
4307.27 Improvements; requirements.

- (A) Plans for the improvements required in this section shall be prepared and signed by a registered engineer holding a State of Ohio certificate of registration.

The improvements listed below shall be installed after approval of the final plat which is prepared for recording. In lieu of this immediate completion of the improvements the subdivider shall enter into an agreement with the director of public service and the director of public utilities Columbus Water & Power and file a surety bond with them to secure to the city the actual construction of such improvements within a period not exceeding one year, in accordance with the specifications, and inspection by the City of Columbus.

The owner of the tract may prepare and secure tentative approval of a subdivision plat for an entire area or a portion thereof. The improvements shall be installed or bond posted to cover such installations in all the subject area or that portion of the area for which a final plat is approved for recording. The owner may sell or lease, or offer for sale or lease, lots in that portion of the property for which trunk sewers, water lines, or other utilities have been provided, and where such utilities are so designed that they can be readily expanded or extended to serve the entire area, or a portion thereof.

The following improvements are to be installed: (a) All intersections of the subdivision streets and boundary lines shall be marked with permanent monuments. A permanent monument shall be deemed to be a one-half inch or larger steel rod or pipe extending three feet below the finished grade line. Where conditions prohibit the placing of monuments on the line, offset monuments will be permitted. Such offset monuments and distances shall be properly shown on the subdivision plat.

- (B) Where a benchmark is nonexistent within a reasonable distance, the director of public service and/or their designee shall place a permanent benchmark, the elevation of which shall be based on sea level datum as determined by the U.S. Coast and Geodetic Survey and shall be accurately noted on the subdivision plat.
- (C) All intersecting street lines shall have rounded corners, as specified in C.C. 3123.10(e) and all streets and alleys must be graded and improved by surfacing. Surfacing shall be in accordance with standard specifications of the city entitled "Construction and Material Specifications for the City of Columbus, Ohio," in force at the time of the improvement.
- (D) The type of foundation and surfacing required shall be determined by the city engineer whose approval shall be evidenced on all such plans by stamp and signature. All grading, foundation and surfacing of streets and alleys and all construction of sidewalks shall be subject to the approval and supervision of the director of public service and/or designee. Sidewalks shall be constructed and in place at the time the buildings are completed.
- (E) Where the public water supply is already reasonably accessible, the subdivider shall enter into an agreement with the administrator of the division of water of the city for the extension of the public water system, including the stand installation of valves and fire hydrants and the public water service shall be made available to each lot in that part of the subdivision to be immediately developed.
- (F) When it is apparent that the public water supply cannot be extended for a period of years, the subdivider shall construct a private water supply system in such manner that an adequate supply of potable water will be available to every lot in that part of the subdivision to be immediately developed. The source, supply and distribution system shall comply with the requirements of the State Board of Health of Ohio, and be approved by the board of health of the city.
- (G) There shall be no obligation on the part of the city to incorporate such private water system into any public system of water supply that may be built in the future.
- (H) If the subdivision can be served by the extension of any existing public sanitary sewer, the subdivider shall enter into an agreement with the division of water reclamation of the city for the extension thereof to each lot in that part of the subdivision to be immediately developed.

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- (I) Storm water disposal shall be subject to approval and supervision of the division of water reclamation and the department of public service.