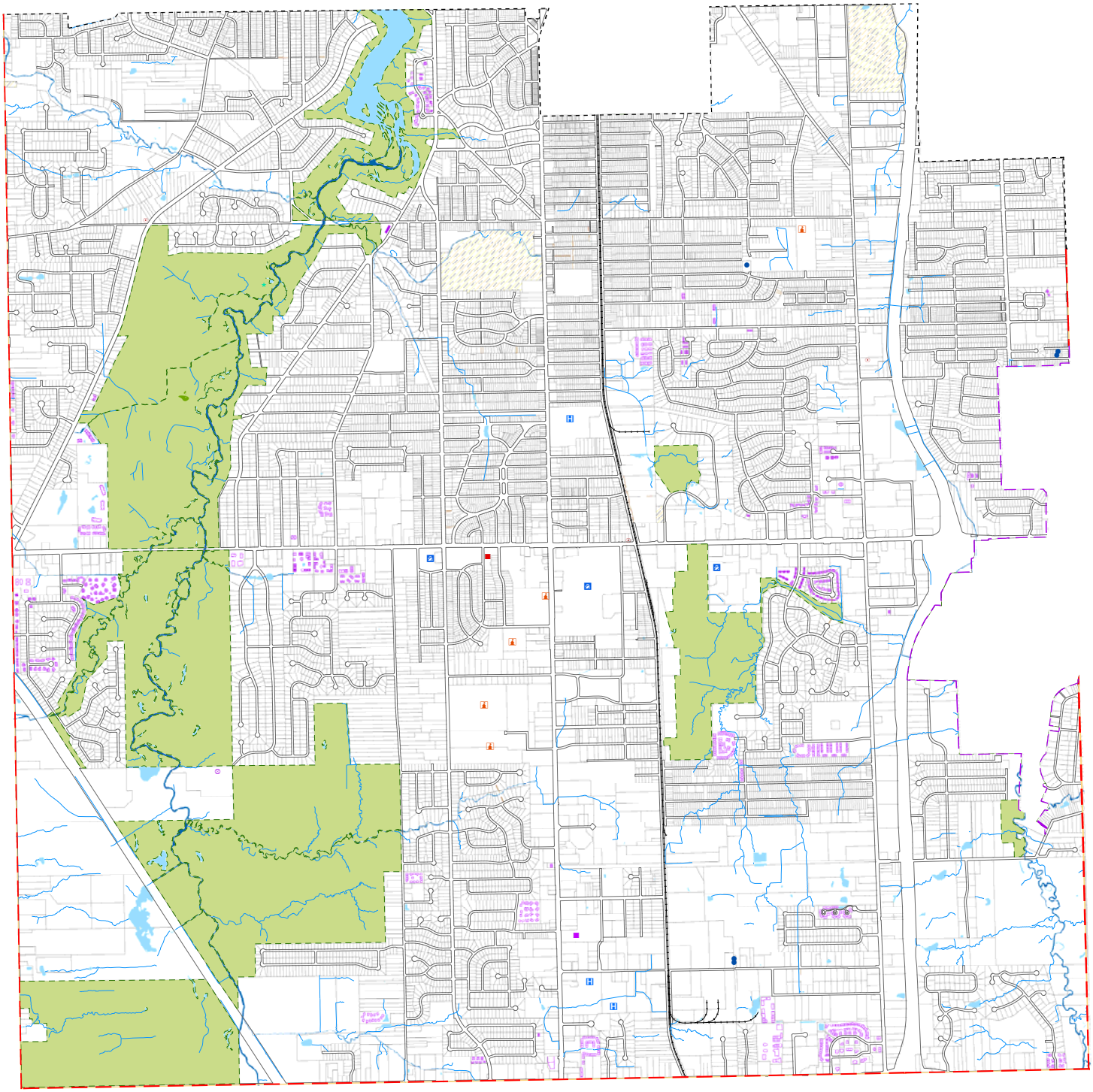
0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

Index Map
Boardman Township
2016





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2016

PROPERTY MAP

Township of Boardman

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

BOARDMAN TOWNSHIP
Government Center
8299 Market Street
Boardman, OH 44512
(330) 726-4177

One of the largest retail concentrations in northeastern Ohio, Southern Park Mall, is located in the center of the Boardman Township. Mill Creek Park, a major regional park, runs nearly the full length of the western half of the township. Lake Newport and a 36-hole public golf course are also found in Mill Creek Park. Part of the Village of Poland and a small portion of the City of Youngstown lie within the Boardman Township boundary.

State Routes 7 and 625 traverse Boardman Township in a generally north-south axis. U.S. 224 bisects the township in an east-west direction and Interstate 76 (east-west) and Interstate 680 (north-south) cross the township, with the latter serving as the main connector between Youngstown and the Ohio Turnpike (I-76). Interchanges for I-680 are located at Western Reserve Road, U.S. 224, and SR 625 (Midlothian Blvd.).

The 2010 Census indicates that the population of Boardman Township was 40,889 with 19,399 housing units.

Boardman Township has a full-time police department and a full-time fire department. The Boardman school district maintains four elementary schools, two middle schools, and a high school.

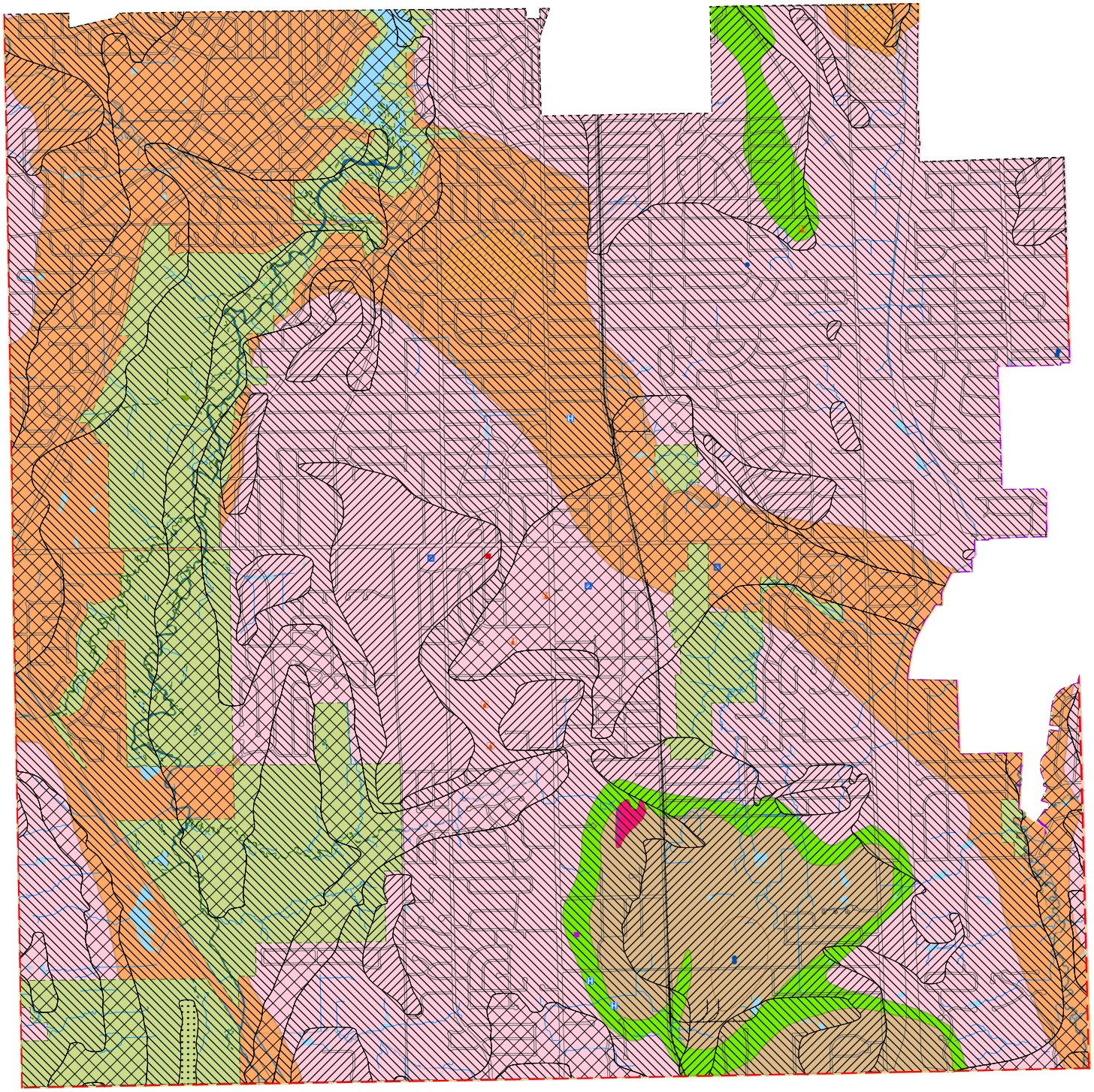
ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural	9.23%	1,224.66
Residence (R-1)	40.74%	5,402.31
Residence (R-1A)	.154%	20.44
Residence (R-2)	13.13%	1,741.05
Residence (R-3)	1.28%	170.45
Business (B)	.477%	63.27
Commercial (C)	12.31%	1,632.41
Industrial (I)	7.37%	976.68
Cemetery	1.08%	142.93
Park	14.22%	1,885.95
Total		***13,260.16***
Roadways (Township & County)	***181.21***	

Boardman Township is a zoned urban township with less than 20 percent of its land undeveloped. The Township will be addressing redevelopment as well as seeing most or all of the remaining undeveloped land become urbanized.

Outlined below is a set of physical factors and market value found in the accompanying maps, that can assist Boardman Township in future development decisions.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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2016
GEOLOGIC MAP
Township of Boardman

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
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Feet

Geologic Formation

- Connoquenessing
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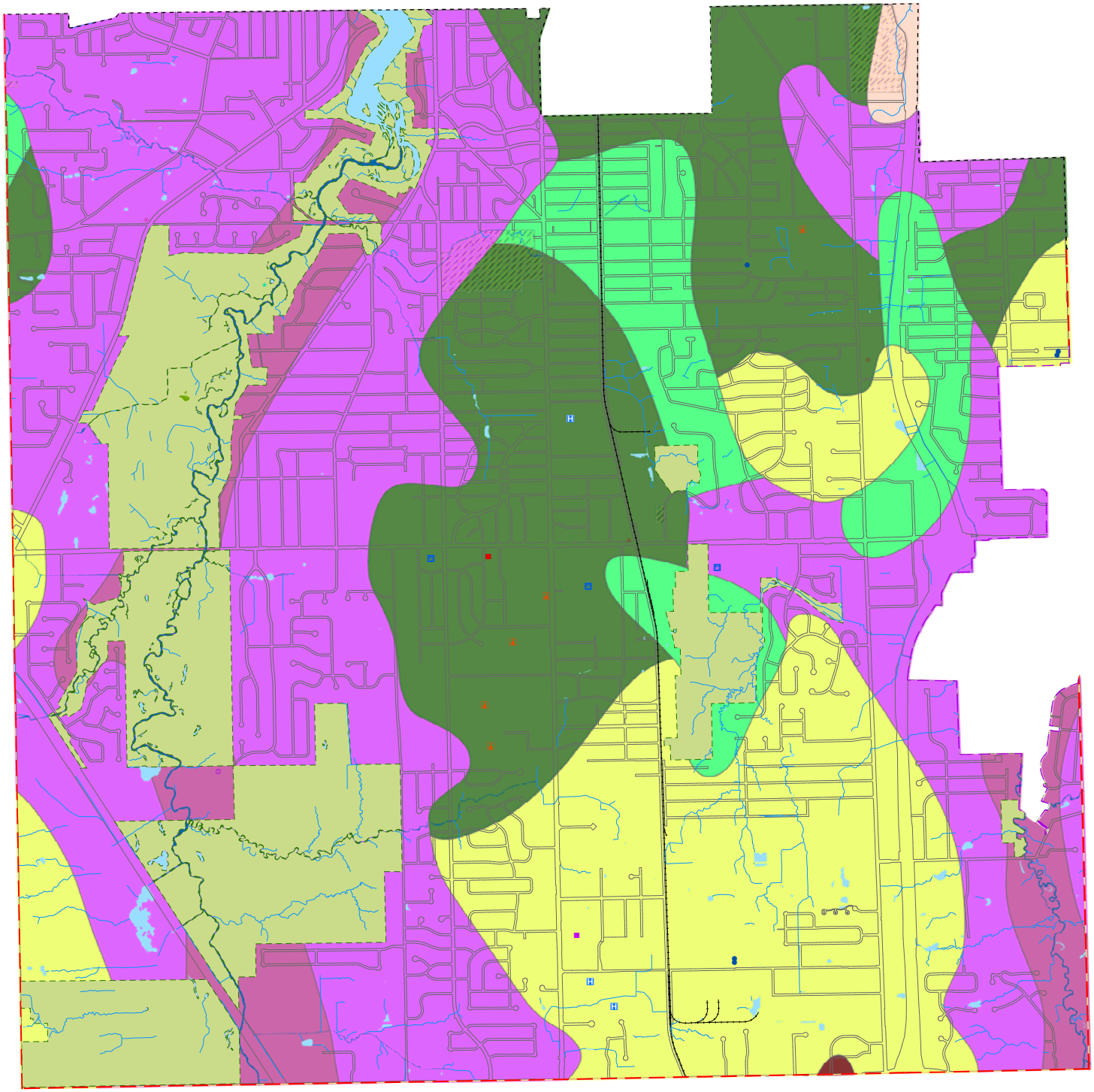
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016

SOIL MAP

Township of Boardman

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N

W E

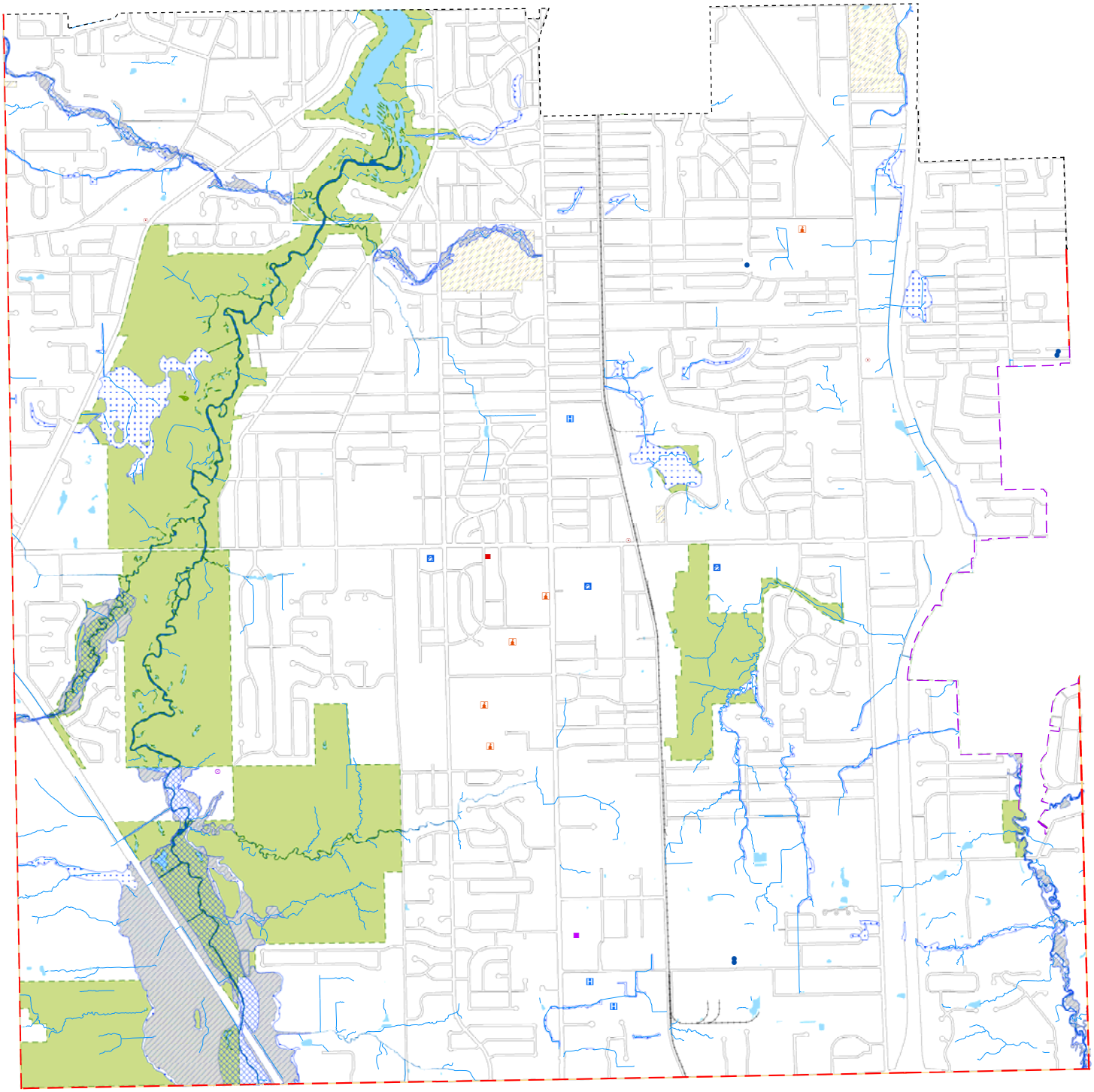
S

0 750 1,500 3,000 4,500 6,000

Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016

FEMA MAP

Township of Boardman

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

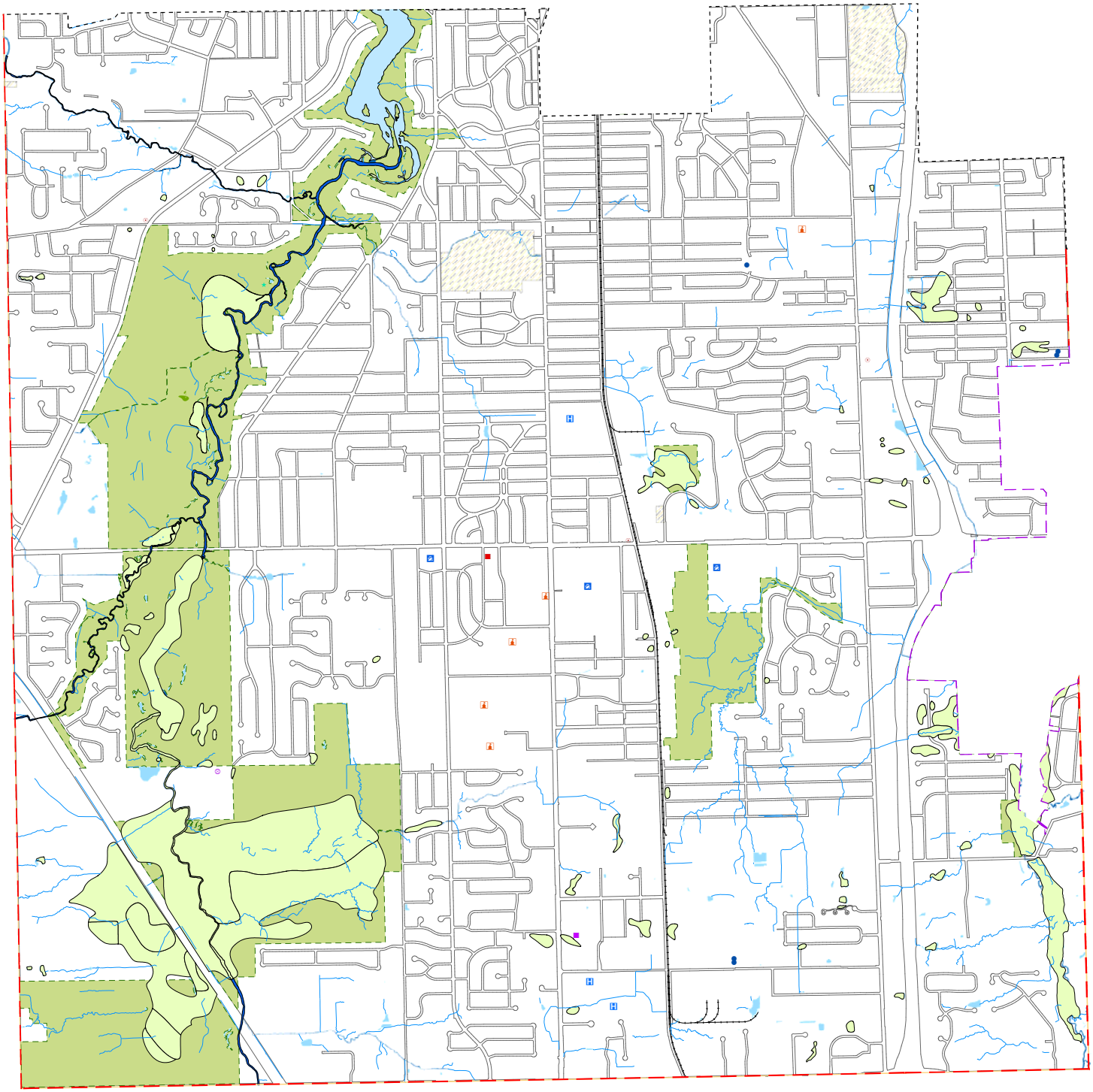
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Boardman

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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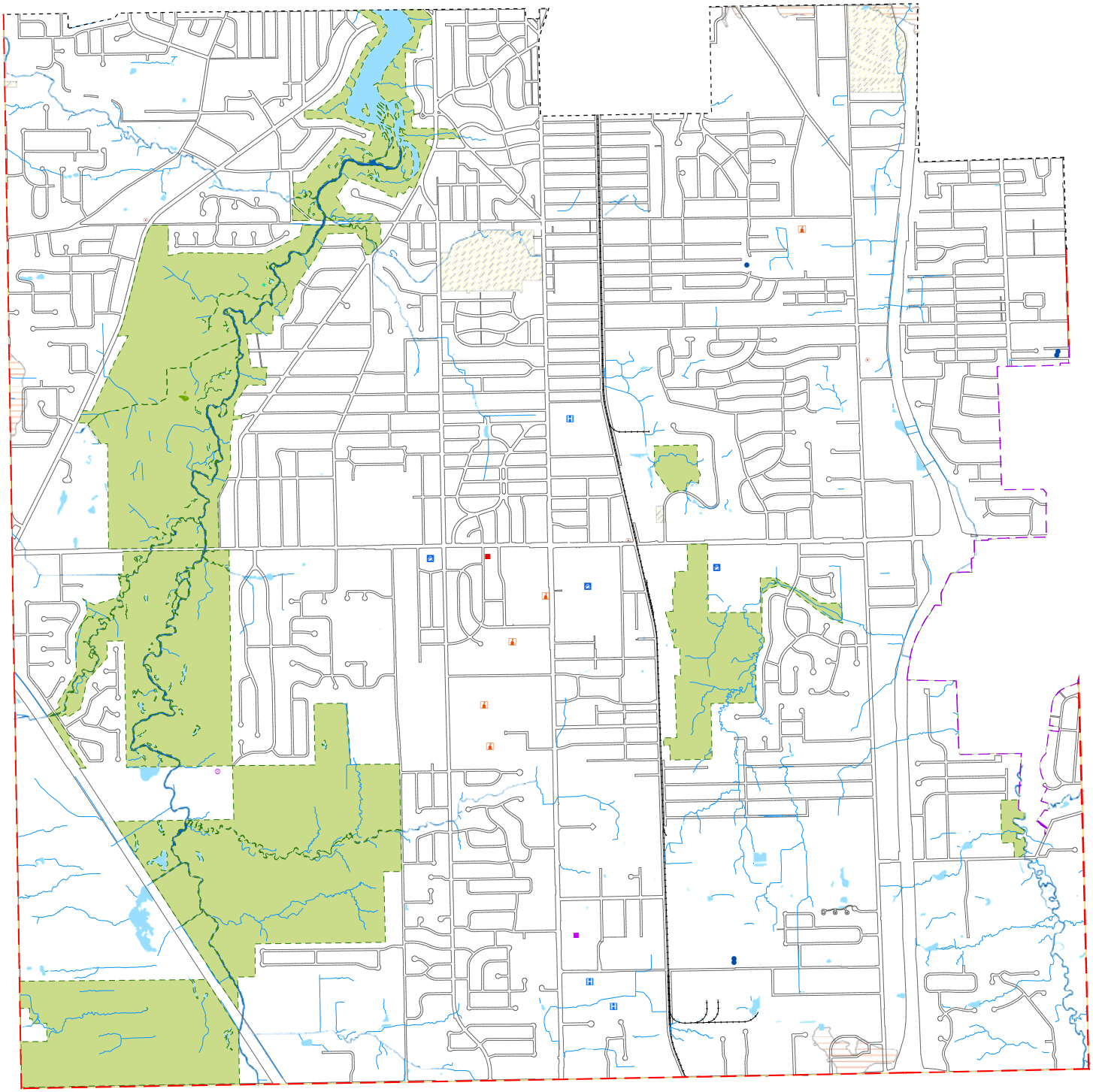
0 750 1,500 3,000 4,500 6,000
Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Boardman

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N
W E
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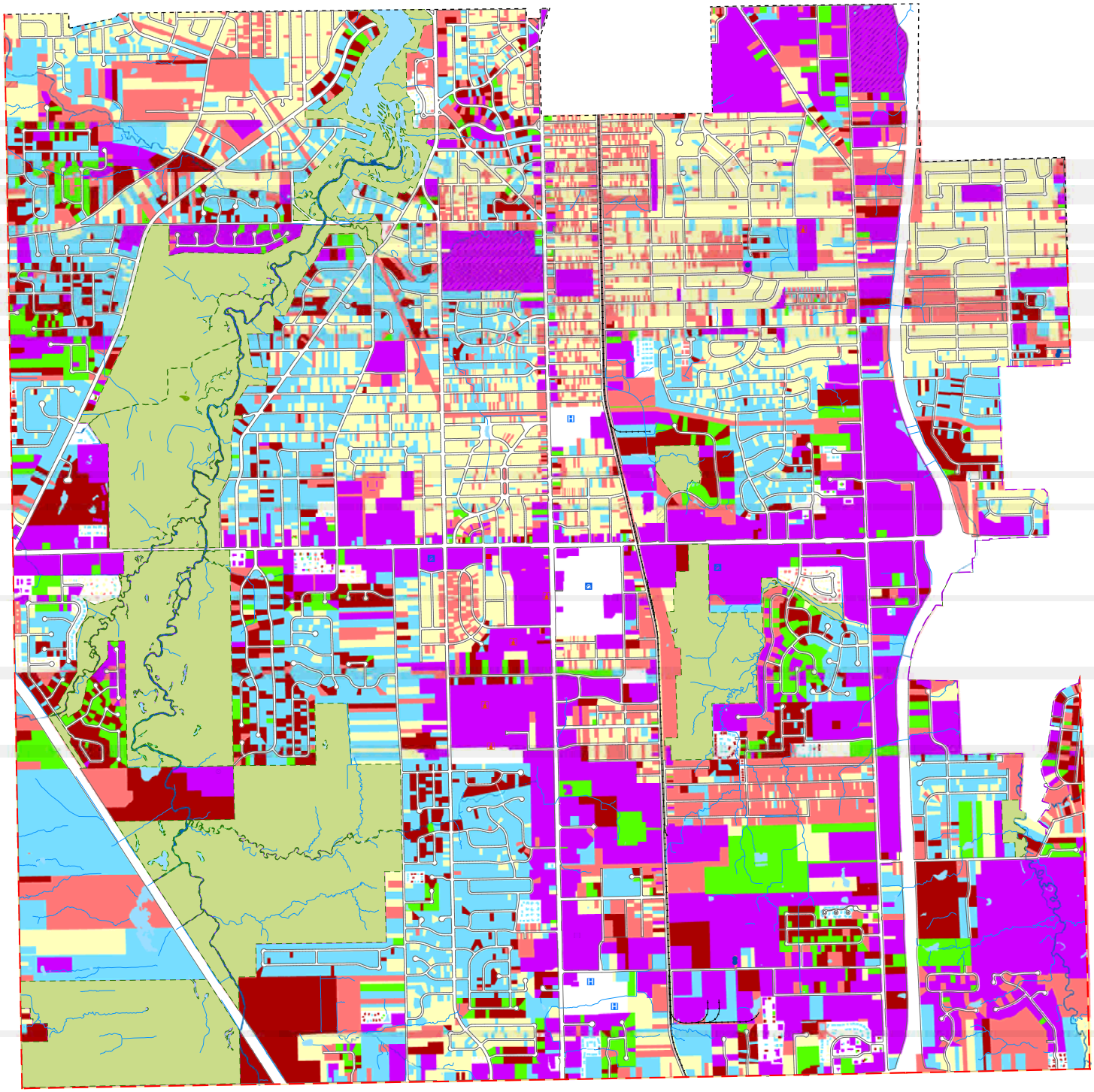
0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Boardman

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Boardman Township

Goal

To provide a variety of living and working opportunities, well-planned, small-scale retail, institutional, offices, and light industrial uses within Boardman Township.

Objectives

A. Provide quality residential areas with future emphasis on single family dwellings.

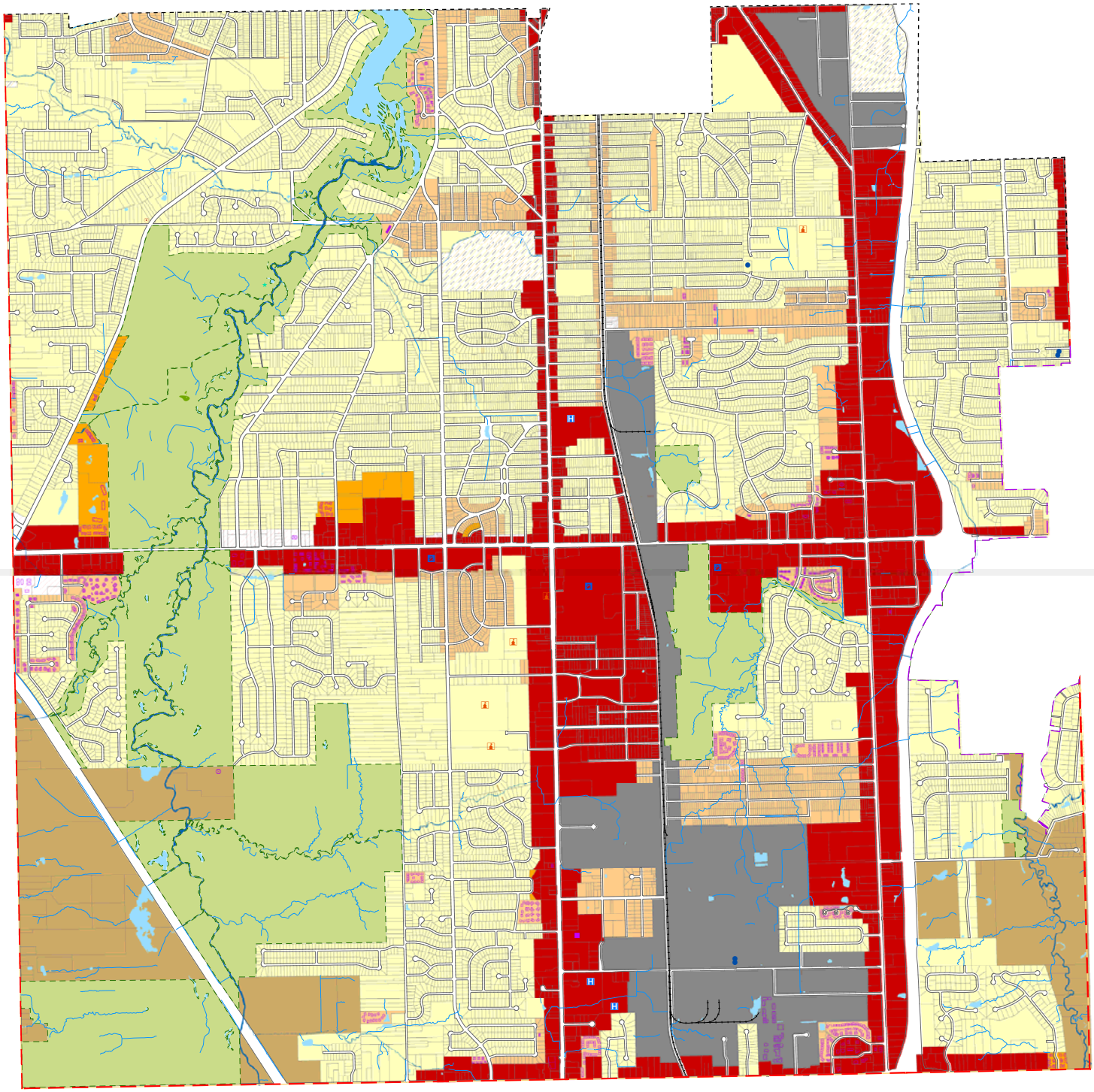
B. Achieve high quality site planning in order to promote beauty, order, harmony and to insure compatibility with surrounding uses.

C. Advocate adoption of local measures that prevent increases in storm water runoff.

D. Encourage well-planned light industry and development of industrial parks, so that the integrity of the surrounding land uses are not destroyed.

E. Recognize the importance and encourage the preservation of green space, parklands, sensitive lands, and farmlands.

F. Recognize the importance and encourage the preservation of historical districts.



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2016
LANDUSE MAP
Township of Boardman

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

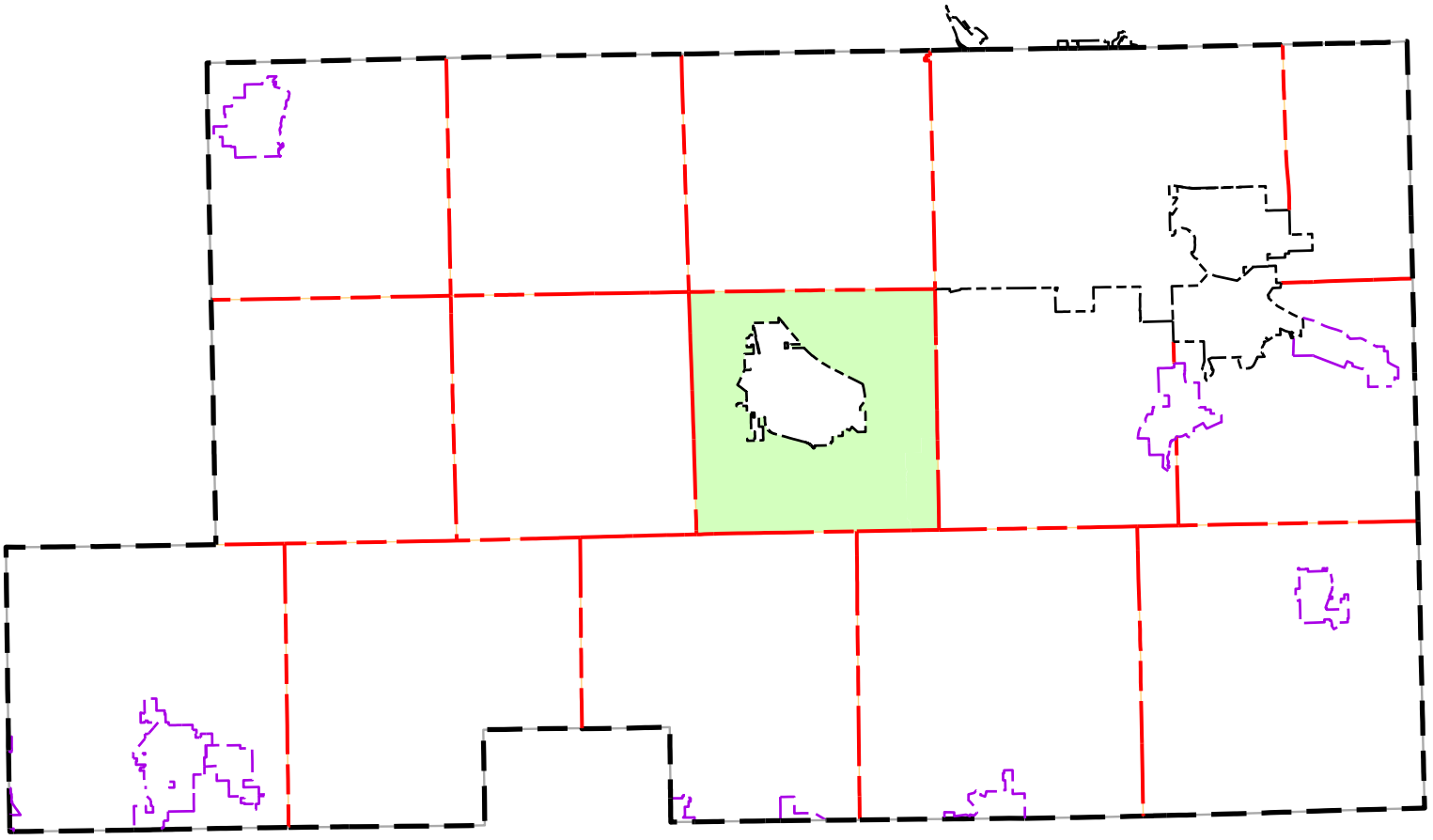
N
W E
S

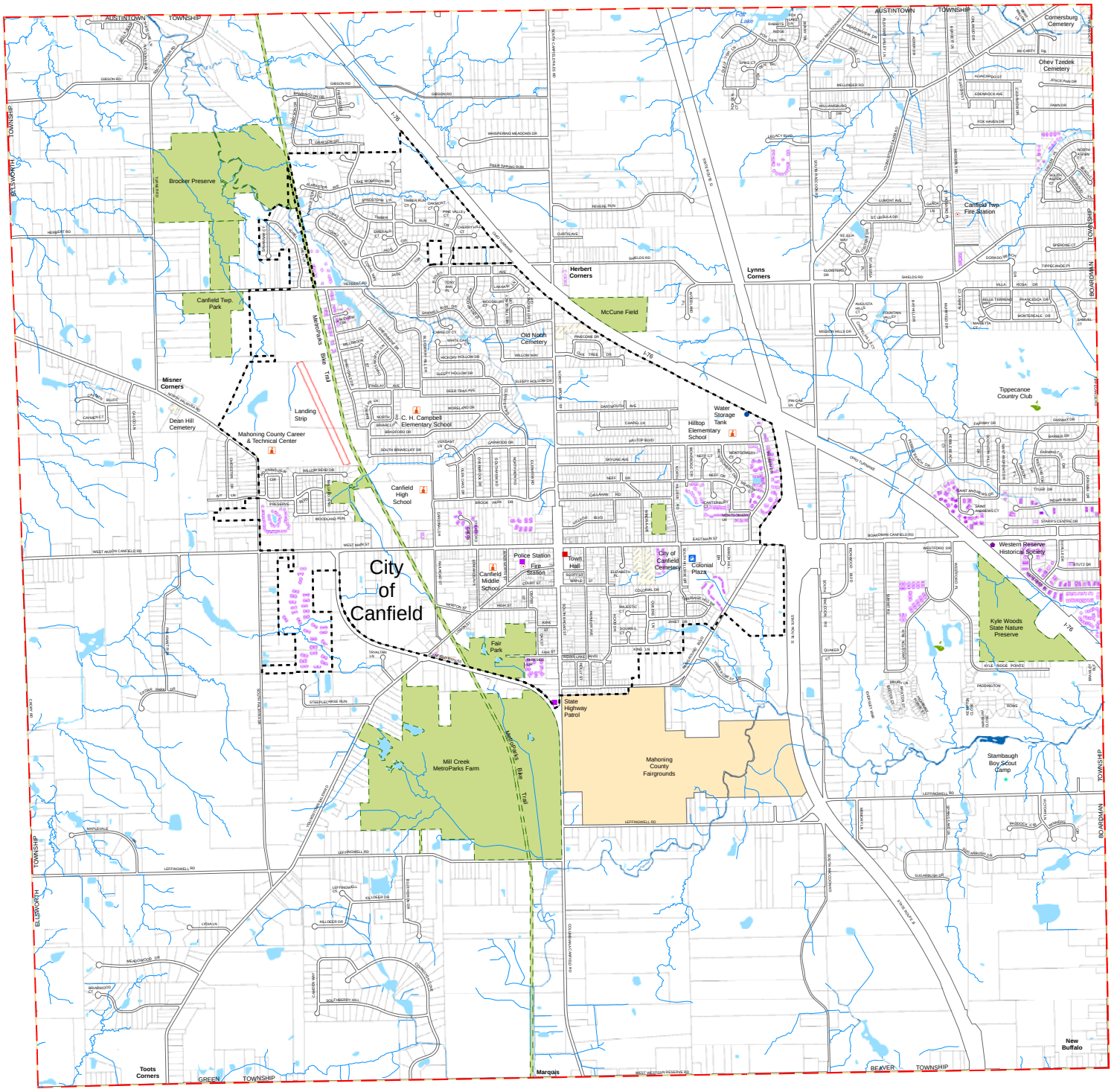
0 750 1,500 3,000 4,500 6,000 Feet

Landuse Districts

- AG - Agricultural
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- IND - Industrial
- B - Business
- C- Commercial

Index Map
Canfield Township
2016





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2016

PROPERTY MAP

Township of Canfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

CANFIELD TOWNSHIP
21 South Broad Street
Canfield, Ohio 44406
(330) 533-3241

Canfield Township is zoned and the predominant land uses are suburban and rural. The City of Canfield is located in the center of the Township. The Mahoning County Experimental Farm, the Canfield Fairgrounds, Kyle Woods State Nature Preserve, and several outdoor camps are located within the Township.

The 2010 Census indicates that the population of the unincorporated area of Canfield Township was 8,649 with 6,866 housing units.

Canfield Township is a part of the Cardinal Joint Fire District which includes the municipality of Canfield. The Township's law enforcement is administered by the Mahoning County Sheriff's Department. All schools are located within the City of Canfield.

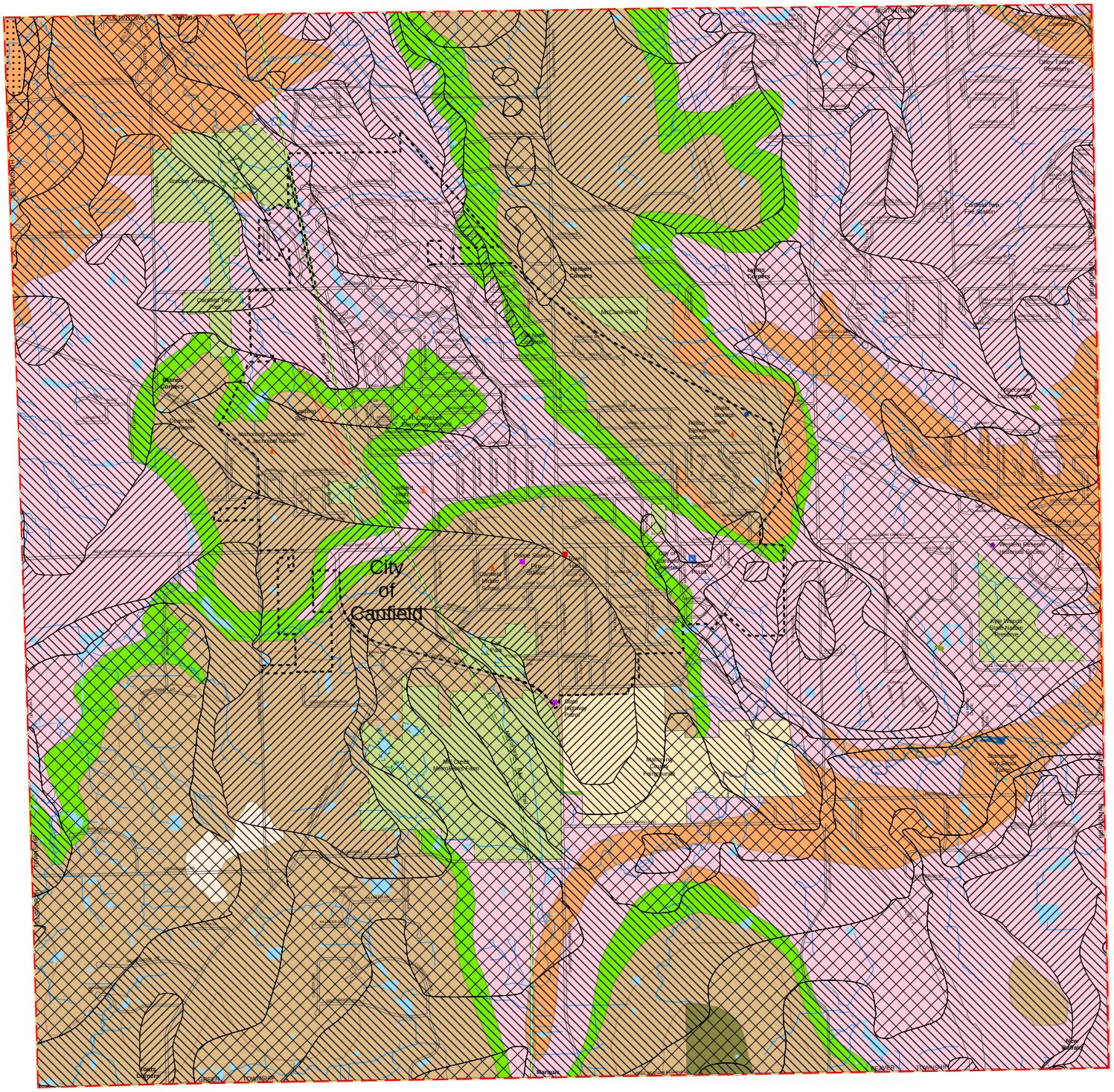
The Township is traversed by SR 14 (west and south), SR 46 (north-south), SR 11 expressway (north-south), U.S. 62 (south and east), U.S. 224 (east-west), and Interstate 76 (east-west). An interchange connects SR 11 with U.S. 224.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural	71.51%	9,117.62
Residential Single Family (R-1)	21.61%	2,755.34
Residential Multi-Family (R-2)	2.31%	294.77
Business (B)	2.11%	269.88
Industrial (I)	.89%	113.46
Special District	.76%	97.18
Planned Unit Development (PUD)	.75%	96.11
Cemetery	.038%	4.80
Total		***12,749.16***
Roadways (Township & County)	***65.34***	

Canfield Township desires to maintain a rural and suburban environment, but the Township is facing increasing growth and development pressures from the City of Canfield and Surrounding urban townships. Outlined below is a set of physical conditions and market value found in the accompanying maps that will assist with future growth decisions.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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2016
GEOLOGIC MAP
Township of Canfield

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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S

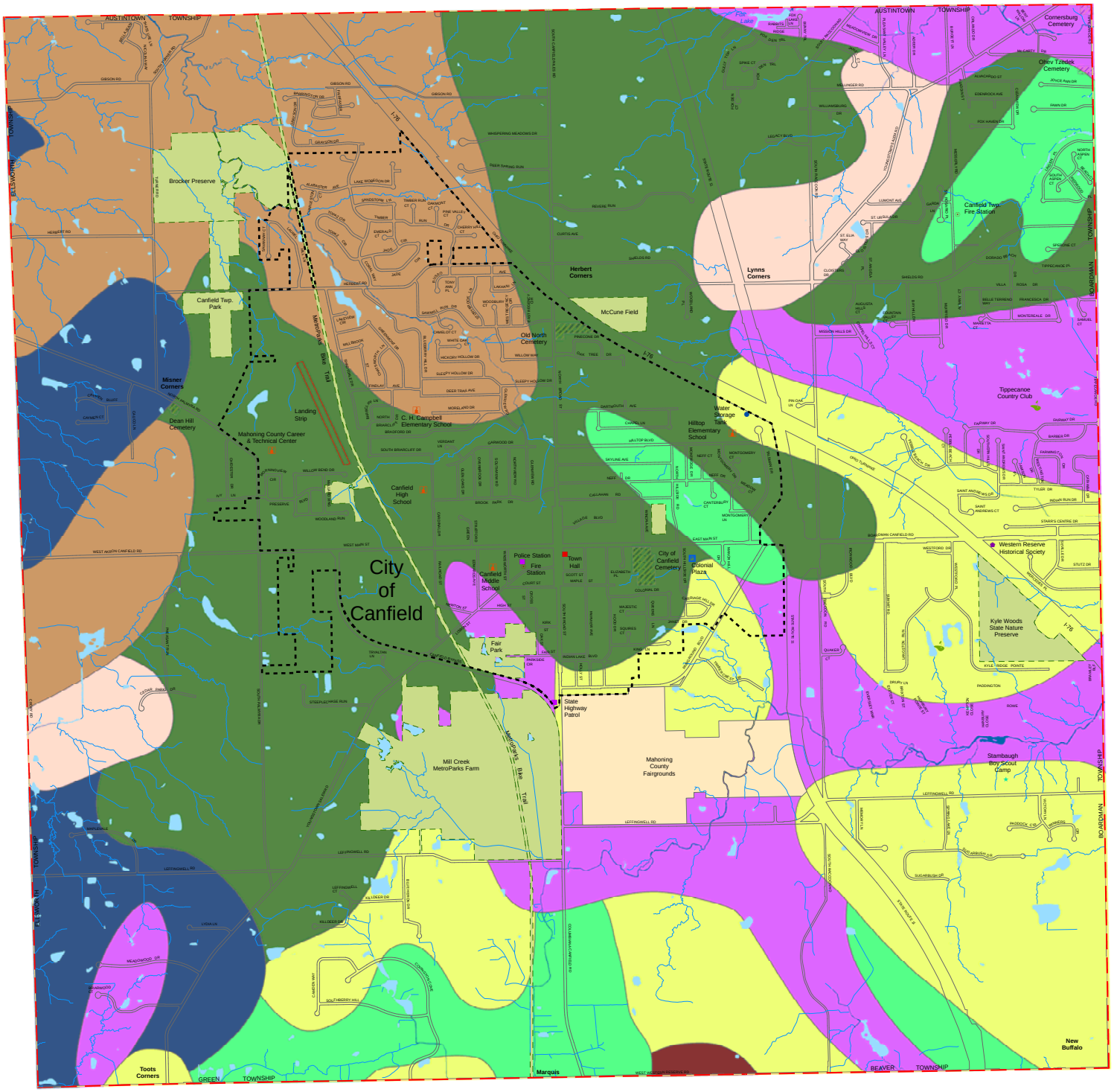
0 750 1,500 3,000 4,500 6,000
Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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2016

SOIL MAP

Township of Canfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
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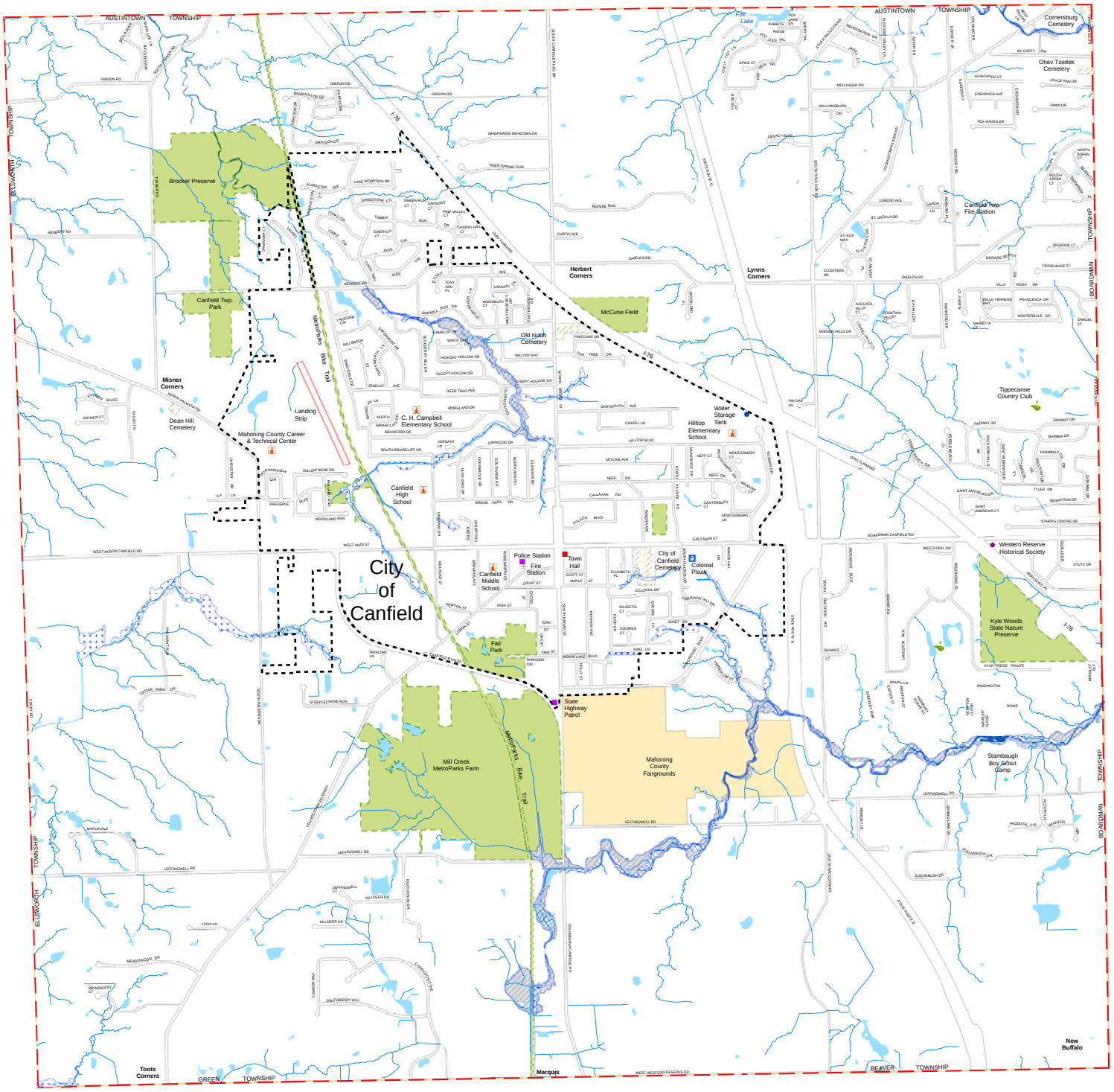

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2016

FEMA MAP

Township of Canfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

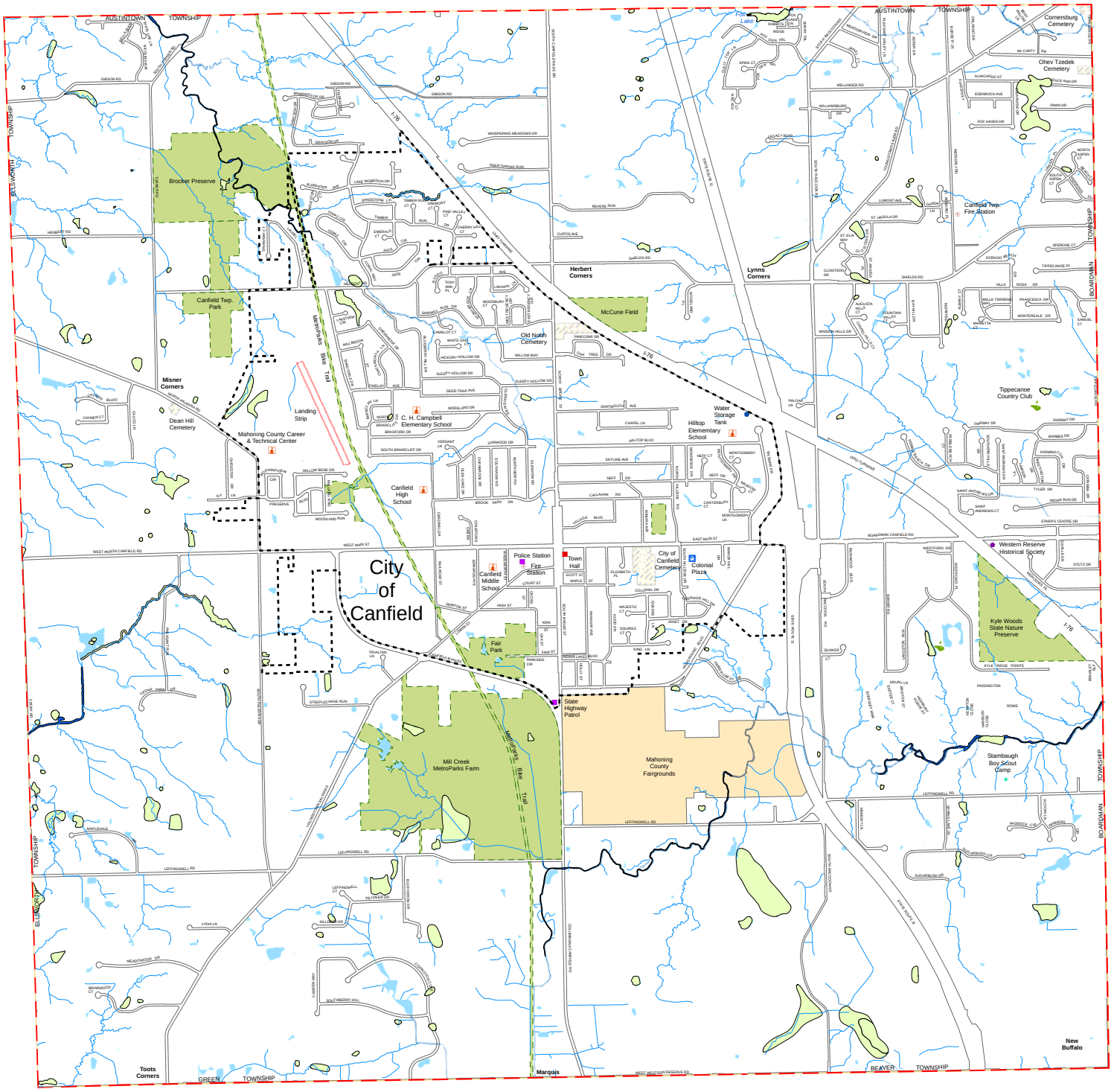
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Canfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

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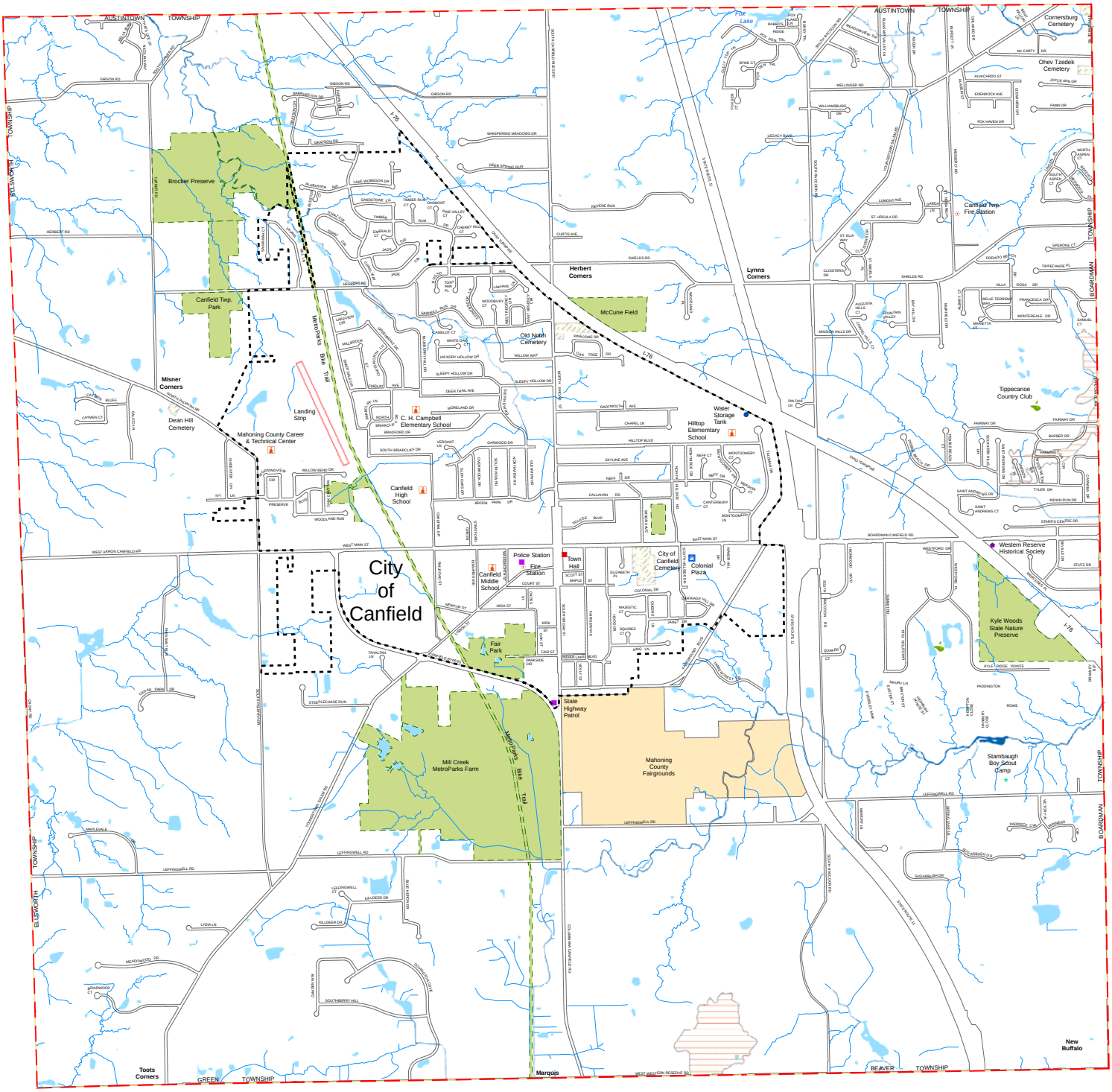
0 750 1,500 3,000 4,500 6,000
Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016

UNDER GROUND MINE MAP

Township of Canfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

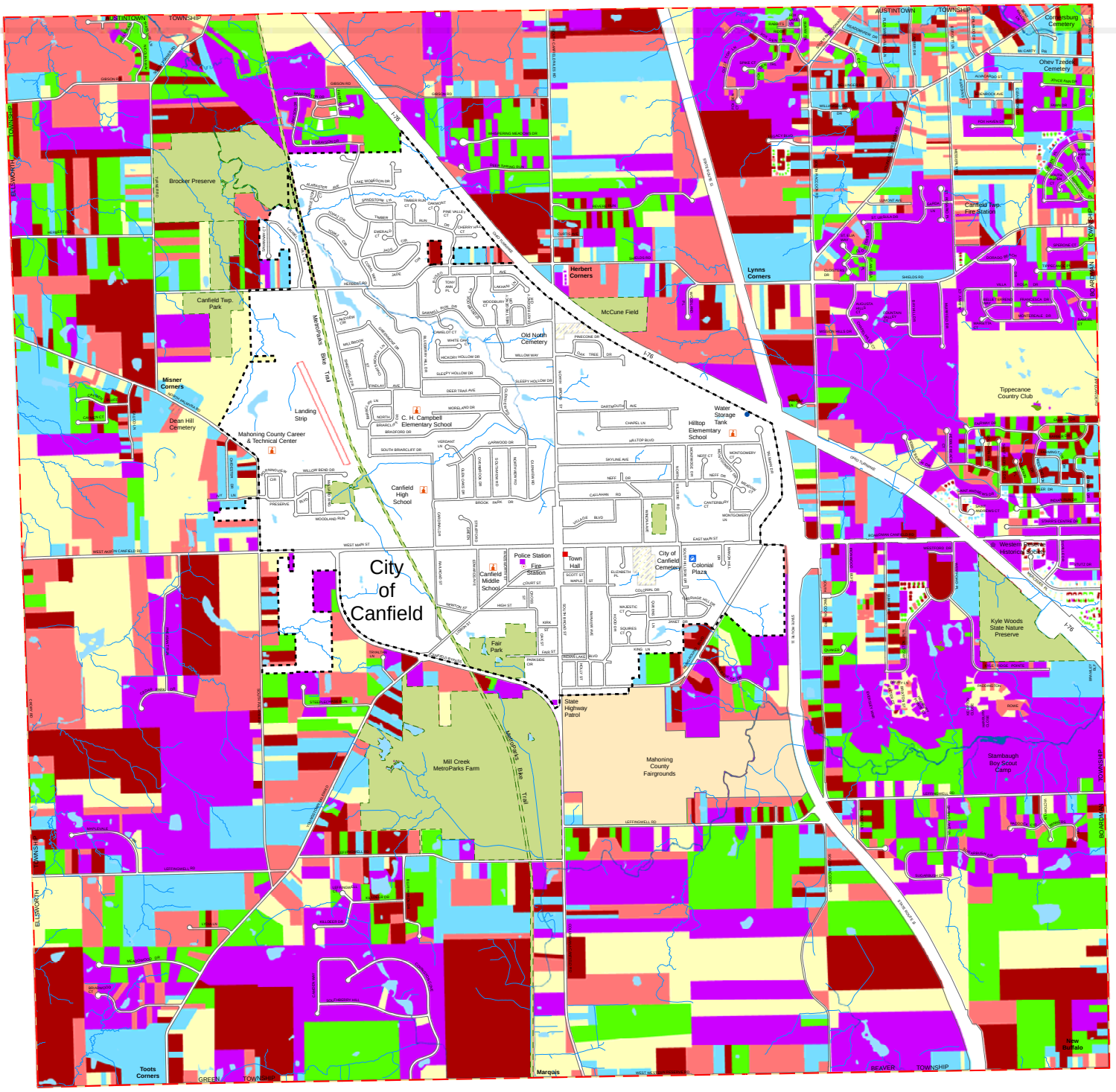
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Canfield

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Canfield Township

Goal

To preserve the existing single-family use in a rural and suburban setting, and to provide for the development of offices and planned small-scale retail as needed to service the existing community.

Objectives

A. Provide quality residential areas.

B. Discourage ribbon or strip highway commercial development.

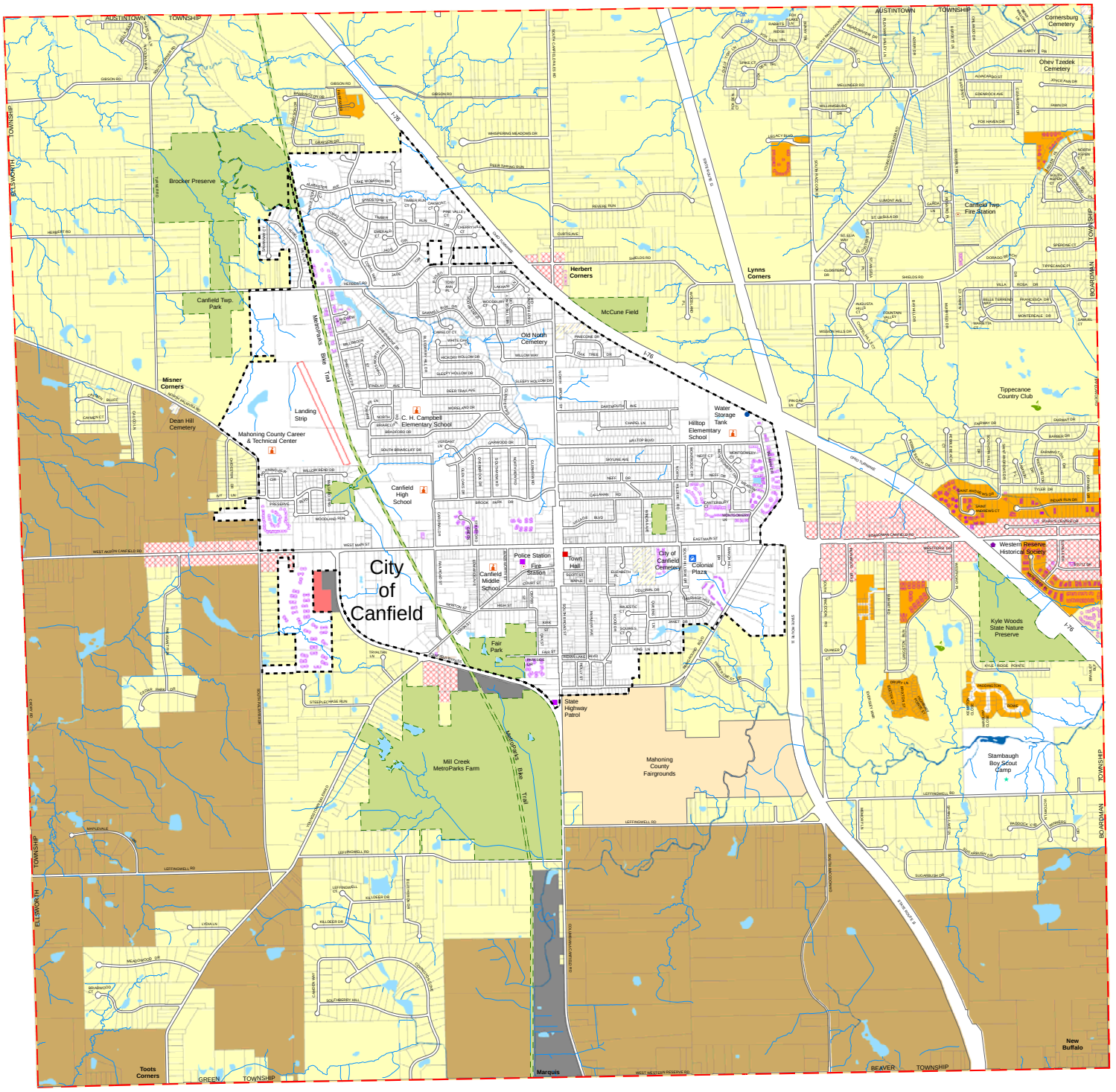
C. Advocate adoption of local measures that prevent increases in storm water runoff.

D. Recognize the impacts and encourage the preservation of green space, park lands, sensitive lands and farm lands.

E. Recognize the importance of cultural historic sites and agricultural districts.

F. Preserve the natural resources, scenic quality and recreational opportunities of the Township through strict enforcement of regulations to reduce pollution of land and water.

G. Require high quality site planning to promote beauty, order, harmony, and to insure compatibility with surrounding land uses.



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2016
LANDUSE MAP
Township of Canfield

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

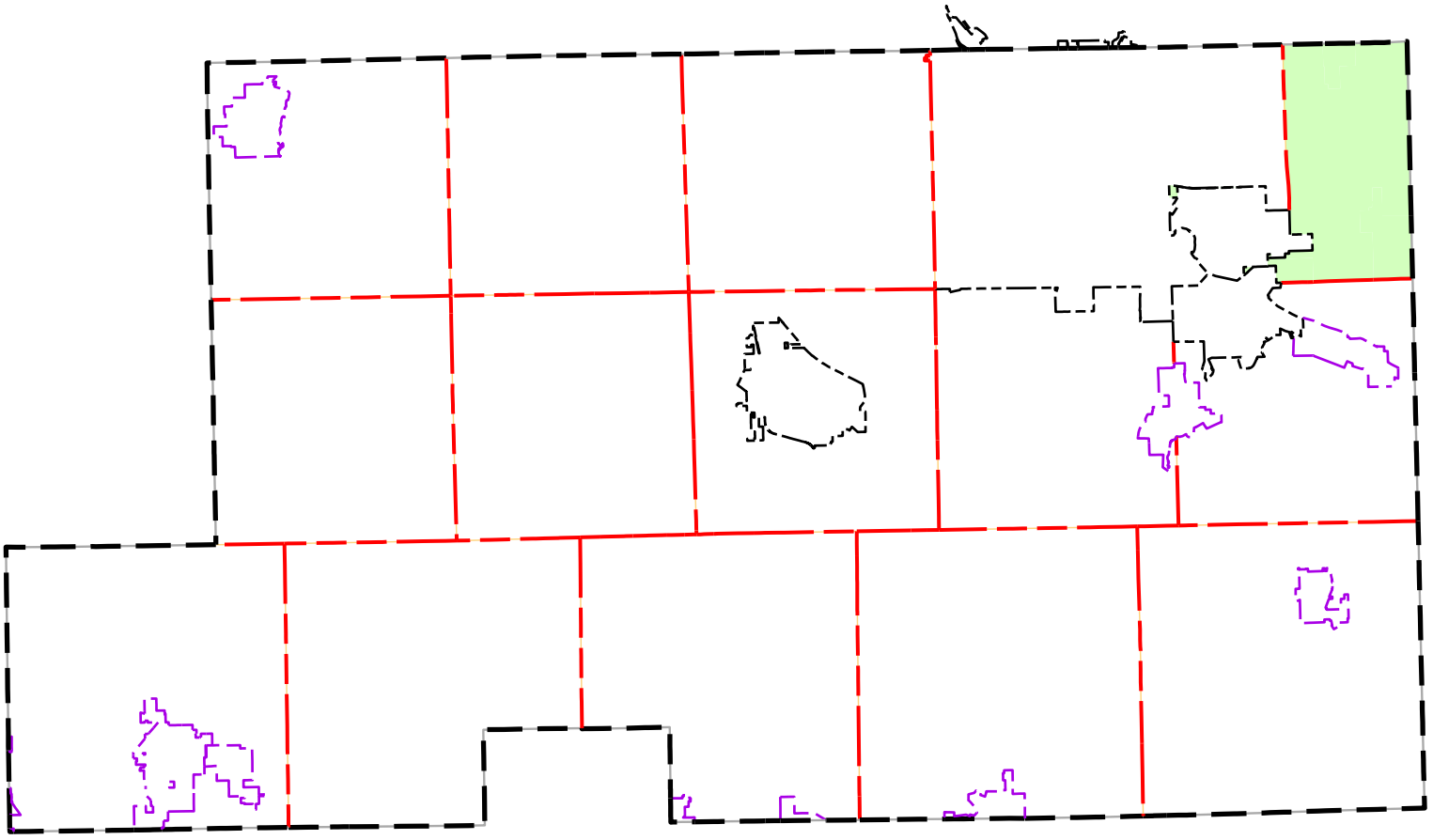
Landuse Districts

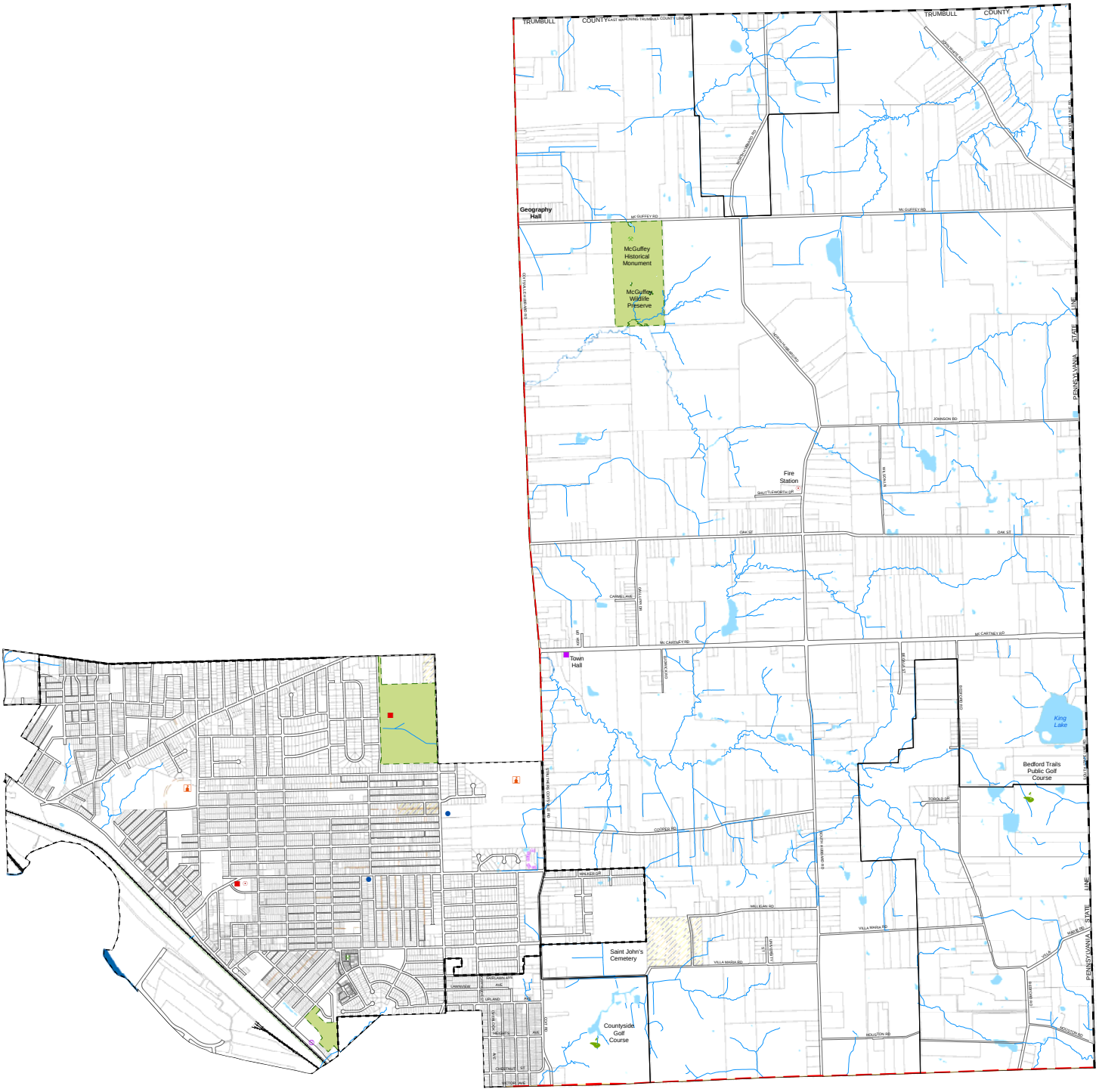
- AG - Agricultural
- LDR - Low Density Residential
- HDR - High Density Residential
- IND - Industrial
- BP - Business Professional
- GC - General Commercial
- CH - Cultural/Historical

Index Map

Coitsville Township

2016





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2016

PROPERTY MAP

Township of Coitsville

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

COITSVILLE TOWNSHIP
3737 McCartney Road
Lowellville, Ohio 44436
(330) 536-6420

Coitsville Township is a zoned, rural and suburban Township that is located between the municipality of Youngstown and the State of Pennsylvania. The municipalities of Campbell, Struthers, and a portion of Youngstown are located within the Township's borders. U.S. 422 (east-west) and SR 616 (north-south) are the major arterials found in the unincorporated area of the Township.

The 2010 Census indicates that the population of Coitsville Township at that time was 1,392 with 1,375 housing units.

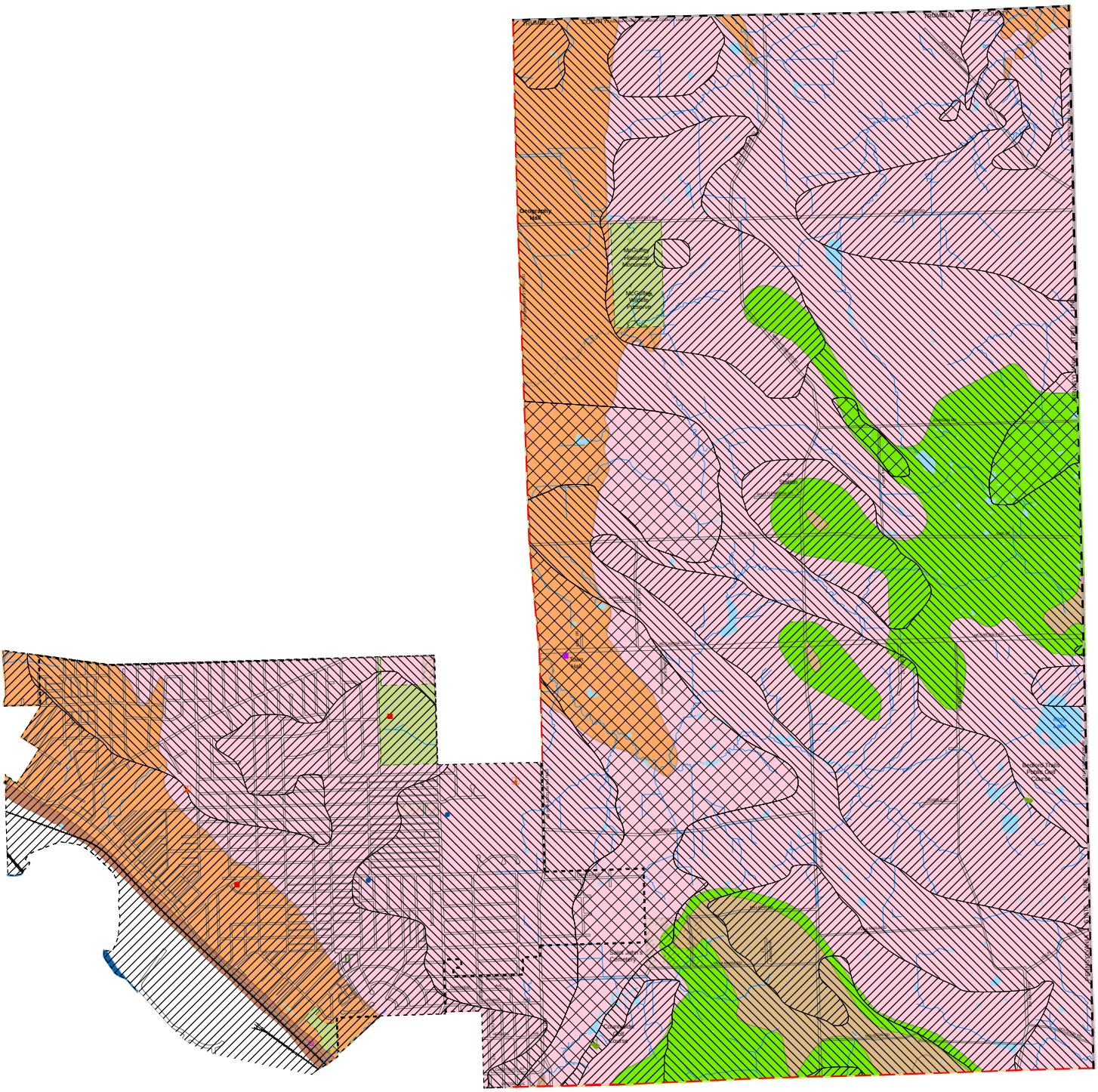
Coitsville Township has a police department and a volunteer fire department. The Township is served by five school districts: Youngstown, Lowellville, Hubbard, Struthers, and Campbell.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural (A)	73.90%	5,956.22
Residential (R-1)	21.03%	1,694.93
Business (B)	1.78%	143.45
Industrial (I)	1.93%	155.35
Cemetery	.455%	36.73
Park	.906	73.04
Total		***8,059.71***
Roadways (Township & County)	***22.94***	

Coitsville Township is actively seeking all types of development. Outlined below is a set of physical conditions and market value found in the accompanying maps that will assist in future growth decisions.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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- Hospital
- Historical Society
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- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
GEOLOGIC MAP
Township of Coitsville

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

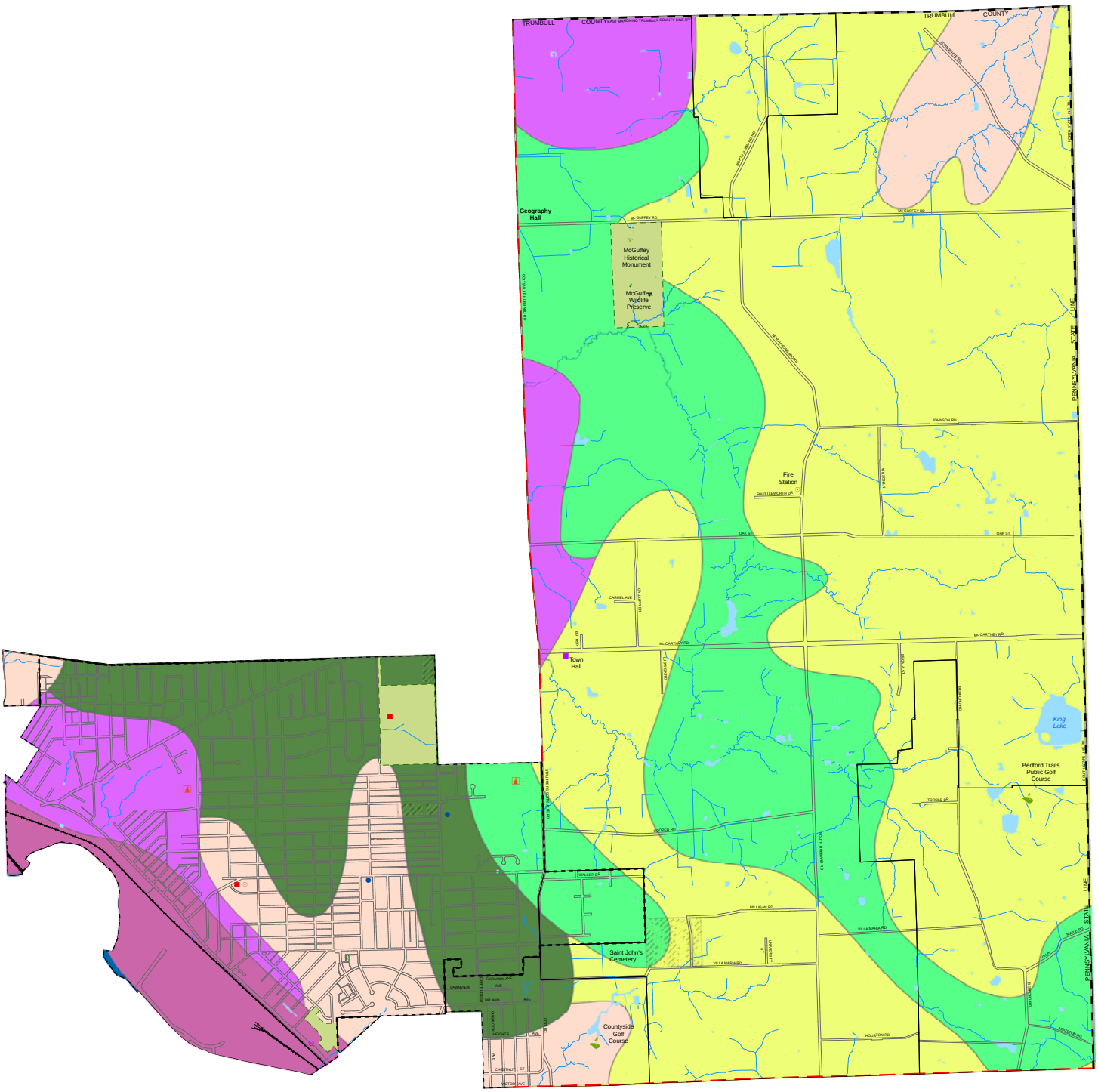
0 750 1,500 3,000 4,500 6,000
Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



Map Legend

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2016
SOIL MAP
Township of Coitsville

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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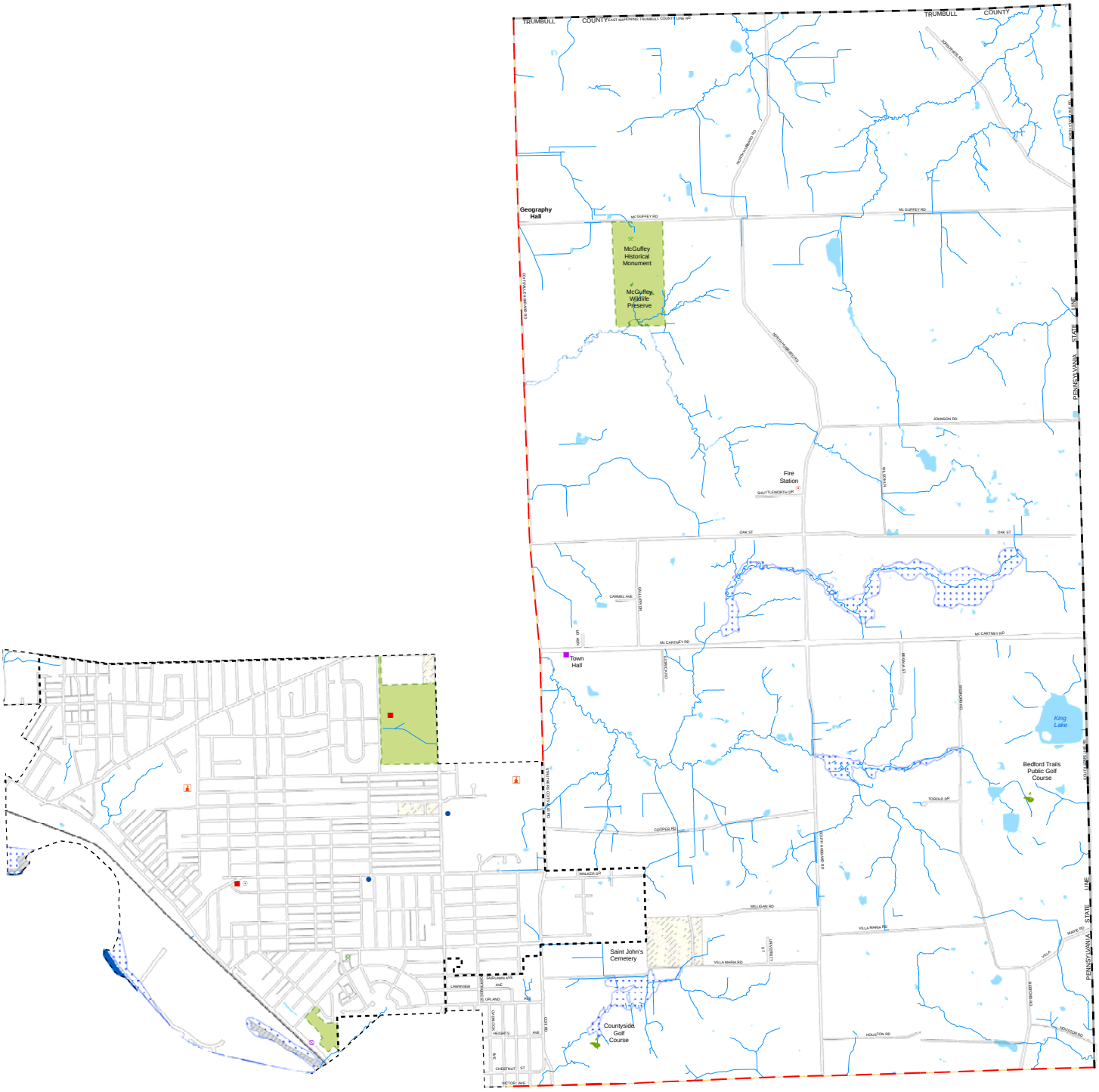
0 750 1,500 3,000 4,500 6,000
Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016
FEMA MAP
Township of Coitsville

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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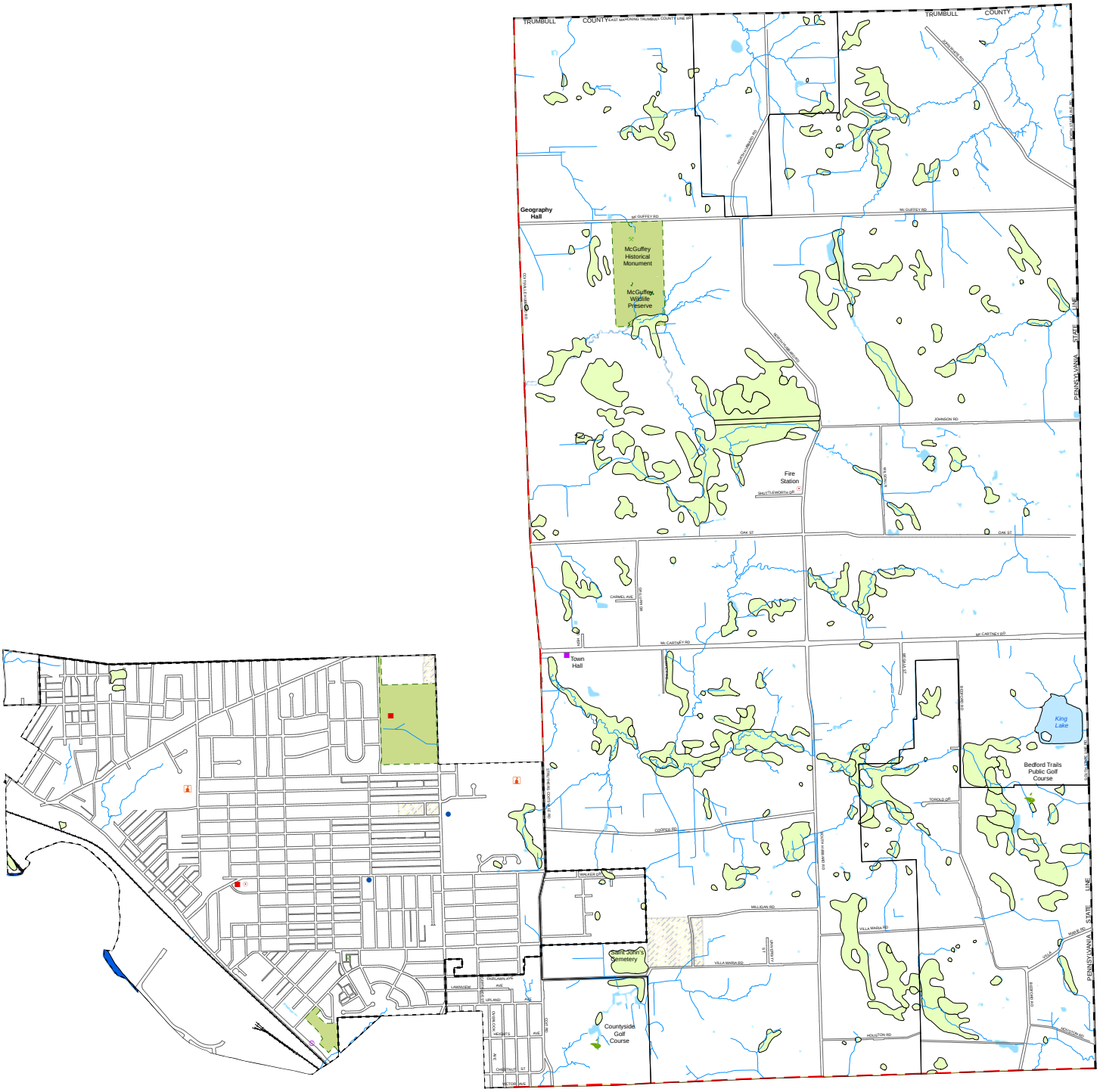
Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Coitsville

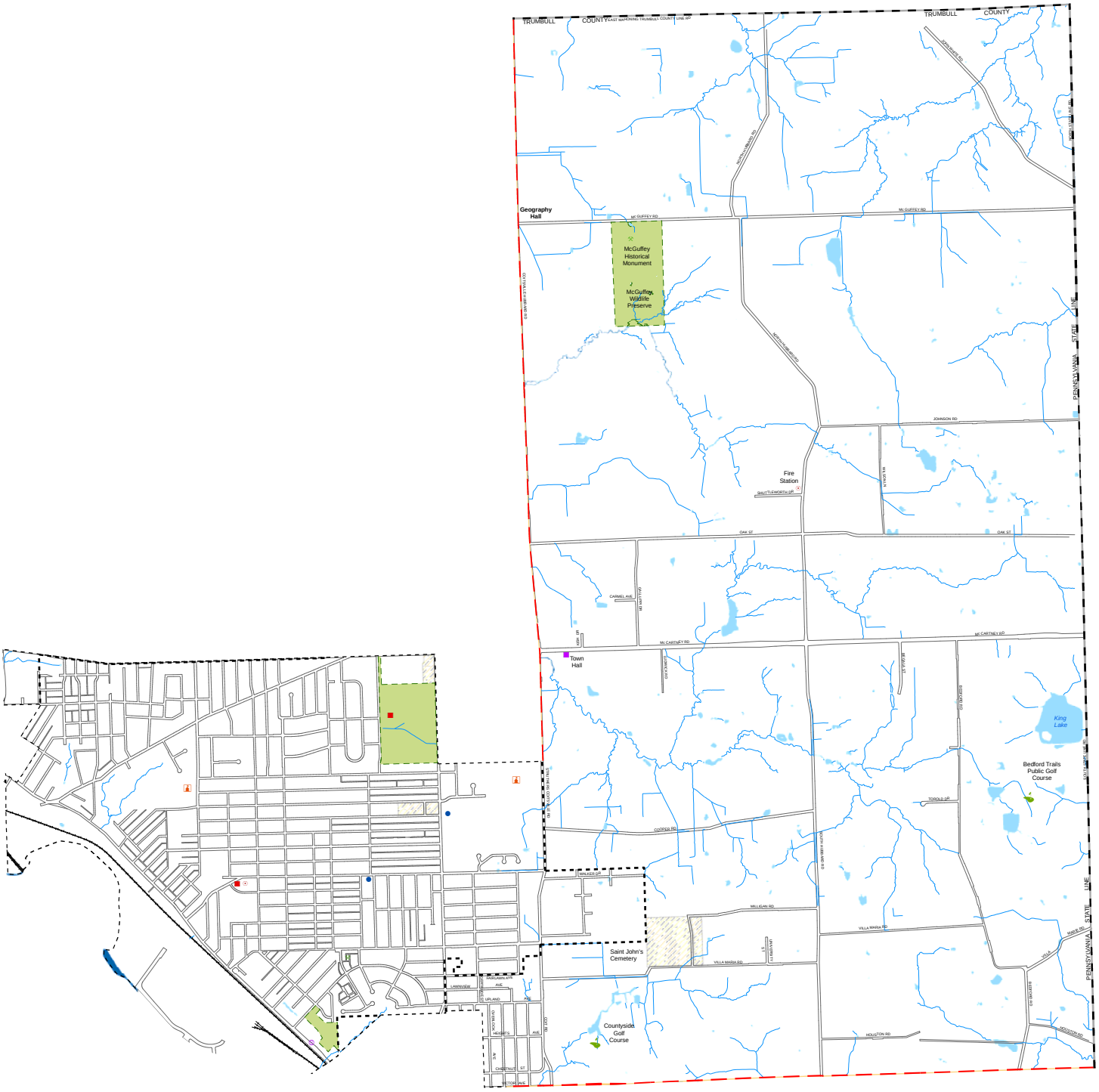
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016

UNDER GROUND MINE MAP

Township of Coitsville

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

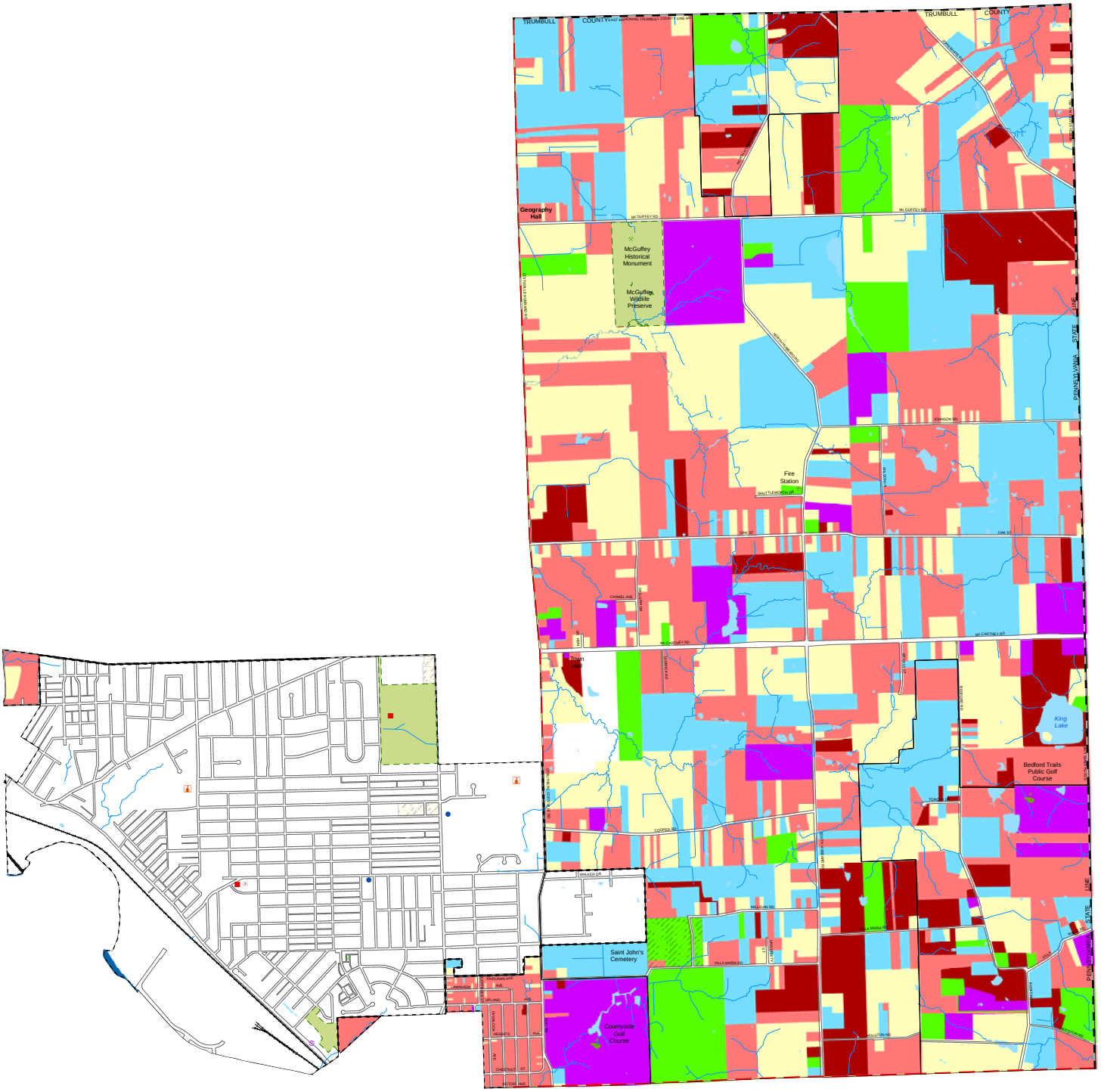
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Coitsville

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Coitsville Township

Goal

To provide a variety of working and living opportunities that include housing alternatives, well-planned small- and large-scale retail, office, institutional, and light industry uses.

Objectives

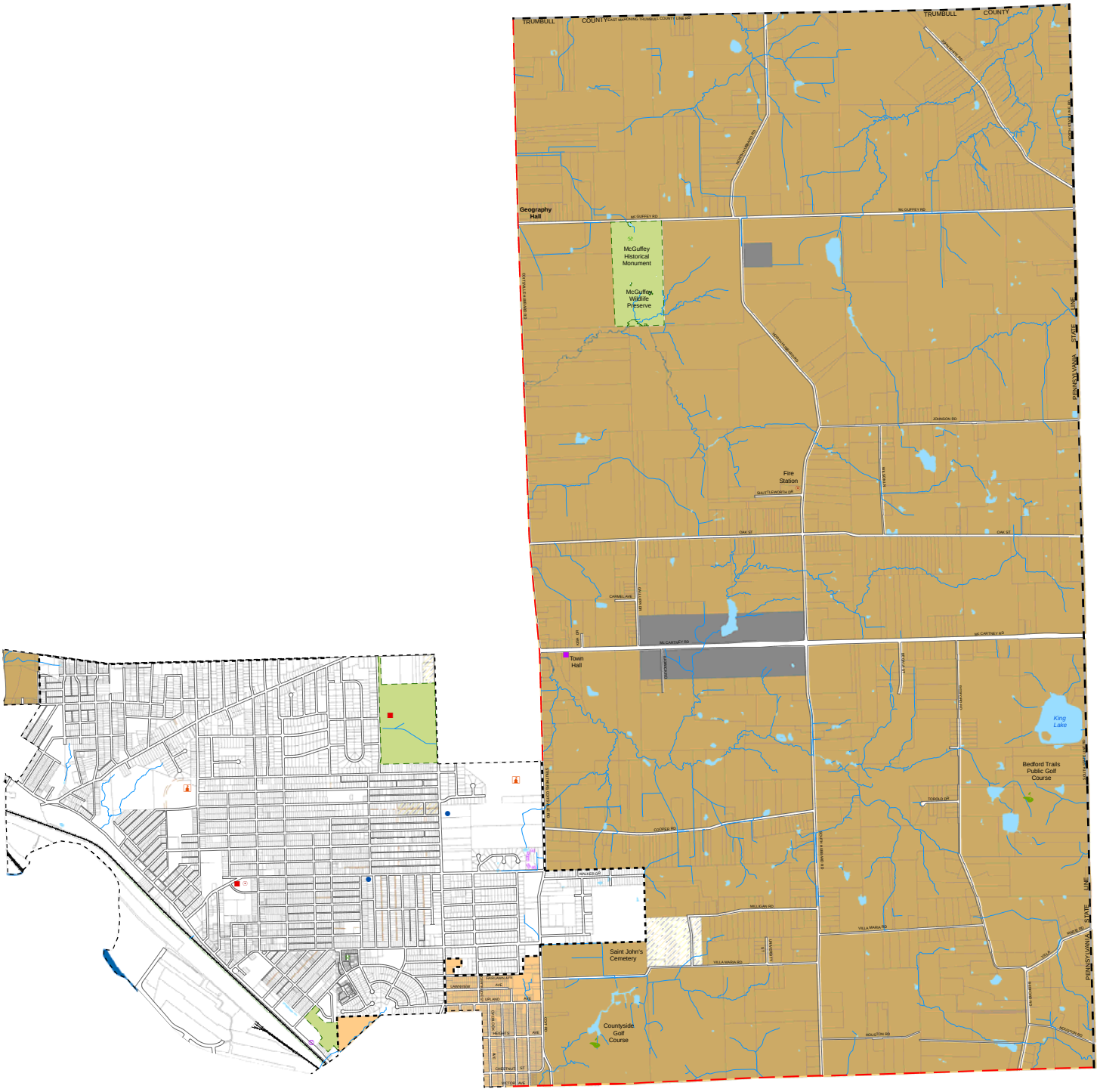
A. Provide quality and affordable housing alternatives.

B. Discourage ribbon or strip highway commercial development, other than in designated areas.

C. Advocate the adoption of local measures that prevent increases in storm water runoff.

D. Preserve the natural resources, scenic quality, and recreational opportunities of the Township through strict enforcement of regulations to reduce pollution of land and water.

E. Require high quality site planning in order to promote beauty, order, harmony, and ensure compatibility with surrounding land uses.



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2016
LANDUSE MAP
Township of Coitsville

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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S

0 750 1,500 3,000 4,500 6,000
Feet

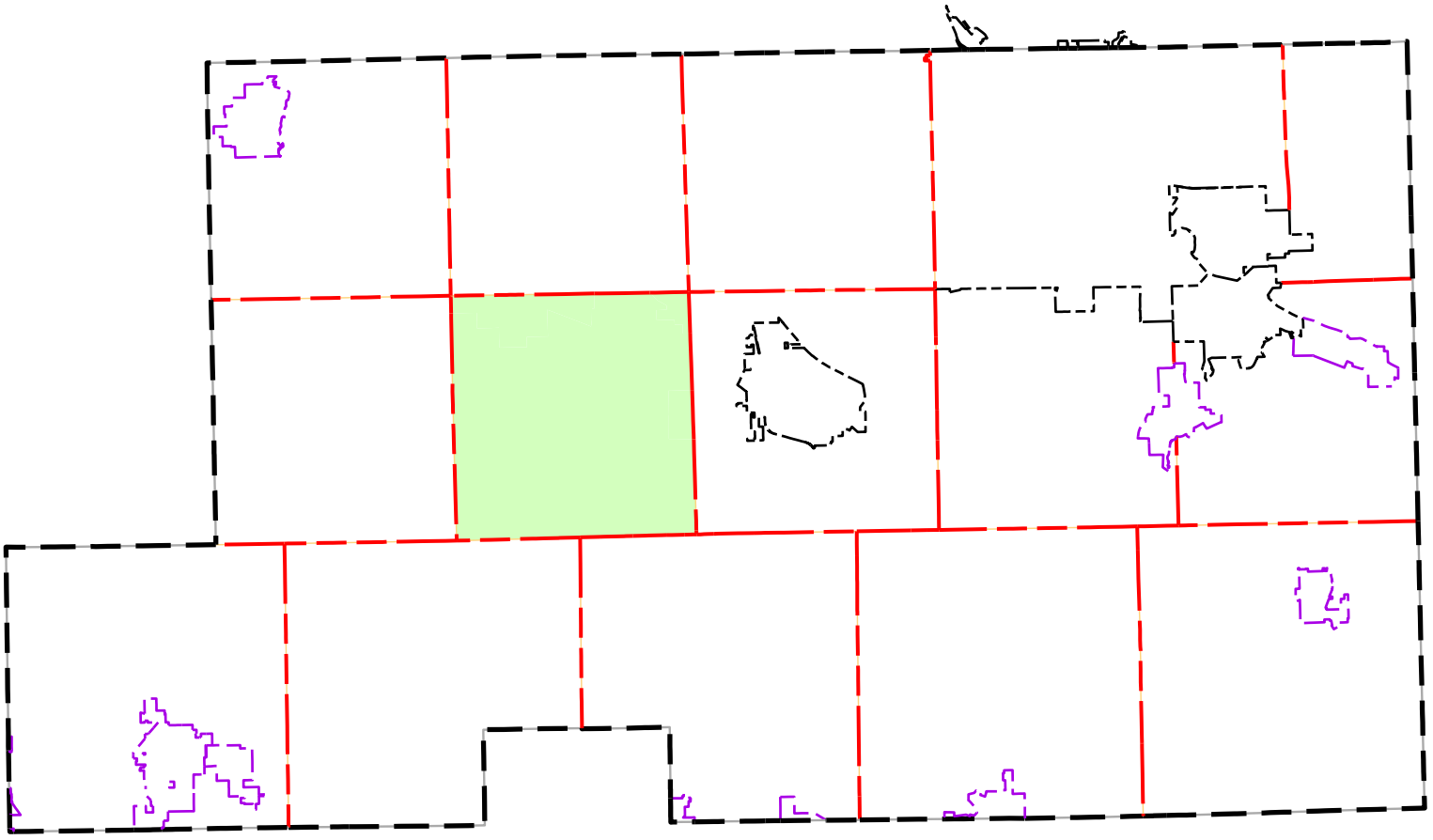
Landuse Districts

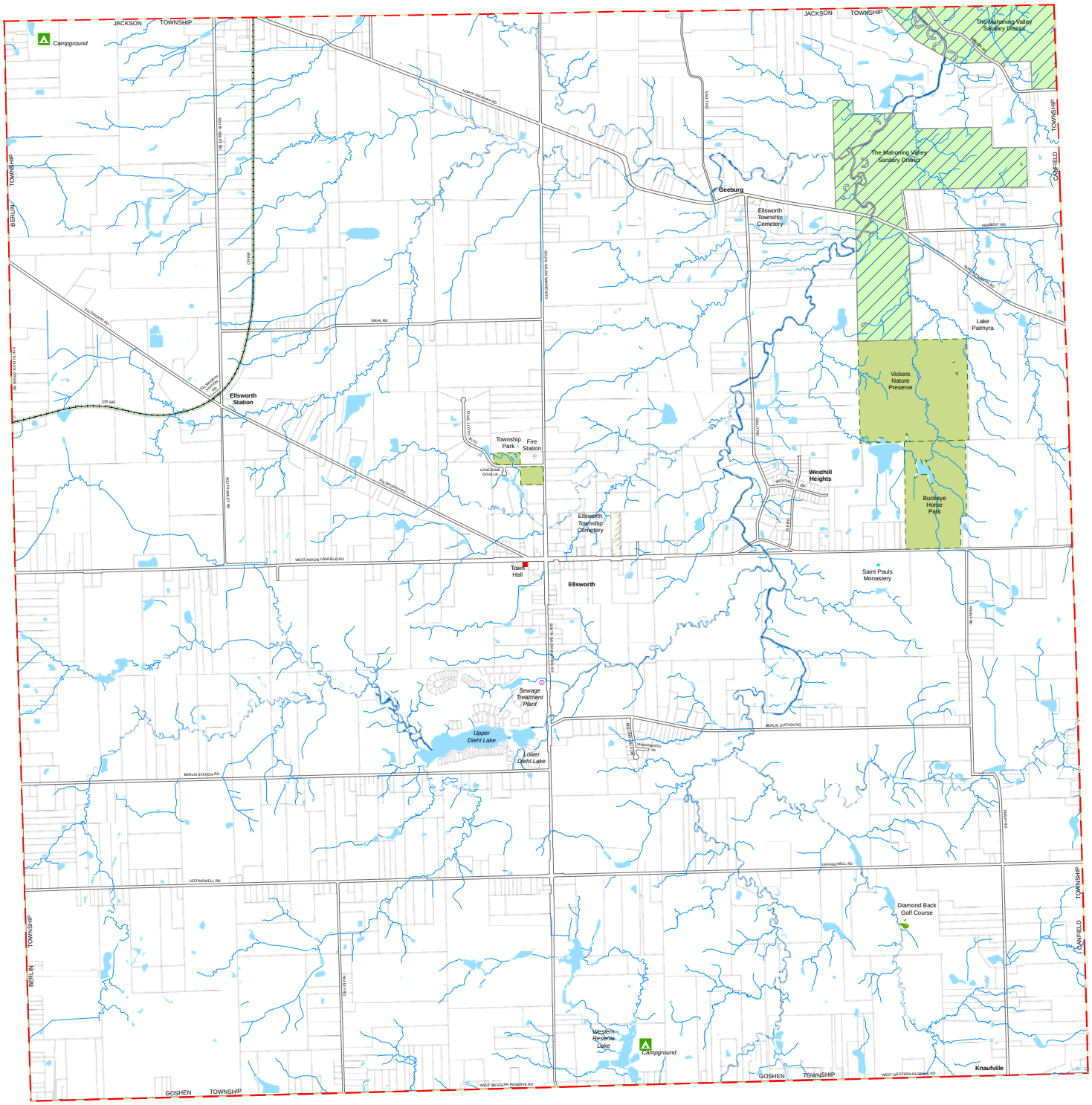
- AG - Agricultural
- MDR - Medium Density Residential
- IND - Industrial

Index Map

Ellsworth Township

2016





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2016
PROPERTY MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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0 750 1,500 3,000 4,500 6,000
Feet

ELLSWORTH TOWNSHIP
P.O. Box 122
Ellsworth, Ohio 44416
(330) 538-2321

Ellsworth Township is zoned with predominantly rural and suburban land use. State Route 45 and U.S. 224 intersect in the center of the Township. These routes provide easy east-west and north-south access to the rest of the Township.

The 2010 Census indicates that the population of Ellsworth Township was 2,217 with 910 housing units.

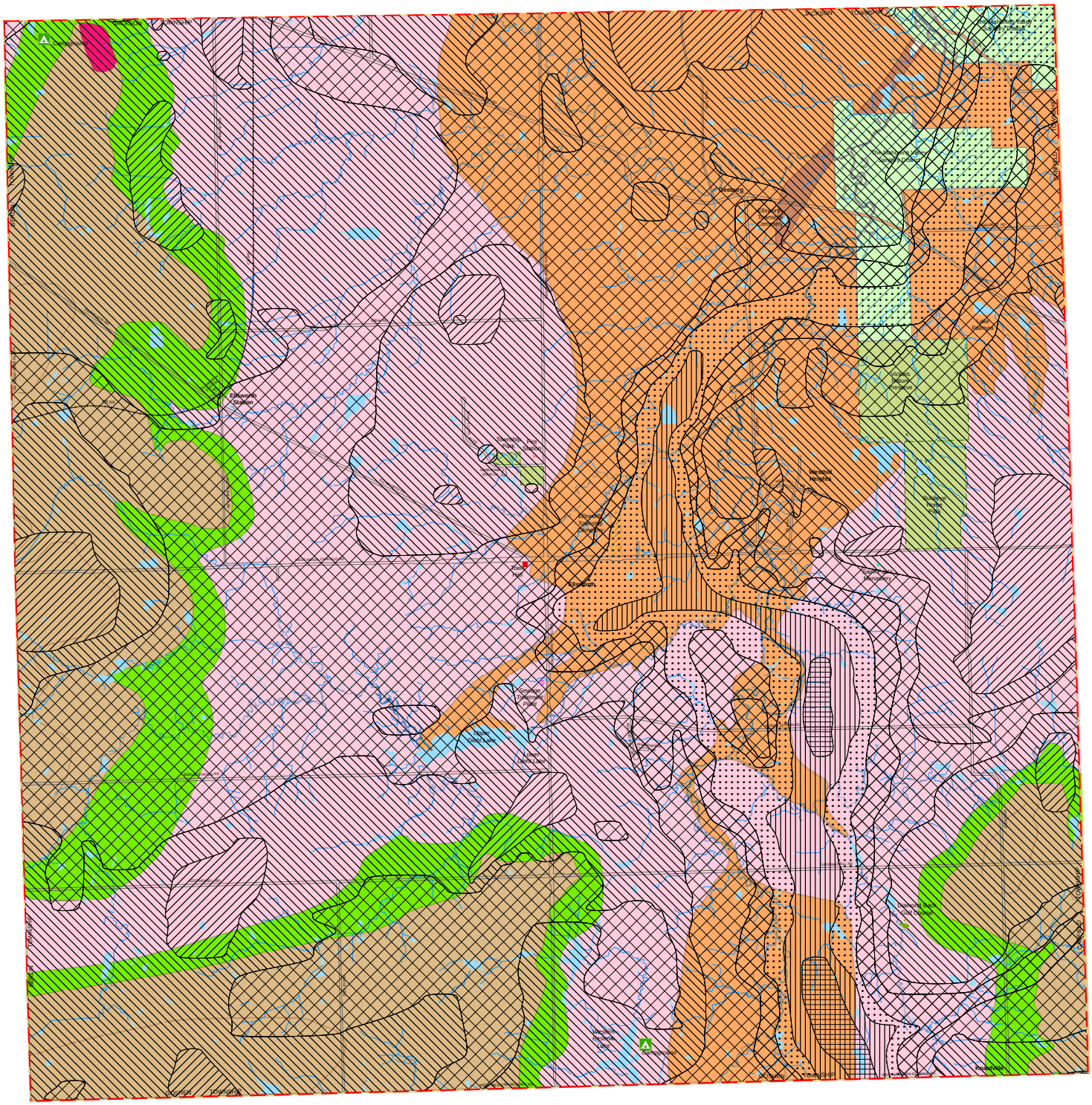
Ellsworth Township has a Volunteer Fire Department and police protection is provided by the Mahoning County Sheriff's Office. There is one elementary school on Route 45; Ellsworth Township is part of the Western Reserve School District (shared with Berlin Township). The elementary school is located in the Township, but the middle school and high school are located in Berlin Township.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural (AG)	86.09%	13,854.99
Residential (R-1)	5.81%	935.44
Residential (R-3)	.005%	.90
Business (B-2)	1.40%	225.37
Industrial (I)	.938%	150.99
Planned Unit Development (PUD)	1.47%	237.53
Cemetery	.046%	7.56
Park	1.63%	262.40
Not Rated – Water, Water Districts	2.59%	417.81
Total		***16,093.42***
Roadways (Township & County)	***34.63***	

Ellsworth Township is predominantly a rural township, but it is beginning to experience demand for single-family suburban development. To assist with growth decisions, outlined below us a set of physical conditions and market value found in the accompanying maps for Ellsworth Township.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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2016
GEOLOGIC MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

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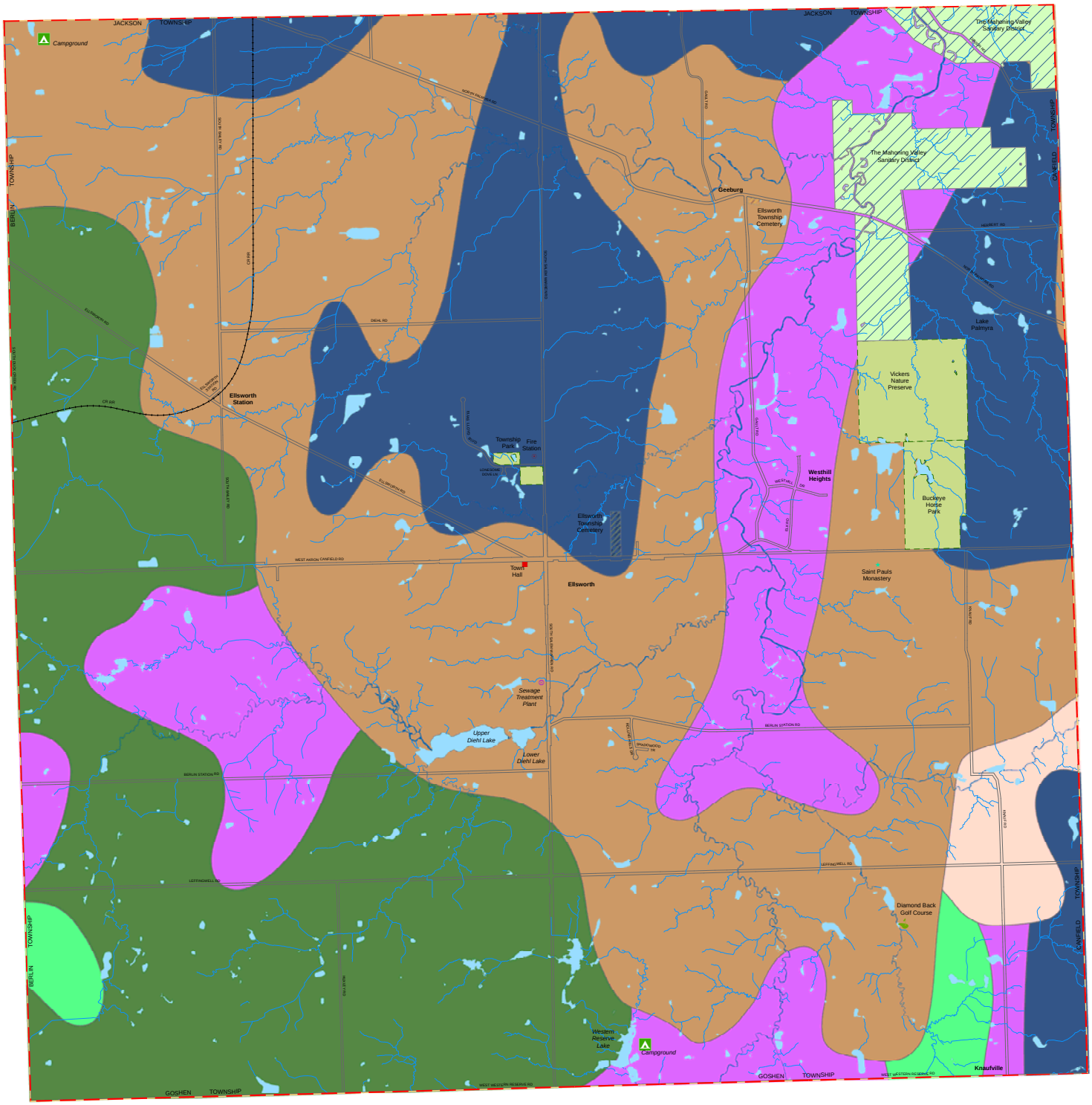

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2016
SOIL MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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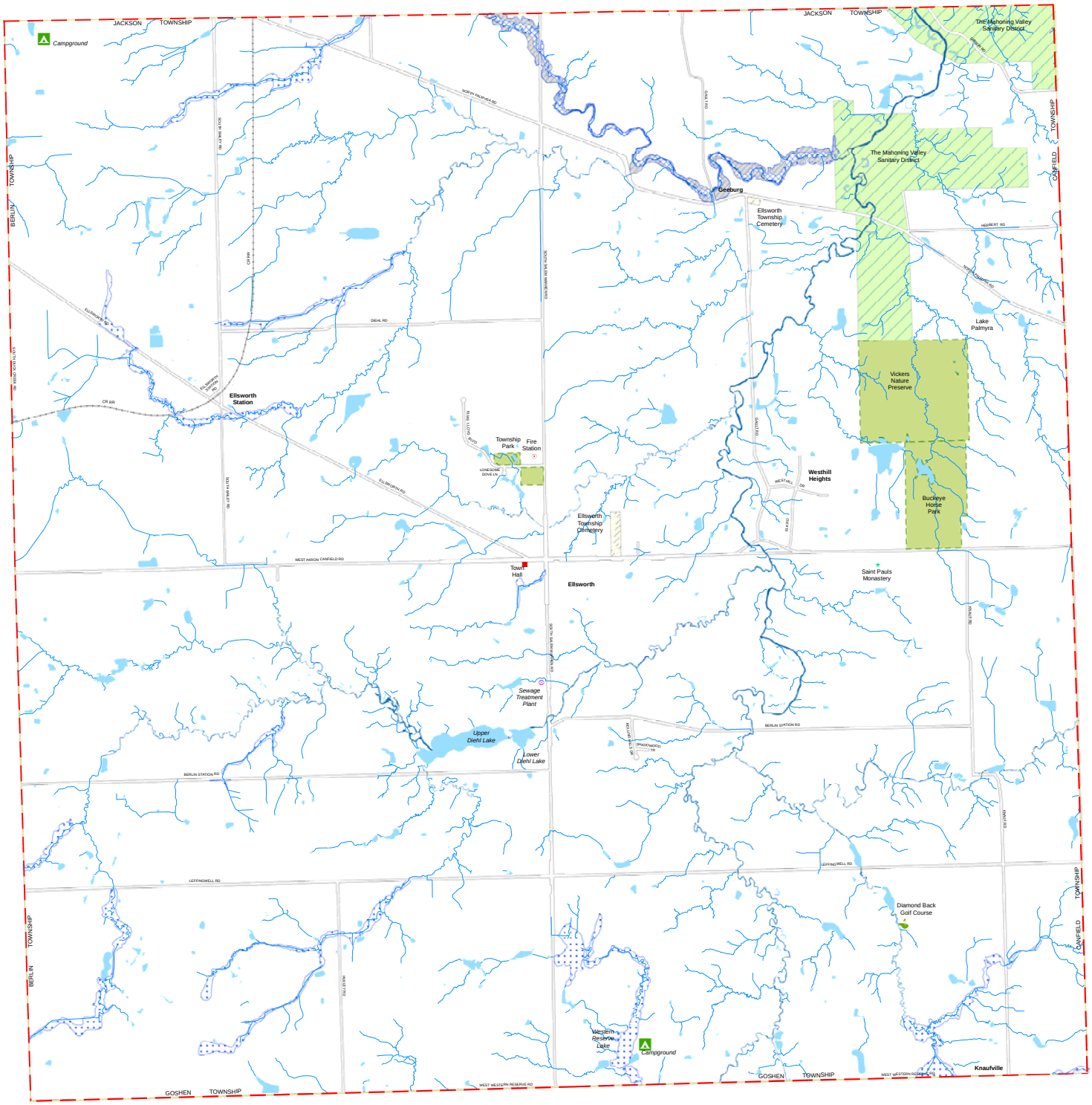
0 750 1,500 3,000 4,500 6,000
Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016
FEMA MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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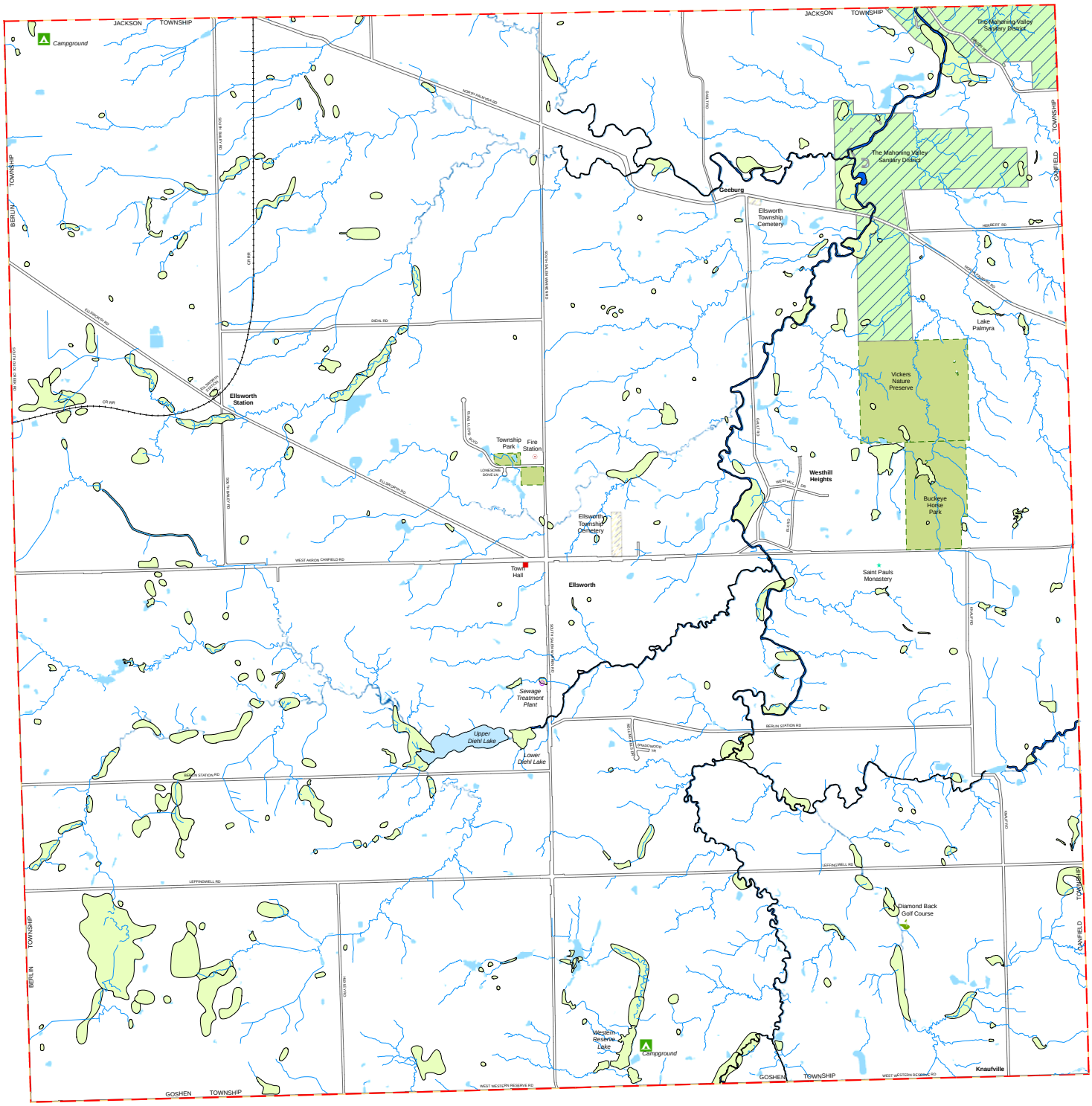
0 750 1,500 3,000 4,500 6,000
Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Ellsworth

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

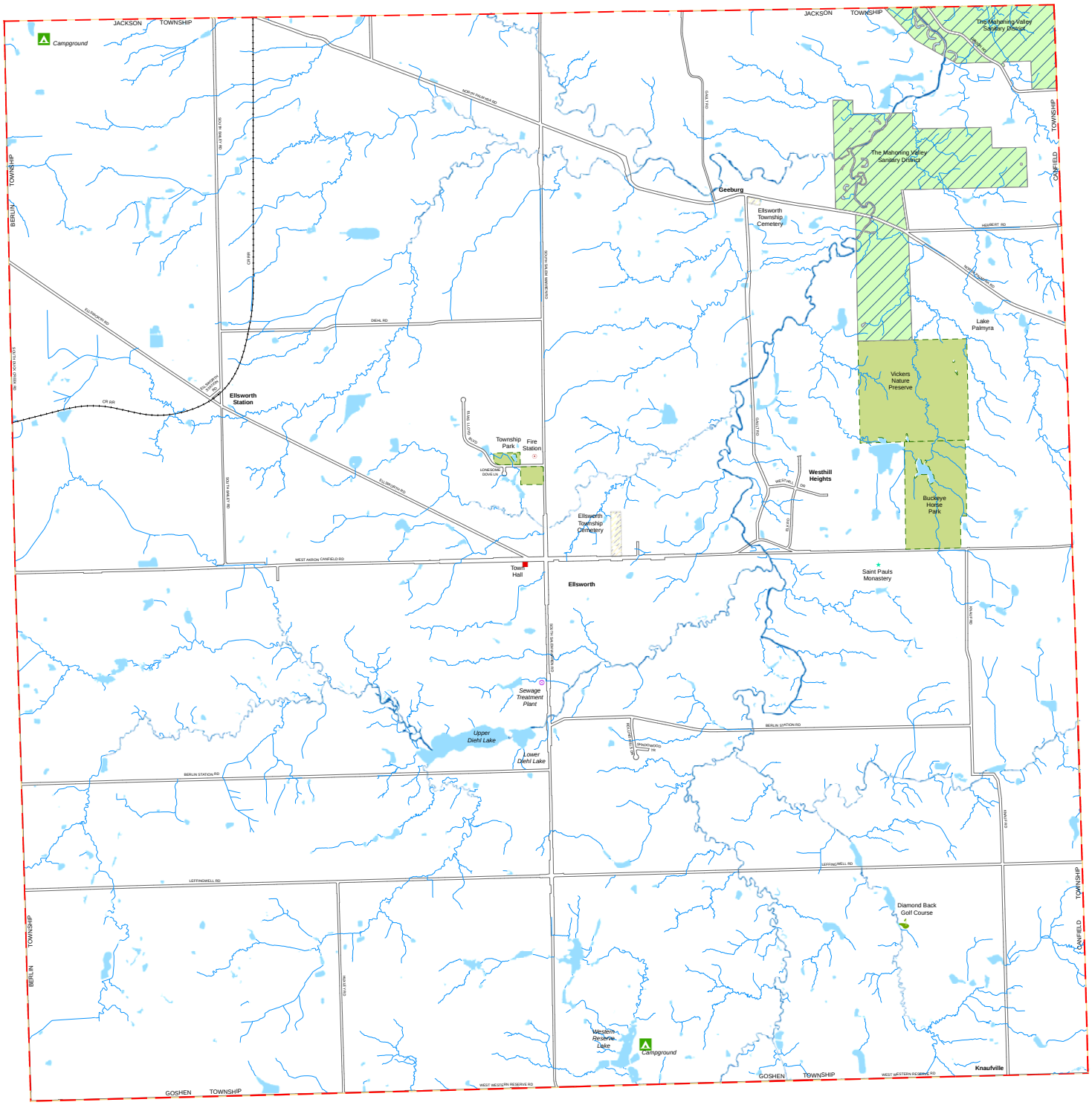
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016

UNDER GROUND MINE MAP

Township of Ellsworth

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

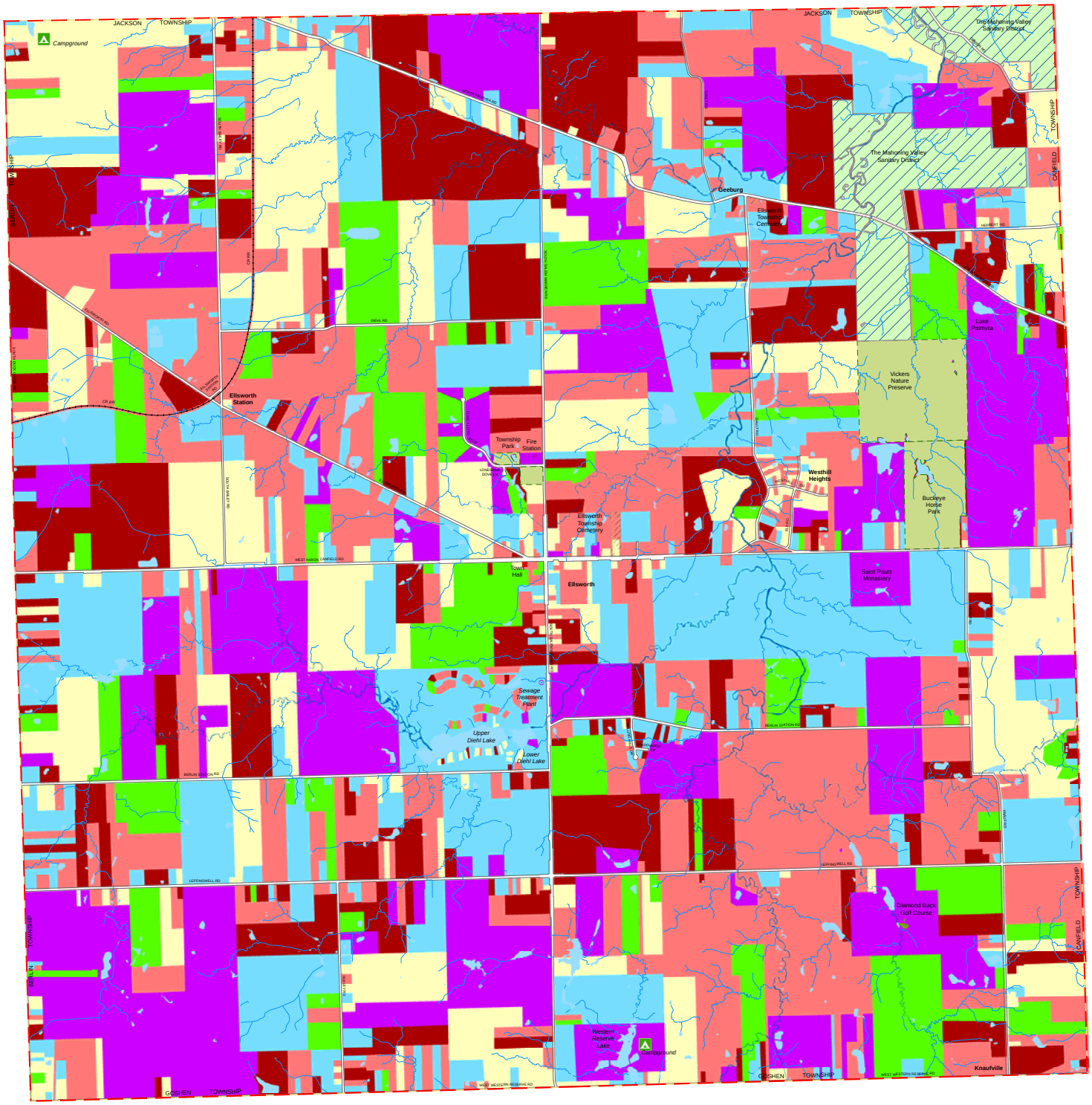
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Ellsworth Township

Goal

To provide a suburban and rural setting with a variety of housing opportunities and well-planned small-scale retail, and properly placed large-scale retail, offices, institutional, and light industry uses.

Objectives

A. Maintain and protect rural character and atmosphere.

B. Control population density and direct and manage growth.

C. Provide for availability of goods and services locally.

D. Encourage business and industry within defined areas.

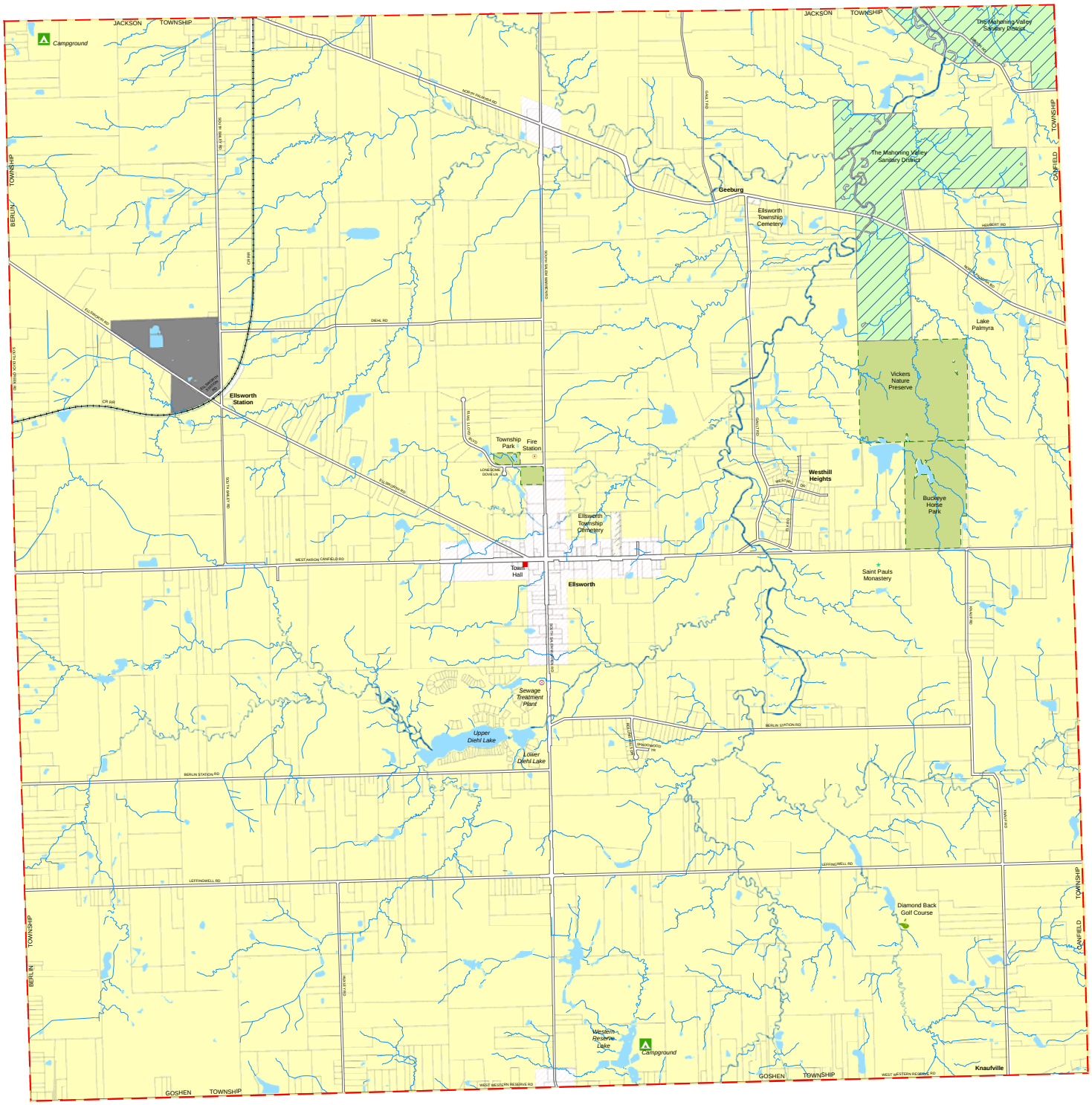
E. Enhance and maintain tax base.

F. To support major transportation routes.

G. To enhance the use of utilities for commercial and industrial development and the central core development area.

H. Provide alternative housing opportunities.

I. Stress Environmental protection/riparian corridors/recreational areas.



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2016
LANDUSE MAP
Township of Ellsworth

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

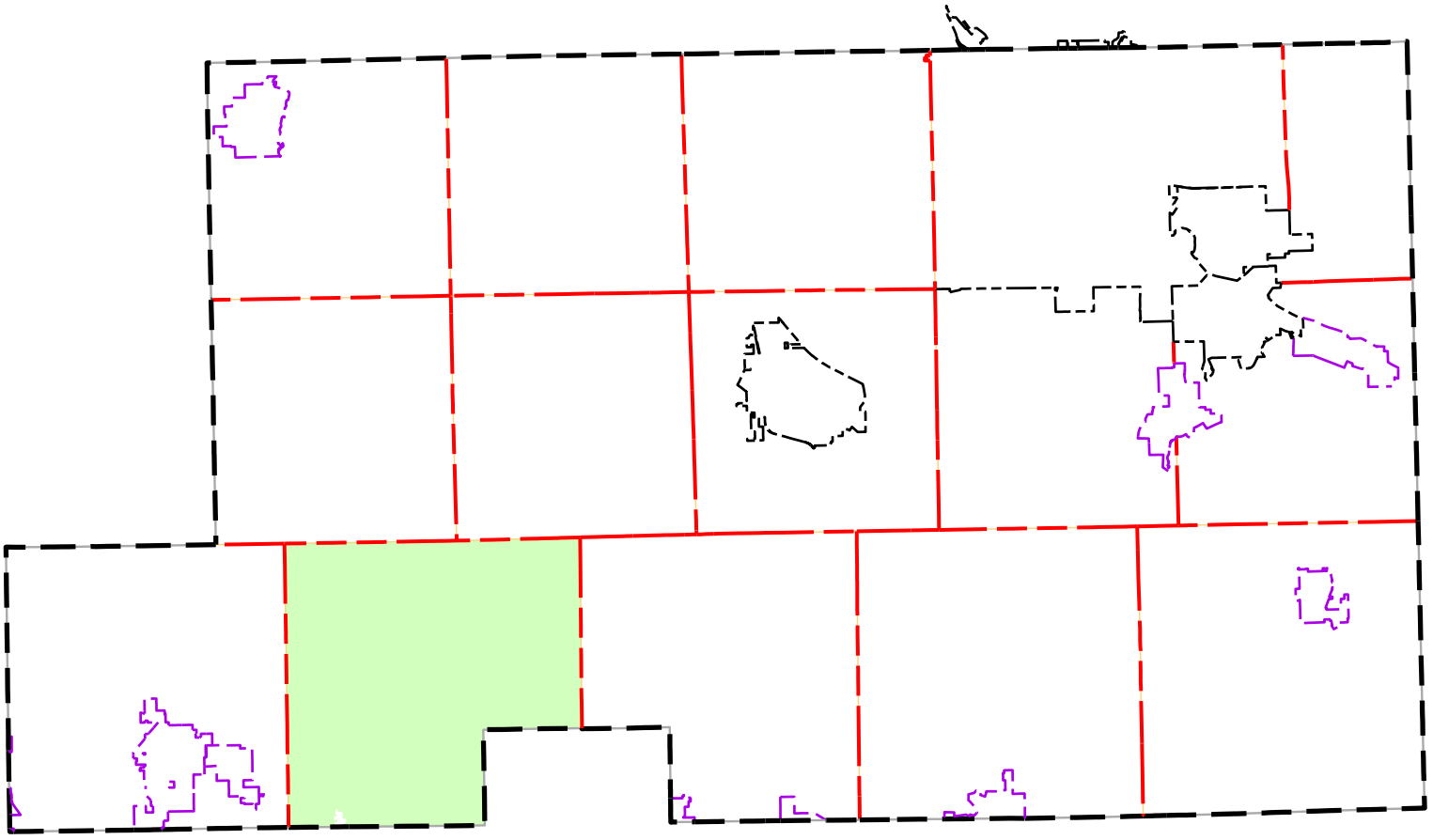
Landuse Districts

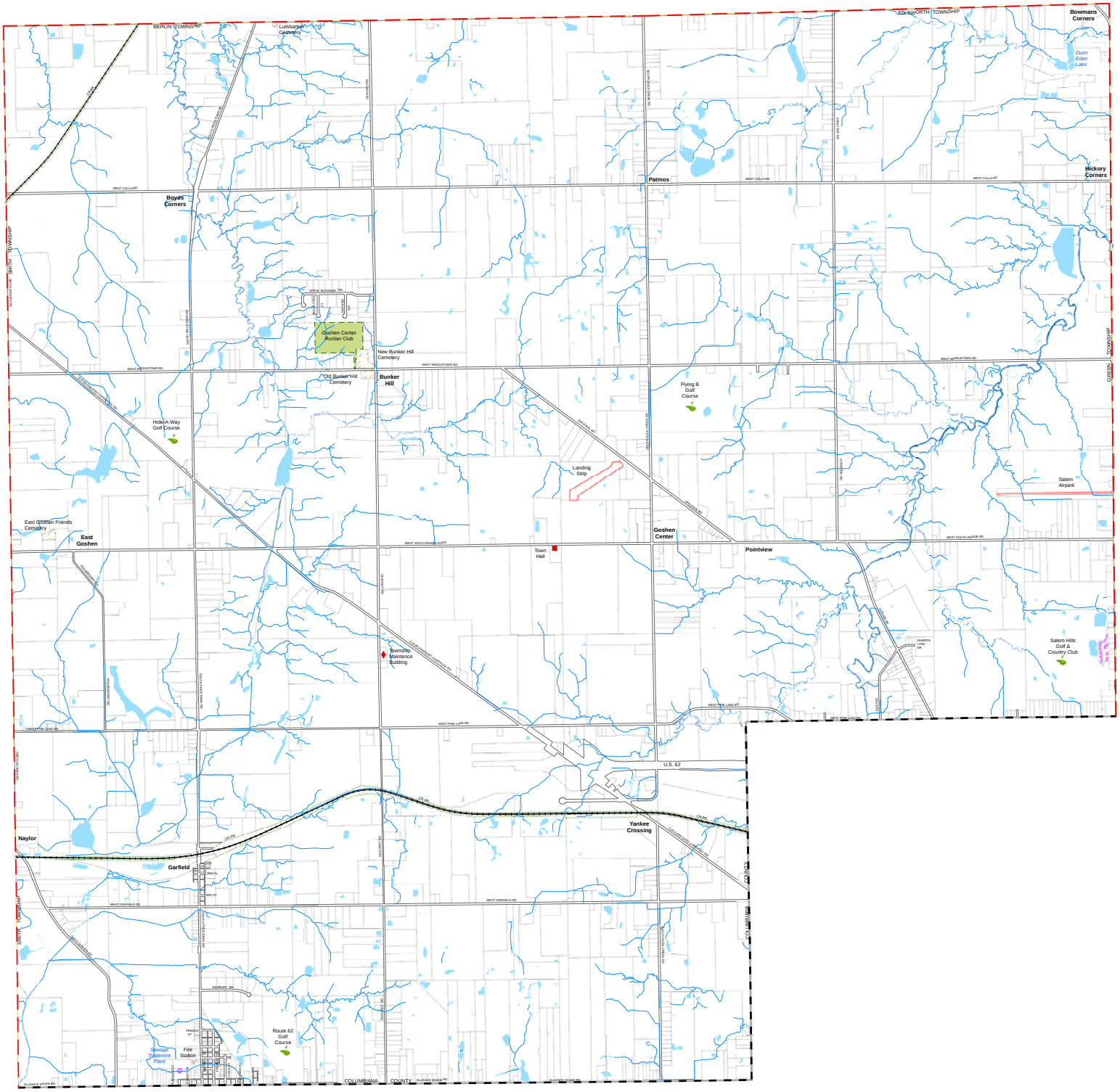
- R-1 - Residential
- I - Industrial
- B- Business

Index Map

Goshen Township

2016





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2016

PROPERTY MAP

Township of Goshen

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 900 1,800 3,600 5,400 Feet

GOSHEN TOWNSHIP
13991 W. South Range Road
Goshen, Ohio 44460
(330) 332-1235

Goshen Township is a rural, unzoned township that is presently agricultural in character.

The 2010 Census indicates that the population of Goshen Township at that time was 3,243 with 1,390 housing units.

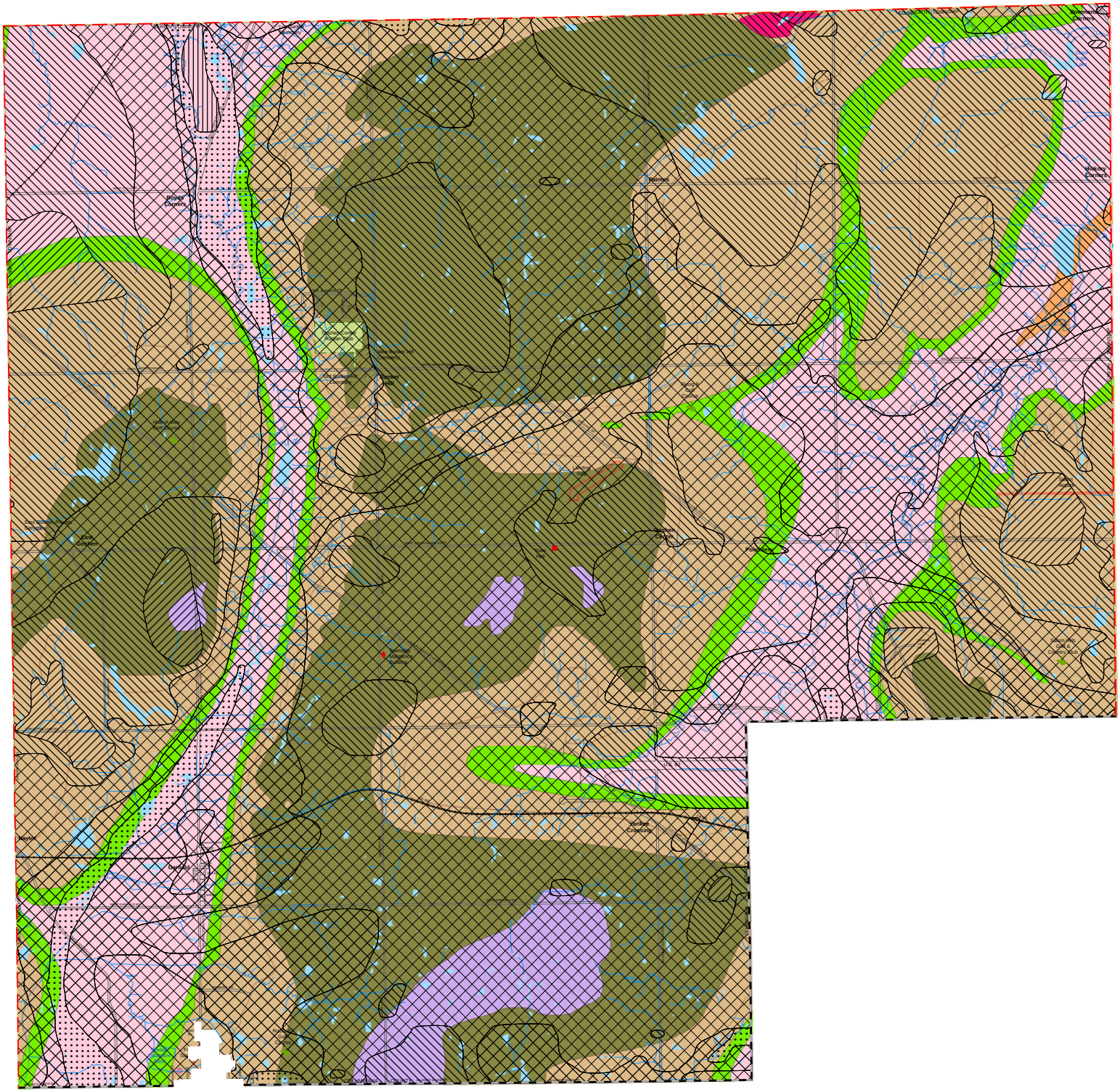
Goshen Township has a volunteer fire department and a full-time police department.

There is one elementary school, and one middle school located in the Township. The high school, West Branch, is located in Smith Township.

To assist with growth decisions, listed below is a set of physical conditions and market value found in the Township and their accompanying maps.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value

Roadways (Township & County)	***53.52***	



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2016
GEOLOGIC MAP
Township of Goshen

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

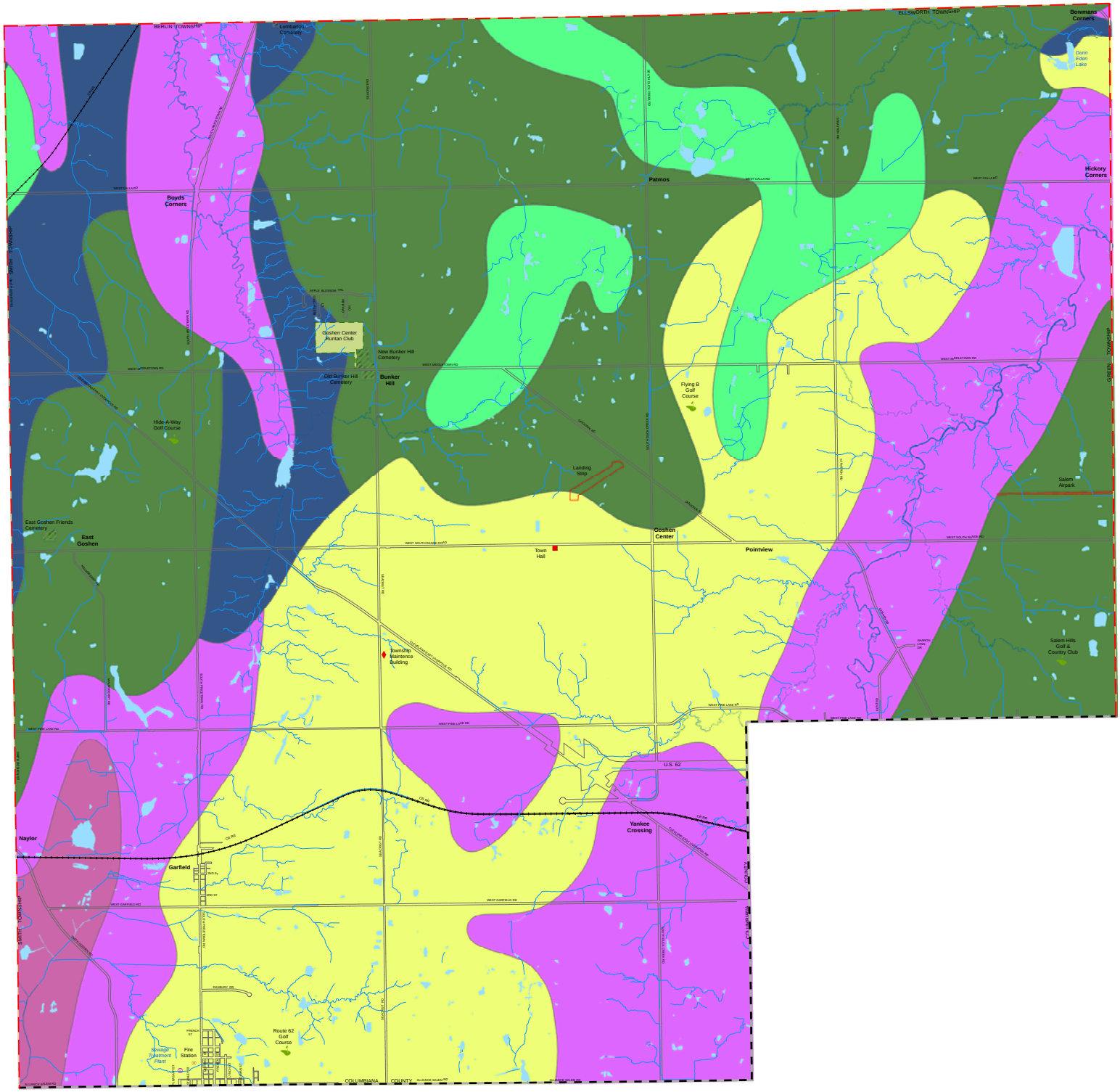
0 900 1,800 3,600 5,400 Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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- Cemetery
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- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
SOIL MAP
Township of Goshen

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 900 1,800 3,600 5,400 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
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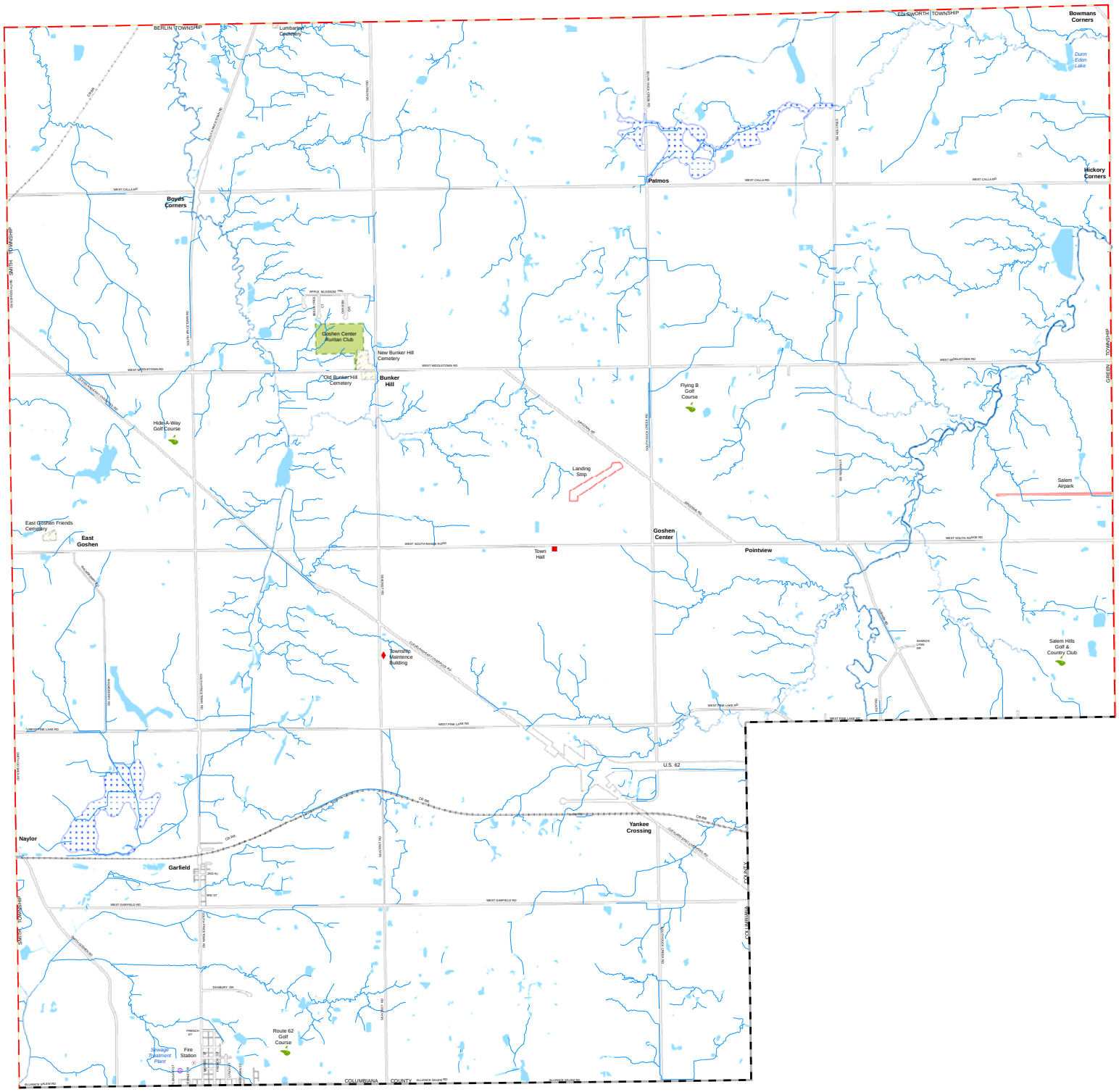

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2016
FEMA MAP
Township of Goshen

Mahoning County, OHIO

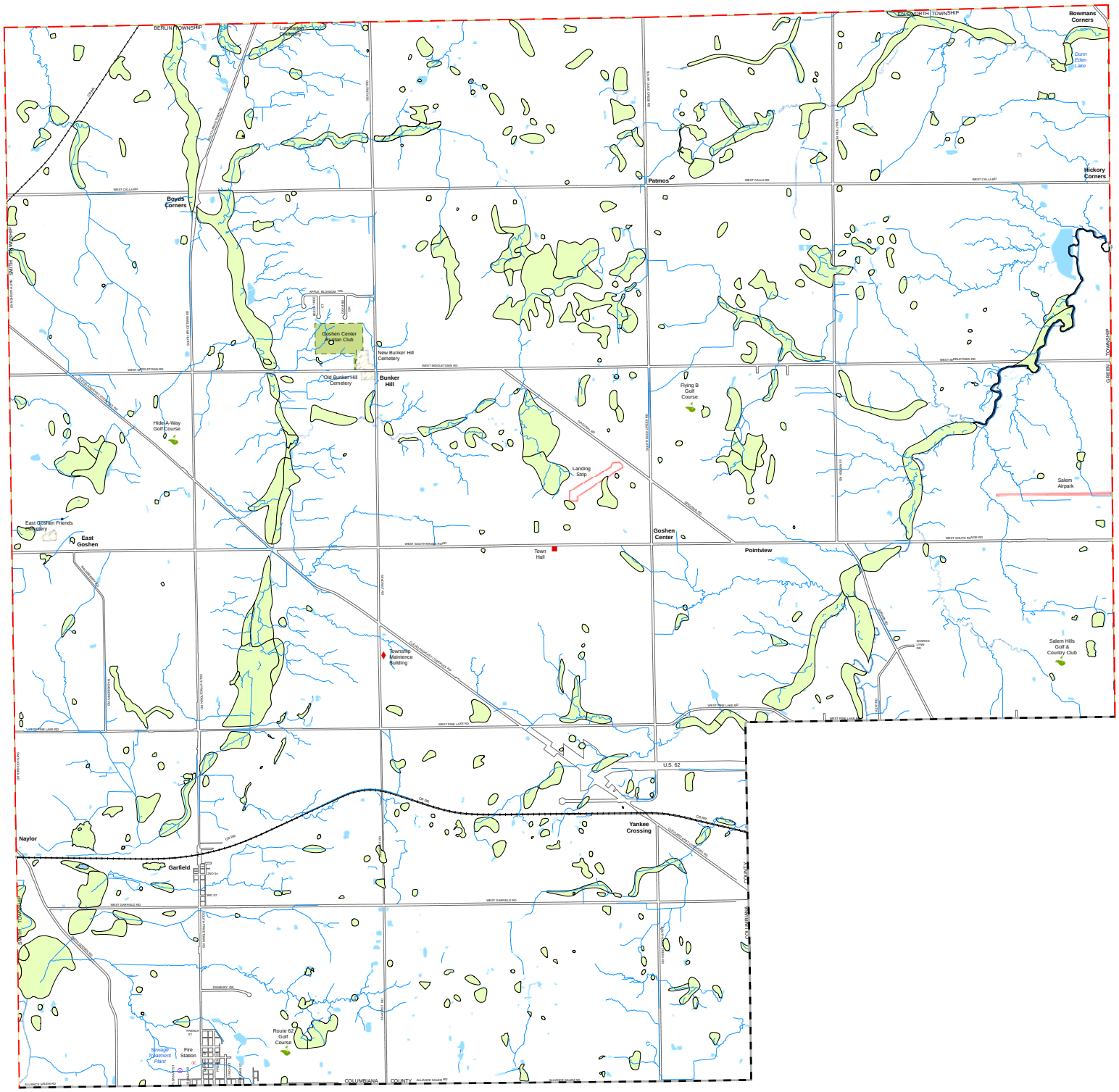
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 900 1,800 3,600 5,400 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Goshen

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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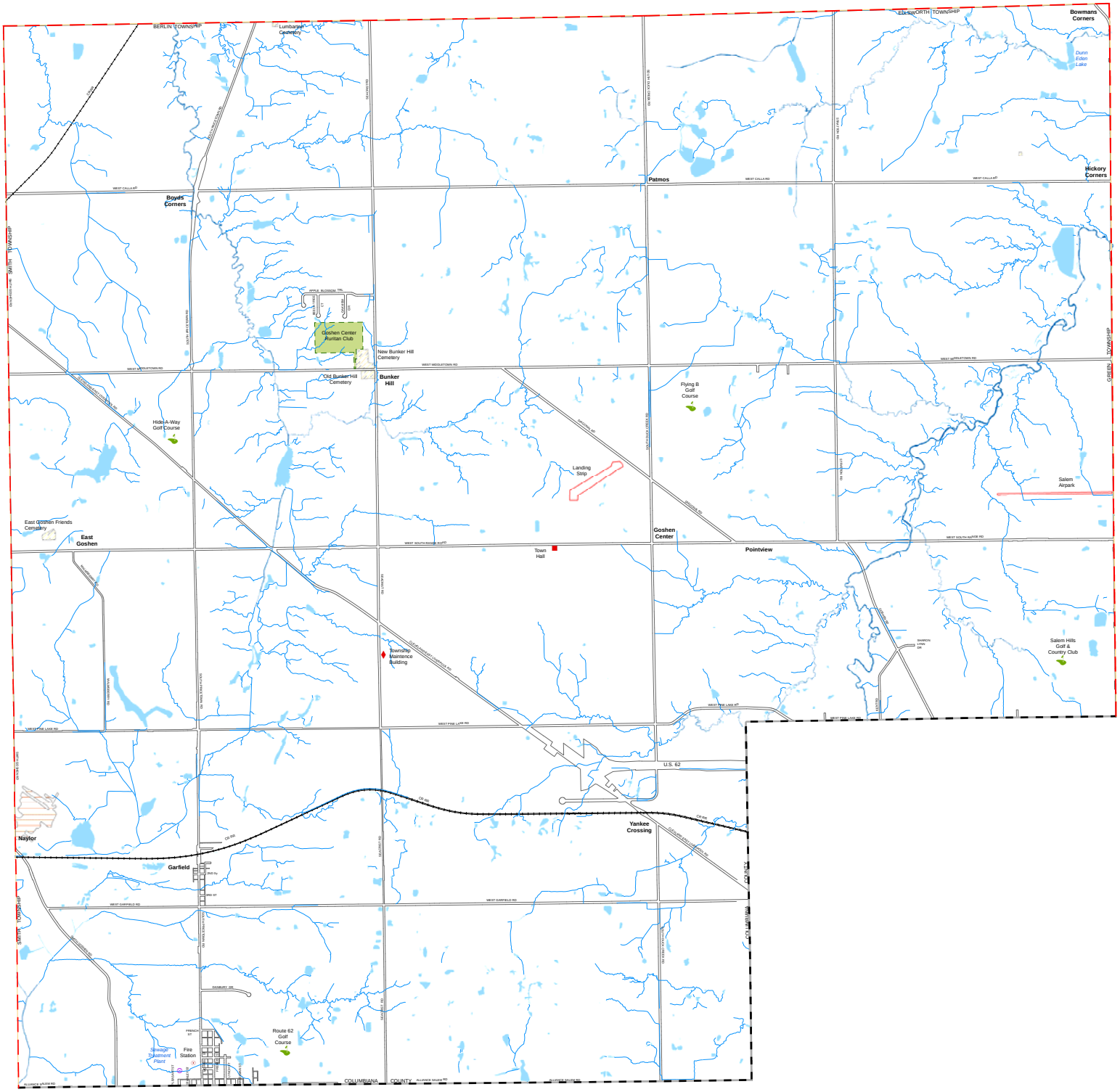
0 900 1,800 3,600 5,400 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Goshen

Mahoning County, OHIO

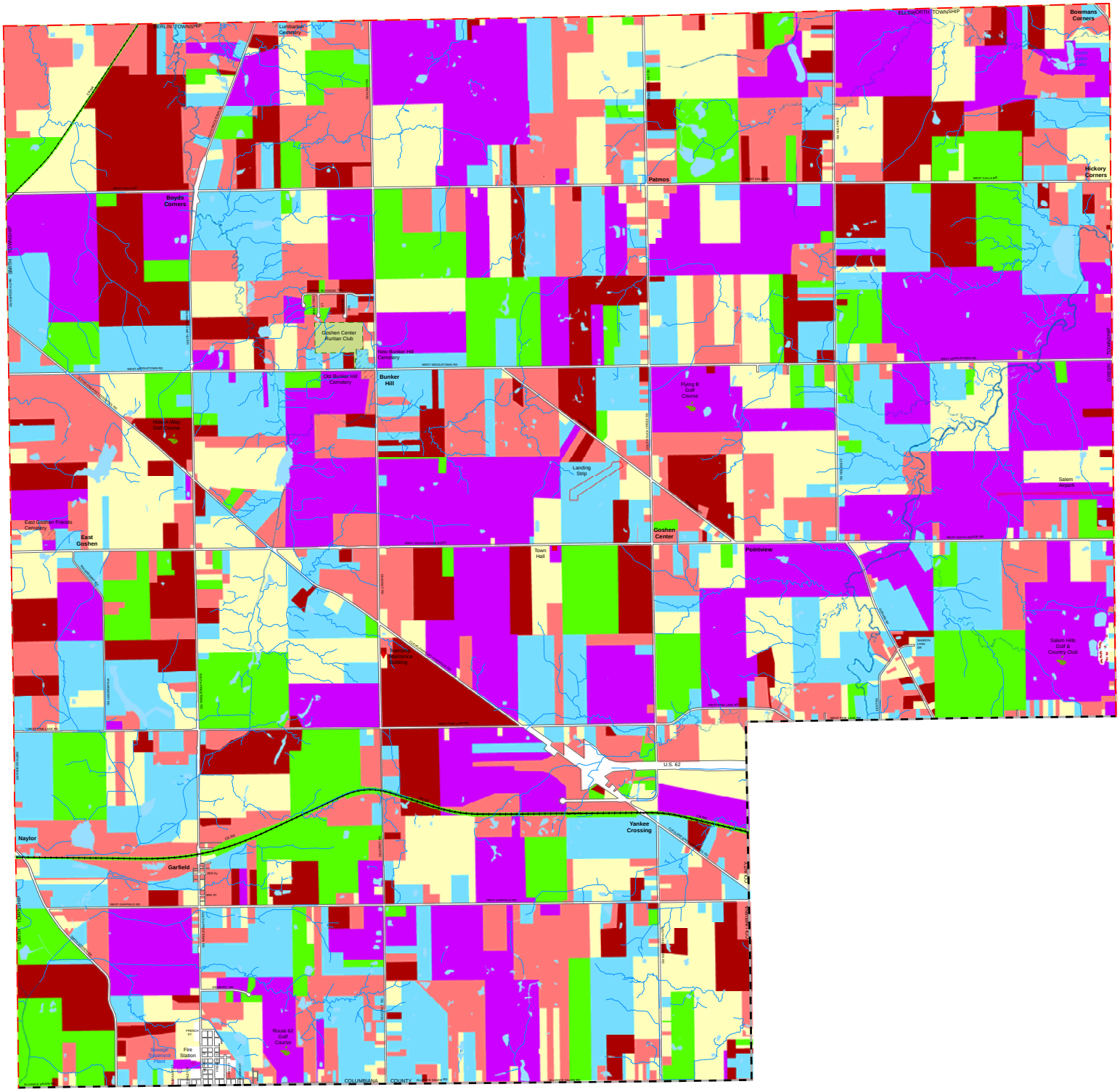
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 900 1,800 3,600 5,400 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Goshen

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 900 1,800 3,600 5,400 Feet

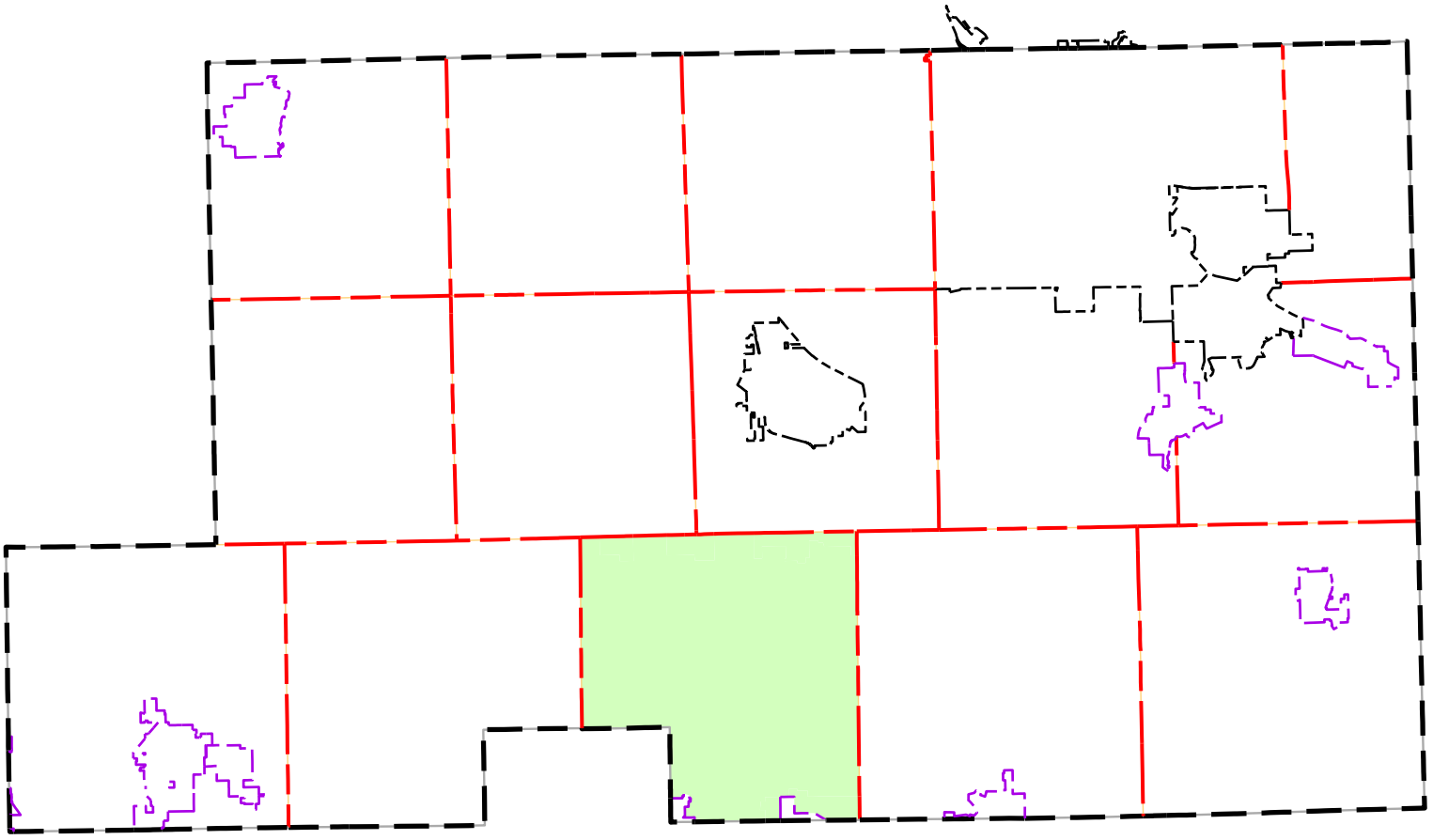
Market Value

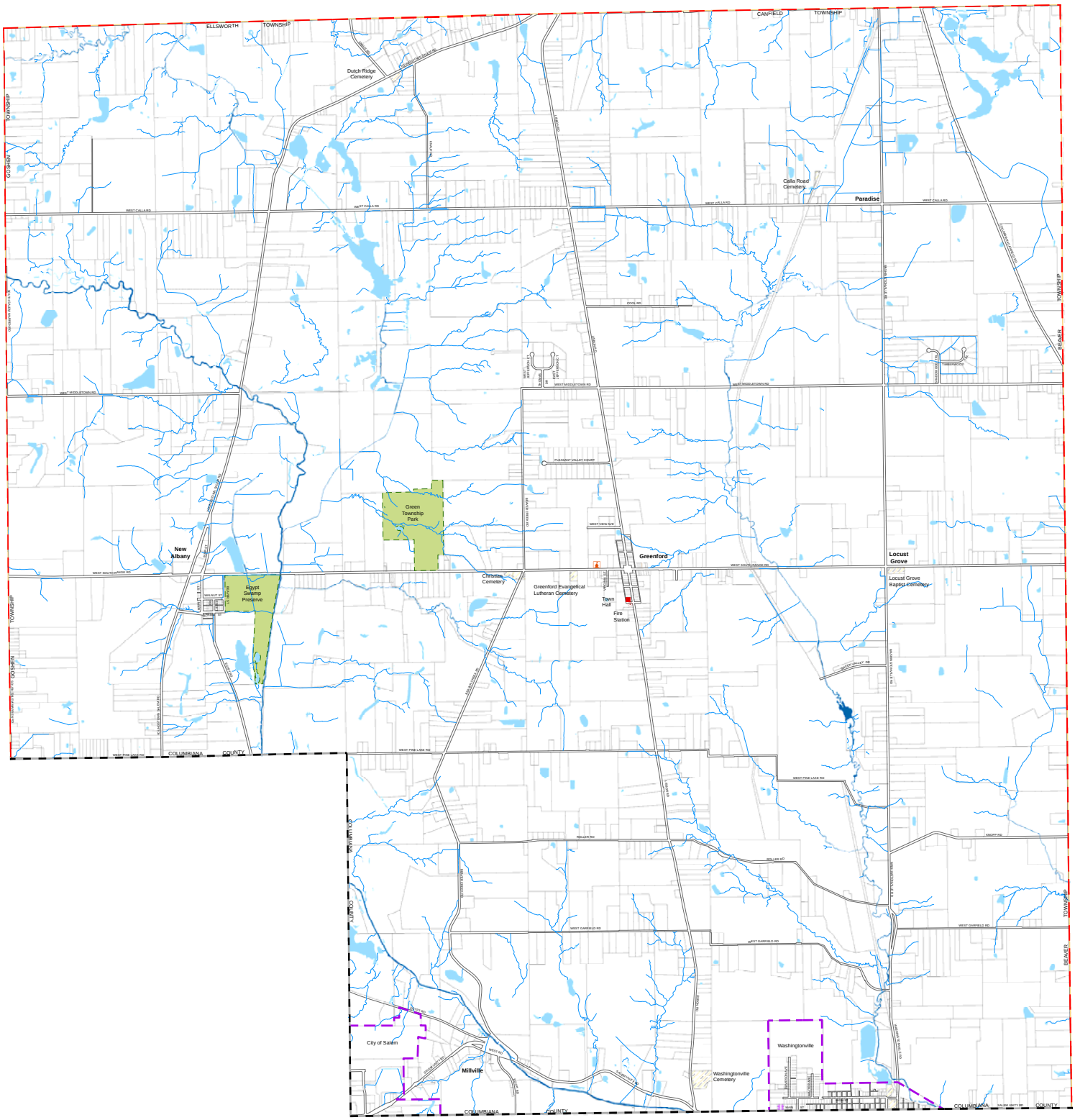
- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

Index Map

Green Township

2016





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2016

PROPERTY MAP

Township of Green

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

GREEN TOWNSHIP
P.O. Box 72
Greenford, Ohio 44422
(330) 533-4841

Green Township is a zoned, agricultural township and the center of the apple industry in Mahoning County. A small portion of the City of Washingtonville is the only municipality in the Township.

State Route 165 provides east-west accessibility across the Township and U.S. 62 provides north-south access. A small portion of SR 14 and 46 (running together) cross the Township in a north-south direction, and a small portion of alternate SR 14 runs east and west along the southerly most boundary.

The 2010 Census indicates that the population of Green Township was 3,532 with 1,379 housing units.

Green Township has a volunteer fire department with law enforcement administered by the Mahoning County Sheriff's Department.

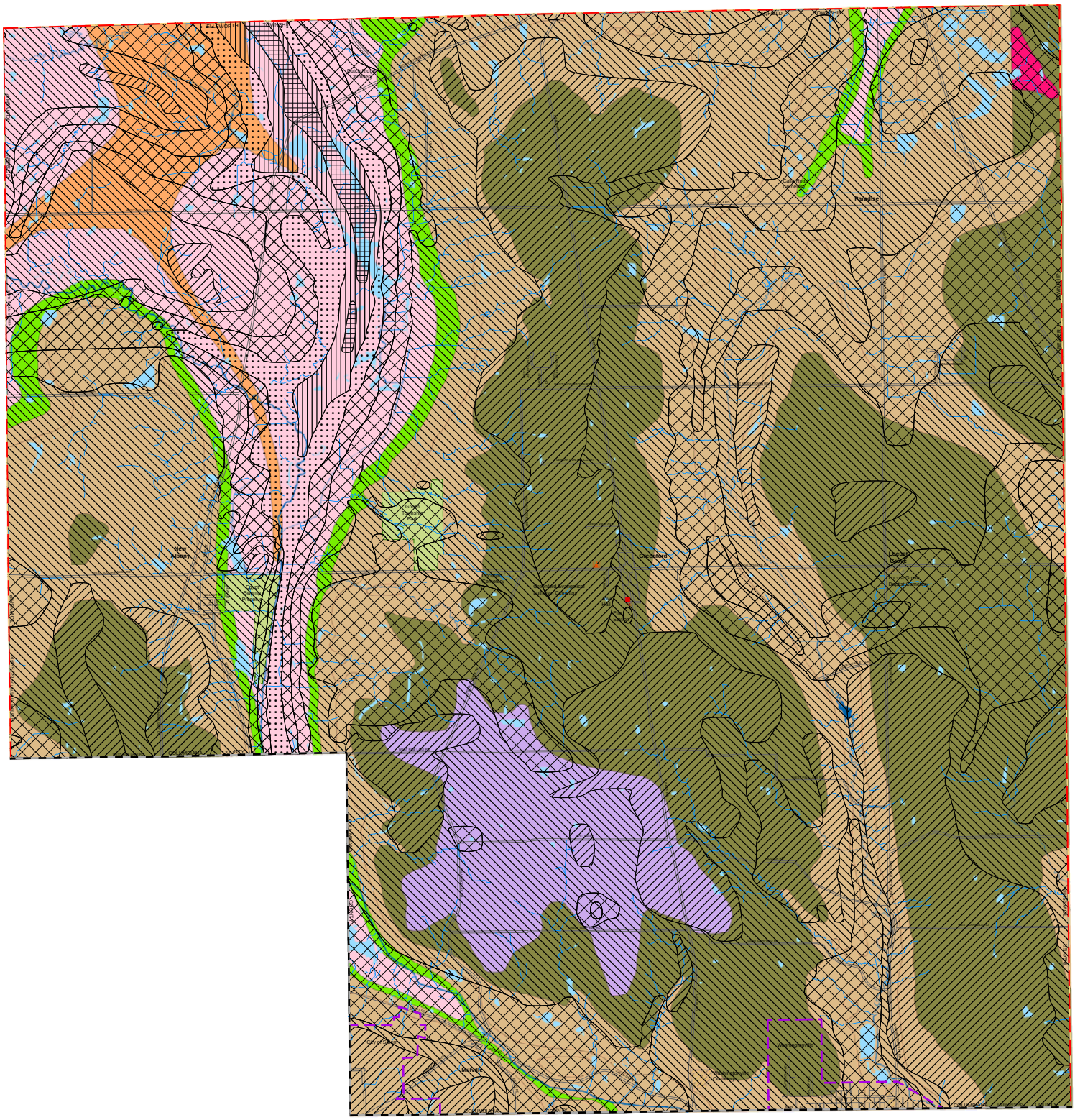
Green Township is part of the South Range School District. The intermediate school is located in Green Township and the elementary and high schools are located in Beaver Township.

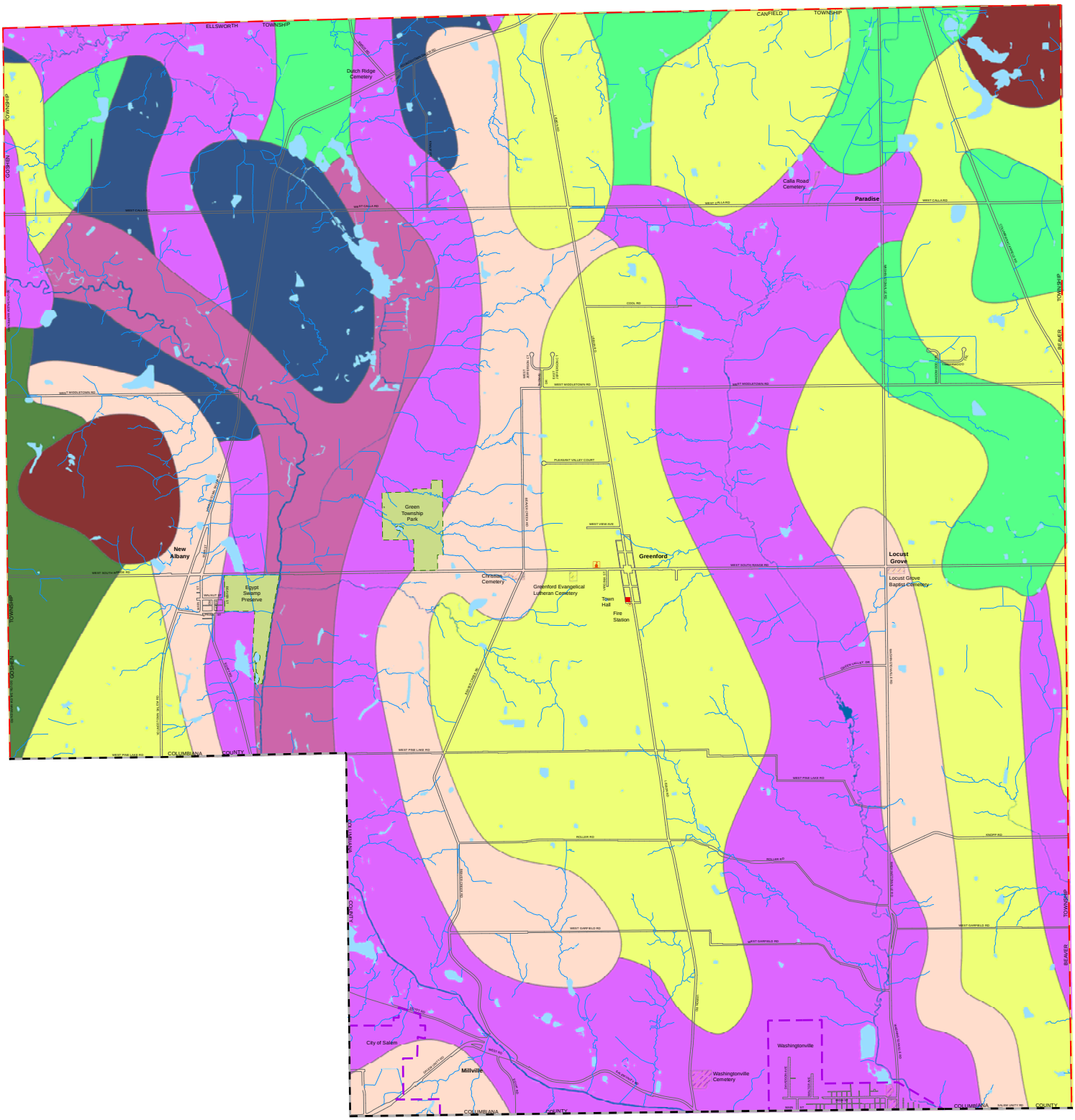
ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural (AG)	89.01%	17,202.44
Residential (R-1)	4.87%	942.79
Business (B)	.55%	102.24
Commercial District (C)	.46%	90.57
Industrial (I)	4.65%	900.39
Cemetery	.065 %	12.63
Park	.385%	74.56
Total		***19,325.60***
Roadways (Township & County)	***55.94***	

Green Township will continue to encourage an agricultural way of life. To assist with future land use decisions, there is listed below a set of physical conditions and market value found in the accompanying maps.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value


Lowellville
Poland
Coitsville
Canfield
Boardman
Austintown
Youngstown
Jackson
Milton
Lawrence
Paradise
Green
Goshen
Canfield Township Park
Green Township Park
Lake Glacier Park
Greenford
Lanterman's Mill
Lanterman's Mill Covered Bridge
Lucious Cooper Memorial Park
Lucious Cooper Bridge
Mahoning Co Fairgrounds
Mahoning Co Fairgrounds Covered Bridge
Mahoning Co Fairgrounds Cemetery
Mahoning Co Fairgrounds Cemetery
Mahoning Co Fairgrounds Cemetery



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2016
SOIL MAP
Township of Green

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
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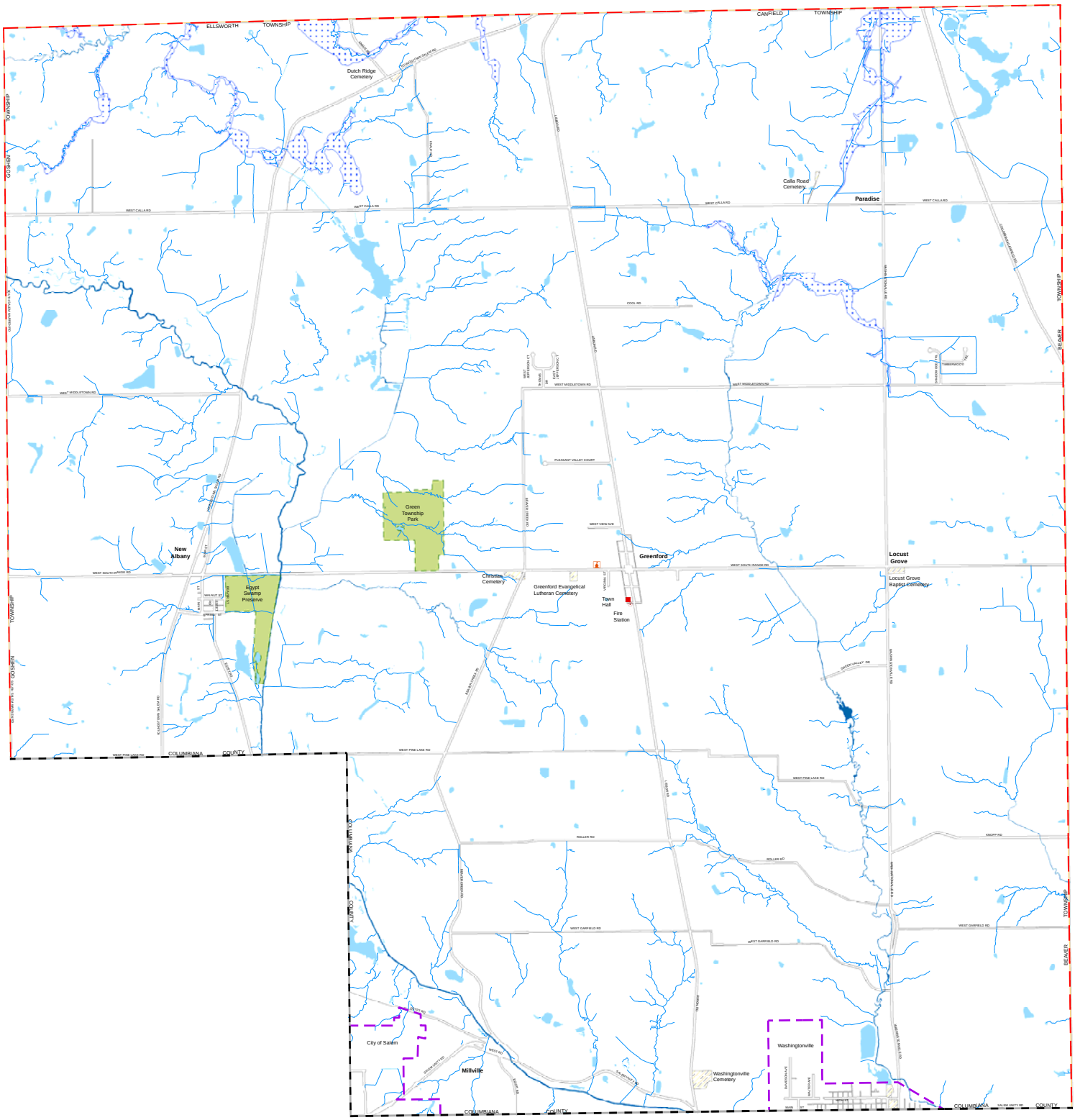

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2016
FEMA MAP
Township of Green

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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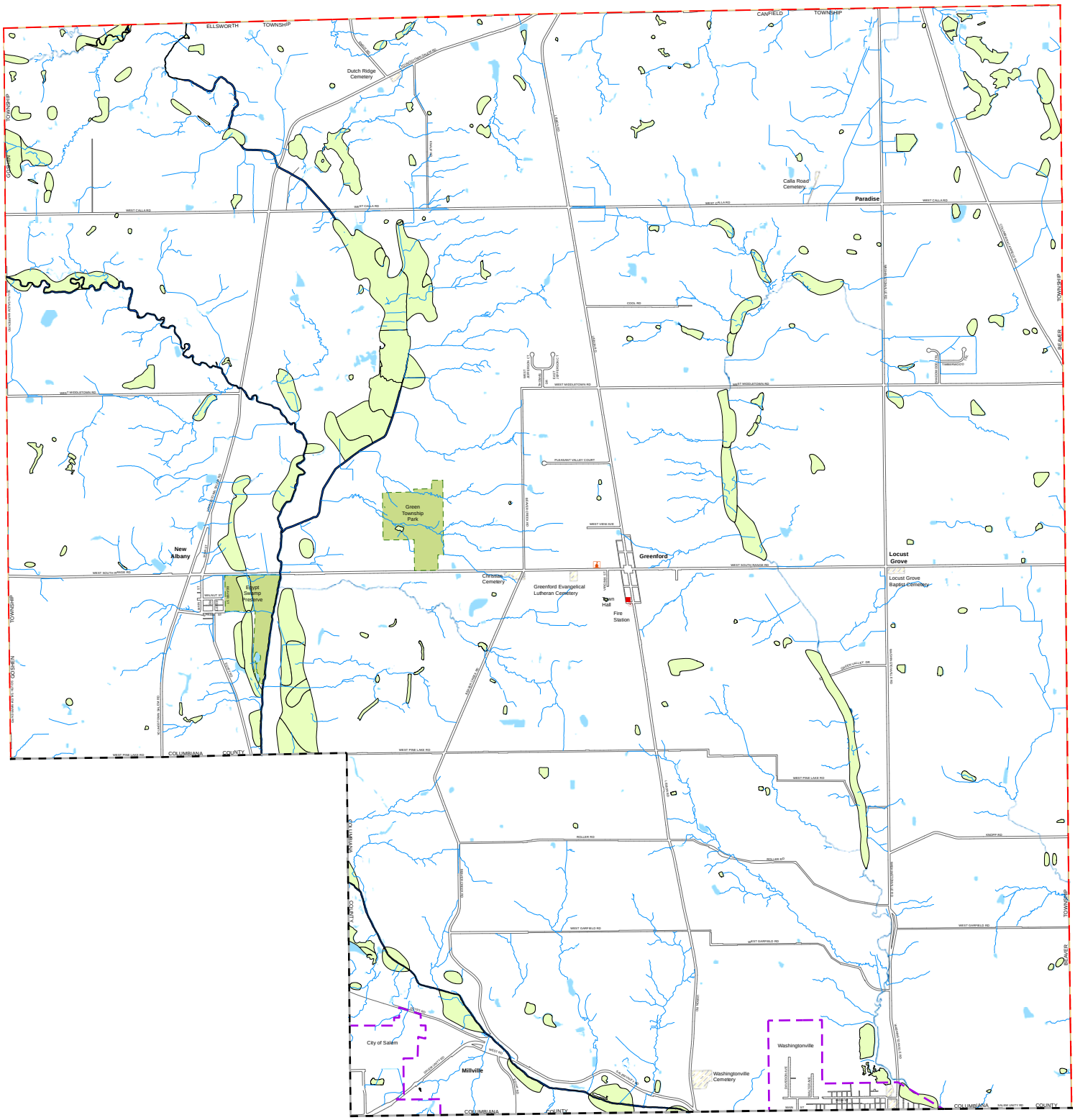
0 875 1,750 3,500 5,250 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Green

Mahoning County, OHIO

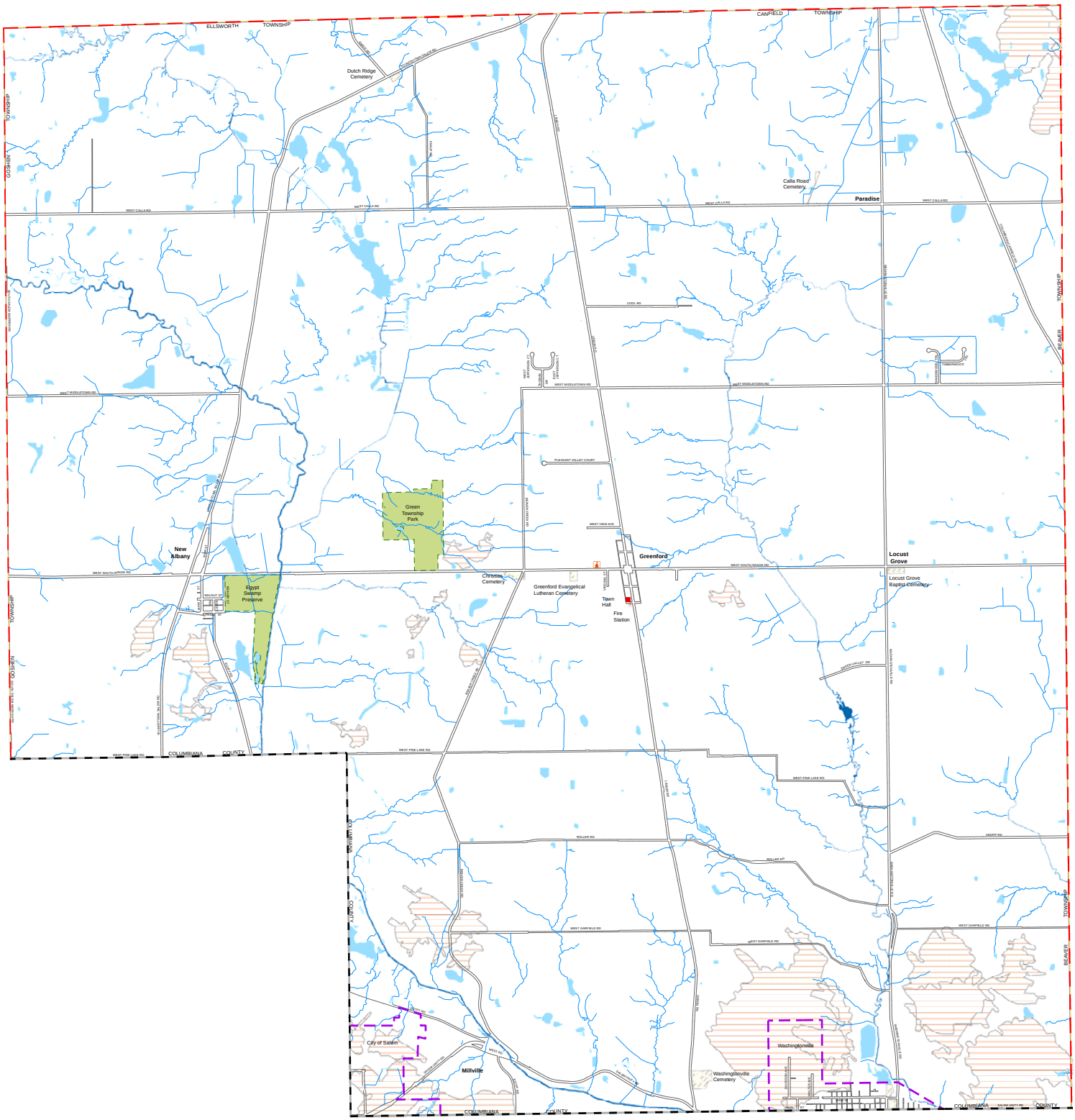
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016

UNDER GROUND MINE MAP

Township of Green

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

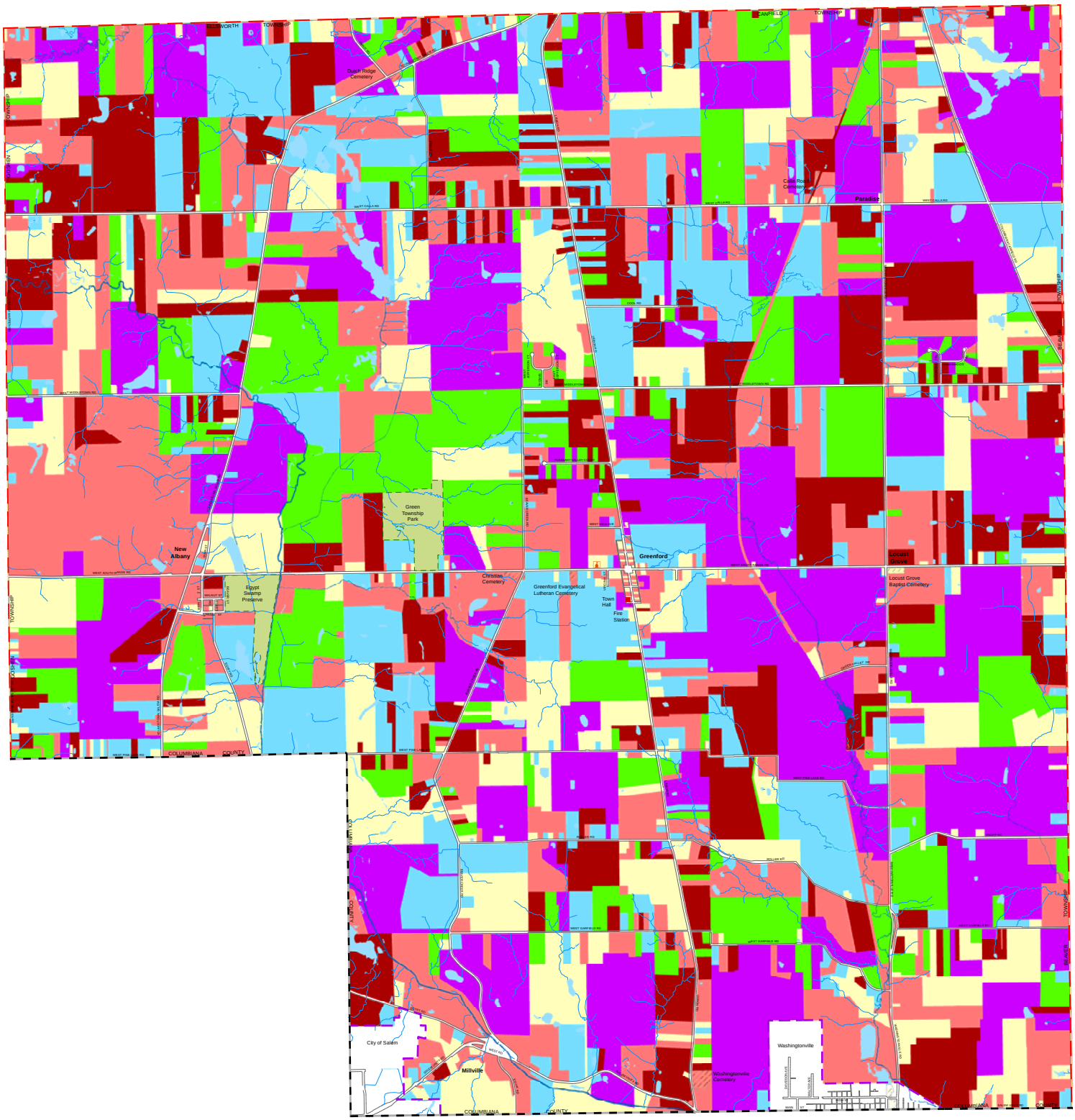
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Green

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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S

0 875 1,750 3,500 5,250 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Green Township

Goal

To preserve the present agricultural setting and encourage single-family home and well-planned, small-scale retail use

Objectives

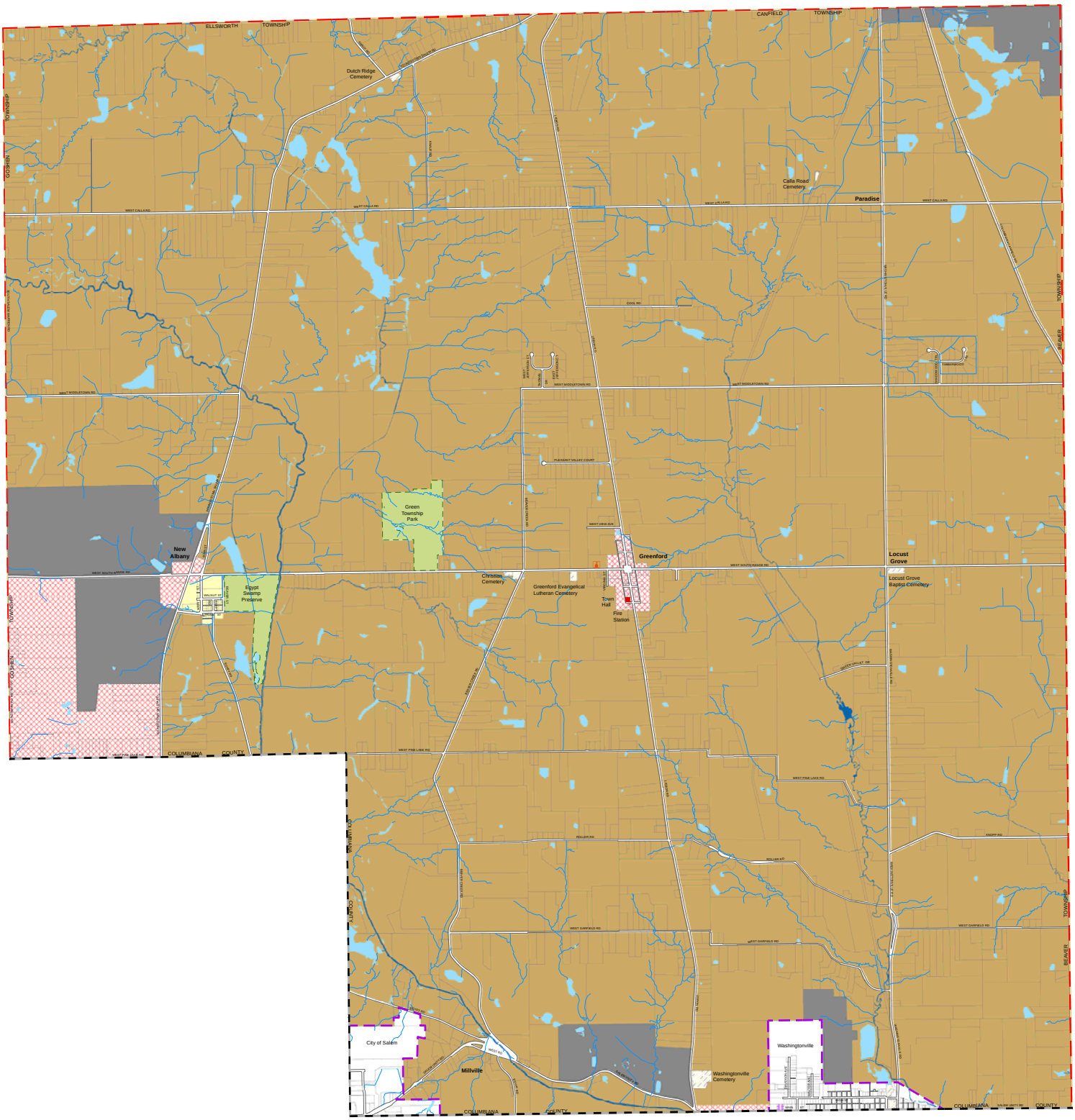
A. Encourage land management techniques that serve to protect agricultural lands.

B. Preserve the natural resources, scenic quality and recreational opportunities of the Township through strict enforcement of regulations to reduce pollution of land and water.

C. Discourage ribbon or strip highway commercial development.

D. Advocate the adoption of local measures that prevent increases in storm water runoff.

E. Require high quality site planning in order to promote beauty, order, harmony, and ensure compatibility with surrounding land uses.



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2016
LANDUSE MAP
Township of Green

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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0 875 1,750 3,500 5,250
Feet

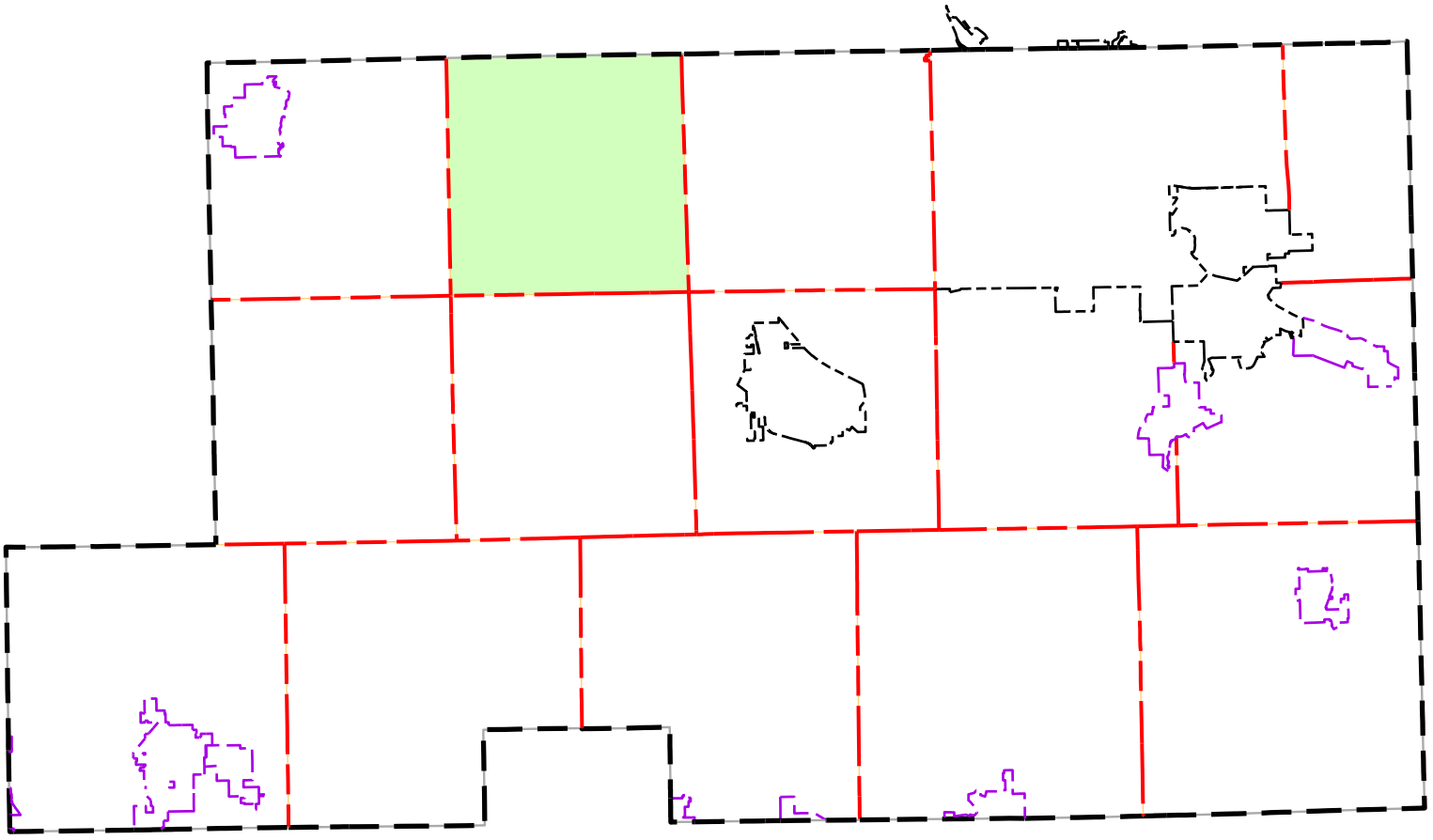
Landuse Districts

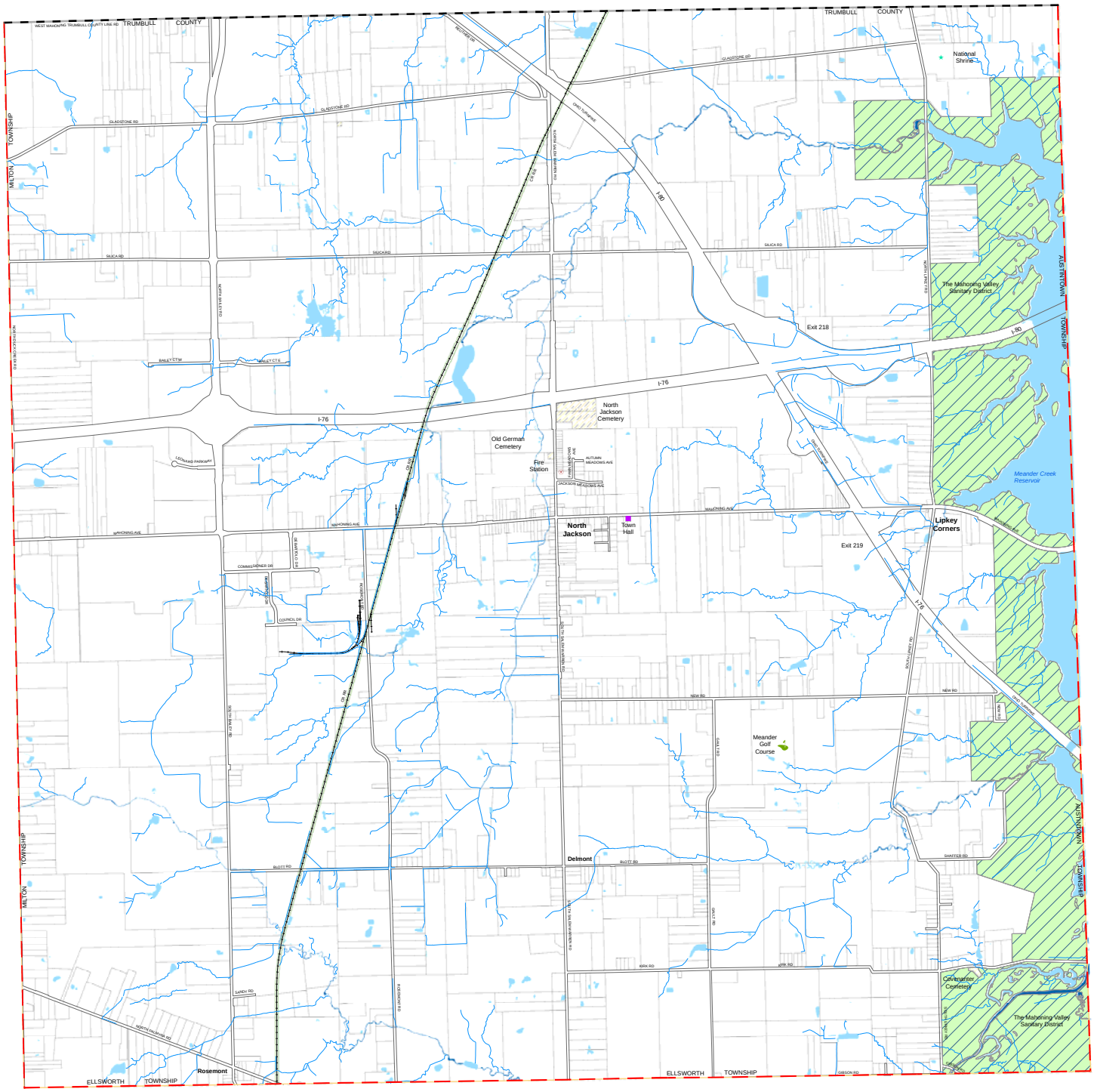
- AG - Agricultural
- RR - Rural Residential
- IND - Industrial
- GC - General Commercial

Index Map

Jackson Township

2016





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2016

PROPERTY MAP

Township of Jackson

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

JACKSON TOWNSHIP
P.O. Box 400
North Jackson, Ohio 44451
(330) 538-3093

Jackson Township is a zoned Township and semi-rural in character. The Meander Sanitary District, which is the water supply for the City of Youngstown and various other townships, is partially located within the Township. The Township does not have any incorporated areas, however, there is a Reinvestment Area containing one of the County's major industrial parks. This industrial park has attracted a number of firms in the past ten years.

Major arterials in Jackson Township include State Route 45 (north-south), Interstate 76 (east-west), and Interstate 80 (east-west), with an interchange connecting the latter two. Another significant arterial is Bailey Road which connects the General Motors Plant, just beyond the northern boundary of the Township, with Commerce Park. An interchange connecting Bailey Road with Interstate 76 has been provided.

The 2010 Census indicates that the population of Jackson Township was 2,114 with 920 housing units.

Jackson Township has a full-time police department and a volunteer fire department. There is one elementary school and middle school located within Milton Township and the Jackson-Milton High School, located on Route 18/Mahoning Avenue, serves both townships.

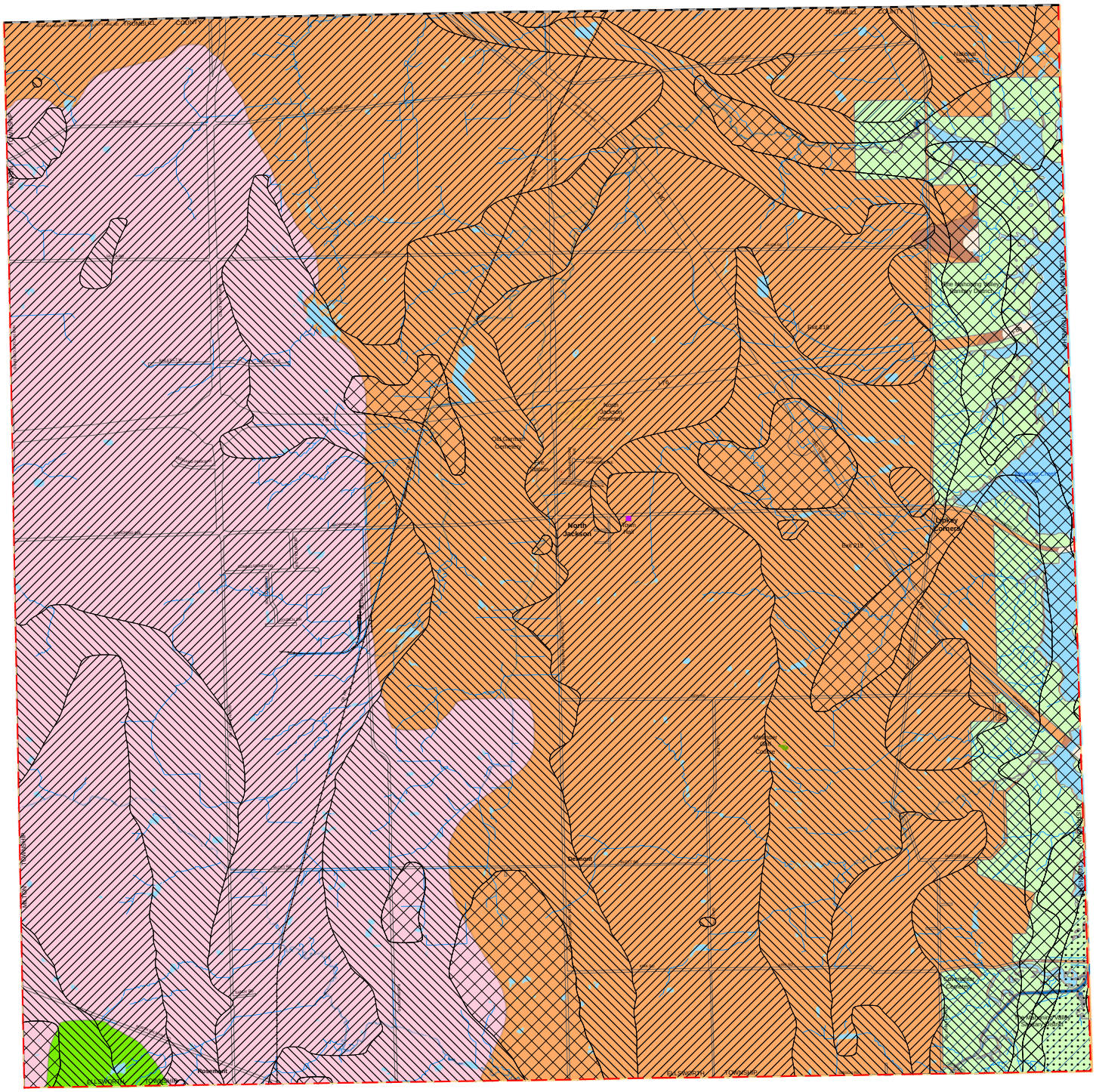
ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural/Suburban Estate Residential (A-SER)	62.84%	9,181.84
Residential (R-1)	8.83%	1,290.45
Residential (R-2)	1.15%	168.95
General Business (B-1)	5.33%	778.76
Village Center District (B-2)	.673%	98.35
Light Industrial (I-1)	.032%	4.74
General Industrial (I-2)	13.70%	2,001.80
Cemetery	.067%	9.92
Park	7.36%	1075.56
Not Rated – Water, Water Districts	.0002%	.04
Total		***14,610.40***
Roadways (Township & County)	***43.26***	

Jackson Township strives to maintain its semi-rural setting, while recognizing that growth and associated change will occur. The quality of life in Jackson Township can be reconciled with anticipated growth if properly planned.

Outlined below is a set of physical conditions and market value in the accompanying maps that can be used to project growth decisions for Jackson Township.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value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Old Carmel Cemetery
Deemont
Rosemont
Cedar Corners
Mahoning Valley Sanitary District
Meadow Hill Cemetery
Cemetery
Mahoning Valley Sanitary District
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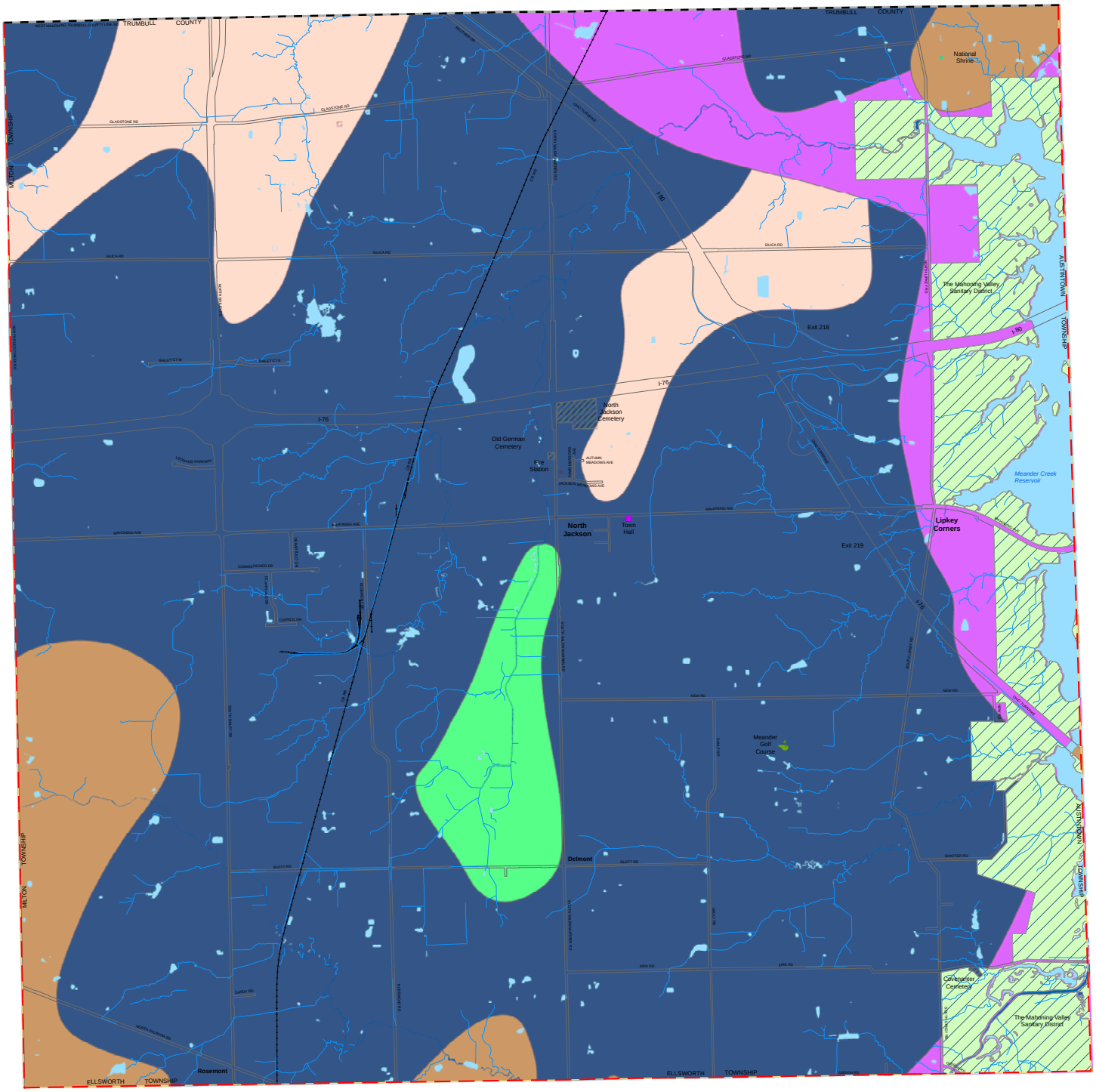
Mahoning Valley Sanitary District



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2016
SOIL MAP
Township of Jackson

Mahoning County, OHIO
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The Mahoning County GIS Department
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N
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0 750 1,500 3,000 4,500 6,000
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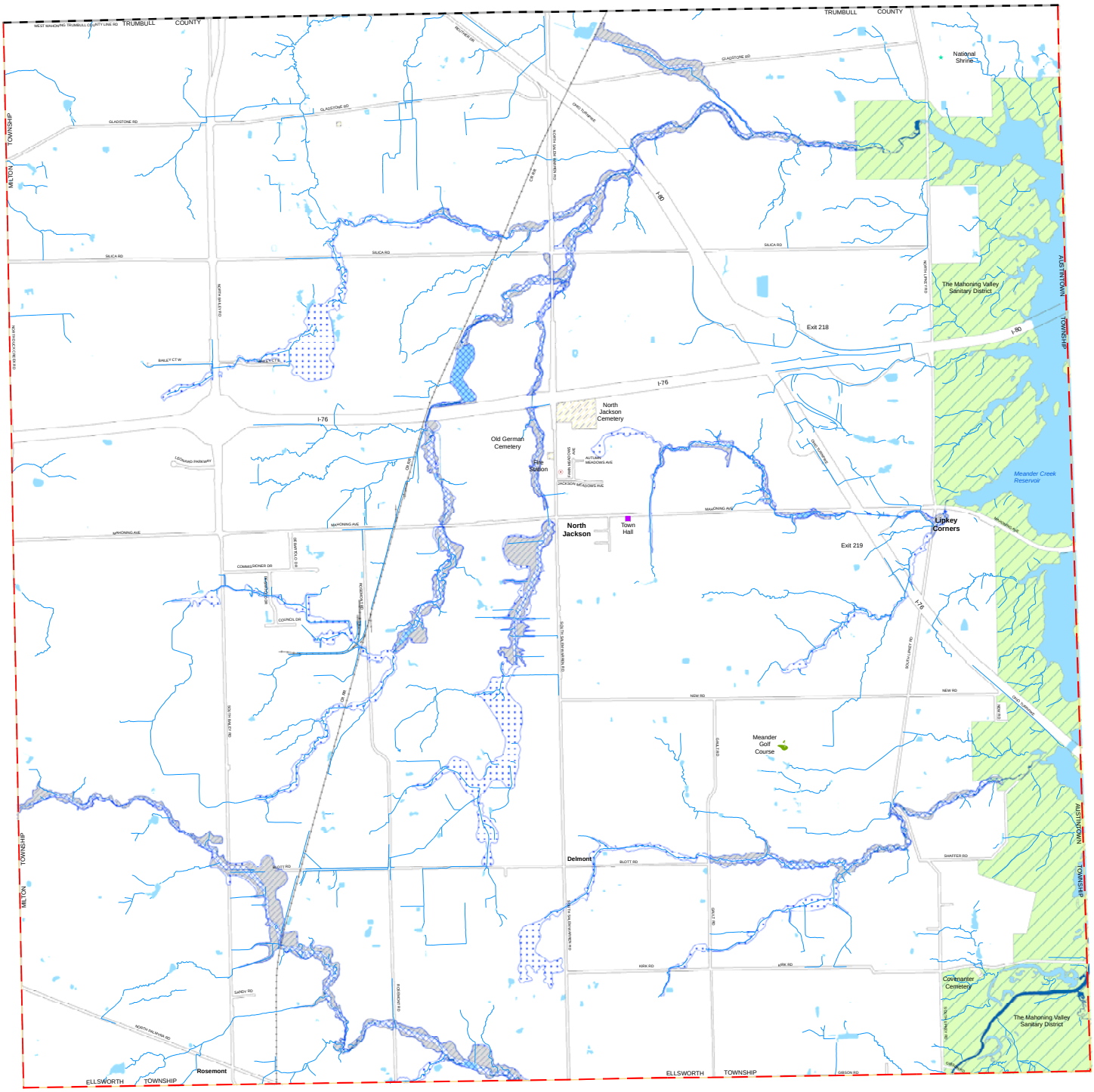

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- Water Storage Tank
- Water Treatment Plant

2016
FEMA MAP
Township of Jackson

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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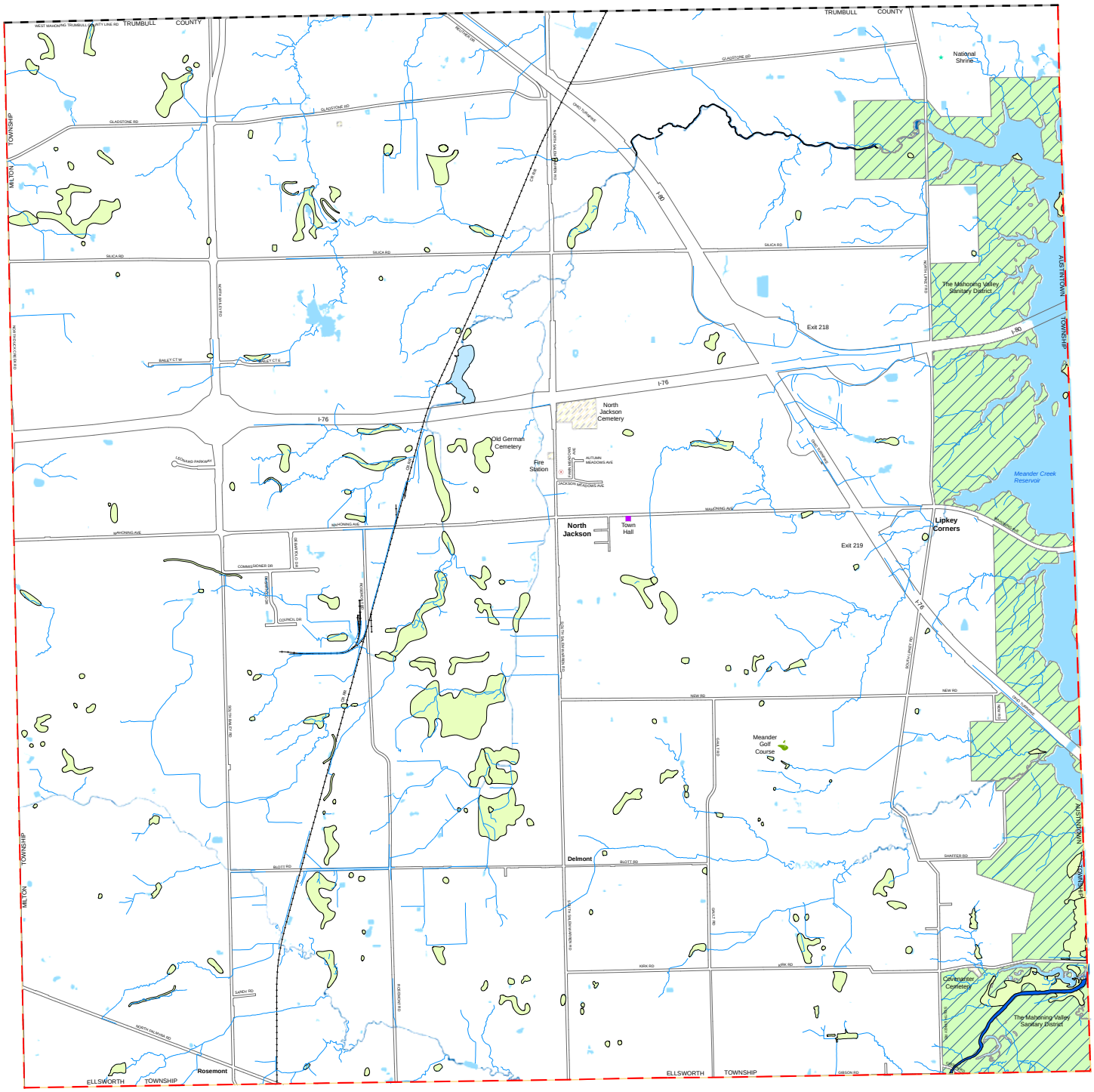
0 750 1,500 3,000 4,500 6,000
Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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- County Boundary
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- Airport/Landing Strip
- Bike Trail
- Tax Parcel
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2016
WETLAND MAP
Township of Jackson

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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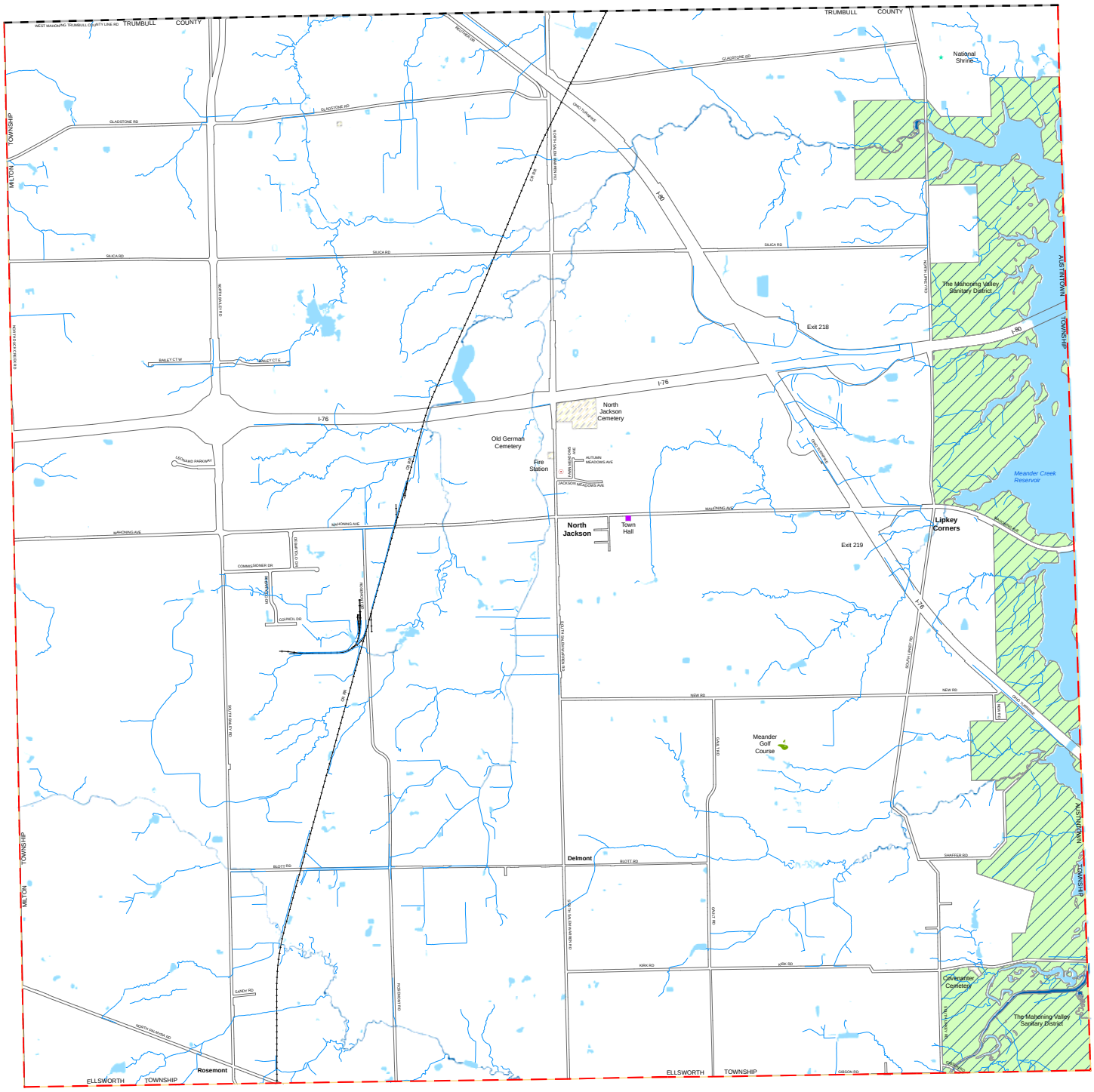
0 750 1,500 3,000 4,500 6,000
Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Jackson

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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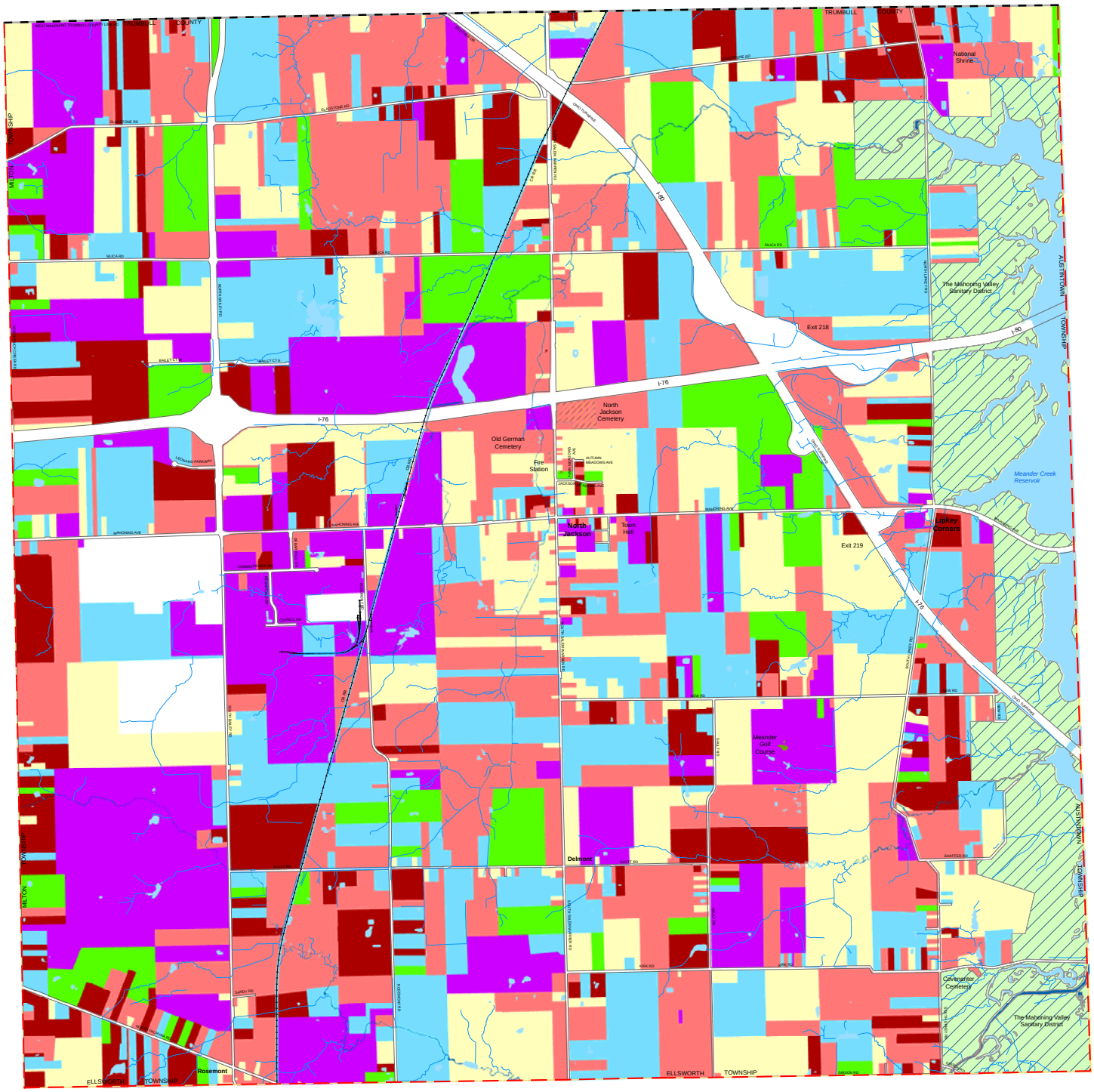
0 750 1,500 3,000 4,500 6,000
Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Jackson

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
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0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Jackson Township

Goal

To preserve the opportunity for living in a semi-rural community, while still permitting a diversity of single-family housing, well-planned, small-scale retail, light industrial, offices, and institutional uses.

Objectives

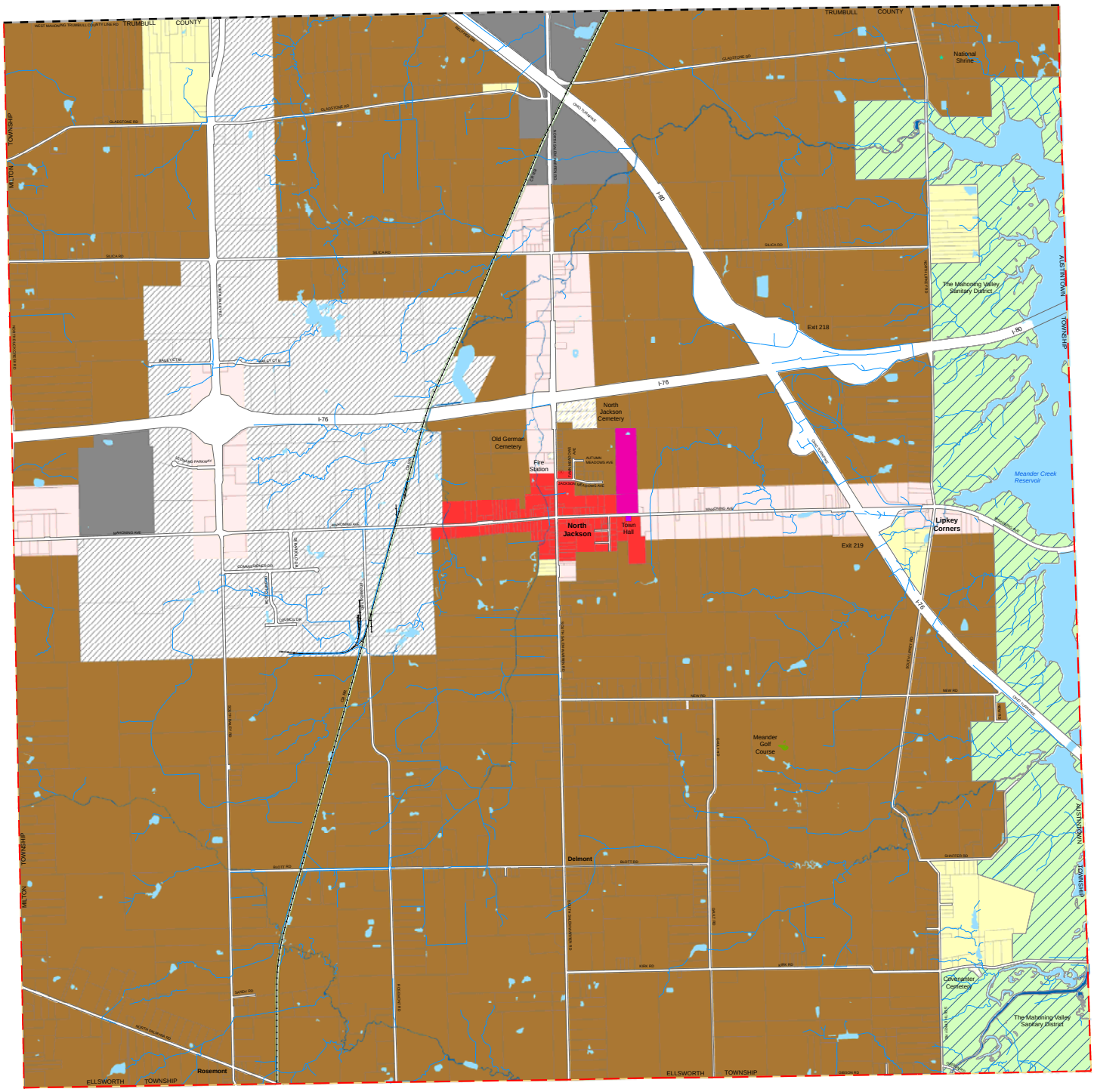
A. Encourage land management techniques that serve to protect agricultural lands.

B. Provide quality and affordable housing alternatives for all residents.

C. Advocate the adoption of local measures that prevent increases in storm water runoff.

D. Require high quality site planning in order to promote beauty, order, harmony, and ensure compatibility with surrounding land uses.

E. Encourage well-planned light industry and the development of industrial parks, so that the integrity of the surrounding land uses are not destroyed.



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2016
LANDUSE MAP
Township of Jackson

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
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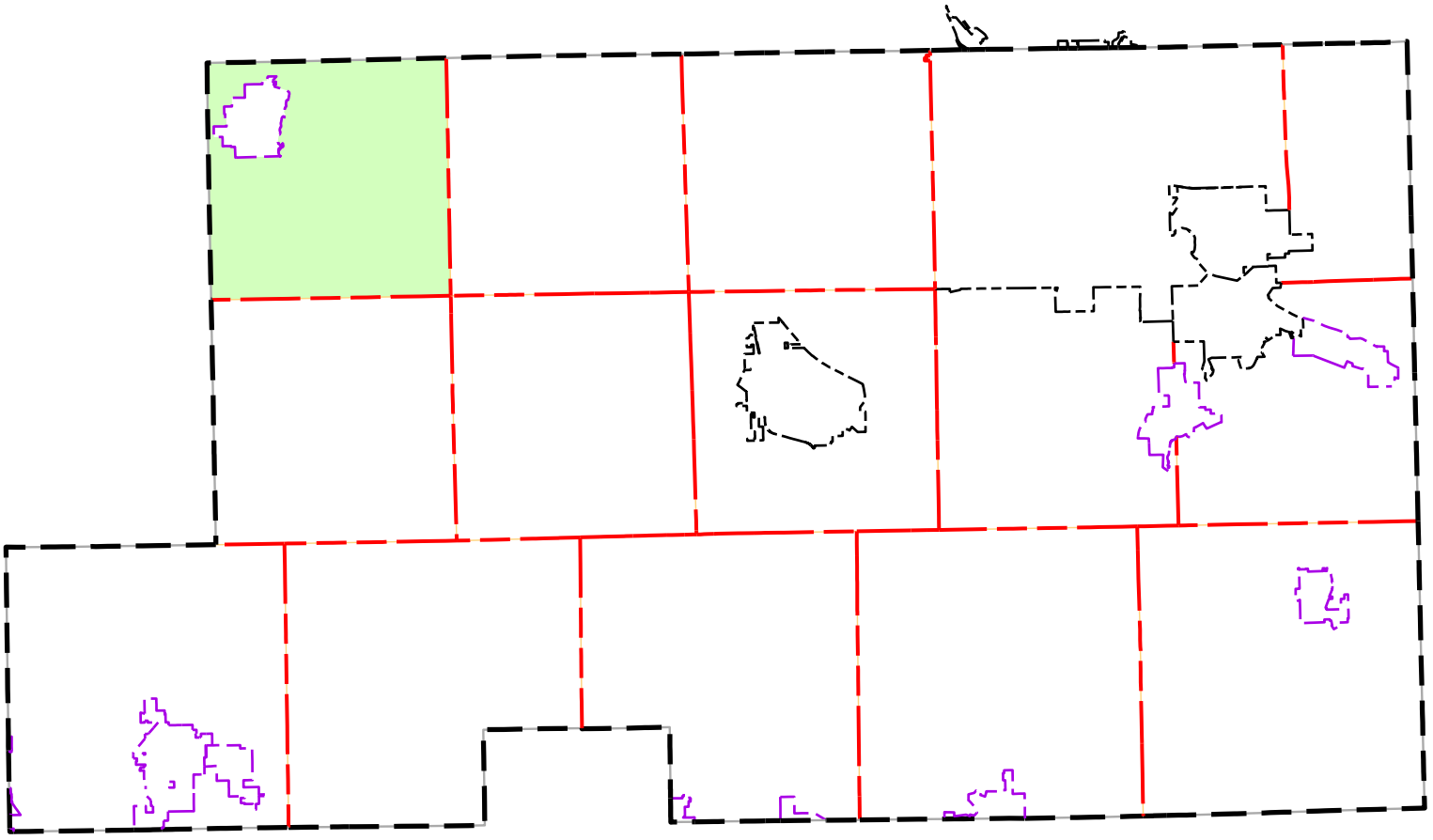
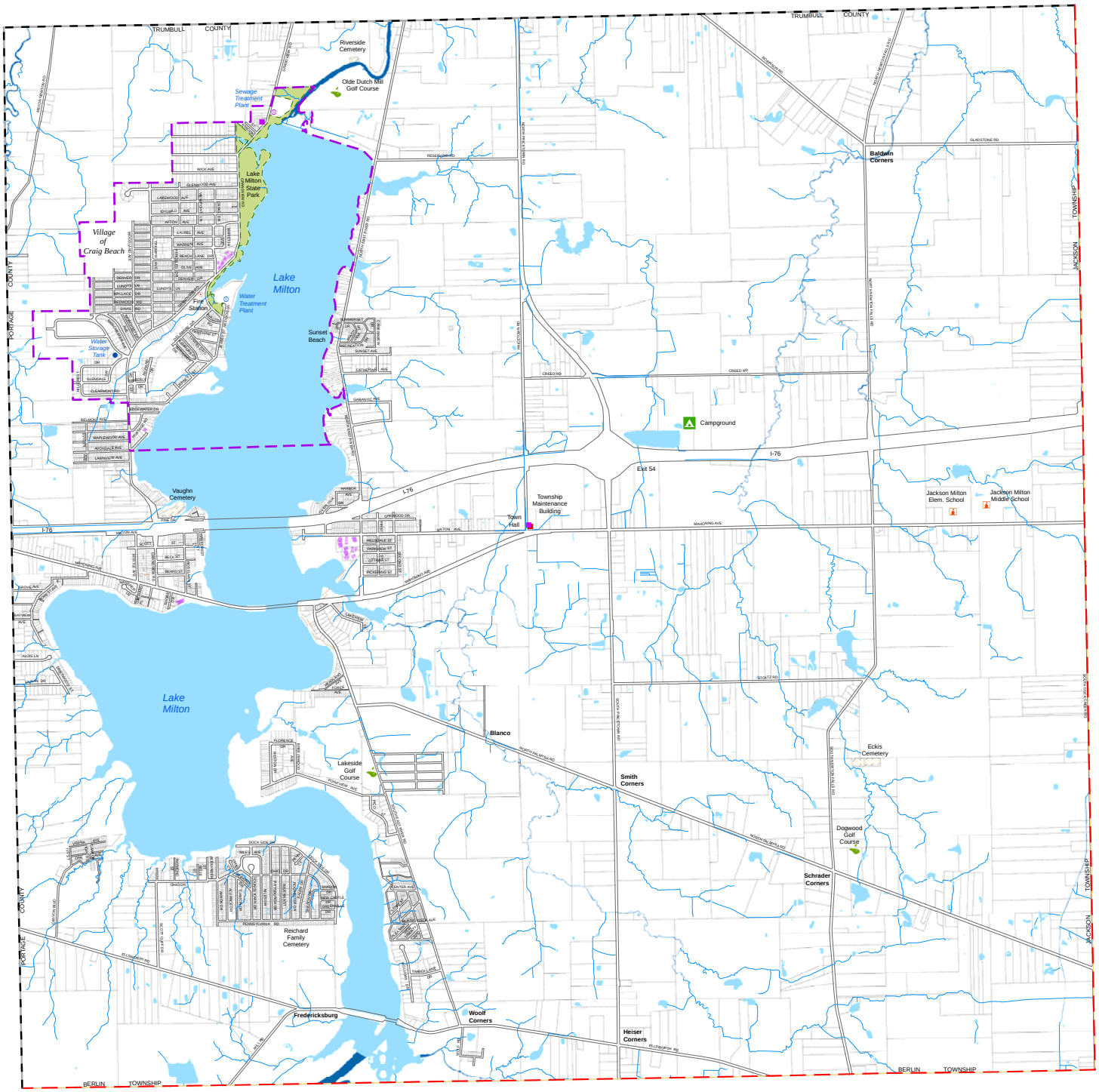
0 750 1,500 3,000 4,500 6,000
Feet

Landuse Districts

- A-SER - Agricultural Suburban Estate
- R-1 Single Family Residential
- B-1 General Business
- B-2 Village Center District
- I-1 Industrial
- I-2 General Industrial
- INST - Institutional

Index Map
Milton Township
2016





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2016
PROPERTY MAP
Township of Milton

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

MILTON TOWNSHIP
15990 Mahoning Avenue
Lake Milton, Ohio 44429
(330) 538-2738 or 538-2016

Milton Township is a zoned Township. The predominant land use is rural and recreational, and it contains Milton Reservoir, Lake Milton State Park, and the Village of Craig Beach. Interstate 76 (east-west) and SR 534 (north-south) are the major arterials that traverse the Township and an interchange is located at their intersection.

The 2010 Census indicates that the population of Milton Township was 3,759 (including Craig Beach Village) with 1,951 housing units.

Milton Township has its own police department and volunteer fire department. An elementary school and a middle school is located in Milton Township and the high school is located in Jackson Township.

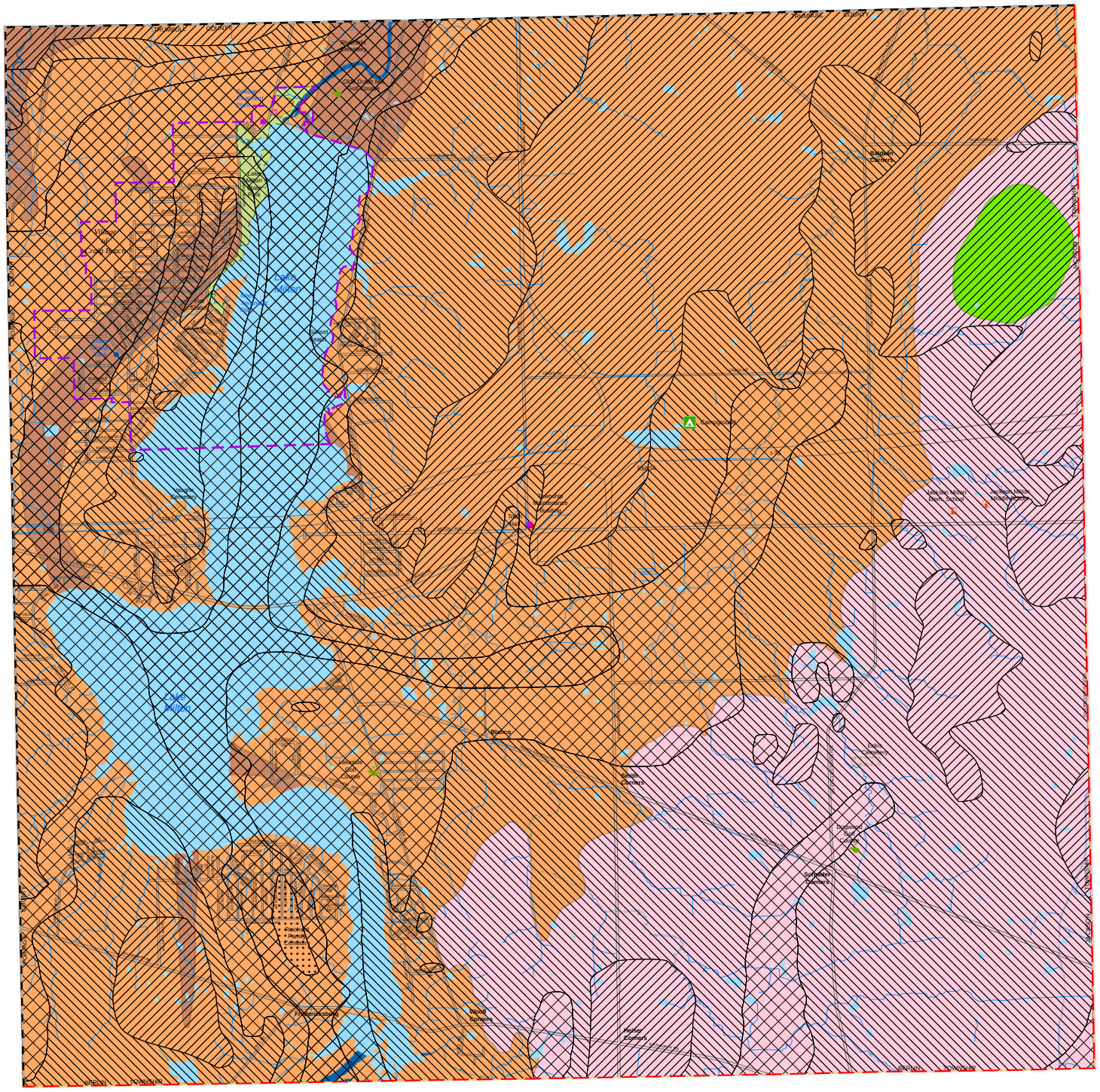
ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agriculture District (AG)	72.59%	10,771.80
Residence District (R-1)	3.98%	591.92
Residence District (R-2)	.208%	30.94
Residence District (R-3)	.779%	115.69
Residence District (LFR)	1.09 %	162.58
Business Office District (B-1)	0%	0.00
Limited Local Business District (B-2)	1.75%	260.58
General Business District (B-3)	3.71%	551.73
State of Ohio owned properties (OH)	4.66%	692.79
Industrial District (I)	.012%	1.89
Cemetery	.045 %	6.69
Not Rated – Water, Water Districts	11.13%	1652.55
Total		***14,839.17***
Roadways (Township & County)	***58.08***	

Milton Township recognizes that growth and change are appropriate only as long as they respect environmental tolerances and physical constraints. Therefore, the goals of environmental health and well-being and continued growth must be reconciled if the quality of life in Milton Township is to be preserved and enhanced.

Outlined below is a set of physical conditions and market value found in the accompanying maps that can be used to project growth decisions for Milton Township.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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- Swamp
- Park

2016
GEOLOGIC MAP
Township of Milton

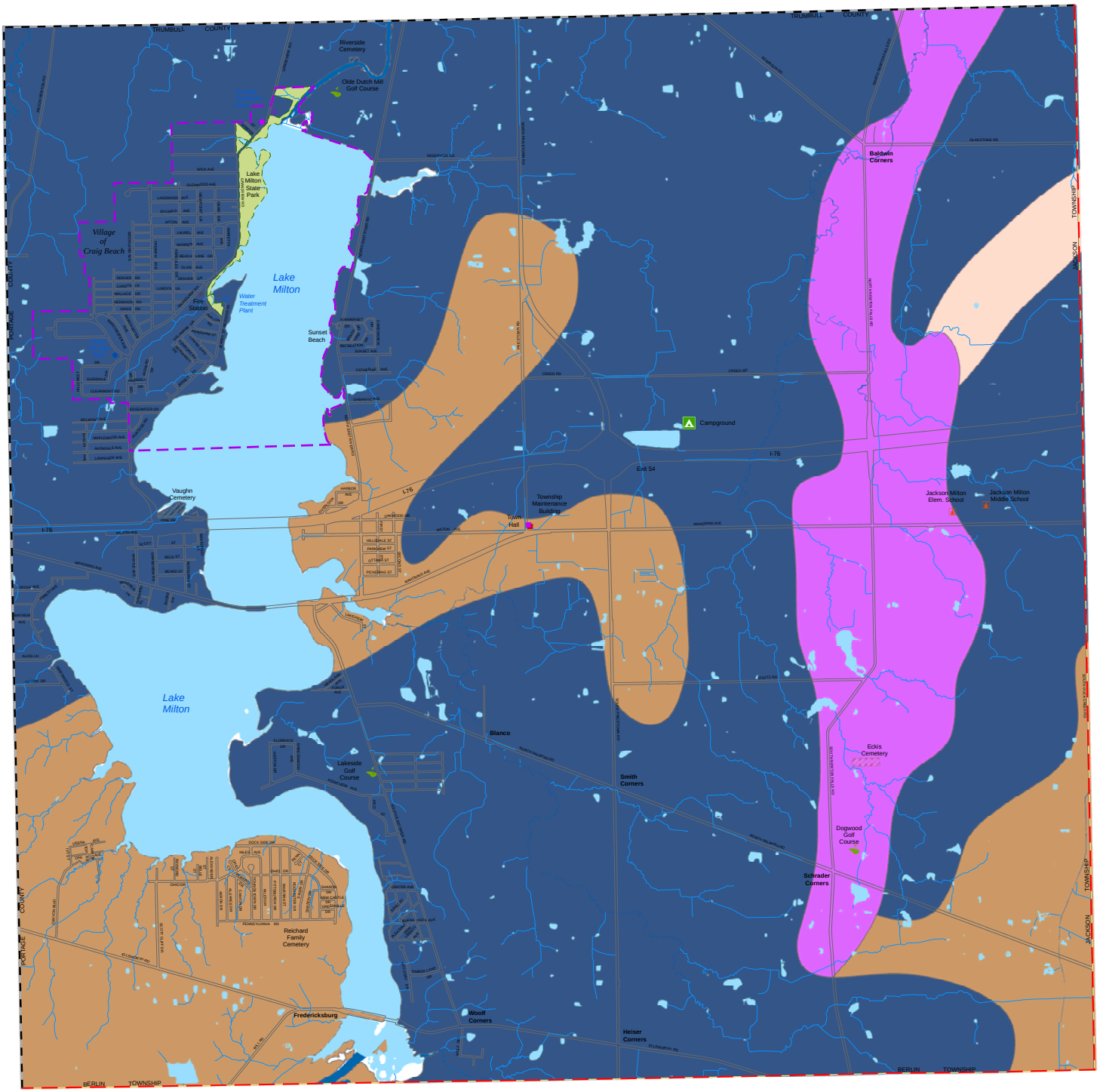
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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2016
SOIL MAP
Township of Milton

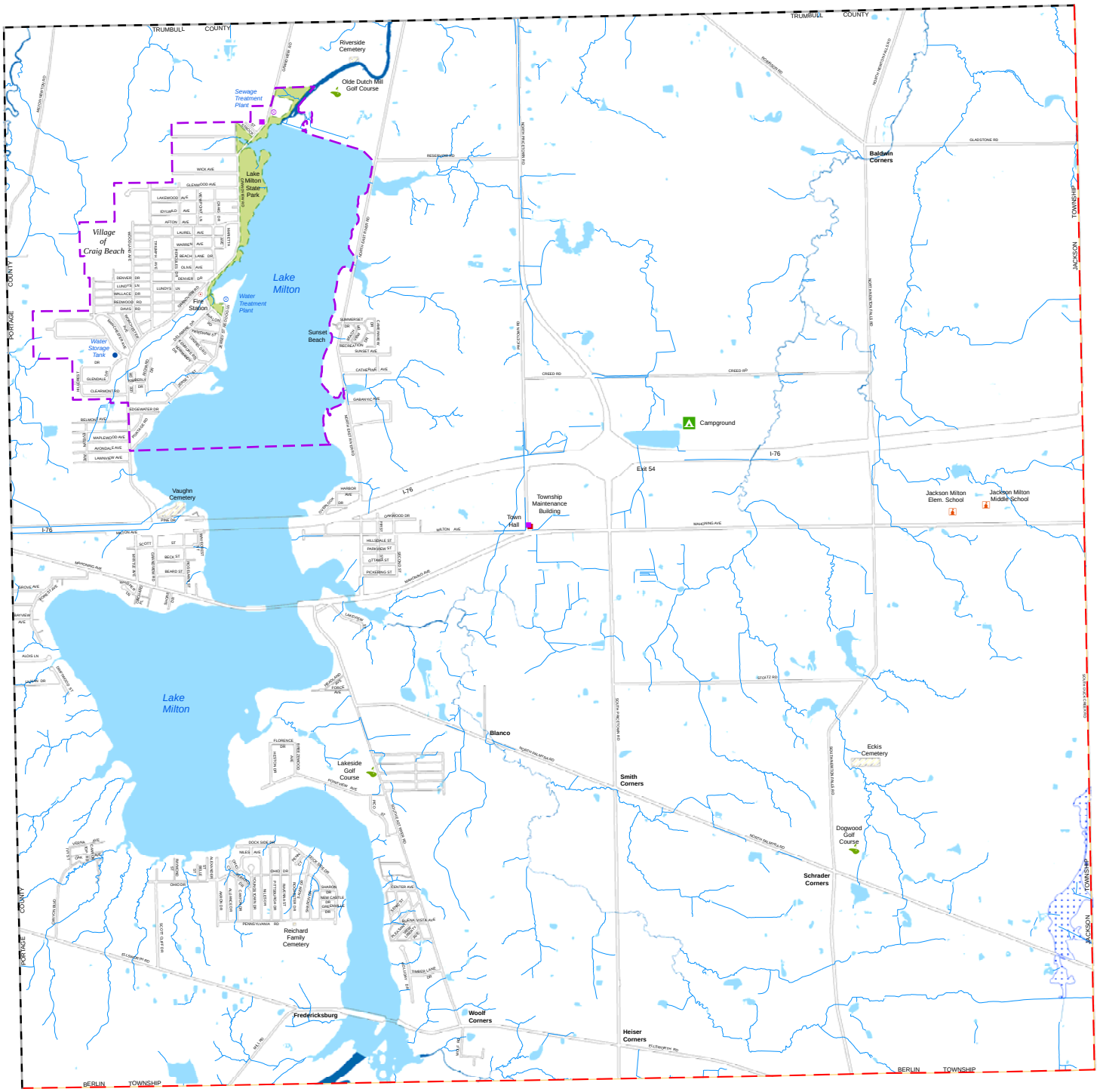
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016
FEMA MAP
Township of Milton

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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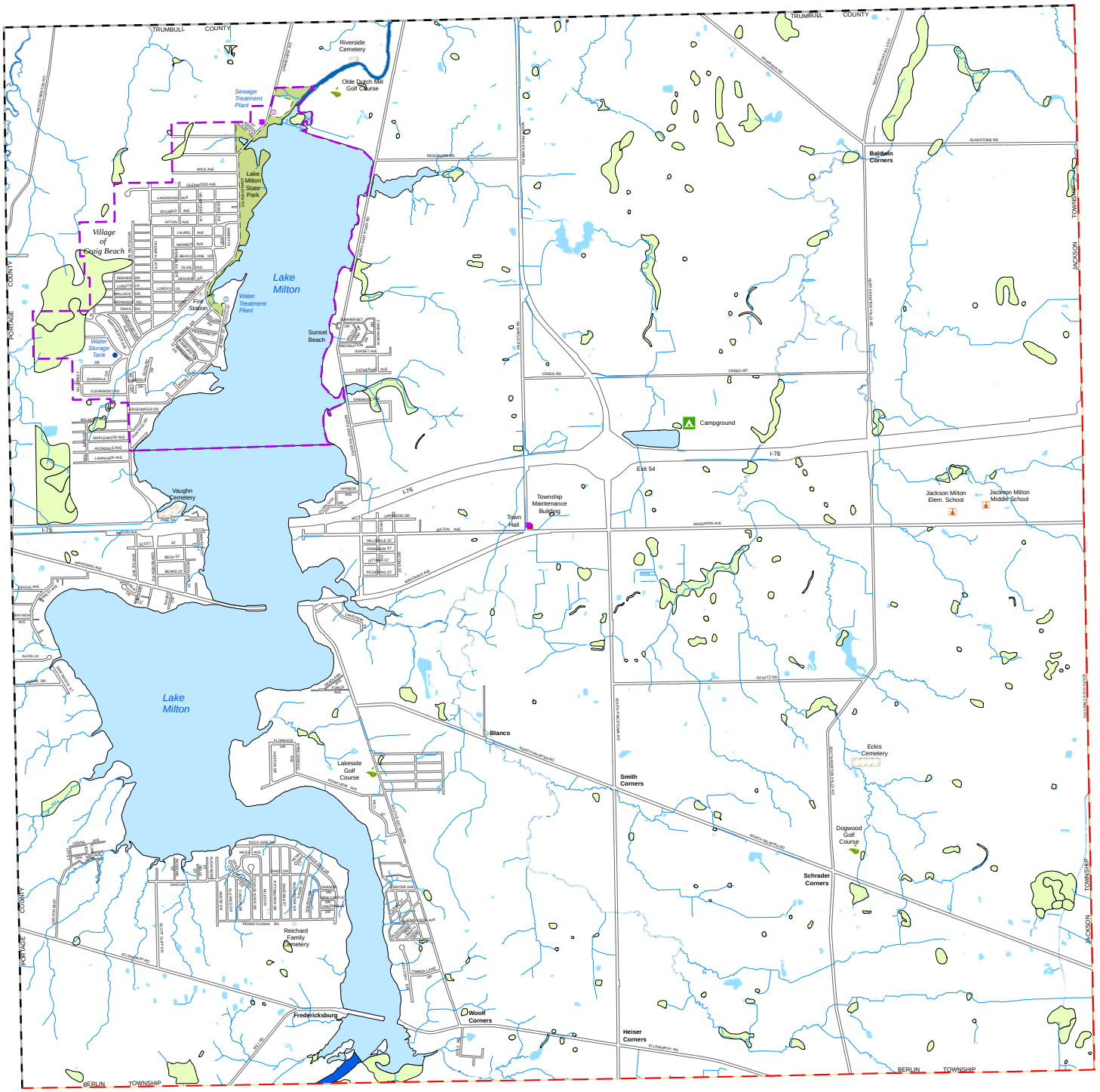
0 750 1,500 3,000 4,500 6,000
Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Milton

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

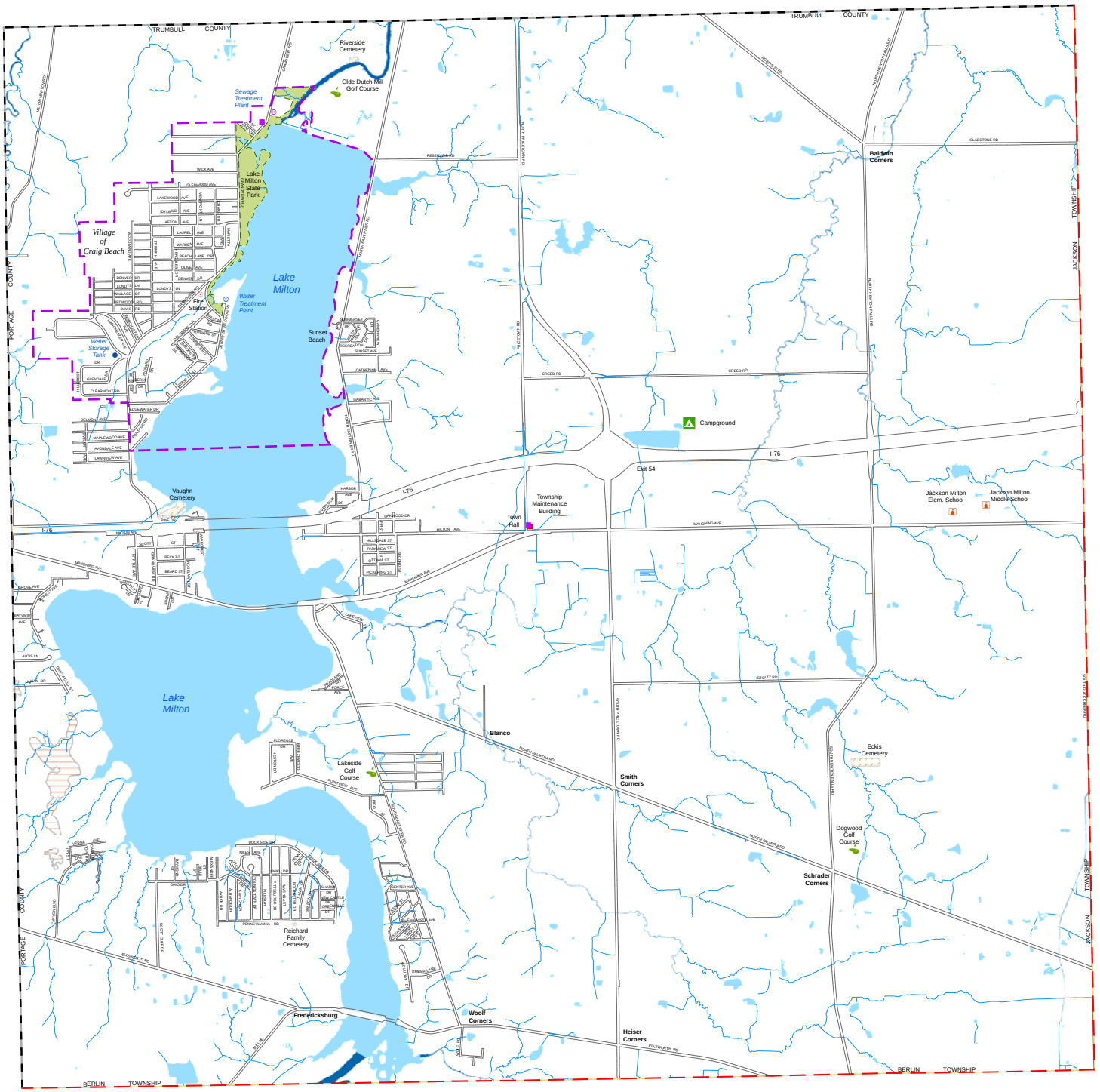
The Mahoning County Planning Commission

N W E S

0 750 1,500 3,000 4,500 6,000 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Milton

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

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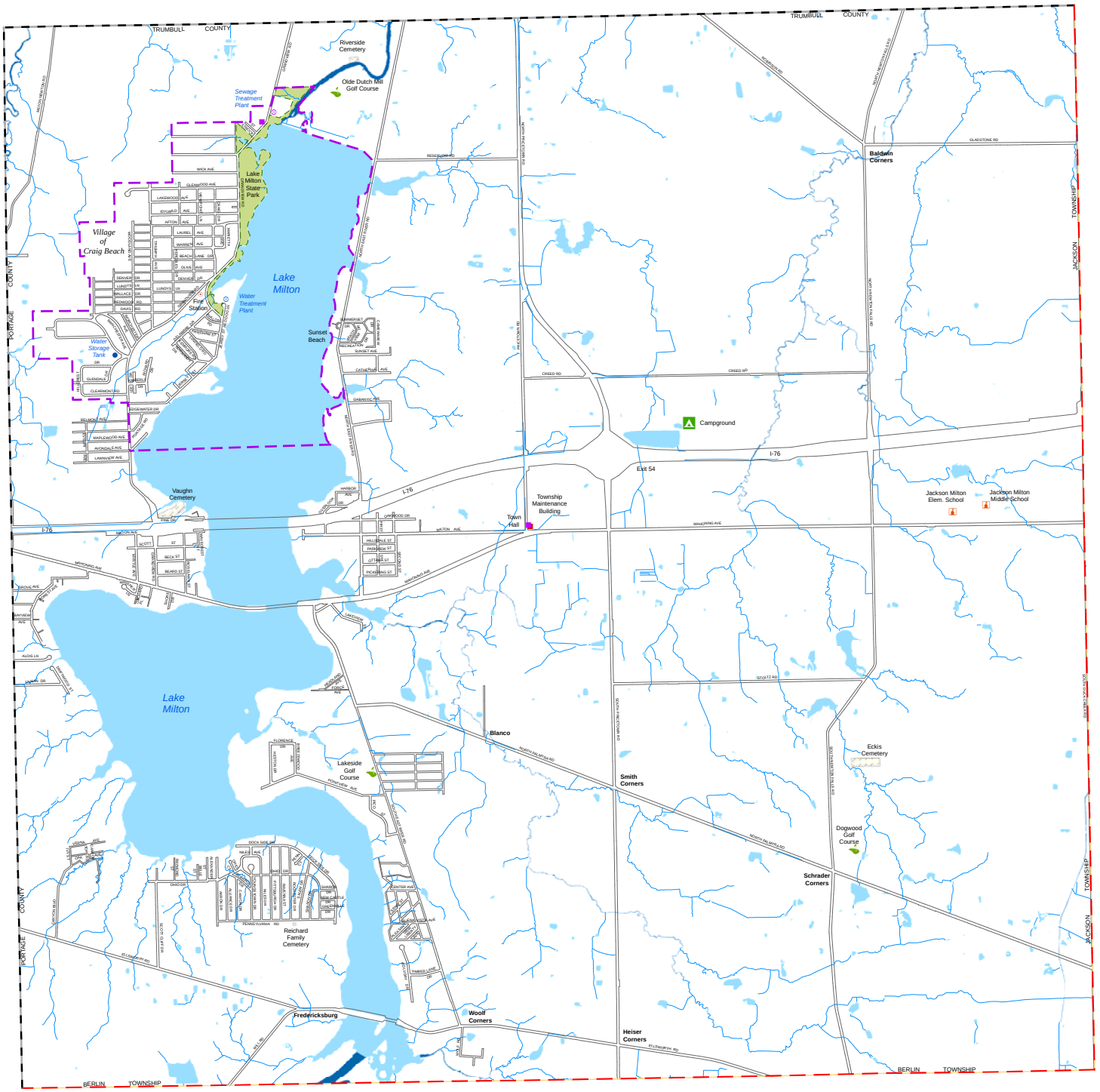
0 750 1,500 3,000 4,500 6,000
Feet

Underground Mines

- Underground Mine



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2016
VALUATION MAP
Township of Milton

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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0 750 1,500 3,000 4,500 6,000
Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Milton Township

Goal

To promote a semi-rural, suburban, year-round recreational community. Emphasis is to be given to single-family homes, small-scale retail development, and institutional uses.

Objectives

A. Preserve the natural resources, scenic quality, and recreational opportunities of the Township through strict enforcement of regulations to reduce pollution of water and land.

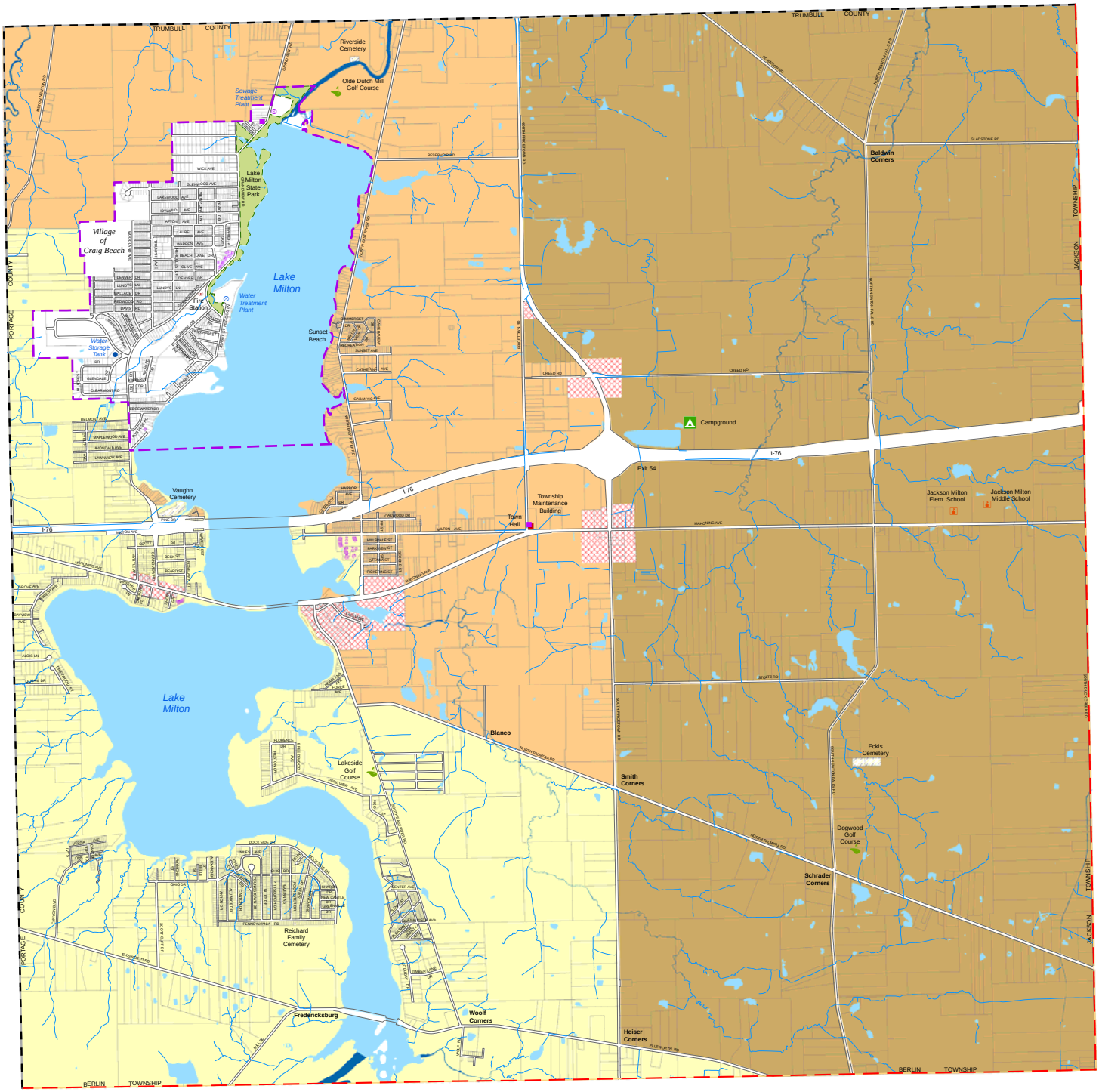
B. Recognize the importance and encourage the preservation of green space, parklands, sensitive lands, and farmlands.

C. Discourage ribbon and strip highway commercial development.

D. Require high quality site planning in order to promote beauty, order, harmony, and ensure compatibility with surrounding land uses.

E. Provide quality and affordable housing alternatives.

F. Advocate local measures that prevent increases in storm water runoff.



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- Golf Course
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2016
LANDUSE MAP
Township of Milton

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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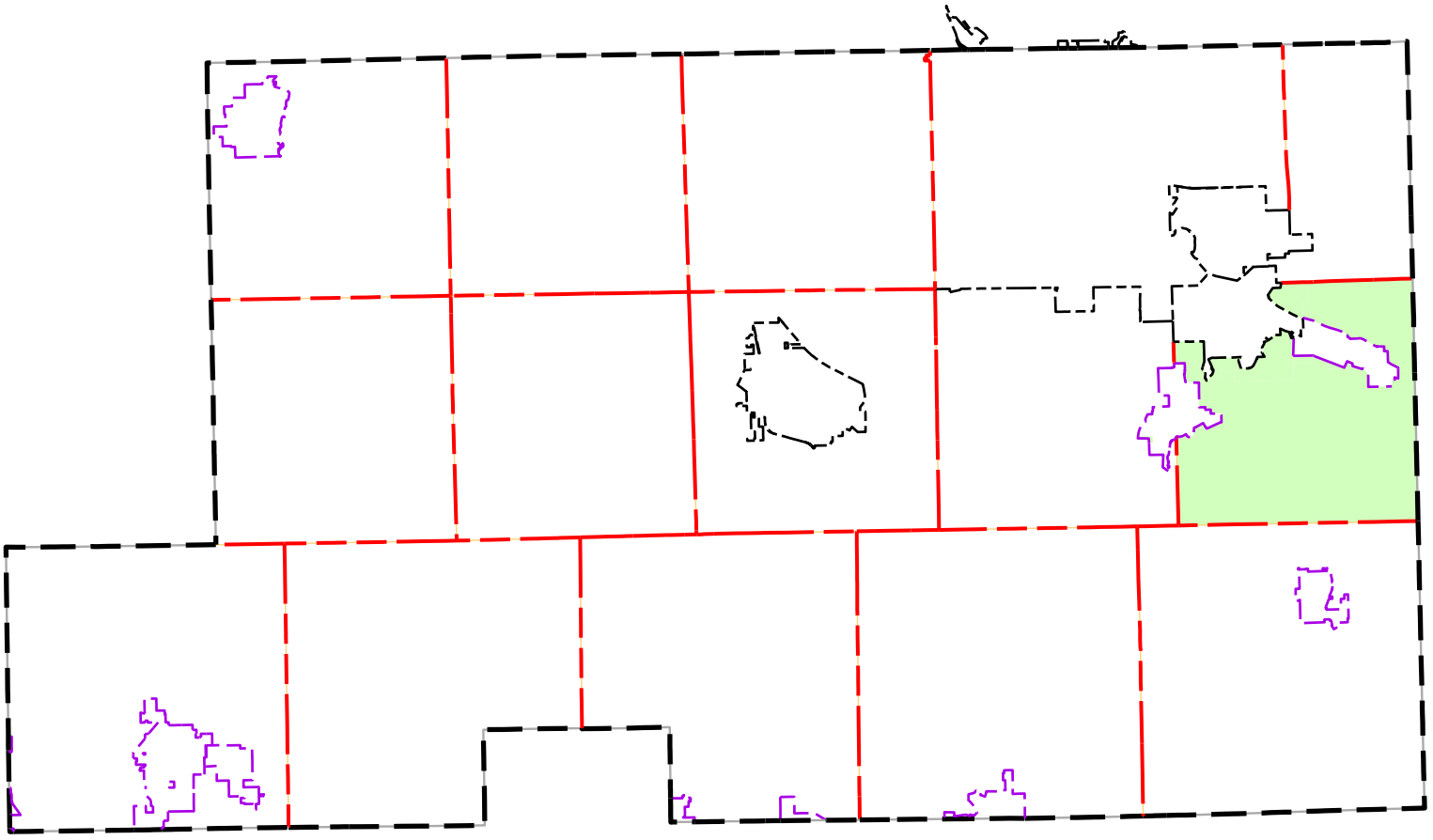
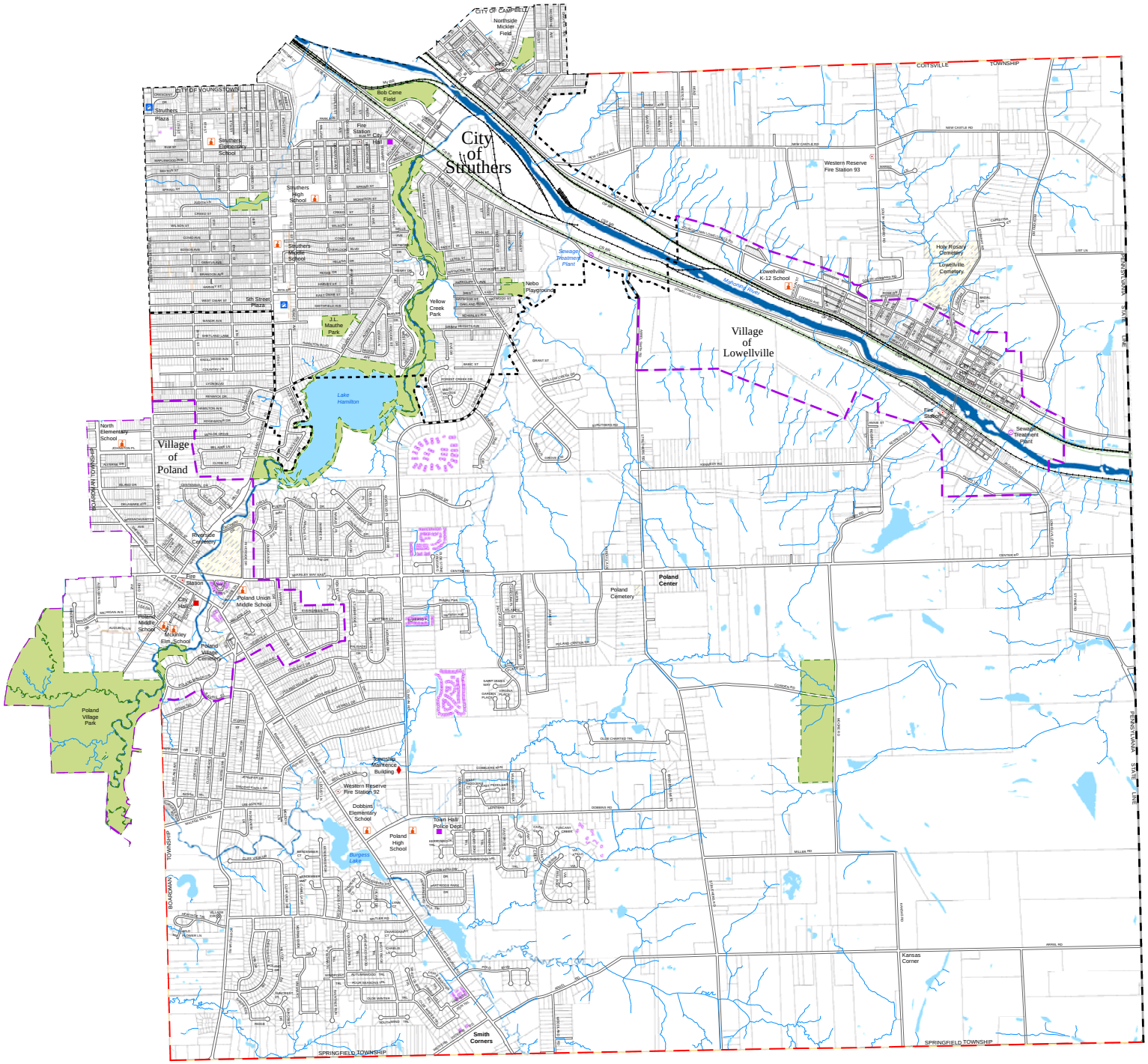
0 750 1,500 3,000 4,500 6,000
Feet

Landuse Districts

- AG - Agricultural
- LDR - Low Density Residential
- HDR - High Density Residential
- GC - General Commercial

Index Map
Poland Township
2016





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2016

PROPERTY MAP

Township of Poland

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 850 1,700 3,400 5,100 6,800 Feet

POLAND TOWNSHIP
3339 Dobbins Road
Poland, Ohio 44514
(330) 757-0733

Poland Township is a zoned, suburban Township that is adjacent to the State of Pennsylvania. Burgess Lake and Lake Hamilton are located within the Township. These lakes are part of the Ohio Water Service Co., which is the provider of water for Poland Township and surrounding townships. The Village of Poland, the City of Struthers, and the Village of Lowellville are located, or partially located within the perimeter of the Township.

The 2010 Census indicates that the population of Poland Township was 14,960 with 6,619 housing units.

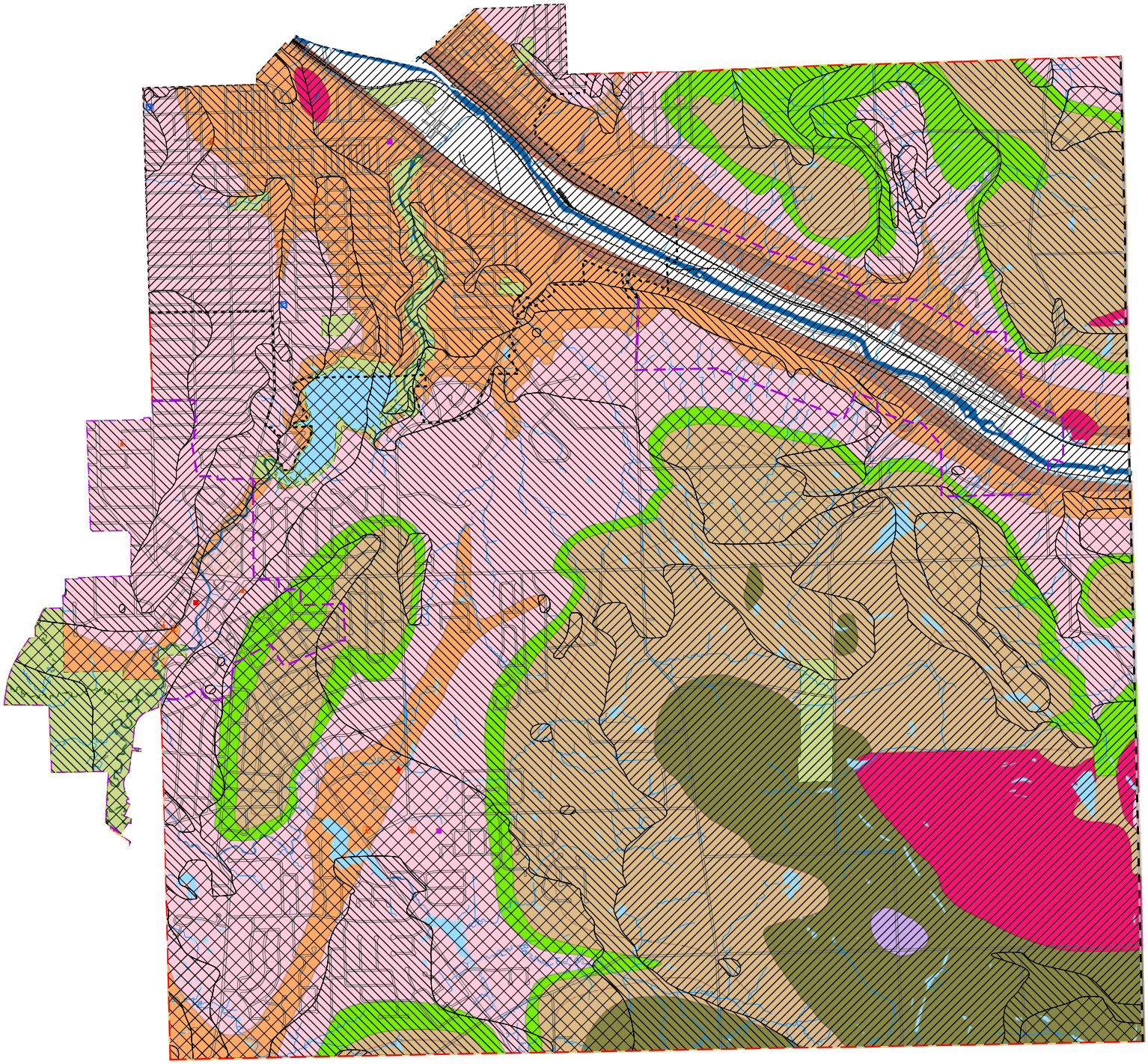
Poland Township has a full-time police department and is a member of the Western Reserve Fire District. There are three elementary schools, a middle school, and Poland High School located within the Township.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural District (AG)	31.23%	3,747.27
Residence District (R-1)	27.31%	3,276.08
Residence District (R-2)	6.14%	736.68
Residence District (R-3)	.131%	15.73
Estate District (E)	10.34%	1240.65
Office District (OF)	1.48%	177.66
Town Center (TC)	1.56%	188.07
Business Park District (BP)	19.48%	2,337.83
Planned Unit Development District (R-PUD)	1.90%	229.02
Cemetery	.388%	46.59
Total		***11,995.57***
Roadways (Township & County)	***79.81***	

Poland Township will experience the pressure of development in all land use categories. To assist with those growth decisions, there is listed below a set of physical conditions and market value found in the accompanying maps.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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2016
GEOLOGIC MAP
Township of Poland

Mahoning County, OHIO
Prepared By
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For
The Mahoning County Planning Commission

N
W E
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0 850 1,700 3,400 5,100 6,800
Feet

Geologic Formation

- Connoquenessing
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- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

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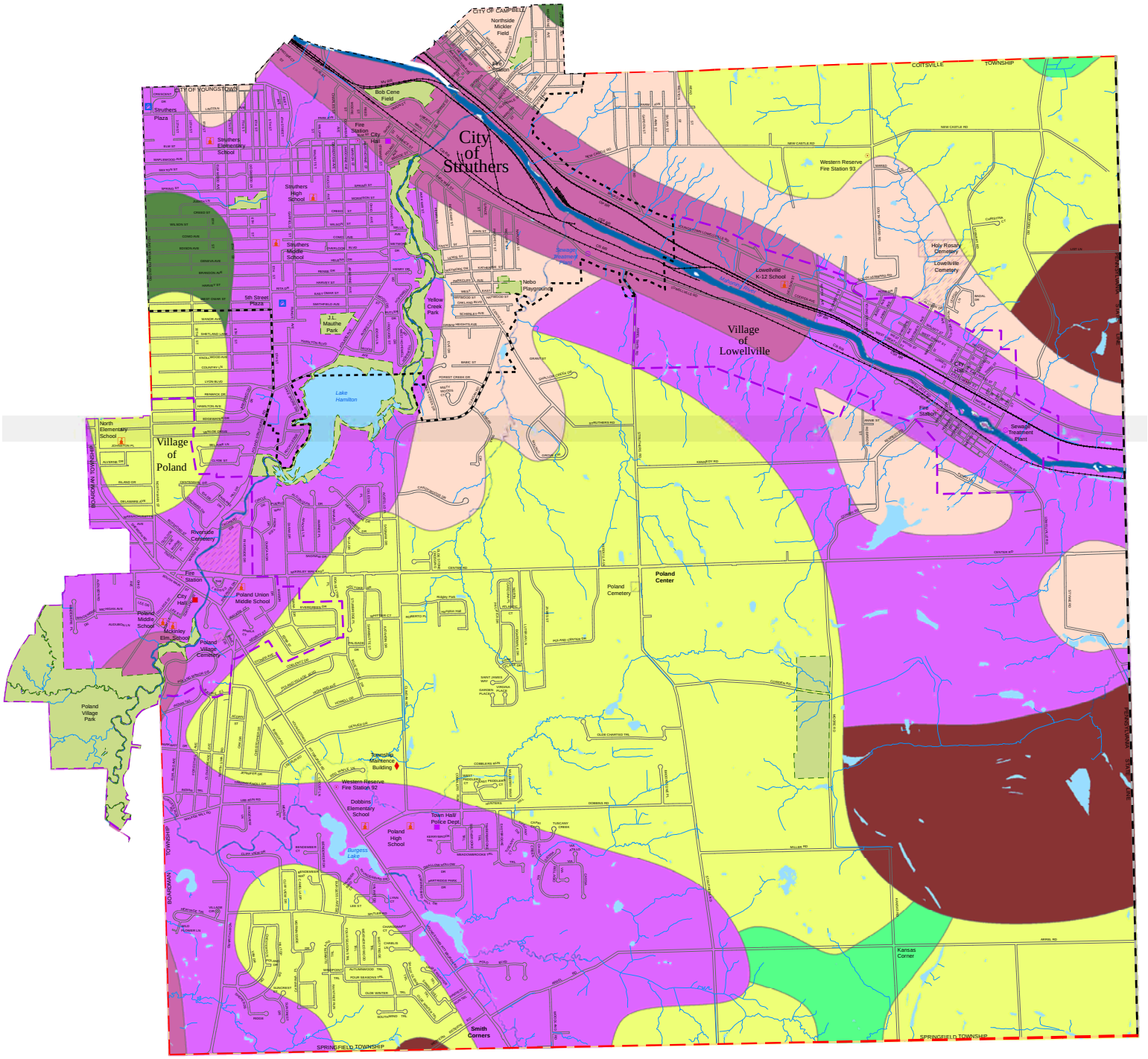

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SOILS MAP
Township of Poland

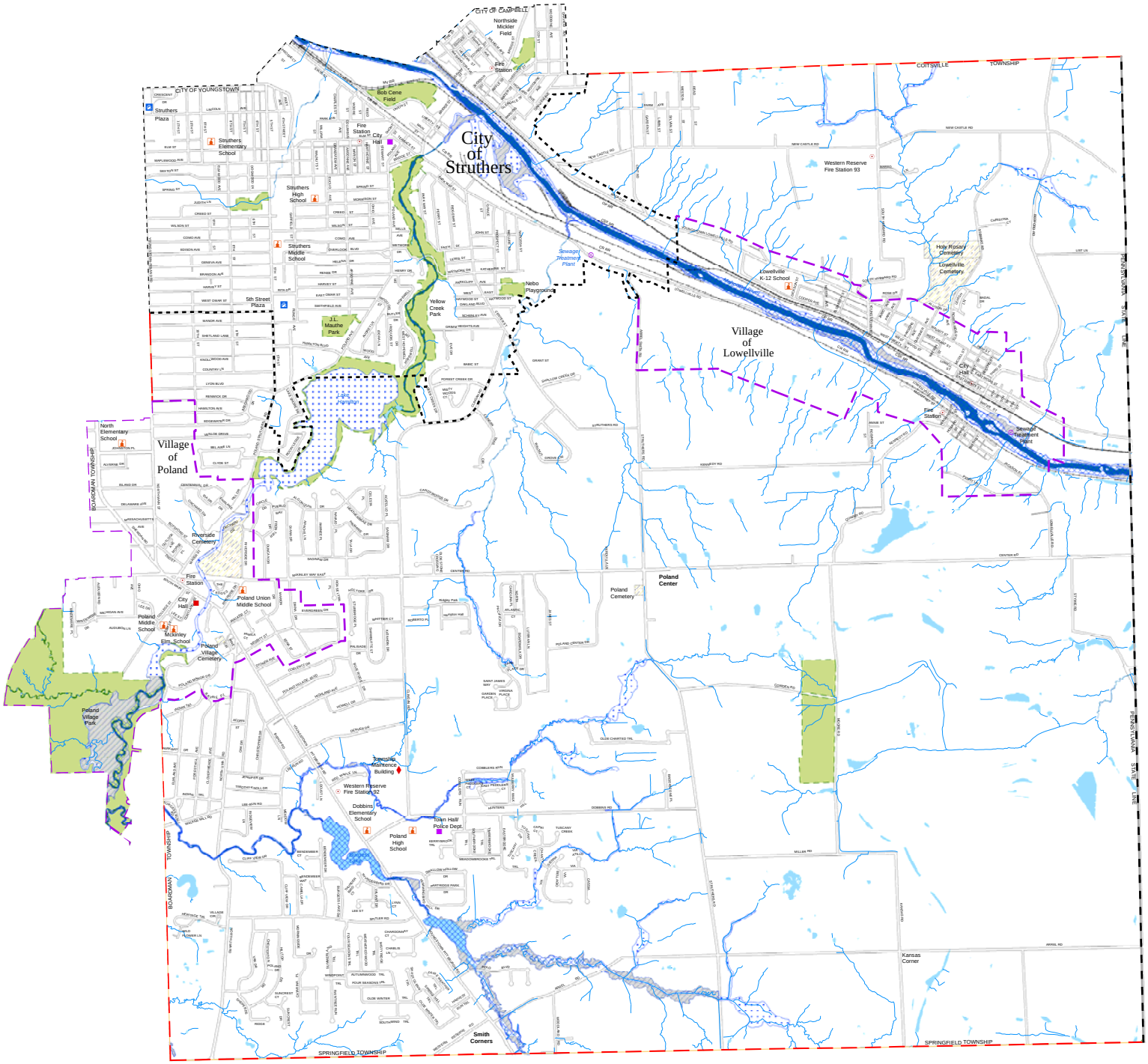
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 850 1,700 3,400 5,100 6,800 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
FEMA MAP
Township of Poland

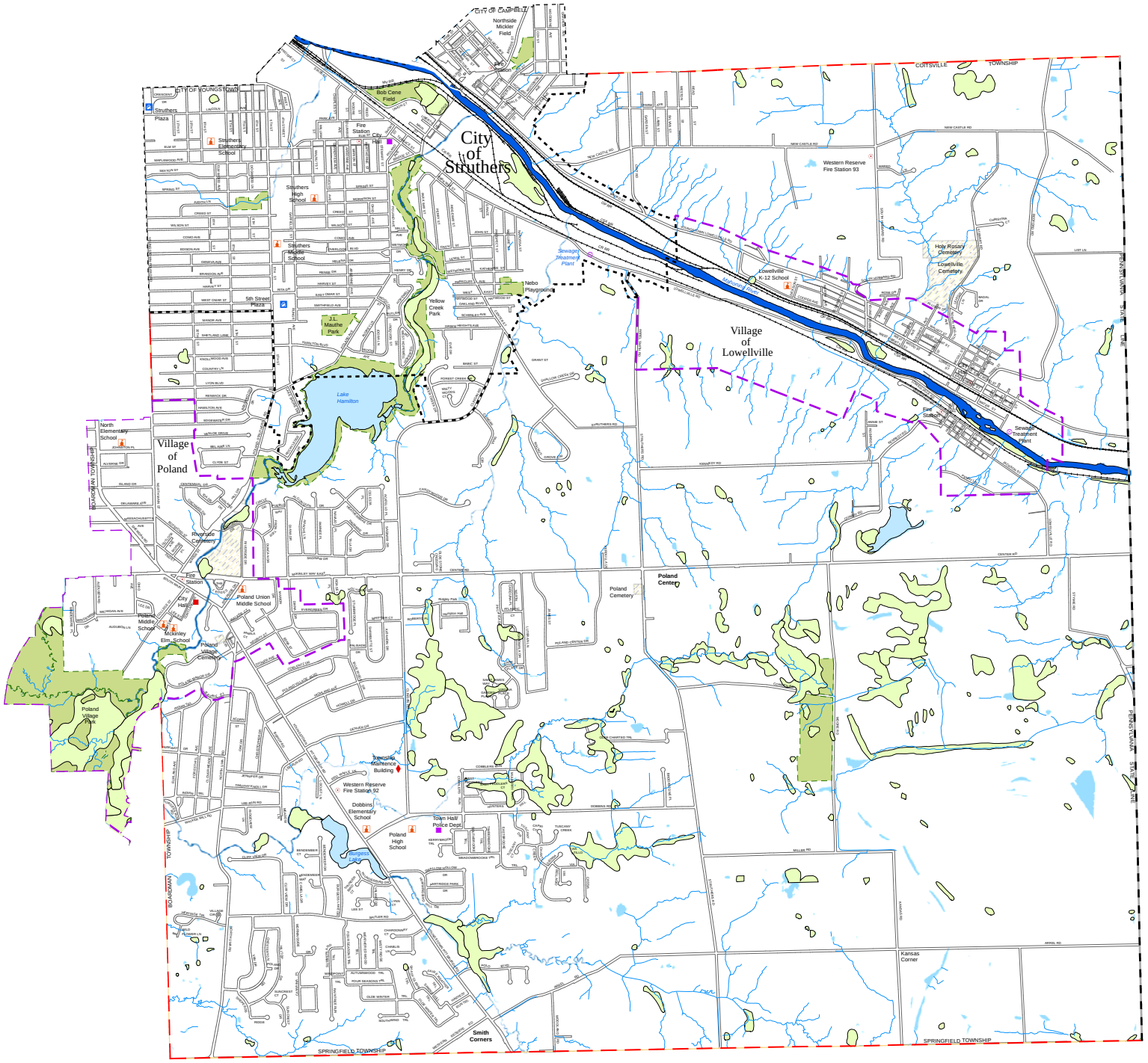
Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 850 1,700 3,400 5,100 6,800 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Poland

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

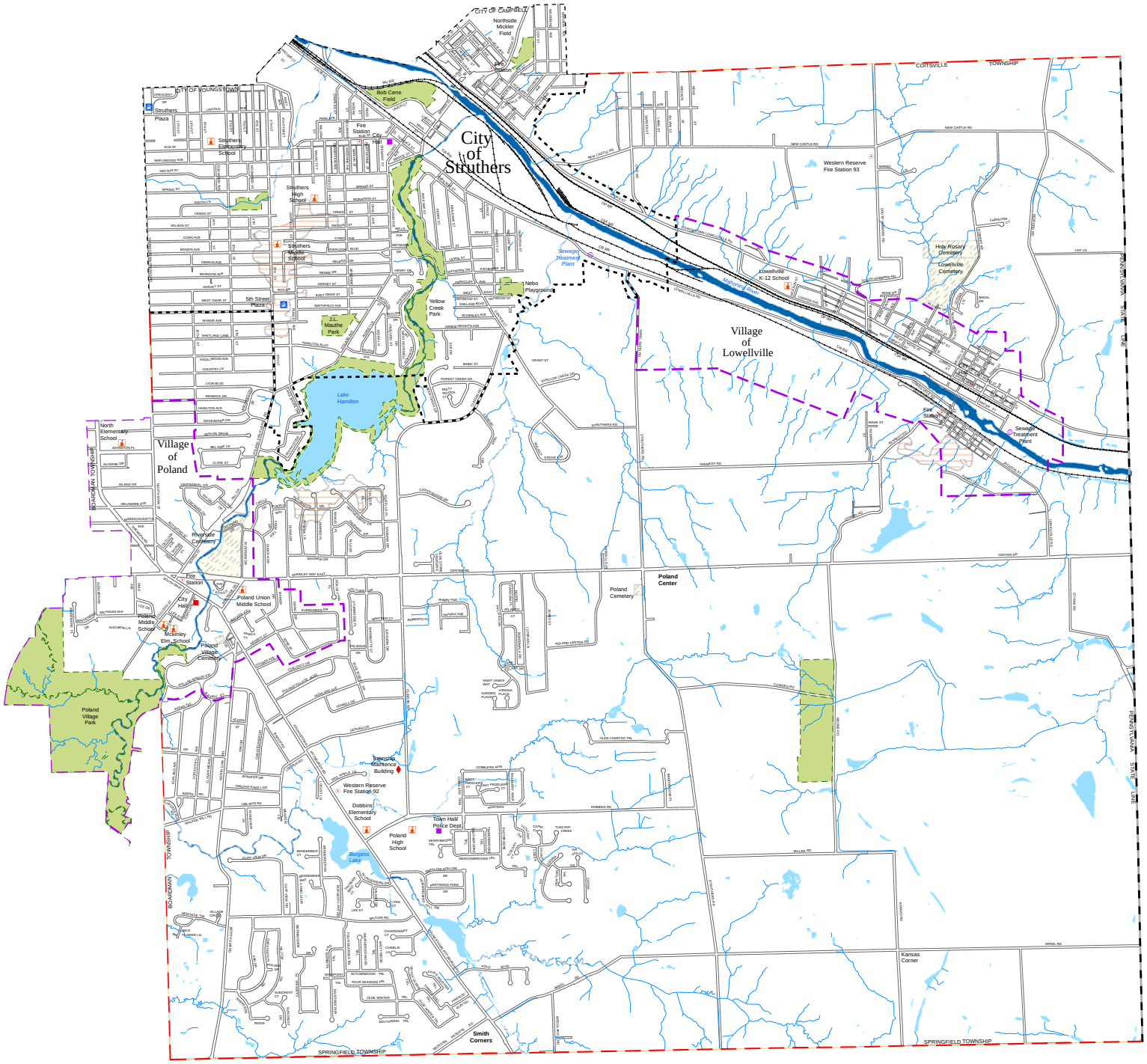
The Mahoning County Planning Commission

N
W E
S

0 850 1,700 3,400 5,100 6,800 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Poland

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
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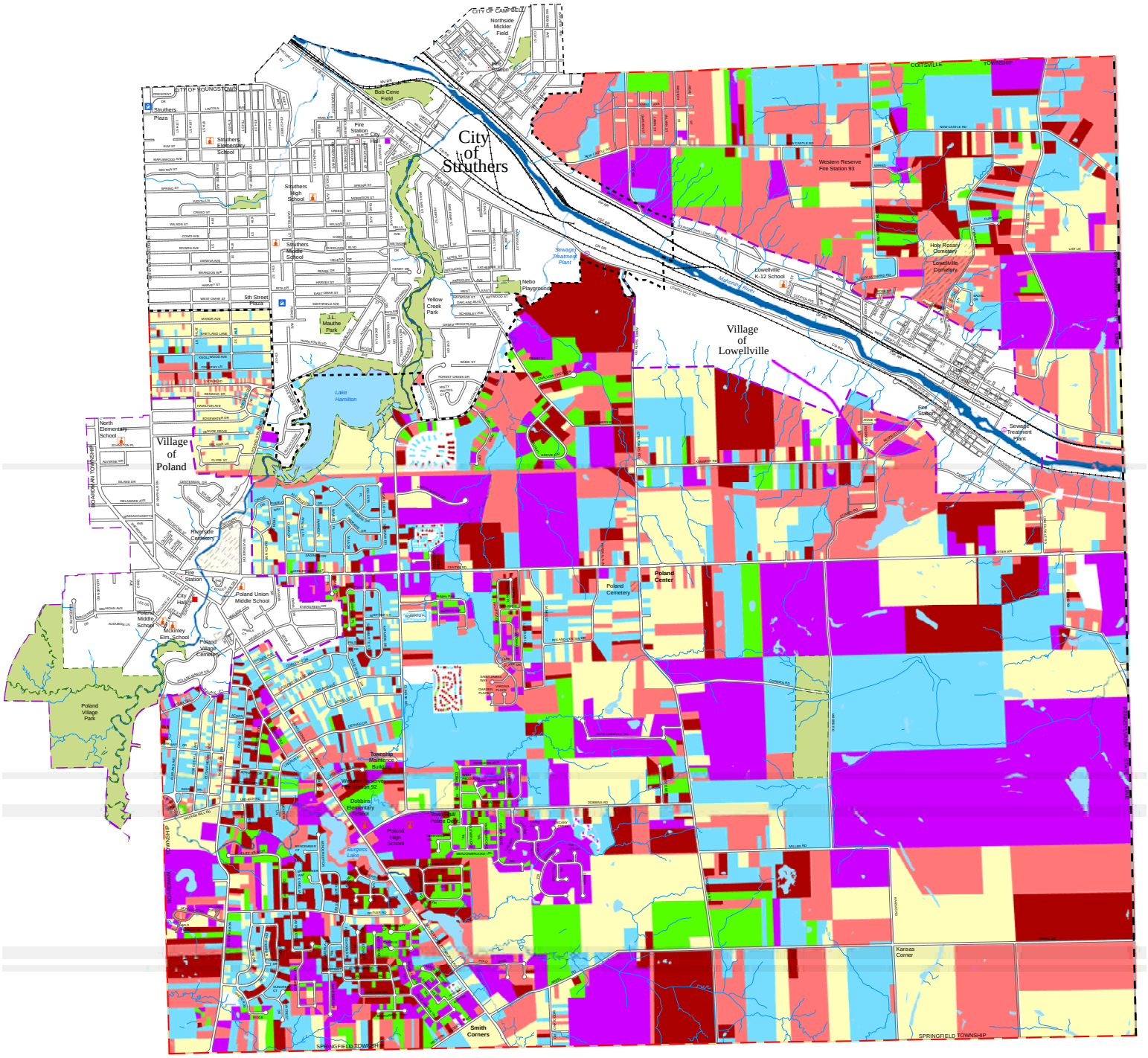
0 850 1,700 3,400 5,100 6,800
Feet

Underground Mines

- Underground Mine



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- Hospital
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2016

VALUATION MAP

Township of Poland

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 850 1,700 3,400 5,100 6,800 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016 - 2026
Poland Township

Goal

To continue to encourage single-family housing, with a mix of multi-family units, and well-planned, small-scale retail, offices, and institutional uses. The existing industrial zoned land will continue to be recognized.

Objectives

A. Provide quality and affordable housing alternatives.

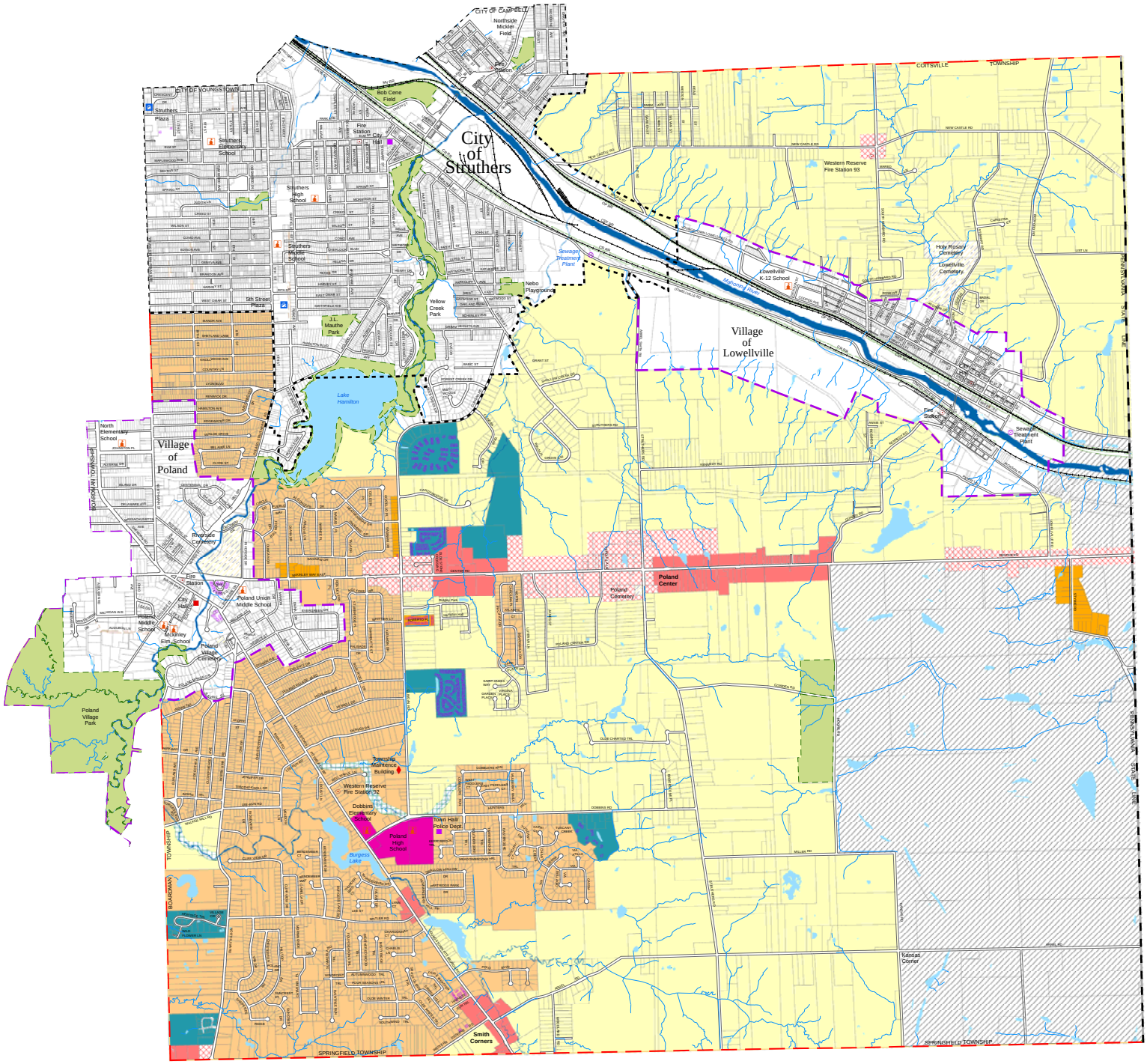
B. Encourage commercial centers.

C. Require high quality site planning in order to promote beauty, order, harmony, and ensure compatibility with surrounding land uses.

D. Advocate local measures that prevent increases in storm water runoff.

E. Preserve the natural resources, scenic quality, and recreational opportunities of the Township through strict enforcement of regulations to reduce pollution of water and land.

F. Encourage well-planned, light industry and the development industrial parks, so that the integrity of the surrounding land uses are not destroyed.



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2016
LANDUSE MAP
Township of Poland

Mahoning County, OHIO
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 850 1,700 3,400 5,100 6,800
Feet

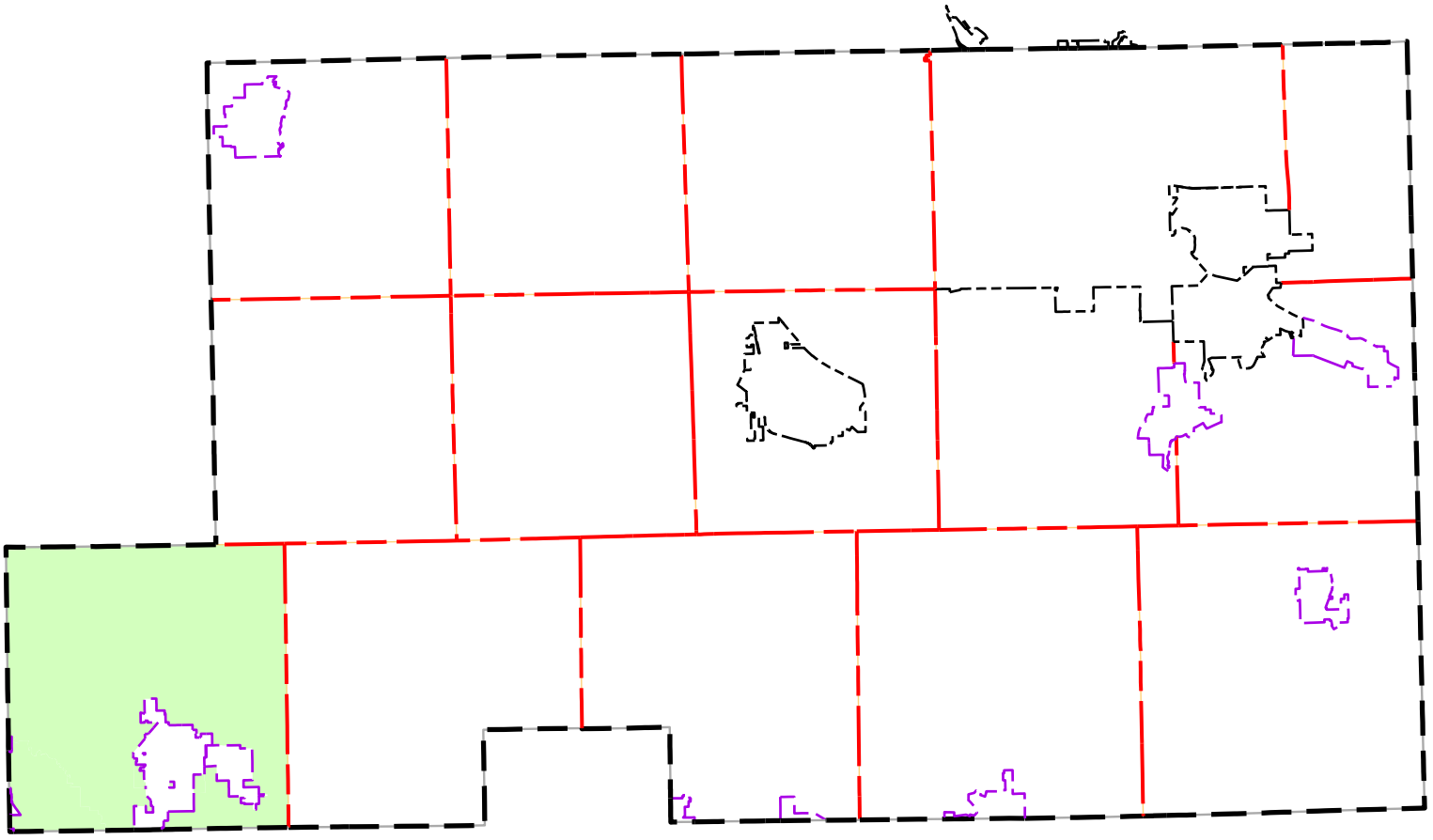
Landuse Districts

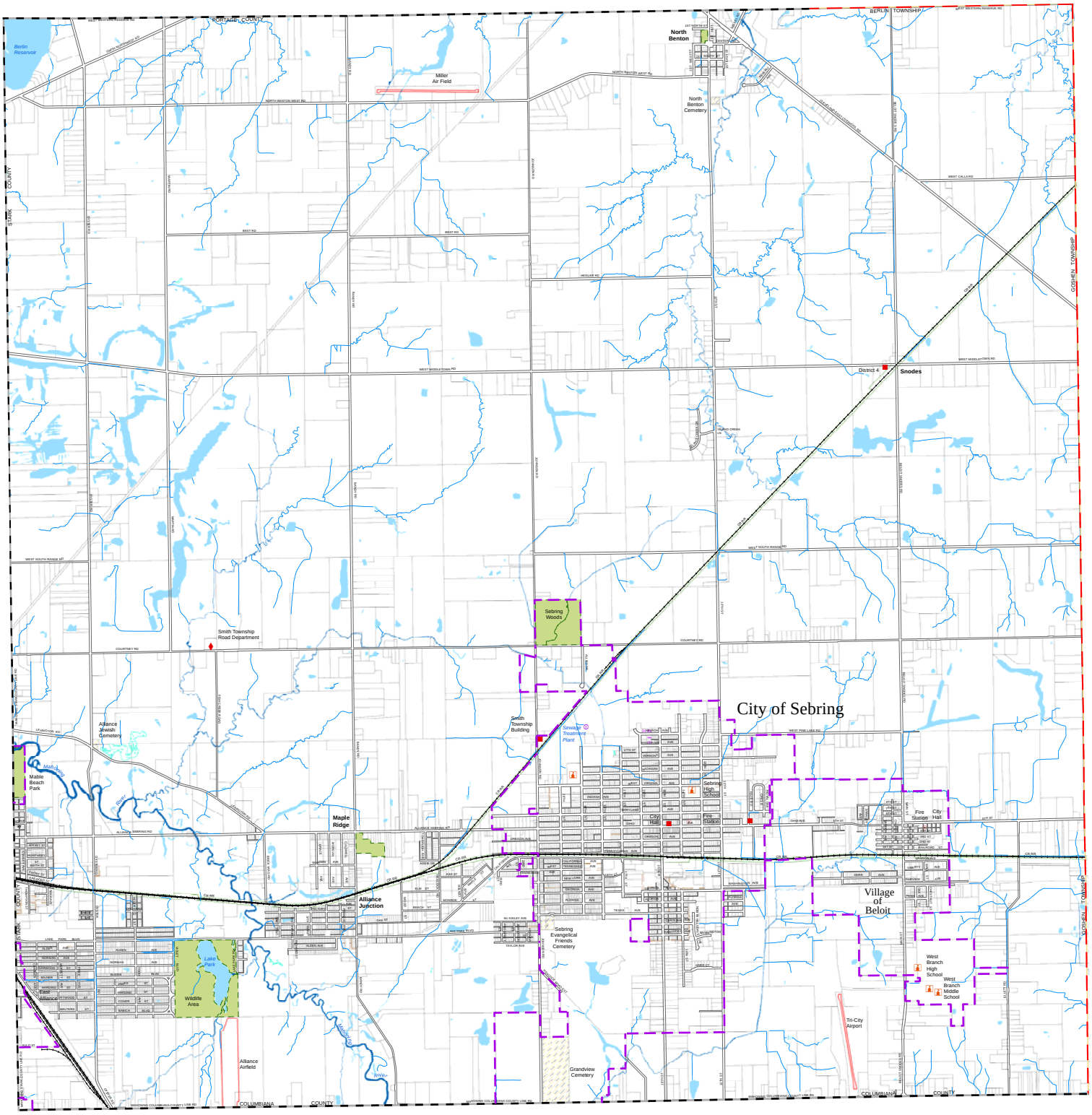
- LDR - Low Density Residential
- HDR - High Density Residential
- PUD - Planned Unit Development
- LI - Light Industrial
- BP - Business Professional
- GC - General Commercial
- INST - Institutional
- SL - Sensitive Land

Index Map

Smith Township

2016





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2016

PROPERTY MAP

Township of Smith

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

SMITH TOWNSHIP
846 N. Johnson Road
Sebring, Ohio 44462
(330) 938-6812

Smith Township is a partially zoned, rural Township that is located adjacent to the City of Alliance and Stark County. Sebring and Beloit are the two incorporated areas within the Township boundaries. Schools are located within the aforementioned municipalities.

State Route 14 (north-east) and State Route 165 (east-south) cross the Township, and the City of Sebring has good east-west local road connections with Alliance. US 62 (east-west) serves as the southern boundary of the Township.

The Township contracts with the City of Sebring (Population: 4,912) and the Village of Beloit (Population: 1,024) for fire protection and has a full-time police department.

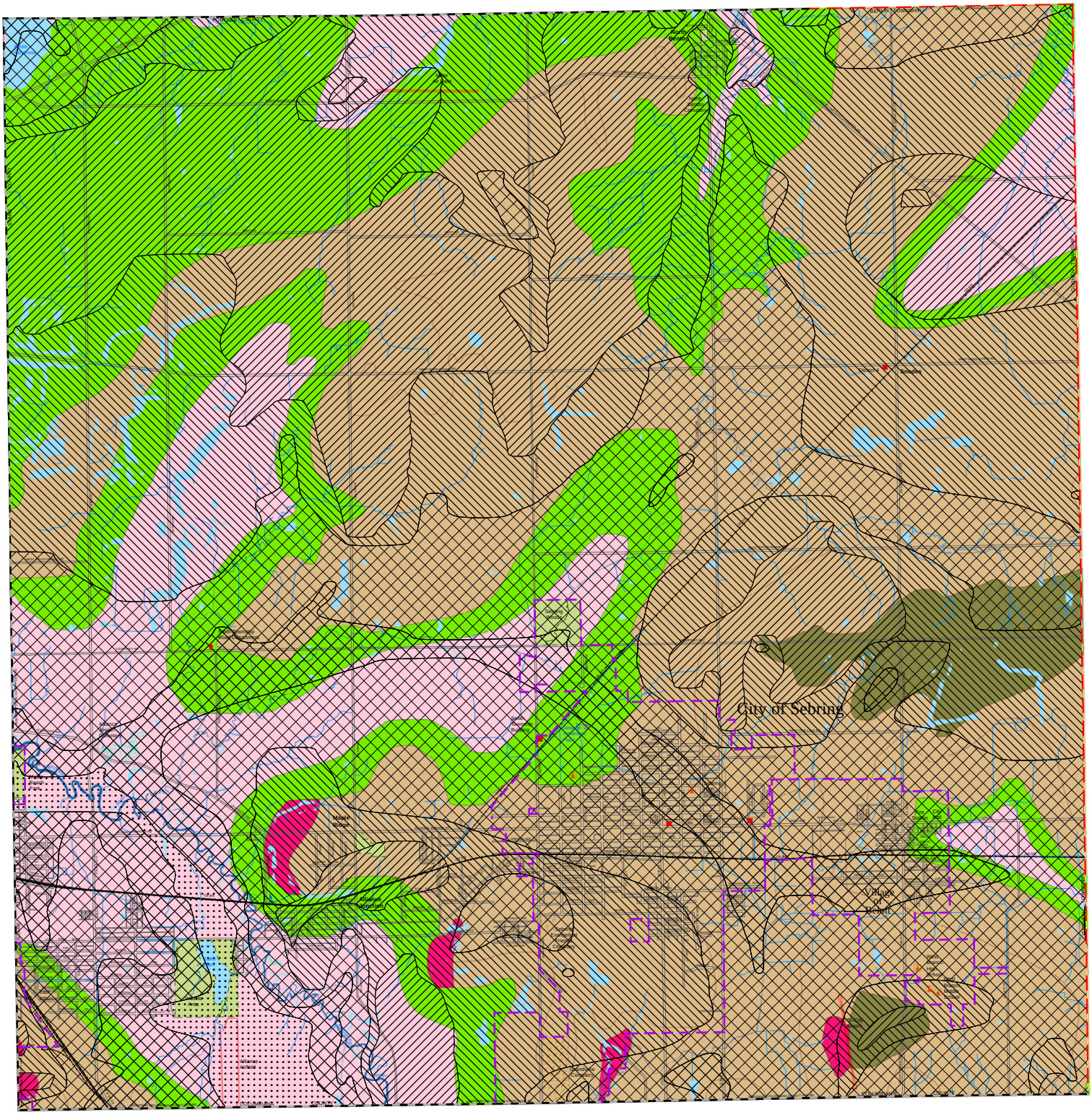
The 2010 Census indicates that the population of Smith Township at that time was 2,895 with 1,570 housing units.

ZONED LAND IN 2016

District	***Percent of Area***	***Acres of Area***
Agricultural District (AG)	66.11%	1256.38
Business District (B)	.153%	2.91
Industrial District (I)	2.05%	39.13
Residence District (R-1)	27.29%	518.70
Park	4.31%	81.95
Not Rated – Water, Water Districts	.071%	1.35
Total		***1,900.41***
Roadways (Township & County)	***76.58***	

Smith Township will experience development pressures in the next decade. Growth within the zoned areas can be managed, however growth in the unzoned areas is without constraints. To assist with growth decisions, a set of physical conditions and market value found in the accompanying maps have been provided.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value



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2016
GEOLOGIC MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

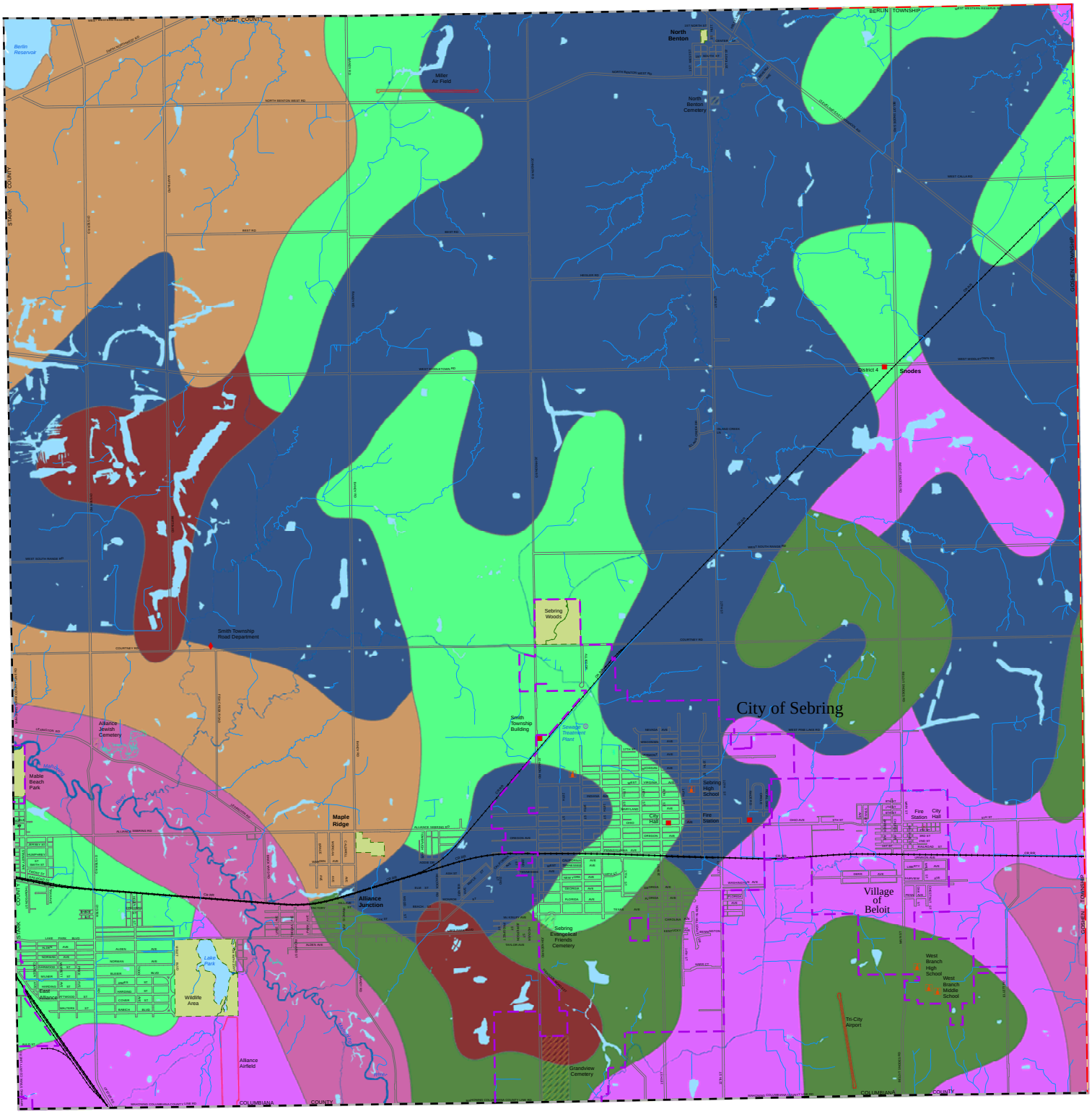
0 875 1,750 3,500 5,250 Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
- Kittanning
- Lower Freeport
- Mercer
- Mine Spoil
- Upper Freeport
- Sharon

Drift Thickness

- 0' - 25'
- 25' - 50'
- 50' - 100'
- 150' - 200'
- 200' - 250
- 250' - 300'
- 300' +



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2016
SOIL MAP
Township of Smith

Mahoning County, OHIO

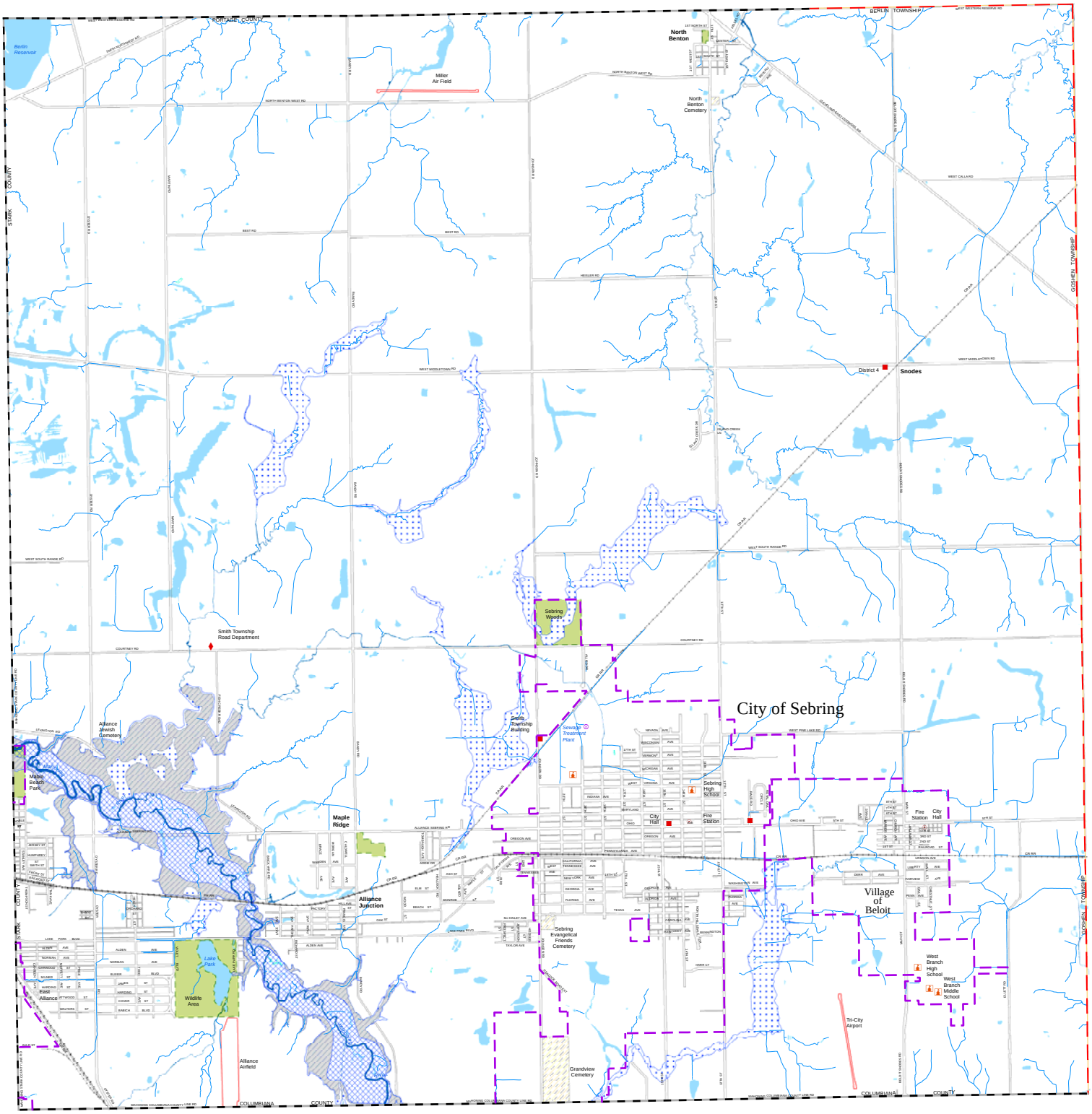
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



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2016
FEMA MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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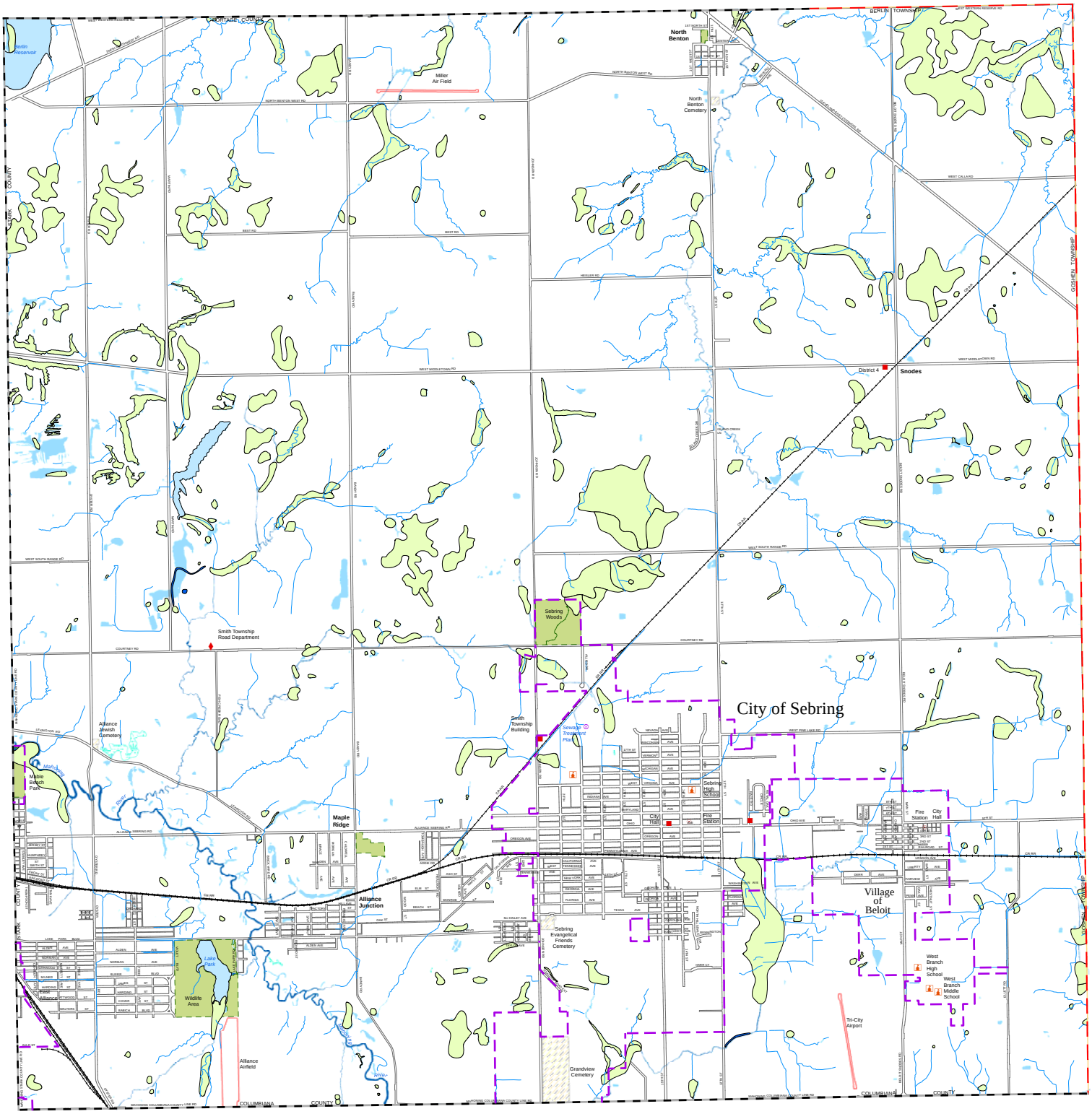
0 875 1,750 3,500 5,250 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



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2016
WETLAND MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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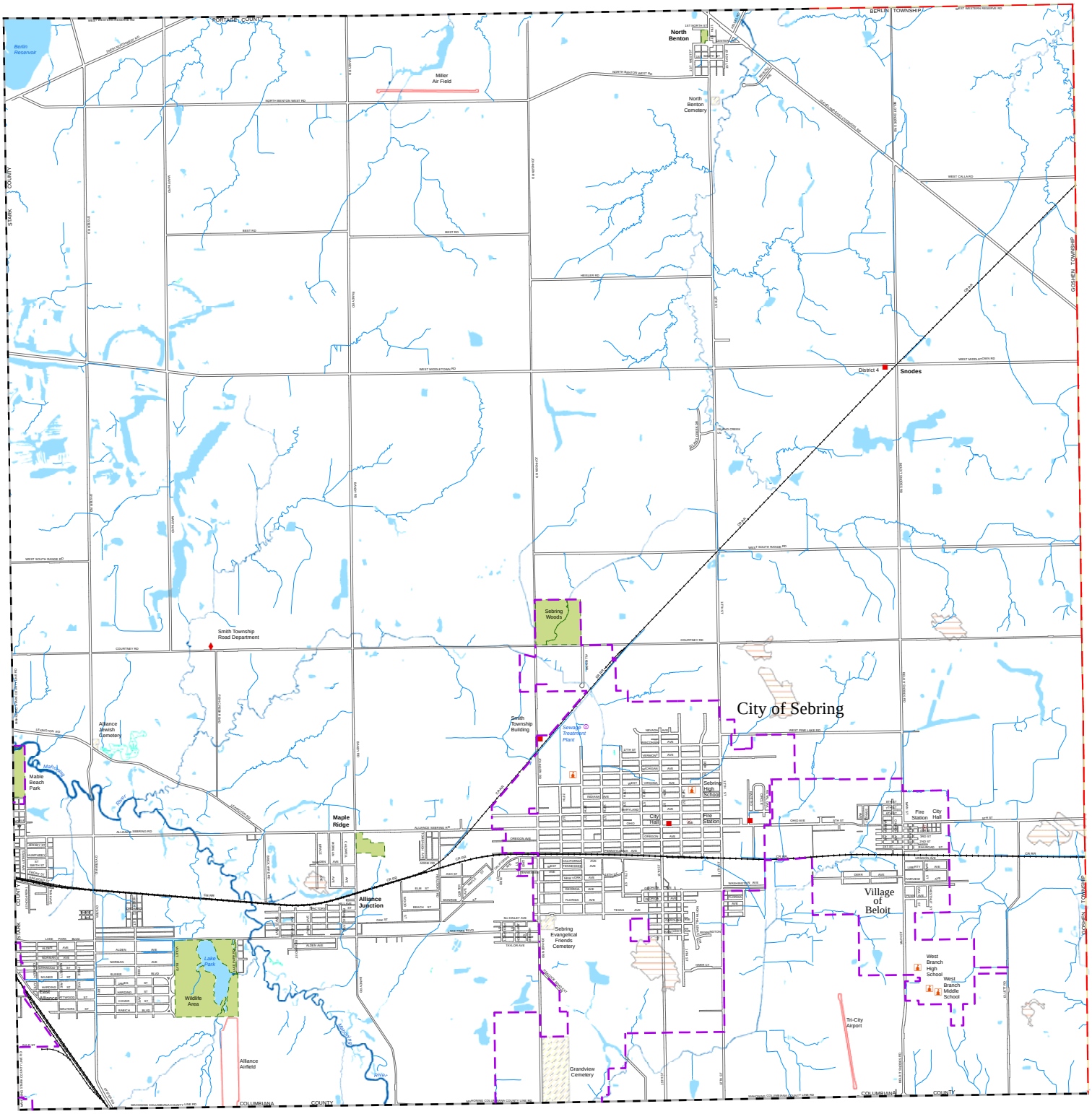
0 875 1,750 3,500 5,250
Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



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2016
UNDER GROUND MINE MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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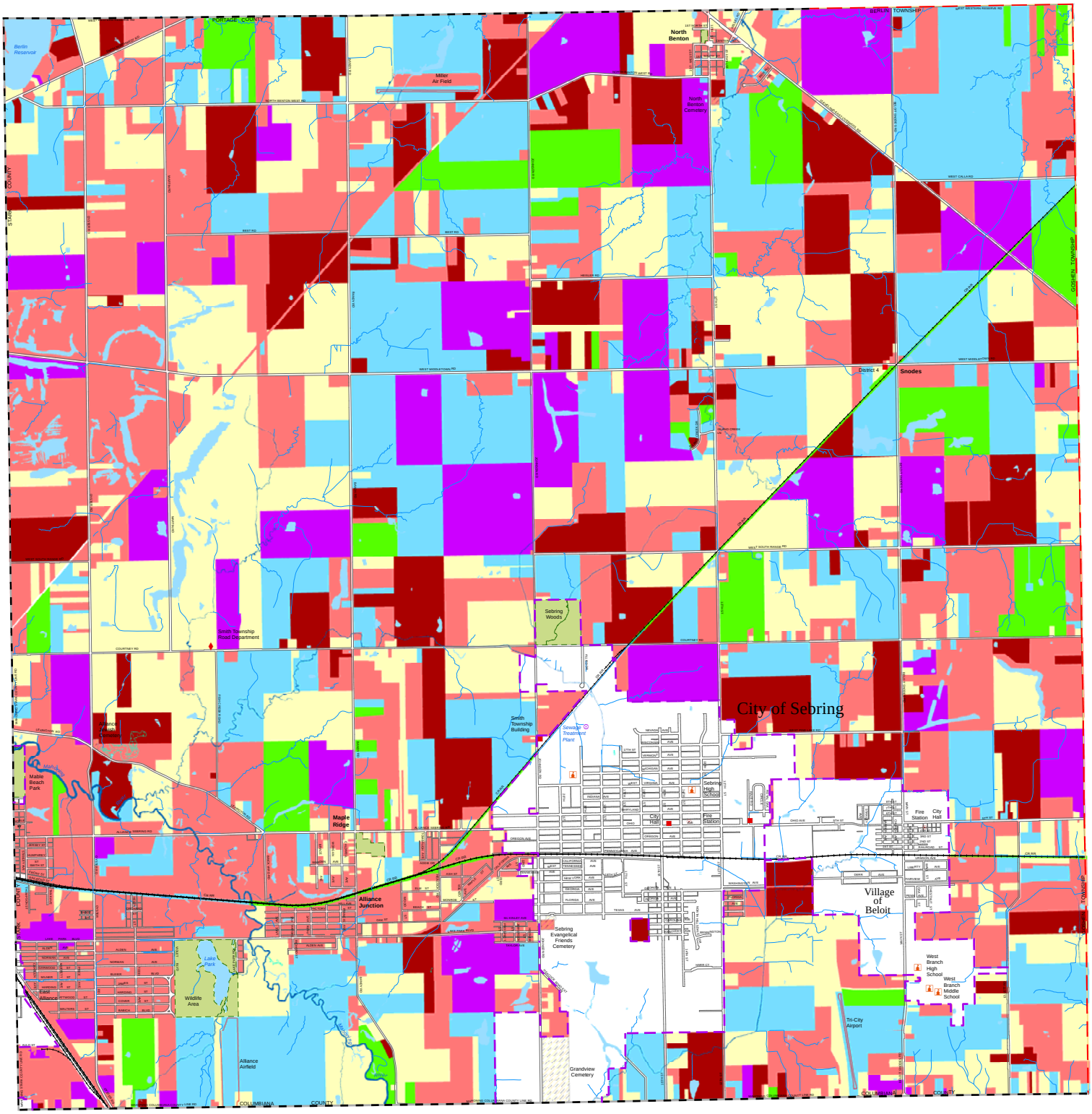
0 875 1,750 3,500 5,250 Feet

Underground Mines

- Underground Mine



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- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
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- Shopping Center
- School
- Sewage Treatment Plant
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2016
MARKET MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

CONCEPT FOR GROWTH
2016-2026
Smith Township

Goal

To provide opportunities for single-family homes, offices and institutional uses, and well-planned, small-scale retail, and light industry.

Objectives

A. Provide quality and affordable housing alternatives.

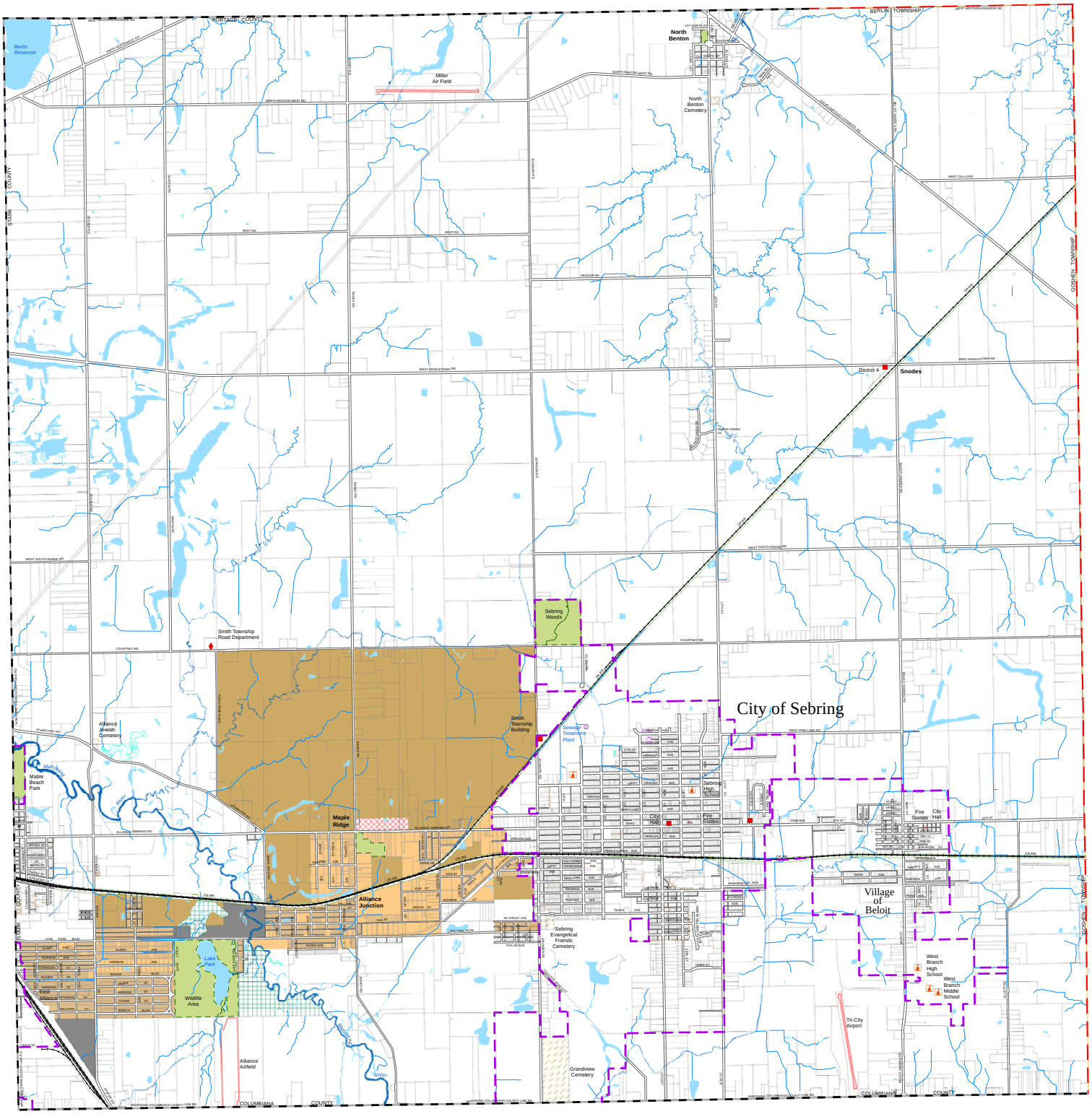
B. Encourage land use management techniques that serve to protect agricultural lands.

C. Discourage ribbon or strip highway commercial development.

D. Achieve high quality site planning in order to promote beauty, order, harmony, and to insure compatibility with surrounding land uses.

E. Advocate local measures that prevent increases in storm water runoff.

F. Encourage well-planned, light industry and the development of industrial parks, so that the integrity of the surrounding land uses are not destroyed.



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- Hospital
- Historical Society
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- Museum
- Point of Interest
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- School
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2016
LANDUSE MAP
Township of Smith

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
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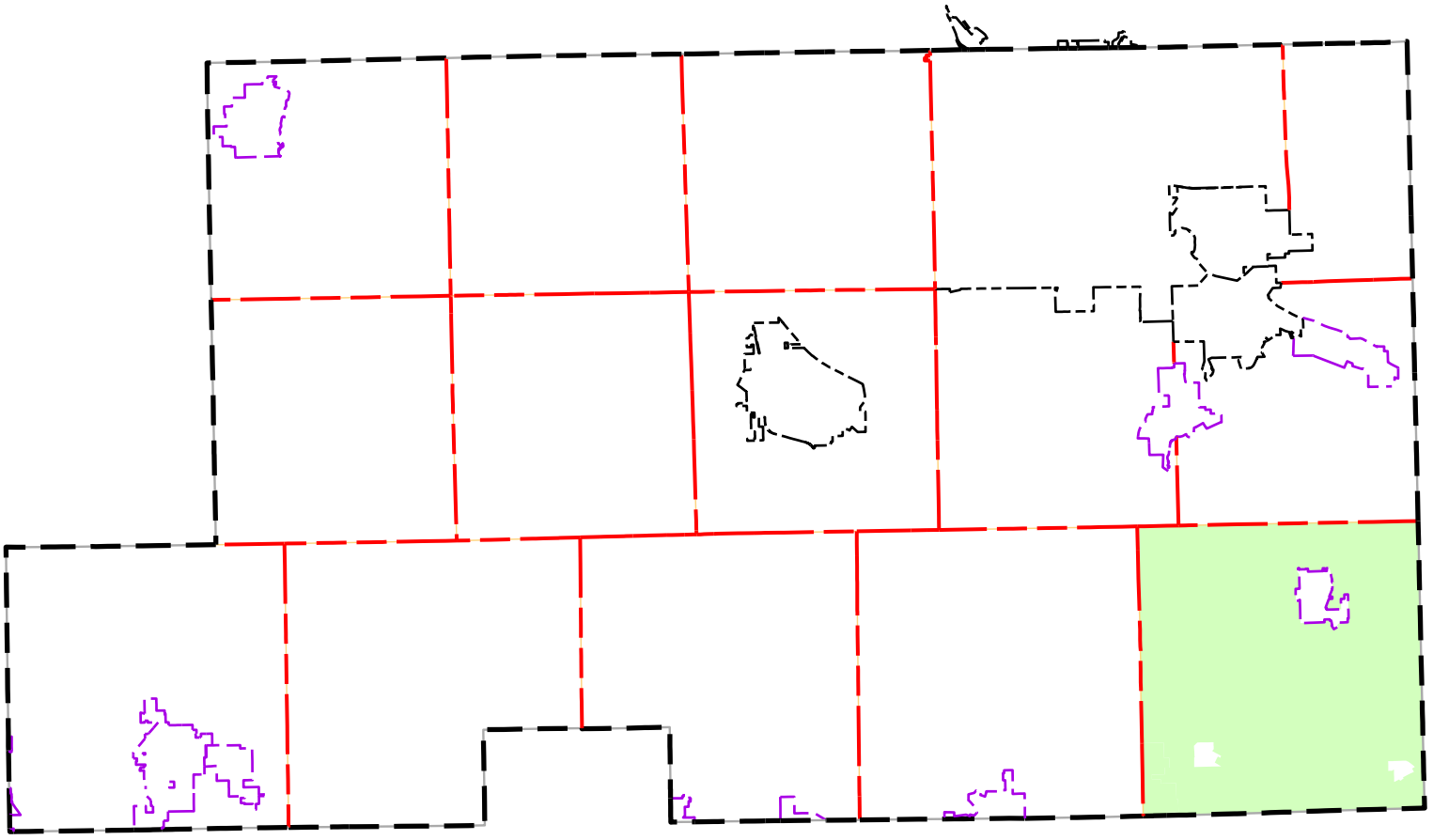
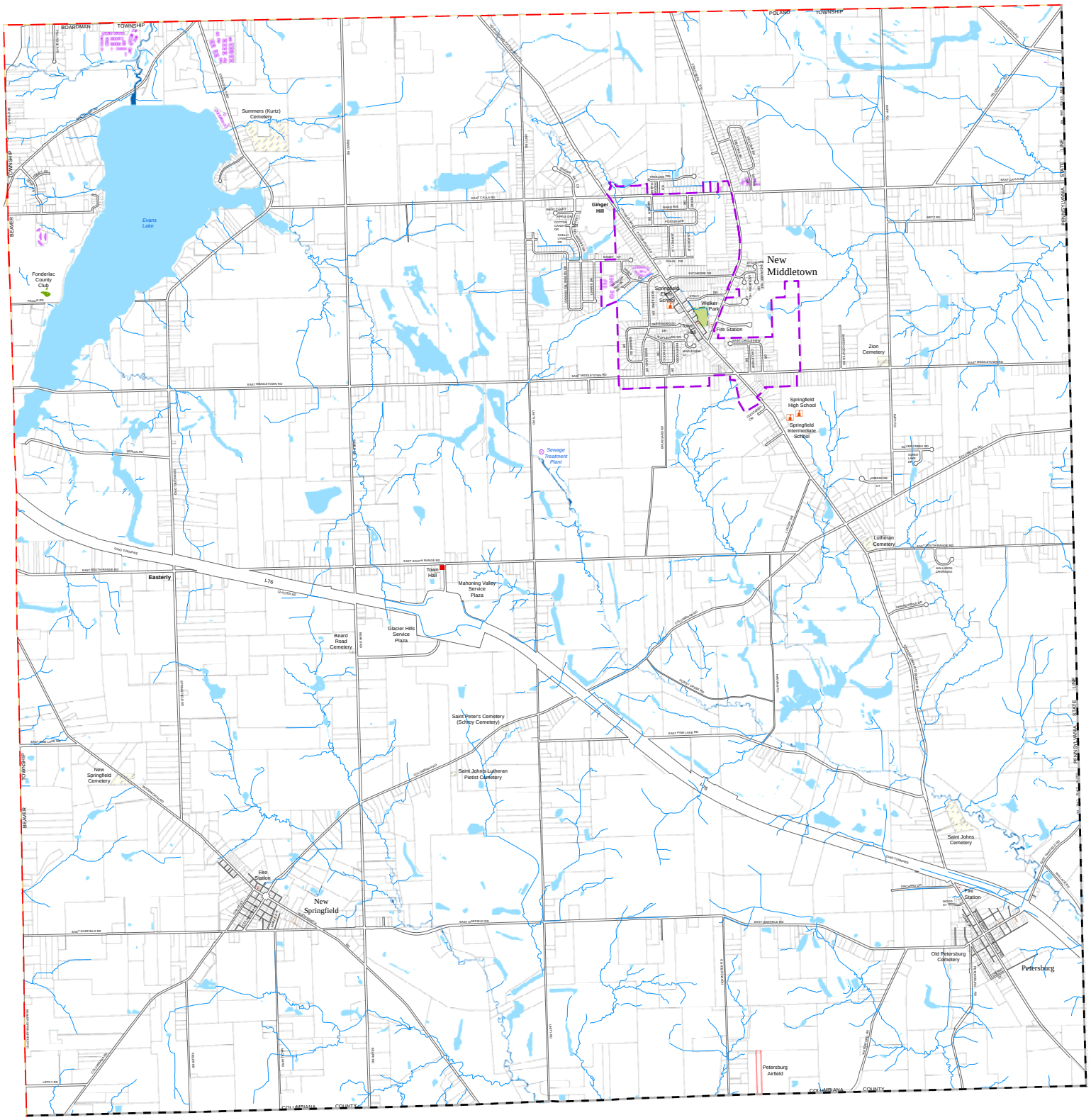
S

0 875 1,750 3,500 5,250 Feet

- AG - Agricultural
- GC - General Commercial
- IND - Industrial
- MDR - Medium Density Residential
- SL - Sensitive Land

Index Map
Springfield Township
2016





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2016
PROPERTY MAP
Township of Springfield

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250
Feet

SPRINGFIELD TOWNSHIP
3475 E. South Range Road
New Springfield, Ohio 44443
(330) 542-2377

Springfield is an unzoned Township in a rural setting that is adjacent to the State of Pennsylvania on the east and Columbiana County on the south. The Township contains the municipality of New Middletown and Evans Lake, the water source for the surrounding areas.

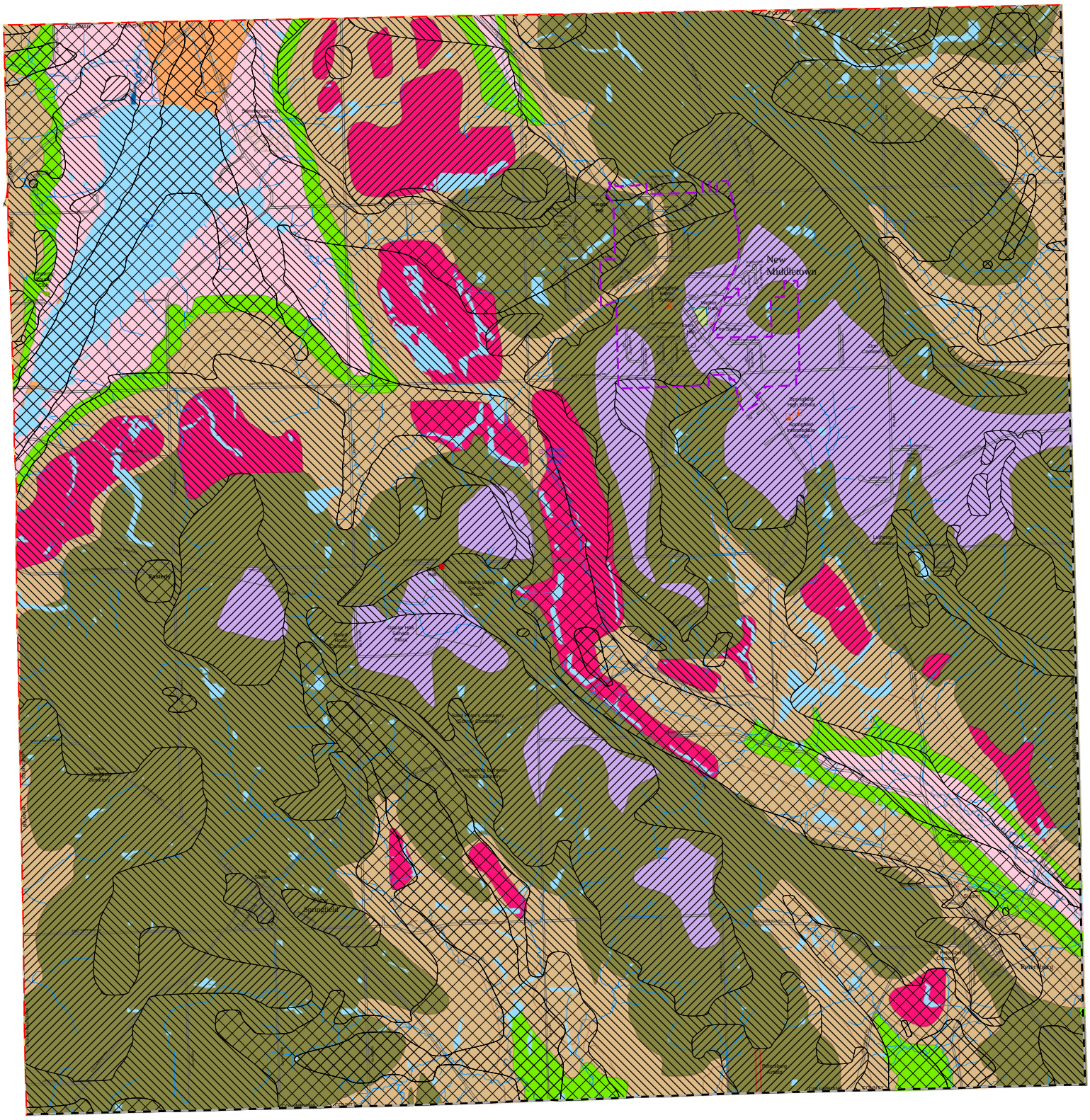
There are five state highways that traverse or partially traverse the Township--State Route 165 (northwest to southeast), SR 170 (north-south), SR 617 (north-south), and SR 630 (east-west). Interstate 76 crosses the Township, but no interchange access has been provided. Interstate 680 touches the extreme northwest corner of the Township and an interchange is located at Western Reserve Road.

The 2010 Census indicates that the population of Springfield Township at that time was 6,703 with 2,837 housing units.

Springfield Township wishes to maintain a rural setting; yet, the Township will be faced with increasing commercial and business demands. To assist with those growth decisions, a set of physical conditions and market value found in the accompanying maps have been provided below.

- Geologic Features
- General Soils
- FEMA Flood Hazard Areas
- Wetlands
- Abandoned Mines
- Market Value

Roadways (Township & County)	***73.71***	



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2016
GEOLOGIC MAP
Township of Springfield

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Geologic Formation

- Connoquenessing
- Cuyahoga
- Homewood
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Drift Thickness

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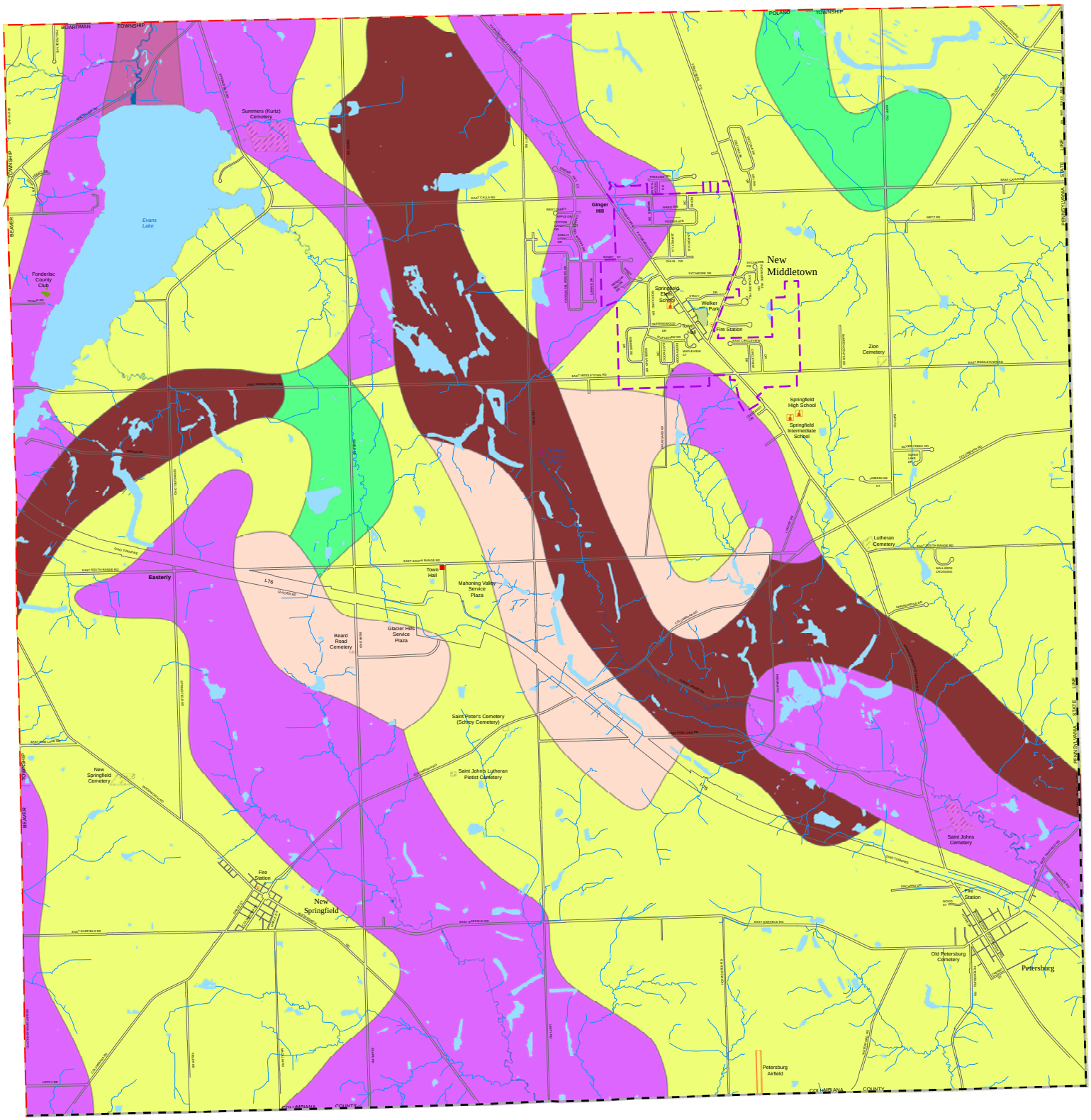

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2016

SOIL MAP

Township of Springfield

Mahoning County, OHIO

Prepared By

The Mahoning County GIS Department

For

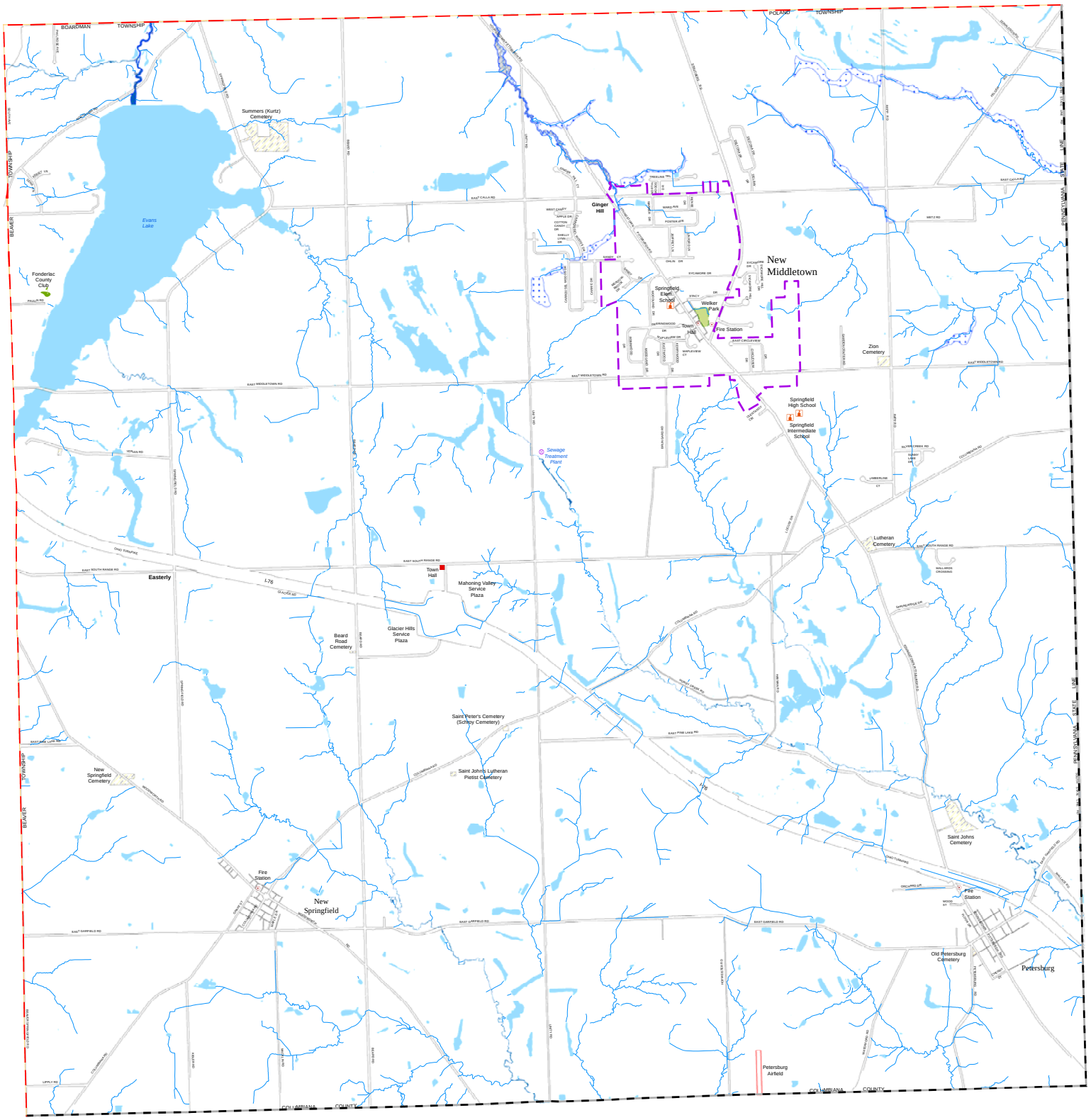
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Soil Association

- Bogart-Chili-Jimtown
- Canfield-Ravenna-Wooster
- Geeburg-Remsen-Trumbull
- Loudonville-Muskingum-Dekalb
- Mahoning-Ellsworth-Trumbull
- Rittman-Wadsworth-Frenchtown
- Sebring-Fitchville
- Strip Mine Spoil
- Wayland-Orrville



Map Legend

- City Boundary
- County Boundary
- School District Boundary
- Township Boundary
- Village Boundary
- River/Stream
- Airport/Landing Strip
- Bike Trail
- Tax Parcel
- Cemetery
- Lake
- River/Wide Stream
- Swamp
- Park
- Campground
- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
FEMA MAP
Township of Springfield

Mahoning County, OHIO

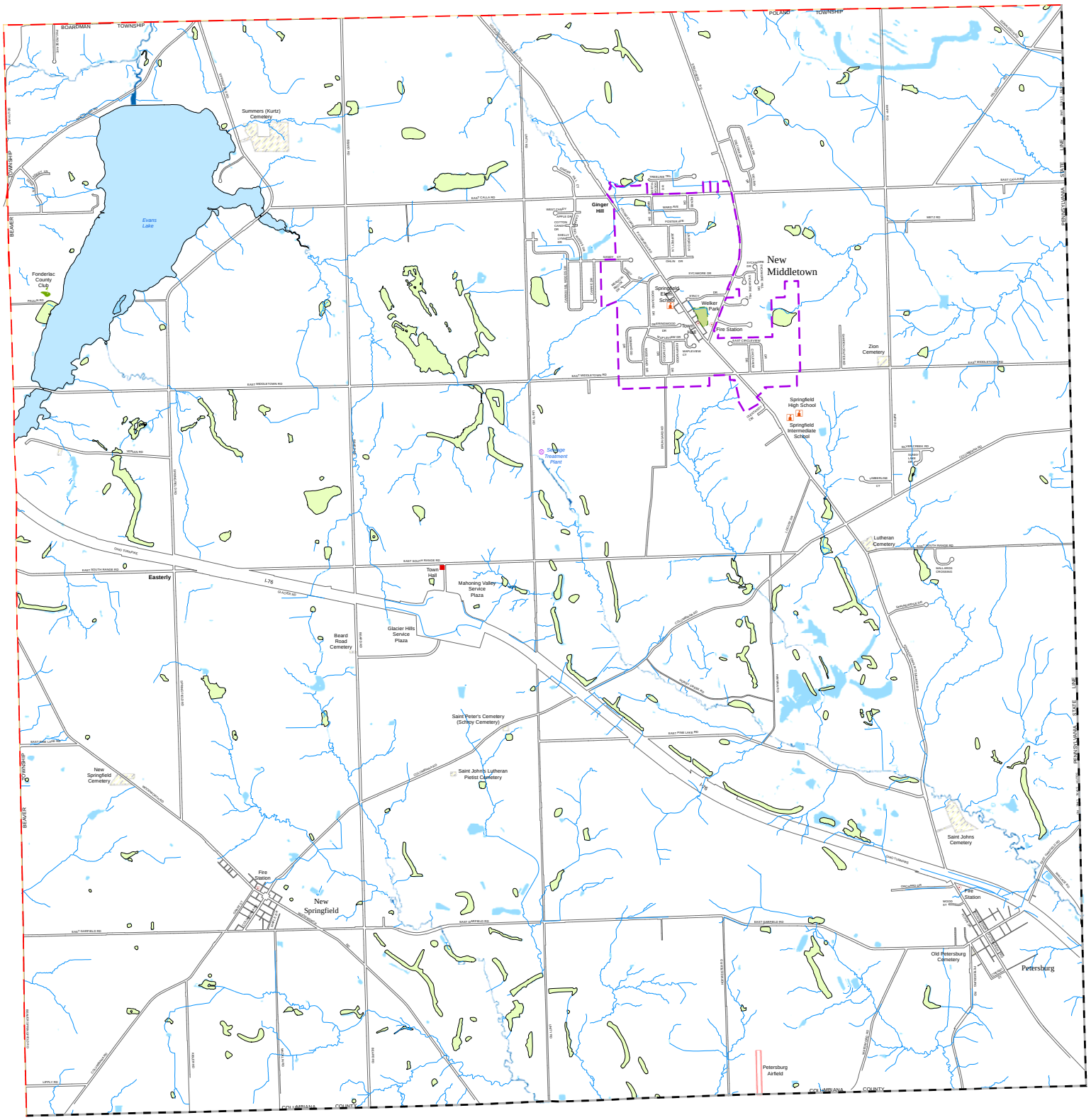
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250 Feet

Flood Zone

- 100-Year Flood Zone
- 500-Year Flood Zone
- Flood Way



Map Legend

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- Village Boundary
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- Hospital
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- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
WETLAND MAP
Township of Springfield

Mahoning County, OHIO

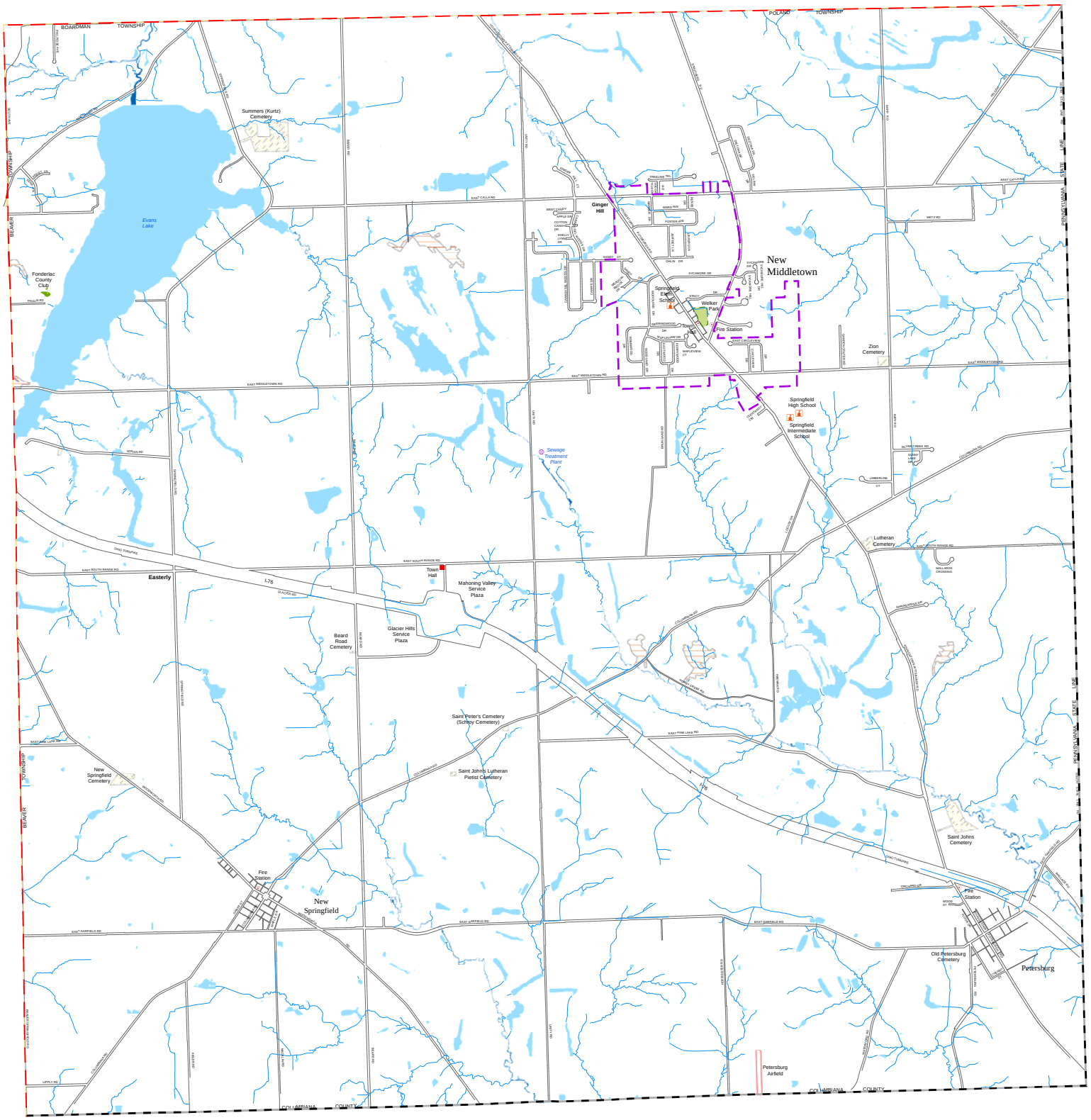
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250 Feet

Wetland System

- LACUSTRINE
- PALUSTRINE
- RIVERINE



Map Legend

- City Boundary
- County Boundary
- School District Boundary
- Township Boundary
- Village Boundary
- River/Stream
- Airport/Landing Strip
- Bike Trail
- Tax Parcel
- Cemetery
- Lake
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- Swamp
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- Fire Station
- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
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- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016

UNDER GROUND MINE MAP

Township of Springfield

Mahoning County, OHIO

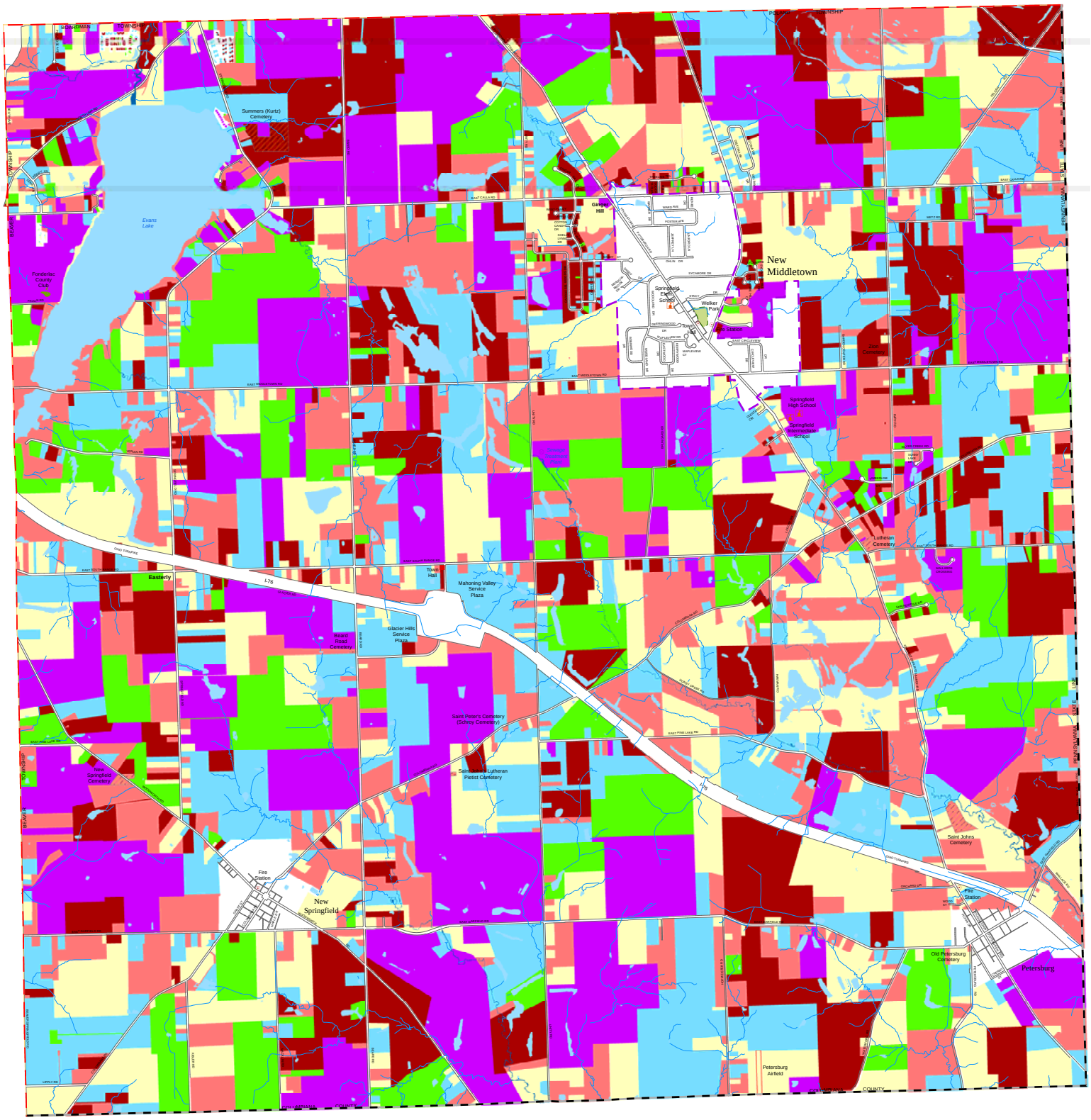
Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N
W E
S

0 875 1,750 3,500 5,250 Feet

Underground Mines

- Underground Mine



Map Legend

- City Boundary
- County Boundary
- School District Boundary
- Township Boundary
- Village Boundary
- River/Stream
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- Government Building
- Golf Course
- Hospital
- Historical Society
- Maintenance Building
- Museum
- Point of Interest
- Shopping Center
- School
- Sewage Treatment Plant
- Water Storage Tank
- Water Treatment Plant

2016
VALUATION MAP
Township of Springfield

Mahoning County, OHIO

Prepared By
The Mahoning County GIS Department
For
The Mahoning County Planning Commission

N W E S

0 875 1,750 3,500 5,250 Feet

Market Value

- $0 - $50,999
- $51,000 - $100,999
- $101,000 - $150,999
- $151,000 - $200,999
- $201,000 - $250,999
- $250,000 - +

Appendix A –

Mahoning County Subdivision Regulations

MAHONING COUNTY
SUBDIVISION REGULATIONS

REVISED 06/24/2007

PLANNING COMMISSION MEMBERS

Robert J. Lidle	Chairman
Daniel J. O'Horo, Sr.	1st Vice-Chairman
Louis Zarlenga	2nd Vice-Chairman
Angelo Pignatelli	Member
Mark Fortunato	Member
Joseph Sylvester, Jr.	Member
Gary Esasky	Member
Andrew Hamady	Member
David Ludt	Commissioner
John McNally	Commissioner
Anthony Traficanti	Commissioner

EX-OFFICIO MEMBERS

Michael O'Shaughnessy	Executive Secretary
Richard Marsico	County Engineer

PLANNING COMMISSION STAFF

Michael O'Shaughnessy	Executive Director
Sarah Gartland	Floodplain Administrator/ Assistant Planner
Chrystaline McArdle	Office Manager

TABLE OF CONTENTS

PART ONE - ADMINISTRATION

		PAGE
1.1	TITLE	10
	1.1.01 General Purpose	10
1.2	AUTHORITY	10
	1.2.01 Effective Date	10
1.3	ADMINISTRATION	10
1.4	JURISDICTION	11
1.5	SCOPE	11
	1.5.01 Division of Land Subject to the Provisions of these Regulations	11
	1.5.02 Division of Land Not Subject to the Provisions of these Regulations	11
1.6	INTERPRETATION	11
	1.6.01 Variances	11
1.7	AMENDMENT	11
1.8	SEPARABILITY	12
1.9	PROHIBITION, ENFORCEMENT AND PENALTIES	12
	1.9.01 Recording of Plat	12
	1.9.02 Revision of Plat after Approval	12
	1.9.03 Sale of Land Classified as a Subdivision	12
	1.9.04 Penalties	12
1.10	FEES	13
	1.10.01 Fees Required	13
	1.10.02 Fee Exemptions	14

PART TWO - DEFINITIONS

PART THREE - PROCEDURE FOR SUBDIVISION APPROVAL

		PAGE
3.1	PRE-APPLICATION DISCUSSION	24
	3.1.01 Pre-application Sketch	24
3.2	SUBMISSION TO THE STATE DEPARTMENT OF TRANSPORTATION	24
3.3	PRELIMINARY PLAT REQUIRED	24
	3.3.01 Filing of Application for Tentative Approval Required	24

	3.3.02	Preliminary Plat Form	25
	3.3.03	Preliminary Plat Contents	25
	3.3.04	Planning Commission Meeting	26
	3.3.05	Review and Approval of Preliminary Plat	26
	3.3.06	Approval Period	27
3.4		FINAL PLAT REQUIRED	27
	3.4.01	Filing of Application for Approval of Final Plat	27
	3.4.02	Final Plat Form	27
	3.4.03	Final Plat Contents	27
	3.4.04	Planning Commission Meeting	28
	3.4.05	Review and Approval of Final Plat	29
	3.4.06	Approval Period	29
3.5		REPLAT AND CORRECTION PLAT	29
3.6		TRANSFER WITHOUT PLAT	29
	3.6.01	Conditions of Approval	29
	3.6.02	Approval of Transfer Without Plat	29
3.7		ANNEXATION PLAT	30
3.8		VACATIONS	30
	3.8.01	Lots	30
	3.8.02	Streets	30
3.9		CONSTRUCTION DRAWINGS	30
	3.9.01	Material and General Contents	30
	3.9.02	Title Sheet	31
	3.9.03	Existing Site Plan	31
	3.9.04	Proposed Site Development Plan	31
	3.9.05	Street Plan	31
	3.9.06	Intersection Details	31
	3.9.07	Profile	31
	3.9.08	Elevations	31
	3.9.09	Grades	32
	3.9.10	Vertical Curves	32
	3.9.11	Location Sketch	32
	3.9.12	Typical Sections	32
	3.9.13	Summary of Quantities	32
	3.9.14	Cross Sections	32
	3.9.15	Design and Drainage Calculations	32
	3.9.16	Detailed Drawings	32
EXAMPLES			
		FINAL PLAT FORM (SURVEY)	33

PART FOUR - DESIGN STANDARDS

			PAGE
4.1		SUBDIVISION DESIGN	38
	4.1.01	Comprehensive Development	38
	4.1.02	Suitability of Land	38
	4.1.03	Lot Design	38
	4.1.04	Township Standards	39

	4.1.05	Incorporated Area Under A Planning Assistance Contract	39
	4.1.06	Determination of Lot Width	39
	4.1.07	Building Setback Line	39
	4.1.08	Lot Lines	39
	4.1.09	Street Frontage	39
	4.1.10	Corner Lots	39
	4.1.11	Lots to Avoided	39
	4.1.12	Conservation Areas	40
4.2	PUBLIC LAND		40
	4.2.01	Primary Objective	40
	4.2.02	Legal Authority to Establish Public Land	40
	4.2.03	Governing Authority	40
	4.2.04	Requirement	40
	4.2.05	Dedication	40
	4.2.06	Reservation	41
	4.2.07	Location	41
	4.2.08	On-Site Inspection Required	41
	4.2.09	Time of Dedication	42
	4.2.10	Defining Public Land to be Dedicated on the Final Plat	42
	4.2.11	Deed of Transfer	42
	4.2.12	Conservation Easement (Scenic)	42
	4.2.13	Natural Features and Historical Sites	42
	4.2.14	Preservation of Archaeological Sites	42
	4.2.15	Distribution Agency	42
4.3	BLOCKS		43
	4.3.01	Pattern	43
	4.3.02	Block Dimensions	43
	4.3.03	Irregular Shaped Blocks	43
	4.3.04	Walkway Easement or Dedication	43
	4.3.05	Block Adjacent to Major Thorofare	43
4.4	STREETS		43
	4.4.01	Street Design	43
	4.4.02	Streets for Residential Subdivisions	44
	4.4.03	Streets for Commercial Subdivisions	44
	4.4.04	Streets for Industrial Subdivisions	44
	4.4.05	Service or Marginal Access Streets	44
	4.4.06	Street Extensions	44
	4.4.07	Temporary Turnaround	44
	4.4.08	Street Reservation	45
	4.4.09	Half Streets	45
	4.4.10	Islands	45
	4.4.11	Major Thorofare Plan	45
	4.4.12	Subdivision Name	45
	4.4.13	Street Names	45
	4.4.14	Location of Utilities	45
	4.4.15	Platting of lots Within the Vicinity of High Pressure Fuel Transmission Line Transmission Lines or any Combustible and Flammable Material.	46
	4.4.16	Horizontal Curves with Horizontal Alignment Examples	46
	4.4.17	Vertical Alignment	46
	4.4.18	Intersection Sight Distance	47
	4.4.19	Design Standards for a Local Street	47
	4.4.20	Design Standards for a Collector Street (Residential, Commercial & Industrial)	47
	4.4.21	Intersection Design Standards	48

TYPICAL SECTIONS FOR STREETS 49

1. Local Residential Type A - Full Depth Asphalt 50

2. Local Residential Type A - With Aggregate 51

3. Local Residential Type A - Concrete Pavement 52

4. Collector Type A - Full Depth Asphalt 53

5. Collector Type A - Aggregate 54

6. Collector Type A - Concrete Pavement 55

7. Local Residential Type B - Depth Asphalt 56

8. Local Residential Type B - With Aggregate 57

9. Local Residential Type B - Concrete Pavement 58

10. Local Residential Typical Curb Sections – Type 2 and Type 6 59

11. Local Residential Typical Turnarounds 60

For Commercial and Industrial streets, the improvement standards shall be approved by the Commission and the County Engineer depending on intended use and soil type.

EXAMPLE: Curb Ramps 61

4.5 ALLEYS 64
4.5.01 Use 64
4.5.02 Width 64
4.5.03 Dead End Alleys 64
4.5.04 Intersections 64

4.6 EASEMENTS 64
4.6.01 Use 64
4.6.02 Width 64
4.6.03 Location 64
4.6.04 Protection of Utility Easements Within the Commission Jurisdiction 64
4.6.05 Service Drive 65

4.7 SOIL AND SEDIMENT POLLUTION CONTROL 65
4.7.01 Poorly or Very Poorly Drained Soils 65
4.7.02 Floodprone Soils 65
4.7.03 Storm Water and Sediment Control Requirements 66
4.7.04 Storm Water and Sediment Control Criteria 66
4.8 4.8.01 Flood Areas 66
4.8.02 Regulatory Flood Plain 67
4.8.03 Parts of a Regulatory Flood Plain and Allowed Uses Within Each Part 67
4.8.04 Reason for Controls 67
4.8.05 Responsible Official for Determining Various Part of a Natural Floodplain 67
4.8.06 Access 67
4.8.07 Safety 67
4.8.08 National Flood Insurance Program 67

Major Thorofare Plan Map 68

MAJOR THOROFARE PLAN STREET CLASSIFICATIONS 69

PART FIVE - IMPROVEMENT STANDARDS

PAGE

5.1 CONSTRUCTION PROCEDURE MATERIALS 74

5.2 MONUMENTS, MARKERS AND PINS 74

5.3 STREETS 74
5.3.01 Street Improvements 74
5.3.02 Street Subgrade 74
5.3.03 Pavement Design 74
5.3.04 Grading 74
5.3.05 Guard Rails 74
5.3.06 Upright Curbs and Curbs and Gutters 74
5.3.07 Curb Cuts 74
5.3.08 Sidewalks 75
5.3.09 Driveway Grade 75
5.3.10 Street Signs 75
5.3.11 Trees 75

5.4 DRAINAGE 75

5.5 SANITARY SEWER IMPROVEMENTS 75
5.5.01 Public Sanitary Sewer Available 75
5.5.02 Public Sanitary Sewer Not Available 76

5.6 WATER SUPPLY IMPROVEMENTS 76
5.6.01 Public Water Available 76

5.7 IMPROVEMENT ADMINISTRATION 76
5.7.01 Governing Authority 76
5.7.02 Preparation of Construction Drawings 76

5.8 GUARANTEE FOR INSTALLATION OF IMPROVEMENTS 76

5.9 INSPECTION 77
5.9.01 Responsible Officials 77
5.9.02 Inspection Fees 77
5.9.03 Notification Required Prior to Start of Construction 77

5.10 ACCEPTANCE 77
5.10.01 Request for Final Inspection 77
5.10.02 Final Inspection 77
5.10.03 Core Samples Required 77
5.10.04 Temporary Maintenance Guarantee 78

EXAMPLES 79
Subdivision Bond - Construction Guarantee 79
Subdivision Bond – Maintenance Guarantee 80
Letter of Credit - Construction Guarantee 81

PART ONE – ADMINISTRATION

TABLE OF CONTENTS

PART ONE – ADMINISTRATION

		PAGE
1.1	TITLE	10
	1.1.01 General Purpose	10
1.2	AUTHORITY	10
	1.2.01 Effective Date	10
1.3.	ADMINISTRATION	10
1.4	JURISDICTION	11
1.5	SCOPE	11
	1.5.01 Division of Land Subject to the Provisions of these Regulations	11
	1.5.02 Division of Land Not Subject to the Provisions of these Regulations	11
1.6	INTERPRETATION	11
	1.6.01 Variances	11
1.7	AMENDMENT	11
1.8	SEPARABILITY	12
1.9	PROHIBITION, ENFORCEMENT AND PENALTIES	12
	1.9.01 Recording of Plat	12
	1.9.02 Revision of Plat after Approval	12
	1.9.03 Sale of Land Classified as a Subdivision	12
	1.9.04 Penalties	12
1.10	FEES	13
	1.10.01 Fees Required	13
	1.10.02 Fee Exemptions	14

PART ONE – ADMINISTRATION

1.1 TITLE

These rules shall be known as the Mahoning County Subdivision Regulations.

1.1.01 - GENERAL PURPOSE

These Subdivision Regulations shall be as a guide to regulate the planning, subdividing and development of land in order to promote and protect the public health, safety and general welfare and be used as a tool to promote a development pattern which will encourage and secure the proper social and economic needs of the residents of Mahoning County. It is intended that the provisions of these Subdivision Regulations shall be applied to achieve the following objectives also:

1.1.01.1 To secure and provide pleasing and desirable subdivisions, through coordination with the Mahoning County Land Use Plan and other adopted policies and plans within Mahoning County.

1.1.01.2 To provide reasonable assurance that adequate sanitary sewerage, storm drainage, sediment facilities, water supplies, heating fuels or services and public land is established, including convenient open spaces to permit access of utilities, traffic to include fire fighting and other emergency vehicles, light and air for the avoidance of congestion of population.

1.1.01.3 To provide minimum, uniform development standards for subdivision design by establishing minimum engineering criteria, performance guarantees and still provide for environmental factors.

1.1.01.4 To preserve the natural features of the land area; protect the vegetative cover of natural areas; help control surface water, subsurface water, air, noise, and visual pollution; help preserve, protect and retain areas of geological, archaeological and historical significance; regulate development in areas of geologic concern, flood plains and in vicinities of previous mining activities; protect against loss or injury from inappropriate use of land; otherwise help preserve and improve both the safety and the quality of the environment.

1.1.01.5 To encourage continued accurate surveying of land subdivisions, preparation and recording of plats and the equitable processing of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and subdividers (developers).

1.2 AUTHORITY

These regulations are enacted under the authority granted in sections 711 and 713 inclusive of the Ohio Revised Code.

1.2.01 - EFFECTIVE DATE

These regulations shall supersede any such regulation previously adopted, and shall become effective _____, _____ at which time the Board of Mahoning County Commissioners adopted same by action recorded in Volume _____; Page _____ of the Commissioners Journal.

1.3 ADMINISTRATION

These regulations shall be administered by the Mahoning County Planning Commission.

1.4 JURISDICTION

These regulations shall apply to the unincorporated areas of Mahoning County in conformance with Section 7.11.001 et seq., Ohio Revised Code which enables the Board of County Commissioners and the Mahoning County Planning Commission to adopt regulations governing subdivisions of land within their jurisdiction.

These regulations shall also apply to any incorporated area within Mahoning County where a planning assistance contract has been lawfully adopted for the joint administration of these regulations under section 713.23, Ohio Revised Code.

1.5 SCOPE

1.5.01 – DIVISION OF LAND SUBJECT TO THE PROVISIONS OF THESE REGULATIONS

1.5.01.1 The division of any parcel into two or more lots any one of which is less than five acres or minimum state standard.

1.5.01.2 The allocation of rights-of-way and easements.

1.5.01.3 The allocation of open space and public land.

1.5.01.4 The annexation of a parcel(s) to incorporated areas.

1.5.01.5 The sale or exchange of parcels between adjoining property owners where no additional building sites are created. See section 3.6

1.5.02 - DIVISION OF LAND NOT SUBJECT TO THE PROVISIONS OF THESE REGULATIONS

1.5.02.1 The division or partition of land into parcels of more than five (5) acres each, not involving any new streets or easement of access.

1.6 INTERPRETATION

These regulations shall be interpreted as minimum requirements. These regulations are not intended to annul, repeal, abrogate or in any manner interfere with any lawfully adopted laws, rules, regulations or ordinances. However, where these regulations impose greater minimum requirements than is required by existing laws, rules, regulations or ordinances, then the provisions of these regulations shall govern.

1.6.01 - VARIANCES

A variance may be considered and granted by the Commission under the following circumstances:

1.6.01.1 Where difficulties and/or hardships would be created by strict adherence to these regulations (primarily related to individual hardship).

1.6.01.2 In circumstances where strict compliance to the regulations would be impractical (primarily due to some existing geographical or site condition.)

1.7 AMENDMENT

The Mahoning County Board of Commissioners may, following review and recommendation of the County Planning Commission and after a public hearing, amend, supplement or change these regulations. A notice shall be given of the time and place of such public hearing by publication in at least one newspaper of general circulation, published in Mahoning County, Ohio, thirty (30) days prior to holding of said hearing and shall appear twice within the 30-day period. The

amendment or amendments shall be on file in the office of the Planning Commission for public examination during said thirty (30) days.

1.8 SEPARABILITY

Should any section, clause, or provision of these regulations be declared invalid by a court of law, such action shall in no affect the validity of these regulations as a whole or any other part thereof.

1.9 PROHIBITIONS, ENFORCEMENT AND PENALTIES

1.9.01 - RECORDING OF PLAT

No plat of any subdivision shall be recorded by the County Recorder of Mahoning County or have any validity until said plat has received final approval in the manner prescribed in these regulations.

1.9.02 - REVISION OF PLAT AFTER APPROVAL

No changes, modifications, revisions or erasure shall be made on any plat of a subdivision, after approval has been granted by the Mahoning County Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission for reevaluation and appropriate action.

1.9.03 - SALE OF LAND CLASSIFIED AS A SUBDIVISION

No owner, or agent of the owner, of any land classified as a subdivision, shall transfer or sell any land by reference to, exhibition of, or by the use of a plat of the subdivision before such plat has been approved and recorded in the manner prescribed in these regulations. The description of such lot or parcel (subdivision) by metes and bounds in the intended instrument of transfer or other documents used in the process of selling or transferring real estate shall not exempt the transaction from the provisions of these regulations.

1.9.04 - PENALTIES

The following penalties shall apply to the provisions of these regulations:

1.9.04.1 Whoever violates any rule or regulation adopted by the Mahoning County Planning Commission and the Board of Mahoning County Commissioners for the purpose of setting standards, requiring and securing the construction of improvements within a subdivision, or fails to comply with any other requirement pursuant thereto, shall forfeit and pay not less than ten (10) dollars no more than one thousand (1,000) dollars. Such sum may be recovered with costs in civil action, brought in the Court of Common Pleas of Mahoning County by the Prosecuting Attorney in the name and for the use of Mahoning County. (O.R.C. 711.10.2).

1.9.04.2 A County Recorder who records a plat contrary to the provisions of these regulations shall forfeit and pay not less than one hundred (100) dollars nor more than five hundred (500) dollars to be recovered with costs in a civil action brought by the Prosecuting Attorney of Mahoning County in the name and for the use of said county (O.R.C. 711.12).

1.9.04.3 The county Auditor and the County Recorder shall not transfer property or record deeds or leases which attempt to convey property contrary to the provisions of Chapter 711, of the Revised Code. In case of doubt, the County Auditor or County Recorder may require the person presenting such deed or lease to give evidence of the legality of a conveyance by metes and bounds by an affidavit as to the facts which exempt such conveyance from the provisions

1.9.04.4 Whoever, being the owner or agent of the owner, of any land within the jurisdictional area of the Mahoning County Planning Commission, transfers any lot,

parcel or tract of such land from or in accordance with a plat has be recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than ten (10) dollars nor more than five hundred (500) dollars for each lot, parcel or tract of land so sold. The description of such lot, parcel or tract by metes and bounds in the deed of transfer shall not serve to exempt the seller from the forfeiture provided in this section. The sum may be recovered in a civil action brought by the Prosecuting Attorney in the name and for the use of Mahoning County. (O.R.C. 711.13).

1.9.04.5 Any person who disposes of, offers for sale or leases for a time exceeding five (5) years any lot or any part of a lot in a subdivision before provisions of these regulations are complied with, shall forfeit and pay the sum of not less than ten (10) dollars nor more than five hundred (500) dollars for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Mahoning County.(O.R.C. 711.15).

1.9.04.6 Any Professional Engineer or Certified Surveyor that has been found to provide the Planning Office and/or County Engineer with erroneous information pertaining to a subdivision under review will correct the erroneous data within 15 days after discovery, and make any necessary changes to the plat corresponding engineering construction plans that were affected. The Developer shall also be responsible to make changes to any facility that was constructed in the field based on the erroneous information.

This obligation shall be met by the Engineer/Developer before any further business with the Planning Commission and/or County Engineer can be conducted.

1.10 FEES

1.10.01-FEES REQUIRED

1.10.01.1 PRELIMINARY PLAT

a. Major Preliminary Plat (includes new street on which lots are to be platted): Seventy-five ($75.00) dollars upon submittal and $10.00 per lot.

b. Minor Preliminary Plat (not including new street on which lots are to be platted): Seventy-five ($75.00) dollars upon submittal and $10.00 per lot.

c. Revised Preliminary
Seventy-five ($75.00) dollars upon submittal and $10.00 per lot.

1.10.01.2 FINAL PLAT AND REPLAT

a. Seventy-five ($75.00) dollars upon submittal and $10.00 per lot.

1.10.01.3 CORRECTION PLAT

a. Ten ($10.00) dollars.

b. No fee will be required if it is determined by the Planning Director that the correction is due to the oversight of a Commission staff person.

1.10.01.4 REPLAT

a. Seventy-five ($75.00) dollars upon submittal and $10.00 per lot.

1.10.01.5 TRANSFER WITHOUT PLAT (T.W.P.)

a. Ten ($10.00) dollars.

1.10.01.6

a. All fees shall be paid upon submittal.
b. No fee will be returned once a receipt has been issued.
c. Any plat that has been disapproved by the Commission, or withdrawn, may be resubmitted within one (1) year from the original date of submission

with the resubmittal fee of fifty ($50.00) dollars, providing there are no substantial changes.

The Planning Director will determine what is substantial.

1.10.02 FEE EXEMPTIONS

1.10.02.1 Public land plats submitted by any department of any political subdivision in Mahoning County.

1.10.02.2 Plats submitted by the Board of Education.

1.10.02.3 Plats of property dedicating land to Mahoning County or to any political subdivision located in said county, where no other subdivision of land is shown.

PART TWO – DEFINITIONS

PART TWO – DEFINITIONS

Interpretation of terms or words: For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

A. The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

B. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.

C. The word "lot" includes the words "plat or parcel".

ACCELERATED EROSION - Erosion much more rapid than normal, natural or geologic erosion, primarily as a result of the influence of the activities of man.

ALLEY - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.

ARTERIAL STREET - A general term denoting a highway primarily for through-traffic, carrying heavy loads and a large volume of traffic, usually on a continuous route.

BUILDING SETBACK LINE - A line indicating the minimum horizontal distance permitted between a building and a street right-of-way line.

BUILDING SITE - A parcel of land that is suitable to establish a building unit.

BUTT LOT - A lot whose side abuts the rear line of another.

CASH ESCROW - Cash or account in a financial institution for which custody has been provided to another until certain conditions are performed.

CASH PAYMENT - Funds established in order to service and maintain public land areas dedicated and/or established under these regulations or prior subdivision regulations within the governmental unit in which the subdivision is located.

CHANNEL - A natural or artificial watercourse that conforms and conducts sustained or intermittent stream flow.

COLLECTOR STREET - A street, whether within a residential, commercial, industrial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance circulation routes within residential subdivisions.

COMMISSION - The Mahoning County Planning Commission.

COMPREHENSIVE DEVELOPMENT AND LAND USE PLAN - A plan adopted by the legislative authority of Mahoning County showing the general location and extent of present and proposed physical facilities including housing, commercial and industrial uses, major streets, public land, open space, schools and other facilities. This plan establishes the goals, objectives, and policies of the community with all applicable county regulations included.

CONSERVATION EASEMENT-An easement of varied width, established to preserve a natural feature of a development site or this type of easement can be used as a planning tool to create a new preservation feature of a development plan. This easement remains a part of the lots, parcels, etc., is restricted from specific building encroachments and is maintained by the lot owner. When a public utility or government controlled facility is within or adjacent to the development

site, then maintenance rights are established or retained. The Commission reserves enforcement rights under these regulations.

CORNER LOT - A lot located at the intersection of two or more streets.

COUNTY - Mahoning County, State of Ohio.

COVENANT - A written promise or pledge.

CRITICAL STORM - That storm, selected on the basis of increased volume of stormwater runoff caused by development, which is used as the control limit in compensating for the increased volume of stormwater runoff from a development area.

CUL-DE-SAC - A short street having one end open to vehicular traffic and the other end permanently terminated by a vehicular turnaround.

CULVERT - A transverse drain that channels stormwater under a bridge, street or driveway.

CURB - The raised edge of a the pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

DEAD-END-STREET - A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

DEDICATION - Land set aside by the owner for some public use together with acceptance for such use by or on behalf of the public.

DENSITY - A unit of measurement; the number of dwelling units per acre of land.

a) Gross Density - The number of dwelling units per acre of the total land developed.

b) Net Density - The number of dwelling units per acre of land when the -10- acreage involved includes only the land devoted to residential uses.

DEVELOPER - Any individual, subdivider, corporation, firm, partnership, association, syndicate, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision of land for himself or another.

DEVELOPMENT COMMITTEE - Also referred to as the Resource Group. The Committee and/or group consists of the Director and Subdivision Administration of the Planning Commission, the office of the Sanitary Engineer, the office of the County Engineer, the Soil and Water District, the Health Department and appropriate township. The group/or committee meets 7 days prior to a Planning Commission meeting to assist the developer in meeting full compliance with Mahoning County Regulations in the preliminary plat process.

DEVIL STRIP - A strip of undedicated land along the border of a subdivision to prevent public access (also referred to as a "Spite Strip" or "Reserved Strip").

DIVERSIONS - See terraces and diversions.

DOUBLE FRONTAGE LOT - A lot fronting on two streets other than a corner lot.

DRAINAGE CRITERIA MANUAL - Provides standard procedures for consistent and sound planning and design of drainage facilities within Mahoning County. **Available at the County Engineer's Office or <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>**

DWELLING - Any building or portion thereof occupied or intended for occupation exclusively for residential purposes, excluding tent, cabin, trailer coach (motor home), trailer or other temporary or transient structure or facility.

DWELLING UNIT - Space, within a building comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one (1) family and its household employees.

EARTH DISTURBING ACTIVITY - Any grading, excavating, filling, or other alteration of the earth's surface where natural or man-made ground cover is destroyed and which may result in or contribute to erosion and sediment.

EASEMENT - Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

ENCROACHMENT - A building, part of a building, or obstruction which intrudes upon or invades a highway, sidewalk or trespasses upon property of another.

ENGINEER - Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14.

IMPROVEMENTS - Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sanitary facilities, storm drains, street lights, flood control and drainage facilities, utility lines, street signs, landscaping and other items in order to promote the health, safety and welfare of the public in general.

INSPECTION FEE - Fee paid by the developer for services provided in supervising construction and making inspections of all subdivision improvements, as contained on the approved (signed) construction drawings.

INTERMEDIATE HIGHWAY - A highway which carries a steady traffic volume and is a part of the local traffic circulation system.

LETTER OF CREDIT - A written letter prepared by an authorized representative of a financial institution, committing availability of funds for a specified period of time and purpose until certain conditions are performed. Said funds being available upon presentation of letter.

LOCAL STREET - A street primarily for providing access to residential, commercial, or other abutting properties.

LOCATION MAP - A drawing located on the plat showing the site with relation to adjoining areas.

LOOP STREET - A type of local street, each end of which terminates at an intersection with the same arterial or collector street.

LOT - A parcel of real estate, sufficient in size to meet the minimum standards of these regulations and conform to valid zoning ordinances in regards to land use, coverage and area, including all open spaces required by said regulations and ordinances.

LOT AREA - The area of the lot exclusive of the street right-of-way.

LOT DEPTH - The average horizontal distance between the front (street right-of-way) and the rear lot line.

LOT FRONTAGE - The horizontal or curvilinear distance along the street right-of way line upon which a lot abuts.

LOT LINE - A legally defined line dividing one tract of land from another.

LOT WIDTH - The horizontal distance between the side lot lines at the minimum building setback line.

MAINTENANCE BOND - An instrument posted by the owner (s) obligating the principal (s) to maintain all newly constructed improvements within a specified subdivision, for a predetermined amount, for an agreed period of time in order to insure the health, safety and general welfare of the community.

MAHONING COUNTY METROPOLITAN SEWER DISTRICT STANDARDS AND PROCEDURE MANUAL – Available from the Mahoning County Sanitary Engineer's Office.

PLAT - The map or drawing on which the developer's plan or subdivision is presented to the Commission for approval, whether it be preliminary or final.

PUBLIC LAND - A parcel of real estate (lot or acreage) which has been established by these regulations within and/or adjacent to a major subdivision for public use. An area of this type is intended to make available to the people, a place which can be developed into the social and economic needs of the community and yet be used as an environmental tool in controlling unplanned urban sprawl, thereby helping to create a better place in which to live and work within the community. Example: subdivision park, wetlands, wooded area, historical, archaeological, geological areas, etc.

RIGHT-OF-WAY - A strip of land acquired or dedicated for use as a public way. In addition to the pavement, it normally incorporates the curbs, planting strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscaped area, viaducts and bridges.

RUN-OFF - The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow.

RURAL AREA - An area which is not highly populated and is normally referred to as the agricultural or farm belt vicinity of the County.

SEASONAL HIGH WATER TABLE - The highest level the water table reaches in most years.

SEDIMENT - Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by wind, gravity, or ice, and has come to rest on the earth's surface either above or below sea level.

SEDIMENT BASIN - A barrier, dam, or other suitable detention facility built across an area of water flow to settle and retain sediment carried by the runoff waters.

SEDIMENT CONTROL PLAN - A written description, acceptable to the approving agency, of methods for controlling sediment pollution from accelerated erosion on a development area and/or from erosion caused by accelerated runoff from a development area. *** SEE Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the County Engineer's Office or at <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>**

SERVICE STREET - A street, parallel and adjacent to an arterial or collector street providing access to abutting properties and protection from motorists who would normally be confronted with a greater, steadier traffic volume on the adjacent arterial or collector street.

SETBACK LINE - A line established by the subdivision regulations and/or the zoning ordinance, generally parallel with and measured from the lot line, defining the limits of a yard in which no building,

other than accessory building, or structure may be located above the ground, except as may be provided in said codes.

SEWERS, SANITARY, CENTRAL OR GROUP - A wastewater treatment system approved by the appropriate County, State and/or Federal agencies which provides a collection network and a central wastewater treatment facility for a single development, community or region.

SEWERS, SANITARY, ON-SITE - A septic tank or similar installation on an individual lot which utilizes a bacteriological process or equally satisfactory process for the treatment of sewage and provides for the proper and safe on lot disposal of effluent, subject to the approval of health and sanitation officials having jurisdiction.

SHRINK-SWELL POTENTIAL - The relative change in volume to be expected of soil material with changes in moisture content; that is, the extent to which the soil shrinks as it dries out or swells when it gets wet.

SIDEWALK - That portion of a street right-of-way outside the pavement which is improved for the use of pedestrian traffic. Sidewalks could possibly be constructed within other areas of a subdivision as part of an overall approved preliminary plan.

SLOPE - The degree of deviation from the horizontal of the land surface.

SOIL DRAINAGE - The rapidity and extent of the removal of water from a soil, in relation to additions, specifically by surface runoff and by flow through the soil.

SOIL EROSION - Detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

SOIL LOSS - Soil moved from a given site by the forces of erosion and the redeposit of the soil at another site on land or in a body of water.

SOIL STABILIZATION - Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties.

STREET - A public way for purposes of vehicular travel, which includes the entire area within the right-of-way. The term street is usually associated within the urban areas and is commonly referred to as a road in the rural areas.

SUBDIVISION - The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership.

SUBDIVISION BOND -A construction guarantee posted by the owner (s) of the land being subdivided for a predetermined amount to insure the proper completion of improvements as requested by the Commission, in order to insure the health, safety and general welfare of the community in general.

SUB-SURFACE DRAINAGE -The removal of excess water from below the soil surface by means of drain tile, perforated pipe, mole channels or other devices.

SURVEY - Normally referred to as the final plat, replat or the instrument prepared by a registered surveyor which is intended for recording.

TERRACES & DIVERSIONS - Low ridges constructed across the slope to intercept or divert runoff so that it soaks into the soil or flows slowly to a prepared outlet.

THOROFARE - A general term usually used to describe a public way which carries a larger volume of vehicular traffic, other than that normally carried by a local residential street.

URBAN AREA - A highly populated area of the county, whether it be an unincorporated township or an incorporated community.

VARIANCE - The granting of an exception to these regulations where, in the opinion of the Commission, strict adherence would create difficulties and/or hardships (primarily related to individual hardship) or would be impractical (primarily due to some existing geographical or site condition).

WATER TABLE - The highest part of the soil or underlying rock material that is wholly saturated with water. In some places an upper, or perched, water table may be separated from a lower one by a dry zone.

WATERSHED - The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.

PART THREE – PROCEDURE FOR SUBDIVISION APPROVAL

PART THREE – PROCEDURE FOR SUBDIVISION APPROVAL

		PAGE
PRE-APPLICATION DISCUSSION		24
	Pre-application Sketch	24
3.2	SUBMISSION TO THE STATE DEPARTMENT OF TRANSPORTATION	24
3.3	PRELIMINARY PLAT REQUIRED	24
3.3.01	Filing of Application for Tentative Approval Required	24
3.3.02	Preliminary Plat Form	25
3.3.03	Preliminary Plat Contents	25
3.3.04	Planning Commission Meeting	26
3.3.05	Review and Approval of Preliminary Plat	26
3.3.06	Approval Period	27
3.4	FINAL PLAT REQUIRED	27
3.4.01	Filing of Application for Approval of Final Plat	27
3.4.02	Final Plat Form	27
3.4.03	Final Plat Contents	27
3.4.04	Planning Commission Meeting	28
3.4.05	Review and Approval of Final Plat	29
3.4.06	Approval Period	29
3.5	REPLAT AND CORRECTION PLAT	29
3.6	TRANSER WITHOUT PLAT	29
3.6.01	Conditions of Approval	29
3.6.02	Approval of Transfer Without Plat	29
3.7	ANNEXATION PLAT	30
3.8	VACATIONS	30
3.8.01	Lots	30
3.8.02	Streets	30
3.9	CONSTRUCTION DRAWINGS	30
3.9.01	Material and General Contents	31
3.9.02	Title Sheet	31
3.9.03	Existing Site Plan	31
3.9.04	Proposed Site Development Plan	31
3.9.05	Street Plan	31
3.9.06	Intersection Details	31
3.9.07	Profile	31
3.9.08	Elevations	31
3.9.09	Grades	32
3.9.10	Vertical Curves	32
3.9.11	Location Sketch	32
3.9.12	Typical Sections	32
3.9.13	Summary of Quantities	32
3.9.14	Cross Sections	32
3.9.15	Design and Drainage Calculations	32
3.9.16	Detailed Drawings	32
EXAMPLES		
	FINAL PLAT FORM (SURVEY)	33

PART THREE – PROCEDURE FOR SUBDIVISION APPROVAL

3.1 PRE-APPLICATION DISCUSSION

Prior to the subdivision of any land, the subdivider or his agent shall discuss informally with the Planning Staff the property proposed for subdivision with reference to existing regulations and procedures.

3.1.01 – PRE-APPLICATION SKETCH

Upon the request of the Planning Director or authorized staff representative, the subdivider shall furnish a sketch, legibly drawn at a suitable scale and containing the following:

3.1.01.1 The layout and approximate acreage of streets, lots and any other non-residential features such as commercial, industrial, school, public land and/or open space areas within the proposed subdivision.

3.1.01.2 The scale and title of the subdivision, a great lot or section number, township, north arrow and date.

3.1.03.3 List the utilities available and the type of zoning which exists.

3.1.03.4 Show the name, address and phone number of the owners and developers.

3.1.01.5 The Planning Director or authorized staff representative may request the inclusion of other items deemed necessary in developing a parcel of real estate.

3.1.01.6 The Planning Director or authorized staff representative may request a pre-application sketch in a less detailed form if no new street construction is contemplated.

3.2 SUBMISSION TO THE STATE DEPARTMENT OF TRANSPORTATION

Before any plat is approved affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of the State Department of Transportation of any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Director of the State Department of Transportation. The Commission shall not approve the plat for one-hundred-twenty (120) days from the date the notice is received by the Ohio Department of Transportation or until a response is received from the Director, which ever is less.

3.3 PRELIMINARY PLAT REQUIRED

After the pre-application stage, the subdivider shall submit a preliminary plat of the proposed subdivision which shall conform with the requirements set forth in Article 3.2 to 3.3.03 inclusive. The preliminary plat shall be prepared by a registered engineer and/or surveyor.

3.3.01 – FILING OF APPLICATION FOR TENTATIVE APPROVAL REQUIRED

Six (6) copies of the preliminary plat incorporating Articles 3.3.02 to 3.3.03 inclusive shall be submitted in the Planning office where the applicant will be requested to sign a standard application for submission. Filing shall take place 14 working days prior to the date of the Commission Meeting.

Any plat must be acted upon by the Commission within a thirty (30) day time period, unless an extension of time is granted in wriring by the plat applicant (O.R.C. 711.10). A letter of authorization to represent property owner(s) concerning all matters involving the Planning Commission shall be submitted to the Planning Office at the time of application,

if the applicant is not the legal property owner on record in the County Recorder's Office. For fee, see Section 1.10.01.1.

3.3.02 – PRELIMINARY PLAT FORM

The preliminary plat shall be drawn at a scale not less that one-hundred (100) feet to the inch and may be drawn on paper of minimum size of 8 1/2" x 11" and the maximum shall be 24" by 36".

3.3.03 – PRELIMINARY PLAT CONTENTS

The preliminary plat shall contain the following information:

3.3.03.1 Proposed name of subdivision, which shall not duplicate the name of any other subdivision.

3.3.03.2 Location by section, great lot, township, county, state and adjacent surveys.

3.3.03.3 Names, addresses and phone numbers of the owner(s), subdivider(s), and professional engineer and/or registered who prepared the plat along with appropriate registration numbers and seals.

3.3.03.4 Date of survey.

3.3.03.5 Scale of the plat, north point.

3.3.03.6 Names of adjacent subdivisions, owners or adjoining parcels of acreage, and the location of their boundary lines.

3.3.03.7 Locations, widths, names of existing streets, railroad right-of-way, easements, corporation, township, state lines; location of wooded areas, active and/or abandoned mines, oil and gas wells, topographic and natural features within and adjacent to the plat for a minimum distance of two-hundred (200) feet.

3.3.03.8 Zoning classification of the proposed subdivision and adjoining properties and a description of proposed zone changes, if any.

3.3.03.9 The subdivision boundary shall be indicated by a heavy line.

3.3.03.10 Existing contours at an interval of not greater than two (2) feet if the slope of the ground is fifteen (15) percent or less; and not greater than five (5) feet where the slope is more than fifteen (15) percent. Any anticipated changes in contour shall be shown by dotted lines on this topographic map.

3.3.03.11 Existing sewers, water lines, culverts and other underground structures and high tensions lines within and adjacent to the Preliminary Plat.

3.3.03.12 Location and dimensions of all proposed utility and sewer lines, showing their connections with the existing system.

3.3.03.13 Building setback lines and dimensions. (See Article 4.1.06)

3.3.03.14 The approximate acreage in streets, lots, great lots, section, tract, public land, open space and all remaining acreage over five (5) acres, not being platted by the owner(s) or authorized representative, which is adjacent to the subdivision to be reviewed and acted upon by the Commission.

3.3.03.15 Location, type, name and width of proposed streets and proposed easements.

3.3.03.16 Lot design, number of parcels, lot numbers and approximate dimensions of each lot. When a lot is located on a curved street or when side lot lines are not at ninety (90) degree angles, the approximate width at the front property line (street right-of-way) shall be shown in arc dimensions and chords where required by a zoning ordinance or these regulations.

3.3.03.17 Location of lot (s) or acreage to be established as public land and/or open space within the proposed subdivision.

3.3.03.18 A vicinity map at a scale of not less than two thousand (2,000) feet to the inch shall be shown on the preliminary plat.

3.3.03.19 Location of all existing buildings located within the preliminary plat along with a note as to whether or not the structure (s) will remain.

3.3.03.20 For commercial and industrial development, the location of alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.

3.3.03.21 The subdivider shall submit a letter to the Commission pointing out the type of sewage disposal proposed to be used. If public sanitary is not available, the subdivider shall apply to the County Health Department for septic permits * approval prior to submittal to the Planning Commission.

3.3.03.22 All transmission lines shall be shown and identified, especially high pressure lines.

3.3.03.23 The centerline of the proposed entrance to the subdivision shall be staked and marked where it intersects the existing street or road right-of-way, in order for the County representative (s) to properly locate the proposed subdivision on site and make a preliminary line of sight inspection for safety.

3.3.04 -PLANNING COMMISSION MEETING

The applicant will be notified as to the date and location of the meeting. The plat owner (s) or authorized representative shall attend the Planning Commission meeting, otherwise the Commission will not act on the plat application.

3.3.05 -REVIEW AND APPROVAL OF PRELIMINARY PLAT

The Commission may forward copies of the preliminary plat to such officials and agencies as may be necessary for the propose of study and recommendation. After receipt of the reviews, the Commission shall determine whether the preliminary plat shall be approved, approved with modifications or disapproved. If a plat is disapproved, the reasons for such disapproval shall be stated in writing to the plat applicant. The Commission shall act on the preliminary plat within thirty (30) days from the date of submission unless such time is extended by agreement with the subdivider. Approval of the preliminary plat shall be conditional upon compliance with all other applicable regulations as specified in the township zoning ordinance in which the proposed subdivision is located after review of the Development Committee.

3.3.05.1 - The Commission shall send a copy of the proposed play by written notice to the appropriate designated person within each township and in compliance with O.R.C. 711.10. Any future duly adopted and passed State Amendments to this section will control.

3.3.05.2 The Development Committee consisting of a representative from Mahoning County Planning Commission, Sanitary Engineer, County Engineer, Soil and Water District, the Board of Health and the appropriate township will meet the developer seven

(7) days before the meeting to assist same with obtaining full compliance to Mahoning County regulations.

3.3.06 - APPROVAL PERIOD

The approval of the preliminary plat shall expire in twelve (12) months unless a portion of the subdivision has been recorded as a final plat. The preliminary plat shall be declared void two years after the date of original approval. The plat owner (s) or authorized representative may request in writing the Commission's reevaluation and reapproval of the preliminary plat.

3.4 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 drawing and specifications of the improvements required herein. The final plat shall have incorporated all changes in the preliminary plat required by the 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 the time, or the phase (s) of the development which the Commission had requested to be platted as a condition of the preliminary approval. The construction drawings shall be prepared for the entire preliminary plat, even though the subdivision is to be construction in phases, unless otherwise determined by the Commission. The final plat shall be prepared by a registered surveyor and any drawings and specifications of the required improvements shall be prepared by a registered engineer. See Part Two – Definitions for Surveyor and Engineer.

3.4.01 - FILING OF APPLICATION FOR APPROVAL OF FINAL PLAT

The original final plat (major or minor) shall be presented in the Planning Commission Office where the applicant will be required to sign a standard application for submission. A letter of authorization to represent the property owner(s) concerning all matters involving the Planning Commission, will be requested by the Commission, if the plat applicant is not the legal property owner on record in the County Recorder's Office. For fee see Section 1.10.01.2.

3.4.01.1 Any final plat requiring Commission approval at a regularaly scheduled meeting shall be submitted formally by application in the Planning Office at least seven (7) working days prior to the meeting.

3.4.02 - FINAL PLAT FORM

The plat shall be drawn with black reproducible ink on linen (tracing cloth) or other suitable material (equal in durability) as determined by the Planning Director or authorized representative at a scale not less than one-hundred (100) feet to the inch. The minimum plat size shall be 12" x 18" and the maximum 24" x 36". An example of a standard plat form is at the end of Part Three.

3.4.03 - FINAL PLAT CONTENTS

3.4.03.1 Name of the subdivision, location by section, tract, great lot, township, county, state, north point, number of lots, acreage (lots, street, public land and/or open space), total acreage and scale.

3.4.03.2 Printed name along with signature of the registered surveyor who prepared the final plat, which shall include the registration number and seal.

3.4.03.3 Plat boundaries, properly surveyed in accordance with Chapter 47733-37 of the Administrative Code filed pursuant to Chapter 119 of the Revised Code.

3.4.03.4 Bearings and distances to nearest established street lines or other recognized permanent monuments.

3.4.03.5 Exact locations of lots, right-of-way, and names of all streets abutting the plat.

3.4.03.6 All easements and right-of-way provided for public services or utilities, along with all restrictions as requested by the Commission.

3.4.03.7 Radii, internal angles, points of curvature, tangent bearings, length of arcs, and lengths and bearings of chords of all applicable streets within the plat area.

3.4.03.8 All street right-of-way centerlines along with proper dimension, bearings, arcs, etc., shall be shown on the final plat.

3.4.03.9 All lot numbers and property lines with accurate dimensions in feet and hundredths and bearings to seconds. When lots are located on a curve, the lot width a the building setback line shall be shown. Interior lot depth dimensions shall be shown from the street right-of-way, although the deed may read from the centerline of the road. The street or road right-of-way width shall also be shown.

3.4.03.10 Accurate survey of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of the property owners. The use shall be shown for each parcel of land.

3.4.03.11 All proper deed information such as the grantor, grantee, volume, page and date of recording shall be shown. When the real estate being subdivided is being probated, then the appointed administrator, executor, etc., shall sign the survey linen showing the probate case and docket number.

3.4.03.12 A certification by a registered surveyor that the plat is correct, on minor plats that all monumendts have been placed, and on major plats that principal boundary monuments have been placed.

3.4.03.13 A notarized certificate of ownership witnessed by two other persons dedicating the streets, easements and any area reserved or dedicated for public use or common use of the property owners. The signature also guarantees on major plats the placement of monuments by a registered surveyor at all corners and changes in directions of lot lines prior to the sale of any lots. When ownership is in the name of a corporation, etc., two officers shall sign the plat linen.

3.4.03.14 A certification of approval by the Mahoning County Planning Commisison.

3.4.03.15 A certification of approval by the Mahoning County Board of Health where public water and sanitary sewer systems are not available.

3.4.03.16 A certification by the Mahoning County Commissioners approving the land, dedicating the existing street right-of-way.

3.4.03.17 A certification for transfer by the Auditor of Mahoning County.

3.4.03.18 A certification for record by the Recorder of Mahoning County.

3.4.04 - <u>PLANNING COMMISSION MEETING</u>

The applicant will be notified as to the date and location of the meeting. The plat owner(s) or authorized representative must attend the Planning Commission meeting, otherwise the Commission will disapprove the plat application.

3.4.05 - REVIEW AND APPROVAL OF FINAL PLAT

The Commission shall approve, approve conditionally or disapprove the final plat within thirty (30) days unless further time is agreed to by the applicant. Approval or disapproval of the Commission shall be endorsed in writing on the final plat.

3.4.05.1 The Commission will send a copy of the final plat by written notice to the appropriate designated person within each township, and in compliance with O.R.C. 711.10. Any future duly adopted and passed State Amendments to this section will control.

3.4.05.2 Prior to the endorsement of a major plat, subdivider (owner) shall file in the Planning Commission office, complete drawings of all the improvements as required by the Commission and the signed, notarized Affidavit of compliance (see page 95 for example), as recorded in Volume 85, page 213 of the Recorder's Journal.

3.4.05.3 The required construction or maintenance guarantee in the amount as determined in writing by the County Engineer, shall be filed in the Planning Commission Office prior to release of the final plat.

3.4.06 - APPROVAL PERIOD

The final plat shall be filed with the County Recorder within one (1) year from the Commission meeting date, otherwise said plat shall be considered null and void.

3.5 REPLAT AND CORRECTION PLAT

A replat or correction plat for which a plat has been previously recorded shall require the same procedure as for a new subdivision. The original volume and page of plat recording shall be shown within the plat title. For fee see Section 1.10.01.2.

3.6 TRANSER WITHOUT PLAT

3.6.01 - CONDITIONS OF APPROVAL

Approval without a plat (deed transfer) may be granted by the Planning Director if the proposed division of a parcel of land meets all of the following conditions:

3.6.06.1 The proposed subdivision dows not involve an opening , widening or extension of any street or road, and is between adjoining property owners;

3.6.06.2 The proposed subdivision is not contrary to applicable subdivision or zoning regulations;

3.6.06.3 The proposed subdivision does not create an additional building site; (see definition for building site)

3.6.06.4 The property has been surveyed and a sketch prepared.

3.6.02 - APPROVAL OF TRANSER WITHOUT PLAT

If approval is granted under the above provisions, the Commissions' representative shall, within seven (7) working days after submission, approve such proposed transfer and, upon presentation of a conveyance for said parcel shall stamp "Approved by the Mahoning County Planning Commission; No Plat Required" and the authorized representative shall sign the conveyance. The owner(s) or the legal representative shall then record said conveyance. For fee see Section 1.10.01.4.

3.7 ANNEXATION PLAT

Additions to any municipal corporation shall be surveyed and platted by a registered surveyor authorized to practice in Ohio and the description shall include the courses, boundaries and extent. (See Ohio Revised Code, Section 711.01). The additions shall be marked with monuments as described in Ohio Revised Code, Section 711.03. The same standards required for a final plat shall apply.

3.8 VACATIONS

3.8.01 - LOTS

Lots in a recorded subdivision may be vacated by the owner(s) in accordance with the provisions of Section 711.24, Ohio Revised Code.

3.8.02 - STREETS

3.8.02.1 The request for vacation of streets shall be by petition to the Board of Mahoning County Commissioners who may request a recommendation from the Planning Commission. The Commission shall not recommend the vacating of any street or part of a street if such vacating interferes with the uniformity of the existing street pattern or with any street plans for the area which would affect the health, safety and general welfare of the residents within the community.

3.8.02.2 Streets may be vacated, provided such vacation is in conformance to the provisions of Section 711.24, Ohio Revised Code. This method of Vacation will require the approval of the Commission at a regularly scheduled meeting.

3.9 CONSTRUCTION DRAWINGS

3.9.01 - MATERIAL AND GENERAL CONTENTS

Construction drawings shall be drawn with black reproducible ink on linen (tracing cloth) or other suitable material as determined by the Planning Director or authorized representative along with the County Engineer and/or County Sanitary Engineer. The material shall be 24” x 26” in size and shall generally include a title sheet, location sketch, existing site plan, proposed site development plan, plan and profile, cross sections, typical sections, summary of quantities, standard drawings and all other pertinent information requested and deemed necessary by the Commission, County Engineer and/or County Sanitary Engineer. Design and drainage calculations shall be a part of the construction drawing submission by the subdivider’s engineer.

3.9.01.1 - Complete Construction Drawings for the entire project shall be submitted at one time. Partial submittals are not acceptable because of delays in the Review and Approval Process.

3.9.01.2 - The subdivider shall submit one (1) print of the overall preliminary plat as approved by the Commission along with a copy of the letter granting approval, before any drawings are accepted for review and approval. If the Commission's conditional approval required modification of the preliminary plat as originally submitted, then any copy attached to the construction drawings must contain the stamp "Valid Revised Preliminary Plat" along with the signature of the Planning Director or authorized staff representative with date.

3.9.02 - TITLE SHEET

The title sheet shall include a location sketch, summary quantities, typical sections, list of streets, title block, approval block and other pertinent information deemed necessary to the County Engineer.

3.9.03 - EXISTING SITE PLAN

This plan shall include all existing features within the proposed subdivision limits and any facility which will be directly affected by its development exclusive of location. Minimum information required shall be existing contours at 2' intervals, existing watercourses, structures, drainage facilities and utilities within the subdivision.

3.9.04 - PROPOSED SITE DEVELOPMENT PLAN

This plan shall include all proposed features within the limits of the subdivision such as street pattern, storm system and appurtenances, sanitary sewer system, waterlines, and any utilities that may cause conflicts in the construction or maintenance of the underground facilities. This overall plan shall be included with the construction drawings and in conformance with the plan and profile drawings.

3.9.04.1 - Final contours at 2' intervals shall be shown and elevations on lot corners may be requested by the Commission. The final contour intervals may be modified by the County Engineer and/or County Sanitary Engineer when need be.

3.9.04.2 - The preferred Site Plan scale shall be 1" = 100" or 1" = 200" when approved by the County Engineer and/or County Sanitary Engineer and reviewed by the Soil and Water Conservation District and the appropriate water provider. The Site Plan shall be all inclusive and on one sheet.

3.9.04.3 - The proposed site development features shall include, but not be limited to, sediment control, floodway management and storm water retention facilities, preservation of specific trees or natural features, the establishment of preservation easements and lot landscaping planning tools including the creation of public land, as determined by the Commission and the County Engineer and/or Sanitary Engineer and reviewed by the Soil and Water District and the appropriate water provider.

3.9.05 - STREET PLAN

The street plan shall be drawn by a Registered Engineer and shall show the location in relation to street lines or pavements, curbs, sidewalks, storm sewers, sanitary sewers and water lines with all facilities and appurtenances. All outlets for storm drainage shall be clearly indicated on the plan. The scale shall be at least 1" = 50".

3.9.06 - INTERSECTION DETAILS

Intersection Details shall be shown for all intersections. Detail shall be drawn at a scale of 1" = 20' and shall show return radius elevations at maximum 25 foot intervals and also all existing or proposed underground utilities.

3.9.07 – PROFILE

Profiles are required for pavements, sidewalks, walkways, storm sewers and sanitary sewers and shall be shown on the same sheet as the plans. The scale shall be 1" = 5" vertical.

3.9.08 – ELEVATIONS

All elevations are to be referred to the United States Geodetic Survey Datum. Ground and invert elevations to feet and hundredths shall be shown at fifty (50) foot intervals or half (1/2) stations and at all manholes for storm and sanitary sewers. Ground and grade

elevations to feet and hundredths shall be shown at fifty (50) foot intervals for sidewalks and pavements with grade elevation for vertical curves shown at twenty-five (25) foot intervals.

3.9.09 - GRADES

All grades shall be shown in percent.

3.9.10 - VERTICAL CURVES

The length of all vertical curves and the grade of the intersecting tangents shall be shown.

3.9.11 - LOCATION SKETCH

Location sketch shall be shown on the title sheet and indicate location of the subdivision with respect to existing streets or roads, and other landmarks in the immediate vicinity.

3.9.12 - TYPICAL SECTIONS

All typical sections shall be shown on the title sheet if possible and shall conform to the minimum standards currently required by the Mahoning County Planning Commission for various types of pavements and sidewalks.

3.9.13 - SUMMARY OF QUANTITIES

The summary of quantities shall be shown on title sheet or separate sheets if need be.

3.9.14 - CROSS SECTIONS

All cross sections shall clearly show the existing and proposed sections at fifty (50) foot intervals for pavements and sidewalks within the limits of the right-of-way or setback line, if grade change so dictates.

3.9.15 - DESIGN AND DRAINAGE CALCULATIONS

Calculations shall be drawn on 24” x 23” linen (tracing cloth) or other suitable material (see Section 3.9.01) in black, reproducible ink and included as part of the construction drawing submission. Complete tabulation of all roadway, pavement, drainage, miscellaneous and special construction items shall be included in the plan.

3.9.16 - DETAILED DRAWINGS

All catch basins and manholes, inlets, headwalls, retention chambers, pavement, sidewalks, driveways and any other pertinent facility or structure deemed necessary by the County Engineer and Commission shall be drawn on 24” x 36” linen or other suitable material in black reproducible ink and included as a part of the construction drawing submission.

AREA IN LOT 0.0000 ACRES
AREA IN STREET 0.0000 ACRES
TOTAL AREA 0.0000 ACRES

I do hereby certify that I have surveyed the area and prepared the plat shown hereon, that said plat is correct and that all corner monuments as shown are in place.

_____
REGISTERED SURVEYOR SEAL

We (I) _____ owner(s) of the lands indicated on this plat do hereby manifest our approval of the subdivision and dedicate the streets and land for open spaces as shown hereon to the public forever. We further certify that the plat is a subdivision of part of the lands conveyed by _____ to _____ by deed, dated_____and recorded in Vol._____Page_____ of the Mahoning County record of deeds and that all Monuments as required by Subdivision Regulations will be placed.

As witness our (my) hand(s) this_____day of _____, 2007.

WITNESSES:_____ _____ OWNERS:_____ _____

_____ _____ _____ _____

STATE OF OHIO)
)SS
MAHONING COUNTY)

Before me, a Notary Public in and for said County, Personally appeared the above signed _____ who acknowledge that they are (he or she is) the owner(s) of the land shown on the accompanying subdivision as shown above, and that the signing of the above certificate is their (his or her) own free act and deed.

As witness hereof and have hereunto set my hand and affixed seal this_____day of _____2007.

_____
NOTARY PUBLIC

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION THIS_____DAY OF_____2007.

CHAIRMAN_____ PLANNING DIRECTOR_____

APPROVED BY THE MAHONING COUNTY BOARD OF HEALTH THIS_____DAY OF_____2007.
INSPECTOR_____
Dedication of the land shown on this plat for street purpose is hereby accepted by the BOARD OF MAHONING COUNTY COMMISSIONERS

THIS_____DAY OF _____2007

CHAIRMAN_____ATTEST, CLERK OF BOARD_____
In accordance with Sec. 711.09.1 of the Ohio Code I have checked and approved the constructions of the streets shown on this plat and they are hereby accepted for public use.
This_____day of _____,2007. _____
Mahoning County Engineer
ENTERED FOR TRANSFER THIS_____ DAY OF _____2007.

MAHONING COUNTY AUDITOR_____

Received for Record on the _____ Day of_____ 2007, at _____o'clock

Recorded in Vol._____Page_____of the Mahoning County Record of Plats,

On the _____Day of_____2007.

MAHONING COUNTY RECORDER_____

PART FOUR – DESIGN STANDARDS

PART FOUR – DESIGN STANDARDS

		PAGE
4.1	SUBDIVISION DESIGN	38
4.1.01	Comprehensive Development	38
4.1.02	Suitability of Land	38
4.1.03	Lot Design	38
4.1.04	Township Standards	39
4.1.05	Incorporated Area Under A Planning Assistance Contract	39
4.1.06	Determination of Lot Width	39
4.1.07	Building Setback Line	39
4.1.08	Lot Lines	39
4.1.09	Street Frontage	39
4.1.10	Corner Lots	39
4.1.11	Lots to be Avoided	39
4.1.12	Conservation Areas	40
4.2	PUBLIC LAND	40
4.2.01	Primary Objective	40
4.2.02	Legal Authority to Establish Public Land	40
4.2.03	Governing Authority	40
4.2.04	Requirement	40
4.2.05	Dedication	40
4.2.06	Reservation	41
4.2.07	Location	41
4.2.08	On-Site Inspection Required	41
4.2.09	Time of Dedication	42
4.2.10	Defining Public Land to be Dedicated on the Final Plat	42
4.2.11	Deed of Transfer	42
4.2.12	Conservation Easement (Scenic)	42
4.2.13	Natural Features and Historical Sites	42
4.2.14	Preservation of Archeological Sites	42
4.2.15	Distribution Agency	42
4.3	BLOCKS	43
4.3.01	Pattern	43
4.3.02	Block Dimensions	43
4.3.03	Irregular Shaped Blocks	43
4.3.04	Walkway Easement or Dedication	43
4.3.05	Block Adjacent to Major Thorofare	43
4.4	STREETS	43
4.4.01	Street Design	43
4.4.02	Streets for Residential Subdivisions	44
4.4.03	Streets for Commercial Subdivisions	44
4.4.04	Streets for Industrial Subdivisions	44
4.4.05	Service or Marginal Access Streets	44
4.4.06	Street Extensions	44
4.4.07	Temporary Turnaround	44
4.4.08	Street Reservation	45
4.4.09	Half Streets	45
4.4.10	Islands	45
4.4.11	Major Thorofare Plan	45
4.4.12	Subdivision Name	45
4.4.13	Street Names	45
4.4.14	Location of Utilities	45
4.4.15	Platting of Lots Within the Vicinity of High Pressure Fuel	46

Transmission Lines or any Combustible and Flammable Material
4.4.16 Horizontal Curves with Horizontal Alignment Examples 46
4.4.17 Vertical Alignment 46
4.4.18 Intersection Sight Distance 47
4.4.19 Design Standards for a Local Street 47
4.4.20 Design Standards for a Collector Street (Residential, Commercial & Industrial) 47
4.4.21 Intersection Design Standards 48

TYPICAL SECTIONS FOR STREETS 49

1. Local Residential -- Type A – Full Depth Asphalt 50

2. Local Residential -- Type A – with Aggregate 51

3. Local Residential – Type A – Concrete Pavement 52

4. Collector – Type A – Full Depth Asphalt 53

5. Collector – Type A – with Aggregate 54

6. Collector – Type A – Concrete Pavement 55

7. Local Residential – Type B – Full Depth Asphalt 56

8. Local Residential – Type B – with Aggregate 57

9. Local Residential – Type B – Concrete Pavement 58

10. Local Residential – Typical Curb Sections – Type 2 and Type 6 59

11. Local Residential – Typical Turnarounds 60

For Commercial and Industrial streets, the improvement standards shall be approved By the Commission and the County Engineer depending on intended use and soil types.

EXAMPLE: Curb Ramps 61

4.5 ALLEYS 64
4.5.01 Use 64
4.5.02 Width 64
4.5.03 Dead End Alleys 64
4.5.04 Intersections 64

4.6 EASEMENTS 64
4.6.01 Use 64
4.6.02 Width 64
4.6.03 Location 64
4.6.04 Protection of Utility Easements Within the Commission Jurisdiction 64
4.6.05 Service Drive 65

4.7 SOIL AND SEDIMENT POLLUTION CONTROL 65
4.7.01 Poorly or Very Poorly Drained Soils 65
4.7.02 Floodprone Soils 65
4.7.03 Storm Water and Sediment Control Requirement 66
4.7.04 Storm Water and Sediment Control Criteria 66

4.8
4.8.01 Flood Areas 66
4.8.02 Regulatory Flood Plain 67
4.8.03 Parts of a Regulatory Flood Plain and Allowed Uses Within Each Part 67
4.8.04 Reason for Controls 67
4.8.05 Responsible Official for Determining Various Part of a Natural Floodplain 67
4.8.06 Access 67
4.8.07 Safety 67
4.8.08 National Flood Insurance Program 67

Major Thorofare Plan Map 68

MAJOR THOROFARE PLAN STREET CLASSIFICATIONS 69

PART FOUR - DESIGN STANDARDS

4.1 SUBDIVISION DESIGN

The regulations within this section shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities and restriction of land for public use, such as park land, open space, historical and archaeological purposes. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned growth patterns. The Commission may approve an innovative design concepts in subdivision planning or engineering design following evaluation of a proposed plan.

4.1.01 - COMPREHENSIVE DEVELOPMENT

When a comprehensive Development Plan has been adopted by the Commission, then said plan will be used in reviewing the evaluating proposed subdivisions of land within Mahoning County under the Commission's jurisdiction.

4.1.02 - SUITABILITY OF LAND

If the Commission determines that land proposed to be subdivided is unsuitable for subdivision development due to flooding, poor drainage, topography, soil, inadequate supply of water, heating fuels or other required utilities, transportation facilities, abandoned mines, high pressure and/or combustible transmission lines, gas and/or oil facilities which create a poor safety situation and other such conditions which may endanger health, life or property; and if from investigations conducted by the agencies or companies concerned it is determined that the land should not be developed for subdivision until adequate methods are furnished by the applicant for solving the problems that will be created by the development of the land.

4.1.03 - LOT DESIGN

4.1.03.1 – DIMENSIONS

Minimum area requirement shall be determined based on the water source and sewage system provided in the subdivision, provided that lot dimensions and size shall not be less than the minimum established in the appropriate township zoning resolution. Areas without zoning but has utilities provided will adhere to 4.1.03.3 with a minimum of 75' frontage for type "A" construction.

4.1.03.2 - MINIMUM FRONTAGE ON CUL-DE-SAC

Where zoning regulations are established, those requirements shall prevail.

4.1.03.3 - TYPE OF STREET BASED ON MINIMUM LOT WIDTH

Type A Street – 150' or less

Type B Street – over 150'

The Commission approved the type of street construction which is suitable to the area being subdivided.

4.1.03.4 - BOARD OF HEALTH APPROVAL

The County Board of Health shall approve all lots where sanitary sewers are not available, and may require additional lot frontage and/or area for proper installation of an individual sewerage system. It is recommended that the owner or legal representative contact the Planning Office in order to find out if additional frontage and/or lot area is required before a final plat is prepared. See Also Section 5.5.

4.1.04 - TOWNSHIP STANDARDS

In Zoned Townships, the lot dimensions and building setback lines shall conform to the zoning ordinance where the standards are higher than required by these regulations.

4.1.05 - INCORPORATED AREA UNDER A PLANNING ASSISTANCE CONTRACT

The Commission and the Officials of an incorporated unit of government shall jointly administrate these Subdivision Regulations in the incorporated areas, where a lawfully adopted contract of joint cooperation has been signed by both parties and lawfully recorded in the office of the Mahoning County Recorder. O.R.C. 713.23.

4.1.06 - DETERMINATION OF LOT WIDTH

The lot width shall be measured at the minimum building setback line.

4.1.07 - BUILDING SETBACK LINE

The minimum building setbacks shall be as follows:

RESIDENTIAL	COMMERCIAL & INDUSTRIAL
40 Feet	35 Feet

4.1.07.1 - All setbacks shall be measured from the front property line (street right-of-way line).

4.1.07.2 Where a proposed widening of an existing right-of-way is planned according to the Mahoning County Major Thorofare Plan, then the building setback line shall be established based on the proposed right-of-way width and not the existing.

4.1.07.3 Where there are already dwellings constructed and on line within a zoned township, then the subdivider must conform to the setback requirement or method established in the valid township ordinance at the time of platting. Where there is no zoning, the Commissions' decision is final.

4.1.08 - LOT LINES

4.1.08.1 Side lot lines shall be as nearly as practical, at right angles to straight street lines and radial to curved street lines. In subdivisions which overlap municipal, township, zoning districts or tax boundaries, lot lines shall follow the boundary line.

4.1.08.2 Rear lot shall have a minimum length of fifteen (15) feet to eliminate pointed lots in order to insure proper maintenance of the lot and avoid encroachment onto adjacent property.

4.1.08.3 The width to depth ratio shall not exceed one (1) to five (5).

4.1.09 - STREET FRONTAGE

All lots shall abut by their full frontage on a dedicated street.

4.1.10 - CORNER LOTS

Corner lots shall conform to the appropriate township zoning regulations. In the absence of zoning regulations, the acreage requirements for water and the appropriate sewage disposal will prevail.

4.1.11 - LOTS TO BE AVOIDED

4.1.11.1 Double frontage lots shall be avoided except where necessary because of topography, and in areas used for business and industry.

4.1.11.2 Butt lots shall be avoided except where they are necessary to meet existing conditions.

4.1.11.3 Lots with extreme angle points and unusual shapes shall be avoided.

4.1.12 - CONSERVATION AREAS

Lots which include a designated Conservation Area, as defined by the Mahoning County Conservation Easement, must have the minimum lot size required by the zoning resolution outside the conservation area.

4.2 PUBLIC LAND

The creation and preservation of open space and parks whether it be for retaining a natural area or developing a parcel of ground to align with the needs of the community and to preserve historical and archaeological sites affected by proposed developments within the Commission's jurisdiction.

4.2.01 - PRIMARY OBJECTIVE

Since the population trend is always a variable which affects the development of the limited land surface of the earth, it becomes increasingly important to properly plan and preserve, where possible, a predetermined amount of the land surface for the use of the people. It is the intent of the Commission to establish an areas either within or adjacent to all major subdivisions for the purpose of meeting the health, safety, economic and environmental needs of the community. An area of this type is intended to make available to the people a place which can be planned to meed those needs of the community.

4.2.02 - LEGAL AUTHORITY TO ESTABLISH PUBLIC LAND

Ohio Revised Code – Section 711.10, 711.11 & 713.23.

The public lands may consist of Open Spaces, Parks, Historical and Archaeological Sites or a unique area.

4.2.03 - GOVERNING AUTHORITY

The Commission shall make all final decisions regarding the dedication of public land, including whether cash in lieu of land is acceptable and/or a combination of the above mentioned methods. The Commission shall also be the final authority in establishing all historical or archaeological sites when they are located within a subdivision which is being evaluated and eventually acted upon by the Commission.

The Commission may request the assistance of the appropriate local authorites on historical or archaeological sites.

4.2.04 - REQUIREMENT

Dedication of land for public purposes (open space, parks, historical and archaeological sites) shall be required in all major subdivisions. Where public land is required by the Comprehensive Plan, the subdivider shall conform to the plan as determined by the Commission. The Commission may approve a combination of the above mentioned uses.

4.2.05 - DEDICATION

4.2.05.1 PERCENTAGE

A minimum of five (5) percent of the net area (less street) of major subdivisions shall be dedicated as public land for such purposes as open space, parks and where deemed feasible historical and archaeological sites.

4.2.05.2 CASH PAYMENT IN LIEU OF LAND DEDICATION

The Commission may decide to accept cash in lieu of land dedication when a suitable site is not available due to the small overall size of the area being developed, poor topography or some other unsuitable feature based on an on-site inspection. The Commission may also decide to approve cash payment in lieu of land dedication if in the Commissions opinion said method would better serve the public land program. The funds are to be used to service and maintain these areas dedicated and/or established under these regulations or prior regulations within the governmental unit in which the subdivision is located. The payment made shall be equal to a value of five percent of the net area (less street) of the subdivision. The value of the land shall be considered to be double the current tax valuation.

The plat applicant will be required to furnish a copy of the latest tax statement in the Planning Office in order for the staff to calculate the required amount of cash payment prior to release of any final plat. The Commission may distribute any portion of the accumulated funds within a specific governmental unit upon a written request from the governing authorities, stating the amount requested (if available), use intended for the funds, the location of the dedicated recreational land to be improved and the intended date of completion.

4.2.05.3 COMBINATION OF LAND DEDICATION AND CASH PAYMENT

A combination of land dedication and cash payment may be approved by the Commission. When it is found based on a on-site inspection, that there is a suitable amount of acreage available which whill serve the needs of the community or primarily accomplish the objectives of the Commission, yet falls short of the 5% net land dedication requirement, then the balance of the remaining percentage can be conformed to through the cash payment method.

4.2.06 - RESERVATION

If the Comprehensive Plan requires a public area and/or open space larger than five (5) percent of the net area of the major subdivision, the subdivider shall reserve the area in excess of the five (5) percent dedication requirement for the purchase by the appropriate public agency within one (1) year from the Commission's endorsement date of the Final Plat.

4.2.07 - LOCATION

Suitable public land and/or open space area shall be located within or abutting other such areas, whether existing or proposed on an approved preliminary in adjacent subdivisions, whenever possible in order to provide for the maximum use intended. All areas to be dedicated, established by restrictive measures and/or reserved, shall be fully defined and shown on all approved preliminary plats and on all final plats (survey) prepared for recording. The Commission will not approve a site which is undesirable for the use intended.

4.2.08 - ON-SITE INSPECTION REQUIRED BEFORE FIRST FINAL PLAT (SURVEY) IS RELEASED FOR RECORDING

An inspection team comprised of the Commission Chairman or Vice-Chairman and/or as authorized by the Commission, may be required in order to review the area(s) to be dedicated for public purposes and/or dedicated for open spaces as shown on the preliminary plat which received favorable action from the Commission. If the results of the inspection establish that the area(s) as shown on the preliminary plat is undesirable, then another location or site shall be established and the preliminary plan modified showing the approved, defined area(s). A preliminary on-site inspection shall be made by the Planning Director and/or authorized representative of the Planning Staff and the land owner or representative, prior to approval of the Preliminary Plat.

4.2.09 - TIME OF DEDICATION

The public land and/or open space area as shown on the approved preliminary plat shall be dedicated and defined on the first final plat (survey) intended for recording which abuts said lands.

4.2.10 - DEFINING PUBLIC LAND TO BE DEDICATED ON THE FINAL PLAT

Public land to be dedicated shall be defined for the use intended with the extreme boundaries being shown in solid line along with all appropriate bearings, dimensions, acreage and lot numbers. No structures shall be established within the area(s) defined, other than those normally associated with the restricted use of as determined by the Commission.

4.2.11 - DEED OF TRANSFER

The Commisison may request a deed to transfer from the owner of the subdivision being developed, describing the public land (Open Space, Park, Historical or Archaeological site) as shown on the final plat to be recorded along with all restrictions as established by the Commission.

4.2.11.1 LAND BECOMES PUBLIC UPON PLAT RECORDING

The Commission reserves the option to request a deed of transfer as stated in Section 4.2.11 but on all occasions the land as shown on the final plat becomes public land for the use as specified upon the recording of the plat. O.R.C. 711.11, Fee Simple Title.

4.2.12 - CONSERVATION EASEMENT

The Commission may require the establishment of a conservation easement at a determined width to be used as a planning tool for the preservation of the environment within a subdivision. This type of easement can be public or non-public. The Commission will make the final determination, including the type of restrictions.

4.2.12.1 A construction encroachment restriction will be established, restricting all types of structures from within the easement, including pavement construction such as walkways, driveways or parking areas. Nonpaved parking areas are also restricted.

4.2.12.2 The Commission may require a landscaping plan for the easement and the developer will be required to either complete the improvements within a specified period of time or post an appropriate construction guarantee during a specific construction phase, until the improvements are completed in conformance to approved plans.

4.2.13 - NATURAL FEATURES AND HISTORICAL SITES

Natural features, historical sites and similar community assets shall be preserved where feasible. The Commission shall decide the method of preservation and evaluation, which shall include the requirement of split rail fencing adjacent to Metropolitan Park area, and the provision of access to same, by the developer.

4.2.14 - PRESERVATION OF ARCHAEOLOGICAL SITES

The Commission may preserve an archaeological site which is located within an area to be platted. Said site may be included within the land area being dedicated to the public within a subdivision. The Commission shall decide the method of evaluation.

4.2.15 - DISTRIBUTION AGENCY

The Commission shall distribute all dedicated, public land and accumulated cash funds created under these regulations.

4.3 BLOCKS

4.3.01 - PATTERN

Blocks shall be designed to meet existing topographic conditions, provide adequate building sites, access, traffic circulation and shall be arranged to accommodate lots of the size and character as required by these regulations or the zoning ordinance governing the area being subdivided.

4.3.02 - BLOCK DIMENSIONS

No block shall be longer than fifteen hundred (1500) feet and shall not be less than eight hundred (800) feet in length. The width shall accommodate two (2) rows of lots, except where unusual topography or other exceptional physical circumstances exist.

4.3.03 - IRREGULAR SHAPED BLOCKS

Irregularly shaped blocks, those intended for cul-de-sacs or loop streets and those containing interior parks or playgrounds, may be approved by the Commission if properly designed and located.

4.3.04 - WALKWAY EASEMENT OR DEDICATION

Where blocks are over eight hundred (800) feet in length, a walkway easement or dedication of not less than ten (10) feet in width at or near the halfway point (if the topography is suitable) may be required in order to help provide proper access to schools, public areas and other facilites as determined by the Commission. The Commission may require the establishement of a walkway within a block less than eight hundred (800) feet based on topography, better subdivision design, aid to the handicapped, better designed in safety and if it is beneficial to the public in general.

The Commission may request a deed-over from the developer to the public entity benefitting from a walkway establishment, such as a school, in order to proved proper maintenance of the facility. The public entity benefitting must acknowledge willingness to accept or deny this deed-over in writing within thirty (30) days of request by certified mail. The Commission's initial request for a response from the benefitting entity will be by certified mail also.

4.3.05 - BLOCKS ADJACENT TO MAJOR THOROFARE

Blocks abutting a major thorofare shall have their long dimensions parallel to said thorofare. The Commission may require longer lots due to existing topographic conditions or based on some unusual feature of the property being subdivided.

4.4 STREETS

4.4.01 - STREET DESIGN

The arrangement, character, extent and location of all streets shall be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety, and in their appropriate relation to the proposed uses of land to be served by such street.

4.4.01.1 The pavement design shall meet or exceed the minimum requirement of these Subdivision Regulations:

a. In single-family residential and local streets, minimum requirements may be upgraded because of soil conditions.

b. Non-single family residential street construction will require pavement design based upon usage and soil type.

c. Collector streets, where designated, and commercial streets, where proposed, will require designed pavement based on usage and soil type.

d. In areas of soft subgrade, roadway shall be undercut to stable soil, compacted, and filled with acceptable material, and shall be designated on the plan.

4.4.02 STREETS FOR RESIDENTIAL SUBDIVISIONS

The street pattern shall discourage through traffic in the interior of a subdivision, but provisions must be made by the developer for continuance of the street pattern where required by the Commission.

4.4.03 STREETS FOR COMMERCIAL SUBDIVISIONS

Streets within business development shall be planned to connect with arterial streets so as not to generate traffic on local streets. Streets from Commercial development shall intersect arterial or collector streets so as to cause the least possible interference with traffic movement on the streets. The design standard for the typical section shall be approved by the Commission and County Engineer, based on intended use and soil type.

4.4.04 STREETS FOR INDUSTRIAL SUBDIVISIONS

Collector streets for industrial subdivisions shall be designed to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed into any residential neighborhoods. The design standard for the typical section shall be approved by the Commission and the County Engineer.

4.4.05 SERVICE OR MARGINAL ACCESS STREETS

A service or marginal access street may be required adjacent to major thorofare and non-access right-of-ways to provide maximum safety and convenience. The design standard for the typical section shall be approved by the Commission and County Engineer, based on intended use and soil type.

4.4.06 STREET EXTENSIONS

Dedicated streets may be extended to undeveloped areas in accordance with block requirements to provide maximum safety and convenience for future development. A temporary turnaround or barricade may be required by the Commission.

4.4.07 TEMPORARY TURNAROUND

A temporary turnaround may be required by the Commission as a part of a continuing street plan.

4.4.07.1 The turnaround shall have a minimum inside radius of forty (40) feet, paved area and a minimum outside right-of-way of sixty (60) feet.

4.4.07.2 A “T” turnaround of suitable design may be approved by the Commission.

4.4.07.3 The Commission may require a larger inside and outside radius and the County Engineer may require upgrading on standard construction depending on intended use and soil type.

4.4.07.4 It shall be the responsibility of the original developer or the new grantee to remove the temporary turnaround when a street is extended, if said street pattern is part of the valid preliminary plat as approved by the Commission.

4.4.07.5 Once a subdivision is fully constructed according to approved construction drawings, valid preliminary plan and recorded final plat, where a temporary turnaround has been constructed to the acreage being developed, then it is the responsibility of the developer or land owner gaining the benefit of the street

extension to properly remove the turnaround and make any street, drainage and sewer improvements required by the Commission and County Engineer.

4.4.08 - STREET RESERVATION

Where the frontage along an existing street or road is being platted, the Commission may require a street opening (width to be determined) be reserved for access in order to facilitate future development of the remaining acreage and to avoid landlocking any parcel of land.

4.4.08.1 The Commission may require a street stub dedication, off an existing street or road right-of-way, in order to help prevent transfer of ownership for any other purpose.

4.4.08.2 A temporary placement of a barricade will be the responsibility of the abutting property owner gaining benefit of the street reservation, once the Commission as approved a preliminary plat and proper construction drawings are approved by the County Engineer for the acreage being developed.

4.4.09 - HALF-STREETS

Dedication of new half-streets shall be prohibited in order to help protect the health, safety and general welfare of the citizens within the community.

4.4.10 - ISLANDS

Street islands may be installed by special permission of the Commission.

4.4.11 - MAJOR THOROFARE PLAN

The subdivider's engineer or surveyor in designing a street or lot pattern shall conform to the Mahoning County Major Thorofare Plan by showing in dash line on the Preliminary and Final plats all proposed right-of-way widths affecting the intended subdivision. The building setback lines shall then be established based on the proposed widening and not on the existing right-of-way width. See end of Section Four for Plan.

4.4.12 -SUBDIVISION NAME

The subdivision name shall not duplicate or be confused with existing subdivisions, any previously approved development still within the improvement stage or any development plan under consideration by the commission.

4.4.13 -STREET NAMES

Streets shall be named without duplication

GENERAL DIRECTION	OVER 1000 FT.	UNDER 1000 FT.
North-South	Street	Place
East-West	Avenue	Court
Curving	Drive	Lane-Circle
Diagonal	Road	Way

See Article 5.3.10 – Street Signs

4.4.14 -LOCATION OF UTILITIES

4.4.14.1 Wherever possible, utilities shall be located underground and along rear lot lines or within the street right-of-way.

4.4.14.2 The utilities shall be located within the streets right-of-way as follows:

1. Sanitary Sewer – On centerline of street or behind curb.

2. Storm Sewer – In park strip.

3. Water Line – In park strip opposite side of storm sewer or where feasible.

4. Electric, Telephone – In park strip.

5. Gas – In park strip on same side as water line or as feasible.

4.4.15 - PLATTING OF LOTS WITHIN THE VICINITY OF HIGH PRESSURE FUEL TRANSMISSION LINES OR ANY COMBUSTIBLE AND FLAMMABLE MATERIAL

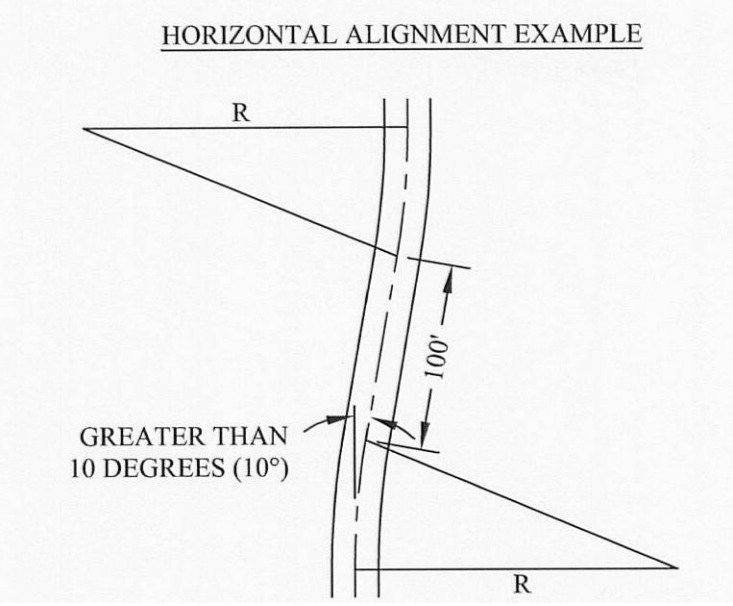
The Commission may require the subdivider to request a review from the owner(s) of the transmission line(s) located within or adjacent to the area to be platted before a preliminary or final plat is approved by the Commission in order to help ensure the health, safety and general welfare of the residents within the community.

4.4.15.1 The location of high pressure fuel transmission lines or any combustible and flammable material shall be properly shown on all preliminary and final plats, along with pipeline locations, size, depths, easement width along with volume and page of recording. The pressure of the lines should be shown where possible.

NOTE: The Commission may require additional depth, width or overall lot area where a new parcel of real estate abuts said transmission lines.

4.4.16 - HORIZONTAL CURVES

Where there is an angle of deflection of more than ten (10) degrees between two (2) centerline tangent sections of a street, a curve of adequate radius shall connect, (see Sections 4.4.20 thru 4.4.22). Between reverse curves, a minimum tangent of one hundred (100) feet shall be required.



4.4.17 - VERTICAL ALIGNMENT

Vertical curves of a minimum length of one hundred (100) feet shall be required where the difference in grade is two percent (2%) or more. In all cases the vertical curve design shall be subject to the approval of the County Engineer.

4.4.17.1 No street shall be less than 0.6% in grade.

4.4.17.2 In no case shall a street grade be more than two (2%) within one hundred (100) feet of an intersection.

4.4.18 - INTERSECTION SIGHT DISTANCE

The Mahoning County Commissioners wish to conform to the State of Ohio's Department of Transportation policy on Intersection Sight Distance.

Intersection sight distance is defined as the sight distance needed along the main roadway for a car entering from a crossroad to make a left turn onto the main roadway while clearing traffic approaching from the left. For good design the actual measured intersection sight distance should be greater than what is listed in the following table.

INTERSECTION SIGHT DISTANCE

DESIGN SPEED (MPH)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
70	950
65	875
60	825
55	750
50	700
45	625
40	575
35	500
30	450
25	375
20	300

The design speed is that of the main roadway.

All of the above information was compiled from the Ohio Department of Transportation, Location and Design Manual, Revised December, 1990.

4.4.19 - DESIGN STANDARDS FOR A LOCAL STREET

1. Right-of-way (ft.)	See Typical Section
2. Pavement Width (ft.)	See Typical Section
3. Sidewalk (ft.)	4
4. Minimum Stopping Distance	See 4.4.19
5. Maximum Grade	8%
6. Minimum Grade	0.6%
7. Minimum Cul-de-Sac Right-of-Way	Radius (ft.)60
8. Minimum Cul-de-Sac Pavement	Radius (ft.)40
9. "T" Turnaround	See Typical Section
10. Minimum Centerline Radius (ft.)	100

4.4.20 - DESIGN STANDARDS FOR A COLLECTOR STREET (Residential, Commercial, Industrial)

1. Right-of-way (ft.)	See Typical Section
2. Pavement Width(ft.)	See Typical Section
3. Sidewalk (ft.)	5
4. Minimum Stopping Distance	See 4.4.18
5. Maximum Grade	8%
6. Minimum Grade	0.6%

7. Minimum Spacing-Intersecting Arterial (ft.)1320
8. Minimum Centerline Radius (ft.) 350
9. Cul-de-Sac design involving a collector street is rare, but if required the design must be approved by the Commission based on intended use and soil type.

NOTE: For storm sewer, roadside ditch and culvert design, see Sections 5.4.02.3, 5.4.02.5 and 5.4.03.1.

4.4.21 - INTERSECTION DESIGN STANDARDS

1. Minimum angle of intersection streets shall remain in the angle of intersection streets shall remain in the angle of intersection for at least 100 feet beyond the point of intersection.

2. Ninety degree (90) angle required, unless otherwise approved by the Commission.

3. The intersection of the right-of-way lines at all street intersections shall be rounded by a minimum radius equal to one half (1/2) of the larger right-of-way width of the intersecting streets.

4. Minimum centerline offset (Jog) of adjacent intersection (ft.)

a.	Local-Local	150
b.	Local-Collector	200
c.	Collector-Collector	300
d.	Collector, Service-Arterial	1320

TYPICAL SECTIONS FOR STREETS

1. Local Residential – Type A Full Depth Ashpalt

2. Local Residential – Type A – With Aggregate

3. Local Residential – Type A – Concrete Pavement

4. Collector – Type A – Full Depth Asphalt

5. Collector – Type A – With Aggregate

6. Collector – Type A – Concrete Pavement

7. Local Residential – Type B – Full Depth Asphalt

8. Local Residential – Type B – With Aggregate

9. Local Residential – Type B – Concrete Pavement

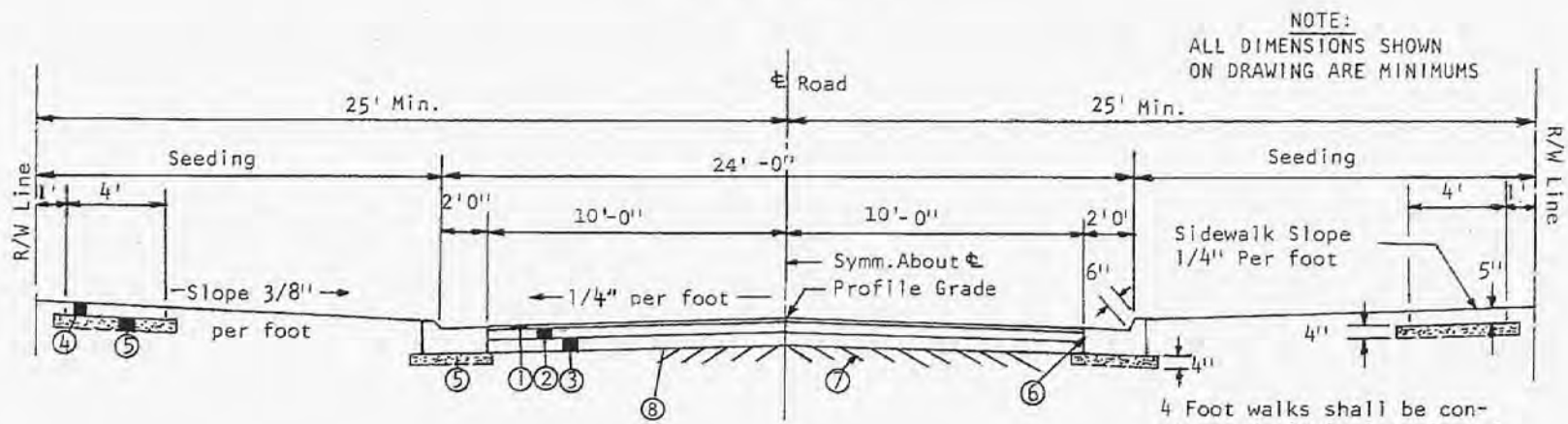
10. Local Residential – Typical Curb Sections, Tupe 2 and 6

11. Local Residential – Typical Turnarounds

For Commercial and Industrial streets, the improvement standards shall be approved by the Commission and the County Engineer depending on intended use and soil type.

1.

TYPICAL SECTION TYPE A (FULL DEPTH ASPHALT)
MAHONING COUNTY
RESIDENTIAL (LOCAL)



NOTE:
ALL DIMENSIONS SHOWN ON DRAWING ARE MINIMUMS

4 Foot walks shall be constructed within interior of subdivision and 5' wide where required by the Mahoning County Planning Commission

① * 448 1" Asphaltic Concrete Surface Course PG 64-22 Type 1
② * 301 3" Asphaltic Concrete Base
③ * 301 4" Asphaltic Concrete Base
④ * 608 5" Concrete Walk -6" Reinforced at all driveways
⑤ * 304 Aggregate Base as shown
⑥ * Contact Surfaces should be cleaned and coated with bituminous material prior to paving
⑦ * 204 Subgrade compaction
⑧ * 304 4" Aggregate Base
* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:
DETAILED DESCRIPTION OF EACH ITEM INDICATED ON THIS SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY ENGINEER

2.

TYPICAL SECTION TYPE A (WITH AGGREGATE)
MAHONING COUNTY
RESIDENTIAL (LOCAL)

NOTE:
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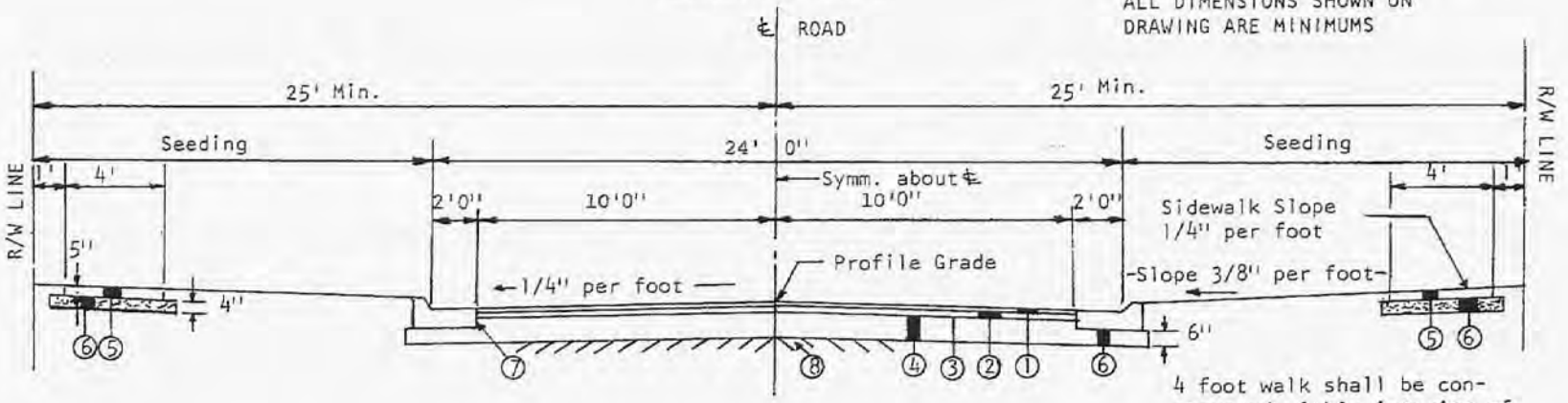


4 foot walk shall be constructed within interior of subdivision and 5' wide where required by the Mahoning County Planning Commission

① *448 1½" Asphaltic Concrete Surface Course PG 64-22 Type 1
② *448 2½" Asphaltic Concrete Intermediate Course PG 64-22 Type 2
③ *408 Bituminous prime coat 0.35 gal / sy
④ *304 10" Aggregate Base
⑤ *608 5" Concrete Walk -6" reinforced at all driveways
⑥ *304 Aggregate Base as shown
⑦ *407 Tack Coat (0.1 gal / sy)

⑧ *204 Subgrade compaction

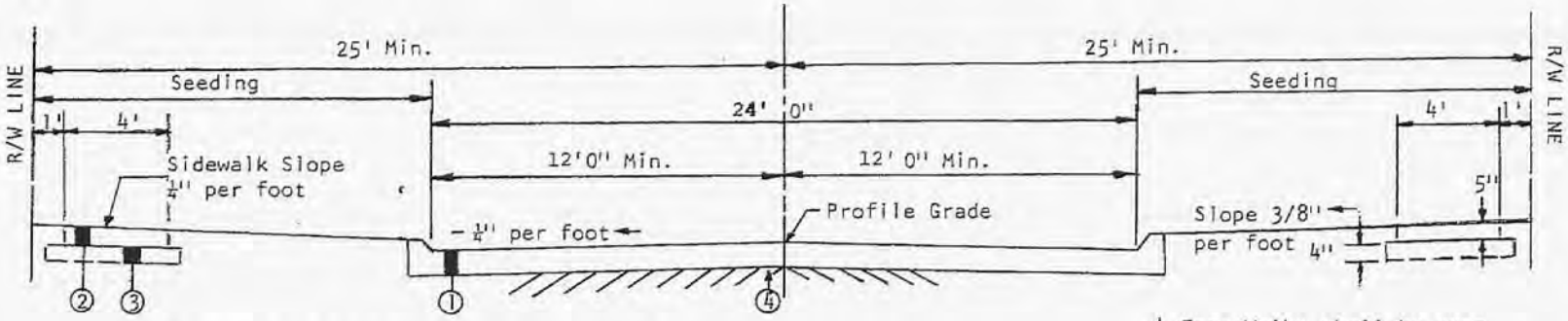
* CURRENT STATE OF OHIO
STANDARD SPECIFICATIONS

NOTICE TO TOWNSHIP TRUSTEES,
CONTRACTORS, AND LAND DEVELOPERS:
DETAILED DESCRIPTION ON EACH ITEM
INDICATED ON THIS SPECIMEN DRAWING
MAY BE SECURED FROM THE OFFICE OF
THE COUNTY ENGINEER

3.

TYPICAL SECTION TYPE A(7" CONCRETE PAVEMENT
MAHONING COUNTY
RESIDENTIAL (LOCAL)

NOTE:
ALL DIMENSIONS SHOWN ON DRAWING ARE MINIMUMS



① * 451 8" Reinforced Portland Cement Concrete Pavement
② * 608 5" Concrete Sidewalk -6" Reinforced at all Driveways
③ * 304 4" Aggregate Base
④ * 204 Subgrade Compaction

* Current State of Ohio Standard Specifications

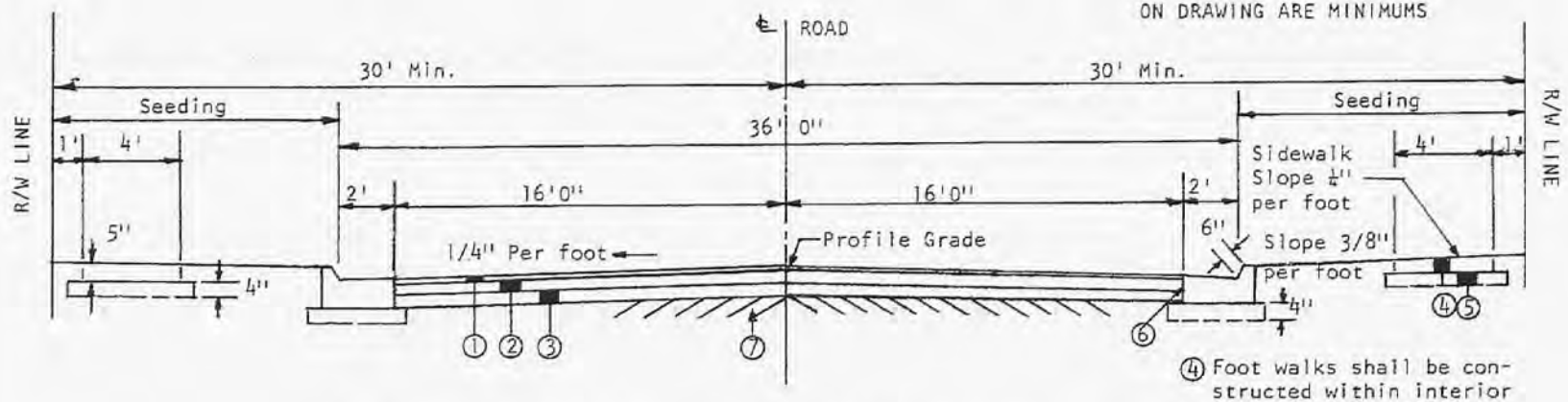
4 Foot Walks shall be constructed within interial of sub-division and 5' wide where required by the Mahoning County Planning Commission

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:
DETAILED DESCRIPTION OF EACH ITEM OF WORK INDICATED ON THIS SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY ENGINEER

4

FULL DEPTH ASPHALT TYPICAL SECTION (TYPE A)
MAHONING COUNTY
COLLECTOR

NOTE:
ALL DEMENSIONS SHOWN
ON DRAWING ARE MINIMUMS



④ Foot walks shall be constructed within interior of subdivision & 5' wide where required by the Mahoning County Planning Commission

①	*448	1" Asphaltic Concrete Surface Course PG 64-22 TYPE 1
②	*301	4" Asphaltic Concrete Base
③	*301	4" Asphaltic Concrete Base
④	*608	5" Concrete Walk - 6" Reinforced at all Driveways
⑤	*304	Aggregate Base as shown
⑥	*	Contact Surfaces should be cleaned and coated with Bituminous Material prior to paving
⑦	*204	Subgrade compaction
	*	Current State of Ohio Standard Specifications

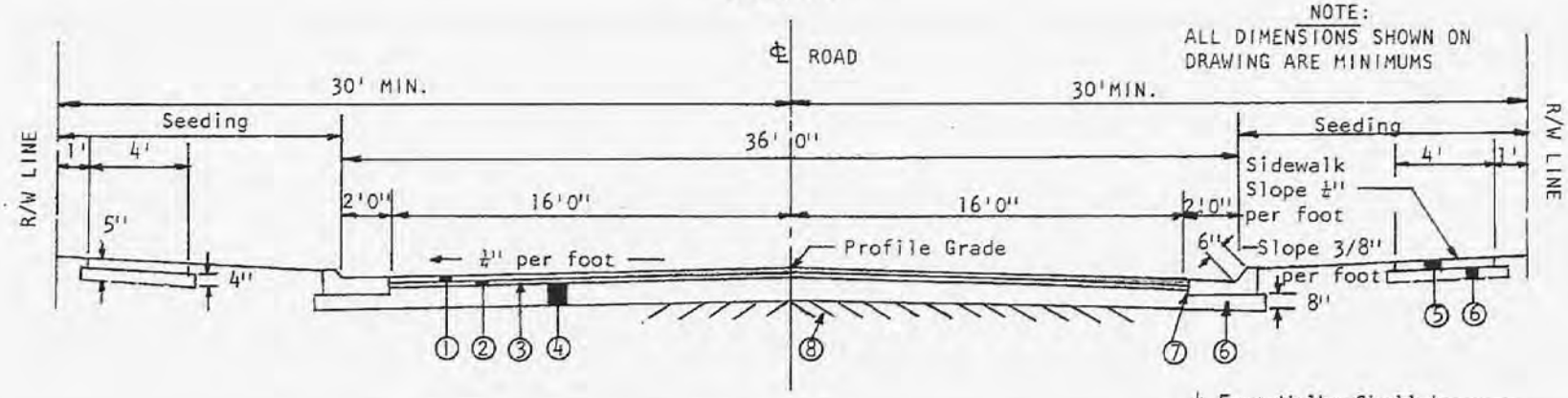
NOTICE TO TOWNSHIP TRUSTEES
CONTRACTORS, AND LAND DEVELOPERS:
DETAILED DESCRIPTION OF EACH ITEM
INDICATED ON THIS SPECIMEN DRAWING
MAY BE SECURED FROM THE OFFICE OF
THE COUNTY ENGINEER

5

TYPICAL SECTION TYPE A (WITH AGGREGATE)

MAHONING COUNTY

COLLECTOR



NOTE:
ALL DIMENSIONS SHOWN ON DRAWING ARE MINIMUMS

4 Foot Walks Shall be constructed within interior of Subdivision and 5' Wide where required by the Mah. County Planning Commission TYPE 2

① *448 1-½" Asphaltic Concrete Surface Course PG 64-22 TYPE 1
② *448 2-½" Asphaltic Concrete Intermediate Course PG 64-22
③ *408 Bituminous Prime Coat (0.35 gal/sy)
④ *304 12" Aggregate Base
⑤ *608 5" Concrete Walk - 6" at all Driveways
⑥ *304 Aggregate Base as Shown
⑦ * Contact surfaces should be cleaned & coated with Bituminous Material Prior to Paving
⑧ 204 Subgrade compaction

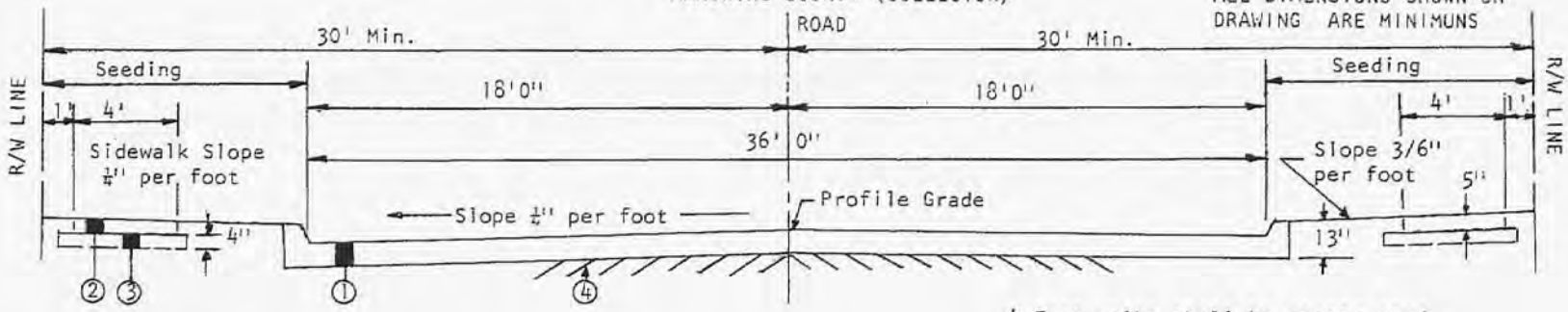
* CURRENT STATE OF OHIO STANDARD SPECS.

NOTICE TOWNSHIP TRUSTEES
CONTRACTORS, AND LAND DEVELOPERS
DETAILED DESCRIPTION ON EACH ITEM INDICATED ON THIS SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY ENGINEER

6.

TYPICAL SECTION TYPE A (8" CONCRETE PAVEMENT)
MAHONING COUNTY (COLLECTOR)

NOTE:
ALL DIMENSIONS SHOWN ON DRAWING ARE MINIMUNS



4 Foot walks shall be constructed within interior of subdivision and 5' wide where required by the Mahoning County Planning Commission

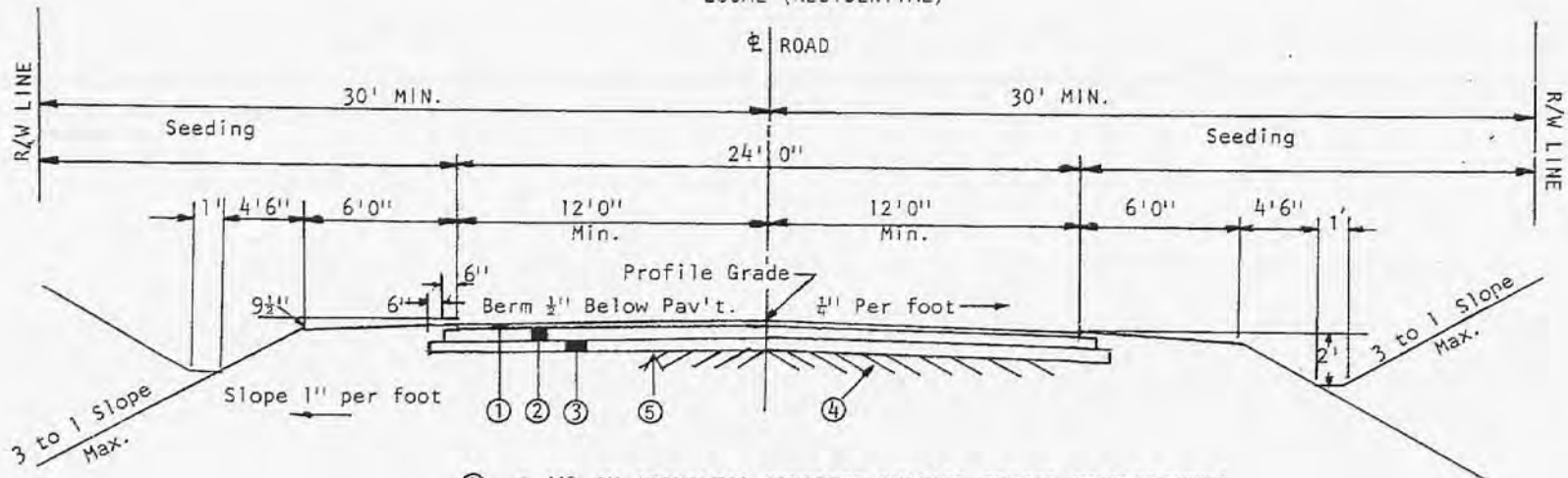
① * 451 8" (MIN) REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
② * 608 5" CONCRETE SIDEWALK-6" REINFORCED AT ALL DRIVEWAYS
③ * 304 AGGREGATE BASE
④ * 204 SUBGRADE COMPACTION

* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS
DETAILED DESCRIPTIONS OF EACH ITEM OF WORK INDICATED ON THIS SPECIMEN DRAWING MAY BE SECURED FROM THE OFFICE OF THE COUNTY ENGINEER

7.

TYPICAL SECTION TYPE-B (FULL DEPTH ASPHALT)
MAHONING COUNTY
LOCAL (RESIDENTIAL)



① * 448 1" ASPHALTIC CONCRETE SURFACE COURSE PG 64-22 TYPE 1
② * 301 3" ASPHALTIC CONCRETE BASE
③ * 301 4" ASPHALTIC CONCRETE BASE
④ * 204 SUBGRADE COMPACTION
⑤ * 304 4" AGGREGATE BASE
* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTE:
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NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:

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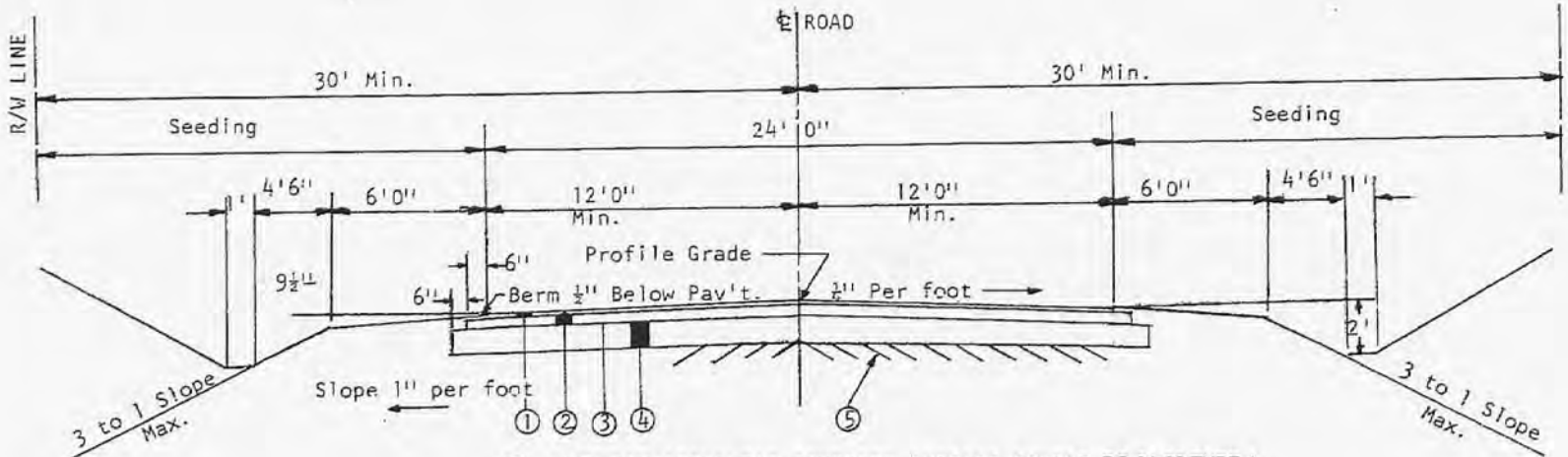
8.

TYPICAL SECTION TYPE-B (WITH AGGREGATE BASE)
MAHONING COUNTY
LOCAL (RESIDENTIAL)



① *448 1½" ASPHALTIC CONCRETE SURFACE COURSE PG 64-22 TYPE 1
② *448 2½" ASPHALTIC CONCRETE INTERMEDIATE COURSE PG 64-22 TYPE 2
③ *408 BITUMINOUS PRIME COAT (0.35 GAL / SY)
④ *304 10" AGGREGATE BASE
⑤ *204 SUBGRADE COMPACTION
⑥ *407 TACK COAT (0.1 GAL / SY)
* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS, AND LAND DEVELOPERS:
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NOTE:
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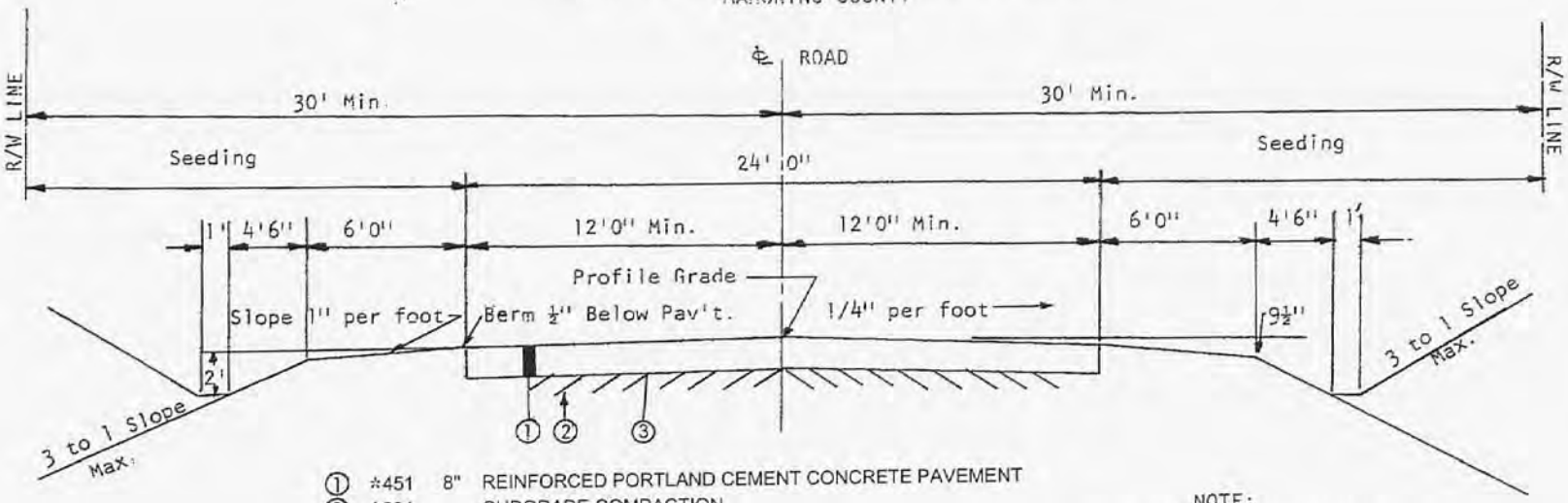
9.

RESIDENTIAL (LOCAL)
TYPICAL SECTION TYPE-B (7"CONCRETE PAVEMENT)
MAHONING COUNTY



① *451 8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
② *204 SUBGRADE COMPACTION
③ *304 4" AGGREGATE BASE

* CURRENT STATE OF OHIO STANDARD SPECIFICATIONS

NOTE:
ALL DIMENSIONS SHOWN
ON THE DRAWING ARE MINIMUMS

NOTICE TO TOWNSHIP TRUSTEES, CONTRACTORS AND LAND DEVELOPERS:
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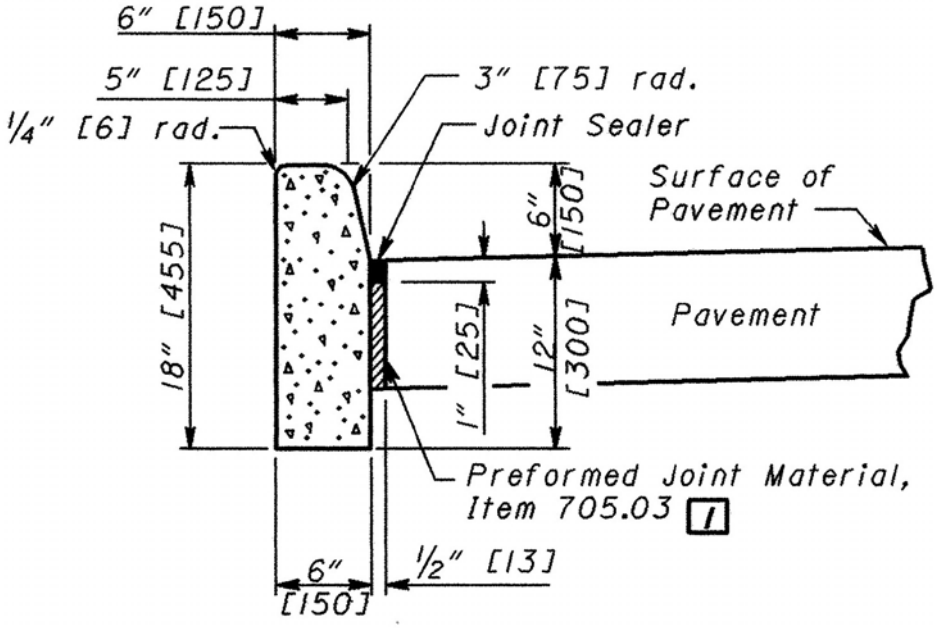
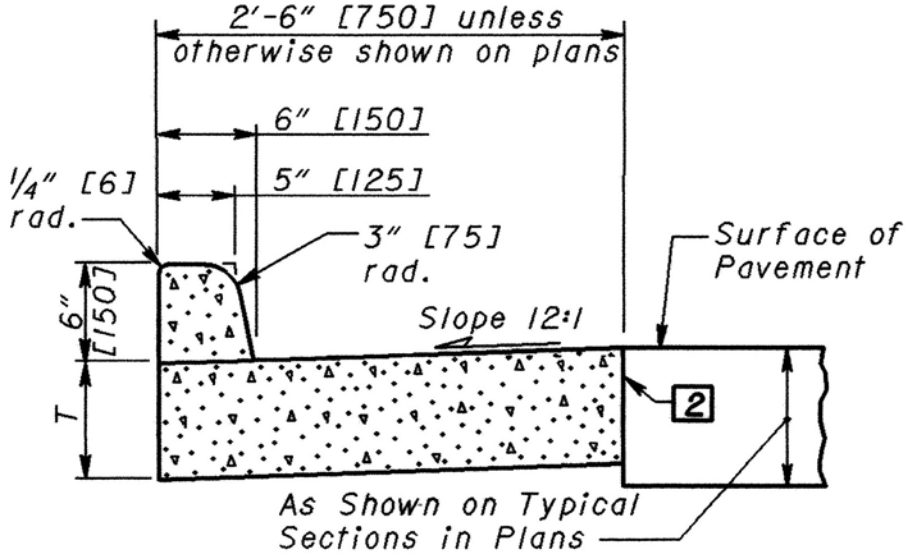
TYPICAL CURB SECTIONS – TYPE 2 & TYPE 6

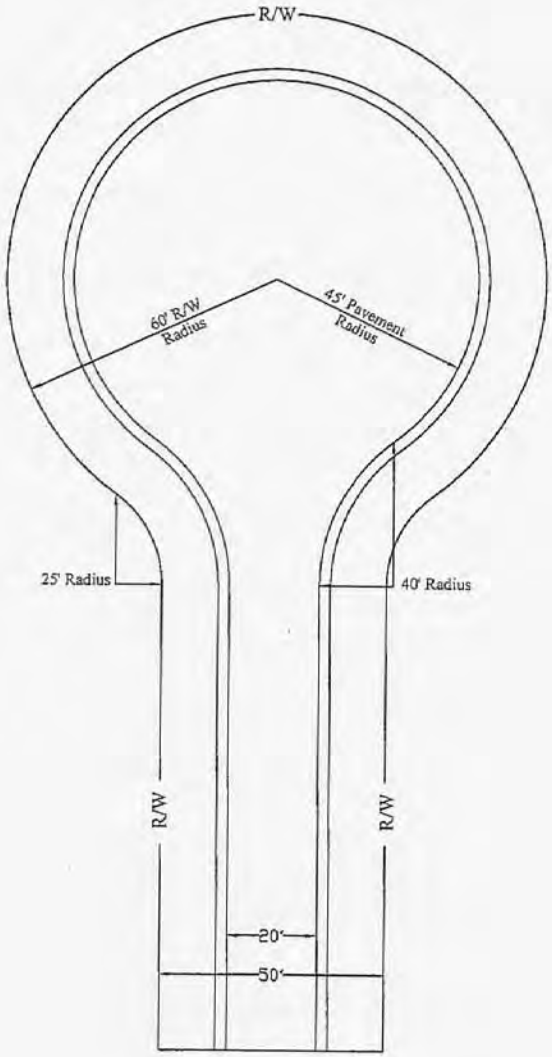


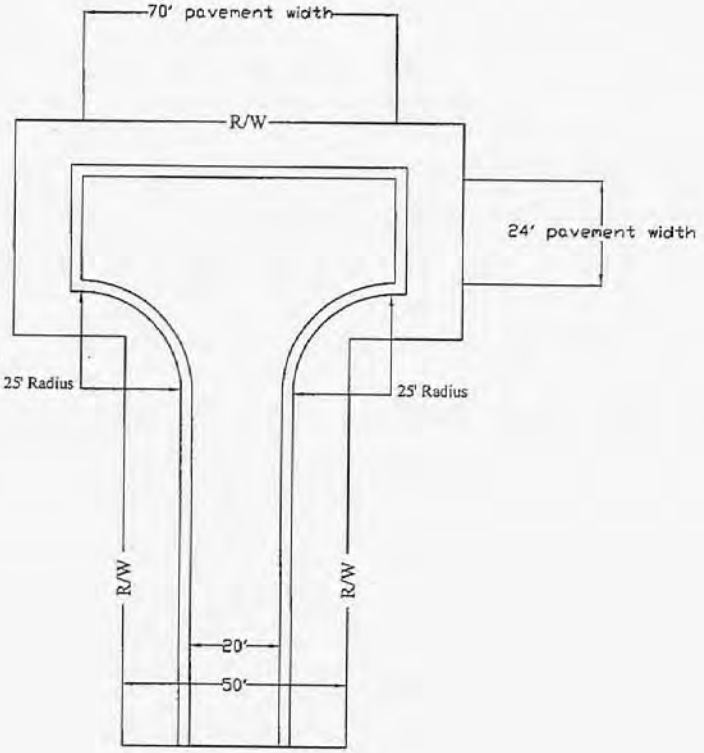
TYPE 6

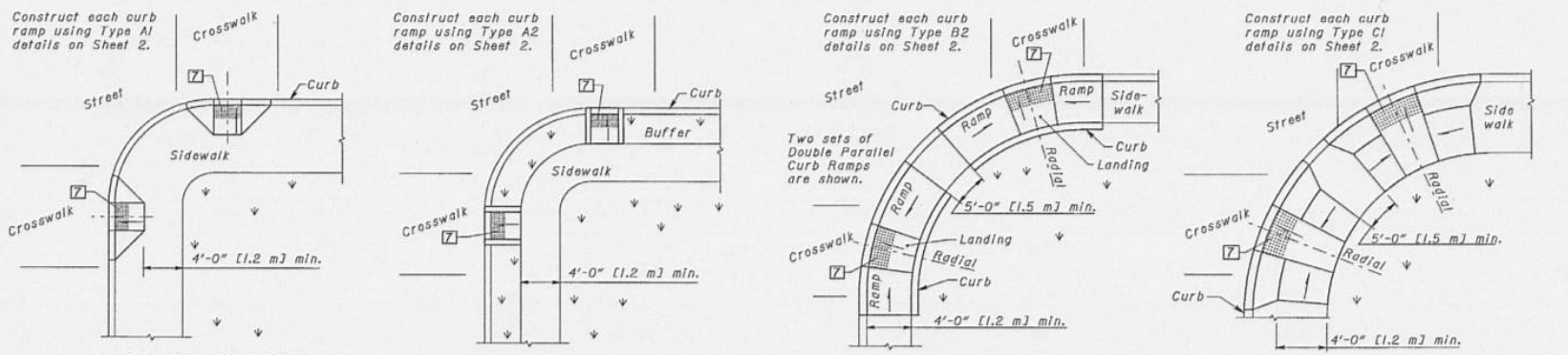


TYPE 2

Typical Turnaround's Mahoning County Residential (Local)







PERPENDICULAR CURB RAMPS

PARALLEL CURB RAMPS

COMBINATION CURB RAMPS

PREFERRED CONSTRUCTION PLACEMENT

CURB RAMP NOTES

GENERAL: This drawing shows curb ramp types details and placement examples for new curb ramp construction, including the installation of truncated domes. To retrofit existing curb ramps with truncated domes, see SCD BP-7.2.

Curb ramp types are shown on Sheet 2 and include Perpendicular, Parallel, and Combined types as specified to be constructed in the locations shown on the project plans. The contractor may adjust the placement of curb ramps if existing field conditions warrant, according to CONSTRUCTION PLACEMENT details (this sheet), and with the approval of the Engineer.

DETECTABLE WARNINGS: Install Truncated Domes on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding 1/8" [3] between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.

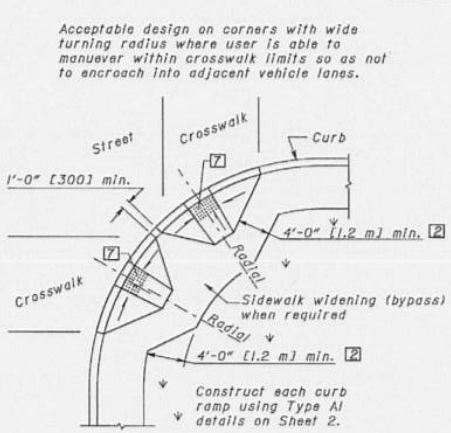
SURFACE TEXTURE: Texture of concrete surfaces by coarse brooming transverse to the ramp slopes and is to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a 1/2" [13] Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.

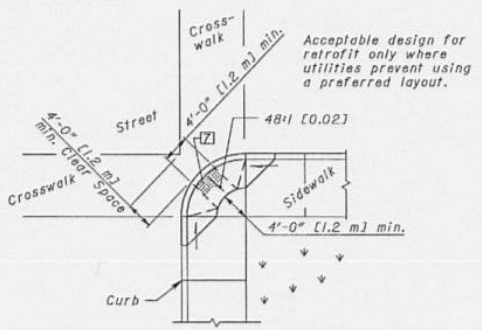
PAYMENT: Measure Walk and Curb, Items 608 and 609, through the curb ramp area paid for under their respective Items. Removal of existing curb, walk (or existing curb ramps) are paid under Item 202.

New curb ramps constructed in curb and walks are paid for under **Item 608 - Curb Ramp, Type ____ (A1, A2, B1, B2, C1, or C2), Each** and includes the cost of any additional materials and installation (including truncated domes), grading, forming and finishing. Curb ramps constructed in existing curb and walk are paid under **Item 608 - Curb Ramp, Type____ (A1, A2, B1, B2, C1, C2, or D) Square Foot [Meter],** includes the cost of furnishing and installing all materials, (including truncated domes), grading, forming, and finishing of the curb and walk of the curb ramp.

For LEGEND, See Sheet 2.



PERPENDICULAR RAMPS



DIAGONAL RAMP (Type D)

ACCEPTABLE CONSTRUCTION PLACEMENT

THIS DRAWING REPLACES BP-7.1 DATED 7-28-00.

OHIO DEPARTMENT OF TRANSPORTATION — 1-19-07 DATE
Dick Graas — ROADWAY DESIGN ENGINEER

STDS. ENGR. D. Focke

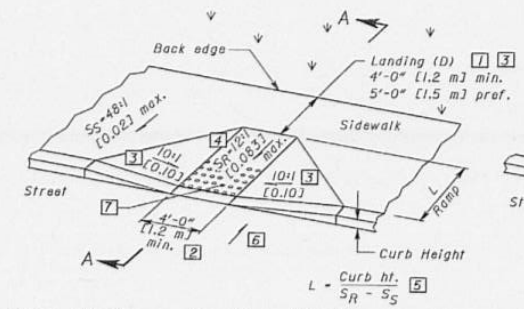
All metric dimensions (in brackets [ ]) are in millimeters unless otherwise noted.

ROADWAY ENGINEERING SERVICES

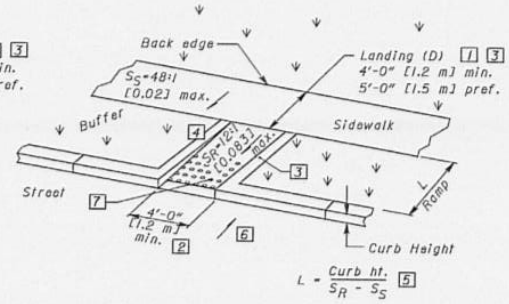
STANDARD ROADWAY CONSTRUCTION DRAWING
NEW CURB RAMPS
(with Truncated Domes)

NUMBER BP-7.1

1 / 3

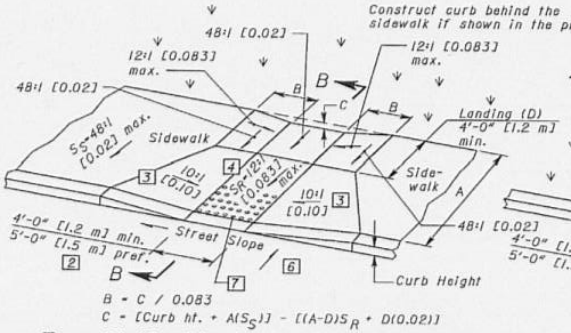


Type A1 (Perpendicular with flared sides)

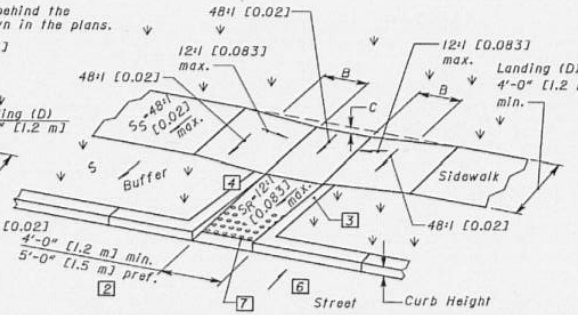


Type A2 (Perpendicular with returned curb)

PERPENDICULAR CURB RAMP DETAILS

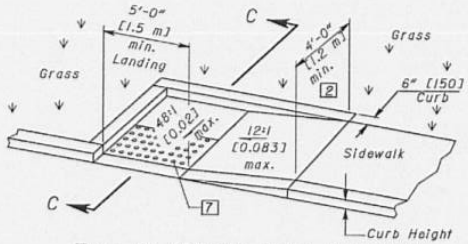


Type C1 (Combined with flared sides)



Type C2 (Combined with returned curb)

COMBINED CURB RAMP DETAILS



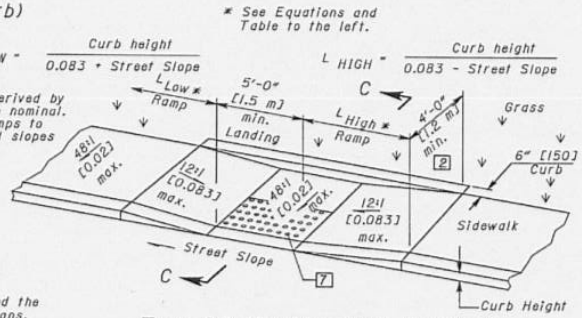
Type B1 (Single sided Parallel)

Street Slope	Ramp Length @ 1"/ft [0.083]	
	L LOW SIDE *	L HIGH SIDE *
0.01	5'-5" [1.6 m]	6'-10" [2.1 m]
0.02	4'-10" [1.5 m]	7'-11" [2.4 m]
0.03	4'-5" [1.3 m]	9'-5" [2.9 m]
0.04	4'-1" [1.2 m]	11'-8" [3.6 m]
0.05	3'-9" [1.1 m]	15'-2" [4.6 m]

* Measured along the back of a 6" [150] high curb.

Dimensions derived by equations are nominal. Construct ramps to meet required slopes and existing conditions.

For Parallel Ramps construct curb behind the sidewalk if required elsewhere in the plans.



Type B2 (Double sided Parallel)

PARALLEL CURB RAMP DETAILS

LEGEND

1. Dimension may be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.
2. May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.
3. Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
4. The slope of the ramp toward the curb is preferred to be 12:1 [0.083] or flatter related to the horizontal.

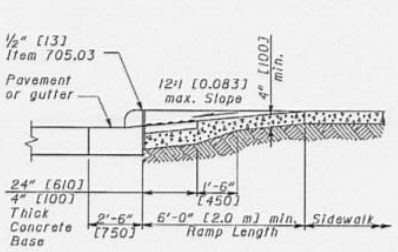
   In existing sidewalks, where the maximum ramp slope (S_R) is not feasible, it may be reduced as follows:

   A) 10:1 [0.10] for a max. rise of 6" [150].
   B) 8:1 [0.125] for a max. rise of 3" [75].
   C) 6:1 [0.167] over a max. run of 2'-0" [610] for historic areas where a flatter slope is not feasible.
5. The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
6. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp. See DETECTABLE WARNINGS NOTES on Sheet 3.

See Sheet 3 for Sections.

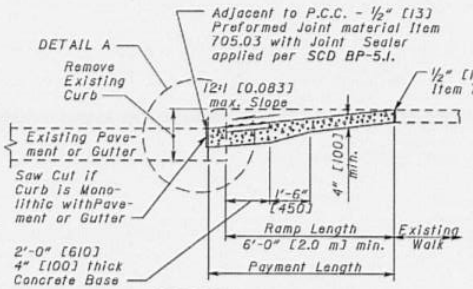
THIS DRAWING REPLACES BP-7.1 DATED 7-28-00.

NUMBER BP-7.1	STANDARD ROADWAY CONSTRUCTION DRAWING NEW CURB RAMPS (with Truncated Domes)	ROADWAY ENGINEERING SERVICES	All metric dimensions [in brackets ( )] are millimeters unless otherwise noted.
		STDS. ENGR. D. Focke	OHIO DEPARTMENT OF TRANSPORTATION Dick Shear ROADWAY DESIGN ENGINEER 1-19-07 DATE
2 / 3			

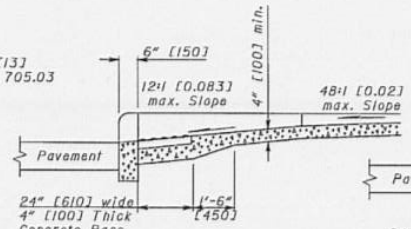


New gutter shown.

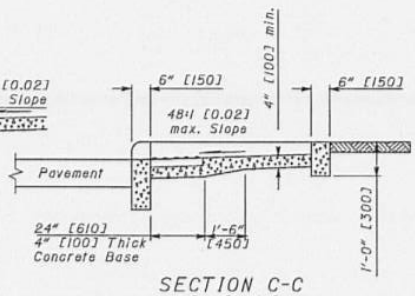
SECTION A-A
NORMAL DETAIL
See Sheet 2.



SECTION A-A
EXISTING WALK DETAIL
See Sheet 2.



SECTION B-B
See Sheet 2.



SECTION C-C
See Sheet 2.

DETECTABLE WARNINGS NOTES

PLACEMENT: Truncated domes are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" [610] strip of domes is to be installed for the full width of the ramp. Typical street corner placement locations are shown on Sheet 1.

Ramp cross sections underneath truncated domes are a 4" [100] thick concrete base. Ramp cross sectional details shown here depict nominal 2" [50] thick pavers. Increase base thickness to maintain the 4" [50] thickness if using deeper pavers. Do not decrease thickness for thinner products. See DETAIL A.

ALIGNMENT: Truncated domes should be aligned with the primary direction of pedestrian travel as shown on the DOME ALIGNMENT Detail. Normally the domes should be flush with the back of the curb, but in skewed conditions can be up to 6" [150] to 8" [200] behind the curb, as shown on the DOME ALIGNMENT ON RADIUSED CURB Detail. For non-standard layouts, dome materials may have to be mitered and placed segmentally (see TREATMENT AT BLENDED CURBS Detail on SCD BP-7.2).

VISUAL CONTRAST: Color of the truncated domes should contrast with surrounding concrete walk and ramp. Use of a red blend is recommended for concrete curb ramps. Black is not an acceptable color.

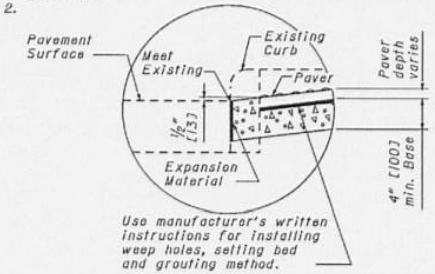
PRODUCTS: Approved products include clay and concrete pavers, cast iron, and cast-in-place engineered plastics and a listing of them may be found on the Office of Roadway Engineering Service's Truncated Domes Approved List (at www.dot.state.oh.us/roadwayengineering/index.asp). Install products as per manufacturer's printed instructions, with added instructions for pavers shown below.

If using pavers, setting bed and joints to be grouted in accordance with manufacturer's written instructions and provide written copies to the Engineer. If the installation method requires a grout bed, bonding group or other cementatious materials, provide documentation that the materials have freeze thaw resistance equal to the pavers.

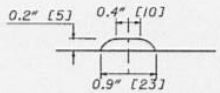
Mortared joints are to be flush with top surface and struck so as to give a smooth surface. Pavers shall be laid such that joints are level with adjoining joints to provide a smooth transition from brick to brick and brick to concrete surface.

The width of paver joints are to be between 3/32" [4] and 1/16" [1.5]. Pavers should not directly touch each other unless they have spacing bars.

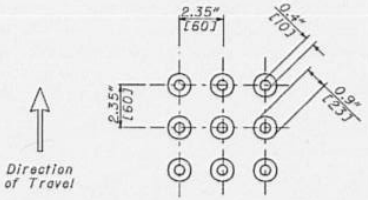
The surface of any two adjacent units should not differ by more than 1/8" [3] in height. Place pavers in a running bond pattern. Face of all pavers are to be clean of cement and protected to avoid chipping during installation.



DETAIL A

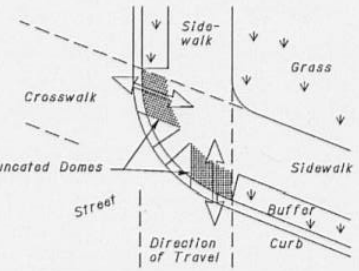


HEIGHT AND DIAMETER



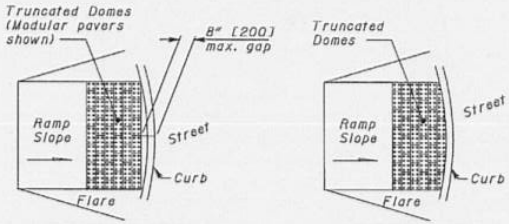
SQUARE PATTERN, PARALLEL ALIGNMENT

TRUNCATED DOMES DETAILS



Orient in-line domes alignment
with primary direction of travel.

DOME ALIGNMENT



PREFERRED METHOD

ALTERNATE METHOD

Use Preferred Method for aligning truncated domes unless curb curvature would produce gap more than 8" [200] from front of curb to the domes. If gap will be greater than 8" [200] miter truncated dome product to match the back of the curb as shown in the Alternate Method. NOTE: Some approved Truncated Domes products are easier to miter than others.

DOME ALIGNMENT ON RADIUSED CURB

THIS DRAWING REPLACES BP-7.1 DATED 7-28-00.

NUMBER	STANDARD ROADWAY CONSTRUCTION DRAWING	ROADWAY ENGINEERING SERVICES	All metric dimensions (in brackets [ ]) are in millimeters unless otherwise noted.	STDS. ENGR. D. Focke	OHIO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN ENGINEER 1-19-07 DATE
BP-7.1	NEW CURB RAMPS (with Truncated Domes)				
3/3					

4.5 ALLEYS

4.5.01 - USE

4.5.01.1 Alleys shall be required in commercial and industrial districts if other provisions cannot be made for adequate service access.

4.5.01.2 Alleys shall not be approved in single family residential subdivisions, but may be required in multi-family subdivisions where justified by extreme or unusual conditions.

4.5.02 - WIDTH

The minimum widths for alleys shall be twenty (20) feet for the right-of-way. Pavement design shall be determined by the Mahoning County Engineer.

4.5.03 - DEAD END ALLEYS

Dead end alleys are prohibited.

4.5.04 - INTERSECTIONS

Alley intersections and sharp changes in alignment shall be avoided, but where necessary due to extreme or unusual conditions, the design shall be engineered to permit safe vehicular movement.

4.6 EASEMENTS

4.6.01 - USE

Easements shall be provided for all utilities not located within the right-of-way of a street or alley. Easements shall also be provided for well defined watercourses, flood control facilities, drainage facilities, access to public land, open spaces, parks, historical, archaeological areas and for any other reason deemed necessary by the Commission to ensure orderly and safe development of a parcel (s) of land.

4.6.02 - WIDTH

Utility easements shall have a minimum width of twenty (20) feet. Easements for natural watercourses or other improvements required by the Commission shall be of sufficient width to permit proper maintenance, provide for future flow in regards to flood control and drainage facilities as required by the County Engineer's Office with assistance from the Soil and Water Conservation District. **See the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the Mahoning County Engineer's Office or <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>**

4.6.03 - LOCATION

Utility easements shall be located along the rear and side lot lines in order to avoid damaging the building portion of a lot whenever possible, unless topography or some other condition prevents the establishment as required. All other easement locations will be reviewed by the Commission based on topography and use intended.

4.6.04 - PROTECTION OF UTILITY EASEMENT WITHIN THE COMMISSIONS JURISDICTION

In order to maintain the utilities properly and guarantee proper access to public land, open space, historical and archaeological areas, a restriction shall be shown on all final plats stating that "no structures of any kind (including pavement) shall be located within the sanitary sewer, storm sewer, drainage,

flood and sediment control easements, easements of access or any other type of easement so defined within this plat and said easement(s) shall be reserved for perpetual ingress and egree in order to service the improvement(s) properly."

4.6.05 - SERVICE DRIVE

The Commission may require the construction of an access drive based on recommendations by the County Engineer and/or Sanitary Engineer in order to service and help maintain improvements constructed within their jurisdiction. The improvement standard shall be approved by both the Commission and the above mentioned engineers.

4.7 STORM WATER AND SEDIMENT POLLUTION CONTROL

Some adverse soil conditions, such as steep slopes, slow permeability, high frost action potential, high shrink-swell potential and shallow bedrock, affect only individual lots, and can be corrected or compensated for by building and street construction methods on that lot. Other diverse soil conditions, such as susceptibility to flooding and seasonal high water table, affect large areas. Building on these soils as they are can create unsafe and unsanitary conditions, but attempts by the individual property owner to correct these soil conditions can adversely affect other property owners.

Huge amounts of sediment can be deposited downstream during the development process when erosion has not been prevented by the developer. This sediment decreases the flow and raises the water level of streams and rivers, contributing to more frequent flooding. It also decreases the capacity of lakes and reservoirs. It is not feasible to prevent the transporting of any sediment from a property; in fact, an area that has been fully developed often contributes a very small amount of sediment.

4.7.01 - POORLY OR VERY POORLY DRAINED SOILS

Plats may be conditionally approved that are a building site on poorly drained soils, as delineated in the Mahoning County Soil Survey. These soils include:

CANDICE	LURAY
CARLISLE	MARENGO
DAMASCUS	OLMSTEAD
FRENCHTOWN	PAPAKATING
KERSTON	SEBRING
LORAIN	TRUMBULL
	WAYLAND

4.7.01.1 This section shall be waived upon the applicant providing conclusive evidence that this plat does not contain a poorly or very poorly drained soil, as defined by the Soil Survey Manual.

4.7.01.2 This section shall be waived upon the applicant providing conclusive evidence that the drainage has been improved so that residents of dwellings on this soil will not be adversely affected by a high water table, and nearby property owners/tenants have not been, nor will be, adversely affected by such drainage improvements.

4.7.02 - FLOODPRONE SOILS

No plat will be approved that includes a building site on a floodprone soil, as delineated in the Mahoning County Soil Survey. These soils include:

Chagrin	Papakating
Lobdell	Wayland
Orrville	

4.7.02.1 This section shall be waived upon the applicant providing conclusive evidence that the plat does not contain a soil subject to flooding, either through a soil inspection or through an engineering survey; or,

4.7.02.2 This section shall be waived upon the applicant providing conclusive evidence that the area has been modified to prevent flooding damage to residents of dwellings on this soil, and that nearby property owners/tenants have not been, nor will be, adversely affected by such modification.

4.7.02.3 In cases of a FEMA designated Floodway or Floodway Fringe, this section shall be superseded by Section 4.8 of these Regulations.

4.7.03 - **STORM WATER AND SEDIMENT CONTROL REQUIREMENTS**

No person shall cause or allow earth-disturbing activities on a development area within the jurisdiction of the Mahoning County Planning Commission except in compliance with the **standards set out in the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available from the Mahoning County Engineer's Office or <http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/>**

4.7.03.1 Storm water and sediment control plan, six (6) copies, will be required for all plats. These may be filed with the preliminary plan or with the construction drawing, **but will** require the review by the Soil and Water Conservation District and approval of the County Engineer prior to any earth disturbing activity. Such a plan must contain sediment pollution control practices so that compliance with other provisions of this regulation will be achieved during and after development.

4.7.03.2 This section shall be waived upon the applicant providing conclusive evidence that the drainage has been improved so that residents of dwellings on this soil will not be adversely affected by a high water table, and nearby property owners/tenants have not been, nor will be, adversely affected by such drainage improvements.

4.7.04 - **STORM WATER AND SEDIMENT CONTROL CRITERIA**

Mahoning County Drainage and Erosion and Sedimentation Control Manual, available from the Mahoning County Engineer's Office or http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/

4.8 FLOOD AREAS AND DRAINAGE

GENERAL STATEMENT: For the purpose of these regulations, the term Flood Plain or Flood Area is an area subject to flooding due to a Natural Occurrence.

4.8.01 - FLOOD AREAS

In order to protect the health, safety and general welfare of the people, the Commission shall reject any proposed subdivision located in an area subject to periodic flooding. If the subdivision is located in an area having poor drainage or other adverse physical characteristics, the Commission may approve the subdivision provided and subdivider agrees to perform such improvements as will render the area safe for the intended use. The subdivider shall furnish a surety covering the total cost of the required improvements. Said surety shall be posted with the Commission.

4.8.02 - REGULATORY FLOOD PLAIN

For the purpose of these regulations, the Regulatory Flood Plain is an area subject to flooding based on the one-hundred (100) year flood. The one-hundred (100) year flood is that which has a one (1) percent chance of occurring in a given location in any single year.

4.8.03 - PARTS OF A REGULATORY FLOOD PLAIN AND ALLOWED USES WITHIN EACH PART

4.8.03.1 CHANNEL - A natural or artificial watercourse that confines and conducts sustained or intermittent streamflow.

4.8.03.2 FLOODWAY - The Channel and those parts of the adjoining flood plain that are reasonably required to carry and discharge the one hundred (100) year flood without a substantial increase in stage.

ALLOWED USE: Recreational and Open Space

4.8.03.3 FLOODWAY FRINGE - The area within the regulatory flood plain that is out side the floodway. The floodway fringe serves primarily as a backwater storage area.

4.8.04 - REASON FOR CONTROLS

To help ensure the general public from loss of life, damage to property and to help create a better environment in which to live.

4.8.05 - RESPONSIBLE OFFICIAL FOR DETERMINING VARIOUS PARTS OF A NATURAL FLOODPLAIN:

Floodplain Administrator

4.8.06 - ACCESS

Access to flood control, storm drainage ditches and channels shall be by means of easements whenever dedication of right-of-way is not possible. Such easements shall be not less than thirty (30) feet in width, exclusive of the width of the ditch or channel and said easement of this type shall be provided on one (1) side of a flood control, storm drainage ditch, channel or similar type facility. SEE - ARTICLE 4.6.05.

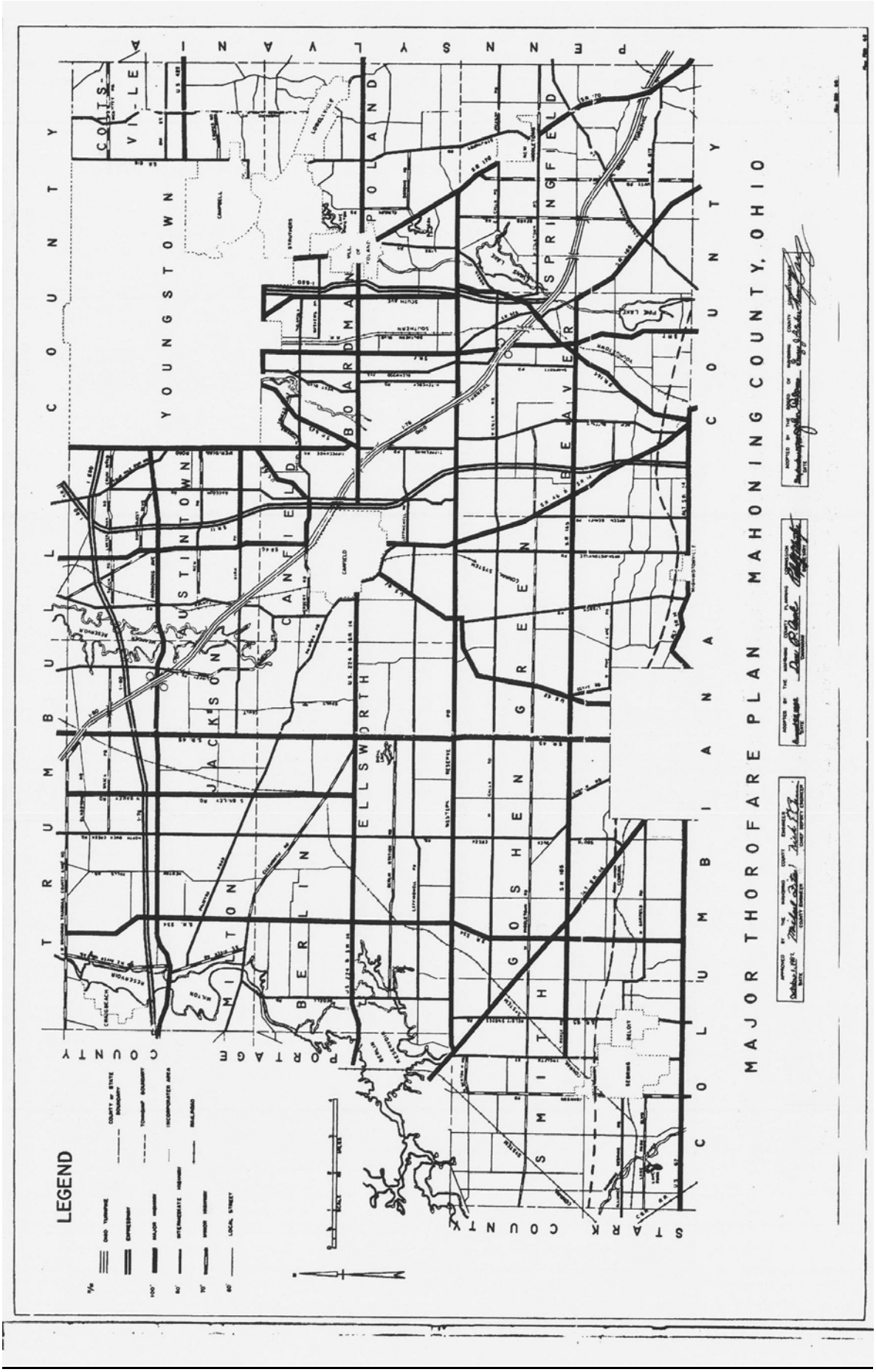
4.8.07 - SAFETY

In order to help protect the health, safety and general welfare of the residents within the area of a flood control, storm drainage ditch or channel, the Commission may require the subdivider to construct an appropriate fence or masonry wall adjacent to or surrounding the above mentioned improvements.

4.8.08 - NATIONAL FLOOD INSURANCE PROGRAM

The National Flood Insurance Program, Section 1910.3(d) for the unincorporated areas of Mahoning County will be utilized by the Commission.

4.8.08.1 The Single Purpose Flood Plain Management Regulations adopted by the Mahoning County Board of Commissioners on _____ Commissioners Journal, Volume ___; Page ____ will be used as a planning tool.


MAJOR THOROFARE PLAN MAHONING COUNTY, OHIO
LEGEND
COUNTY OF STATE BOUNDARY
TOWNSHIP BOUNDARY
INCORPORATED AREA
RAILROAD
DUAL TURNPIKE
EXPRESSWAY
MAJOR HIGHWAY
INTERMEDIATE HIGHWAY
MINOR HIGHWAY
LOCAL STREET
TRUMBULL COUNTY
PORTAGE COUNTY
STARK COUNTY
COLUMBIANA COUNTY
MERCER COUNTY
YOUNGSTOWN
AUSTINTOWN
JACKSON
CANFIELD
BOARDMAN
POLAND
SPRINGFIELD
BEAVER
GREEN
GOSHEN
SMITH
ELLSWORTH
BERLIN
MILTON
COITSVILLE
PENNSYLVANIA

MAJOR THOROFARE PLAN STREET CLASSIFICATIONS

DESCRIPTION	FROM	TO
TOLL ROADS		
OHIO TURNPIKE	TRUMBULL COUNTY	P.A. STATE LINE
EXPRESSWAYS		
I-680	S.R. 11 & I -80 (MERIDIAN)	YOUNGSTOWN CITY LIMITS
I-80	YOUNGSTOWN CITY LIMITS	OHIO TURNPIKE
	TRUMBULL COUNTY LINE	I-80 & I-76
	OHIO TURNPIKE (S.R. 11)	TRUMBULL COUNTY LINE
I-76	PORTAGE COUNTY LINE	OHIO TURNPIKE & I – 80
	I-80 (TURNPIKE)	P.A. STATE LINE
S.R. 11	TRUMBULL COUNTY (I-80)	COLUMBIANA STATE LINE
MAJOR HIGHWAYS		
U.S. 422	YOUNGSTOWN CITY LIMITS	P.A. STATE LINE
U.S. 422 & S.R. 14	PORTAGE COUNTY LINE	CITY OF CANFIELD
	CITY OF CANFIELD	POLAND VILLAGE
	POLAND VILLAGE	P.A. STATE LINE
S.R. 170	YOUNGSTOWN CITY LIMITS	POLAND VILLAGE
	POLAND VILLAGE	NEW MIDDLETOWN
	NEW MIDDLETOWN	PETERSBURG
S.R 165	BELOIT – SNODES RD.	COLUMBIANA COUNTY LINE
ALT. S.R. 14	PORTAGE COUNTY LINE	COLUMBIANA COUNTY LINE
	COLUMBIANA COUNTY LINE	WASHINGTONVILLE
	WASHINGTONVILLE	COLUMBIANA COUNTY LINE
U.S. 62	STARK COUNTY LINE	COLUMBIANA COUNTY LINE
	CITY OF CANFIELD	YOUNGSTOWN CITY LIMITS
MAHONING AVE.	PORTAGE COUNTY LINE	YOUNGSTOWN CITY LIMITS
KIRK RD.	S.R 46	MERIDIAN RD.
WESTERN RESERVE RD.	ALT. S.R. 14	S.R. 170
S.R. 534	TRUMBULL COUNTY LINE	COLUMBIANA COUNTY LINE
BAILEY RD.	TRUMBULL COUNTY LINE	U.S. 224
S.R. 45	TRUMBULL COUNTY LINE	COLUMBIANA COUNTY LINE
S.R. 46	TRUMBULL COUNTY LINE	CITY OF CANFIELD
S.R. 46 & S.R. 14	CITY OF CANFIELD	COLUMBIANA COUNTY LINE
MERIDIAN RD.	TRUMBULL COUNTY LINE	S.R. 62
TIPPECANOE RD.	S.R. 62	S.R. 625
S.R. 7 & MARKET ST.	YOUNGSTOWN CITY LIMITS	COLUMBIANA COUNTY LINE
SOUTH AVE.	YOUNGSTOWN CITY LIMITS	WESTERN RESERVE RD.
SOUTH AVE. – S.R. 164	WESTERN RESERVE RD.	COLUMBIANA COUNTY
INTERMEDIATE HIGHWAYS		
OAK ST.	YOUNGSTOWN CITY LIMITS	P.A. STATE LINE
JACKSON RD.	NEW MIDDLETOWN	P.A. STATE LINE
E. MIDDLETOWN RD.	S.R. 164 (SOUTH AVE.)	NEW MIDDLETOWN
COLUMBIANA RD.	COLUMBIANA COUNTY LINE	P.A. STATE LINE
S.R. 617	COLUMBIANA RD.	S.R. 170
INDIANOLA	MARKET ST. (SR. 7)	SOUTH AVE.
MATHEWS RD.	SOUTHERN BLVD.	S.R. 170
E. CALLA RD.	MARKET ST.	SOUTH AVE.
W. CALLA RD.	EVANS LAKE	NEW MIDDLETOWN
	ALT. S.R. 14	MARKET ST.

W. PINE LAKE	EGYPT RD	LISBON RD.
NEW RD.	S.R. 46	RACCOON RD.
KIRK RD.	S.R. 45	S.R. 46
SHIELDS RD.	RACCOON RD.	MARKET ST.
LEFFINGWELL RD.	BEDELL RD.	TIPPECANOE RD.
EGYPT RD.	S.R. 62	W. PINE LAKE RD.
PALMYRA RD.	S.E. RIVER RD.	CITY OF CANFIELD
ALLIANCE-SEBRING RD.	STARK COUNTY LINE	SEBRING LIMITS
W. GARFIELD RD.	BELOIT LIMITS	COLUMBIANA COUNTY LINE
(PLUS SECTIONS OF BELOIT-EAST & SMITH-GOSHEN RD.)		
ELLSWORTH RD.	PORTAGE COUNTY LINE	S.R. 534
HUBBARD RD.	TRUMBULL COUNTY LINE	LOWELLVILLE LIMITS
S.R. 616	TRUMBULL COUNTY LINE	CAMPBELL CITY LIMITS
	CAMPBELL CITY LIMITS	CAMPBELL CITY LIMITS
STRUTHERS RD.	CAMPBELL CITY LIMITS	NEW MIDDLETOWN
NORTH LIMA RD.	POLAND VILLAGE	SOUTH AVE.
S.R. 626	MARKET ST.	S.R. 164
GLENWOOD AVE.	YOUNGSTOWN CITY LIMITS	WESTERN RESERVE RD.
WEST BLVD.	GLENWOOD AVE.	U.S. 224
HITCHCOCK RD.	U.S. 224 & S.R. 14	WESTERN RESERVE RD.
SHARROTT RD.	WESTERN RESERVE RD.	S.R. 165
TIPPECANOE RD.	U.S. 224 & S.R. 14	WESTERN RESERVE RD.
NEW BUFFALO RD.	WESTERN RESERVE RD.	S.R. 46 & S.R. 14
GREEN BEAVER RD.	S.R. 46 & S.R. 14	ALT. S.R. 14
RACCOON RD.	LANTERMAN RD.	WESTERN RESERVE RD.
WASHINGTONVILLE RD.	WESTERN RESERVE RD.	COLUMBIANA COUNTY LINE
LISBON RD.	U.S. 62	COLUMBIANA COUNTY LINE
TURNER RD.	TRUMBULL COUNTY LINE	PALMYRA RD.
LIPKEY RD.	TRUMBULL COUNTY LINE	MAHONING AVE.
DUCK CREEK RD.	TRUMBULL COUNTY LINE	ALT. S.R. 14
(INCLUDES SECTION OF DIAGONAL RD.)		
GOSHEN RD.	S.R. 165	COLUMBIANA COUNTY LINE
BEDELL RD.	ELLSWORTH RD.	WESTERN RESERVE RD.
BELOIT-SNODES RD.	WESTERN RESERVE RD.	S.R. 165
S.R. 165 & BELOIT SNODES	S.R. 165	COLUMBIANA COUNTY
TWELFTH ST.	ALT. S.R. 14	SEBRING
	SEBRING	COLUMBIANA COUNTY
FOUR-MILE RUN RD.	TRUMBULL COUNTY	MERIDIAN RD.

<u>MINOR HIGHWAYS</u>

MCGUFFEY RD.	S.R. 616	P.A. STATE LINE
COOPER RD.	YOUNGSTOWN CITY LIMITS	HUBBARD RD.
DOBBINS RD.	S.R. 170	STRUTHERS RD.
TRUESDALE RD.	HOPKINS RD.	SHEBAN RD.
SILICA RD.	DUCK CREEK RD.	S.R. 46
LANTERMAN RD.	S.R. 46	RACCOON RD.
CRUM RD.	FOUR- MILE RUN RD.	MERIDIAN RD.
NORQUEST BLVD.	S.R. 46	RACCOON RD.
W. MIDDLETOWN RD.	STARK COUNTY LINE	NEW BUFFALO RD.
ELLSWORTH RD.	S.R. 534	U.S. 224 & S.R. 14
BERLIN STATION	BEDELL RD.	S.R. 45
LAKE PARK BLVD.	STARK COUNTY	JOHNSON RD.
CLINGAN RD.	US. 224 & S.R. 4	DOBBINS RD.
UNTIY RD.	S.R. 170	COLUMBIANA COUNTY LINE
BEARD RD.	WESTERN RESERVE RD.	COLUMBIANA RD.
JOHNSON RD.	NORTH BENTON WEST RD.	COLUMBIANA COUNTY LINE
N. BENTON WEST RD.	JOHNSON RD.	TWELFTH ST.

NEW ROAD	TURNER RD.	S.R. 46
	RACCOON RD.	MERIDIAN RD.
LIPKEY RD.	MAHONING AVE.	GIBSON RD.
GIBSON RD.	LIPKEY RD.	TURNER RD.
HERBERT RD.	TURNER RD.	S.R. 46
W. MAHONING	TRUMBULL PORTAGE COUNTY LINE	
	OHIO TURNPIKE	COUNTY LINE RD.
N. EAST RIVER RD.	TRUMBULL COUNTY LINE	MAHONING AVE.
S. EAST RIVER RD.	MAHONING AVE.	ELLSWORTH RD.

PART FIVE - IMPROVEMENT STANDARDS

PART FIVE - IMPROVEMENT STANDARDS

		PAGE
5.1	CONSTRUCTION PROCEDURE MATERIALS	74
5.2	MONUMENTS, MARKERS AND PINS	74
5.3	STREETS	74
	5.3.01 Street Improvements	74
	5.3.02 Street Subgrade	74
	5.3.03 Pavement Design	74
	5.3.04 Grading	74
	5.3.05 Guard Rails	74
	5.3.06 Upright Curbs and Curbs and Gutters	74
	5.3.07 Curb Cuts	74
	5.3.08 Sidewalks	75
	5.3.09 Driveway Grade	75
	5.3.10 Street Signs	75
	5.3.11 Trees	75
5.4	DRAINAGE	75
5.5	SANITARY SEWER IMPROVEMENTS	75
	5.5.01 Public Sanitary Sewer Available	75
	5.5.02 Public Sanitary Sewer Not Available	76
5.6	WATER SUPPLY IMPROVEMENTS	76
	5.6.01 Public Water Available	76
5.7	IMPROVEMENT ADMINISTRATION	76
	5.7.01 Governing Authority	76
	5.7.02 Preparation of Construction Drawings	76
5.8	GUARANTEE FOR INSTALLATION OF IMPROVEMENTS	76
5.9	INSPECTION	77
	5.9.01 Responsible Officials	77
	5.9.02 Inspection Fees	77
	5.9.03 Notification Required Prior to Start of Construction	77
5.10	ACCEPTANCE	77
	5.10.01 Request for Final Inspection	77
	5.10.02 Final Inspection	77
	5.10.03 Core Samples Required	77
	5.10.04 Temporary Maintenance Guarantee	78
	EXAMPLES	79
	Subdivision Bond - Construction Guarantee	79
	Subdivision Bond – Maintenance Guarantee	80
	Letter of Credit - Construction Guarantee	81

PART FIVE – IMPROVEMENT STANDARDS

5.1 CONSTRUCTION PROCEDURE AND MATERIALS

The subdivider's engineer shall design and the subdivider shall construct improvements not less than the standards outlined in these regulations. The work shall be done under County supervision/inspection and shall be completed within a reasonable period of time as determined by the Commission. The minimum requirements for materials shall be in accordance with the standards of the current volume of "Construction and Material Specification" of the State of Ohio Department of Transportation, and the requirements of the Ohio Department of Health.

5.2 MONUMENTS, MARKERS AND PINS

Iron pin monuments shall be accurately set and established at the intersections of all outside boundary lines of the subdivision; at the intersections of those boundary lines with all street lines; at the beginning and end of all curves; at points on curves where the radius or direction changes; and at such other points as are necessary to establish definitely all lines of the plat, including all lot corners. Chapter 4733-37 of the Administrative Code, filed pursuant to Chapter 119 of the Revised Code is to be followed in regard to monumentation.

5.3 STREETS

5.3.01 - STREET IMPROVEMENTS

All streets shall be graded to their full width, including side slopes, and improved in conformance with the standards given or referred to in these regulations.

5.3.02 - STREET SUBGRADE

The subgrade shall be free of sod, vegetative or organic matter, soft clay, and other objectionable materials for a depth of at least two (2) feet below the finished surface. The subgrade shall be property rolled, shaped, and compacted and shall be subject to the approval of the Mahoning County Engineer.

5.3.03 - PAVEMENT DESIGN

The developer has the option of using any of the pavement designs provided in part four of these regulations (Typical Sections - Design Standards). The Planning Commission may require pavement of greater width and thickness upon recommendation of the County Engineer, based on his evaluation of subgrade, traffic and wheel load conditions. There are no typical section pavement examples for a commercial or industrial street. The designs will vary depending upon the use intended.

5.3.04 - GRADING

Streets shall be graded to the full width of the right-of-way with side slopes not steeper than a ratio of four (4) feet horizontally to one (1) foot vertically.

5.3.05 - GUARD RAILS

Guard rails shall be installed by the subdivider where required by the County Engineer.

5.3.06 - UPRIGHT CURBS AND CURBS AND GUTTERS

Curbs or combination curb and gutters shall be required on all type "A" streets (See Typical Sections, Part Four for specifications). Where curbs exist on abutting properties, their extension shall be required by the subdivider throughout the new subdivision.

5.3.07 - CURB CUTS

5.3.07.1 Drop curb shall be provided for driveway during the initial construction or by saw cutting after the curb is placed. If roof drain outlets into the curb are approved by the Commission, then an opening of sufficient diameter shall be provided. Saw cutting shall be used at all times to avoid curb damage and to avoid unsightly construction procedures and shall be on an angle.

5.3.07.2 Drop curbs shall be constructed at all intersections for the handicapped and at other areas where the Commission deems it necessary to assist the handicapped person.

5.3.08 - SIDEWALKS

5.3.08.1 Sidewalks shall be provided where considered desirable by the Commission for protection of the public, such as in the vicinity of schools, churches, public open space areas and commercial development. A modified sidewalk system could possibly be required in a planned industrial park complex.

5.3.08.2 Normally the sidewalk location shall be parallel to and one foot within the right-of-way line, but the Commission may consider approval of an innovative sidewalk design pattern involving a complete, overall master plan for a parcel of real estate.

Some of the points the Commission will be evaluating in regards to an innovative sidewalk design would be the ultimate connection points, topography, proximity to planned structures, privacy to dwelling occupants and safety of the persons using the walkway system, especially at night.

5.3.09 - DRIVEWAY GRADE

Driveways shall have a maximum grade of eight (8) percent. See Article 5.4.03 for additional driveway requirements.

5.3.10. - STREET SIGNS

Street name signs of a type throughout the County shall be provided and erected by the subdivider at all intersections immediately upon the written request of the Commission.

In order to achieve uniformity in street sign design and construction within a specific township, it is recommended that the developer contact the township road supervisor.

NOTE: No street will be accepted for public use until the proper street signs are installed.

5.3.11 - TREES

Existing trees shall be retained in new subdivision wherever possible and new plantings shall be furnished by the subdivider in areas as requested by the Commission. Plantings at street shall be so located as to maintain adequate sight distance. An improvement guarantee may be requested by the Commission.

5.4 DRAINAGE

See the Mahoning County Drainage and Erosion and Sedimentation Control Manual, available at the Mahoning County Engineer's Office or http://www.mahoningcountyoh.gov/MahoningWeb/Department+and+Agencies/Department/Engineer/

5.5 SANITARY SEWER IMPROVEMENTS

5.5.01 - PUBLIC SANITARY SEWER AVAILABLE

Where an adequate public sanitary sewer system is reasonably accessible, in the determination of the Commission and Mahoning County Sanitary Engineer, public sanitary sewer shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the County Standards. Combinations of sanitary sewers and storm sewers shall be prohibited. **See Mahoning County Metropolitan Sewer District Standards and Procedures Manual available at the Mahoning County Sanitary Engineer's Office.**

5.5.02 – PUBLIC SANITARY SEWER NOT AVAILABLE

The County Board of Health shall approve all lots where sanitary sewers are not available, and may require additional lot frontage and/or area for proper installation of an individual sewer system. It is recommended that the owner or legal representative contact the Planning Office in order to find out if additional frontage and/or lot area is required before a final plat is prepared. See Also Section 4.1.03.4.

5.6 WATER SUPPLY IMPROVEMENTS

5.6.01 - PUBLIC WATER AVAILABLE

Where a public water supply is reasonably accessible or required because of pollution problems, in the determination of the Planning Commission, the subdivision shall be provided with a complete water distribution system.

NOTE: Where the township water supply system is required due to the non-availability of a public water supply system, an individual must contact the Mahoning County Board of Health representative. Ohio Department of Health Regulations must be conformed to.

The Mahoning County Board of Health enforces the State of Ohio Private Water Supply Regulations.

5.7 IMPROVEMENT ADMINISTRATION

5.7.01 - GOVERNING AUTHORITY

All street improvements including street signs, storm, sediment and flood control improvements shall be constructed to the approval by signature of the County Engineer. All sanitary sewer improvements shall be constructed to the approval by signature of the County Sanitary Engineer.

5.7.02 - PREPARATION OF CONSTRUCTION DRAWINGS

Detailed construction drawings shall be prepared and construction engineering shall be performed by a registered Engineer (Ohio) Legal Authority O.R.C., 711.10.1 NOTE: See Definition - Engineer.

5.7.02.1 The developer must prepare a basic project time schedule in order to assist the Planning Commission and the County Engineer.

Refer to the end of Section Four for example of Title Sheet.

5.8 GUARANTEE FOR INSTALLATION OF IMPROVEMENTS

All improvements required herein shall be constructed prior to the recording of the final plat as follows:

Streets; Shall be completed to the minimum requirement of a binder coat.

Sanitary Sewer; Shall have a letter of confirmation as to being operational for its intended purpose by the Sanitary Engineer.

Water Distribution System; Shall have a letter of confirmation by the appropriate water provider.

The subdivider shall furnish the Commission with a subdivision bond, cash escrow, or letter of credit or some other suitable instrument as approved by the Commission covering one-hundred (100) percent (%) of the total cost of the remaining improvements as shown on the approved construction drawings. Legal Authority, O.R.C., 711.10.1-711.10.2

All improvements contained within a recorded final plat shall be completed within two (2) years, unless an extension of time is granted by the Commission.

5.9 INSPECTION

Inspection shall be required for all improvements as shown on the approved construction drawings.

5.9.01 - RESPONSIBLE OFFICIALS

A. The official responsible for the inspection of all improvements (street, storm sewer/retention, sedimentation, etc.) as shown on the approved construction drawings shall be the County Engineer with assistance by the Soil and Water District. The official responsible for the inspection of all sanitary sewers shall be the County Sanitary Engineer with certification for water by the appropriate water provider.

B. The Township Road Superintendent or Supervisor shall be involved in the final inspection and sign same.

NOTE: The Township Road Superintendent shall work out a suitable inspection schedule with the County Engineer or Sanitary Engineer in order to assist on inspections during the various phases of development.

5.9.02 INSPECTION FEES

All inspection fees shall be paid for by the subdivider as determined by the County Engineer and Sanitary Engineer.

5.9.03 NOTIFICATION REQUIRED PRIOR TO START OF CONSTRUCTION

The subdivider shall notify the County Engineer an/or the Sanitary Engineer three (3) days prior to the start of construction in order to establish an inspection schedule.

5.10 ACCEPTANCE

5.10.01 REQUEST FOR FINAL INSPECTION

The subdivider upon completion of all the improvements as required on the approved construction drawings, shall request in writing a final inspection by the County Engineer and/or Sanitary Engineer.

5.10.02 FINAL INSPECTION

Upon written request, the County Engineer with assistance by the Soil and Water District shall make a final inspection of all the improvements as required on the approved construction drawings. The County Sanitary Engineer, upon written request shall make a final inspection of all required sanitary improvements as shown on the approved construction drawings.

5.10.03 CORE SAMPLES REQUIRED

Prior to final inspection approval, the developer shall show evidence of satisfactory pavement thickness by taking cores at locations determined by the County Engineer. Should any core show a deficiency in thickness of more than 1/2 inch, the procedure outlined in the current Ohio Department of Transportation's "Construction and Materials Specifications" will be used to make necessary corrections.

5.10.04 TEMPORARY MAINTENANCE GUARANTEE

The Subdivider shall maintain all improvements for one (1) year after completion as determined by the inspection of the County Engineer. Maintenance shall be guaranteed by the posting of a maintenance bond or some other suitable instrument as approved by the Planning Commission. The amount of the guarantee shall be equal to ten (10) percent (%) of the total estimated cost of all improvements as shown on the approved construction drawings. The minimum amount of bond shall not be less than one thousand ($1,000.00) dollars.

For example of a Maintenance Bond, refer to the end of Part Five.

Example Construction Bond

Bond #

KNOW ALL MEN BY THESE PRESENTS, That we, _____ _____ as Principal, and _____ are held firmly bound unto _____ hereinafter called the Obligee, in the penal sum of _____ DOLLARS, lawful money of the United States of America to be paid to said Obligee, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

Signed with our hands and sealed with our seals this, the _____ day of _____, A.D. 20____.

WHEREAS, the _____, Principal, has made application to the _____ for a formal plat named _____ _____, AND

WHEREAS, said plat shows thereon, among other things, a tract or parcel of land named _____ _____, AND

WHEREAS, the above bounden Principal, as owner of the aforesaid tract, has agreed to and with the _____ in the said named tract of land, at its own expenses, said _____ _____ to be completed in a manner acceptable to and approved by the _____ _____.

NOW, THEREFORE, the condition of this obligation is such that, if the above plat is finally approved by the said County, and if the said Principal shall in all things do and perform the _____ _____ in the manner specified, and shall fully and faithfully do and perform each and every matter and thing to be performed by the said Principal according to the terms and conditions of this bond, and shall comply with all the requirements of the law, or ordinances of the _____ then this Obligation shall be null and void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set this hands and seals this _____ day of _____, 20___.

_____ _____

WITNESS

BY:_____

PRINCIPAL

_____ _____

BY:_____

ATTORNEY-IN-FACT

Note: Bonding Company's mailing address and phone number shall be shown

Example Maintenance Bond

Bond #

KNOW ALL MEN BY THESE PRESENTS, That, _____ _____ (hereinafter called the Principal), as Principal, and _____ _____, a cooperation Organized and existing under the laws of the State of ____ _____, (hereinafter called the Surety), as Surety, are held firmly bound unto _____ _____ hereinafter called the Obligee, in the just and full sum of _____ _____ DOLLARS ($), to the payment of which sum, well and truly to be made, the said Principal and Surety bind themselves, their respective heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has installed and paid for the following improvements_____ _____ _____IN_____ which were completed as of _____.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall maintain said improvements from _____ TO _____ and shall make any repairs caused by defective material or workmanship during that period then this obligation shall be null and void otherwise to remain in full force and effect.

PROVIDED, HOWEVER, it shall be a condition precedent to any right of recovery hereunder, that in event of any default on the part of the Principal, a written statement of the particular facts showing the date and nature of such default shall be immediately delivered to the Surety by registered mail at it's Home Office in the City of _____.

AND PROVIDED FURTHER, that no action, suit or proceeding shall be had or maintained against the Surety on this instrument unless the same be brought or instituted and process served upon the Surety within three (3) months after the expiration of Maintenance period.

IN WITNESS WHEREOF, the Principal and the Surety have signed and sealed this instrument this _____ day of _____, 20___.

_____ _____

WITNESS

BY:_____

PRINCIPAL

_____ _____

BY:_____

ATTORNEY-IN-FACT

Note: Bonding Company's mailing address and phone number shall be shown.

EXAMPLE

FORM OF A LETTER OF CREDIT. ITEMS IN ( ) TO BE FILLED IN BY INSTITUTION

(Guaranteeing Institution's Letterhead)

IRREVOCABLE LETTER OF CREDIT

(Date)

No. (letter of credit number)

Planning Director
Mahoning County Planning Commission
50 Westchester Dr. Ste 203
Youngstown, OH 44515

RE: To guarantee proper completion of improvements on the approved construction drawings

(name of plat)
(name of township)
Planning Commission File Number

Dear Sir:

This is to advise that (name of developer), the developer of the above captioned plat, has the necessary documents signed that would make available to the Mahoning County Planning Commission up to (amount guaranteed) for the above plat.

We shall continue to guarantee this amount until released by the Mahoning County Planning Commission with verification by the Executive Director accompanied by an inspection report from the County Engineer's office.

Our office will recognize periodic reductions to this stated amount when authorized by the Mahoning County Planning Commission accompanied by an inspection report from the County Engineer's office.

Very truly yours,

(signature)
(title of institution officer)

Appendix B –
Flood Damage Reduction Regulations

BOARD OF MAHONING
COUNTY COMMISSIONERS
21 W. Boardman Street
Youngstown, Ohio 44503

RECEIVED
OCT 2 0 2009
ODNR/Div Of Water
Floodplain Program

RESOLUTION
RES 09-10-016

The Board of Mahoning County Commissioners of Mahoning County, Ohio, met in regular session on the 8th day of October, 2009, at the office of the Board of Mahoning County Commissioners with the following members present:

Mr. McNally Mr. Traficanti

Mr. McNally moved the adoption of the following Resolution:

SPECIAL PURPOSE
FLOOD DAMAGE REDUCTION RESOLUTION
MAHONING COUNTY, OHIO

SECTION 1.0: GENERAL PROVISIONS:

1.1 Statutory Authorization

This resolution is adopted pursuant to authorization contained in Sections 307.37 and 307.85 of the Ohio Revised Code. This resolution adopts regulations for areas of special flood hazard that are necessary for participation in the National Flood Insurance Program. Therefore, the Board of County Commissioners of Mahoning County, State of Ohio does ordain as follows:

1.2 Findings of Fact

Mahoning County has special flood hazard areas that are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. Additionally, structures that are inadequately elevated, floodproofed, or otherwise protected from flood damage also contribute to the flood loss. In order to minimize the threat of such damages and to achieve the purposes hereinafter set forth, these regulations are adopted.

1.3 Statement of Purpose

It is the purpose of these regulations to promote the public health, safety and general welfare, and to:

A. Protect human life and health;
B. Minimize expenditure of public money for costly flood control projects;
C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
D. Minimize prolonged business interruptions;
E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
F. Help maintain a stable tax base by providing for the proper use and development of areas of special flood hazard so as to protect property and minimize future flood blight areas;
G. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
H. Minimize the impact of development on adjacent properties within and near flood prone areas;
I. Ensure that the flood storage and conveyance functions of the floodplain are maintained;
J. Minimize the impact of development on the natural, beneficial values of the floodplain;
K. Prevent floodplain uses that are either hazardous or environmentally incompatible; and
L. Meet community participation requirements of the National Flood Insurance Program.

As Clerk of the Board of Mahoning County Commissioners, State of Ohio, I hereby certify that this is a true and correct copy of the original now on file in the Mahoning County Commissioners Office. _____ **CERTIFIED COPY.**

1.4 Methods of Reducing Flood Loss

In order to accomplish its purposes, these regulations include methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water hazards, or which result in damaging increases in flood heights or velocities;
B. Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
D. Controlling filling, grading, dredging, excavating, and other development which may increase flood damage; and,
E. Preventing or regulating the construction of flood barriers, which will unnaturally divert flood, waters or which may increase flood hazards in other areas.

1.5 Lands to Which These Regulations Apply

These regulations shall apply to all areas of special flood hazard within the jurisdiction of Mahoning County as identified in Section 1.6.

1.6 Basis for Establishing the Areas of Special Flood Hazard

For the purposes of these regulations, the following studies and / or maps are adopted:

A. "Flood Insurance Study Mahoning County, Ohio and Incorporated Areas" and "Flood Insurance Rate Map Mahoning County, Ohio and Incorporated Areas" both effective November 18, 2009.
B. Other studies and / or maps, which may be relied upon for establishment of the flood protection elevation, delineation of the 100-year floodplain, floodways or delineation of other areas of special flood hazard.
C. Any hydrologic and hydraulic engineering analysis authored by a registered Professional Engineer in the State of Ohio which has been approved by Mahoning County as required by Section 4.3 Subdivisions and Large Scale Developments.

Any revisions to the aforementioned maps and / or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file at the Mahoning County Planning Commission, 50 Westchester Drive, Austintown, OH, 44515.

1.7 Abrogation and Greater Restrictions

These regulations are not intended to repeal any existing resolutions including subdivision regulations, zoning or building codes. In the event of a conflict between these regulations and any other resolution, the more restrictive shall be followed. These regulations shall not impair any deed restriction covenant or easement but the land subject to such interests shall also be governed by the regulations.

1.8 Interpretation

In the interpretation and application of these regulations, all provisions shall be:

A. Considered as minimum requirements;
B. Liberally construed in favor of the governing body; and,
C. Deemed neither to limit nor repeal any other powers granted under state statutes. Where a provision of these regulations may be in conflict with a state or Federal law, such state or Federal law shall take precedence over these regulations.

As Clerk of the Board of Mahoning County Commissioners, State of Ohio, I hereby certify that this is a true and correct copy of the original now on file in the Mahoning County Commissioners Office. **CERTIFIED COPY.**

1.9 Warning and Disclaimer of Liability

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. These regulations shall not create liability on the part of Mahoning County, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damage that results from reliance on these regulations or any administrative decision lawfully made thereunder.

1.10 Severability

Should any section or provision of these regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 2.0: DEFINITIONS:

Unless specifically defined below, words or phrases used in these regulations shall be interpreted so as to give them the meaning they have in common usage and to give these regulations the most reasonable application.

Accessory Structure
A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Appeal
A request for review of the floodplain administrator's interpretation of any provision of these regulations or a request for a variance.

Base Flood
The flood having a one percent chance of being equaled or exceeded in any given year. The base flood may also be referred to as the 1% chance annual flood or one-hundred (100) year flood.

Base (100-Year) Flood Elevation (BFE)
The water surface elevation of the base flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in Feet Mean Sea Level (MSL). In Zone AO areas, the base flood elevation is the natural grade elevation plus the depth number (from 1 to 3 feet).

Basement
Any area of the building having its floor subgrade (below ground level) on all sides.

Development
Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Enclosure Below the Lowest Floor
See "Lowest Floor."

Executive Order 11988 (Floodplain Management)
Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

As Clerk of the Board of Mahoning County Commissioners, State of Ohio, I hereby certify that this is a true and correct copy of the original now on file in the Mahoning County Commissioners Office. _____ **CERTIFIED COPY.**

Federal Emergency Management Agency (FEMA)
The agency with the overall responsibility for administering the National Flood Insurance Program.

Fill
A deposit of earth material placed by artificial means.

Flood *or* Flooding
A general and temporary condition of partial or complete inundation of normally dry land areas from:
1. The overflow of inland or tidal waters, and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Hazard Boundary Map (FHBM)
Usually the initial map, produced by the Federal Emergency Management Agency, or U.S. Department of Housing and Urban Development, for a community depicting approximate special flood hazard areas.

Flood Insurance Rate Map (FIRM)
An official map on which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has delineated the areas of special flood hazard.

Flood Insurance Risk Zones
Zone designations on FHBMs and FIRMs that indicate the magnitude of the flood hazard in specific areas of a community. Following are the zone definitions:

Zone A:
Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
Zones A1-30 and Zone AE:
Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.
Zone AO:
Special flood hazard areas inundated by the 100-year flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined.
Zone AH:
Special flood hazard areas inundated by the 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.
Zone A99:
Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a Federal flood protection system under construction; no base flood elevations are determined.
Zone B and Zone X (shaded):
Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the base flood.
Zone C and Zone X (unshaded):
Areas determined to be outside the 500-year floodplain.

Flood Insurance Study (FIS)
The official report in which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has provided flood profiles, floodway boundaries (sometimes shown on Flood Boundary and Floodway Maps), and the water surface elevations of the base flood.

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Flood Protection Elevation
The Flood Protection Elevation, or FPE, is the base flood elevation. In areas where no base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the floodplain administrator.

Floodway
A floodway is the channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge. A floodway is typically determined through a hydraulic and hydrologic engineering analysis such that the cumulative increase in the water surface elevation of the base flood discharge is no more than a designated height. In no case shall the designated height be more than one foot at any point within the community.

The floodway is an extremely hazardous area, and is usually characterized by any of the following: Moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.

Freeboard
A factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.

Historic structure
Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or
3. Individually listed on the State of Ohio's inventory of historic places maintained by the Ohio Historic Preservation Office.
4. Individually listed on the inventory of historic places maintained by Mahoning County, whose historic preservation program has been certified by the Ohio Historic Preservation Office.

Hydrologic and hydraulic engineering analysis
An analysis performed by a professional engineer, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or floodway boundaries.

Letter of Map Change (LOMC)
A Letter of Map Change is an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are broken down into the following categories:

Letter of Map Amendment (LOMA)
A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property is not located in a special flood hazard area.

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Letter of Map Revision (LOMR)
A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the base flood elevation and is, therefore, excluded from the special flood hazard area.

Conditional Letter of Map Revision (CLOMR)
A formal review and comment by FEMA as to whether a proposed project complies with the minimum National Flood Insurance Program floodplain management criteria. A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

Lowest floor
The lowest floor of the lowest enclosed area (including basement) of a structure. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.

Manufactured home
A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle". For the purposes of these regulations, a manufactured home includes manufactured homes and mobile homes as defined in Chapter 3733 of the Ohio Revised Code.

Manufactured home park
As specified in the Ohio Administrative Code 3701-27-01, a manufactured home park means any tract of land upon which three or more manufactured homes, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of installation of manufactured homes on the lots, is not a manufactured home park, even though three or more manufactured homes are parked thereon, if the roadways are dedicated to the local government authority.

National Flood Insurance Program (NFIP)
The NFIP is a Federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the Federal government that states if a community will adopt and enforce floodplain management regulations to reduce future flood risks to all development in special flood hazard areas, the Federal government will make flood insurance available within the community as a financial protection against flood loss.

New construction
Structures for which the "start of construction" commenced on or after the initial effective date of February 15, 1979, Flood Insurance Rate Map, and includes any subsequent improvements to such structures.

Person
Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies. An agency is further defined in the Ohio Revised Code Section 111.15 as any governmental entity of the state and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, state college or university, community college district, technical college district, or

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state community college. "Agency" does not include the general assembly, the controlling board, the adjutant general's department, or any court.

Recreational vehicle
A vehicle which is (1) built on a single chassis, (2) 400 square feet or less when measured at the largest horizontal projection, (3) designed to be self- propelled or permanently towable by a light duty truck, and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Registered Professional Architect
A person registered to engage in the practice of architecture under the provisions of sections 4703.01 to 4703.19 of the Revised Code.

Registered Professional Engineer
A person registered as a professional engineer under Chapter 4733 of the Revised Code.

Registered Professional Surveyor
A person registered as a professional surveyor under Chapter 4733 of the Revised Code.

Special Flood Hazard Area
Also known as "Areas of Special Flood Hazard", it is the land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on Flood Insurance Rate Maps, Flood Insurance Studies, Flood Boundary and Floodway Maps and Flood Hazard Boundary Maps as Zones A, AE, AH, AO, A1-30, and A99. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.

Start of construction
The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of a building.

Structure
A walled and roofed building, manufactured home, or gas or liquid storage tank that is principally above ground.

Substantial Damage
Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement
Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes

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structures, which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include:

1. Any improvement to a structure that is considered "new construction,"
2. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified prior to the application for a development permit by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
3. Any alteration of a "historic structure," provided that the alteration would not preclude the structure's continued designation as a "historic structure".

Variance
A grant of relief from the standards of these regulations consistent with the variance conditions herein.

Violation
The failure of a structure or other development to be fully compliant with these regulations.

SECTION 3.0: ADMINISTRATION:

3.1 Designation of the Floodplain Administrator
The Mahoning County Planning Commission is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator.

3.2 Duties and Responsibilities of the Floodplain Administrator
The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:

A. Evaluate applications for permits to develop in special flood hazard areas.
B. Interpret floodplain boundaries and provide flood hazard and flood protection elevation information.
C. Issue permits to develop in special flood hazard areas when the provisions of these regulations have been met, or refuse to issue the same in the event of noncompliance.
D. Inspect buildings and lands to determine whether any violations of these regulations have been committed.
E. Make and permanently keep all records for public inspection necessary for the administration of these regulations including Flood Insurance Rate Maps, Letters of Map Amendment and Revision, records of issuance and denial of permits to develop in special flood hazard areas, determinations of whether development is in or out of special flood hazard areas for the purpose of issuing floodplain development permits, elevation certificates, variances, and records of enforcement actions taken for violations of these regulations.
F. Enforce the provisions of these regulations.
G. Provide information, testimony, or other evidence as needed during variance hearings.
H. Coordinate map maintenance activities and FEMA follow-up.
I. Conduct substantial damage determinations to determine whether existing structures, damaged from any source and in special flood hazard areas identified by FEMA, must meet the development standards of these regulations.

3.3 Floodplain Development Permits
It shall be unlawful for any person to begin construction or other development activity including but not limited to filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area, as established in Section 1.6, until a floodplain development permit is obtained from the Floodplain

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Administrator. Such floodplain development permit shall show that the proposed development activity is in conformity with the provisions of these regulations. No such permit shall be issued by the Floodplain Administrator until the requirements of these regulations have been met.

3.4 Application Required

An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area. Such application shall be made by the owner of the property or his/her authorized agent, herein referred to as the applicant, prior to the actual commencement of such construction on a form furnished for that purpose. Where it is unclear whether a development site is in a special flood hazard area, the Floodplain Administrator may require an application for a floodplain development permit to determine the development's location. Such applications shall include, but not be limited to:

A. Site plans, prepared by the appropriate design professional registered in the State of Ohio, drawn to scale showing the nature, location, dimensions, and topography of the area in question; the location of existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.
B. Elevation of the existing, natural ground where structures are proposed, certified by the appropriate design professional registered in the State of Ohio.
C. Elevation of the lowest floor, including basement, of all proposed structures, certified by the appropriate design professional registered in the State of Ohio.
D. Such other material and information as may be requested by the Floodplain Administrator to determine conformance with, and provide enforcement of these regulations.
E. Technical analyses conducted by the appropriate design professional registered in the State of Ohio and submitted with an application for a floodplain development permit when applicable:

1. Floodproofing certification for non-residential floodproofed structure as required in Section 4.5.
2. Certification that fully enclosed areas below the lowest floor of a structure not meeting the design requirements of Section 4.4(E) are designed to automatically equalize hydrostatic flood forces.
3. Description of any watercourse alteration or relocation that the flood carrying capacity of the watercourse will not be diminished, and maintenance assurances as required in Section 4.9(C).
4. A hydrologic and hydraulic analysis demonstrating that the cumulative effect of proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood by more than one foot in special flood hazard areas where the Federal Emergency Management Agency has provided base flood elevations but no floodway as required by Section 4.9(B).
5. A hydrologic and hydraulic engineering analysis showing impact of any development on flood heights in an identified floodway as required by Section 4.9(A).
6. Generation of base flood elevation(s) for subdivision and large-scale developments as required by Section 4.3.

F. A Floodplain Development Permit Application fee set by the Schedule of Fees adopted by Mahoning County.

3.5 Review and Approval of a Floodplain Development Permit Application

A. Review

1. After receipt of a complete application, the Floodplain Administrator shall review the application to ensure that the standards of these regulations have been met. No floodplain development permit application shall be reviewed until all information required in Section 3.4 has been received by the Floodplain Administrator.

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2. The Floodplain Administrator shall review all floodplain development permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits as required including permits issued by the U.S. Army Corps of Engineers under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and the Ohio Environmental Protection Agency under Section 401 of the Clean Water Act.

B. Approval

Within thirty (30) days after the receipt of a complete application, the Floodplain Administrator shall either approve or disapprove the application. If an application is approved, a floodplain development permit shall be issued. All floodplain development permits shall be conditional upon the commencement of work within one (1) year. A floodplain development permit shall expire one (1) year after issuance unless the permitted activity has been substantially begun and is thereafter pursued to completion.

3.6 Inspections

The Floodplain Administrator shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions.

3.7 Post-Construction Certifications Required

The following as-built certifications are required after a floodplain development permit has been issued:

A. For new or substantially improved residential structures, or nonresidential structures that have been elevated, the applicant shall have a *Federal Emergency Management Agency Elevation Certificate* completed by a registered surveyor to record as-built elevation data. For elevated structures in Zone A and Zone AO areas without a base flood elevation, the elevation certificate may be completed by the property owner or owner's representative.
B. For all development activities subject to the standards of Section 3.10(A), a Letter of Map Revision.

3.8 Revoking a Floodplain Development Permit

A floodplain development permit shall be revocable, if among other things, the actual development activity does not conform to the terms of the application and permit granted thereon. In the event of the revocation of a permit, an appeal may be taken to the Variance Board in accordance with Section 5 of these regulations.

3.9 Exemption from Filing a Development Permit

An application for a floodplain development permit shall not be required for:

A. Maintenance work such as roofing, painting, and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than $5,000.
B. Development activities in an existing or proposed manufactured home park that are under the authority of the Ohio Department of Health and subject to the flood damage reduction provisions of the Ohio Administrative Code Section 3701.
C. Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code.
D. Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code.
E. Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988 – Floodplain Management.

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Any proposed action exempt from filing for a floodplain development permit is also exempt from the standards of these regulations.

3.10 Map Maintenance Activities

To meet National Flood Insurance Program minimum requirements to have flood data reviewed and approved by FEMA, and to ensure that Mahoning County flood maps, studies and other data identified in Section 1.6 accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance activities are identified:

A. Requirement to Submit New Technical Data

1. For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical data reflecting such changes be submitted to FEMA within six months of the date such information becomes available. These development proposals include:
   a. Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;
   b. Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;
   c. Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and
   d. Subdivision or large scale development proposals requiring the establishment of base flood elevations in accordance with Section 4.3.

2. It is the responsibility of the applicant to have technical data, required in accordance with Section 3.10(A), prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall be the responsibility of the applicant.
3. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:
   a. Proposed floodway encroachments that increase the base flood elevation; and
   b. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

4. Floodplain development permits issued by the Floodplain Administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 3.10(A)(1).

B. Right to Submit New Technical Data

The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the Chairman of the Board of County Commissioners of Mahoning County, and may be submitted at any time.

C. Annexation / Detachment

Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of Mahoning County have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that Mahoning County's Flood Insurance Rate Map accurately represent Mahoning County's boundaries, include within such notification a copy of a map of Mahoning County suitable for

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reproduction, clearly showing the new corporate limits or the new area for which the Mahoning County has assumed or relinquished floodplain management regulatory authority.

3.11 Data Use and Flood Map Interpretation

The following guidelines shall apply to the use and interpretation of maps and other data showing areas of special flood hazard:

A. In areas where FEMA has not identified special flood hazard areas, or in FEMA identified special flood hazard areas where base flood elevation and floodway data have not been identified, the Floodplain Administrator shall review and reasonably utilize any other flood hazard data available from a federal, state, or other source.
B. Base flood elevations and floodway boundaries produced on FEMA flood maps and studies shall take precedence over base flood elevations and floodway boundaries by any other source that reflect a reduced floodway width and/or lower base flood elevations. Other sources of data, showing increased base flood elevations and/or larger floodway areas than are shown on FEMA flood maps and studies, shall be reasonably used by the Floodplain Administrator.
C. When Preliminary Flood Insurance Rate Maps and / or Flood Insurance Study have been provided by FEMA:

    1. Upon the issuance of a Letter of Final Determination by the FEMA, the preliminary flood hazard data shall be used and replace all previously existing flood hazard data provided from FEMA for the purposes of administering these regulations.
    2. Prior to the issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data shall only be required where no base flood elevations and /or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in existing flood hazard data provided from FEMA. Such preliminary data may be subject to change and / or appeal to FEMA.

D. The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the flood boundaries and areas of special flood hazard. A person contesting the determination of the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 5.0, Appeals and Variances.
E. Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations or flood protection elevations (as found on an elevation profile, floodway data table, established high water marks, *etc.*) shall prevail.

3.12 Substantial Damage Determinations

Damages to structures may result from a variety of causes including flood, tornado, wind, heavy snow, fire, *etc.* After such a damage event, the Floodplain Administrator shall:

A. Determine whether damaged structures are located in special flood hazard areas;
B. Conduct substantial damage determinations for damaged structures located in special flood hazard areas; and
C. Make reasonable attempt to notify owners of substantially damaged structures of the need to obtain a floodplain development permit prior to repair, rehabilitation, or reconstruction.

Additionally, the Floodplain Administrator may implement other measures to assist with the substantial damage determination and subsequent repair process. These measures include issuing press releases, public service announcements, and other public information materials related to the floodplain development permits

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and repair of damaged structures; coordinating with other federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information related to the proper repair of damaged structures in special flood hazard areas; and assist owners of substantially damaged structures with Increased Cost of Compliance insurance claims.

SECTION 4.0: USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION:

The following use and development standards apply to development wholly within, partially within, or in contact with any special flood hazard area as established in Section 1.6 or 3.11(A):

4.1 Use Regulations

A. Permitted Uses
All uses not otherwise prohibited in this section or any other applicable land use regulation adopted by Mahoning County are allowed provided they meet the provisions of these regulations.

B. Prohibited Uses
1. Private water supply systems in all special flood hazard areas identified by FEMA, permitted under Section 3701 of the Ohio Revised Code.
2. Infectious waste treatment facilities in all special flood hazard areas, permitted under Section 3734 of the Ohio Revised Code.

4.2 Water and Wastewater Systems

The following standards apply to all water supply, sanitary sewerage and waste disposal systems not otherwise regulated by the Ohio Revised Code:

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;
B. New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
C. On-site waste disposal systems shall be located to avoid impairment to or contamination from them during flooding.

4.3 Subdivisions and Large Developments

A. All subdivision proposals shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations;
B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
D. In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less.
E. The applicant shall meet the requirement to submit technical data to FEMA in Section 3.10(A)(1)(d) when a hydrologic and hydraulic analysis is completed that generates base flood elevations as required by Section 4.3(D).

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4.4 Residential Structures

A. New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Where a structure, including its foundation members, is elevated on fill to or above the base flood elevation, the requirements for anchoring (4.4(A)) and construction materials resistant to flood damage (4.4(B)) are satisfied.

B. New construction and substantial improvements shall be constructed with methods and materials resistant to flood damage.

C. New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

E. New construction and substantial improvements, including manufactured homes, that do not have basements and that are elevated to the flood protection elevation using pilings, columns, posts, or solid foundation perimeter walls with openings sufficient to allow unimpeded movement of flood waters may have an enclosure below the lowest floor provided the enclosure meets the following standards:

1. Be used only for the parking of vehicles, building access, or storage; and
2. be designed and certified by a registered professional engineer or architect to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters; or
3. have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

F. Manufactured homes shall be affixed to a permanent foundation and anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

G. Repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure, shall be exempt from the development standards of Section 4.4.

4.5 Nonresidential Structures

A. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of Section 4.4 (A) – (C) and (E) –(G).

B. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation; or, together with attendant utility and sanitary facilities, shall meet all of the following standards:

1. Be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to the level of the flood protection elevation;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

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3. Be certified by a registered professional engineer or architect, through the use of a *Federal Emergency Management Agency Floodproofing Certificate,* that the design and methods of construction are in accordance with Section 4.5(B)(1) and (2).

4.6 Accessory Structures

Relief to the elevation or dry floodproofing standards may be granted for accessory structures containing no more than 600 square feet. Such structures must meet the following standards:

A. They shall not be used for human habitation;
B. They shall be constructed of flood resistant materials;
C. They shall be constructed and placed on the lot to offer the minimum resistance to the flow of floodwaters;
D. They shall be firmly anchored to prevent flotation;
E. Service facilities such as electrical and heating equipment shall be elevated or floodproofed to or above the level of the flood protection elevation; and
F. They shall meet the opening requirements of Section 4.4(E)(3);

4.7 Recreational Vehicles

Recreational vehicles must meet at least one of the following standards:

A. They shall not be located on sites in special flood hazard areas for more than 180 days, or
B. They must be fully licensed and ready for highway use, or
C. They must meet all standards of Section 4.4.

4.8 Above Ground Gas or Liquid Storage Tanks

All above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement resulting from hydrodynamic and hydrostatic loads.

4.9 Assurance of Flood Carrying Capacity

Pursuant to the purpose and methods of reducing flood damage stated in these regulations, the following additional standards are adopted to assure that the reduction of the flood carrying capacity of watercourses is minimized:

A. Development in Floodways

1. In floodway areas, development shall cause no increase in flood levels during the occurrence of the base flood discharge. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation; or
2. Development in floodway areas causing increases in the base flood elevation may be permitted provided all of the following are completed by the applicant:

   a. Meet the requirements to submit technical data in Section 3.10(A);
   b. An evaluation of alternatives, which would not result in increased base flood elevations and an explanation why these alternatives are not feasible;
   c. Certification that no structures are located in areas that would be impacted by the increased base flood elevation;
   d. Documentation of individual legal notices to all impacted property owners within and outside the community, explaining the impact of the proposed action on their property; and
   e. Concurrence of the Board of County Commissioners of Mahoning County and the Chief Executive Officer of any other communities impacted by the proposed actions.

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B. Development in Riverine Areas with Base Flood Elevations but No Floodways

1. In riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the base flood elevation more than 1.0 (one) foot at any point. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that this standard has been met; or,
2. Development in riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated causing more than one foot increase in the base flood elevation may be permitted provided all of the following are completed by the applicant:

    a. An evaluation of alternatives which would result in an increase of one foot or less of the base flood elevation and an explanation why these alternatives are not feasible;
    b. Section 4.9(A)(2), items (a) and (c)-(e).

C. Alterations of a Watercourse

For the purpose of these regulations, a watercourse is altered when any change occurs within its banks. The extent of the banks shall be established by a field determination of the "bankfull stage." The field determination of "bankfull stage" shall be based on methods presented in Chapter 7 of the *USDA Forest Service General Technical Report RM-245, Stream Channel Reference Sites: An Illustrated Guide to Field Technique* or other applicable publication available from a Federal, State, or other authoritative source. For all proposed developments that alter a watercourse, the following standards apply:

1. The bankfull flood carrying capacity of the altered or relocated portion of the watercourse shall not be diminished. Prior to the issuance of a floodplain development permit, the applicant must submit a description of the extent to which any watercourse will be altered or relocated as a result of the proposed development, and certification by a registered professional engineer that the bankfull flood carrying capacity of the watercourse will not be diminished.
2. Adjacent communities, the U.S. Army Corps of Engineers, and the Ohio Department of Natural Resources, Division of Water, must be notified prior to any alteration or relocation of a watercourse. Evidence of such notification must be submitted to the Federal Emergency Management Agency.
3. The applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of said watercourse so that the flood carrying capacity will not be diminished. The Floodplain Administrator may require the permit holder to enter into an agreement with Mahoning County specifying the maintenance responsibilities. If an agreement is required, it shall be made a condition of the floodplain development permit.
4. The applicant shall meet the requirements to submit technical data in Section 3.10(A)(1)(c) when an alteration of a watercourse results in the relocation or elimination of the special flood hazard area, including the placement of culverts.

SECTION 5.0: APPEALS AND VARIANCES:

5.1 Variance Board Established

A. The Board of County Commissioners of Mahoning County shall appoint a Variance Board consisting of three members. The members shall serve 3 year terms after which time they shall be reappointed or replaced by the Board of County Commissioners of Mahoning County. Each member shall serve until his/her successor is appointed.

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B. A chairperson shall be elected by the members of the Variance Board. Meetings of the Variance Board shall be held as needed and shall be held at the call of the Chairperson, or in his absence, the Acting Chairperson. All meetings of the Variance Board shall be open to the public except that the Board may deliberate in executive sessions as part of quasi-judicial hearings in accordance with law. The Variance Board shall keep minutes of its proceedings showing the vote of each member upon each question and shall keep records of all official actions. Records of the Variance Board shall be kept and filed at the Mahoning County Planning Commission, 50 Westchester Dr., Ste. 203, Austintown, OH 44515.

5.2 Powers and Duties

A. The Variance Board shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Floodplain Administrator in the administration or enforcement of these regulations.
B. Authorize variances in accordance with Section 5.4 of these regulations.

5.3 Appeals

Any person affected by any notice and order, or other official action of the Floodplain Administrator may request and shall be granted a hearing on the matter before the Variance Board provided that such person shall file, within 10 business days of the date of such notice and order, or other official action, a brief statement of the grounds for such hearing or for the mitigation of any item appearing on any order of the Floodplain Administrator's decision. Such appeal shall be in writing, signed by the applicant, and be filed with the Floodplain Administrator. Upon receipt of the appeal, the Floodplain Administrator shall transmit said notice and all pertinent information on which the Floodplain Administrator's decision was made to the Variance Board.

Upon receipt of the notice of appeal, the Variance Board shall fix a reasonable time for the appeal, give notice in writing to parties in interest, and decide the appeal within a reasonable time after it is submitted.

5.4 Variances

Any person believing that the use and development standards of these regulations would result in unnecessary hardship may file an application for a variance. The Variance Board shall have the power to authorize, in specific cases, such variances from the standards of these regulations, not inconsistent with Federal regulations, as will not be contrary to the public interest where, owning to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations would result in unnecessary hardship.

A. Application for a Variance

1. Any owner, or agent thereof, of property for which a variance is sought shall make an application for a variance by filing it with the Floodplain Administrator, who upon receipt of the variance shall transmit it to the Appeals Board.
2. Such application at a minimum shall contain the following information: Name, address, and telephone number of the applicant; legal description of the property; parcel map; description of the existing use; description of the proposed use; location of the floodplain; description of the variance sought; and reason for the variance request.
3. All applications for a variance shall be accompanied by a variance application fee set in the Schedule of Fees adopted by the Mahoning County Planning Commission.

B. Public Hearing

At such hearing the applicant shall present such statements and evidence as the Variance Board requires. In considering such variance applications, the Variance Board shall consider and make findings of fact on

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all evaluations, all relevant factors, standards specified in other sections of these regulations and the following factors:

1. The danger that materials may be swept onto other lands to the injury of others.
2. The danger to life and property due to flooding or erosion damage.
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
4. The importance of the services provided by the proposed facility to the community.
5. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
6. The necessity to the facility of a waterfront location, where applicable.
7. The compatibility of the proposed use with existing and anticipated development.
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
9. The safety of access to the property in times of flood for ordinary and emergency vehicles.
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Variances shall only be issued upon:

1. A showing of good and sufficient cause.
2. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
3. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in these regulations; additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws.
4. A determination that the structure or other development is protected by methods to minimize flood damages.
5. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

Upon consideration of the above factors and the purposes of these regulations, the Variance Board may attach such conditions to the granting of variances, as it deems necessary to further the purposes of these regulations.

C. Other Conditions for Variances

1. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
2. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in Section 5.4(C)(1) to (11) have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

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3. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

5.5 Procedure at Hearings

1. All testimony shall be given under oath.
2. A complete record of the proceedings shall be kept, except confidential deliberations of the Board, but including all documents presented and a verbatim record of the testimony of all witnesses.
3. The applicant shall proceed first to present evidence and testimony in support of the appeal or variance.
4. The administrator may present evidence or testimony in opposition to the appeal or variance.
5. All witnesses shall be subject to cross-examination by the adverse party or their counsel.
6. Evidence that is not admitted may be proffered and shall become part of the record for appeal.
7. The Board shall issue subpoenas upon written request for the attendance of witnesses. A reasonable deposit to cover the cost of issuance and service shall be collected in advance.
8. The Board shall prepare conclusions of fact supporting its decision. The decision may be announced at the conclusion of the hearing and thereafter issued in writing or the decision may be issued in writing within a reasonable time after the hearing.

5.6 Appeal to the Court

Those aggrieved by the decision of the Appeals Board may appeal such decision to the Mahoning County Court of Common Pleas, as provided in Chapter 2506 of the Ohio Revised Code.

SECTION 6.0: ENFORCEMENT:

6.1 Compliance Required

A. No structure or land shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of these regulations and all other applicable regulations which apply to uses within the jurisdiction of these regulations, unless specifically exempted from filing for a development permit as stated in Section 3.9.
B. Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with Section 6.3.
C. Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with Section 6.3.

6.2 Notice of Violation

Whenever the Floodplain Administrator determines that there has been a violation of any provision of these regulations, he shall give notice of such violation to the person responsible therefore and order compliance with these regulations as hereinafter provided. Such notice and order shall:

A. Be put in writing on an appropriate form;
B. Include a list of violations, referring to the section or sections of these regulations that have been violated, and order remedial action, which, if taken, will effect compliance with the provisions of these regulations;
C. Specify a reasonable time for performance;
D. Advise the owner, operator, or occupant of the right to appeal;

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E. Be served on the owner, occupant, or agent in person. However, this notice and order shall be deemed to be properly served upon the owner, occupant, or agent if a copy thereof is sent by registered or certified mail to the person's last known mailing address, residence, or place of business, and/or a copy is posted in a conspicuous place in or on the dwelling affected.

6.3 Violations and Penalties

Violation of the provisions of these regulations or failure to comply with any of its requirements shall be deemed to be a strict liability offense, and shall constitute a third degree misdemeanor. Any person who violates these regulations or fails to comply with any of its requirements shall upon conviction thereof be fined or imprisoned as provided by the laws of the Mahoning County. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Mahoning County from taking such other lawful action as is necessary to prevent or remedy any violation. Mahoning County shall prosecute any violation of these regulations in accordance with the penalties stated herein.

SECTION 7.0: ADOPTION:

This Resolution shall take effect on the thirty-first day following the date of its adoption. Any and all previous resolutions on the Special Purpose Flood Damage Prevention Regulations are hereby repealed.

BE IT RESOLVED, that the Board of Mahoning County Commissioners held two (2) public hearings on September 17, 2009 and September 24, 2009 and received no public comments on the Special Purpose Flood Damage Reduction Regulations.

BE IT FURTHER RESOLVED that the Clerk of the Board be and is hereby directed to certify a copy of this Resolution to the Mahoning County Planning Commission.

Mr. Traficanti seconded the Resolution and the roll being called upon its adoption.

Roll call voting resulted:	Mr. Ludt:	absent
	Mr. McNally:	aye
	Mr. Traficanti:	aye

WHEREUPON, the President of the Board declared the foregoing Resolution be duly adopted this 8th day of October, 2009.

ANTHONY T. TRAFICANTI,
PRESIDENT OF THE BOARD

ATTEST:

NANCY M. LABOY,
CLERK OF THE BOARD

JR. VOL. 97, PAGE 582-598

cc: Planning Commission

As Clerk of the Board of Mahoning County Commissioners, State of Ohio, I hereby certify that this is a true and correct copy of the original now on file in the Mahoning County Commissioners Office. **CERTIFIED COPY.**

NATIONAL FLOOD INSURANCE PROGRAM
LAND MANAGEMENT CRITERIA
(Evaluation Sheet)

Mahoning County (Community) Level D (Draft) July 2009 (Final) October 22, 2009 (Dates of Review)
Jonathan Sorg (Name of Reviewer) ODNR, Division of Water, Floodplain Management Program

Note: The *Item Description* is a synopsis of the regulatory requirement & should not be construed as a complete description. Refer to the actual language contained in the National Flood Insurance Program Rules & Regulations for complete descriptions of the required standards.

Item Description (Section reference of the NFIP Regulations follows)	(Section reference from Ohio's Model Regulations)	**X**
1. Citation of Statutory Authorization.	1.1 Statutory Authorization	X
2. Purpose section citing health, safety, and welfare reasons for adoptions.	1.2 Findings of Fact 1.3 Statement of Purpose 1.4 Methods of Reducing	X
3. Adopt definitions of: Base Flood, Basement, Development, Flood Insurance Rate Map, Flood Insurance Study, Floodway, Historic Structure, Lowest Floor, Manufactured Home, Manufactured Home Park or Subdivision, New Construction, Recreational Vehicle, Special Flood Hazard Area, Start of Construction, Structure, Substantial Damage, Substantial Improvements, Variance, Violation, and other definitions as appropriate. [59.1]	2.0 Definitions	X
4. Designate a regulatory floodway that will not increase the base flood level more than 1 foot. [60.3(d)(2)]	2.0 (1 foot rise) 1.6(A) Basis for Est. SFHA	X
5. Include language in *Substantial Damage* for ICC coverage.	2.0 Definitions	X
6. Adopt or reference correct map and date. [60.3(b)]	1.6 (A) Basis for Est. SFHA	X
7. Adopt or reference correct Flood Insurance Study and date. [60.3(c)]	1.6 (A) Basis for Est. SFHA	X
8. Abrogation and Greater Restriction Section.	1.7 Abrogation . . .	X
9. Disclaimer of Liability section advising that the degree of flood Protection required by the regulations is considered reasonable but does not imply total flood protection.	1.9 Warning & Disclaimer of Liability	X
10. Adequate enforcement provisions including a violations/penalty section specifying actions community will take to assure compliance.	6.3 Violations & Penalties	X
11. Severability section (If any section, provision, or portion of the regulations is adjudged unconstitutional or invalid by a court, the remainder of the regulations shall not be affected.)	1.10 Severability	X
12. Framework for administering the regulations (permit system, establish office of administering the regulations, *etc.*)	3.0 Administration	X
13. Require permits for all proposed construction or other development including placement of manufactured homes. [60.3(a)(1)]	3.4 Application Required	X
(b) and within SFHAs on the FHBM or FIRM. [60.3(b)(1)]	3.3 FP Development Permits	X
14. Require floodproofed certification for non-residential structures. [60.3 (c)(4)]	4.5(B)(3) Non-residential	X
15. Assure that all other State and Federal permits are obtained. [60.3(a)(2)]	3.5(A)(2) Permit Review	X
16. For A Zones in the absence of FIA BFE data and floodway data consider other available data as basis for elevating residential structures to or above base flood level, and for floodproofing or elevating nonresidential structures to or above base flood level. [60.3(b)(4)]	3.11 Data Use & Flood Map Interpretation	X
17. Where BFE data are utilized, obtain and maintain records of the lowest floor and floodproofing elevations for new construction and substantial improvements. [60.3(b)(5)]	3.2 (E) Duties & Responsibilities of the FPA	X
	3.7 Post-Construction Certifications Required	X

Item Description (Section reference of the NFIP Regulations follows)	(Section reference from Ohio's Model Regulations)	X
18. Notify neighboring communities of watercourse alterations or relocations. [60.3(b)(6)]	4.9(C)(2) Alteration of Watercourses	X
(b) Maintain carrying capacity of altered or relocated watercourse. [60.3(b)(7)]	4.9(C)(3) Maintain carrying capacity . . .	X
19. Review permits to assure sites are reasonably safe from flooding and require for new construction and substantial improvements in the flood-prone areas: (a) Anchoring (including manufactured homes) to prevent flotation, collapse, or lateral movement. [60.3(a)(3)(i)]	4.4(A)(F) *anchoring*	X
(b) Use of flood resistant materials. [60.3(a)(3)(ii)]	4.4(B) *materials*	X
(c) Construction methods/practices that minimize flood damage. [60.3(a)(3)(iii)]	4.4(B) *& methods*	X
(d) Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities designed and/or located to prevent water entry or accumulation. [60.3(a)(3)(iv)]	4.4(C) Utilities	X
20. Require new and replacement water supply and sanitary sewer systems to be designed to minimize or eliminate infiltration. [60.3(a)(5)&(6)]	4.2(A)&(B) *water supply & sanitary sewer systems*	X
(b) Require on-site waste disposal systems be designed to avoid impairment or contamination. [60.3(a)(6)(ii)]	4.2(C) *On-site waste disposal*	
21. Review subdivision proposals to assure that: (a) Such proposals minimize flood damage. [60.3(a)(4)(i)]	4.3(A) Subdivision & Large Developments	X
(b) Public utilities and facilities are constructed so as to minimize flood damage [60.3(a)(4)(ii)]	4.3(B) *public utilities & facilities*	X
(c) Adequate drainage is provided. [60.3(a)(4)(iii)]	4.3(C) *adequate drainage*	X
22. Require base flood elevation data for subdivision proposals or other developments greater than 50 lots or 5 acres [60.3(b)(3)]	4.3(D) *provide H&H*	X
23. Require all new and substantially improved **residential** structures Within A1-30, AE, and AH Zones have their lowest floor (including basement) elevated to or above the BFE. [60.3 (c)(2)]	4.4(D) Residential Structures	X
24. In A0 Zones, require that new and substantially improved **residential** structures have their lowest floor (including basement) at or above the highest adjacent grade at least a high as the FIRM's depth number. [60.3(c)(7)]	4.4(D)(H) *A0 Zones*	
25. Require all new and substantially improved **nonresidential** structures within A1-30, AE, and AH Zones have their lowest floor (including basement) elevated or floodproofed to or above the BFE. [60.3 (c)(3)]	4.5(B) Nonresidential Structures	X
26. Require that, for floodproofed non-residential structures, a registered professional architect or engineer certify that the design and methods of construction meet requirements at 60.3 (c)(4).	4.5(B)(3) *certified by P.E.*	X
27. In A0 Zones, require that new and substantially improved **non-residential** structures have their lowest floor (including basement) elevated or floodproofed above the highest adjacent grade to at least as high as the FIRM's depth number. [60.3(c)(8)]	4.5(C) *A0 Zones*	
28. In Zones A0 and AH, require drainage paths around structures on slopes to guide water away from structures. [60.3(c)(11)]	4.4(H) residential	
	4.5(C) non-residential	
29. Require all manufactured homes to be elevated and anchored to resist flotation, collapse, or lateral movement. [60.3(b)(8)]	4.4(D) elevation	X
	4.4(F) anchoring	X

Note: Item 24, 27, & 28 are not required if community has no A0 and AH zones.

Item Description (Section reference of the NFIP Regulations follows)			(Section reference from Ohio's Model Regulations)	X
30.	Require that manufactured homes placed or substantially improved within A1-30, AH, and AE Zones outside a manufactured home park or subdivision be securely anchored and elevated so that the lowest floor is at or above the BFE. [60.3(c)(6)]		4.4(D) [ORC 3733.01, for manufactured home parks or subdivisions see ODH Rules]	X
31.	In A1-30, AH, and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored or be on the site for less than 180 consecutive days or be fully licensed and highway ready. [60.3(c)(14)]		4.7 Recreational Vehicles	X
32.	Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage have permanent openings designed to allow the entry and exit of floodwaters in accordance with specifications of 60.3(c)(5).		4.4(E) *enclosure below the lowest floor*	X
33.	Until a regulatory floodway is designated, no encroachment may increase the base flood level more than 1 foot. [60.3](c)(10)]		4.9(B) riverine areas with BFEs but not floodways	X
34.	In regulatory floodway, prohibit any encroachment unless hydrologic and hydraulic analysis proves that it would not increase flood levels during the base flood discharge. [60.3(d)(3)]		4.9(A) Development in floodways	X
35.	Variance section with evaluation criteria and insurance notice. [60.6(a)]		5.0 Appeals & Variances	X
			5.4(D)(3) *written notice*	X
36.	Effective Date: 11/8/2009 Adoption Date: 10/8/2009		7.0 Adoption	X
37.	Signature of Appropriate Official and Certification.		7.0 Adoption	X
41.	Public Hearing Date(s) (2 mandatory for counties)	September 17, 2009 / September 24, 2009	7.0 Adoption	X
39.	Publication in newspaper of record (date).	August 25, 2009	September 1, 2009	X
40.	ODNR Approval Letter dated:		October 26, 2009	X
41.	FEMA Approval Letter dated:			

Note: Item 33 is not required if all streams have their floodways designated.

CEO: The Honorable Anthony Traficanti **Local FPM**: Ms Sarah Gartland, CFM

Address: 50 Westchester Drive, Suite 203, Austintown, Ohio 44515 Telephone #: (330) 270-2890

Date of most recent CAV: 3/1/2007 Map Level D Replaces/Amends: Resolution Adopted: October 9, 2008

Compliant?: Yes

Comments:

THE STATE OF OHIO
Mahoning County

Proof Of Publication

Personally appeared before the undersigned authority, Julie Richardson of THE VINDICATOR PRINTING COMPANY, publishers of THE VINDICATOR, a newspaper printed and of general circulation in Mahoning, Trumbull and Columbiana Counties in Ohio and Lawrence and Mercer Counties in Pennsylvania, and being duly sworn, on her oath deposes and says that the notice hereto attached was published 2 times and that insertions were as follows:

8/25/2009 ; 9/1/2009

Advertisement..... $95.00
Affidavit..... 2.00

TOTAL..... $97.00

Sworn to and subscribed before me this 2nd day of October, A.D. 2009

NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
KELLEY I. KURTZ
NOTARY PUBLIC, STATE OF OHIO
MAHONING COUNTY
My Comm. Expires June 4, 2012

LEGAL NOTICE
PUBLIC HEARING

The Mahoning County Planning Commission is requesting the adoption of revisions to the Flood Damage Reduction Regulations. Public hearings will be held on Thursday, September 17, 2009 and Thursday, September 24, 2009, at 10:45 a.m. both days, in the Commissioners Hearing Room to discuss this issue.

Copies of the proposed revised resolutions for adoption are available at the Mahoning County Planning Commission located at 50 Westchester Drive, Austintown, OH 44515 or by phoning 330-270-2890 with any questions or concerns.

BOARD OF MAHONING COUNTY COMMISSIONERS

Nancy M. Laboy, Clerk of the Board

Ohio Department of Natural Resources

TED STRICKLAND, GOVERNOR | SEAN D. LOGAN, DIRECTOR

David Hanselmann, Chief

Division of Soil and Water Resources

October 26, 2009

The Honorable Anthony Traficanti, Commissioner
Mahoning County
21 West Boardman Street, 2nd Floor
Youngstown, Ohio 44503

Dear Commissioner Traficanti:

This letter is in regard to the adoption of the Mahoning County (Unincorporated Areas) Special Purpose Flood Damage Reduction Resolution #09-10-016 adopted October 8, 2009. In accordance with Section 1521.18 of the Ohio Revised Code, our office has reviewed the adopted resolution for compliance with minimum National Flood Insurance Program (NFIP) standards as authorized under the National Flood Insurance Act of 1968. The adopted resolution is **compliant** with minimum NFIP standards. With this letter, I will forward your compliant resolution with ODNR approval to FEMA Region V offices to complete your update process.

Please contact me at (614) 265-6780 or by e-mail at Jonathan.Sorg@dnr.state.oh.us with any questions or comments.

Respectfully,

Jonathan Sorg

Jonathan Sorg, CFM
Environmental Specialist
Floodplain Management Program
Division of Soil and Water Resources

cc: Catrina Covino, FEMA Region V
Sarah Gartland, Mahoning County Planning Commission