



# Final Subdivision Plat Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Number 15-21

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

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

PROJECT	Tranel CAD	(circle one) Residential Commercial
TOWNSHIP	Radnor	

APPLICANT/ CONTACT	Name Plan 4 Land, LLC (c/o Joe Clase)	Phone (614) 512-0182
	Address 1 South Harrison Street, P.O. Box 306	E-mail joe@plan4land.net
	City, State, Zip Ashley, Ohio 43003	

PROPERTY OWNER	Name Andrew & Jessica Tranel	Phone (740) 272-7227
	Address 1627 Lawrence Road	E-mail ajtranel@gmail.com
	City, State, Zip Delaware, OH 43015	

SURVEYOR/ ENGINEER	Name Timothy A. Burkholder, Ohio P.S. 8468	Phone (614) 353-8462
	Address 15730 Macklin Road	E-mail tim@grandlakesurveying.com
	City, State, Zip Marysville, OH 43040	

DETAILS	Total Lots 3	Buildable lots 3
	Total Acreage 8.464	Open Space Acreage N/A

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): August 26, 2021
	Date of Draft Plat Review by RPC staff (required): July 29, 2025
	Date of Final Engineering Approval by DCEO (required): April 16, 2022
	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 <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	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) \$ 1,039.00

August 4, 2025

Owner (or agent for owner) and Date

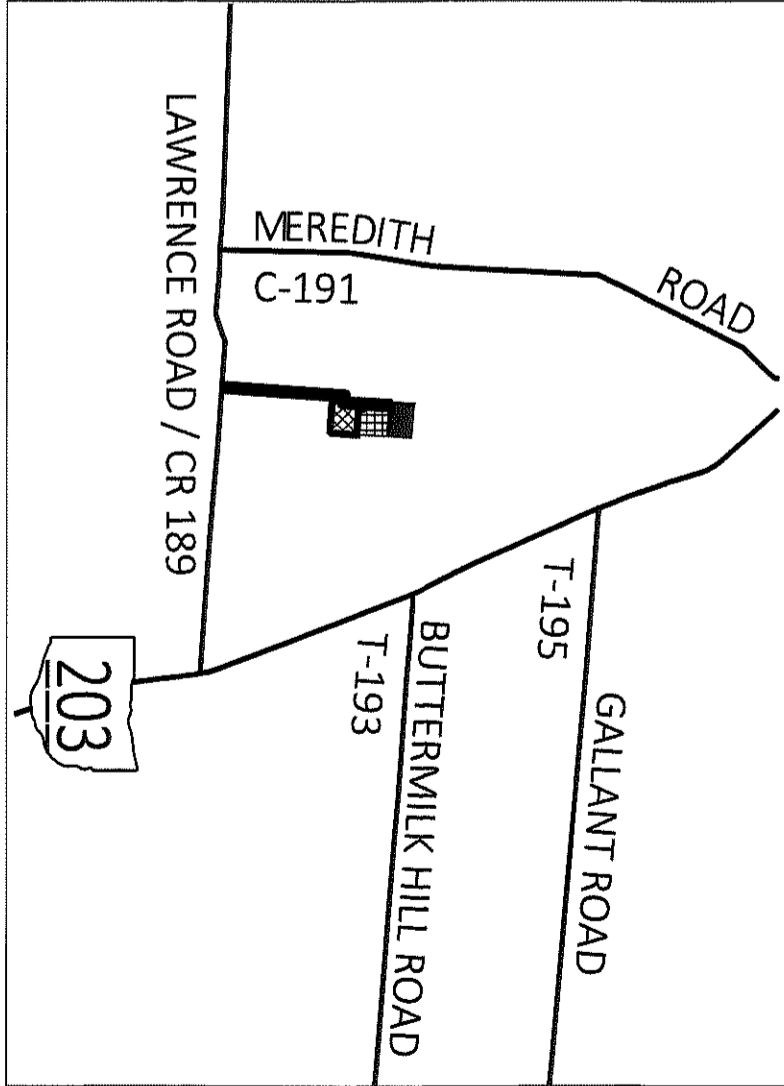
Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006  
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

# TRANEL CAD

STATE OF OHIO, DELAWARE COUNTY, RADNOR TOWNSHIP  
RANGE 20, TOWNSHIP 5, SECTION 1, FARM LOTS 13 AND 14  
USML

VICINITY MAP      RPC # 15 - 21



## DESCRIPTION AND OWNERS ACKNOWLEDGMENT

Situated in the State of Ohio, County of Delaware, Township of Radnor and being part of Farm Lots 13 and 14, Section 1, Township 5 Range 20. Being part of Parcel 2 (10.94 acre tract) and all of Parcel 3 (6.000 acre tract) found in BK 1404, PG 2633 in the name of Andrew L. and Jessica E. Tranel in the Delaware County Records Office and Being a subdivision of three (3) parcels, totaling 8.464 acres.

Easements are reserved for construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands and for storm drainage.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represent our "TRANEL CAD", subdivision of Lot numbers 143 throughout 145 inclusive, do hereby accept this plat the same.

Andrew Tranel      Jessica Tranel  
Andrew Tranel, Owner      Jessica Tranel, Owner

## STATE OF OHIO

Before me a Notary of Public, personally came above the name Andrew Tranel & Jessica Tranel whom acknowledges the signing of the foregoing instrument to be voluntary act for the uses and purposes as expressed.

April 6/2027      My Commission expires 1/202027  
Notary of Public



## PROJECT ACREAGE

Total: 8.464 acres  
Number of Buildable Lots: 3  
Number of No Build / Open Space Lots 0  
Common Access Driveway Easement 2.497 acres  
Acreage Dedicated to Right of Way: 0.041 acres  
Gross Density: dwelling units per acre 0.35du/acre

## BASIS OF BEARINGS

The Bearings are based on NAD 83 REF frame  
2011 Geoid 12A Ohio North Zone and scaled to the Ground at point 0,0 with scale factor 1.0000226499

## FLOOD DESIGNATION

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation for the Flood Insurance Rate Map (FIRM), number 39041C0085L with an effective date of 12/21/2023, published by the Federal Emergency Agency (FEMA)

## ZONING STANDARDS

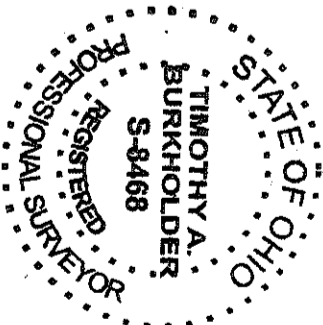
Zoning setbacks are for reference only at the time of the zoning signature of this plat and are not subdivision plat restrictions. The then current Radnor Township Zoning Resolution shall apply at the time of improvement to any lot.

Current Zoning Classification: FR-1  
Setbacks: Side: 25' Front: 90' Rear: 80'

CAD Maintenance Agreement Cross-Reference:  
Official Book No. \_\_\_\_, Page No. \_\_\_\_

I, hereby state that this survey is based on actual field measurements made under my direct supervision to the best of my knowledge and belief is correct.

Timothy A. Burkholder  
Timothy A. Burkholder, Ohio P.S. 8468  
15730 Macklin Road  
Marysville, Ohio, 43040  
(614)-353-8462  
Date: January 2025



Paul S. Mills  
RADNOR TOWNSHIP ZONING INSPECTOR  
APPROVED THIS 7 DAY OF August, 2025

Sharon Dwyer  
DELAWARE PUBLIC HEALTH DISTRICT  
APPROVED THIS 7 DAY OF August, 2025

Chris Valenzuela  
DEL-CO WATER CO., INC.  
APPROVED THIS 7 DAY OF August, 2025

DELAWARE COUNTY SANITARY ENGINEER  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

DELAWARE COUNTY ENGINEER  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

DIRECTOR, DELAWARE COUNTY REGIONAL  
PLANNING COMMISSION  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, RIGHT OF WAY  
FOR ALL ROADS, BOULEVARDS, AND EASEMENTS  
HERIN DEDICATED TO PUBLIC USE ARE HEREBY  
APPROVED AND ACCEPTED AS SUCH FOR THE  
COUNTY OF DELAWARE, STATE OF OHIO

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2025

DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
AT \_\_\_\_ AM/PM IN OFFICIAL RECORD  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ FEE \$ \_\_\_\_  
DELAWARE COUNTY RECORDER.

TRANEL CAD

STATE OF OHIO, DELAWARE COUNTY, RADNOR TOWNSHIP

RANGE 20, TOWNSHIP 5, SECTION 1, FARM LOTS 13 AND 14

USML

- 1) The owners successors, heirs or assigns of the herein delineated lots agree that when a central sewer system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice hearing on this requirement. This covenant shall be included in conveyance of title for said lots.
- 2) Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.
- 3) The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-Off Control Regulations" as adopted by the County Commissioners.
- 4) A non-exclusive easement is herby specifically granted to Del-Co Water Company, Inc. its succuessors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas designated heron as "Utility Easement" or "Drainage Easement" or "Common Access Drive & Uility 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 alongside said right-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.
- 5) Easements are hereby reserved, in over and under areas destined on this plat as Sanitary Easement, Drainage Easement, Del-Co Water Easement and Common Access Driveway, Uility and Drainage Easement. Easements designated Drainage Easement, Del-Co Water Easement and Common Access Driveway, Utility and Drainage 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 for storm water drainage.
- 6) Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of the easement, solely for construction, operation and maintenance of public and or private sanitary sewers, sanitary sewer service connection, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.
- 7) 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 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.
- 8) 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.
- 9) 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 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 Drive. 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.
- 10) 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 storms sewer), the storm sewer rights are senior to the rights of any other public or private utility 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.

11) 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.

12) No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless 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.

13) 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 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.

14) No buildings, sheds, decks, pools, or other structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage or sanitary easements unless said structure is approved in writing by the Delaware County Engineer's Office and/or Delaware County Sanitary Engineer.

15) 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.

16) Drainage Easement: Within those areas of land designated "Drainage Easement", an easement is hereby reserved for the maintenance of drainage facilities, including, but not limited to ditches, swales and subsurface drainage, for the benefit and use of the public. Development and future use of this lot shall not create obstructions to the flow of water within Drainage Easement.

17) 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.

18) 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.

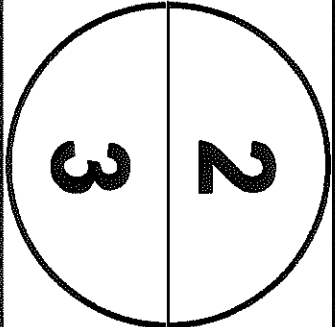
19) Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sewage treatment system location is consistent with or compatible with the owners site plan.

20) Notice is herby given to any buyer of the lots delineated upon this plat that on file with the Delaware County Regional Planning Commission and Health Department are Site Improvement Plans for the development of said lots showing finish grade elevations, sewage treatment system locations and building envelopes.

21) Be Advised: A sub-surface drainage system may exist on this site. The system and/or out if located on this property must be maintained at all times.

22) 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.

23) 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.



TRANEL CAD

SUBDIVISION PLAT

# TRANEL CAD

## STATE OF OHIO, DELAWARE COUNTY, RADNOR TOWNSHIP RANGE 20, TOWNSHIP 5, SECTION 1, FARM LOTS 13 AND 14 USML

REFERENCES:  
10/17/1988 20-S-1-002 33.67 ACRE SURVEY BY STILLIS & ASSOC.  
3/23/1988 RD-26-S-1-003 39.06 ACRE SURVEY BY STILLIS & ASSOC.  
3/23/1988 RD-26-S-1-004 39.06 ACRE SURVEY BY STILLIS & ASSOC.  
1/4/2001 RD-20-S-1-001 FERRY FARMS SURVEY BY STILLIS & ASSOC.  
1/4/2004 RD-20-S-1-008 GIBSON HEMAT BY GIBSON  
3/30/2017 RD 8 PG 84 BRUNSWICK SUBDIVISION  
07/24/2019 RD 1X PG 1X TRANEL PARCEL CONFIRMATION

SHOAF LLOYD H SHARLENE R  
BOOK PAGE  
1021 ACRES  
ADD 52016001014000

BISHOP TIM H  
BOOK 078 PAGE 1186  
27.340 ACRES  
ADD 52016001015000

TRANEL ANDREW L & JESSICA E  
BOOK 1404 PAGE 2633-2637  
FARM LOTS 13 & 14  
ADD 52016001013000

TRANEL ANDREW L & JESSICA E  
BOOK 1404 PAGE 2633-2637  
FARM LOTS 13 & 14  
ADD 52016001014000

WALTON JON M & MONICA L  
BOOK 1900 PAGE 2201-2203  
5.080 ACRES  
ADD 520160010175000

LIM GAVIN K & SIAN KAREN M  
BOOK 1977 PAGE 1916-1921  
6.174 ACRES  
ADD 520160010167006

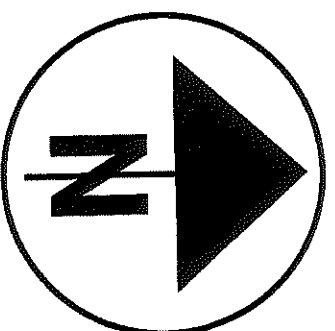
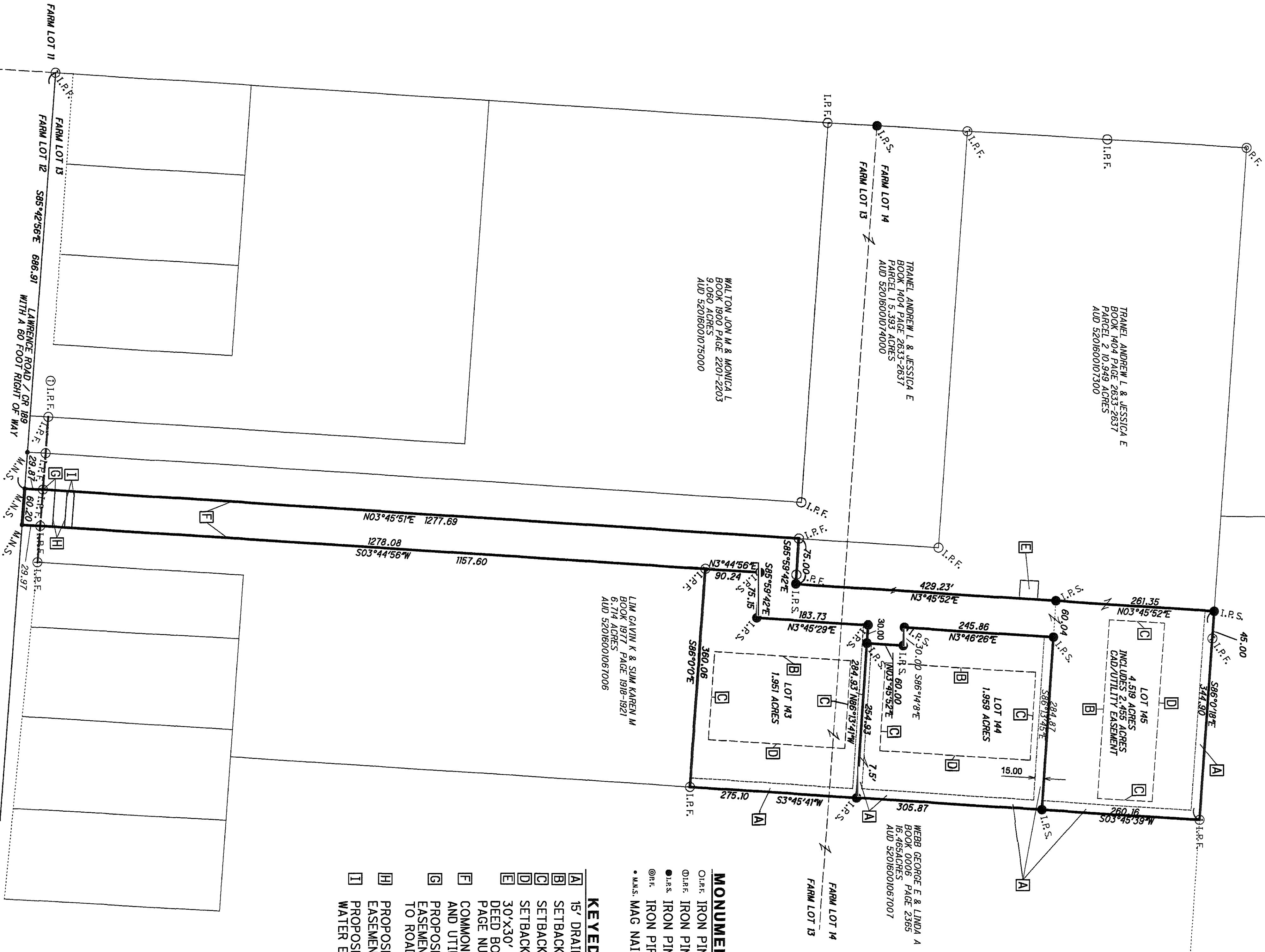
WEBB GEORGE E & LINDA A  
BOOK 0006 PAGE 2365  
16.465 ACRES  
ADD 520160010167007

### MONUMENT LEGEND

- OLRF: IRON PIN FOUND  
OLRF: IRON PIN FOUND W/ ID CAP  
● LRF: IRON PIN SET W/ ID CAP  
@RF: IRON PIPE FOUND  
• MMS: MAG NAIL SET

### KEYED NOTES

- A 15' DRAINAGE EASEMENT  
B SETBACK: FRONT 90'  
C SETBACK: SIDE 25'  
D SETBACK: REAR 80'  
E 30'X30' DRAINAGE EASEMENT  
DEED BOOK - 1404  
PAGE NUMBER - 2633-2637  
F COMMON ACCESS DRIVE  
AND UTILITIES EASEMENT  
G PROPOSED 20' HIGHWAY  
EASEMENT DEDICATING 0.041 ACRES  
TO ROAD RIGHT OF WAY  
H PROPOSED 20' SANITARY  
EASEMENT  
I PROPOSED 12' DEL-CO  
WATER EASEMENT



0 100 200  
HORIZONTAL  
Feet  
1" = 100 US Survey Feet

TRANEL CAD

SUBDIVISION PLAT

3

3