

APPLICATION FOR FINAL PLAT APPROVAL

City of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080



APPLICANT'S INFORMATION:

Name: _____ Mailing Address: _____

Telephone Number: _____ E-mail Address: _____

Property Owner (if other than applicant): _____

Representative(s) and/or Engineer: _____

Telephone Number and E-mail Address of Above Individual(s): _____

PROPERTY INFORMATION:

Parcel Number(s): _____

Township(s): _____

School District(s): _____

Current Zoning District: _____

Size of Property: _____ acres Existing Use of Property: _____

Proposed Subdivision Name: _____

The undersigned hereby makes application for Final Plat approval and certifies that all statements and diagrams submitted are true and accurate to the best of their knowledge.

APPLICANT'S SIGNATURE: _____

DATE: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Paid: _____

Date of Planning and Zoning Commission Hearing: _____

Action of Planning and Zoning Commission: _____

Date of Council Public Hearing: _____

Ordinance Number Approving Final Plat: _____

INSTRUCTIONS FOR COMPLETING AND FILING THE FINAL PLAT APPLICATION

Submittal Requirements: Twenty copies of the Final Plat as well as the supporting documentation must be submitted. The Final Plat shall be drawn in black India ink on reproducible Mylar at a scale of one inch equals one-hundred feet (1"=100') and shall be a minimum of 18"x24" and a maximum of 30"x40" outside dimensions. The Final Plat shall also be submitted on a CD in AutoCAD format.

The Final Plat shall include the following information:

- A location map showing the relationship of the proposed subdivision to the surrounding area.
- The name of the subdivision, north arrow, scale, and date.
- The names of all adjoining property owners as shown on the Preliminary Plat.
- The boundary lines of the area being subdivided with accurate distance and bearing, including section, corporation, and county lines.
- Curve data for street including the radii, arcs, chords, chord bearings, tangent and central angle.
- Accurate dimensions for all lots, reserve parcels, rights-of-way, and easements.
- Accurate location of all required monuments.
- Location of setback lines from all rights-of-way, public or private, and the building envelope shown on all irregular lots.
- An acknowledgement by and bearing the signature of the owner that the Plat was prepared with the owner's consent and approval and dedicating the streets and the appropriate areas to Obez.
- A statement signed by the owner setting forth the rights associated with the easements and reserve parcels shown on the Plat.
- Certification by a registered surveyor that the information contained on the plat is true and correct and conforms to the requirements of these Subdivision Regulations.
- An approval block for the endorsement of the plat by the Mayor and Council Clerk upon the approval of Council.
- Provisions for the dedication and acceptance of public land.
- Additional information required by the Village Engineer or Zoning Administrator.

The following items must also be submitted to the Zoning Administrator for review and approval when the Final Plat is submitted.

- Improvement plans prepared by a registered engineer for all required improvements at a scale of 1" = 50' on 24"x36".
- A site grading plan.
- An Erosion and Sedimentation Control Plan as described in Section 1125.10 of the Subdivision Regulations.
- A letter from the Village Engineer approving the improvement plans for the sanitary sewer, storm sewer, and water distribution system.
- Bonds or other guarantees as may be required by Chapter 1117.
- An executed Stormwater Management Maintenance Agreement for all stormwater controls.
- Letters from all regulatory agencies granting approval including the appropriate Fire Department.

Submittal Deadline: A complete application must be submitted **at least 45 days** prior to the meeting at which the plat is to be considered by the Planning and Zoning Commission.

Application Fee: An application fee of \$765 for the first two lots then \$65 per lot (SF) plus the cost incurred by the Village is the Plat is reviewed by an outside engineering firm; \$3200 application fee for all other plats plus the cost of review.

Completeness of Submission: The Final Plat shall not be placed on an agenda for consideration until the application fee is paid and all information, drawings, plans and attachments are deemed to be complete. Failure to provide any necessary material by the deadlines indicated above will likely result in the Final Plat being tabled or denied.

Approval: The Planning and Zoning Commission will hear the Final Plat within sixty days of receipt of the Final Plat. Following the hearing before the Planning and Zoning Commission, the Final Plat along with the Commission's recommendation will be immediately forwarded to Council and heard by Council within sixty days of receipt of the Plat.