

Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number _____

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	DREAM WEAVER ALIVE CAD	(circle one) Residential Commercial
TOWNSHIP	LIBERTY	

APPLICANT/ CONTACT	Name Gandeey Heydinger Group, LLC	Phone 614-942-6042
	Address 5676 STATE ROUTE 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip DELAWARE, OH 43015	

PROPERTY OWNER	Name DREAM WEAVER ALIVE LLC	Phone 6143525399
	Address 2189 FORD ROAD	E-mail g.clark1231@yahoo.com
	City, State, Zip DELAWARE, OH 43015	

SURVEYOR/ ENGINEER	Name Gandeey Heydinger Group, LLC	Phone 614-942-6042
	Address 5676 STATE ROUTE 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip Delaware, OH 43015	

DETAILS	Total Lots 3	Buildable lots 3
	Total Acreage 7.2267	Open Space Acreage 0

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): August 29, 2024
	Date of Draft Plat Review by RPC staff (required): 9/24/2024
	Date of Final Engineering Approval by DCEO (required):
	1 (one) Plat 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 smatlack@co.delaware.oh.us
	For plats including a CAD - 1 copy of CAD Maintenance Agreement
	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 (Refer to Fee Schedule) \$ 1,039

Amy Handley

10 / 28 / 24

Owner (or agent for owner) and Date

APPROVED THIS 21st DAY OF October, 2024

Kevin Hensch
LIBERTY TOWNSHIP ZONING INSPECTOR

APPROVED THIS 18 DAY OF October, 2024

Walter Duffer
DELAWARE COUNTY GENERAL HEALTH DISTRICT

APPROVED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

APPROVED THIS 23rd DAY OF October, 2024

Delco Water
DELCO WATER COMPANY

THIS _____ DAY OF _____, 20__, RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY AUDITOR

RECORDED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY RECORDER

P.C. _____

SLIDE _____

DREAM WEAVER ALIVE CAD

SITUATED IN FARM LOT 13, QUARTER-TOWNSHIP 3, TOWNSHIP 4, RANGE 19 OF THE UNITED STATES MILITARY LANDS, IN LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

RPC# 12-24

SITUATED IN FARM LOT 13, QUARTER-TOWNSHIP 3, TOWNSHIP 4, RANGE 19 OF THE UNITED STATES MILITARY LANDS, IN LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO AND BEING 7.226 ACRE TRACT CONVEYED TO DREAM WEAVER ALIVE, LLC IN O.R. 2091, PAGE 589.

THE UNDERSIGNED, ~~Robert~~ ^{Robert} CLARK (MEMBER OF DREAM WEAVER ALIVE LLC), BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "DREAM WEAVER ALIVE CAD", A SUBDIVISION OF LOTS NUMBERED _____ INCLUSIVE. DO HEREBY ACCEPT THIS PLAT AND DO DEDICATE 0.142 ACRE TRACT FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HEREFOR DEDICATED.

IN WITNESS WHEREOF, GARY CLARK (MEMBER OF DREAM WEAVER ALIVE LLC) HAS SET HIS HAND THIS 22nd DAY OF OCTOBER, 2024.

Robert Clark
~~Robert~~ CLARK

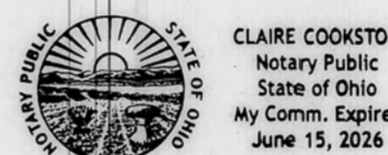
Robert

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ~~Robert~~ ^{Robert} CLARK (MEMBER OF DREAM WEAVER ALIVE LLC), WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 22 DAY OF October, 2024.

MY COMMISSION EXPIRES 06/15/2026



Claire Cookston
NOTARY PUBLIC, STATE OF OHIO

SURVEYOR'S CERTIFICATION

SURVEYED AND PLATTED BY:

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



Robert L. Griffin
ROBERT L. GRIFFIN
OHIO PROFESSIONAL SURVEYOR NUMBER 7204

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015
P: 614.942.6042 WWW.GHGCIVIL.COM

DREAM WEAVER ALIVE CAD SUBDIVISION

SCALE: NTS
DATE: SEPTEMBER 24, 2024

SHEET **1 / 3**

ZONING

FR-1 - FARM RESIDENCE DISTRICT

BUILDING SETBACKS

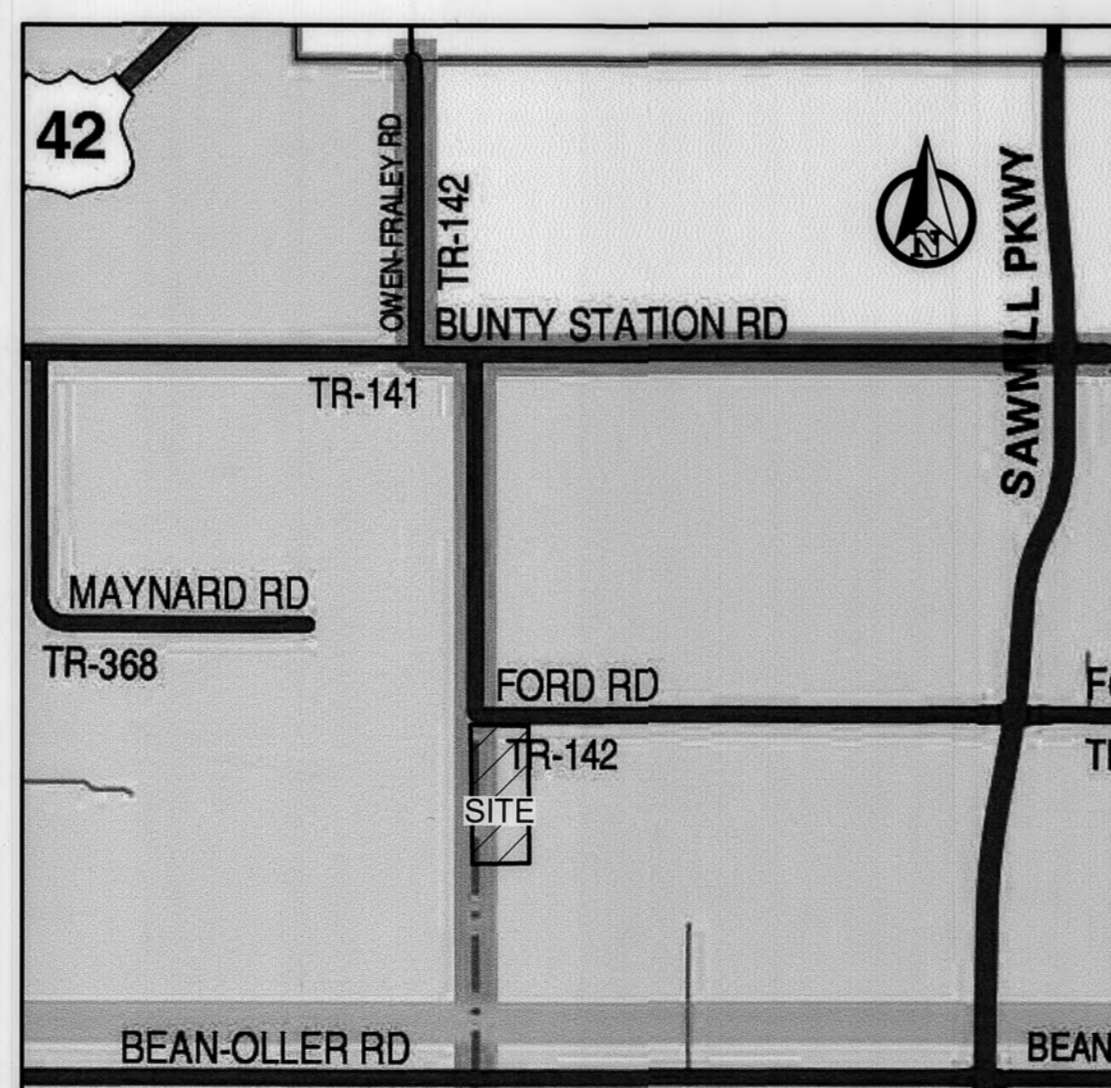
62' FRONT SETBACK FROM C/L FORD ROAD
- ZONING REQUIREMENT IS 60'
25' FRONT FROM CAD BOUNDARY
25' SIDE SETBACK
60' REAR SETBACK

SUBDIVISION ACREAGE

7.2267 ACRES - TOTAL SUBDIVISION
0.1420 ACRES - ROAD R/W FORD ROAD
0.7863 ACRES - CAD EASEMENT
6.2984 ACRES - 3 LOTS TOTAL (BUILDABLE)

FLOODPLAIN

THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, MAP NUMBER 39041C0230K, EFFECTIVE DATE APRIL 16, 2009.



LOCATION MAP
SCALE: NTS

DREAM WEAVER ALIVE CAD


SITUATED IN FARM LOT 13, QUARTER-TOWNSHIP 3, TOWNSHIP 4, RANGE 19 OF THE UNITED STATES MILITARY LANDS, IN LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

GENERAL SUBDIVISION NOTES

- EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS " UTILITY EASEMENTS, DRAINAGE 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, WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.
- EASEMENTS DESIGNATED AS " SANITARY EASEMENTS" 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, EXCLUSIVITY 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 ASS EXPRESSED HEREIN.
- ALL EASEMENT 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 PIPES, INLETS, CATCH BASINS, STRUCTURES OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH ARE 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.
- 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 COST 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 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 HOMEOWNER'S ASSOCIATION IF APPLICABLE.
- NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITH ANY " SANITARY EASEMENT" UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO 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.
- OTHER UTILITIES 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) DEEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER OR THROUGH THE SANITARY EASEMENT AS 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.
- 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.
- 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.
- WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCEMANS, 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 OR PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNERS ASSOCIATION IF APPLICABLE.
- 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.
- 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.
- NON-EXCLUSIVE EASEMENTS ARE RESERVED FOR CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE GROUND.
- NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES WITHIN THE PROJECT BOUNDARIES.
- 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" , "COMMON ACCESS DRIVE & UTILITY EASEMENT", " DRAINAGE EASEMENT" OR "DEL-CO 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 SURFACE FEATURES IS STRICTLY PROHIBITED.
- ON FILE WITH THE COUNTY ENGINEERING, BUILDING, HEALTH, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS, WHICH SHALL BE A PART OF THIS PLAT.
- THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) ON THESE LOTS DO NOT VIOLATE 3701-29 OF THE OHIO ADMINISTRATIVE CODE.
- OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS, OF HEREIN DELINEATED LOTS AGREE WHEN CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE, LOTS SHALL CONNECT TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF FUTURE NOTICE OR HEARING ON THIS REQUIREMENT.
- PRIOR TO PERMIT APPROVAL, A SEWAGE TREATMENT SYSTEM DESIGN PLAN WILL NEED TO BE SUBMITTED AND APPROVED.

- ALL CONTRACTORS SHALL COMPLY WITH THE DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUNOFF CONTROL REGULATIONS ADOPTED BY THE COUNTY COMMISSIONERS.
- PRIOR TO PREPARATION OF BUILDING PLANS AND/OR DETAILED SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE DELAWARE COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ON-SITE SEWAGE TREATMENT SYSTEM LOCATION IS CONSISTENT WITH OR COMPATIBLE WITH THE OWNER'S DESIRED SITE PLAN.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, HEALTH DEPARTMENT ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING FINISH GRADE ELEVATIONS, SEWAGE TREATMENT SYSTEM LOCATIONS AND BUILDING ENVELOPS.
- A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDER'S EXPENSE, LOCATED AT THE CAD INTERSECTION WITH THE CONNECTING PUBLIC OR PRIVATE ROAD. SUCH A SIGN MAY BE INTEGRATED INTO A COMMON MAILBOX STRUCTURE. THE POLE SIGN SHALL BE MADE OF ROT RESISTANT WOOD OR COMPARABLE WEATHER RESISTANT MATERIAL. THE POLE SIGN SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND SHALL INCLUDE THE WORDS "PRIVATE DRIVE" IN CONTRASTING LETTERS. THE "PRIVATE DRIVE" SIGN SHALL BE NO LARGER THAN TWO SQUARE FEET (1 FOOT BY 2 FOOT) ON EACH SIDE. ALL CAD ADDRESSES SHALL BE DISPLAYED COLLECTIVELY ON THE POLE SIGN AT THE CAD ENTRANCE AND SHALL BE MADE OF REFLECTIVE MATERIAL. THE "PRIVATE DRIVE" SIGN AND ADDRESSES SHALL BE LEGIBLE FROM A CONNECTING PUBLIC OR PRIVATE ROAD AND CONTINUOUSLY MAINTAINED AT THIS LOCATION. A RENDERING OF THE SIGN INCLUDING PROPOSED MATERIALS SHALL BE SUBMITTED AT THE TIME OF THE PRELIMINARY PLAN APPLICATION.
- EACH LOT SHALL INDIVIDUALLY DISPLAY ITS ADDRESS AT THE DRIVEWAY ENTRANCE TO THE CAD WHEN THE ADDRESS IS ASSIGNED. THE ADDRESS/SIGN SHALL BE MADE OF REFLECTIVE MATERIAL AND BE LEGIBLE FROM EACH LOT'S DRIVEWAY ENTRANCE.
- THERE SHALL BE NO FUTURE EXTENSION OF OR OFF OF THE CAD TO ADDITIONAL LANDS UNLESS APPROVED BY DELAWARE COUNTY RPC AT ITS DISCRETION.
- DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT
- BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
- 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.
- 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 DRIVE SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVE(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL 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 DRIVE. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUNDED BY THE FOREGOING PROVISION, WHICH SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.
- PER SECTIONS OF THE OHIO REVISED CODE (ORC), INCLUDING SECTIONS 6131 AND 6137, FOR ANY CULVERTS AND/OR WATER COURSES (HEREIN REFERRED TO AS CULVERT) PLACED ON THE DELAWARE COUNTY DRAINAGE MAINTENANCE PROGRAM, THE EXTENT OF THE DRAINAGE MAINTENANCE FOCUSES ONLY ON MAINTAINING THE CULVERT PLACED UNDER MAINTENANCE. THE MAINTENANCE AND INSPECTION OF THE CULVERT SHALL ONLY INCLUDE MAINTENANCE AND INSPECTION OF THE CULVERT AND CULVERT BEDDING. THE MAINTENANCE DOES NOT INCLUDE MAINTAINING ANY EMBANKMENTS AND/OR DRIVEWAY EMBANKMENTS CONSTRUCTED ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY, INCLUDING EMBANKMENT OVER ANY CULVERTS PLACED ON THE DELAWARE COUNTY DRAINAGE MAINTENANCE PROGRAM.
- 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 ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DSWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
- DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THEIR ASSIGNS ARE GRANTED PERMISSION TO ACCESS DRAINAGE EASEMENTS.

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015
P: 614.942.6042 WWW.GHGCIVIL.COM

DREAM WEAVER ALIVE CAD SUBDIVISION

SCALE: NTS DATE: OCTOBER 18, 2024	SHEET 2 / 3
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C:\Users\heydinger\GAND\Gandee Heydinger Group\GHG Team - Documents\General\Projects\24-086-20-ENG-2189 Ford Road CAD\External References\Survey\Ford Rd - CAD Plat.dwg Notes Oct 21, 2024 - 1:44:18pm ohneydinger

DREAM WEAVER ALIVE CAD

SITUATED IN FARM LOT 13, QUARTER-TOWNSHIP 3, TOWNSHIP 4, RANGE 19 OF THE
UNITED STATES MILITARY LANDS, IN LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

DANIEL & MELISSA MALONE
O.R. 2074, PAGE 1667
P.I.D 4193200207700
5.001 AC

DANIEL K. MALONE
O.R. 1527, PAGE 2445
P.I.D 41932002078000
5.003 AC

DOUGLAS B. & KATHERINE L. JOHNSON
O.R. 2083, PAGE 1208
P.I.D 41932002079001
2.009 AC

STREAM AND WETLANDS FOUNDATION
O.R. 1901, PAGE 308
P.I.D 41932001006000
51.500 AC

FORD ROAD (T-142) (60' R/W)
S86° 30' 48"E 206.16'

0.142 ACRES TO BE DEDICATED
S86° 20' 48"E 206.25'

20' SANITARY EASEMENT
62' BUILDING SETBACK SO
OUTSIDE OF SANITARY
EASEMENT.
(ZONING REQUIREMENT: 60')

12' GRADING AND GENERAL
UTILITY EASEMENT

60' COMMON
ACCESS DRIVE &
UTILITY EASEMENT






60' COMMON
ACCESS DRIVE &
UTILITY EASEMENT








LOT 7419
2.0428 ACRES

LOT 7420
2.7042 ACRES

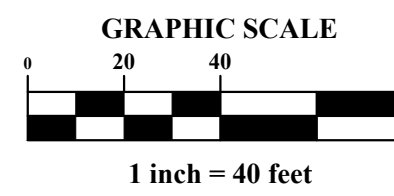
LOT 7421
2.3377 ACRES

STREAM AND WETLANDS FOUNDATION
O.R. 1901, PAGE 308
P.I.D 41932002081000
34.000 AC

-  12' DEL-CO EASEMENT
-  20' SANITARY EASEMENT
-  DRAINAGE EASEMENT
-  COMMON ACCESS DRIVE & UTILITY EASEMENT
-  12' GRADING & GENERAL UTILITY EASEMENT


- LEGEND:**
-  - PIPE FOUND
 -  - PIN FOUND
 -  - MAG NAIL SET
 -  - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH A ORANGE CAP INSCRIBED WITH "GHG LLC"
 -  - SUBJECT PROPERTY LINE
 -  - ADJOINING PROPERTY LINE
 -  - ROAD RIGHT OF WAY LINE

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE STATE
PLANE COORDINATE SYSTEM, OHIO
NORTH ZONE, NAD 83 (2011)
ESTABLISHED BY SURVEY PERFORMED
BY GANDEE HEYDINGER GROUP, LLC
DURING MAY 2024.



ZONING:
ZONING SETBACKS REFLECT THE
CURRENT ZONING STANDARDS AT THE
TIME OF THE ZONING INSPECTOR'S
SIGNATURE OF THE FINAL PLAT AND ARE
NOT SUBDIVISION PLAT RESTRICTIONS.

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015
P: 614.942.6042 WWW.GHGCIVIL.COM

DREAM WEAVER ALIVE CAD SUBDIVISION

SCALE: 1" = 40'
DATE: OCTOBER 18, 2024

SHEET **3 / 3**