

TUSCARAWAS COUNTY
REGIONAL PLANNING COMMISSION

Jill P. Lengler
Director

*125 East High Avenue * New Philadelphia, Ohio 44663*
*Phone 330-365-3246 * FAX 330-365-3250*

May 18, 2017

Re: Clarification on Dedicated Private Drive (DPD) Regulations

1. If you have an approved Dedicated Private Drive and are adding additional lots (maximum of five) but not changing the DPD, you follow the regulation in effect at the time your DPD was approved.

The 5/9/2000 Regulations are attached.

The 1/12/2012 Regulations are the same as the current 8/1/2016 Regulations

2. If you are changing an approved DPD in any way such as lengthening it, or moving it, the current regulations will apply.

Jill P. Lengler, Director
Tuscarawas County Regional Planning Commission

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May 9. 2000 Subdivision Regulations DPD

Section 414 Access. Every lot or tract shall be along, front upon or abut an existing public road. That portion of the lot extending to the public road shall have a minimum width of 25 ft. and shall be located on a road frontage that can be developed for access by a conventional automobile.

1. A Dedicated Private Driveway provides legal access to a tract of land if Dedicated Private Driveway fronts upon or abuts an existing public road. See section 517 Dedicated Private Driveway.

Section 517 Dedicated Private Driveway aka DPD. When application is made for a DPD, the following requirements shall govern:

1. A DPD may be used to provide vehicular access to no more than five single family detached dwelling units. Duplexes count as two one-family dwelling units. A recorded maintenance agreement shall be provided for the continued maintenance of the common private access. Common driveways shall have a maintenance agreement acceptable to the planning commission.
2. A recorded maintenance agreement, signed by all property owners shall be submitted along with a Final Plat prepared in accordance with Section 314.
3. The current filing fee must accompany the submittal of the Final Plat. The check shall be made payable to the Tuscarawas County Regional Planning Commission. See RPC Fees, appendix Section A-2.
4. Refer to Dedicated Private Drive standards Check List in the Appendix Section of these Regulations.

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Appendix

CHECK LIST

3/06/06

Dedicated Private Driveway aka DPD

Ref. Section 517

A Dedicated Private Driveway provides legal access to a tract of land when the DPD fronts upon or abuts an existing public road and shall be located in an area that can be developed for access by a conventional automobile. A DPD provides legal access to land for subdivision purposes and is subject to the limits of the subdivision regulations.

The original developer(s)/owner(s) of a DPD are responsible for the initial installation of the driveway to the size and material specifications.

These standards apply to all Dedicated Private Driveways regardless of the number of lots served by the DPD. (5 lots maximum)

1. The DPD developer must meet with the Regional Planning Director or his assigned deputy to discuss the planned DPD. The developer must present at the meeting a copy of the current tax map that shows the parcel where the DPD will be installed.
2. A sketch and profile of the DPD must be submitted to the RPC office at or after the initial meeting with the RPC office.
3. A DPD may serve a maximum of five one-family detached dwelling units. Duplexes count as two one-family dwelling units.
4. The proposed lots to be served by the DPD must be shown on the sketch and plat.
5. Show a lot number on each proposed lot (#1 thru #5)
6. Show the total acreage for each proposed lot served by the DPD.
7. A driveway permit must be obtained before starting construction on the DPD. Driveway permits can be obtained from the County Engineer if access is on a county road, the Township Trustee's if access is on a township road.
8. The sight distance must be approved by the entity issuing the driveway permit.

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9. The centerline of the DPD must be the lot abutment line whenever possible.
10. The Final Plat of a Dedicated Private Driveway shall prepared by a Registered Surveyor in accordance with Section 314.
11. Proposed lots with bearings, distances, acreage, lot number and lot owner's name.
12. All plat boundaries with length of courses in feet and hundredths, bearings to not more than half minutes.
13. A 30' minimum DPD right-of-way is required. More than 30' may be necessary depending on cut requirement for irregular terrain.
14. DPD right-of-way with bearings and distances.
15. The DPD right-of-way acreage for each lot must be shown on the plat.
16. The DPD Right of way acreage must be completely consumed by the lots served by the DPD.
17. A 16' wide by 6" deep granular driveway is required with a 4" coarse granular base material and the top 2" traffic compacted granular material.
18. 25' foot flared radii are required at the private drive entrance to the public road right-of- way.
19. Show the public road and name that the DPD abuts.
20. *One dwelling unit per lot* must be noted on the Plat.
21. Vicinity map of area within a scope which shows the DPD abutting a public road.
22. Signature & Date Lines for: Surveyor, Owner(s), Regional Planning Director, Map office, Auditor, Recorder
23. A Recorded Maintenance Agreement is required which includes the signatures of owners of all lots served by the DPD.

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24. *Each lot shall individually display its address at the driveway entrance to the Dedicated Private Drive.*
25. Lot splits on the DPD will not be approved by the RPC until the owner(s) of the DPD has installed the driveway to the above driveway size and material specifications and have submitted a signed, notarized statement that they have installed the driveway to the specifications. The County will not be responsible for inspection of the driveway improvements, but may spot check.
26. The filing fee must be paid to the RPC when the final plat is presented to the RPC office for final approval. Refer to Section 802 Fee's.

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