

The following table is not an officially-adopted part of the Subdivision Regulations and is for informational purposes only. Every effort has been made to reflect all general changes in the No-Plat process, but the table does not reflect every change in the Platting section. Please consult the proposed Subdivision Regulations for complete changes and details. (4/19/06)

NPA - Lots less than 5 acres in size		
	Under current Subdivision Regulations	Under proposed Subdivision Regulations
Limit on number of splits	4 lots per year from an original tract as of January 1 st or 5 if the residue is less than 5 acres	no change
Approval by zoning authority	Yes	no change
Approval by Health Department of Sanitary Engineer	Yes	no change
Approval by County Engineer	Yes	no change
Approval by Delaware County Soil and Water Conservation District	No	Yes
Development Plan Including:		
Topographic contours	Yes	no change
Extent of grading/clearing	No	Yes
Existing/proposed building, well, location and type of sewage treatment system	Yes	no change
Soil type delineation	Yes	no change
New or additional roadway easements and/or utility easements	Yes	no change
Appropriate floodplain status information	Yes	Show areas within the 100-year floodplain/floodway.
Access points, recording data for other lots from original tract, plan showing NPA subdivisions on adjacent parcels within the past year, boundary survey, flagged corners.	Yes	no change

Platting changes

	Under current Subdivision Regulations	Under proposed Subdivision Regulations
Sketch Plan	Valid for 1 year	no change
Preliminary Plan	May be tabled before RPC vote for up to 3 months. Two tablings are allowed for up to 6 mos.	no change*
Approved Preliminary Plan	Expires if a Final Plat of at least one Phase is not submitted within 1 year (may be extended up to 6 additional months).	Expires if a Final Plat of at least one Phase is not submitted within 2 years (may be extended up to an additional year). Remaining Preliminary will expire if a Final for the remainder has not been filed within 5 years.
Disapproved, Amended, or Expired Preliminary Plan	May be resubmitted with new information and fees	no change
Final Plat Requirements	Zoning Officer's Signature at time of submission, blocks for other signatures.	Zoning Officer, Health Department or Sanitary Engineer and County Engineer signatures at time of submission.
Final Plat Submission	May be tabled before RPC vote for up to 3 months. Two tablings are allowed for up to 6 mos.	no change*
Disapproved or Expired Final Plat, or proposed to be amended prior to recording	Resubmit with all information and fees. New signatures shall be secured.	Same, but if changes result in modifications to the Preliminary Plan (additional lots, altering floodplain elevations, road alignment, reduction of open space) a revised Preliminary shall be submitted.
Recording of Approved Final Plat	Must be recorded within 12 months of Commission Approval	Must be recorded within 15 months of Commission Approval
Extending an Approved Final Plat	May be extended an additional 3 months, if stated at the time of Final approval.	May be extended up to one year if stated at the time of Final approval. Report must be filed, approval of extension is discretionary, project may be required to comply with new standards.
No Plat Approval	No drainage review by Soil and Water Conservation District	Adds Soil and Water Conservation District to the endorsements.

*Maximum tabling period of six months allowed for entire subdivision project, NOT six months for preliminary AND six months for final. Tablings should be generally less utilized for Final Plats since signatures will be acquired prior to submission.

Changes to recorded plats which may adversely impact owners of lots within the plat may also require signatures of such owners. Regional Planning Commission to determine which owner are "injuriously affected".

Subdivisions with lots having frontage of 100' or less will require sidewalks. Some roads generating certain amounts of traffic will require planned traffic calming.

Check the wording of the Regulations for specific timing of extension requests.

Clarifies definition of No Plat Subdivision, annual "original tract".