CITY OF POWELL

Received

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



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

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Applicant: Pulte Homes			_
Address/City/State/Zip: 4900 Tuttle Crossing Blo	vd, Dublin, OH 43016		
Email Address: stephen.peck@pulte.com			_
Phone No: <u>(614) 376-1000</u> Cell Ph	none No:	Fax No:	_
Property Owner: Timothy Shelly			_
Address/City/State/Zip: 8260 Steitz Rd, Powell,	OH 43065		_
Email Address: shelly8524@aol.com			_
Phone No: <u>(740) 917-5899</u> Cell Ph	none No:	Fax No:	_
Property Address: 8260 Steitz Rd, Powell, OH 43	3065		_
Lot Number/Subdivision: Carpenter's Mill Section	n 1, Parts A and B		_
 □ Provide any other information that may useful below or attach additional pages. □ Attach 5 plat plans containing all drawings, te □ 1 digital copy (CD, USB, Email) of the complet □ Attach the required fee - \$750 + \$100 per sheet I agree to grant the City Staff, the Commit property that is the subject of this application notice for this application. Signature of Applicant: 	ext, any other items, and o te application packet. et. iission, Board or Counc on for the purposes of	application. cil considering this application access to the reviewing this application and posting puble Date: 9 27 2017	
Office Use	TYPE/E RECEP	DATE	

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

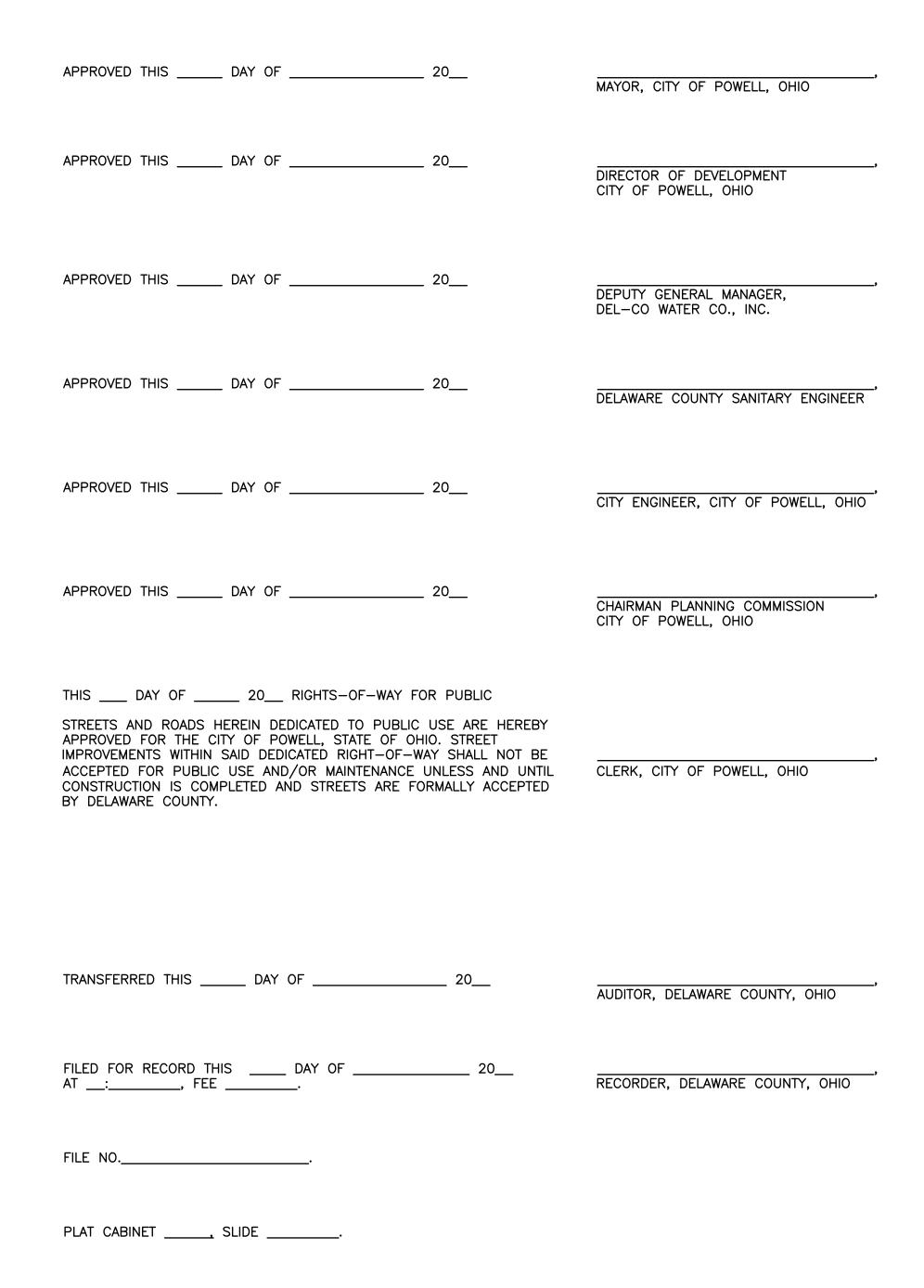
Payment:

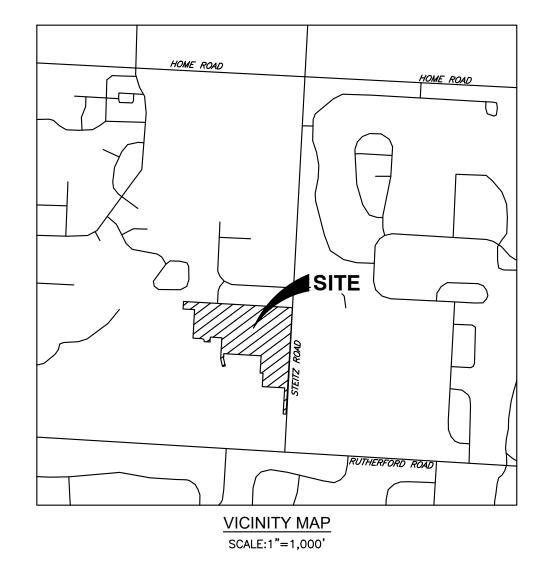
CARPENTER'S MILL SECTION 1, PART A

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

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 _____, BY DEED OF RECORD IN 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 1-12, 49-50, 60-70, AND 185-187, 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 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 ARE RESERVED FOR THE OF LAND OWNED BY PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH 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 PULTE HOMES OF OHIO, LLC. A MICHIGAN LIMITED LIABILITY COMPANY IN THE PRESENCE OF: 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 _______





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".

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 IN RIGHTS-OF-WAY: 2.971

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

AWING NO.: SHEET 1 OF 2

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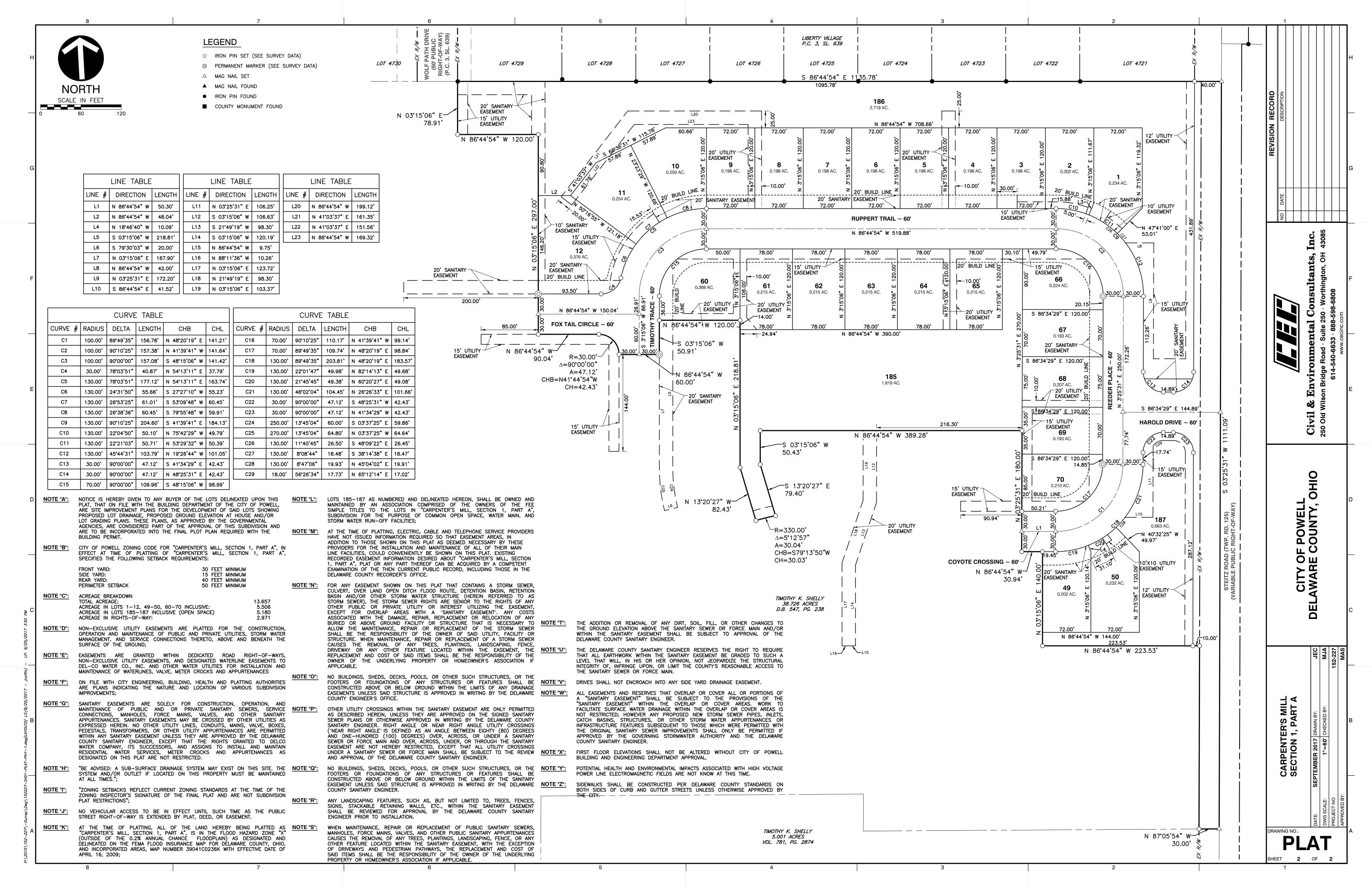
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CITY



CARPENTER'S MILL SECTION 1, PART B

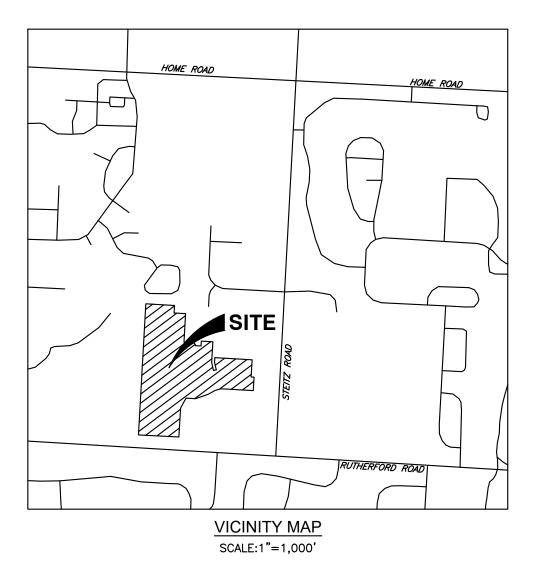
STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, FARM LOT 10, TOWNSHIP 3, SECTION 2, RANGE 19 UNITED STATE MILITARY LANDS

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 20.066 ACRES OF LAND ALL OUT OF __, BY DEED OF RECORD IN _ 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 B", A SUBDIVISION CONTAINING LOTS NUMBERED 13-48, 51-59, AND 188-191, 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 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 ARE RESERVED FOR THE OF LAND OWNED BY PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH 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 PULTE HOMES OF OHIO, LLC. A MICHIGAN LIMITED LIABILITY COMPANY IN THE PRESENCE OF: 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

MY COMMISSION EXPIRES ______

_____ DAY OF ______.

APPROVED THIS	DAY OF	20	MAYOR, CITY OF POWELL, OHIO
APPROVED THIS	DAY OF	20	DIRECTOR OF DEVELOPMENT CITY OF POWELL, OHIO
APPROVED THIS	DAY OF	20	DEPUTY GENERAL MANAGER, DEL—CO WATER CO., INC.
APPROVED THIS	DAY OF	20	DELAWARE COUNTY SANITARY ENGINEER
APPROVED THIS	DAY OF	20	CITY ENGINEER, CITY OF POWELL, OHIO
APPROVED THIS	DAY OF	20	CHAIRMAN PLANNING COMMISSION CITY OF POWELL, OHIO
STREETS AND ROAD APPROVED FOR THI IMPROVEMENTS WITH ACCEPTED FOR PUI	COMPLETED AND STREETS	PUBLIC USE ARE HEREBY OF OHIO. STREET OF—WAY SHALL NOT BE NANCE UNLESS AND UNTIL	CLERK, CITY OF POWELL, OHIO
TRANSFERRED THIS	DAY OF	20	AUDITOR, DELAWARE COUNTY, OHIO
FILED FOR RECORD AT:,) THIS DAY OF FEE	20	RECORDER, DELAWARE COUNTY, OHIO
FILE NO			
PLAT CABINET	SLIDE		



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:

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MARK ALAN SMITH

PROFESSIONAL LAND SURVEYOR NO. S-8232

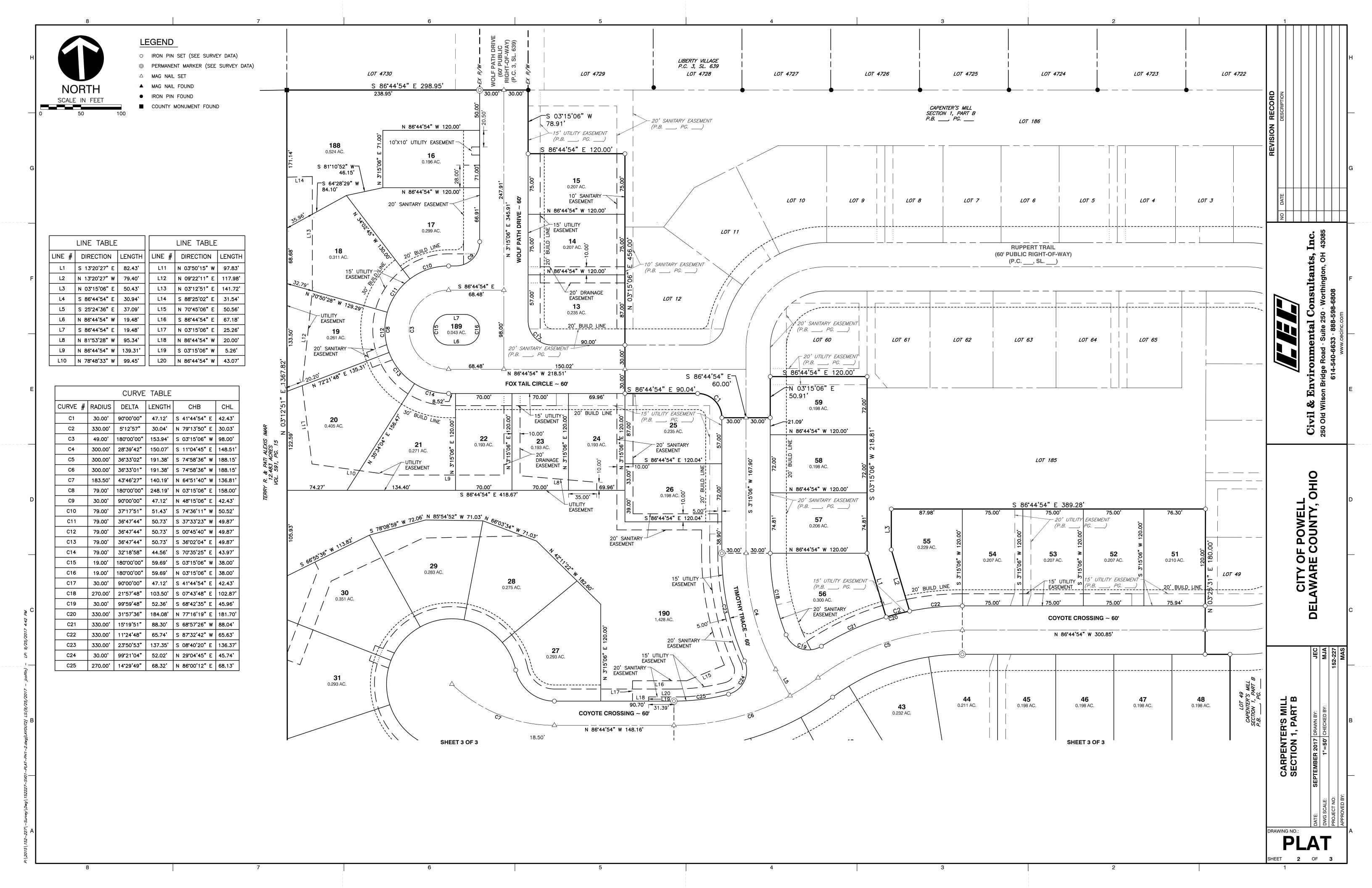
ACREAGE IN RIGHTS-OF-WAY: 3.197

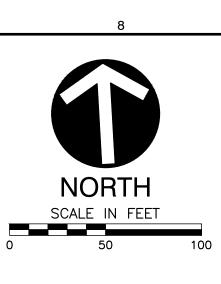
ACREAGE BREAKDOWN TOTAL ACREAGE: 20.066 ACREAGE IN LOTS 13-48, 51-59, AND 188-191 INCLUSIVE: 16.869

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CARPENTE SECTION 1

SHEET 1 OF 3





LEGEND

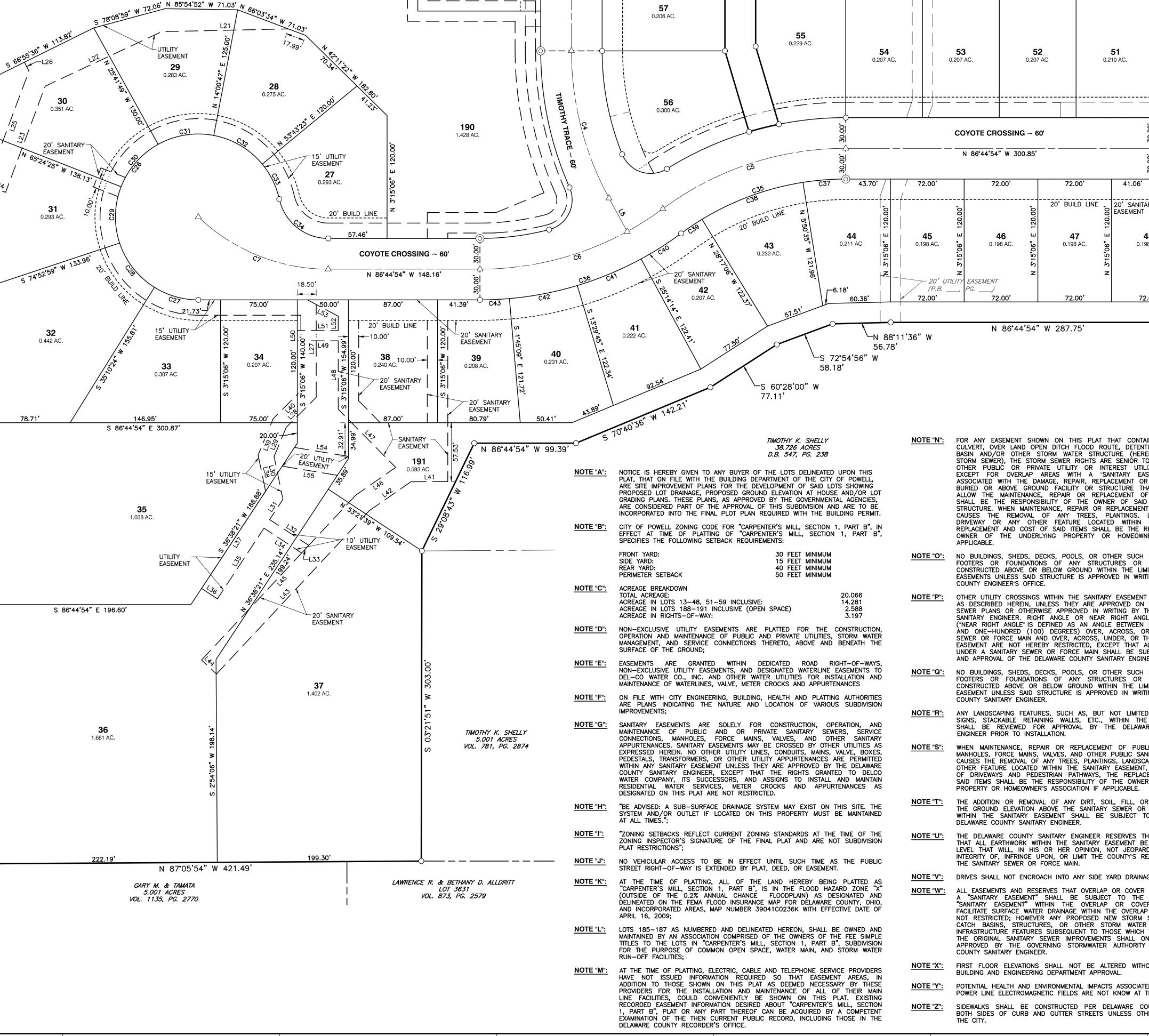
- O IRON PIN SET (SEE SURVEY DATA)
- PERMANENT MARKER (SEE SURVEY DATA)

SHEET 2 OF 3

- △ MAG NAIL SET
- ▲ MAG NAIL FOUND
- IRON PIN FOUND
- COUNTY MONUMENT FOUND

	LINE TABLE			LINE TABLE	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L4	S 86*44'54" E	30.94'	L38	S 08'26'59" E	36.13'
L5	S 25°24'36" E	37.09'	L39	S 25*45'06" W	38.53'
L21	N 87*58'18" W	123.71'	L40	S 48'15'06" W	38.24'
L22	S 68°12'14" W	125.77'	L41	N 87*00'00" W	36.07'
L23	S 23°42'10" W	110.66	L42	S 58°25'21" W	49.64'
L24	N 66°17'50" W	16.93'	L43	S 46°20'12" W	218.29'
L25	N 23°42'10" E	110.62	L44	N 43°39'48" W	20.00'
L26	N 23°04'24" W	9.78'	L45	N 46'20'12" E	220.41
L27	S 03°15'06" W	95.17'	L46	N 58'25'21" E	47.57'
L28	S 48°15'06" W	41.47'	L47	N 41°23'34" W	79.80'
L29	S 25°45'06" W	30.94'	L48	N 03*15'06" E	66.89'
L30	S 08*26'59" E	42.68'	L49	N 86*44'54" W	40.00'
L31	S 36°38'21" W	23.69'	L50	N 03*15'06" E	10.00'
L32	S 53°21'39" E	45.78'	L51	S 86°44'54" E	40.00'
L33	S 46°20'12" W	10.14'	L52	N 03°15'06" E	14.00'
L34	N 53°21'39" W	44.07'	L53	N 58°40'38" W	34.00'
L35	N 36°38'21" E	82.72'	L54	S 77°21'48" E	53.48'
L36	S 53'21'39" E	18.50'	L55	S 77°21'48" E	54.73'
L37	S 36°38'21" W	113.67'			

	CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	СНВ	CHL
C4	300.00'	28*39'42"	150.07	S 11°04'45" E	148.51
C5	300.00'	36°33'02"	191.38'	S 74°58'36" W	188.15
C6	300.00'	36°33'01"	191.38'	S 74°58'36" W	188.15
C7	183.50'	43°46'27"	140.19'	N 64°51'40" W	136.81
C26	81.00'	257*33'43"	364.12'	N 42°01'58" E	126.29
C27	81.00'	31°55'17"	45.13'	S 70°47'15" E	44.55
C28	81.00'	39°42'36"	56.14'	S 34°58'19" E	55.02
C29	81.00'	39°42'36"	56.14'	S 04°44'17" W	55.02
C30	81.00'	39°42'36"	56.14'	S 44°26'53" W	55.02
C31	81.00'	39°42'36"	56.14'	S 84°09'29" W	55.02
C32	81.00'	39°42'36"	56.14'	N 56°07'55" W	55.02
C33	81.00'	27*05'27"	38.30'	N 22°43′54" W	37.94
C34	49.00'	77*33'43"	66.33'	S 47°58'02" E	61.38
C35	270.00'	36°33'02"	172.24'	N 74°58'36" E	169.33
C36	330.00'	36°33'01"	210.52'	N 74°58'36" E	206.96
C37	270.00'	8*53'19"	41.89'	S 88°48'27" W	41.84
C38	270.00'	22°26'13"	105.73'	S 73°08'41" W	105.06
C39	270.00'	5*13'30"	24.62'	S 59°18'50" W	24.61
C40	330.00'	8°03'41"	46.43'	N 60°43'55" E	46.39
C41	330.00'	11°44'29"	67.63'	N 70°38'00" E	67.51
C42	330.00'	11°44'36"	67.64'	N 82°22'33" E	67.52
C43	330.00'	5*00'15"	28.82'	S 89°15'01" E	28.81



NOTE "N": 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

SHEET 2 OF 3

0.207 AC.

N 86°44'54" W 300.85'

72.00'

0.198 AC.

N 86°44'54" W 287.75

0.210 AC.

41.06

_ 20' SANITARY -

S EASEMENT

20' BUILD LINE

47

0.198 AC.

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 DELAWARE

NOTE "P": 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.

NOTE "V": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

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.

NOTE "X": FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT CITY OF POWELL

BUILDING AND ENGINEERING DEPARTMENT APPROVAL. POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOW AT THIS TIME.

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

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