



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 15-25

Sec. 3 Ph. A Pt. 1
LOT 6790, DIVISION 2

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

PROJECT	<u>HATTS MEADOWS</u>	(circle one) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
TOWNSHIP	<u>LIBERTY</u>	

APPLICANT/ CONTACT	Name <u>OLENTANGY FALLS II, LTD.</u> Address <u>230 WEST STREET, SUITE 200</u> City, State, Zip <u>COLUMBUS, OHIO, 43215</u>	Phone [REDACTED] E-mail [REDACTED]
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PROPERTY OWNER	Name <u>SAME AS APPLICANT</u> Address City, State, Zip	Phone E-mail
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SURVEYOR/ ENGINEER	Name <u>EMH+T - MATT KIRK</u> Address <u>5500 NEW ALBANY ROAD</u> City, State, Zip <u>COLUMBUS, OHIO, 43054</u>	Phone E-mail [REDACTED]
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DETAILS	Total Lots <u>32</u>	Buildable lots <u>30</u>
	Total Acreage <u>13.401</u>	Open Space Acreage <u>4.920</u>

SUBMISSION REQUIREMENTS <small>(Sub. Regs. Section 205.01)</small>	Date the Preliminary Plan was approved by RPC (required):
	Date of Draft Plat Review by RPC staff (required):
	Date of Final Engineering Approval by DCEO (required):
	1 (one) Plat <u>signed</u> 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) \$ <u>3890</u> -

Mather et al.

1-23-24

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

HYATTS MEADOWS SECTION 3 PHASE A, LOT 6790, DIVISION 2

NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements for the development of said lots showing proposed lot drainage, proposed ground elevation at 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 plat plan required with the building permit.

NOTE "E": All of Hyatts Meadows Section 3 Phase A, Lot 6790, Division 2 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Number 39041C0233L, for Delaware County, Ohio and incorporated areas, with an effective date of December 21, 2023.

NOTE "F": Notice is hereby given that a subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "G": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filling this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflict limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "H" - LOTS 7261 AND 7262: Lots 7261 and 7262, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Hyatts Meadows subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of the multi-use paths. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

NOTE "I" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS: The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning Designation: PR
Front: 25 feet
Side: 6 feet (total 12 feet)
Rear: 25 feet

NOTE "J": At the time of platting, electric, cable and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information desired about Hyatts Meadows Section 3 Phase A, Lot 6790, Division 2, or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "K": Drives shall not encroach into any side yard drainage easement.

NOTE "L": As required by the Liberty Township Zoning Resolution, no driveway shall be located so that it enters a public road within forty feet of the intersection of the rights-of-way of any two public roads, as measured from the edge of the right of way to the center of the private driveway.

NOTE "M": The "Stream Corridor Protection Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Protection Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose for which the said zone was created. The Stream Corridor Protection Zone delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

(A) $\Delta=1'04''52''$ R=530.00'
Arc=10.00'
ChBrg=S85°11'25"W
Ch=10.00'
(B) S05°21'01"E
60.00'
(C) $\Delta=8'39''40''$ R=470.00'
Arc=71.05'
ChBrg=N88°58'49"E
Ch=70.98'
(D) $\Delta=20'08''15''$ R=280.00'
Arc=98.41'
ChBrg=N83°14'32"E
Ch=97.90'
(E) $\Delta=7'50''24''$ R=30.00'
Arc=41.28'
ChBrg=S67°24'24"E
Ch=38.10'
(F) S27°59'12"E
5.55'
(G) $\Delta=31'17''50''$ R=220.00'
Arc=120.17'
ChBrg=S12°20'16"E
Ch=118.68'
(H) S03°18'39"W
33.12'

