



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 10-24.2

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	Parkside at Evans Farms Section 2	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Name Rockford Homes	
	Address 440 Polaris Parkway Suite 500	
	City, State, Zip Westerville, OH 43082	

PROPERTY OWNER	Name Rockford Homes	
	Address 440 Polaris Parkway Suite 500	
	City, State, Zip Westerville, OH 43082	

SURVEYOR/ ENGINEER	Name CESO INC	
	Address 2800 Corporate Exchange Drive, Suite 400	
	City, State, Zip Columbus, OH 43231	

DETAILS	Total Lots 58	Buildable lots 55
	Total Acreage 28.444	Open Space Acreage 9.345

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): <u>5/30/2024</u>
	Date of Draft Plat Review by RPC staff (required): <u>4/10/2026</u>
	Date of Final Engineering Approval by DCEO (required): <u>3/26/26</u>
	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 <u>smatlack@co.delaware.oh.us</u>
	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>6,715.00</u>

 8/31/26
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

State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 3 & 4, Township 4, Range 18

MY COMMISSION EXPIRES _____, _____

RECORDED, DELAWARE COUNTY OHIO

Peachblow Rd.

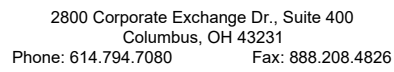
Hollenback Rd.

SITE

S Old State Rd.

NORTH

VICINITY MAP - NOT TO SCALE



WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN AUGUST, 2024.

S/B	SETBACK
Esmt.	EASEMENT
Drn. Esmt.	DRAINAGE EASEMENT
San. Esmt.	SANITARY EASEMENT
Util. Esmt.	UTILITY EASEMENT

Issue:	N/A
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Plat

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, THE COUNTY ENGINEER, HEALTH DEPARTMENT AND PLATTING AUTHORITIES, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS, AND PLANS INDICATING THE NATURE OF OF VARIOUS SUBDIVISION IMPROVEMENTS, 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 "B": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT OF "PARKSIDE AT EVANS FARM SECTION 2" AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

DESIGNATION HOLLENBACK ROAD: FRONT YARD: SIDE YARD: REAR YARD:	PRD 130' FROM C/L 25' 6' 35'
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NOTE "C": ACREAGE BREAKDOWN
ACREAGE IN RIGHT-OF-WAY: 6.309 ACRES
ACREAGE IN LOTS 4326-4380 (55 BUILDABLE): 12.790 ACRES
ACREAGE IN OPEN SPACE LOTS 4381, 4382 AND 4384 (3 NON-BUILDABLE): 9.345 ACRES
TOTAL ACREAGE: 28.444 ACRES

ACREAGE IN PID 41834001061002: ACREAGE IN PID 41834001062002: ACREAGE IN PID 41834001061003: TOTAL ACREAGE:	17.787 ACRES 2.552 ACRES 8.105 ACRES 28.444 ACRES
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NOTE "D": 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" (UTIL. ESMT.) THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY., 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.

NOTE "E": 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 "F": AT THE TIME OF PLATTING "PARKSIDE AT EVANS FARM SECTION 2", LIES WITHIN ZONE "X" (AREA OF MINMAL FLOOD HAZARD), AS SHOWN ON COMMUNITY PANEL NO. 39041C0255K (DATED 4/16/2009).

NOTE "G": 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 SUBDIVISION PLAT OF "PARKSIDE AT EVANS FARM SECTION 2". PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "H": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.), 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 COST ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	13.50'	21.21'	S39° 22' 14"W, 19.09'
C2	13° 34' 18"	660.00'	156.34'	N88° 50' 36"W, 155.97'
C3	40° 34' 18"	440.00'	311.57'	S77° 39' 24"W, 305.10'
C4	16° 28' 19"	470.00'	135.12'	S51° 30' 46"E, 134.65'
C5	44° 10' 06"	410.00'	316.06'	S71° 16' 50"W, 308.29'
C6	4° 08' 14"	800.00'	57.77'	N5° 52' 25"E, 57.76'
C7	13° 34' 18"	500.00'	118.44'	S88° 50' 36"E, 118.16'
C8	40° 34' 18"	600.00'	424.87'	N77° 39' 24"E, 416.04'
C9	27° 07' 10"	500.00'	236.66'	S46° 11' 20"E, 234.46'
C10	43° 43' 03"	250.00'	190.75'	S54° 29' 17"E, 186.16'
C11	0° 59' 51"	2800.20'	48.75'	N89° 19' 22"W, 48.75'
C12	87° 54' 43"	24.77'	38.01'	S47° 26' 30"W, 34.39'
C13	4° 06' 44"	835.00'	59.93'	S5° 53' 11"W, 59.92'
C14	90° 00' 00"	13.50'	21.21'	S37° 03' 27"E, 19.09'
C15	13° 34' 18"	470.00'	111.33'	S88° 50' 36"E, 111.07'
C16	90° 00' 00"	13.50'	21.21'	N50° 37' 46"W, 19.09'
C17	13° 34' 18"	530.00'	125.54'	N88° 50' 36"W, 125.25'
C18	40° 34' 18"	570.00'	403.62'	S77° 39' 24"W, 395.24'
C19	90° 00' 00"	13.50'	21.21'	S12° 22' 15"W, 19.09'
C20	27° 07' 10"	470.00'	222.46'	N46° 11' 20"W, 220.39'
C21	27° 07' 10"	530.00'	250.86'	N46° 11' 20"W, 248.53'
C22	43° 43' 03"	220.00'	167.86'	N54° 29' 17"W, 163.82'
C23	43° 43' 03"	280.00'	213.64'	S54° 29' 17"E, 208.50'
C24	90° 00' 00"	13.50'	21.21'	S77° 37' 45"E, 19.09'
C25	40° 34' 18"	630.00'	446.11'	N77° 39' 24"E, 436.85'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C26	90° 00' 00"	13.50'	21.21'	N52° 56' 33"E, 19.09'
C27	4° 06' 44"	765.00'	54.90'	N5° 53' 11"E, 54.89'
C28	90° 00' 00"	25.00'	39.27'	N41° 10' 11"W, 35.36'
C29	5° 18' 34"	470.00'	43.55'	S84° 42' 45"E, 43.54'
C30	8° 15' 44"	470.00'	67.78'	N88° 30' 06"E, 67.72'
C31	5° 18' 34"	340.00'	31.51'	S84° 42' 45"E, 31.50'
C32	8° 15' 44"	340.00'	49.03'	N88° 30' 06"E, 48.99'
C33	13° 34' 18"	340.00'	80.54'	S88° 50' 36"E, 80.35'
C34	5° 36' 56"	530.00'	51.95'	N87° 10' 43"E, 51.93'
C35	7° 26' 17"	530.00'	68.81'	S86° 17' 40"E, 68.76'
C36	0° 31' 04"	530.00'	4.79'	S82° 18' 59"E, 4.79'
C37	5° 36' 56"	660.00'	64.69'	S87° 10' 43"W, 64.66'
C38	7° 26' 17"	660.00'	85.68'	N86° 17' 40"W, 85.62'
C39	0° 31' 04"	660.00'	5.97'	N82° 18' 59"W, 5.97'
C40	6° 21' 28"	570.00'	63.25'	S85° 14' 12"E, 63.22'
C41	8° 41' 35"	570.00'	86.48'	N87° 14' 17"E, 86.40'
C42	8° 41' 35"	570.00'	86.48'	N78° 32' 41"E, 86.40'
C43	8° 41' 35"	570.00'	86.48'	N69° 51' 06"E, 86.40'
C44	8° 08' 03"	570.00'	80.92'	N61° 26' 16"E, 80.85'
C45	6° 21' 28"	440.00'	48.83'	N85° 14' 12"W, 48.80'
C46	8° 41' 35"	440.00'	66.76'	S87° 14' 17"W, 66.69'
C47	8° 41' 35"	440.00'	66.76'	S78° 32' 41"W, 66.69'
C48	8° 41' 35"	440.00'	66.76'	S69° 51' 06"W, 66.69'
C49	8° 08' 03"	440.00'	62.47'	S61° 26' 16"W, 62.41'
C50	10° 38' 51"	470.00'	87.34'	N37° 57' 11"W, 87.22'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C51	12° 33' 45"	530.00'	116.21'	N53° 28' 03"W, 115.97"
C52	7° 26' 17"	530.00'	68.81'	S43° 28' 01"E, 68.76'
C53	7° 07' 07"	530.00'	65.85'	S36° 11' 19"E, 65.81'
C54	7° 26' 17"	660.00'	85.68'	N43° 28' 01"W, 85.62'
C55	7° 07' 07"	660.00'	82.00'	N36° 11' 19"W, 81.95'
C56	14° 33' 25"	660.00'	167.68'	N39° 54' 28"W, 167.23'
C57	13° 17' 53"	220.00'	51.06'	S39° 16' 42"E, 50.95'
C58	30° 25' 10"	220.00'	116.80'	S61° 08' 14"E, 115.43'
C59	13° 17' 53"	90.00'	20.89'	N39° 16' 42"W, 20.84'
C60	30° 25' 10"	90.00'	47.78'	N61° 08' 14"W, 47.22'
C61	43° 43' 03"	90.00'	68.67'	N54° 29' 17"W, 67.02'
C62	2° 19' 01"	280.00'	11.32'	S75° 11' 18"E, 11.32'
C63	13° 33' 26"	280.00'	66.25'	N67° 15' 04"W, 66.10'
C64	13° 33' 26"	280.00'	66.25'	N53° 41' 39"W, 66.10'
C65	14° 17' 10"	280.00'	69.82'	N39° 46' 21"W, 69.64'
C66	2° 02' 31"	630.00'	22.45'	S58° 23' 30"W, 22.45'
C67	6° 33' 06"	630.00'	72.04'	S62° 41' 19"W, 72.00'
C68	6° 33' 06"	630.00'	72.04'	S69° 51' 25"W, 72.00'
C69	6° 33' 06"	630.00'	72.04'	S75° 47' 31"W, 72.00'
C70	6° 33' 06"	630.00'	72.04'	S82° 20' 37"W, 72.00'
C71	6° 33' 06"	630.00'	72.04'	S88° 53' 43"W, 72.00'
C72	5° 46' 17"	630.00'	63.46'	N84° 56' 36"W, 63.43'
C73	2° 19' 01"	410.00'	16.58'	N75° 11' 18"W, 16.58'
C74	13° 33' 26"	410.00'	97.01'	S67° 15' 04"E, 96.79'
C75	13° 33' 26"	410.00'	97.01'	N53° 41' 39"W, 96.79'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C76	14° 17' 10"	410.00'	102.23'	N39° 46' 21"W, 101.97'
C77	15° 32' 28"	410.00'	111.21'	N40° 23' 59"W, 110.87'
C78	28° 10' 35"	410.00'	201.63'	S62° 15' 31"E, 199.60'
C79	8° 01' 53"	760.00'	106.53'	N61° 56' 56"E, 106.45'
C80	6° 33' 06"	760.00'	86.90'	N69° 14' 25"E, 86.86'
C81	6° 33' 06"	760.00'	86.90'	N75° 47' 31"E, 86.86'
C82	6° 33' 06"	760.00'	86.90'	N82° 20' 37"E, 86.86'
C83	6° 33' 06"	760.00'	86.90'	N88° 53' 43"E, 86.86'
C84	5° 46' 17"	760.00'	76.55'	S84° 56' 36"E, 76.52'
C85	40° 00' 34"	760.00'	530.70'	S77° 56' 16"W, 519.99'
C86	6° 16' 45"	470.00'	51.51'	S46° 24' 59"E, 51.48'
C87	27° 07' 10"	530.00'	250.86'	N46° 11' 20"W, 248.53'
C88	1° 25' 05"	530.00'	13.12'	N56° 42' 34"W, 13.12'
C89	1° 38' 14"	447.50'	12.79'	S44° 38' 15"E, 12.79'
C90	12° 26' 23"	1040.00'	225.80'	S0° 34' 27"W, 225.35'
C92	4° 16' 21"	2700.20'	201.35'	S89° 18' 09"E, 201.30'
C93	21° 31' 04"	536.00'	201.30'	N14° 11' 37"E, 200.12'
C94	12° 26' 23"	960.00'	208.43'	N0° 34' 27"E, 208.02'

LINE TABLE		
Line #	Direction	Length
L1	S84° 22' 14"W	40.87'
L2	N86° 38' 07"W	7.13'
L3	N76° 20' 49"W	53.26'
L4	S07° 56' 33"W	12.53'
L5	S13° 39' 11"W	50.25'
L6	S32° 37' 45"E	29.66'
L7	N76° 20' 49"W	78.62'
L8	S76° 20' 49"E	78.62'
L9	S32° 37' 45"E	6.61'
L10	N02° 13' 55"E	50.25'
L11	N07° 56' 33"E	12.53'
L12	N04° 58' 48"E	6.08'
L13	S04° 59' 40"W	9.16'
L14	N38° 04' 55"E	29.71'
L15	S11° 48' 12"E	16.62'
L16	N03° 26' 05"E	39.96'
L17	S03° 26' 05"W	131.09'
L18	N86° 38' 07"W	208.36'
L19	N78° 11' 48"E	16.57'

NOTE "I": 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" (SAN. ESMT.). 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 "J": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) 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.

NOTE "K": 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.

NOTE "L": 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 "M": EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) 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.

NOTE "N": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" (SAN. ESMT.) SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" (SAN. ESMT.) 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.

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 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.

NOTE "P": 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 OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "Q": 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.

NOTE "R": 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 "S": 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.

NOTE "T": 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 "U": 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.

NOTE "V": LOTS 4381, 4382 AND 4384 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOTS 4381, 4382 AND 4384 ARE DESIGNATED AS OPEN SPACE.

NOTE "W": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "X": A TEMPORARY GRADING/ACCESS EASEMENT AS SHOWN ON THIS PLAT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING AND GRADING TO THE OFFSITE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT. THIS TEMPORARY GRADING/ACCESS EASEMENT WILL BE VACATED AS FUTURE SECTIONS ARE PLATTED AND PERMANENT EASEMENTS ARE GRANTED.

Parkside at Evans Farm Section 2

State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 3 & 4, Township 4, Range 18

ID	Revisions / Submissions	
	Description	Date
© 2026 CESO, INC.		
Project Number:	762519-01	
Drawn By:	PJM	
Checked By:	JRC/MJA	
Date:	8/20/2026	
Issue:	N/A	

Drawing Title:
Plat



0 Corporate Exchange Dr., Suite 40
Burlington, MA 01803

State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 3 & 4, Township 4, Range 18

ID	Revisions / Submissions
Description	Date

Project Number: 762519-01

Project Number: 762519-01

Drawn By: PJM

Checked By: JRC/MJA

Date: 8/20/2026

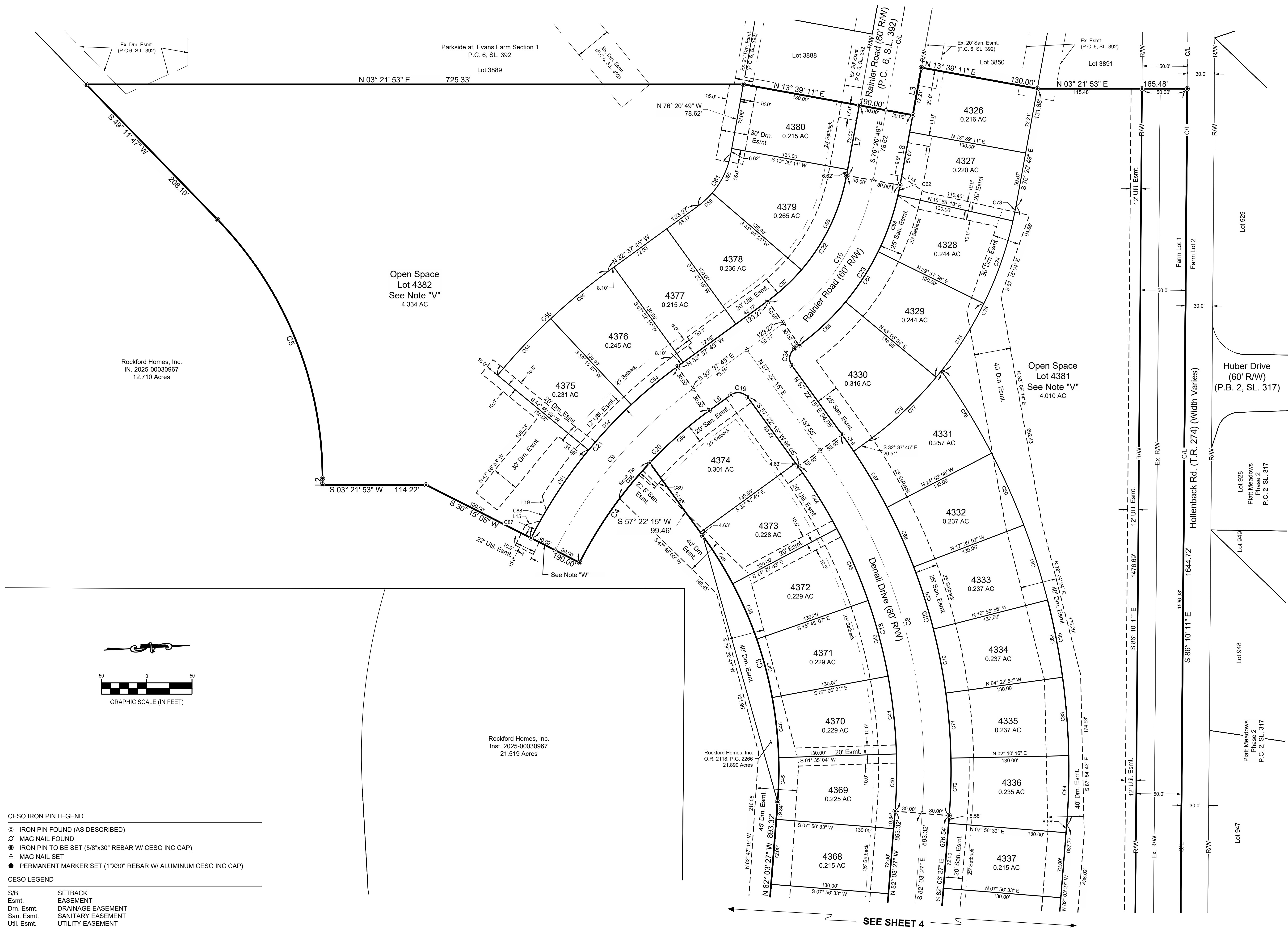
Issue: N/A

15540. 1977

Drawing Title: _____

Plat

3 of 5



- ⊙ IRON PIN FOUND (AS DESCRIBED)
- ♂ MAG NAIL FOUND
- ⊙ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)

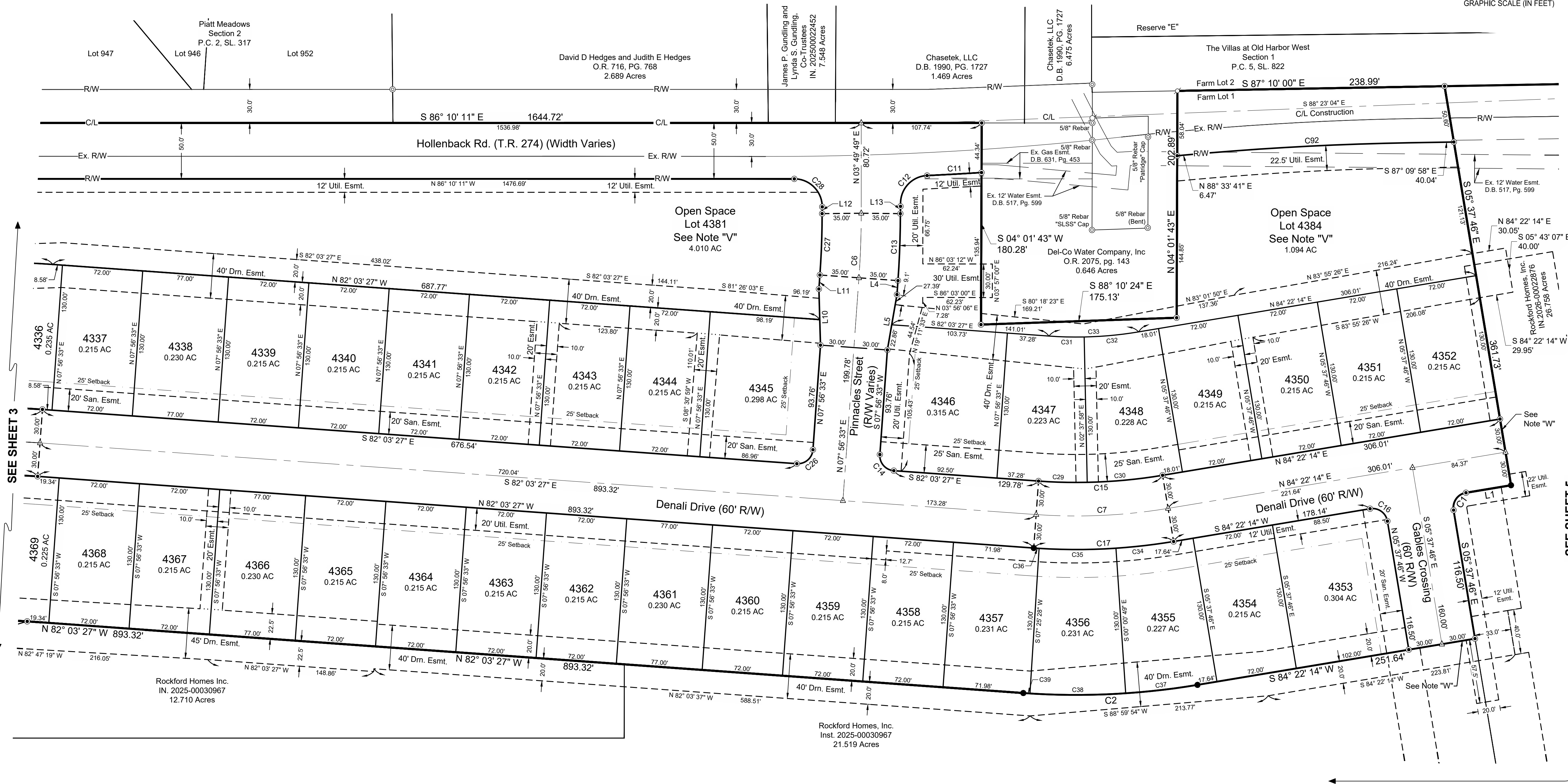
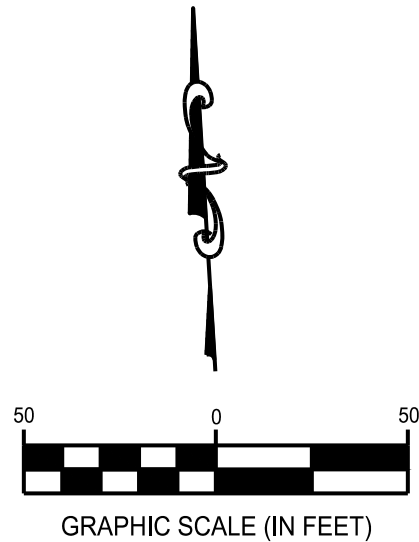
S/B	SETBACK
Esmt.	EASEMENT
Drn. Esmt.	DRAINAGE EASEMENT
San. Esmt.	SANITARY EASEMENT
Util. Esmt.	UTILITY EASEMENT

SEE SHEET 4



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.208.4826



Parkside at Evans Farm Section 2

State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 3 & 4, Township 4, Range 18

ID	Revisions / Submissions
Description	Date

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Project Number: 762519-01
Drawn By: PJM
Checked By: JRC/MJA
Date: 8/20/2026
Issue: N/A

Drawing Title:
Plat

CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND (AS DESCRIBED)
- ⌘ MAG NAIL FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)

CESO LEGEND

S/B SETBACK
Esmt. EASEMENT
Drn. Esmt. DRAINAGE EASEMENT
San. Esmt. SANITARY EASEMENT
Util. Esmt. UTILITY EASEMENT



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State of Ohio, County of Delaware, Township of Berlin,
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Project Number: 762519-01

Issue: N/A

Plat

