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PRELIMINARY PLAN

Checklist

Development: _____

Date: _____

PRE-APPLICATION MEETING AND CONSULTATION (Section 304)

The applicant shall meet with RPCC staff and the Technical Review Committee prior to developing plans for the site. At this meeting, the Technical Review Committee will exchange information with the applicant and answer basic questions about developing in Greene County. The applicant should bring a basic sketch plan and be prepared to discuss the project in relation to the Comprehensive plan, Thoroughfare Plan, other adopted plans, and environmental impacts. A site visit is also encouraged.

Date Held: _____

The Preliminary Plan (section 305) consists of the following:

- Preliminary Design Plan for All Phases
- Preliminary Drainage Plan for All Phases, per Section 309
- Phasing Plan and Schedule, per Section 305
- Preliminary Sediment and Erosion Control Plan
- Any Environmental Engineer Reports identifying wetlands or significant natural features, or Jurisdictional Determinations, if any.
- Other technical or site-specific items deemed necessary for review by county, state, or local jurisdiction and review agencies. (example: Traffic Impact Study)

The preliminary design plan (section 308) shall include the following information:

- The proposed name of the subdivision. The name of the subdivision shall not duplicate or closely approximate an existing or proposed subdivision in Greene County.
- Location by section, range and township or Virginia Military Survey number.
- Boundaries of the entire proposed subdivision shall be drawn in heavy continuous lines with its acreage, and the boundaries of future development phases shall be delineated.
- Name, address, and telephone number of the owner of record, developer, professional engineer, and professional surveyor with appropriate numbers and seals.
- A north arrow, legend, bar scale, date of plan, and vicinity map.
- Name of adjacent subdivisions, and owners of adjoining parcels, extending at least 200 ft. beyond the boundary of the proposed subdivision.

- Show all phases for multi-phase subdivisions, schedule, and sequence of development.
- Existing contours at two (2) foot intervals for predominant ground slopes within the subdivision between level and ten (10) percent grade and five (5) foot intervals for predominate ground slopes within the subdivision over ten (10) percent grade. Contours shall be mean sea level datum and nearest bench mark shall be specified and described. The method of determining topographic contours or the source of topographic contours if done by others, and the date of the topographic survey, shall be noted.
- Location, dimensions, and names of existing streets, right-of-ways, and easements, Political boundaries, utilities, parks, trails, nature reserves, wildlife areas, wooded areas, wetlands, water courses, drainage patterns, water bodies, Special Flood Hazard Areas, national or state scenic rivers, and other important natural features, inside the development area and within 200-ft of the development area.
- Location, dimensions, and names of proposed streets, sanitary sewers or household sewage treatment systems, water lines, storm sewers including drainage tiles, and culverts.
- Layout, number, dimensions, and area of each proposed lots, open space lots, and reserve areas.
- Show existing and proposed easements and right of way.
- Location of all multi-use paths and sidewalks inside the subdivision and within 200-ft of the proposed development.
- Total acreage of subdivision, acreage in lots, reserve areas, and right of way.
- Parcels of land reserved for public use or reserved by covenant for residents of the subdivision and acreage.
- All thoroughfares as shown on the Official Thoroughfare Plan wherever they traverse the plat.
- Location of centralized mail boxes if required by USPS.
- Traffic control or other public safety or access management measures as required by the County Engineer.

SUPPLEMENTARY INFORMATION, Section 310 shall include the following information:

- Statement of proposed use of lots, giving type and number of dwelling units and type of business or industry.
- Locations and approximate dimensions of all existing buildings.
- For commercial and industrial development, the location, dimensions, and approximate grade of proposed alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.
- Description of proposed covenants and restrictions or draft HOA documents.
- In a letter accompanying the request for approval of the preliminary plan, the sub-divider shall state the type of wastewater treatment system and potable water system.
- The RPCC requires a storm water facilities maintenance plan, and a statement of responsibility for maintenance of storm water facilities outside of the public right of way.