

# Application for Type Ia & Ib Subdivision

I subdivisions are 5 lots or less; Ia are under 5 acres; Ib are 5-20 acres.  
Ia are regulated by ORC 711.131; Ib are regulated by ORC 711.133

One copy of this application, complete with information listed below must be filed with the Ashland County Planning Commission Subdivision Review Committee. They will also be reviewed by this office, the Tax Map Office, Health Department, County Engineer and the Soil & Water District. Separate applications must be submitted for each lot to be subdivided. Fees are due at the time of applications. The application, complete with action taken by the Commission, will be returned to the applicant or agent. Incomplete applications will not be accepted.

**Name of Applicant:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Township: \_\_\_\_\_

Property Address/Road: \_\_\_\_\_ City: \_\_\_\_\_

Split Size: \_\_\_\_\_ Original Acreage: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

Vacant land?  Yes  No Existing septic?  Yes  No

**To be included with application:**

- **Description:** Attach separate sheet with legal description to each copy.
- **Sketch:** The sketch shall show the following and be attached to each copy:
  - Proposed lot
  - Owners of parcel & adjoining property
  - Dimensions & location of lot lines
  - Existing structures, easements, public facilities, setbacks, and direction of drainage.
- **Signature form** (see reverse side of this application)

# Subdivison Review Checklist

**Name of Owner:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Township: \_\_\_\_\_

Property Address/Road: \_\_\_\_\_ City: \_\_\_\_\_

Split Size: \_\_\_\_\_ Original Acreage: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

**Any of the parties below unable to attend the scheduled subdivision review committee meeting must submit any concerns/recommendations to county planning PRIOR TO the meeting.**

**Planning:**

- **Road frontage:** Is there public road frontage? If not, it is not eligible for a minor subdivision.
- **Original tract:** Is this an original tract (created before 5/14/1964)?
- **Previous splits:** Have there been more than 5 splits less than 5 acres from original tract? If so, it is not eligible for a minor subdivision.
- **# of Splits:** Are more than 5 splits being proposed? If so, it is not eligible for a minor subdivision.
- **Non buildable:** Are any proposed lots non-buildable? If so, will the creation on non-buildable lots create additional building lots? If so, it is not eligible for a minor subdivision.
- **Site map:** Preliminary site plan maps identifying lots is required. Maps must include dimensions & be submitted with background section map

**County Engineer/ODOT/Township:**

- **Access point:** Access point must be approved by appropriate authority.
- **Changes to Roads:** Are any public roadways being opened/widened/extended? If so, it is not eligible for a minor subdivision.

**Health Department:**

- **Sanitary facilities:** Are there existing facilities? If not, Health Department must approve.

**Soil & Water:**

- **Soil limitations:** Are there site limitations based on site soil composition?

**Floodplain:**

- **Zone A:** Is any of the property within a Zone A floodplain? If so, all construction activity, excavation, fill, development, etc. must comply with county floodplain regulations.

**Zoning:**

- **Compliance:** Does the proposed split meet minimum zoning requirements? If not, approval must be granted by the local Board of Zoning Appeals (BZA).

**Committee Determination:**

Pre-approved as buildable lot     Pre-approved as non-buildable lot     Denied per: \_\_\_\_\_