



ORDINANCE 2024-04

AN ORDINANCE TO GRANT FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS THE SMITH FARM AT CARPENTER’S MILL, SECTION 2, PART A AND PART B, AS THE SAME NUMBERED AND DELINEATED UPON THE PLATS, THEREOF RECORDED IN OFFICIAL RECORD 1644, PAGES 317-318, AND OFFICIAL RECORD 1644, PAGES 319-320, DELAWARE COUNTY, RECORDER’S OFFICE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Powell has previously approved the plats for the Smith Farm at Carpenter’s Mill, Section 2, Part A and Part B which have been duly recorded in official record 1644, pages 317-318, and official record 1644, pages 319-320, Delaware County, Ohio, Recorder’s Office; and

WHEREAS, all major components of the public construction of the development are completed, satisfactorily maintained, all defects or deficiencies have been corrected, and all expenses incurred by the City pursuant to the development have been paid in full.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:

Section 1: That, pursuant to Section 1115.07 of the Codified Ordinances, all major components of the public improvements noted upon the plat of Shelly’s Retreat at the Smith Farm at Carpenter’s Mill, Section 2, Part A and Part B which have been duly recorded in official record 1644, pages 317-318, and official record 1644, pages 319-320, Delaware County, Ohio, Recorder’s Office are hereby granted final acceptance by the City of Powell.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest period allowed by law.

[Signature]
Tom Counts
Mayor

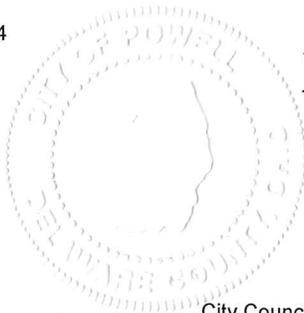
1/16/24
Date

[Signature]
Elaine McCloskey
City Clerk

1/16/24
Date

EFFECTIVE DATE: January 16, 2024

This legislation has been posted in accordance with the City Charter on this date 1/17/24
[Signature]
City Clerk



City Council

Tom Counts, Mayor

Leif Carlson David Lester Christina Drummond Heather Karr Ferzan Ahmed Tyler Herrmann







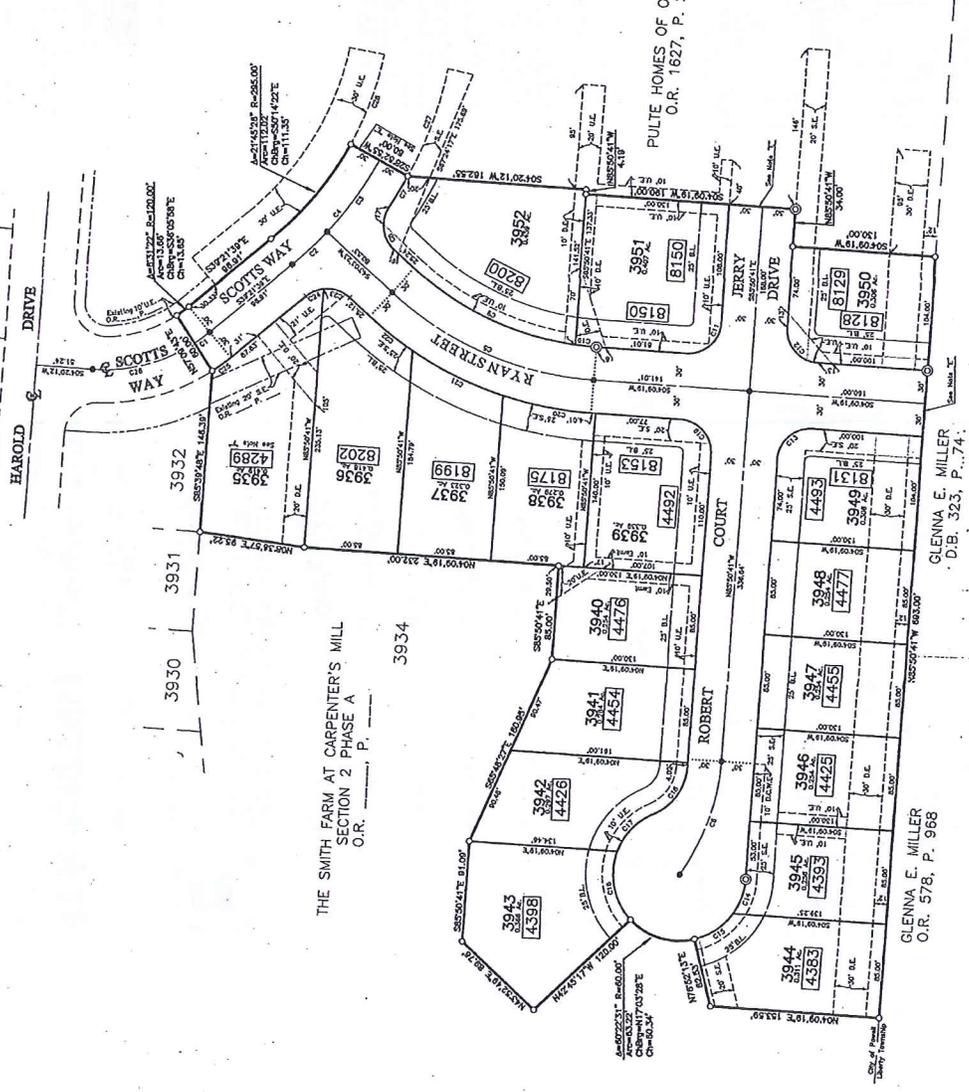


# THE SMITH FARM AT CARPENTER'S MILL

## SECTION 2 PHASE B

2/2

CHRC NO.	DATE	PARCELS	CHRC FILE	CHRD BOARD	CHRD RESOLUTION
C1	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C2	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C3	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C4	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C5	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C6	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C7	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C8	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C9	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C10	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C11	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C12	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C13	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C14	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C15	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C16	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C17	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C18	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C19	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C20	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C21	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C22	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C23	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C24	07/12/07	18,000	10/07/07	10/07/07	17/27/07
C25	07/12/07	18,000	10/07/07	10/07/07	17/27/07



**NOTE "A"** - The purpose of this plan is to show certain property rights of way, and easement boundaries as of the time of the filing of this plan. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan.

**NOTE "B"** - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:  
 Front: 25 feet  
 Side: 5 feet  
 Rear: 5 feet

**NOTE "C"** - ACRESAGE BREAKDOWN:  
 Total area in lots: 2,274 AC  
 Total area in lots: 2,274 AC  
 Average in remaining lots: 5.37 AC

**NOTE "D"** - ACRESAGE BREAKDOWN: The Smith Farm at Carpenter's Mill Phase B is out of the following Delaware County Parcel Numbers:  
 318540101000  
 318540101000  
 1129 AC  
 0.71 AC

**NOTE "E"** - No vehicular access is to be in effect until such time as the plan is approved by the Planning Commission. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan.

**NOTE "F"** - LOT 3935, Lot 3935, as designated and delineated herein, shall be owned and maintained by an individual or individuals who shall be named in the plan. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan.

**NOTE "G"** - At the time of planing, electric, cable, and telephone service providers have not issued information regarding the location of their main line facilities. This plan is deemed to be a preliminary plan and the planing and maintenance of all of their main line facilities, including but not limited to, electric, cable, and telephone service, shall be the responsibility of the planing and maintenance of all of their main line facilities. The plan is subject to all laws, ordinances, rules and regulations of the zoning code in effect on the date of filing of this plan.

**THE SMITH FARM AT CARPENTER'S MILL, SECTION 2 PHASE B**

**GLENNA E. MILLER**  
 O.R. 578, P. 968

**GLENNA E. MILLER**  
 D.B. 323, P. 74

**PULTE HOMES OF OHIO LLC**  
 O.R. 1627, P. 233

**DELAWARE COUNTY PLANNING COMMISSION**  
 111 N. MARKET STREET, SUITE 200, DELAWARE, OHIO 43015  
 (614) 266-1234  
 www.delawarecountypa.gov