



**Preliminary Subdivision
Application**
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number 26-07-S
RPC Number 15-26
(RPC Staff will assign)

PROJECT	<u>Lovat CAD</u>	(circle one) Residential Commercial
TOWNSHIP	<u>Kingston</u>	
APPLICANT/ CONTACT	Name <u>Caleb Wade</u>	Phone [REDACTED]
	Address <u>444 Columbus Rd Ste B</u>	E-mail [REDACTED]
	City, State, Zip <u>Mount Vernon, OH, 43050</u>	

PROPERTY OWNER	Name <u>Tim & Janice Lovat</u>	Phone [REDACTED]
	Address	E-mail [REDACTED]
	City, State, Zip	

SURVEYOR/ ENGINEER	Name <u>Tim Stadt</u>	Phone [REDACTED]
	Address <u>8850 Commerce Loop Drive,</u>	E-mail [REDACTED]
	City, State, Zip <u>Columbus, OH 43240</u>	

LOCATION	(circle one) S side of Kilbourne Road
	approx. 2868 feet W of Clark Road

DETAILS	Is a CAD involved? <u>yes</u>	
	Current Land Use <u>Residential</u>	Del-Co Water <u>yes</u>
	Current Zoning District <u>FR-1</u>	Private wells <u>yes</u>
	Buildable lots <u>1</u>	Sanitary Sewer <u>no</u>
	Non-buildable <u>0</u>	Electric Provider
	Total Acreage <u>19.004 (19.026)</u>	Gas Provider
	Open Space Acreage	School District

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading, and one 11" x 17" copy; Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision. Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred); PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the Sanitary Engineer's office, and the Health District (if applicable, including the Soil Scientist Report); Fee - \$500 base, plus \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, plus \$110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) \$ <u>1470.00</u>
---	--

Caleb Wade

8-31-2026

Owner (or agent for owner) and Date

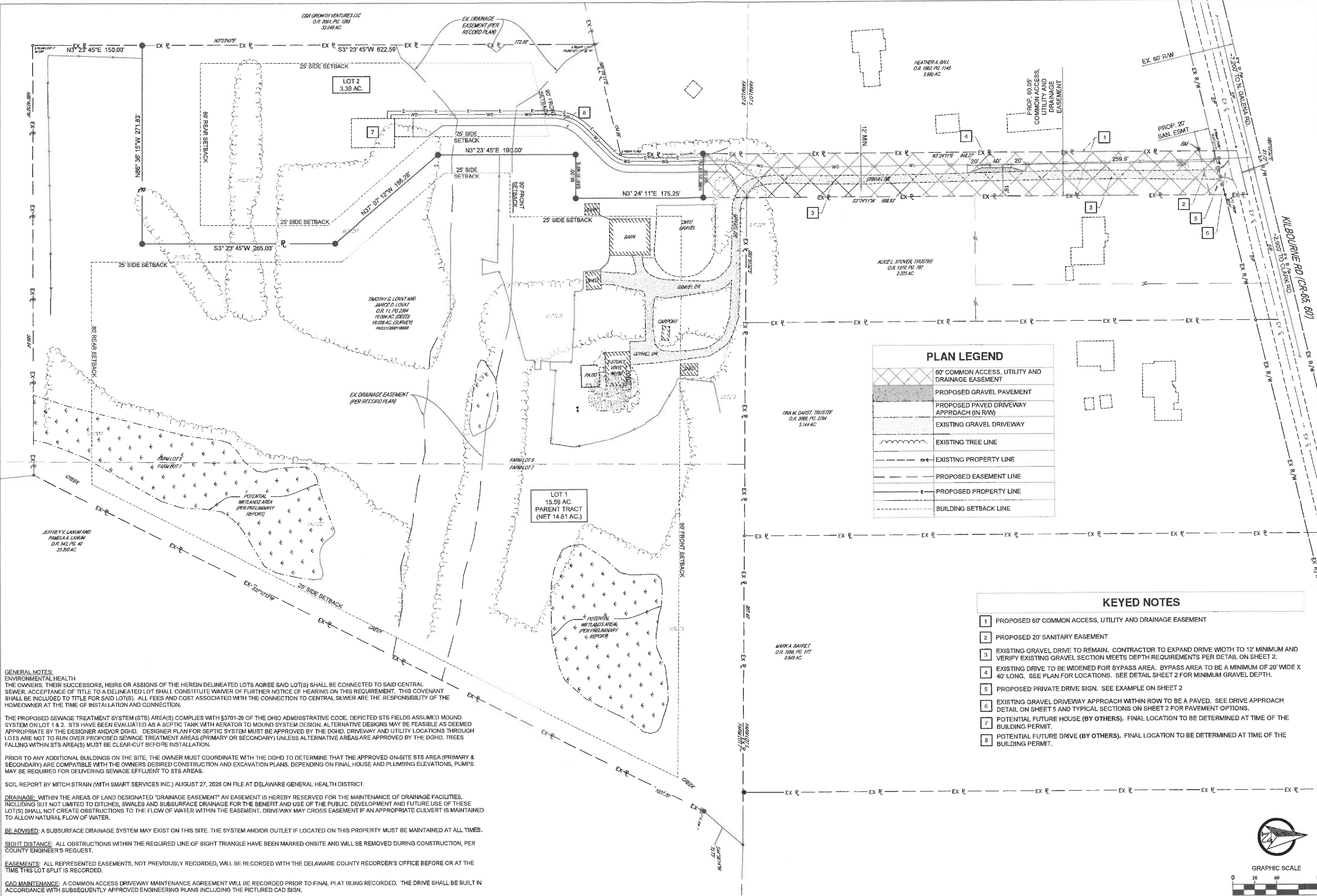
SITE PLAN

LOVAT CAD

9160 KILBOURNE ROAD, SUNBURY OHIO 43074

REVISIONS
NO. DATE DESCRIPTION

DATE: 8/27/2026
JOB NO.: 2026-62
DESIGN: NBH
CHECKED: NBH
SHEET NO.



GENERAL NOTES:
ENVIRONMENTAL HEALTH
THE OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THE HEREIN DELINEATED LOTS AGREE SAID LOT(S) SHALL BE CONNECTED TO SAID CENTRAL SEWER. ACCEPTANCE OF TITLE TO A DELINEATED LOT SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED TO TITLE FOR SAID LOT(S). ALL FEES AND COST ASSOCIATED WITH THE CONNECTION TO CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOWNER AT THE TIME OF INSTALLATION AND CONNECTION.

THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) AREA(S) COMPLIES WITH §3701-29 OF THE OHIO ADMINISTRATIVE CODE. DEPICTED STS FIELDS ASSUMED MOUND SYSTEM ON LOT 1 & 2. STS HAVE BEEN EVALUATED AS A SEPTIC TANK WITH AERATOR TO MOUND SYSTEM DESIGN. ALTERNATIVE DESIGNS MAY BE FEASIBLE AS DEEMED APPROPRIATE BY THE DESIGNER AND/OR DGH. DESIGNER PLAN FOR SEPTIC SYSTEM MUST BE APPROVED BY THE DGH. DRIVEWAY AND UTILITY LOCATIONS THROUGH LOTS ARE NOT TO RUN OVER PROPOSED SEWAGE TREATMENT AREAS (PRIMARY OR SECONDARY) UNLESS ALTERNATIVE AREAS ARE APPROVED BY THE DGH. TREES FALLING WITHIN STS AREA(S) MUST BE CLEAR-CUT BEFORE INSTALLATION.

PRIOR TO ANY ADDITIONAL BUILDINGS ON THE SITE, THE OWNER MUST COORDINATE WITH THE DGH TO DETERMINE THAT THE APPROVED ON-SITE STS AREA (PRIMARY & SECONDARY) ARE COMPATIBLE WITH THE OWNERS DESIRED CONSTRUCTION AND EXCAVATION PLANS. DEPENDING ON FINAL HOUSE AND PLUMBING ELEVATIONS, PUMPS MAY BE REQUIRED FOR DELIVERING SEWAGE EFFLUENT TO STS AREAS.

SOIL REPORT BY MITCH STRAIN (WITH SMART SERVICES INC.) AUGUST 27, 2026 ON FILE AT DELAWARE GENERAL HEALTH DISTRICT.

DRAINAGE: WITHIN THE 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 THESE LOT(S) SHALL NOT CREATE OBSTRUCTIONS TO THE FLOW OF WATER WITHIN THE EASEMENT, DRIVEWAY MAY CROSS EASEMENT IF AN APPROPRIATE CULVERT IS MAINTAINED TO ALLOW NATURAL FLOW OF WATER.

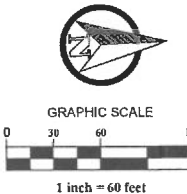
BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

SIGHT DISTANCE: ALL OBSTRUCTIONS WITHIN THE REQUIRED LINE OF SIGHT TRIANGLE HAVE BEEN MARKED ONSITE AND WILL BE REMOVED DURING CONSTRUCTION, PER COUNTY ENGINEER'S REQUEST.

EASEMENTS: ALL REPRESENTED EASEMENTS, NOT PREVIOUSLY RECORDED, WILL BE RECORDED WITH THE DELAWARE COUNTY RECORDER'S OFFICE BEFORE OR AT THE TIME THIS LOT SPLIT IS RECORDED.

CAD MAINTENANCE: A COMMON ACCESS DRIVEWAY MAINTENANCE AGREEMENT WILL BE RECORDED PRIOR TO FINAL PLAT BEING RECORDED. THE DRIVE SHALL BE BUILT IN ACCORDANCE WITH SUBSEQUENTLY APPROVED ENGINEERING PLANS INCLUDING THE PICTURED CAD SIGN.

CRITICAL RESOURCES: THERE ARE NO KNOWN CEMETERIES, HISTORICAL SITES OR ARCHEOLOGICAL SIGNIFICANCE ON SITE OR WITHIN 200 FEET OF IT'S BOUNDARIES. A PRELIMINARY REPORT OF THE WATERS OF THE UNITED STATES WAS COMPLETED BY MATT KAMINSKI (WITH CENTRAL OHIO WETLAND CONSULTING, LLC) MAY 2026. INDICATED POTENTIAL WETLANDS AREA ON THE EAST SIDE OF THE SITE. THIS AREA HAS BEEN SHOWN ON THE PLANS.



brack
Engineering
NATHAN HARRINGTON
5689 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

UTILITY PLAN

LOVAT CAD

9160 KILBOURNE ROAD, SUNBURY OHIO 43074

REVISIONS
NO. DATE DESCRIPTION

DATE: 8/27/2026
JOB NO.: 2026-62
DESIGN: NBH
CHECKED: NBH
SHEET NO.

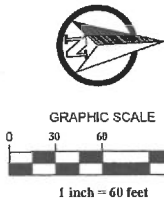
PLAN LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED PROPERTY LINE
	FUTURE ELECTRIC SERVICE (BY OTHERS)
	FUTURE WATER SERVICE (BY OTHERS)
	POTENTIAL SEPTIC FIELD. (AREA TO REMAIN UNDISTURBED)

NOTE TO CONTRACTOR / FUTURE LOT OWNERS

OWNERS/ CONTRACTORS OF FUTURE LOTS SHALL CREATE POSITIVE DRAINAGE AROUND MOUND SEPTIC SYSTEMS AND ENSURE DRAINAGE IS NOT BLOCKED UPSTREAM OR PONDING OCCURS AROUND MOUND SYSTEMS .
POTENTIAL SUBSURFACE DRAINAGE SYSTEM (FIELD TILES) HAVE BEEN SHOWN ON THIS PLAN BASED ON COUNTY AERIAL PHOTOGRAPHY. ADDITIONAL TILES MAY EXIST ON THE PROPERTY THAT ARE NOT SHOWN. IF ENCOUNTERED DURING CONSTRUCTION THE SYSTEM AND/OR OUTLET SHALL BE MAINTAINED AT ALL TIMES. IT WILL BE THE CONTRACTORS/ FUTURE LAND OWNERS RESPONSIBILITY TO REPAIR, REPLACED AND/OR RE-ROUTED AS NEEDED TO MAINTAIN SYSTEM.

KEYED NOTES

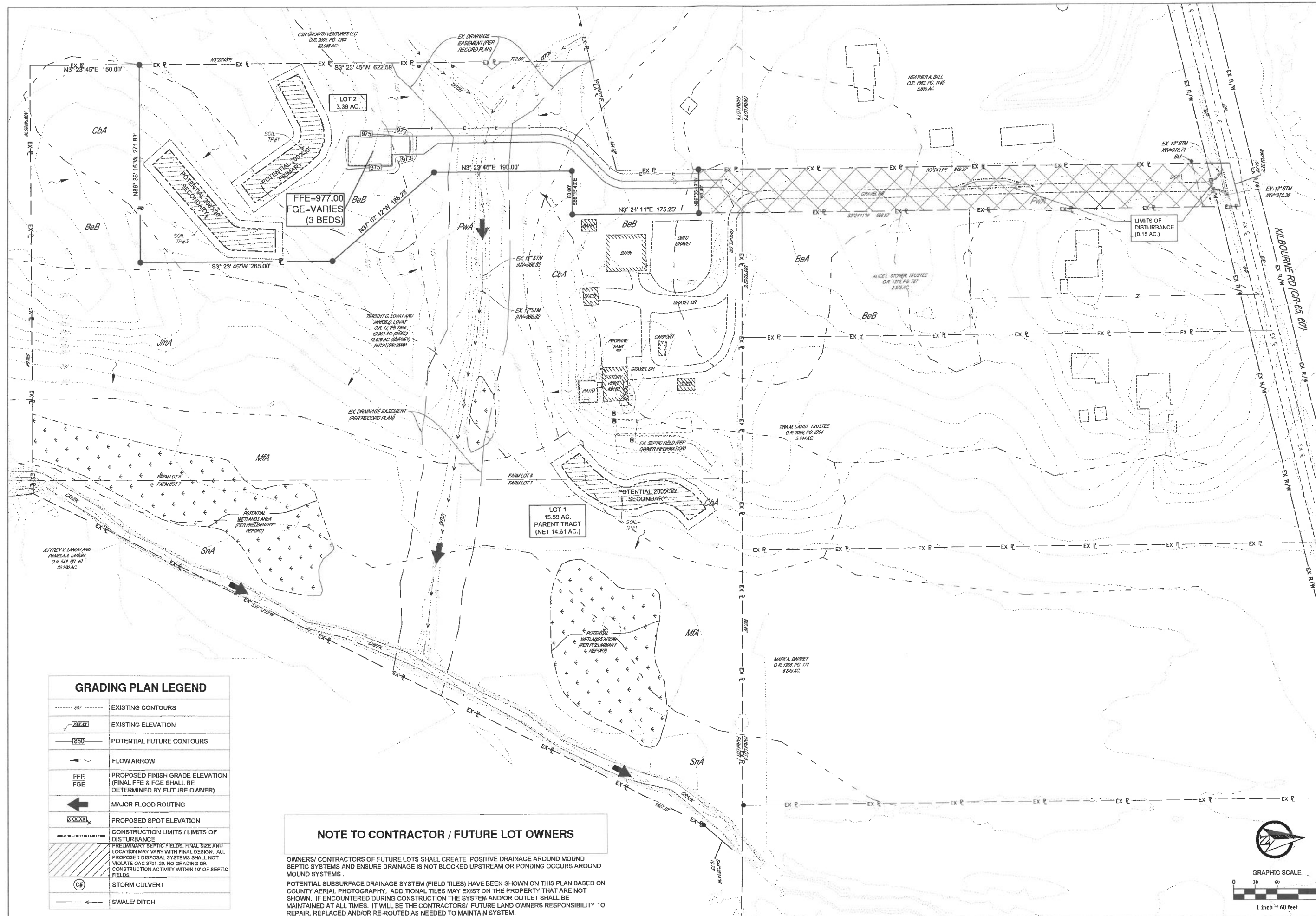
- 1
- APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO EXISTING HOUSE. CONTRACTOR TO PROTECT IN PLACE.
- 2
- POTENTIAL FUTURE WATER SERVICE LINE (BY OTHERS)
- 3
- POTENTIAL FUTURE ELECTRIC SERVICE LINE (SERVICE LAYOUT AND LOCATION TO BE DESIGNED BY OTHERS)
- 4
- POTENTIAL PRIMARY AND SECONDARY 150'X30' STS FIELD (BY OTHERS). FINAL SIZE AND LOCATION TO BE DETERMINED BY FUTURE LAND OWNER. DISPOSAL SYSTEMS SHALL NOT VIOLATE OAC 3701-29. STS FIELDS TO BE 10' FROM ANY PROPERTY LINE OR EASEMENT AND 50' FROM WATER COURSE.



GRADING & DRAINAGE PLAN

LOVAT CAD

9160 KILBOURNE ROAD, SUNBURY OHIO 43074

[illegible]

PLANS PREPARED FOR:

PLANS PREPARED BY:

brock
engineering
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SIGHT DISTANCE EXHIBIT

LOVAT CAD

9160 KILBOURNE ROAD, SUNBURY OHIO 43074

REVISIONS	NO.	DATE	DESCRIPTION

DATE: 8/27/2026
JOB NO.: 2026-62
DESIGN: NBH
CHECKED: NBH
SHEET NO.

SSD

