

The RPC will consider the following amendments to the Subdivision regulations on November 30, 2017. The following Exhibit indicates the additions in red, the deletions in ~~red strikethrough~~, and clarifications in *blue italics*.

The purpose of this amendment is to bring subdivision plats into conformity with the existing standards for recording and transfer of property – the actual Subdivision Plat that is reviewed and signed will be the version that is recorded (instead of a reduced copy). Additional amendments propose added flexibility by allowing some signatures on the plat after the RPC deadline and under specific conditions.

#### 205.01 Final Plat Submission and Schedule.

Final Plat application, information and materials shall conform to these Regulations, the Preliminary Plan, and satisfy conditions of Preliminary Plan approval. A draft version of the Final Plat document ~~shall should~~ be submitted to the RPC at least four weeks prior to submission to the County Engineer for signature. A complete Final Plat application to the Commission shall include:

- a.) Completed and signed application form with fee;
- b.) Original Plat document, to scale, ~~at a minimum size with a printable area~~ of 11" x 17" ~~and a maximum page size of 14" x 17" or at a maximum size of 22" by 34"~~, signed by the subdivider and lien holder with notary and seal, surveyor with seal, ~~and zoning authority(ies);~~ *zoning moved*
- c.) (except as noted in 201.01) Original Plat ~~delivered to the Sanitary Engineer; signatures of the Delaware General Health District (if a household sewage treatment system is proposed), the Delaware County Sanitary Engineer, the Delaware County Engineer, and Del-Co Water (if applicable), must be secured on the plat by 5:00 P.M. on the Monday ten (10) calendar days prior to the applicable RPC meeting;~~
- d.) Disclosure statement itemizing any aspect of street alignment or lot configuration that is non-compliant with zoning, health, engineering, or subdivision standards;
- e.) Copies (quantity determined by the Commission) of the Final Plat, folded to fit into legal-size folder; *(we will require a paper copy for staff and enough for the RPC meeting only – when the signed plat arrives, it will be scanned and sent electronically to the previous signers for final check.)*
- ~~f.) An additional copy of the Final Plat no larger than 11" x 17";~~
- f.) An itemized, written response to each condition from the Preliminary Plan RPC meeting;
- g.) ~~Written confirmation that the Final Engineering has been approved and signed by the County Engineer and Sanitary Engineer.~~

For plats which include a Common Access Driveway (CAD), the following signed documents must also be submitted:

- h.) CAD plans (quantity determined by the Commission);
- i.) Copy of CAD Maintenance Agreement (A copy of the required CAD Maintenance agreement is attached hereto as Appendix A and made a part of these regulations by this reference).

Other Final Plat requirements are listed in Section 206 of these Regulations. Subdivision improvement plans shall also be submitted by the subdivider directly to applicable public authorities before the Final Plat submission. The Final Plat application shall be placed on the agenda of the next appropriate meeting of the Commission and the township fiscal officer so notified.

**206.02 Final Plat Contents and Format.**

The following shall be shown on the Final Plat:

- a.) Subdivision and street names ~~and Regional Planning Commission file number;~~ *(redundant)*
- b.) The RPC case number located in the top right corner of the first page; *(moved sequence)*
- c.) Location map, legend, north arrow and scale;
- d.) Acreage, purpose and ownership of each reserve or no-build lot;
- e.) ~~A table on the first page indicating total number of buildable lots; total number of other lots; and acreage allocated to streets, lots, open space, and reserve lots;~~
- f.) Centerline alignment of streets with radii ~~and right-of-way widths and names;~~ *(redundant)*
- g.) Lot numbers and boundary lines with distance and bearing;
- h.) Existing and proposed easements with dimensions and purpose, and wording addressing off-site easements (as necessary);
- i.) Zoning designation and setbacks (in accordance with 206.04(j));
- j.) Adjacent plat name, volume and page; acres, owner, book and page of adjacent unplatted land;
- k.) Floodplain location ~~if (shown graphically), base flood elevation (if determined), flood zone designation(s), on the applicable~~ Flood Insurance Rate Map (F.I.R.M.) ~~and FIRM community and panel number, panel suffix letter, community number, and map date and zone designation;~~
- l.) ~~A 5" x 3" at 200% (2½" x 1½" at the recordable size)~~ blank area near the Recorder endorsement for placement of the recording information by the Recorder's office;
- m.) Other notes, items, restrictions or provisions required by these regulations;
- n.) ~~Original Plat shall be produced on 4 mil. double matte mylar;~~
- o.) ~~Original Plat and copies shall be produced with black ink using a line process (no halftones);~~
- p.) ~~The minimum letter size for major features shall be minimum 0.1" and for minor features shall be minimum 0.0625";~~
- q.) ~~General Notes shall be placed on a separate, second page of the plat. Notes shall be either numbered or lettered and separated with an extra space between each Note.~~

*End of proposed amendments.*