

DELAWARE COUNTY SUBDIVISION PLATTING AND PLAN REVIEW PROCESS

INFORMAL DISCUSSIONS ARE ENCOURAGED AT ANY TIME.
PROCESS ASSUMES ZONING IS APPROVED BY THE TOWNSHIP BEFORE BEGINNING

REGIONAL PLANNING COUNTY ENGINEER SANITARY ENGINEER ! ON RPC DEADLINE! **SKETCH PLAN** Submit Copy/Digital to RPC. RPC distributes, collects ! ON RPC DEADLINE! **SIMULTANEOUS SIMULTANEOUS** PRELIMINARY PLAN PRELIMINARY ENGINEERING SANITARY REVIEW Submit Copies to RPC Sight Distance Diagrams *For residential developments with (Staff receives Preliminary Plan from RPC) RPC distributes, collects Verify Adequate Drainage Outlet on-site treatment systems, Health Submit the following for approval MOU for TIS District needs a soil scientist report. Sanitary Variance Req. (can be after Plans and **Technical Review Meeting** Engineer Easements if RPC approval) Review Comments Discussed <u>Estimate</u> separate from plat Checklist Revisions allowed by the following Monday **RPC MEETING** Preliminary Plan Approval (2 years) **ODOT** Drainage **FINAL ENGINEERING REVIEW** Fire Permit if Maintenance (4 weeks, plus resubmission reviews) Dept appropriate Petition Submit the following for approval Plans and ROW and/or Permit Traffic Drainage Review **Plan Approval by Sanitary Engineer** Fees Study County Engineer Checklist Easements Approval if required Plans Approval Del-Co Water **PLAN APPROVAL BY** Signatures by **COMMISSIONERS** Health if applicable others FINAL ENGINEERING **APPROVAL Engineer Estimate Approval FINAL PLAT REVIEW PROJECT CONSTRUCTION SEWER CONSTRUCTION** Draft plat to RPC for review, **Owner's Agreement** Draft plat to DCEO and RSD **Subdivider's Agreement** staff comments back to Drainage maintenance and post fees (if req.) for review (4 weeks needed) Pay review and inspection fees applicant Bond if platting now Submit lot number/house **Pre-Construction Meeting Pre-Construction Meeting** number plan to Engineer's **Begin Construction** Map Department **Begin Construction** Circulate **plat** for signature: Complete construction or Complete construction or Delco ** Health bond remaining construction bond remaining construction Zoning Final Inspection, 5-year bond issued ! ON RPC DEADLINE! ** Health District: Acceptance Into Public Service by Submit Plat to RPC with Subdivisions of more than 24 lots with on-site treatment must Commissioners Del-Co, Township and go before Board of Health before signature on plat Health (opt.) signatures. RPC circulates for signatures of Tap Fee Paid DCEO, Sanitary, and County Commissioners. Schedule Tap Inspection Connect House to Sewer RPC Provides signed mylar and copies for RPC MEETING/Approval processing at Auditor and Recorder. (Record plat in 15 months) RPC County Engineer Soil & Water Sanitary Engineer **DCRPC Subdivision Regulations: Code Compliance** https://regionalplanning.co.delaware.oh.us/resources/publications/ Sanitary Engineer Standards: **Township Zoning** https://regionalsewer.co.delaware.oh.us/designresources/ **County Engineer Standards:** Fire Department https://engineer.co.delaware.oh.us/drp/ (look under Private Development Resource Page) ODOT Permit: www.dot.state.oh.us/dist6/whotocall.asp **Delco Water**