	Final Subdivision Plat Application Delaware County, Ohio (for unincorporated areas only)		01-24 RPC Number <u>21-07-S</u> Sec. _____ Ph. _____ Pt. _____
	FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES		
	PROJECT	Steitz Road-Hyatts to Clark-Shaw Lot 6110 Division I	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Liberty		


APPLICANT/ CONTACT	Name Pulte Homes of Ohio LLC	Phone 614-376-1018
	Address 475 Metro Place S, Ste 200	E-mail Matthew.Callahan@Pulte.com
	City, State, Zip Dublin, Ohio 43017	

PROPERTY OWNER	Name Woodcrest Reserve II LLC	Phone 614-540-2400
	Address 470 Olde Worthington Rd, Ste 100	E-mail jthomasjr@drkmetro.com
	City, State, Zip Westerville, Ohio 43082	

SURVEYOR/ ENGINEER	Name Douglas R. Hock, P.S.	Phone 614-428-7750
	Address 781 Science Boulevard, Ste 100	E-mail dhock@advancedcivildesign.com
	City, State, Zip Gahanna, OH 43230	

DETAILS	Total Lots 2	Buildable lots 2
	Total Acreage 12.981	Open Space Acreage 0.000

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 4/2/2021 <u>1/31/19</u>
	Date of Draft Plat Review by RPC staff (required): 2/6/2024
	Date of Final Engineering Approval by DCEO (required): 2/12/2024
	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 \$500+\$110(2)+\$3(2) (Refer to Fee Schedule) \$ 726 <u>503-</u>


9/3/24
 Owner (or agent for owner) and Date

STEITZ ROAD-HYATTS TO CLARK-SHAW LOT 6110 DIVISION 1

Liberty Township, Farm Lot 35, Quarter Township 3, Township 4, Range 19, USML

Situated in State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 35, Quarter Township 3, Township 4, Range 19 United States Military Lands, and containing all of that 12.981 acre tract land conveyed to WOODCREST RESERVE II LLC, an Ohio limited liability company, in Official Record 1685, Page 2022, being of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, WOODCREST RESERVE II LLC, an Ohio Limited liability company, ROWLAND S. GILLER III, President and CEO, duly authorized in the premises, do hereby certify that this plat correctly represents its "STEITZ ROAD-HYATTS TO CLARK-SHAW SECTION 1 LOT 6110 DIVISION 1", a subdivision containing Lot numbers 7416 & 7417, does hereby accept this plat of same and does voluntarily dedicate 0.295 acres for public road right-of-way as shown hereon and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Delaware County, Ohio, for the benefit of WOODCREST RESERVE II LLC and all other subsequent owners or assigns taking title from, under, or through the undersigned.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors or assigns for the location of water lines, valves and appurtenances within rights-of-way hereby dedicated and within areas designated heron as "Utility Easement", "Del-Co Water Easement" or "Drainage 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 unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

In Witness Whereof, ROWLAND S. GILLER III, President and CEO of said Woodcrest Reserve II LLC, has hereunto set his hand this 3rd day of September, 2024.

Signed and acknowledged
In the presence of:
[Signature]
[Signature]

WOODCREST RESERVE II LLC
an Ohio Limited Liability Company
By [Signature]

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared ROWLAND S. GILLER III, President and CEO, of said WOODCREST RESERVE II LLC, an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3 day of September, 2024.



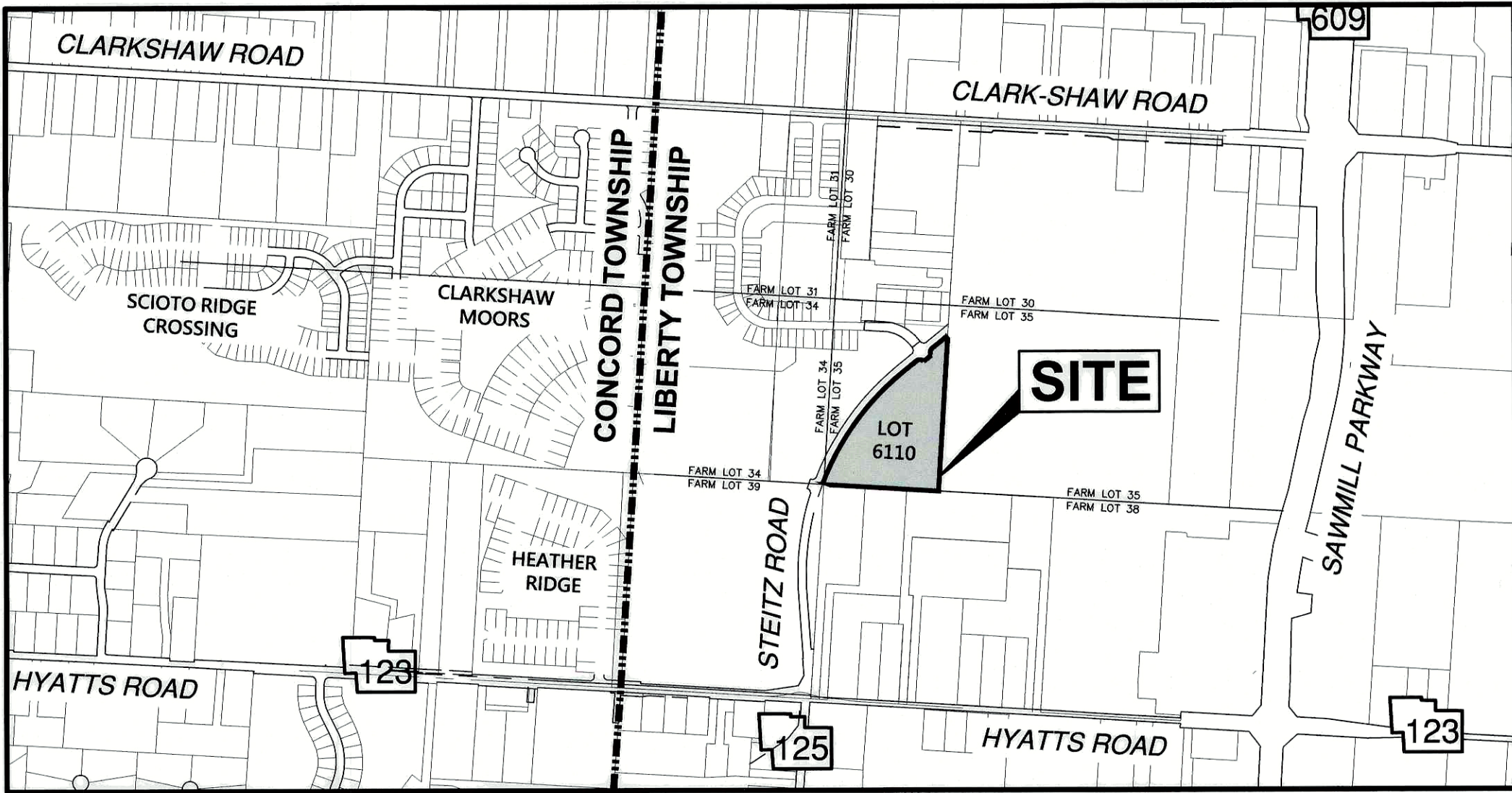
KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

My Commission expires 11/28/26

Kaitlyn Martin
Notary Public, State of Ohio

Zoning Classification: Planned Residential District (PRD)

ACREAGE BREAKDOWN: (2 Lot)	
Acreage in <u>2 Reserves:</u>	12.686 Ac.
Acreage in Right-of-Way	0.295 Ac.
Total Acreage:	12.981 Ac.



LOCATION MAP
SCALE: 1" = 1000'

Note "A" - No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

Note "B" - All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Delaware County, Ohio and Incorporated Areas, map numbered 39041C0230 K with effective date of April 16, 2009.

Note "C" - Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management and serearvice connections thereto; above and beneath the surface of the ground.

Note "D" - 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 homeowner's association if applicable.

Note "E"- PARCEL NUMBERS: Steitz Road-Hyatts to Clark-Shaw Section 1 Lot 6110 Division 1 is comprised of the following Delaware County Parcel Number(s) with the acreage being platted out of each:

Parcel Number 419-340-02-016-002 12.981 Ac. (12.981 Ac. Platted)

Note "F" - Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Engineer's Office, Building Department of Delaware County, Delaware County Regional Sewer District, Delaware County Regional Planning Commission and Del-Co Water Company, 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.

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinated System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determines a portion of the centerline of Hyatts Road to be S 86° 32' 40" E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

Approved this ____ day of _____, 2024 _____
Delaware County Engineer
Approved this 17th day of September, 2024 [Signature]
Liberty Township
Zoning Inspector
Approved this ____ day of _____, 2024 _____
Delaware County Regional
Planning Commission
Approved this ____ day of _____, 2024 _____
Delaware County
Sanitary Engineer
Approved this 3rd day of September, 2024 [Signature]
Del-Co Water

This ____ Day of _____, 2024 right-of-way for public streets and roads herein dedicated to public use are hereby approved for the County of Delaware, State of Ohio. Street improvements within said dedicated right-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted by Delaware County, Ohio.

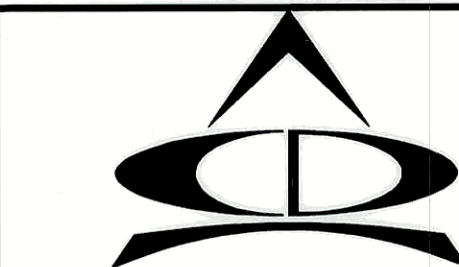
Delaware County Commissioners
Transferred this ____ day of _____, 2024 at _____, M.
Auditor
Delaware County, Ohio
Filed for record this ____ day of _____, 2024 at _____, M.
Recorder,
Delaware County, Ohio

Fee \$ _____
File No. _____
Recorded this ____ day of _____, 2024
Plat Cabinet _____, Slides _____

SURVEYED AND PLATTED BY:

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

By [Signature] Date 9/3/24
Doug Hock, Ohio P.S.



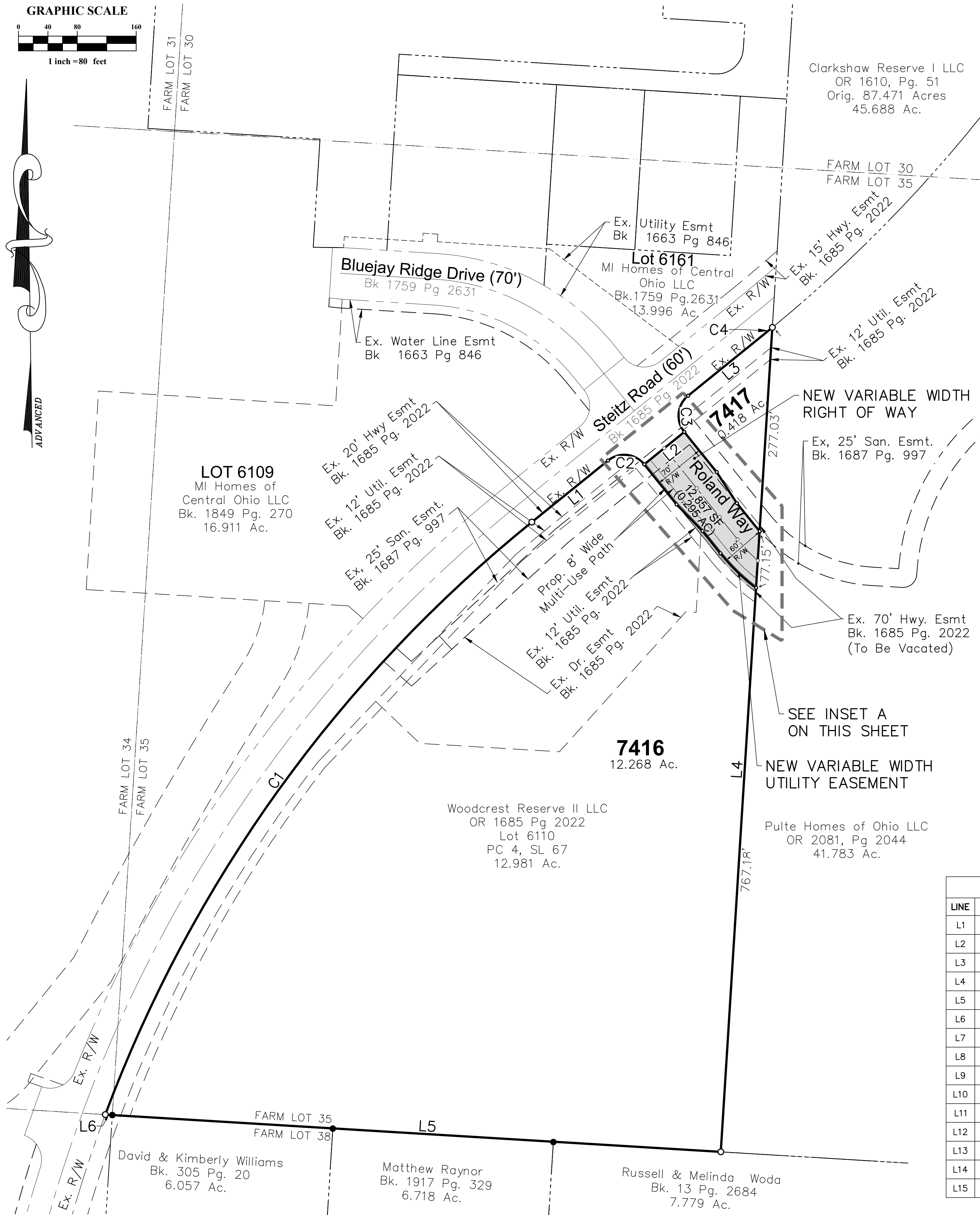
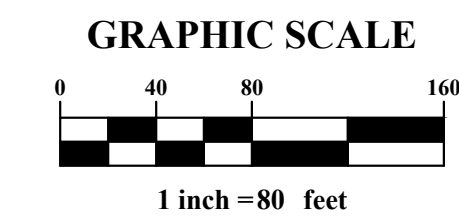
ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

SCALE: AS NOTED
DATE: SEPT. 3, 2024

SHEET 1 / 2

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



LINE TABLE		
LINE	DISTANCE	BEARING
L1	133.07'	N51°02'20"E
L2	70.00'	N51°02'20"E
L3	133.24'	N51°02'20"E
L4	1121.35'	S03°34'59"W
L5	837.33'	N86°32'26"W
L6	9.56'	S86°25'41"E
L7	70.00'	S38°57'40"E
L8	50.53'	S32°55'01"E
L9	38.70'	S38°53'55"E
L10	77.14'	S03°34'59"W
L11	38.70'	N38°53'55"W
L12	50.40'	N44°17'15"W
L13	70.00'	N38°57'40"W
L14	5.44'	S03°10'48"W
L15	88.70'	S38°57'40"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	030°34'04"	1880.00'	1002.99'	N35°45'18"E	991.14'
C2	090°00'00"	35.00'	54.98'	S83°57'40"E	49.50'
C3	090°00'00"	35.00'	54.98'	N06°02'20"E	49.50'
C4	000°24'42"	1940.00'	13.94'	N50°49'59"E	13.94'
C5	009°07'41"	250.00'	39.83'	N43°27'45"W	39.79'
C6	002°37'57"	220.00'	10.11'	S40°12'53"E	10.11'
C7	013°50'37"	280.00'	67.65'	N45°49'13"W	67.49'
C8	014°28'23"	285.00'	71.99'	S46°11'52"E	71.80'

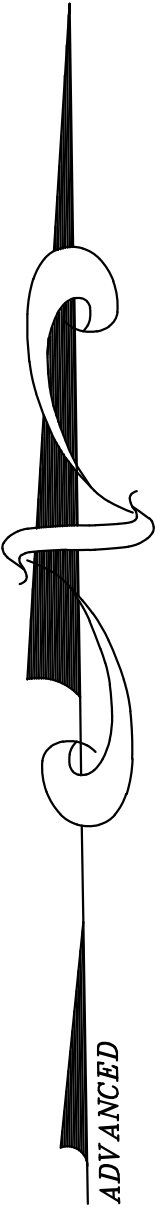
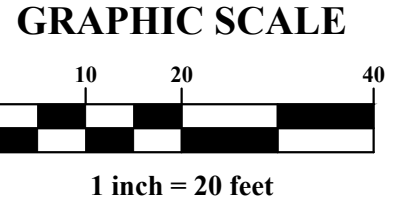
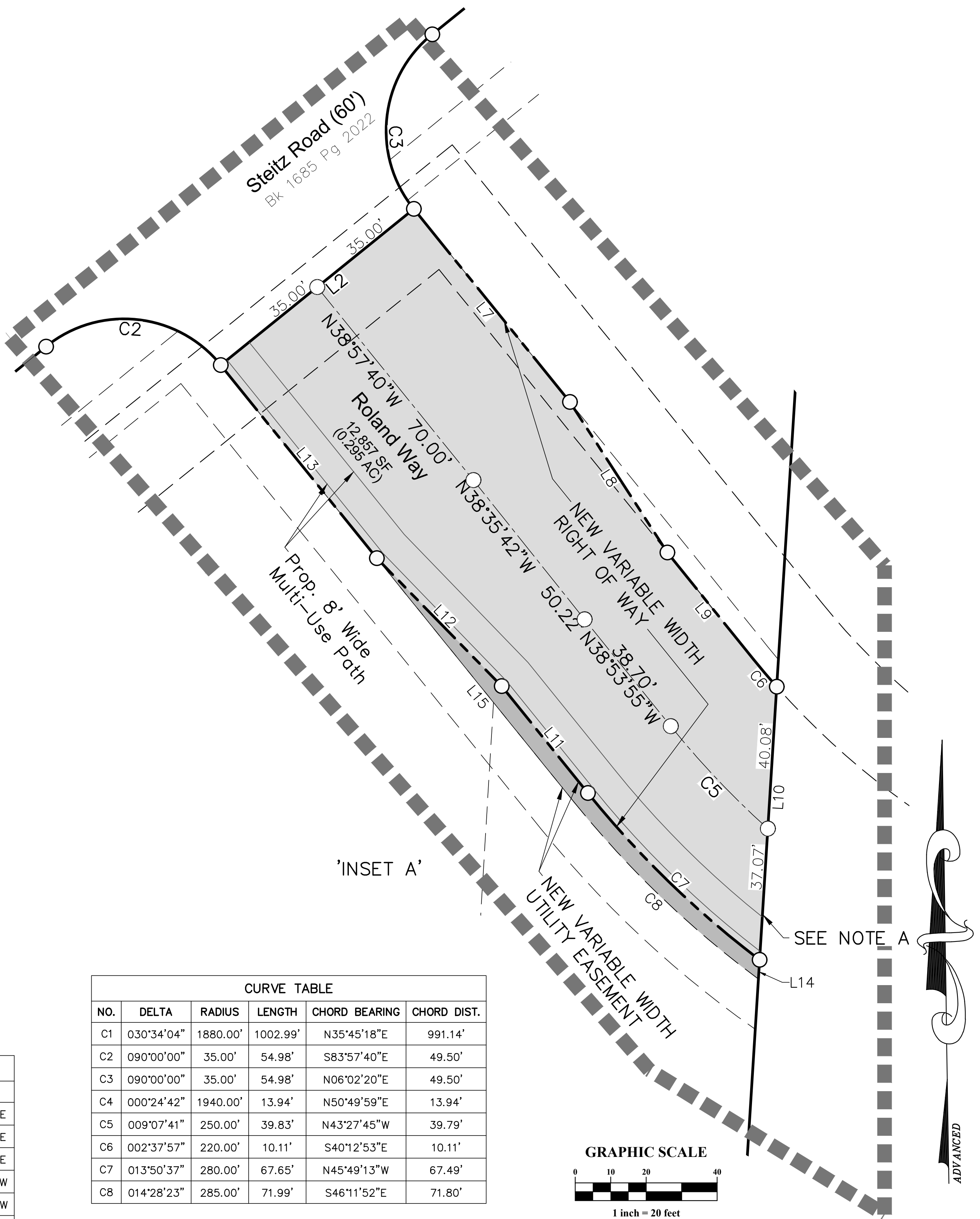
LEGEND

0000 Lot Number
0.000 Ac. Lot Area
Dr. Ease. Drainage Easement
San. Ease. Sanitary Easement
Util. Ease. Utility Easement

— Boundary Line
- - - Existing Parcel Line
- · - · - Setback Line
- - - Easement Line
- - - Street Center Line

SYMBOLS

○ = Iron Pin Set
⊙ = Permanent Marker Set
○ = PK Nail Set
✕ = PK Nail Found
● = Iron Pipe Found
☒ = Mon. Box Found
⊕ = Mon. Found
▲ = RR SPIKE FOUND



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: AS NOTED
DATE: SEPT. 3, 2024

SHEET 2 / 2