



**PRELIMINARY SUBDIVISION PLAT  
FINAL SUBDIVISION PLAT  
REPLAT TO PLANNING COMMISSION**

**REQUIRED INFORMATION FOR APPLICATION SUBMITTAL**

- 1) Completed Pre-Development Meeting (required unless waived by Director). Send an email to [planning@delawareohio.net](mailto:planning@delawareohio.net) to schedule a pre-development meeting.
- 2) One copy of the attached application form which includes:
  - a) Applicant(s) name, address, phone number
  - b) Name, address, phone numbers of all owners of the property
  - c) Signature by applicant
  - d) If applicant is not the property owner, submit current notarized written statement signed by property owner(s) appointing applicant as owner's agent (form attached)
  - e) Name, address, phone number, e-mail address of contact person for information and questions
  - f) Name, phone number, e-mail address of Engineer, Attorney, and/or Architect if applicable
- 3) Legibly drawn on paper
  - a) Drawn at scale of one hundred (100) feet to the inch or larger
  - b) One or more sheets 24" by 36" in size. If more than one sheet is needed, each sheet shall be numbered and the relation to another clearly shown
  - c) One copy of final plat prepared by registered engineer or surveyor including all plat contents below.
  - d) An electronic copy of final plat
- 3) Preliminary Plat (if required as outlined in 1111.02 (b) of the Subdivision Regulations contents):
  - a) Name of subdivision
  - b) Location map and legal description
  - c) North point and graphic scale
  - d) Signature block to indicate approval of the Planning Commission and City Council
  - e) Existing conditions:
    - i) Boundary lines and total acreage
    - ii) Locations, widths, and names of all existing or prior platted streets or alleys, easements, railroad and utility rights-of-way, parks and public open spaces, permanent buildings and structures, and section and corporate lines
    - iii) Existing sewers, water mains, culverts, or other underground facilities on or within 500 feet of the tract unless the Director determines such information is not needed, indicating pipe sizes, grades, and exact locations
    - iv) Boundary lines of adjacent tracts and ownership of unsubdivided and subdivided land
  - f) Elevations based on and indicated sea level datum. Drainage channels, major trees, wooded areas,
  - i) watercourses, and other significant physical features
  - g) Proposed conditions:
    - i) Layout and widths of street pavements and rights-of-way
    - ii) Layout of lots and blocks
    - iii) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant and the conditions proposed for such covenants and for dedication
    - iv) Indication of any lot on which a use other than residential is proposed by the owner
    - v) Notes detailing all special agreements with parks, park development, bike paths, sidewalks in reserves, traffic controls, and similar items that will be installed or developed
    - vi) Expanded building setbacks in side yard adjacent to sidewalks and paths
    - vii) Notes indicating all anticipated agreements, improvements, and final plat details

viii) Lot width and lot frontage lines plus the distance between them, shown graphically with dimensions

4) Final Plat and Replat contents:

- a) Name of subdivision or subdivision section
- b) Name of surveyor who prepared the plat
- c) Layout, numbers, and dimension of lots and blocks
- d) Lot width and lot frontage lines plus the distance between them shown graphically with dimensions
- e) Boundary of plat based on accurate traverse-with angular and lineal dimensions, and the datum used
- f) True angles and distances to the nearest established street lines or official monuments, not less than three, accurately described in the plat
- g) Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles
- h) Radii, internal angles, points of curvature, tangent bearings, and lengths of all chord dimensions
- i) All lot numbers and lines with accurate dimensions in feet and hundredths
- j) Boundary monuments in accordance with Ohio Administrative Code 4733-37-03
- k) Exact location, width, and name of all streets and other public ways. Lines of adjoining public and private streets and alleys, with their widths and names including radii, arcs, point of tangency and central angles for all curvilinear streets and alleys plus radii for all rounded corners
- l) Location, dimensions, acreage, and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners.
- m) Surveyor's statement certifying that the plat represents a survey made by them and that all dimensional and geodetic details are correct
- n) Notarized certification by the owner of the adoption of the plat and the dedication by them to public use of the streets and other public areas shown on the plat
- o) The proper form for the approval of the Planning Commission and Clerk of Council, with space for signatures, plus providing the ordinance number and date, plus Planning Commission case number and date
  - i) Replats that do not create additional lots, only require Planning Director Signature.
- p) Space for acceptance by signature of the City Manager of the public improvements required
- q) Coordinates of property corners, and major intersections within subdivisions shall be shown in the State Plane coordinate system
- r) Notes concerning the establishment of a homeowner's association or other controlling party
- s) Proposed easements including electric, street light easements, conservation easements, stream buffers, and tree preservation zones as well as their purpose and width

5) Fees will be invoiced upon official acceptance of the application and required materials. Fees can be found in the fee schedule at [delawareohio.net/planning](http://delawareohio.net/planning).

6) A final plat shall not be recorded until acceptance of public improvements (API) in accordance with section 1111.17 of the subdivision regulations of the zoning code. Prior to submitting the Mylar plat for signatures, the applicant shall send a digital copy to [planning@delawareohio.net](mailto:planning@delawareohio.net) for final review

## Agent Form

The undersigned, owner(s) of the certain real property described in the attached application, do hereby appoint and expressly grant full authority to (Name of Agent) to act as the sole agent(s) of and on behalf of the undersigned in all matters related to and in connection with the attached application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Delaware in connection with this same case, and by all decisions made by the City in connection with this same case.

Owner's Signature

Owner's Signature

Printed Name

Printed Name

State of \_\_\_\_\_

County of \_\_\_\_\_

Sworn to or affirmed and subscribed before me by \_\_\_\_\_  
*Owner(s) Name(s)*

this date of \_\_\_\_\_.

SEAL

Signature of Notary Public

Notary Printed Name

Commission Expiration Date