



TYPICAL SUBMISSION ERRORS AND OMISSIONS

STREET PLANS - SUBDIVISIONS

- Missing and/or wrong City of Columbus Standard Drawing references.
- Missing, incomplete, and/or incorrect plan notes.
(i.e. Failure to change references to be specific to the current project. A consultant will often copy notes from one project to another without performing project specific edits.)
- Missing utilities (pipes and unidentified overhead wires), and other topographical information.
- Unidentified and/or unresolved surface elevation conflicts with existing cross streets, driveways, steps, walks and lawns.
- Horizontal and vertical control points missing or insufficiently documented.
- Missing curve data.
- Missing quantity calculations or incorrect quantities.
- Datum and/or coordinate system (basis of bearing) not indicated.
- Existing topographical information not complete.
- Insufficient mapping provided to relate proposed project to existing conditions.
- Proposed lane use not indicated.
- No profile (vertical alignment) shown.
- No pavement warping design performed at radius returns.
- Plan details conflict with other related plan submissions.
(i.e. Sewer plans don't match street plans, final street plans don't match plat)
- Failure to provide, or incomplete, ADA compliant curb ramps designs.
- Check prints missing or comments not addressed.

SITE PLANS

- Parking layout does not meet code requirements.
- ADA parking spaces do not meet van accessible parking requirements as defined by the Division.
- Driveway width less than the code required 20-foot minimum.
- Approval delayed due to lack of street plans and bonding for off-site improvements.
- Lack of information of adjacent properties and those across the street. It is difficult to approve driveway locations without actual locations of driveways adjacent to and opposite the one in question.
- Drive aisles, parking spaces and handicap spaces not dimensioned.



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PLATS

- Insufficient right-of-way provided at intersection to accommodate future signal poles.
- Right-of-way may need to increase to 60 feet at intersection with arterial roadway in order to accommodate a three-lane side street approach.
- Lack of information on adjacent properties and those across street to properly locate street to be platted.
- Unidentified and/or unresolved surface elevation conflicts with existing cross streets, driveways, steps, walks and lawns.
- Horizontal and vertical control points missing or insufficiently documented.

PRELIMINARY PLATS

- Nearest utilities not shown.
- Street names not reserved & approved.

FINAL PLATS

- Street names not approved.
- Permanent markers not shown at intersections.

MYLAR

- Agreement, plan review fees & inspection fees not paid when developer wants plat recorded.
- More recently: Street plans not ready when mylar arrives from Development Department.