

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL,
FARM LOT 10, TOWNSHIP 3, SECTION 2, RANGE 19

A site location map showing the intersection of Home Road, Stritz Road, and Rutgerford Road. A hatched area labeled "SITE" is located on Stritz Road, just south of its intersection with Home Road.

VICINITY MAP
SCALE: 1"=1,000'

MAYOR, CITY OF POWELL, OHIO

DIRECTOR OF DEVELOPMENT
CITY OF POWELL, OHIO

DEPUTY GENERAL MANAGER,
DEL-CO WATER CO., INC.

DELAWARE COUNTY SANITARY ENGINEER

CITY ENGINEER, CITY OF POWELL, OHIO

CHAIRMAN PLANNING COMMISSION
CITY OF POWELL, OHIO

CLERK, CITY OF POWELL, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, FARM LOT 10, TOWNSHIP 3, SECTION 2, RANGE 19, UNITED STATES MILITARY LANDS, BEING 13.657 ACRES OF LAND ALL OUT OF _____ ACRES CONVEYED TO _____, BY DEED OF RECORD IN _____, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, **PULTE HOMES OF OHIO, LLC., A MICHIGAN LIMITED LIABILITY COMPANY**, BY **MATTHEW J. CALLAHAN, VICE PRESIDENT**, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "**CARPENTER'S MILL, SECTION 1, PART A**", A SUBDIVISION CONTAINING LOTS NUMBERED 3782-3809, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT, OR DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT", PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" 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.

WITHIN THOSE AREAS OF LAND DESIGNATED AS "DRAINAGE EASEMENT" 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.

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" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHT-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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID XX.XXX ACRE TRACT OF LAND OWNED BY _____, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

SURVEY DATA: BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF S 03°25'31" W FOR A PORTION OF THE CENTERLINE OF STEITZ ROAD AS ESTABLISHED BY GPS OBSERVATION AND PROCESSED BY OPUS AT THE TIME OF SURVEY.

SOURCE DATA:
NATIONAL GEODETIC SURVEY & OHIO DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
"OHUN". THE SOURCES OF SURVEY DATA RENEWED IN THIS PLAT WERE OBTAINED FROM THE DELAWARE COUNTY RECORDER'S
OFFICE.

IRON PINS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

PERMANENT MARKERS:
WHERE INDICATED HEREON, ARE TO BE SOLID IRON PINS, 1" DIAMETER, 30" LONG, SOLID IRON PINS ARE TO BE SET TO MONUMENT POINTS INDICATED AND ARE TO BE SET WITH TO THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM PLUG BEARING THE INITIALS "CEC".

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, VICE PRESIDENT OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

PULTE HOMES OF OHIO, LLC.
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

**STATE OF OHIO
COUNTY OF DELAWARE:**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, VICE PRESIDENT OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
 _____ DAY OF _____.

MY COMMISSION EXPIRES _____.

CERTIFICATION: 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 COMPLETED IN

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

ACREAGE BREAKDOWN
TOTAL ACREAGE: 13.657
ACREAGE IN LOTS 1-12, 49-50, 60-70, AND 185-187 INCLUSIVE: 10.686
ACREAGE IN RIGHTS-OF-WAY: 2.971


ZONING AREA CALCULATION:

SUB AREA B:	±28.72 AC
NUMBER OF DWELLING UNITS	67 DWELLING UNITS
GROSS DENSITY	2.33 DWELLING UNITS/AC
MIN. LOT AREA	8,400 SF
MAX. LOT AREA	18,671 SF
AVG. LOT AREA	10,111 SF
RESERVE A	0.55 AC
RESERVE B	1.70 AC
RESERVE D	1.61 AC
RESERVE E	2.71 AC
RESERVE F	0.68 AC
RESERVE P	0.08 AC
OPEN SPACE PROVIDED:	7.33 AC (25.5%)
SUB AREA C:	±9.86 AC
NUMBER OF DWELLING UNITS	5 DWELLING UNITS
GROSS DENSITY	0.51 DWELLING UNITS/AC
MIN. LOT AREA	45,348 SF
MAX. LOT AREA	136,333 SF
AVG. LOT AREA	75,235 SF
RESERVE C	0.67 AC
OPEN SPACE PROVIDED:	0.27 AC (6.8%)

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REVISION RECORD	DESCRIPTION
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NO	DATE
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Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6608

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

**CARPENTER'S MILL
SECTION 1, PART A**

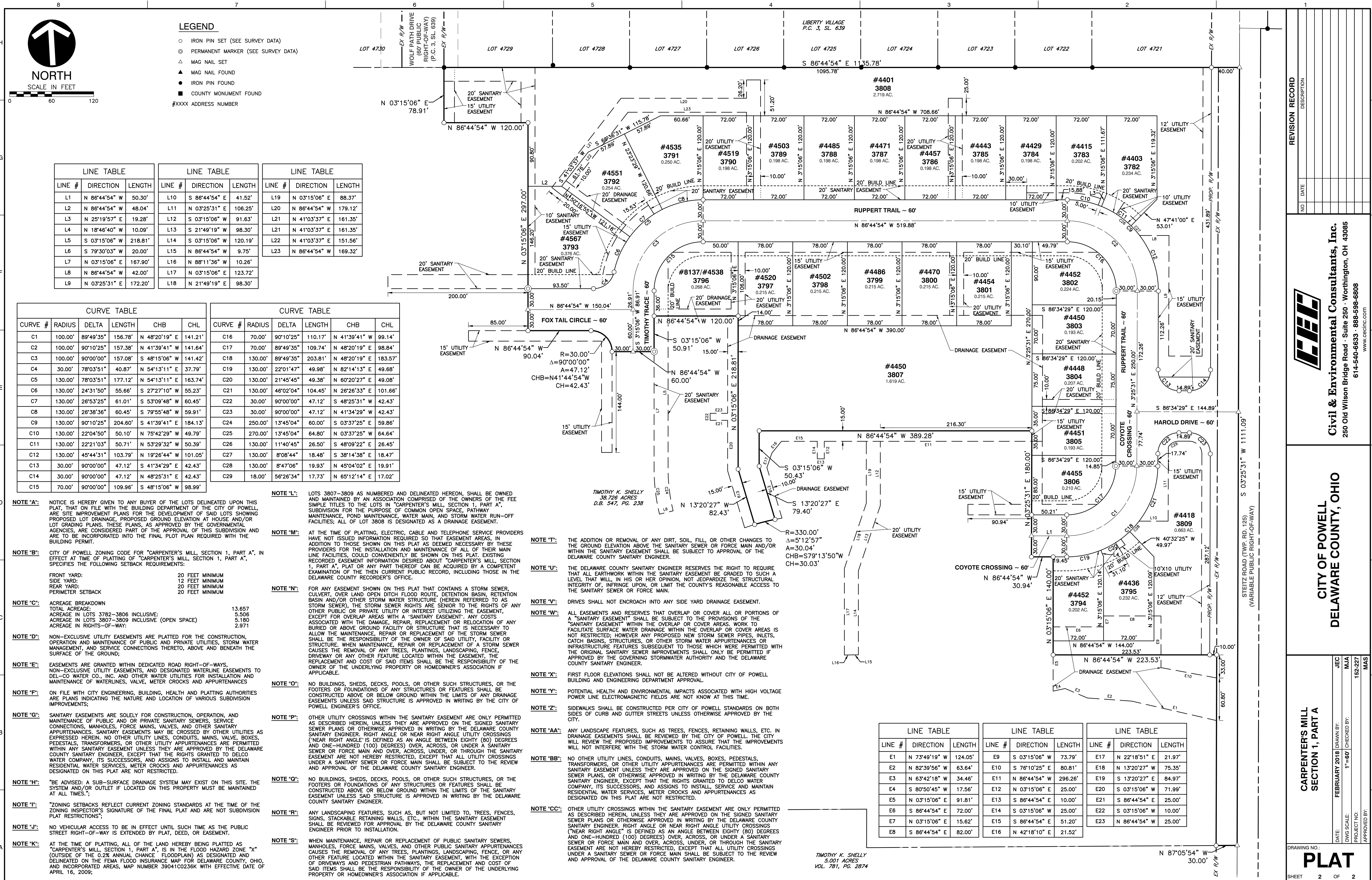
FEBRUARY 2018	DRAWN BY:	JEC
N/A	CHECKED BY:	MJA

DRAWING NO.

PLAT

SHEET 1 OF 2

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REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF POWELL
DELAWARE COUNTY, OHIO

CARPENTER'S MILL
SECTION 1, PART A

DATE:	JEC
DRAWN BY:	FEBRUARY 2018
DWS SCALE:	MJA
PROJECT NO:	152-227
APPROVED BY:	MAS

DRAWING NO.: **PLAT**

SHEET 2 OF 2