

# Final Subdivision Plat Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Number 04-24

Sec. \_\_\_\_\_ Ph. \_\_\_\_\_ Pt. \_\_\_\_\_

**FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES**

<b>PROJECT</b>	Ambrose CAD	(circle one) <b>Residential</b> Commercial
<b>TOWNSHIP</b>	Kingston	

<b>APPLICANT/ CONTACT</b>	Name <u>A to Zoning, LLC</u>	Phone <u>740-848-0192</u>
	Address <u>3 Levering Dr</u>	E-mail <u>Courtney@atozoning.com</u>
	City, State, Zip <u>Fredericktown, OH 43019</u>	

<b>PROPERTY OWNER</b>	Name <u>Tobin F. &amp; Brenda J. Ambrose</u>	Phone
	Address <u>3319 State Route 61</u>	E-mail
	City, State, Zip <u>Sunbury, Ohio 43074</u>	

<b>SURVEYOR/ ENGINEER</b>	Name <u>Patridge Surveying</u>	Phone <u>614-799-0031</u>
	Address <u>9464 Dublin Rd</u>	E-mail
	City, State, Zip <u>Powell, Ohio 43065</u>	

<b>DETAILS</b>	Total Lots <u>3</u>	Buildable lots <u>3</u>
	Total Acreage <u>11.009</u>	Open Space Acreage <u>0</u>

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required): <u>03/28/2024</u>
	Date of <b>Draft Plat</b> Review by RPC staff (required): <u>08/04/2024</u>
	Date of <b>Final Engineering Approval</b> by DCEO (required): <u>07/29/2024</u>
	<b>1 (one) Plat</b> signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	<b>For plats including a CAD</b> - 1 copy of CAD Maintenance Agreement
	<b>Fee - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners</b> (Refer to Fee Schedule) \$ <u>1,039.00</u>

Courtney L. Wade DATE: 09/03/2024  
 \_\_\_\_\_ Owner (or agent for owner) and Date

# AMBROSE CAD

located in Farm Lot 13, Sec 4, T5N, R17W, U.S.M.L.,  
Kingston Township, Delaware County, Ohio

D.C.R.P.C # 04-24

FINAL PLAT  
1 of 3

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF KINGSTON, LOCATED IN FARM LOT 13, SECTION 4, TOWNSHIP 5 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS, AND BEING ALL OF A 11.009 ACRE TRACT CONVEYED TO TOBIN F. & BRENDA J. AMBROSE AS RECORDED AND DESCRIBED IN OFFICIAL RECORD 59, PAGE 1584, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "AMBROSE CAD", A SUBDIVISION OF LOTS NUMBERED 266 TO 268 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT, AND DO VOLUNTARILY DEDICATE THE 0.041 ACRE TRACT FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME TOBIN F. & BRENDA J. AMBROSE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARILY ACT AND DEED FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESSES

OWNERS

\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THIS OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY FOR OWNER  
STATE OF OHIO SS

\_\_\_\_\_  
NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
KINGSTON TOWNSHIP ZONING INSPECTOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
DELCO WATER COMPANY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
DELAWARE COUNTY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, RIGHTS-OF-WAY FOR 0.042 ACRE TRACT FOR PUBLIC ROAD HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

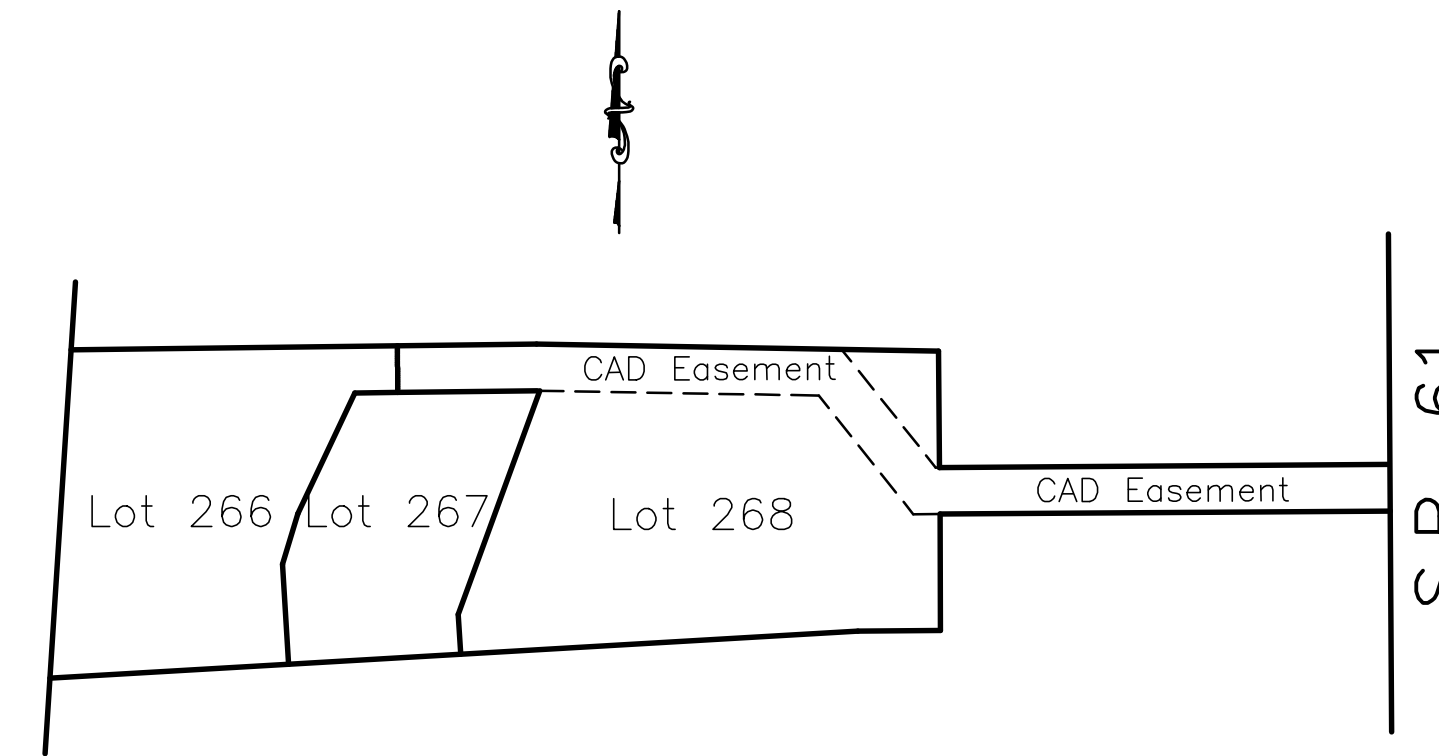
TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 \_\_\_\_\_  
DELAWARE COUNTY AUDITOR

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 \_\_\_\_\_  
DELAWARE COUNTY RECORDER

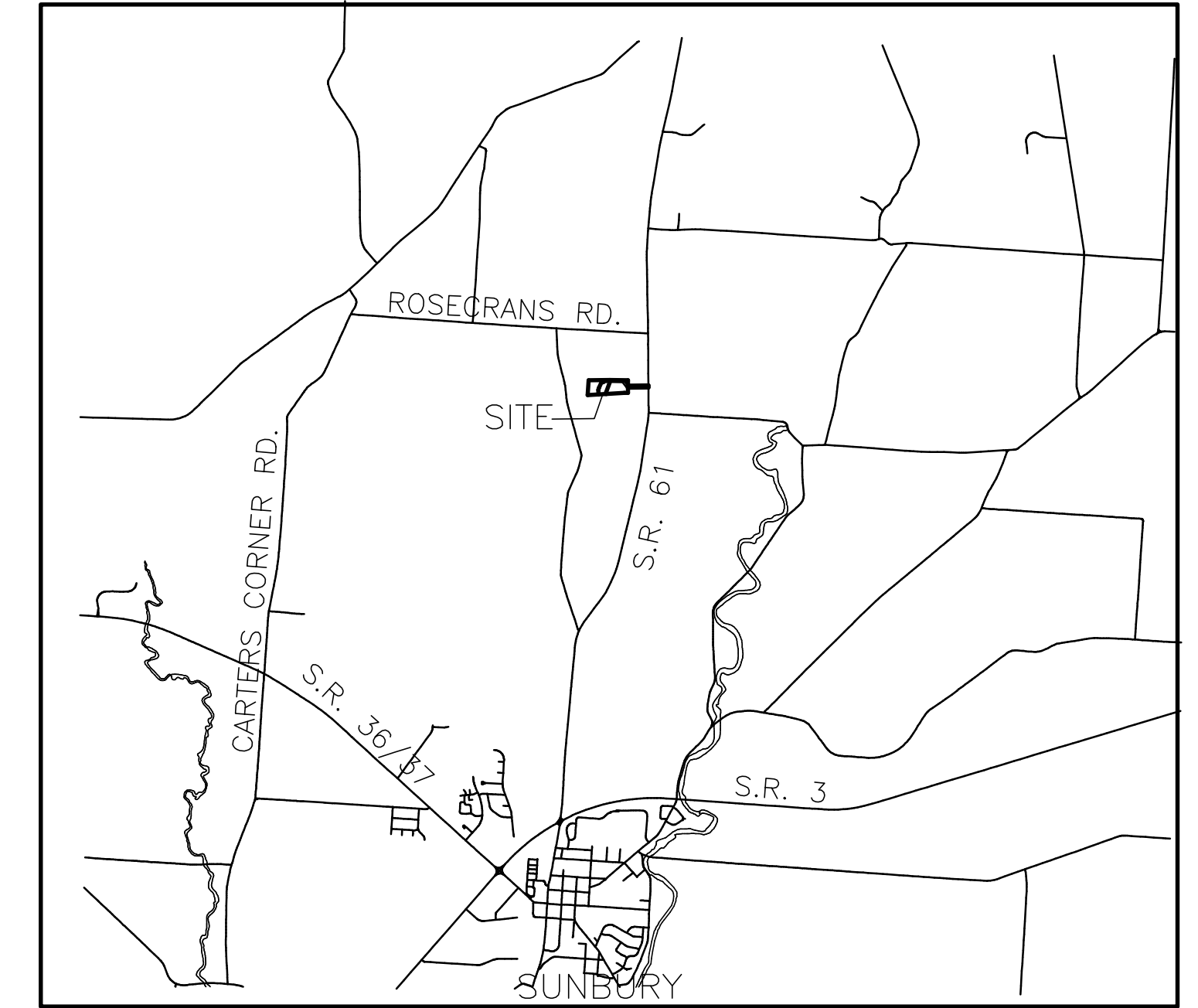
AT \_\_\_\_\_ A.M./P.M.

IN OFFICIAL RECORD VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ FEE\$ \_\_\_\_\_

PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_



OVERVIEW NTS



VICINITY MAP N.T.S.

FLOOD DESIGNATION:  
NO SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0165K, EFF DATE 4/16/2009.

SOURCE OF DATA:  
THE SOURCES OF RECORDED SURVEY DATA AND REFERENCED ON THIS PLAT ARE THE RECORDS OF THE DELAWARE COUNTY OHIO RECORDER.

PERMANENT MARKERS:  
WHERE INDICATED, ARE TO BE SET AND WILL BE 5/8" DIAMETER, 30 INCH LONG STEEL PINS, PLASTIC CAPPED WITH PATRIDGE SURVEYING.

THE DEVELOPMENT OF AMBROSE CAD SHALL COMPLY WITH THE STANDARDS SET FORTH ON THE APPROVED DEVELOPMENT PLAN AND TEXT FOR AMBROSE CAD, ON FILE IN THE ZONING OFFICE OF KINGSTON TOWNSHIP.

BASIS OF BEARING:  
BEARING SHOWN ARE FROM GPS OBSERVATION (OHIO STATE PLANE NORTH ZONE, ON THE CENTERLINE OF STATE ROUTE 61 BEING SOUTH 00° 23' 10" EAST.

CURRENT BUILDING SETBACKS:  
90' FRONT  
25' SIDE  
80' REAR

PROPERTY CURRENTLY ZONED FR-1, FARM RESIDENTIAL DISTRICT.

SUBDIVISION ACREAGE

ACREAGE BREAKDOWN:  
TOTAL ACREAGE-11.009 AC.  
ACREAGE IN BUILDABLE LOTS 10.968 AC.  
ACREAGE IN RIGHT OF WAY-0.041 AC  
3 BUILDABLE LOTS

CAD MAINTENANCE

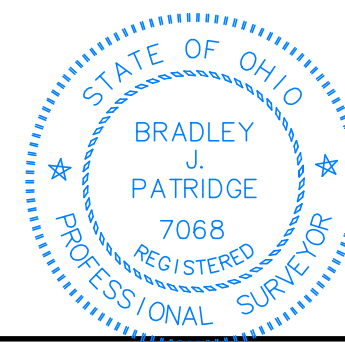
AGREEMENT CROSS REFERENCE:

OFFICIAL BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_

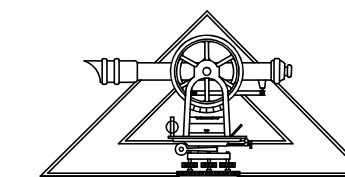
THE DIMENSIONS OF THE LOTS AND COMMON ACCESS DRIVE AS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF.

SURVEYED AND PLATTED BY:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.



*Bradley J. Patridge*  
Professional Surveyor No. 7068



PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL. (614)-799-0031  
FAX (614)-300-5076

# AMBROSE CAD

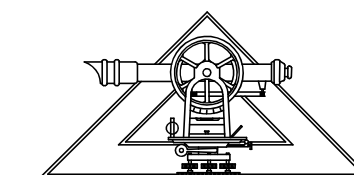
located in Farm Lot 13, Sec. 4, T5N, R17W, U.S.M.L.,  
Kingston Township, Delaware County, Ohio

D.C.R.P.C # 04-24

FINAL PLAT  
2 of 3

## NOTES:

1. Easements are hereby reserved, in, over, and under areas designated on this plat as utility Easements designated as to permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.
2. Easements designated as "Sanitary Easement" shall mean an exclusive sanitary easement over, through, under, within, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary easements may be crossed by other utilities as expressed herein.
3. All easements and reserves that overlap or cover all or portions of a "Sanitary Easement" shall be subject to the provisions of the "Sanitary Easement" within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or cover areas is not restricted; however any proposed new storm sewer pipes, inlets, catch basins, structures, or other storm water appurtenances or infrastructure features subsequent to those which were permitted with the original sanitary sewer improvements shall only be permitted if approved by the governing storm water authority and the Delaware County Sanitary Engineer.
4. For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas with a "Sanitary Easement". Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowners association if applicable.
5. Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management, and service connections thereto, above and beneath the surface of the ground.
6. A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, inc, its successors and assigns, for the location of water lines, valves, and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or Common Access Drive and Utility Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company Inc., to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other features is strictly prohibited.
7. On file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements.
8. Deviation in house locations and location and design of household sewage treatment systems shown on development plans on file with the Delaware Public Health District may be allowed only if alternate locations and designs are submitted to, coordinated with, and approved by building, zoning and health authorities.
9. Owners, their successors, heirs or assigns of these lots agree when a central sanitary sewer system becomes available, the lot shall be connected to it. Acceptance of title to a lot in this subdivision shall constitute waiver of future notice or hearing on this requirement. This covenant shall be included in conveyance of title for said lots.
10. Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the Common Access Driveway shown thereon, and all such Common Access Driveway(s) shall be and remain a private access way. The Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such Common Access Driveway. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.
11. Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
12. Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signature of the final plat and are not subdivision plat restrictions.
13. No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Del Co Water Company, its successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances as designated on this plat are not restricted.
14. Other utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved on the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under a sanitary sewer or force main and over, across, under, or through the sanitary easement are not hereby restricted, except that all utility crossings under a sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer.
15. No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the Sanitary Easement unless said structure is approved in writing by the Delaware County Sanitary Engineer.
16. Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the Sanitary Easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.
17. When maintenance, repair or replacement of public sanitary sewers, manholes, force mains, valves, and other public sanitary appurtenances causes the removal of any trees, plantings, landscaping, fence, or any other feature located within the Sanitary Easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.
18. The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main and/or within the Sanitary Easement shall be subject to approval of the Delaware County Sanitary Engineer.
19. The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the Sanitary Easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or force main.
20. Delaware Soil and Water Conservation District and their assigns are granted permission to access drainage easements.
21. Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage, excepting that, within said areas designated "Easement" and "Drainage Easement" hereon, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.
22. Access to the Public Road Right of Way from the lots within the CAD shall be restricted to the Common Access Drive located within the Common Access Drive Easement.
23. Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of Delaware County, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation of house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.



**PATRIDGE  
SURVEYING L.L.C.**  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL (614) 799-0031  
FAX (614) 300-5076

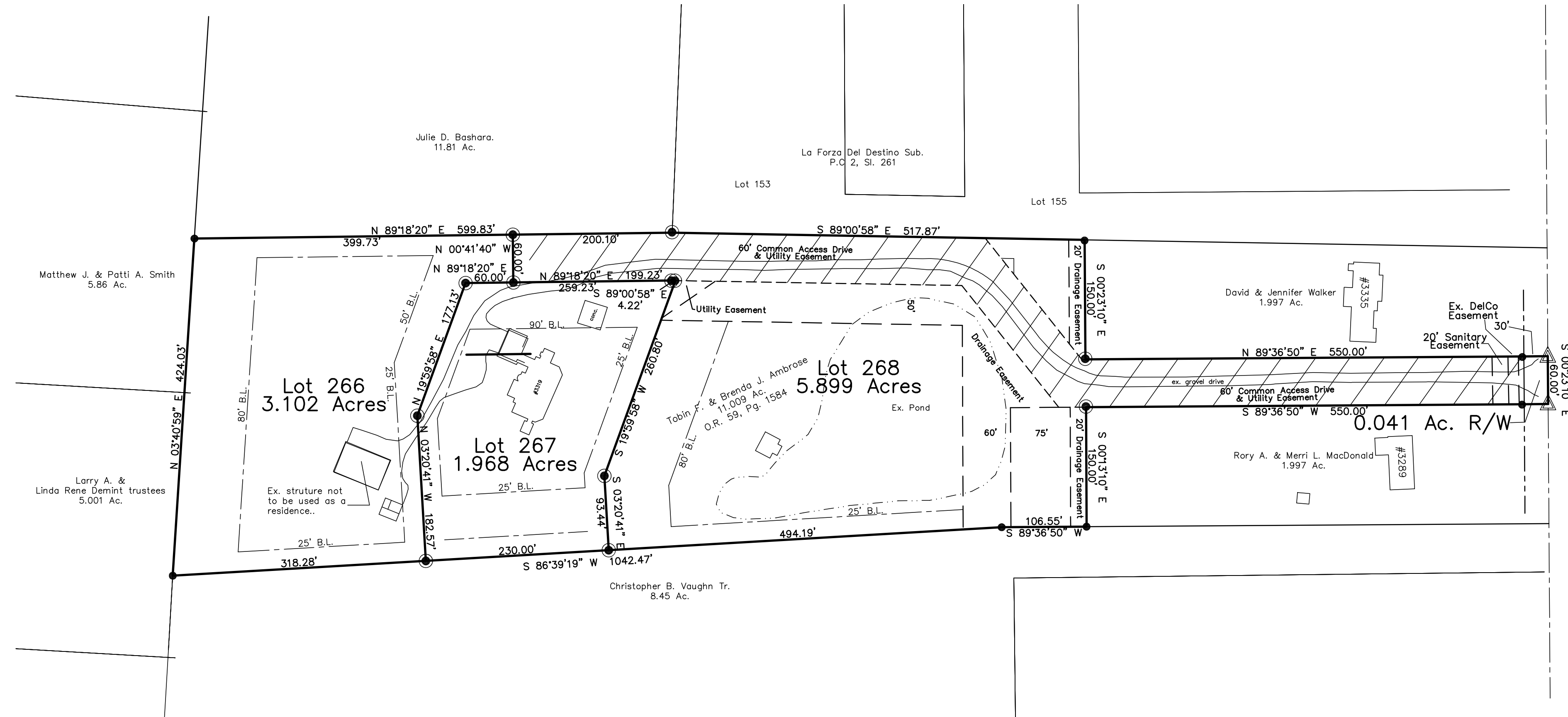
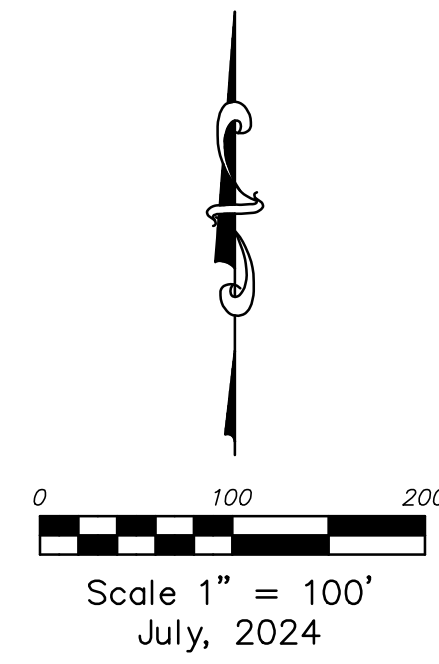


# AMBROSE CAD

located in Farm Lot 13, Sec. 4, T5N, R17W, U.S.M.L.,  
Kingston Township, Delaware County, Ohio

D.C.R.P.C # 04-24

FINAL PLAT  
3 of 3



A The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/ structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

B Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

C A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

D All iron pins will be set at the end of construction.

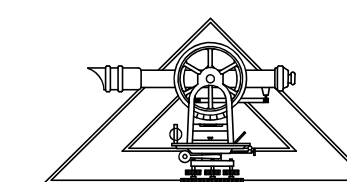
E The dimensions of the lots as shown on this plat are in feet and decimal parts thereof. Dimensions on curves are chord measurements.

F Site improvement plans on file with county engineering, building, health, and platting authorities are plans indicating the nature and locations of various subdivision improvements.

G Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signature of the final plat and are not subdivision plat restrictions.

## LEGEND

- FOUND PK/MAG NAIL
- FOUND IRON PIPE 3/4" PIPE
- SET IRON PIN 5/8" X 30" LONG (CAPPED PATRIDGE SURVEYING)
- SET PK/MAG NAIL
- COMMON ACCESS DRIVEWAY AND UTILITY EASEMENT



**PATRIDGE  
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POWELL, OHIO 43065  
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