



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number **01-05.4.B**

Sec. **4** Ph. **B** Pt. **___**

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

PROJECT	Cheshire Woods	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berkshire	

APPLICANT/ CONTACT	Name James Watkins	Phone [REDACTED]
	Address 1555 W. Main Street	E-mail [REDACTED]
	City, State, Zip Newark, Ohio 43055	

PROPERTY OWNER	Name Homewood Corporation	Phone [REDACTED]
	Address 3435 Steltzer Road, Suite 1SC	E-mail [REDACTED]
	City, State, Zip Columbus, Ohio 43219	

SURVEYOR/ ENGINEER	Name Douglas R. Hock, P.S.	Phone [REDACTED]
	Address 781 Science Boulevard, Suite 100	E-mail [REDACTED]
	City, State, Zip Gahanna, Ohio 43230	

DETAILS	Total Lots 43	Buildable lots 40
	Total Acreage 20.726	Open Space Acreage 4.553

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 01-27-2005
	Date of Draft Plat Review by RPC staff (required): 10-10-2025
	Date of Final Engineering Approval by DCEO (required): 04-25-2023
	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) \$ \$5,020

\$500 (Base)
\$110 * (40 Buildable Lots)
+ \$3 * (40 Buildable Lots)
\$5,020

 **2-2-2026**
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

Cheshire Woods Section 4 Phase B
Berkshire Township, Farm Lots 18, Section 3, Township 4, Range 17, USML

RPC #01-05.4.B

Situated in State of Ohio, County of Delaware, Township of Berkshire, located in Farm Lots 18, Section 3, Township 4, Range 17, United States Military Lands, and containing 20.726 acres of land, more or less, said 20.726 acres being comprised of 13.349 acres out of a 74.221 acre (orig.) tract of land deeded to HOMEWOOD CORPORATION, an Ohio corporation, in Official Record 876, Page 1371, and a 7.377 acre tract of land deeded to HOMEWOOD CORPORATION, an Ohio corporation, in Official Record _____, Page _____, being of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, HOMEWOOD CORPORATION, an Ohio corporation, by BARRY HOLMES, President, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "CHESHIRE WOODS SECTION 4B", a subdivision containing Lots numbered 1969-2011, both inclusive, and areas designated as Reserve "C", Reserve "T", Reserve "U" (Lots 2009-2011) does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Dutton Place and Wrenbury Drive as shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Sanitary Easement, Drainage Easement and Easement. Easements designated as Drainage Easement and 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.

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", "Drainage Easement" or "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, BARRY HOLMES, President of said HOMEWOOD CORPORATION, has hereunto set his hand this _____ day of _____, 2026.

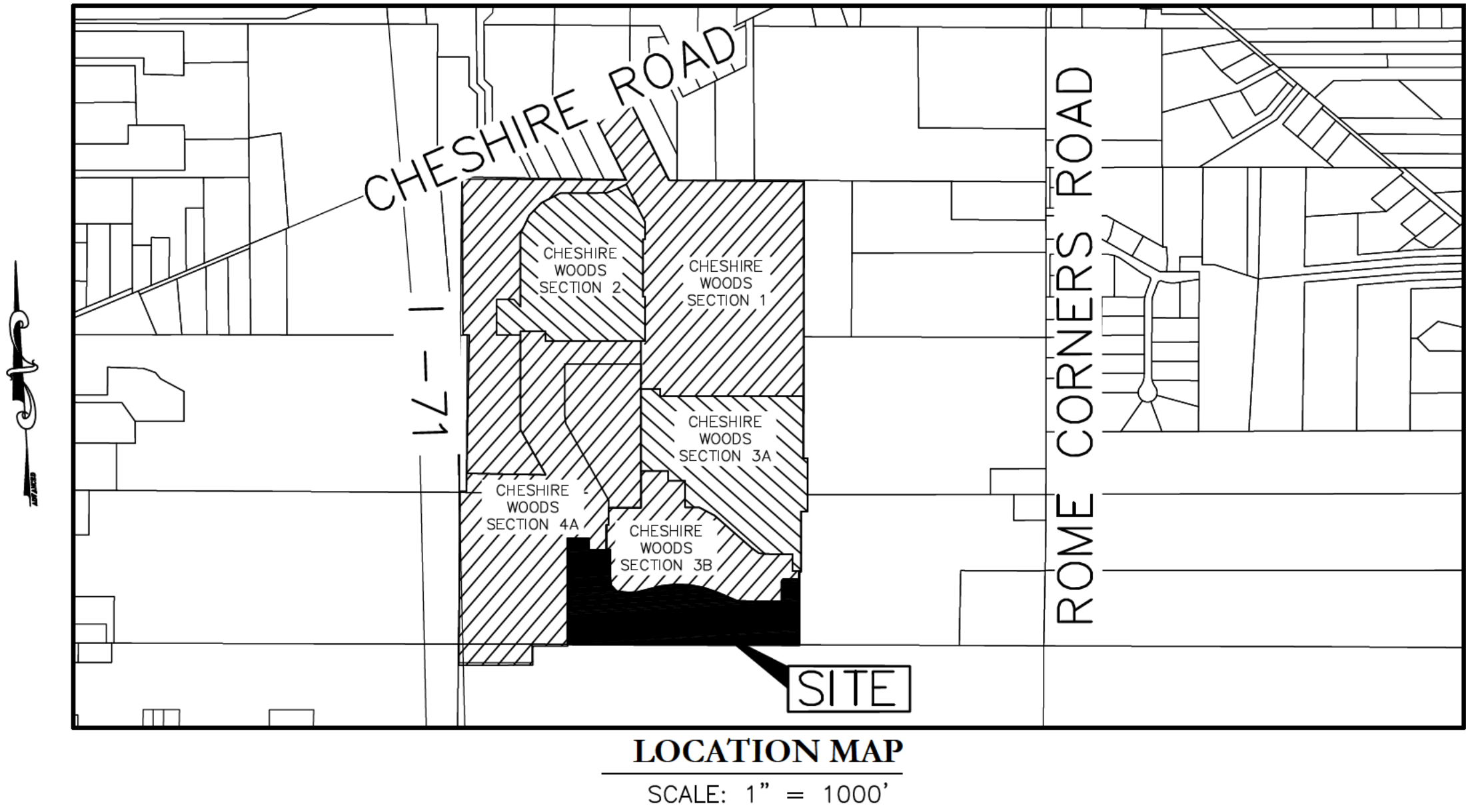
Signed and acknowledged In the presence of: HOMEWOOD CORPORATION an Ohio corporation
By _____

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared BARRY HOLMES, President, of said HOMEWOOD CORPORATION, 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 _____ day of _____, 2026.

My Commission expires _____
Notary Public, State of Ohio



SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a GPS survey of Delaware County Monuments "97-077" and "97-169" published by the Delaware County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, North Zone, and determines the bearing between said monuments as S 87° 20' 04" W.

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 _____, 2026 _____
Delaware County Engineer

Approved this _____ day of _____, 2026 _____
Berkshire Township Zoning Inspector

Approved this _____ day of _____, 2026 _____
Delaware County Regional Planning Commission

Approved this _____ day of _____, 2026 _____
Delaware County Sanitary Engineer

Approved this _____ day of _____, 2026 _____
Del-Co Water

This _____ Day of _____, 2026 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 _____, 2026 _____
Auditor, Delaware County, Ohio

Filed for record this _____ day of _____, 2026 at _____ .M. _____
Recorder, Delaware County, Ohio

Fee \$ _____

File No. _____

Recorded this _____ day of _____, 2026

Plat Cabinet _____, Slides _____

Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. _____, Journal Date _____

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 _____ Date _____
Doug Hock, Ohio P.S.

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: JAN. 21, 2026 SHEET 1/4

Cheshire Woods Section 4 Phase B

Berkshire Township, Farm Lots 18, Section 3, Township 4, Range 17, USML

RPC #01-05.4.B

Note "A" - RESERVE "B", RESERVE "T", RESERVE "U" (LOTS 2009-2011) as designated and delineated hereon shall be owned and maintained by an association, its successors and assigns, comprised of the Owners of the fee simple titles to the lots in Cheshire Woods for the purpose of open space. These lots shall include a non-exclusive utility easement for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto, above, below and beneath the surface of the ground. All Reserve/Open Spaces shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "B" - Within Reserves "K", being previously deeded to CHESHIRE WOODS SECTION 4A, in Official Record 2087, Page 533, there shall be constructed a leisure trail for the enjoyment of the owners of the fee simple title to the lots of Cheshire Woods. Said leisure trail shall be maintained by the Cheshire Woods Homeowner's Association, Inc.

Note "C" - 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 "D" - 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 39041C0260 K with effective date of April 16, 2009.

Note "E" - 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 "F" - 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 "G"- PARCEL NUMBERS: Cheshire Woods Section 4B is comprised of the following Delaware County Parcel Number(s) with the acreage being platted out of each:

Parcel Number		
	417-320-01-050-000	7.377 Ac.
	417-320-01-050-001	13.349 Ac.

Note "H" - 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.

Note "I" - Any landscaping 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.

Note "J"- Drives shall not encroach into any side yard drainage easement.

Note "K" - 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.

Note "L" - All reserve/open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "M" - 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" heron, 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.

Note "N"- 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.

Note "O"- 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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer shall be subject to the review and approval of the Delaware County Sanitary Engineer.

Note "P"- 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.

Note "Q"- Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

Note "R"- When maintenance, repair or replacement of a sanitary sewer 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.

Note "S"- The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer and/or within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer.

Note "T"- 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 forcemain.

Note "U"- 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.

Note "V" - 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 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 therein for the uses and purposes expressed herein.

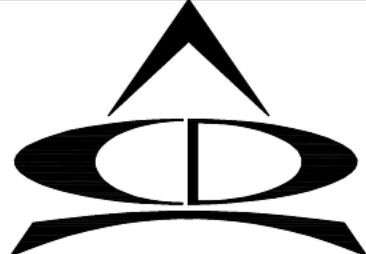
Line Table		
Line #	Length	Direction
L1	37.713	N86° 31’ 47.72”W
L2	57.659	N86° 31’ 47.72”W
L3	54.390	N86° 26’ 52.13”W
L4	88.593	N27° 36’ 33.86”W
L5	20.000	S62° 23’ 26.14”W
L6	82.904	N27° 36’ 33.86”W

ACREAGE BREAKDOWN: (43 Lots)	
Acreage in Buildable Lots (40):	12.835 Ac.
Acreage in Reserve Lots (3):	4.553 Ac.
Acreage in Right-of-Way	3.338 Ac.
Total Acreage:	20.726 Ac.

BERKSHIRE TOWNSHIP ZONING	
ZONED: Planned Residential District(PRD)	SETBACKS:
Minimum Lot Depth = 135'	Minimum Rear Yard Setback = 30'
Minimum Lot Size = 10,000 Sq. Ft.	Minimum Side Yard Setback = 12.5'
Minimum Lot Frontage = 90'	Minimum Front Yard Setback = 40'

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.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	392.34’	250.00’	089°55’04”	353.30’	S41°29’20”E
C2	195.94’	600.00’	018°42’39”	195.07’	N84°11’48”E
C3	435.64’	600.00’	041°36’04”	426.14’	S84°21’29”E
C4	100.24’	250.00’	022°58’20”	99.57’	S75°02’38”E
C5	31.42’	20.00’	090°00’00”	28.28’	N48°28’12”E
C6	30.20’	20.00’	086°31’48”	27.41’	S46°44’06”W
C7	55.24’	220.00’	014°23’13”	55.10’	N79°20’11”W
C8	32.97’	220.00’	008°35’07”	32.93’	N67°51’01”W
C9	2.68’	630.00’	000°14’36”	2.68’	N63°40’46”W
C10	90.08’	630.00’	008°11’32”	90.00’	N67°53’50”W
C11	90.08’	630.00’	008°11’32”	90.00’	N76°05’21”W
C12	90.10’	562.42’	009°10’42”	90.00’	N84°16’53”W
C13	90.08’	630.00’	008°11’32”	90.00’	S87°31’36”W
C14	90.08’	630.00’	008°11’32”	90.00’	S79°20’04”W
C15	4.37’	630.00’	000°23’49”	4.37’	S75°02’24”W
C16	104.25’	570.00’	010°28’44”	104.10’	S80°04’51”W
C17	81.90’	570.00’	008°13’55”	81.82’	S89°26’10”W
C18	86.92’	220.00’	022°38’12”	86.35’	N75°07’46”W
C19	172.76’	220.00’	044°59’32”	168.35’	N41°18’54”W
C20	85.58’	220.00’	022°17’21”	85.05’	N07°40’28”W
C21	44.14’	280.00’	009°01’59”	44.10’	S01°02’47”E
C22	90.39’	280.00’	018°29’48”	90.00’	S14°48’41”E
C23	90.39’	280.00’	018°29’48”	90.00’	S33°18’29”E
C24	90.39’	280.00’	018°29’48”	90.00’	S51°48’17”E
C25	90.39’	280.00’	018°29’48”	90.00’	S70°18’05”E
C26	33.71’	280.00’	006°53’53”	33.69’	S82°59’56”E
C27	68.19’	630.00’	006°12’06”	68.16’	S89°32’55”E
C28	90.08’	630.00’	008°11’32”	90.00’	N83°15’16”E
C29	47.47’	630.00’	004°19’01”	47.46’	N77°00’00”E
C30	153.47’	570.00’	015°25’36”	153.01’	N82°33’17”E
C31	110.50’	570.00’	011°06’25”	110.32’	S84°10’43”E
C32	110.50’	570.00’	011°06’25”	110.32’	S73°04’18”E
C33	39.40’	570.00’	003°57’38”	39.39’	S65°32’16”E
C34	79.34’	280.00’	016°14’06”	79.07’	S71°40’30”E
C35	32.92’	280.00’	006°44’14”	32.91’	S83°09’41”E
C36	31.42’	20.00’	090°00’00”	28.28’	S41°31’48”E

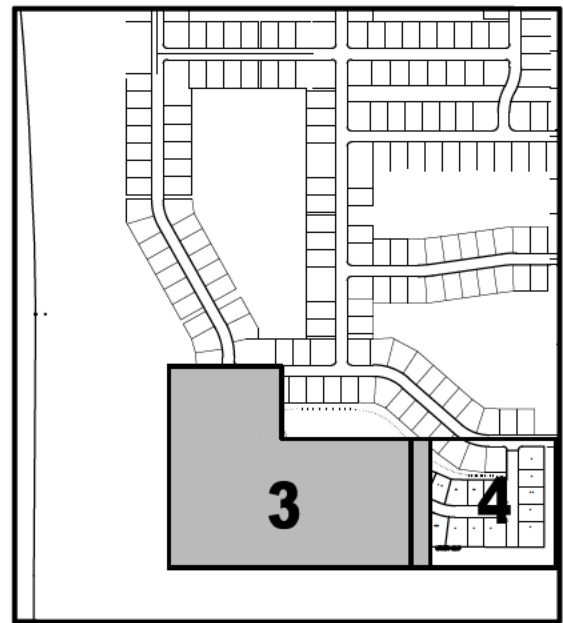
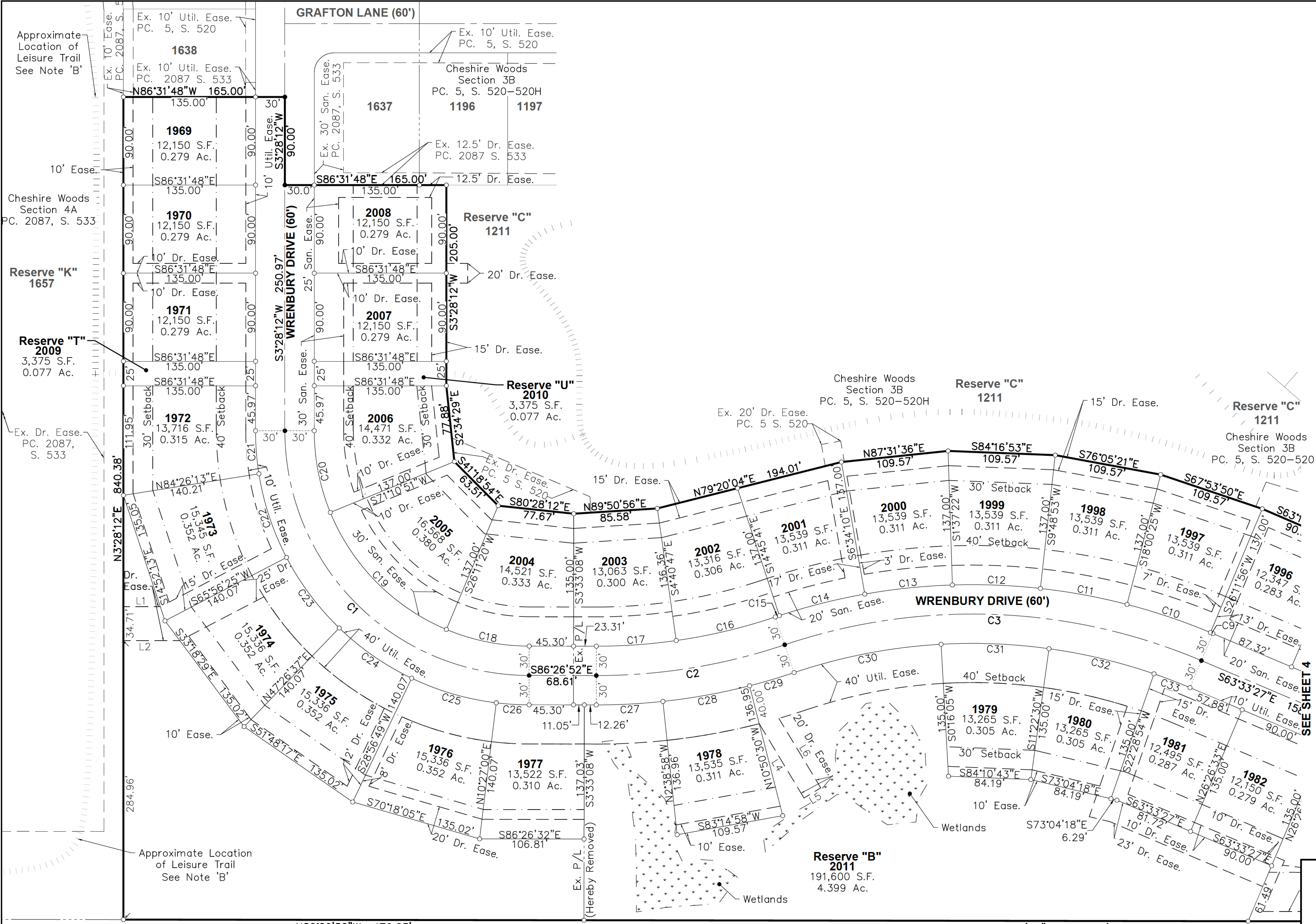


781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

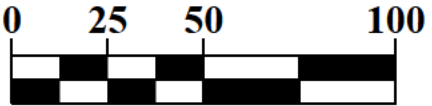
SCALE: AS NOTED
DATE: JAN. 21, 2026

SHEET 2/4



SHEET INDEX
SCALE: NTS

GRAPHIC SCALE




1 inch = 50 feet

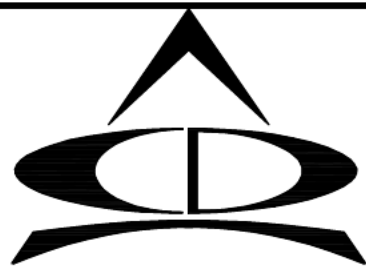
SYMBOLS

- = Iron Pin Set
 ◎ = Permanent Marker Set
 ● = PK Nail Set
 ✖ = PK Nail Found
 ⊙ = Iron Pipe Found
 [M] = Mon. Box Found
 (M) = Mon. Found
 ▲ = RR Spike Found
 ✕ = Calculated Point

LEGEND

- | | |
|--------------------------|-------------------|
| 0000 | Lot Number |
| 00,000 S.F.
0.000 Ac. | Lot Area |
| Dr. Ease. | Drainage Easement |
| San. Ease. | Sanitary Easement |
| Util. Ease. | Utility Easement |

-  **Boundary Line**
 Existing Parcel Line
 Front/Rear Setback Line
 15' Side Setback Line (Typ.)
 Easement Line
 Street Center Line



ADVANCED
CIVIL DESIGN

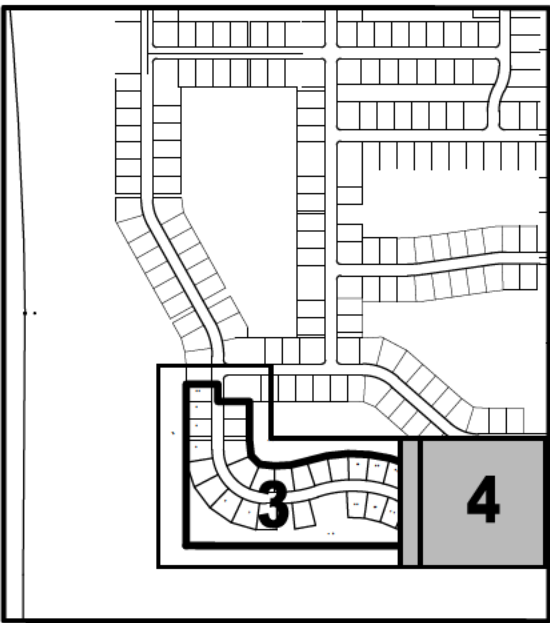
E N G I N E E R S S U R V E Y O R S

781 Science Boulevard
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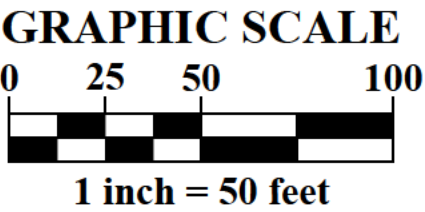
SCALE: 1" = 50'

DATE: JAN. 21, 2026

SHEET 3/4



SHEET INDEX
SCALE: NTS

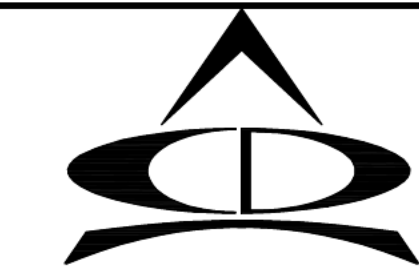
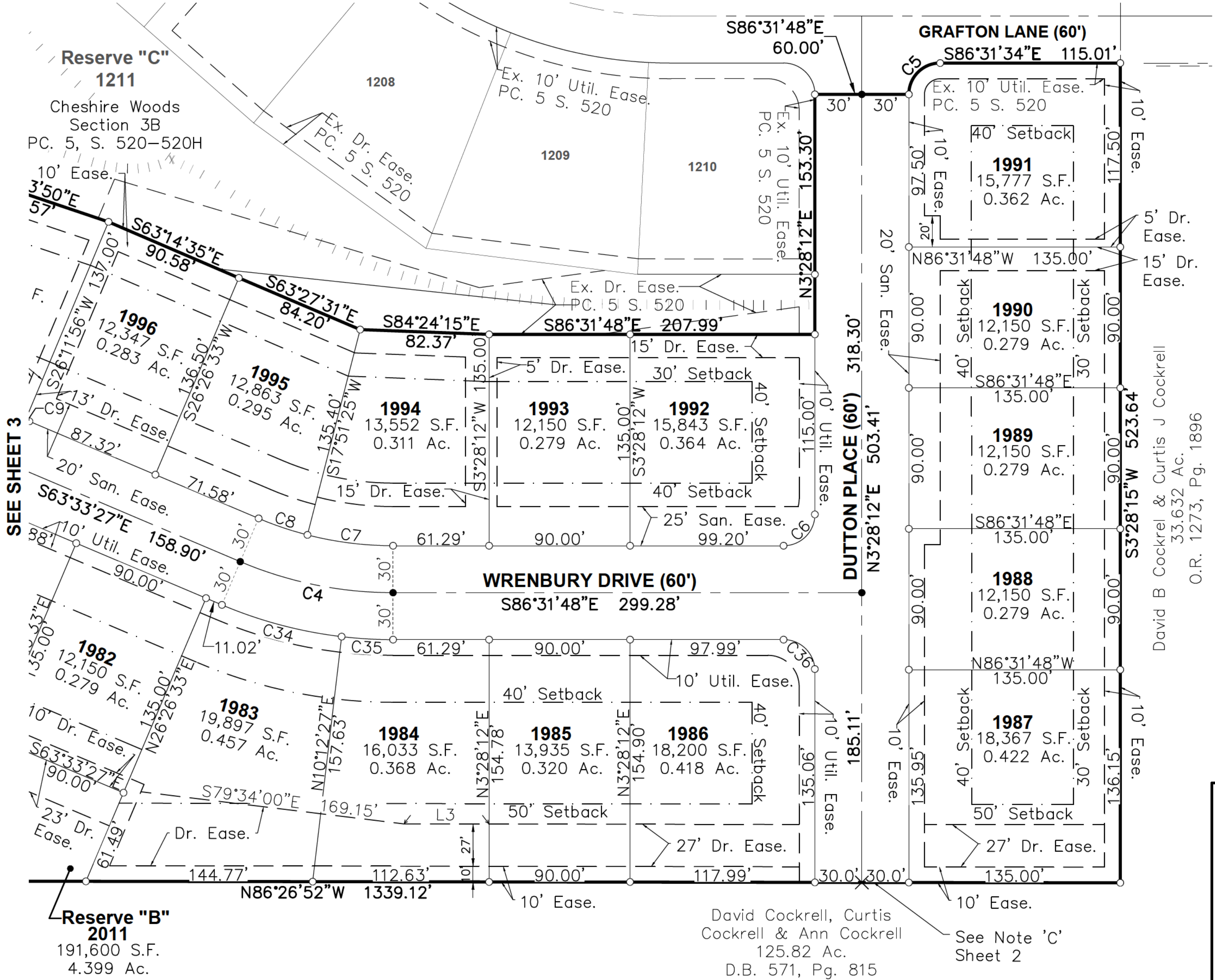


SYMBOLS

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- = PK Nail Set
- ✱ = PK Nail Found
- ⊙ = Iron Pipe Found
- ⊞ = Mon. Box Found
- ⊞ = Mon. Found
- ▲ = RR Spike Found
- × = Calculated Point

LEGEND

- | | |
|-------------|-------------------|
| 0000 | Lot Number |
| 00,000 S.F. | Lot Area |
| 0.000 Ac. | |
| Dr. Ease. | Drainage Easement |
| San. Ease. | Sanitary Easement |
| Util. Ease. | Utility Easement |
-
- | | |
|--|------------------------------|
| | Boundary Line |
| | Existing Parcel Line |
| | Front/Rear Setback Line |
| | 15' Side Setback Line (Typ.) |
| | Easement Line |
| | Street Center Line |



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

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

SCALE: 1" = 50'
DATE: JAN. 21, 2026

SHEET 4/4