

Stantec Consulting Services Inc. 1500 Lake Shore Drive Suite 100, Columbus OH 43204-3800

May 29, 2018 File: 173409010

Attention: Dave Betz City of Powell 47 Hall Street Powell. Ohio 43065

Reference: Verona Phase 3 Plat

Enclosed are five (5) copies of the Verona Phase 3 Final Plat for your review and approval. A PDF copy of the submittal will be sent by email for your files. We are requesting the plat application to be placed on the next available Planning and Zoning Commission meeting agenda for approval. Also, enclosed is a check in the amount of \$1,050.00 for the required review fees.

Regards,

STANTEC CONSULTING SERVICES INC.

Kevin Kershner

Principal

Phone: (614) 485-5037 Fax: (614) 486-4387

Kevin.Kershner@stantec.com

Attachment:

kk document1

CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z) PLAT REVIEW APPLICATION

MAY 1 7 2018 STANTEC

RECEIVED



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00 + \$100 per sheet

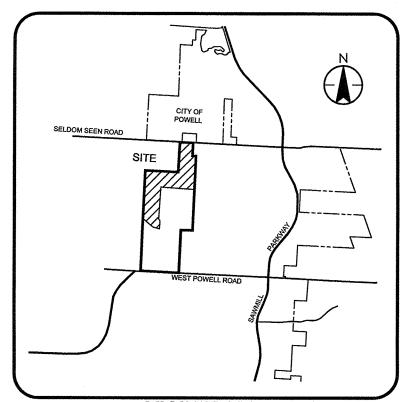
Applicant: Verona, LLC		
Address/City/State/Zip: 148 West S	Schrock Road Westerville, Ohio 43081	
Email Address: vromanelli@rh-hor	nes.com	
Phone No: (614) 891-8564	Cell Phone No: (614) 207-7741	Fax No: (614) 891-2045
Property Owner: Verona, LLC	/ 	
	Schrock Road Westerville, Ohio 43081	
Email Address: vromanelli@rh-hor	nes.com	
Phone No: (614) 891-8564	Cell Phone No: (614) 207-7741	Fax No: (614) 891-2045
Property Address: 4594 Powell Ro	ad	
Lot Number/Subdivision: Verona Ph	nase 3	

Checklist:

- Plat plan requirements set forth in Section <u>1109.10.</u>
- \Box Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- Attach 5 plat plans containing all drawings, text, any other items, and application.
- 🔳 1 digital copy (CD, USB, Email) of the complete application packet.
- Attach the required fee \$750 + \$100 per sheet.
- Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035 Public notice sign details found here.

I agree to grant the City Staff, the Commission property that is the subject of this application for notice for this application. Signature of Applicant:	or the purposes of re	considering this application access to the viewing this application and posting public Date: 5-16-18
Office Use	Office Us AMT TYPE/DA RECEIPT PAYOR_	TE
Received	Paymen	t:

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us



(NOT TO SCALE)

NOTES:

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF CITY OF POWELL, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/ OR LOT GRADING PLANS. SAID 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 PLANS REQUIRED WITH THE BUILDING PERMIT.

ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM ARE PROHIBITED.

BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT POWELL BUILDING AND ENGINEERING DEPARTMENT APPROVAL.

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39041C0236 K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOWN AT THIS TIME.

SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE CITY.

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 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.

ZONING AND AREA CALCULATION:

YARD SETBACKS: 100 FT. LOTS FRONT YARD SETBACK = 30 FT. MIN. REAR YARD SETBACK = 30 FT. MIN. PRIMARY STRUCTURE SIDE YARD SETBACK = 10 FT. MIN.

CURRENT ZONING = SFPRD AREA SECTION 3 = 39.654 AC. LOT AREA = 22.684 AC. R.O.W. AREA = 5.364 AC. OPEN SPACE AREA = 11.606 AC. NUMBER OF LOTS = 62 GROSS DENSITY = 1.56

YARD SETBACKS: 62 FT. LOTS FRONT YARD SETBACK = 25 FT. MIN. REAR YARD SETBACK = 30 FT. MIN. PRIMARY STRUCTURE SIDE YARD SETBACK = 6 FT. MIN.

DRIVEWAY SETBACK 2 FT. FROM SIDE YARD

ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY 2014, BETWEEN DELAWARE COUNTY MONUMENTS 97_038 AND 97_144, STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983).

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. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

= PERMANENT MARKER SET (SOLID ONE INCH IRON PIN RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)

= IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP

= IRON PIN FOUND = MAG NAIL SET

STANTEC CONSULTING SERVICES INC.

ROBERT J. SANDS DATE
PROFESSIONAL SURVEYOR NO. S-8053

PREPARED BY:

1500 LAKE SHORE DRIVE SUITE 100 COLUMBUS, OHIO 43204

COLUMBUS, OHIO 43204 (614) 486-4383 1-800-340-2743 FAX (614) 486-4387 Stantec

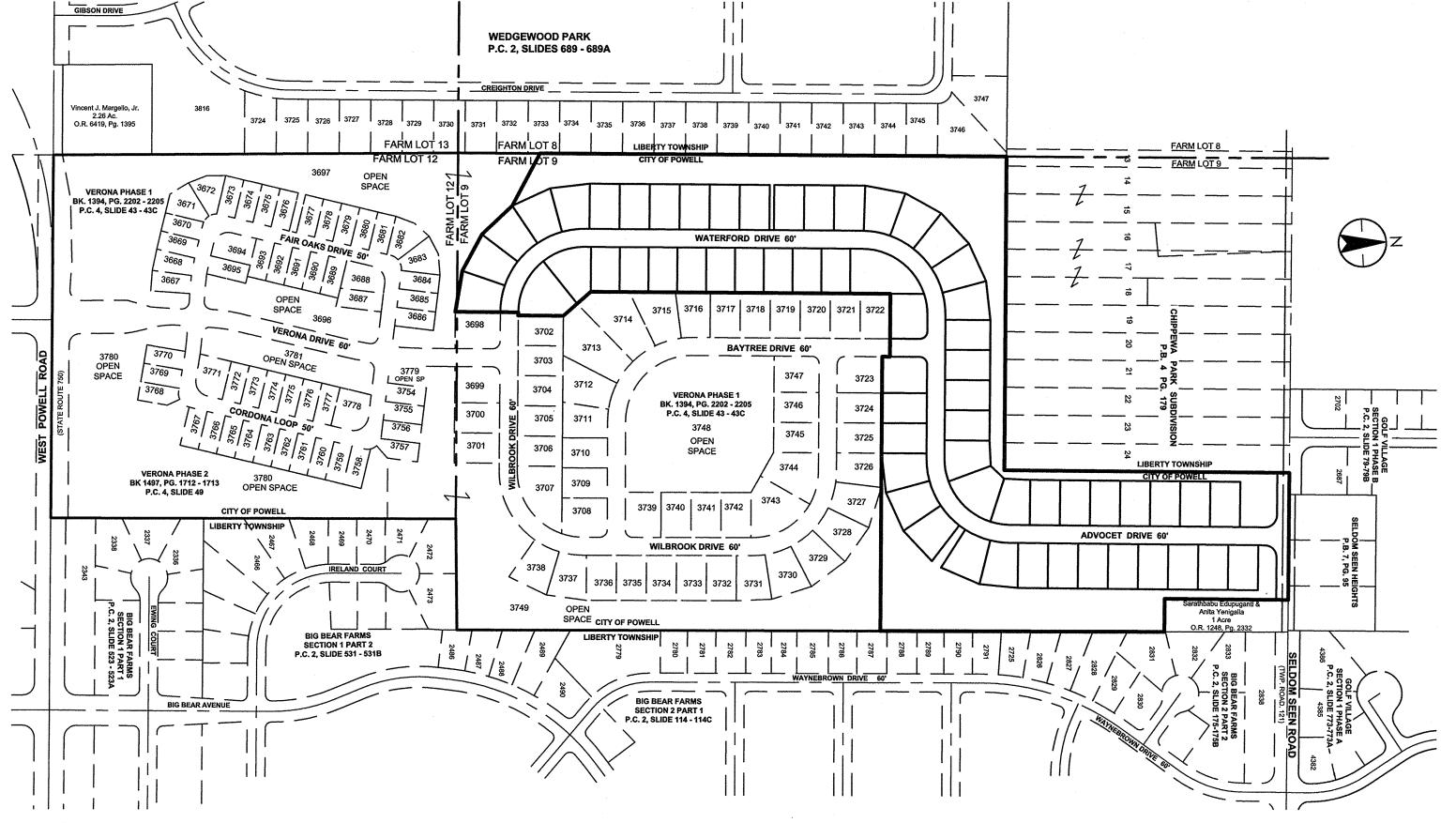
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VERONA PHASE 3



LOCATION MAP

SCALE 1" = 300'

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT" OR "SANITARY EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" AND "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.

NOTES CONTINUED:

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 "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.

ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" 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.

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". 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.

ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

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 CITY OF POWELL.

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.

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.

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.

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.

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.

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.

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.

LOTS ______AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE VERONA HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF OPEN SPACE, STORM WATER MANAGEMENT FACILITIES AND OTHER USES ALLOWED BY THE CURRENT ZONING. THE ASPHALT PATH LOCATED WITHIN AND THROUGH SAID LOTS WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOTS 9 AND 12, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 39.654 ACRES, MORE OR LESS, INCLUDING 5.364 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE ORIGINAL 104.0077 ACRE TRACT AS CONVEYED TO VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY BY DEED OF RECORD IN OFFICIAL RECORD 1341, PAGE 2579, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER/SUBDIVIDER CERTIFICATION:

FEE _____ FILE NO. _____

VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "VERONA PHASE 3", A SUBDIVISION OF LOTS NUMBERED ______ THROUGH ______, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE LOOP SHOWN HEREON, NOT HERETOFORE DEDICATED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:	
	VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY
PRINTED:	
PRINTED:	BY: VINCENT ROMANELLI
	MANAGING MEMBER
TATE OF OHIO SS	
	ED BEFORE ME THIS DAY OF, 2018 BY VINCENT A LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF TH
N WITNESS WHEREOF, I HAVE HEREUNTO S HIS, DAY OF, 2018.	SET MY HAND AND AFFIXED MY OFFICIAL SEAL
Y COMMISSION EXPIRES	
	NOTARY PUBLIC, STATE OF OHIO
DELAWARE COUNTY	
APPROVED BY:	
SANITARY ENGINEER, DELAWARE COUNTY	
, , , , , , , , , , , ,	
DEPUTY GENERAL MANAGER, DELCO WATE	R COMPANY
ITY OF POWELL	
PPROVED BY:	
AYOR, CITY OF POWELL, OHIO	DATE
ITY ENGINEER, CITY OF POWELL, OHIO	DATE
HAIRMAN, PLANNING COMMISSION	DATE
ITY OF POWELL, OHIO	
RE HEREBY APPROVED FOR THE CITY OF F EDICATED RIGHTS-OF-WAY SHALL NOT BE A	GHTS-OF-WAY SHOWN HEREIN AND DEDICATED TO PUBLIC USE POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS ND THE STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE
RDINANCE NO.	
	DATE
LERK, CITY OF POWELL, OHIO	

RECORDER, DELAWARE COUNTY, OHIO

OFFICIAL RECORD _____PAGES ____

RECORDED THIS _____ DAY OF ______, 2018 PLAT CABINET _____ SLIDES ___

VERONA PHASE 3 SHEET 1 OF 3

