



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.**

A handwritten signature in black ink, appearing to read "Kevin Kershner", written over a horizontal line.

Kevin Kershner  
Principal  
Phone: (614) 485-5037  
Fax: (614) 486-4387  
Kevin.Kershner@stantec.com

Attachment:

kk document1

RECEIVED

MAY 17 2018

STANTEC



**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**PLAT REVIEW APPLICATION**

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

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

**Applicant:** Verona, LLC

Address/City/State/Zip: 148 West Schrock Road Westerville, Ohio 43081

Email Address: vromanelli@rh-homes.com

Phone No: (614) 891-8564 Cell Phone No: (614) 207-7741 Fax No: (614) 891-2045

**Property Owner:** Verona, LLC

Address/City/State/Zip: 148 West Schrock Road Westerville, Ohio 43081

Email Address: vromanelli@rh-homes.com

Phone No: (614) 891-8564 Cell Phone No: (614) 207-7741 Fax No: (614) 891-2045

**Property Address:** 4594 Powell Road

Lot Number/Subdivision: Verona Phase 3

**Checklist:**

- ☒ Plat plan requirements set forth in Section [1109.10](#).
- ☐ 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](#).

**(SEE OVER)**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Vincent Roush Date: 5-16-18

Office Use

Received

Office Use

AMT

TYPE/DATE

RECEIPT #

PAYOR

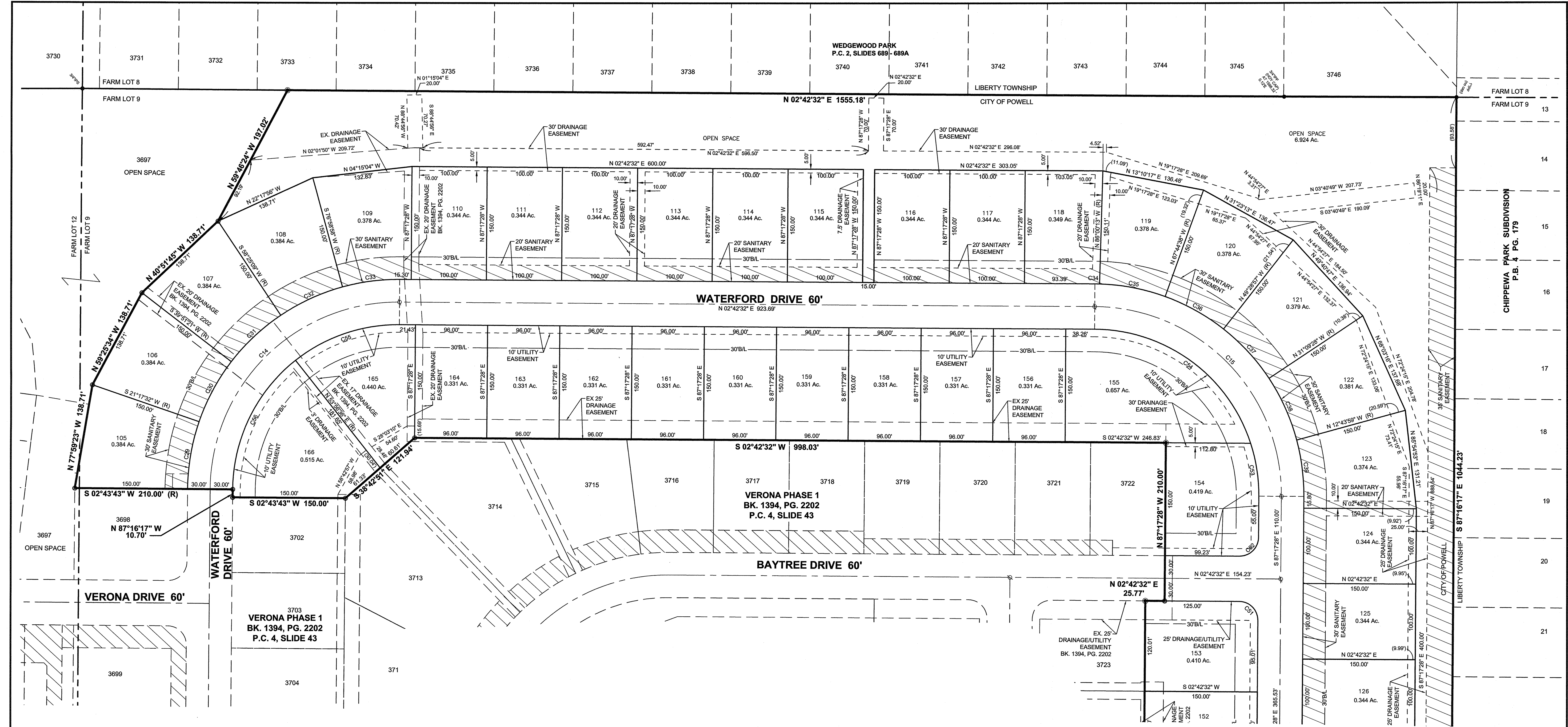
Payment:

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



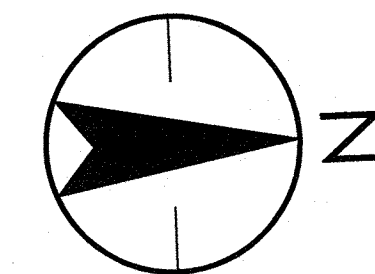
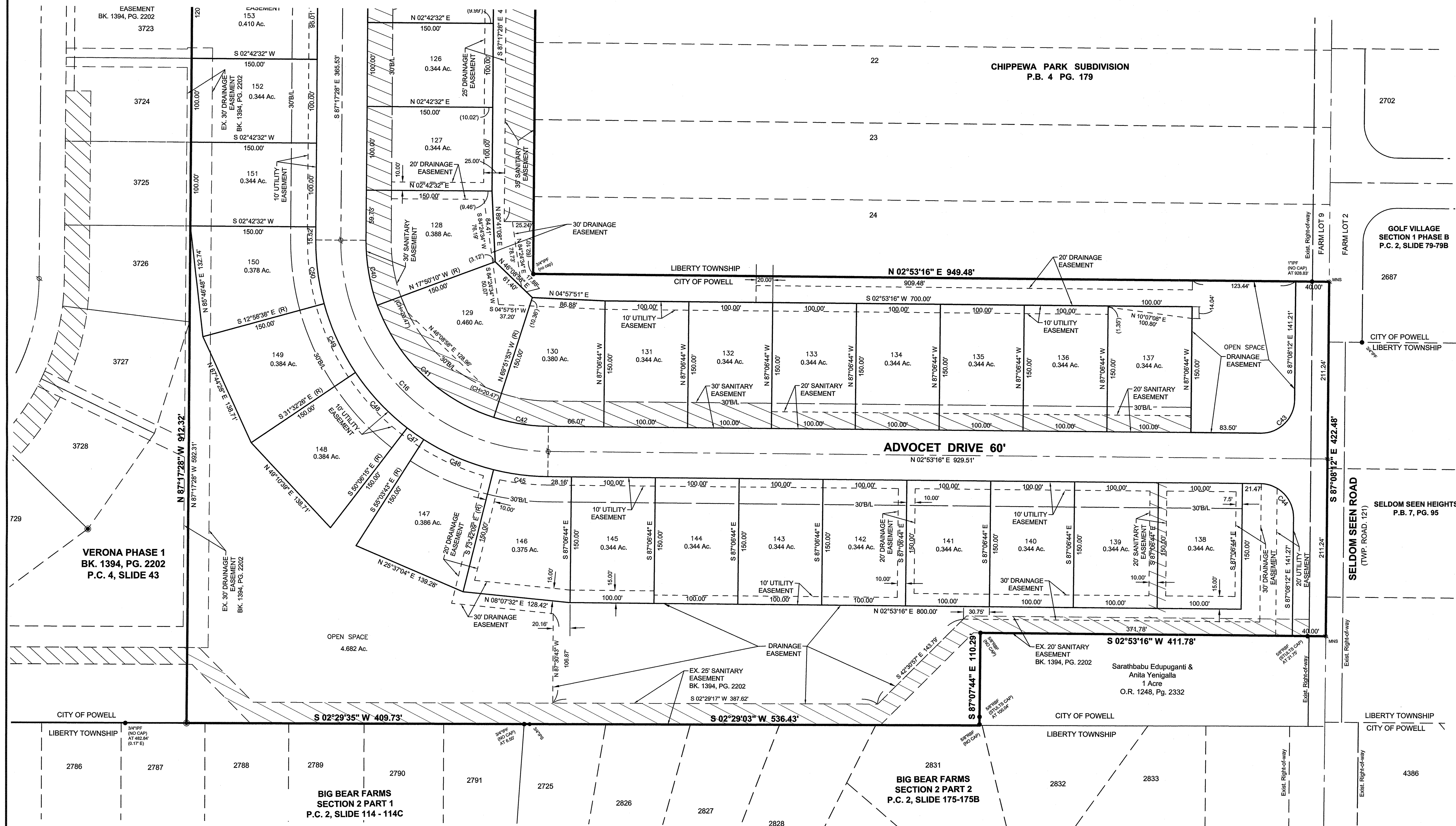








SEE SHEET 2



60 0 60 120

SCALE IN FEET

SCALE: 1" = 60'

**LEGEND**

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIPES SET (3/4 IRON PIPE, 30 INCHES IN LENGTH WITH STANTEC CAP)
- = IRON PIPE FOUND (3/4 INCH)
- = MAG NAIL SET
- D/U = DRAINAGE / UTILITY
- (R) = LOT LINE IS RADIAL
- (NR) = LOT LINE IS NON-RADIAL

1234 = LOT NUMBERS

9600 = ADDRESSES

SANITARY EASEMENT

PREPARED BY:  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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**CENTERLINE CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	89°58'49"	250.00'	392.61'	N 42°16'53" W	353.49'
C15	90°00'00"	250.00'	392.70'	N 47°42'32" E	353.55'
C16	89°49'16"	250.00'	391.92'	N 47°47'54" E	353.00'

**LOT CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	18°33'49"	280.00'	90.72'	S 77°59'23" E	90.32'
C30	18°33'49"	280.00'	90.72'	S 59°25'34" E	90.32'
C31	18°33'49"	280.00'	90.72'	S 40°51'45" E	90.32'
C32	18°33'49"	280.00'	90.72'	S 22°17'58" E	90.32'
C33	15°43'33"	280.00'	76.85'	S 05°09'15" E	76.61'
C34	1°17'14"	280.00'	6.29'	S 03°21'09" W	6.29'
C35	18°15'36"	280.00'	89.23'	S 13°07'34" W	88.86'
C36	18°15'41"	280.00'	89.24'	S 31°23'13" W	88.86'
C37	18°19'29"	280.00'	89.55'	S 49°40'47" W	89.17'
C38	18°25'30"	280.00'	90.04'	S 68°03'16" W	89.65'
C39	15°26'30"	280.00'	75.46'	S 84°59'16" W	75.23'
C40	20°32'42"	220.00'	78.89'	S 82°26'11" W	78.46'
C41	52°01'43"	220.00'	199.78'	S 46°08'58" W	192.98'
C42	17°14'51"	220.00'	66.23'	S 11°30'41" W	65.98'
C43	90°01'28"	40.00'	62.85'	S 42°07'28" E	58.58'
C44	89°58'32"	40.00'	62.81'	N 47°52'32" E	58.56'
C45	13°24'35"	280.00'	65.53'	N 09°35'34" E	65.38'
C46	18°38'25"	280.00'	91.09'	N 25°37'04" E	90.69'
C47	4°57'29"	280.00'	24.23'	N 37°25'01" E	24.22'
C48	18°33'49"	280.00'	90.72'	N 49°10'39" E	90.32'
C49	18°33'49"	280.00'	90.72'	N 64°44'28" E	90.32'
C50	15°41'09"	280.00'	76.66'	N 84°51'57" E	76.42'
C51	90°00'00"	25.00'	39.27'	N 47°42'32" E	35.36'
C52	90°00'00"	25.00'	39.27'	S 42°17'28" E	35.36'
C53	18°33'11"	220.00'	71.24'	N 83°25'56" E	70.93'
C54	71°26'49"	220.00'	274.34'	N 38°25'56" E	256.90'
C55	38°45'55"	220.00'	148.85'	N 16°40'26" W	146.03'
C56	51°12'54"	220.00'	196.65'	N 61°39'50" W	190.17'