

Article II

GENERAL PLAN DEVELOPMENT PROCEDURE

200 PURPOSE

To outline the procedures to be followed in the development of subdivision plans.

201 SUBDIVISION PROCEDURE

The proposed public improvements within all subdivisions shall follow a three-phase review and approval procedure. This procedure starts with a Conceptual Discussion phase, which leads to the Preliminary Engineering Plan phase and then to the Final Engineering and Construction Plan.

A. Conceptual Discussion - Phase I

In this phase, the Owner or Design Engineer is encouraged to meet with the County Engineer and, when a central sewer is involved, the County Sanitary Engineer, so both parties can become familiar with the existing conditions affecting the proposed improvements. This meeting should take place as soon as possible after the sketch plan review phase by Regional Planning Commission.

It should be noted that approval of zoning does not constitute a variance from these Standards. Owners are encouraged to review their zoning plans with the County Engineer prior to submittal to the Township. This step is not required but is encouraged.

B. Preliminary Engineering Plan - Phase II

The Owner shall submit this plan along with any pertinent reports and calculations concurrent with submitting the preliminary plat which is submitted to the Delaware County Regional Planning Commission (RPC). The Preliminary Engineering Plan, as outlined in Article III of these Standards, shall contain sufficient information to enable the County Engineer to determine if the proposed improvements will be feasible and will serve the public's best interest. In general, the submitted information will be similar to what is required for RPC preliminary plan/plat approval.

C. Final Engineering and Construction Plan - Phase III

The Owner shall submit a complete Final Engineering and Construction Plan (including specifications and standards

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drawings), as outlined in Article IV of these Standards, of the proposed subdivision for review by the County Engineer.

202 REVIEW FEES ON SUBDIVISIONS

The Owner shall pay all costs incurred by the County Engineer for review of Preliminary Engineering Plan and Final Engineering and Construction Plan. The County Engineer shall determine the fees charged and may include supplemental consulting services. The costs for all supplemental consulting services will be billed to the Owner. The County Engineer reserves the rights to withhold review of plans until these fees have been paid.

Fees may be refunded for withdrawn preliminary engineering submittals. The amount will be at the discretion of the County Engineer. Actual refunds will be determined based on all costs associated with the review up to the date of the project being withdrawn. Requests for fee refunds shall be made in writing.

203 CONSTRUCTION AND MATERIAL SPECIFICATIONS, STANDARD DRAWING AND SUPPLEMENTAL SPECIFICATIONS REQUIREMENTS

Construction and Material Specifications (CMS), Standard Drawings and Supplemental Specifications as outlined below shall apply for all projects (Subdivision and Public (Capital) Improvement/Non-Subdivision), based on the following road classifications. Classifications for specific roads can be found in the Delaware County Thoroughfare Plan, current edition, except as noted. Minor Collector Roads are further defined in these Standards as Minor Rural and Minor Urban Collectors.

ODOT CMS and Standard Drawings, Current Edition, and Delaware County Supplemental Specifications

Major Arterial

Minor Arterial

Major Collector

Minor Rural Collector (Open Ditch Typical Section)

City of Columbus CMS Current Edition, Delaware County Supplemental Specifications, and Standard Drawings

Minor Urban Collector (Curb and Gutter Typical Section)

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Local Streets (Through Streets, Loop Streets, Cul-de-sacs and Low Volume/Low Density Streets, etc.)

Multi-Family, Common Access Drives (CADs), Commercial and Industrial Developments

For projects where both ODOT and City of Columbus specifications are required (for example, a new subdivision with local streets with a proposed access onto an existing arterial or collector road), the City of Columbus specifications will be required for all construction from the existing County/Township Road right-of-way line inside the proposed site. ODOT specifications will be required for all work within the proposed right-of-way for the existing County/Township Road (such as a road widening, shoulder and ditch improvements). Any pipes, headwalls, etc. that are located within the right-of-way of the existing County/Township Road will need to comply with ODOT standards. The County Engineer will have final determination of which standards, including standards drawings are applicable.