



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 01-23

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	The District at Berkshire	(circle one) Residential Commercial
TOWNSHIP	Berkshire	

APPLICANT/ CONTACT	Name Jonathan Phelps	Phone (614) 428-7750
	Address 781 Science Blvd, Suite 100	E-mail jphelps@advancedcivildesign.com
	City, State, Zip Gahanna, Ohio 43230	

PROPERTY OWNER	Name Champion Companies	Phone (614) 895-6811
	Address 380 Polaris Parkway, Suite 135	E-mail DAVIDHATCHER@THECHAMPIONCOMPANIES.COM
	City, State, Zip Westerville, Ohio 43082	

SURVEYOR/ ENGINEER	Name Jonathan Phelps	Phone (614) 428-7750
	Address 781 Science Blvd, Suite 100	E-mail jphelps@advancedcivildesign.com
	City, State, Zip Gahanna, Ohio 43230	

DETAILS	Total Lots	1	Buildable lots	1
	Total Acreage	25.000 acres	Open Space Acreage	0 acres

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required):	05/19/2022
	Date of Draft Plat Review by RPC staff (required):	10/08/2024
	Date of Final Engineering Approval by DCEO (required):	09/20/2023
	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) \$ 3,253.00	

RECEIVED
OCT 31 2024

Jonathan Phelps

Owner (or agent for owner) and Date

Del. Co. Regional
Planning Commission

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

THE DISTRICT AT BERKSHIRE
 State of Ohio, County of Delaware, Township of Berkshire,
 Farm Lot 6, Quarter Township 2, Township 4, Range 17
 United States Military Lands

RPC # 01-23

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, LYING IN FARM LOT 6, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS, CONTAINING 25.000 ACRES, SAID 25.000 ACRES BEING ALL OF A 25.000 ACRE TRACT AS CONVEYED TO BERKSHIRE HOLDINGS I LLC IN OFFICIAL RECORD 2001, PAGE 950, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, BERKSHIRE HOLDINGS I LLC, AN OHIO CORPORATION BY DAVID HATCHER, CHIEF CONSTRUCTION OFFICER, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE DISTRICT AT BERKSHIRE, A SUBDIVISION CONTAINING LOT 2012 AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE ROAD (2.073 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "DEL-CO 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.

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 THE DISTRICT AT BERKSHIRE, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF DAVID HATCHER, CHIEF CONSTRUCTION OFFICER OF BERKSHIRE HOLDINGS I LLC HAS HEREUNTO SET HIS HAND THIS 17 DAY OF October, 2024.

BERKSHIRE HOLDINGS I LLC

 DAVID HATCHER
 CHIEF CONSTRUCTION OFFICER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

	
SIGNATURE	SIGNATURE
Amanda J. Titus	Kenzie Coney
PRINTED	PRINTED

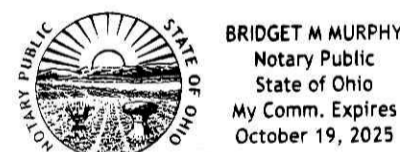
Notary for Owner
 STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID HATCHER, CHIEF CONSTRUCTION OFFICER OF BERKSHIRE HOLDINGS I LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

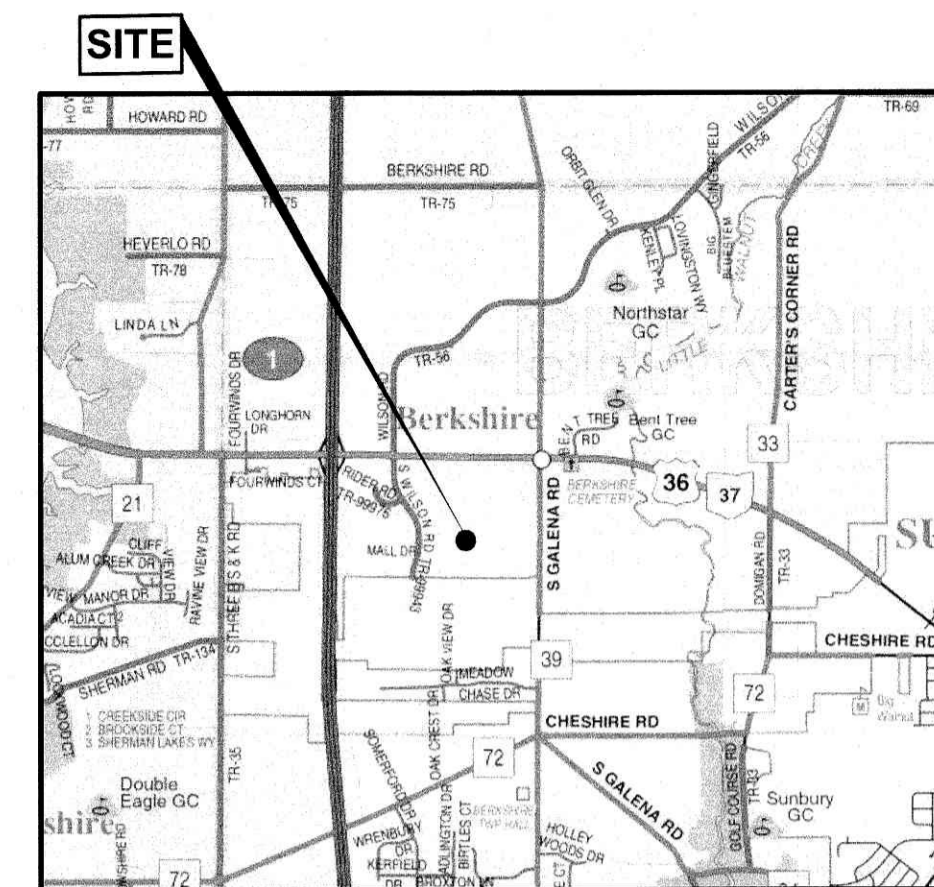
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF October, 2024.

MY COMMISSION EXPIRES


 NOTARY PUBLIC, STATE OF OHIO



DRAINAGE MAINTENANCE PETITION
 RECORDED IN THE DELAWARE COUNTY
 COMMISSIONER'S JOURNAL,
 RESOLUTION NO.: 23-774
 JOURNAL DATE: 8/30/2024



VICINITY MAP

SCALE: NTS

SOURCE 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, 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 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, 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.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0145K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINED A BEARING OF NORTH 04°09'04" EAST, FOR THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 71.

ZONING DESIGNATION

PLANNED MIXED USE DISTRICT (PMUD)

SETBACKS

FRONT: 35' FROM RIGHT-OF-WAY
 SIDE/REAR: 25'

SITE STATISTICS


TOTAL AREA:	25.000 ACRES
TOTAL RW AREA:	2.073 ACRES
TOTAL LOT (1) AREA:	22.927 ACRES


Final Plat

PLAN PREPARED BY: JEP
 CHECKED BY: JEP
 781 Science Blvd, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

DATE: October 16, 2024 SHEET 1/3
 JOB NO.: 20-0019-734

APPROVED THIS 16 DAY OF OCT, 2024

 BERKSHIRE TOWNSHIP ZONING OFFICIAL

APPROVED THIS 16 DAY OF October, 2024

 DEL-CO WATER COMPANY INC.

APPROVED THIS ___ DAY OF ___, 20__
 DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ___ DAY OF ___, 20__
 DELAWARE COUNTY ENGINEER

SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, SITE ACCESS POINTS, OR ANY WORK WITHIN THE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.

APPROVED THIS ___ DAY OF ___, 20__
 DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS ___ DAY OF ___, 20__ RIGHT-OF-WAY FOR PUBLIC ROAD HEREIN DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED 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

APPROVED THIS ___ DAY OF ___, 20__
 COMMISSIONER

APPROVED THIS ___ DAY OF ___, 20__
 COMMISSIONER

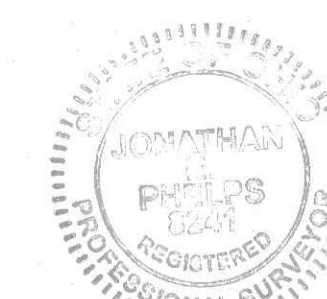
APPROVED THIS ___ DAY OF ___, 20__
 COMMISSIONER

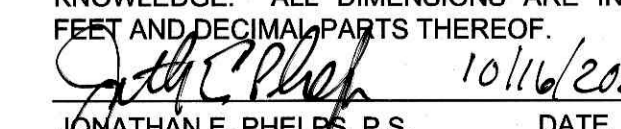
TRANSFERRED THIS ___ DAY OF ___, 20__
 AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF ___, 20__ AT ___ A.M./P.M. IN BOOK _____

PAGE(S) _____; PLAT CABINET _____, SLIDE _____, FEE \$ _____.

RECORDER, DELAWARE COUNTY, OHIO

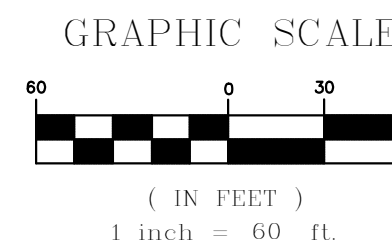


I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

 JONATHAN E. PHELPS, P.S. DATE 10/16/2024
 REGISTRATION NUMBER 8241

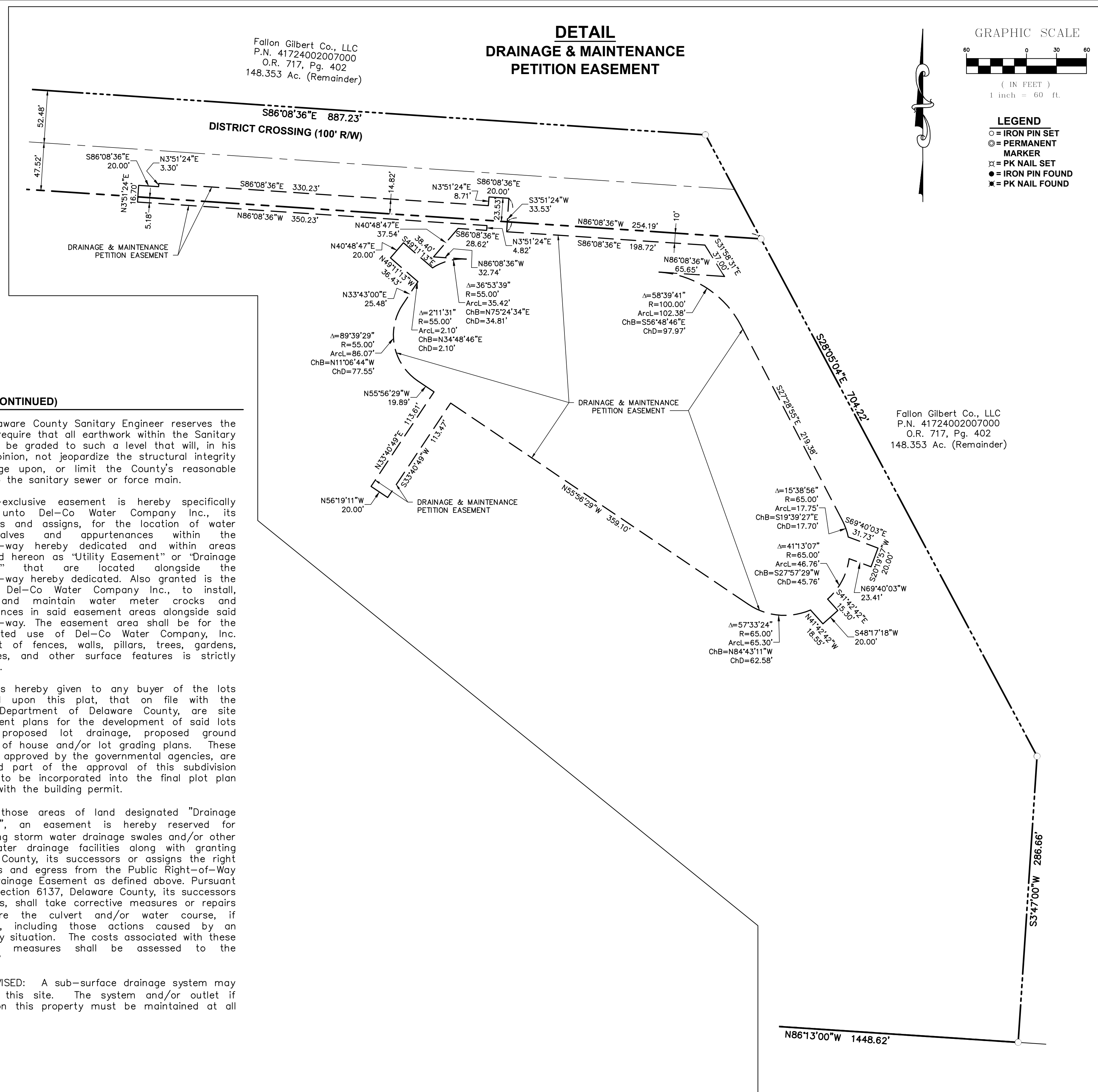
THE DISTRICT AT BERKSHIRE
 State of Ohio, County of Delaware, Township of Berkshire,
 Farm Lot 6, Quarter Township 2, Township 4, Range 17
 United States Military Lands

Fallon Gilbert Co., LLC
 P.N. 41724002007000
 O.R. 717, Pg. 402
 148.353 Ac. (Remainder)

**DETAIL
 DRAINAGE & MAINTENANCE
 PETITION EASEMENT**



- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊠ = PK NAIL SET
 - = IRON PIN FOUND
 - ✕ = PK NAIL FOUND



Fallon Gilbert Co., LLC
 P.N. 41724002007000
 O.R. 717, Pg. 402
 148.353 Ac. (Remainder)

NOTES

- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage Easement or Del-Co Easement. Easements designated as Drainage Easement or Del-Co Easement 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.
- 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.
- Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.
- 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 stormwater 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 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.

NOTES (CONTINUED)

- 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.
- 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.
- 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 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 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.
- 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, 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.
- 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.

NOTES (CONTINUED)

- 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.
- 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 "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 the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.
- 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.
- "Within those areas of land designated "Drainage Easement", an easement is hereby reserved for maintaining storm water drainage swales and/or other storm water drainage facilities along with granting Delaware County, its successors or assigns the right of ingress and egress from the Public Right-of-Way to the Drainage Easement as defined above. Pursuant to ORC Section 6137, Delaware County, its successors or assigns, shall take corrective measures or repairs to restore the culvert and/or water course, if necessary, including those actions caused by an emergency situation. The costs associated with these corrective measures shall be assessed to the owner(s)."
- "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."

Z:\20-0019-734\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\20-0019-734_Plat.dwg PLAT SHEET 2 Oct 16, 2024 - 9:00:53am jphelps

Final Plat

PLAN PREPARED BY: JEP
 CHECKED BY: JEP
 781 Science Blvd, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

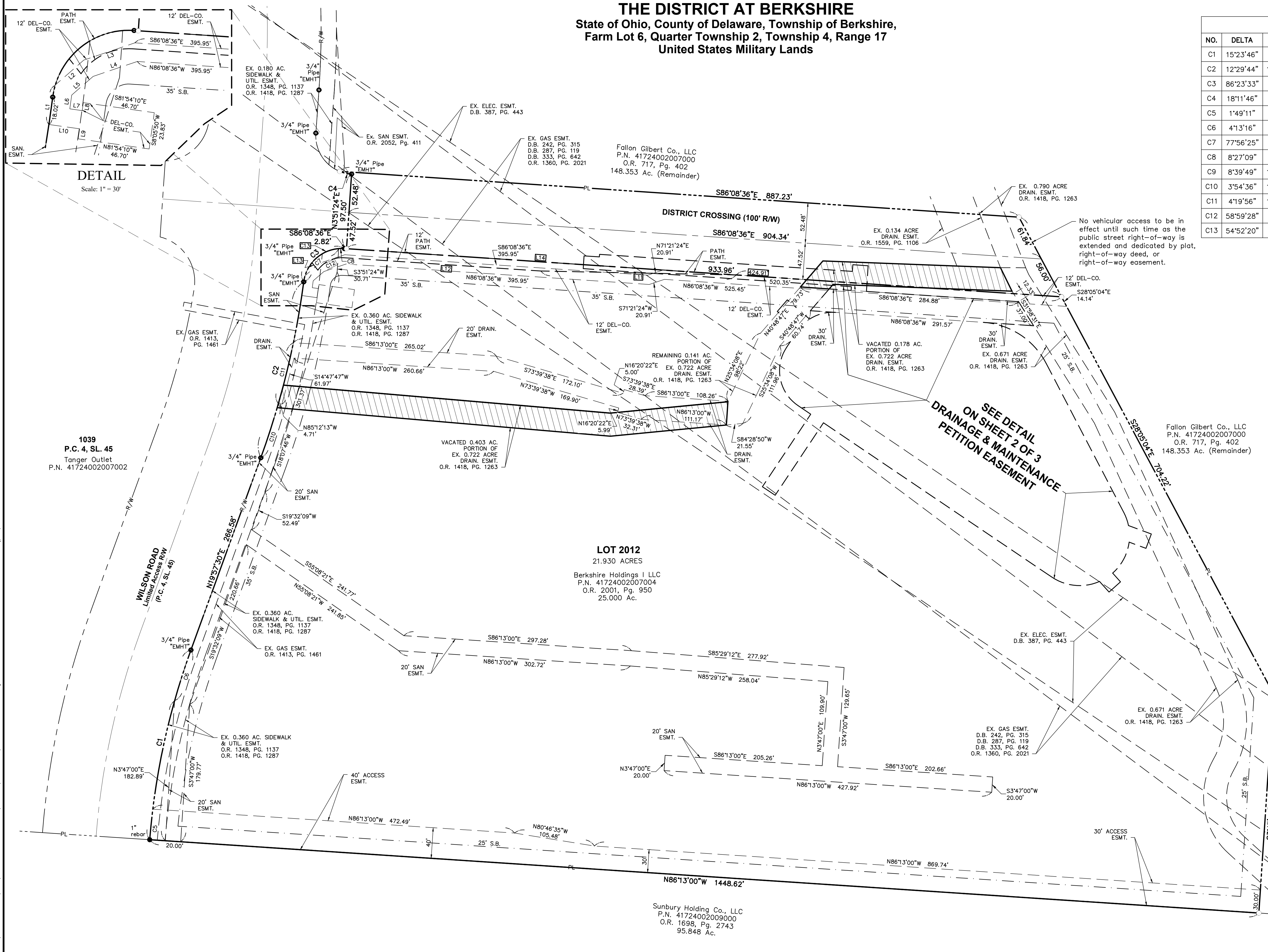
**ADVANCED
 CIVIL DESIGN**
 ENGINEERS SURVEYORS

DATE: October 16, 2024 SHEET 2/3
 JOB NO.: 21-0009-710

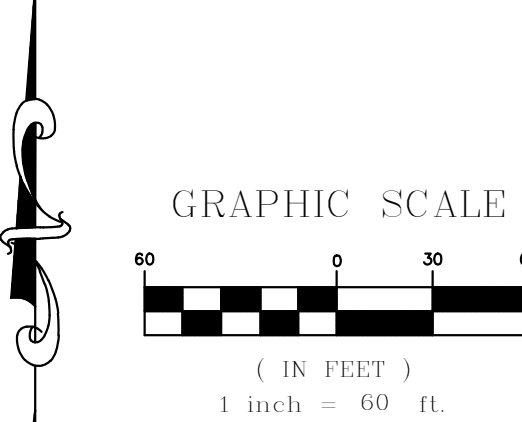
THE DISTRICT AT BERKSHIRE
 State of Ohio, County of Delaware, Township of Berkshire,
 Farm Lot 6, Quarter Township 2, Township 4, Range 17
 United States Military Lands

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	15°23'46"	945.00'	253.93'	N12°15'37"E	253.17'
C2	12°29'44"	1085.00'	236.63'	N13°42'38"E	236.16'
C3	86°23'33"	50.00'	75.39'	N50°39'35"E	68.45'
C4	18°11'46"	50.00'	15.88'	N77°02'50"W	15.81'
C5	1°49'11"	945.00'	30.01'	N05°28'20"E	30.01'
C6	4°13'16"	945.00'	69.62'	N17°50'52"E	69.61'
C7	77°56'25"	50.00'	68.02'	N46°26'01"E	62.89'
C8	8°27'09"	50.00'	7.38'	S89°37'47"W	7.37'
C9	8°39'49"	1085.00'	164.06'	N11°47'40"E	163.90'
C10	3°54'36"	1085.00'	74.04'	S18°00'12"W	74.03'
C11	4°19'56"	1085.00'	82.04'	N13°52'57"E	82.02'
C12	58°59'28"	38.00'	39.12'	S64°21'43"W	37.42'
C13	54°52'20"	50.00'	47.89'	N66°25'12"E	46.08'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	25.50'	N08°05'50"E
L2	25.34'	N48°51'24"E
L3	35.21'	N71°21'24"E
L4	30.44'	S71°21'24"W
L5	18.49'	S48°51'24"W
L6	9.05'	S08°05'50"W
L7	8.17'	S81°54'10"E
L8	5.25'	N08°05'50"E
L9	6.58'	N08°05'50"E
L10	20.17'	N81°54'10"W
L11	254.84'	N88°50'32"W
L12	257.32'	N86°08'36"W
L13	12.40'	N38°18'26"W
L14	511.88'	S86°08'36"E



PORTION OF EXISTING DRAINAGE EASEMENT O.R. 1418, PAGE 1263 TO BE VACATED BY THIS PLAT



- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊠ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊠ = PK NAIL FOUND

Final Plat

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 CHECKED BY: JEP
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ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

DATE: October 16, 2024 SHEET **3/3**
 JOB NO.: 20-0019-734

Z:\20-0019-734\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\20-0019-734_Plat.dwg PLAT SHEET 3 Oct 16, 2024 - 9:01:23am jphelps