

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: Pulte HomesAddress/City/State/Zip: 4900 Tuttle Crossing Blvd, Dublin, OH 43016Email Address: stephen.peck@pulte.comPhone No: (614) 376-1000

Cell Phone No: _____

Fax No: _____

Property Owner: Timothy ShellyAddress/City/State/Zip: 8260 Steitz Rd, Powell, OH 43065Email Address: shelly8524@aol.comPhone No: (740) 917-5899

Cell Phone No: _____

Fax No: _____

Property Address: 8260 Steitz Rd, Powell, OH 43065Lot Number/Subdivision: Carpenter's Mill Section 1, Parts A and BChecklist:

- ☐ Plat plan requirements set forth in Section 1109.10.
- ☐ Provide any other information that may 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.

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: *Timothy Shelly*Date: 9/27/2017

Office Use

Received

Office Use

AMT _____

TYPE/DATE _____

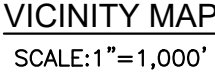
RECEIPT # _____

PAYOR _____

Payment: _____

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

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



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 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.

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 THE RIGHT OF DEL-CO WATER COMPANY INC. TO INSTALL, SERVICE, AND MAINTAIN WATER LINES, VALVES, 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.

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.

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

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

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

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.

_____ DAY OF _____.

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

STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

CLERK, CITY OF POWELL, OHIO

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED, DELAWARE COUNTY, OHIO

FILE NO. _____

PLAT CABINET _____, SLIDE _____

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 BREAKDOWN
TOTAL ACREAGE: 13.657
ACREAGE IN LOTS 1-12, 49-50, 60-70, AND 185-187 INCLUSIVE: 10.68
ACREAGE IN RIGHTS-OF-WAY: 2.971

NO	DATE
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614-540-6633 • 888-598-6808

www.cecinc.com

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

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

017	DRAWN BY:	JEC
N/A	CHECKED BY:	MJA

152-227

MAC

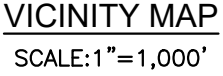
DRAWING NO.:

PLAT

SHEET 1 OF 2

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

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



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

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

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

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.

_____ DAY OF _____.

MY COMMISSION EXPIRES _____.

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

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CLERK, CITY OF POWELL, OHIO

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".

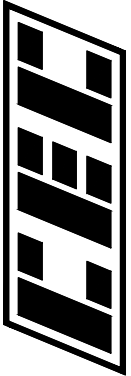
CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS 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 BREAKDOWN
TOTAL ACREAGE: 20.066
ACREAGE IN LOTS 13-48, 51-59, AND 188-191 INCLUSIVE: 16.869
ACREAGE IN RIGHTS-OF-WAY: 3.197

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 · 888-598-6808

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

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

JEC	MJA
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0017	DRAWN BY:
N/A	CHECKED BY:

DATE: _____

DWG SCALE: _____

DRAWING NO.

PLAT

SHEET 1 OF 3



NORTH

SCALE IN FEET

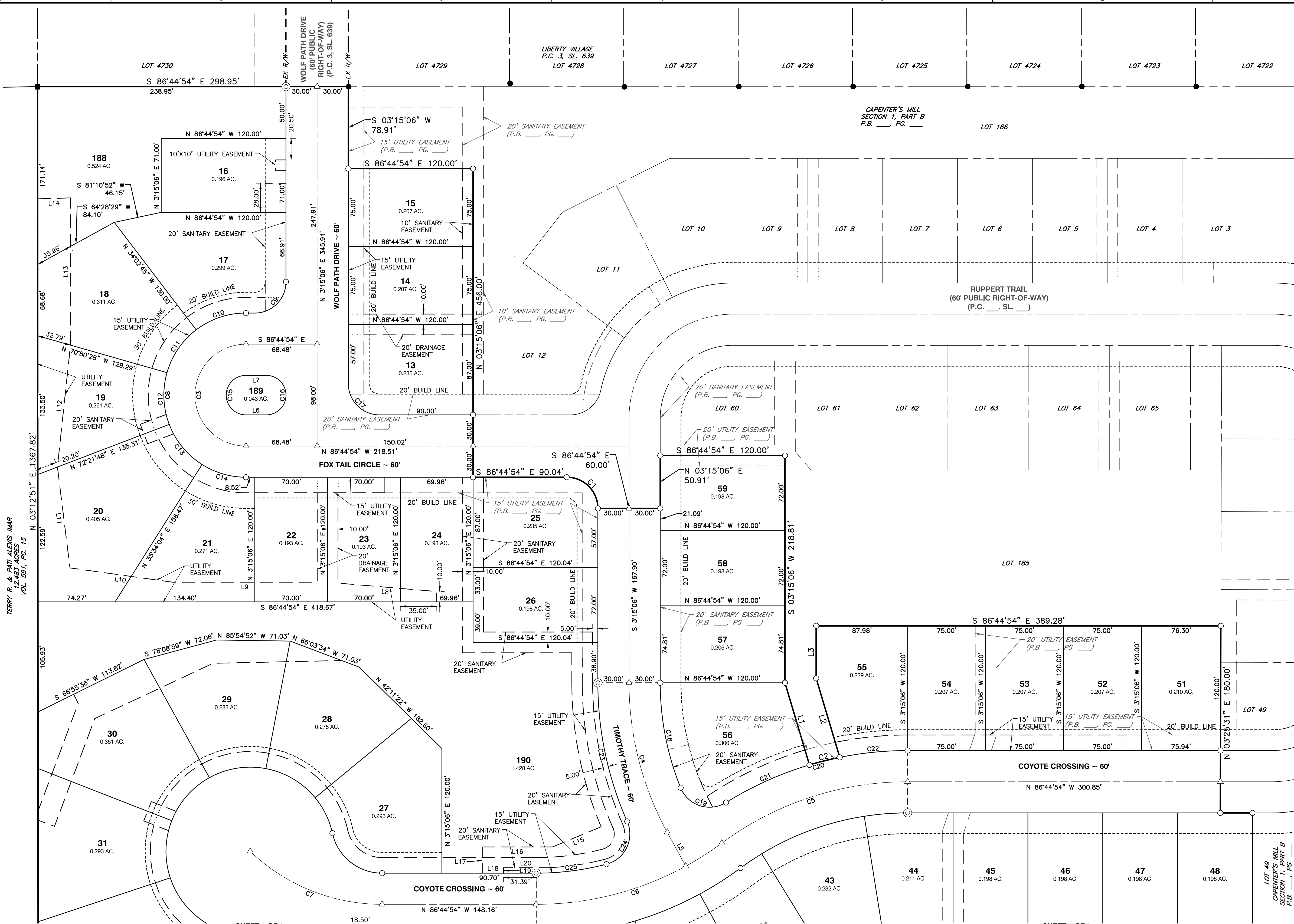
50 100

- IRON PIN SET (SEE SURVEY DATA)
- ⊙ PERMANENT MARKER (SEE SURVEY DATA)
- △ MAG NAIL SET
- ▲ MAG NAIL FOUND
- IRON PIN FOUND
- COUNTY MONUMENT FOUND

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 13°20'27" E	82.43'
L2	N 13°20'27" W	79.40'
L3	N 03°15'06" E	50.343'
L4	S 86°44'54" E	30.94'
L5	S 25°24'36" E	37.09'
L6	N 86°44'54" W	19.48'
L7	S 86°44'54" E	19.48'
L8	N 81°53'28" W	95.34'
L9	N 86°44'54" W	139.31'
L10	N 78°48'33" W	99.45'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 03°50'15" W	97.83'
L12	N 09°22'11" E	117.98'
L13	N 03°12'51" E	141.72'
L14	S 88°25'02" E	31.54'
L15	N 70°45'06" E	50.56'
L16	S 86°44'54" E	67.18'
L17	N 03°15'06" E	25.26'
L18	N 86°44'54" W	20.00'
L19	S 03°15'06" W	5.26'
L20	N 86°44'54" W	43.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	300.0'	90°00'00"	47.12'	S 41°44'54" E	42.43'
C2	330.0'	51°52'57"	30.04'	N 79°13'50" E	30.03'
C3	49.00'	180°00'00"	153.94'	S 03°15'06" W	98.00'
C4	300.0'	28°39'42"	150.07'	S 11°04'45" E	148.51'
C5	300.0'	36°33'02"	191.38'	S 74°58'36" W	188.15'
C6	300.0'	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'
C8	79.00'	180°00'00"	248.19'	N 03°15'06" E	158.00'
C9	30.00'	90°00'00"	47.12'	N 48°15'06" E	42.43'
C10	30.00'	37°17'51"	51.43'	S 74°36'11" W	50.52'
C11	79.00'	36°47'44"	50.73'	S 37°33'23" W	49.87'
C12	79.00'	36°47'44"	50.73'	S 00°45'40" W	49.87'
C13	79.00'	36°47'44"	50.73'	S 38°02'04" E	49.87'
C14	79.00'	32°18'58"	44.56'	S 70°35'25" E	43.97'
C15	19.00'	180°00'00"	59.69'	S 03°15'06" W	38.00'
C16	19.00'	180°00'00"	59.69'	N 03°15'06" E	38.00'
C17	30.00'	90°00'00"	47.12'	S 41°44'54" E	42.43'
C18	270.0'	21°57'48"	103.50'	S 07°43'48" E	102.87'
C19	30.00'	99°59'48"	52.36'	S 68°42'35" E	45.96'
C20	330.0'	31°57'36"	184.08'	N 77°16'19" E	181.70'
C21	330.0'	15°19'51"	88.30'	S 68°57'26" W	88.04'
C22	330.0'	11°24'48"	65.74'	S 87°32'42" W	65.63'
C23	330.0'	23°50'53"	137.35'	N 08°40'20" E	136.37'
C24	30.00'	99°21'04"	52.02'	N 29°04'45" E	45.74'
C25	270.0'	14°29'49"	68.32'	N 86°00'12" E	68.13'



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 • 888-598-6808

www.cecinc.com

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

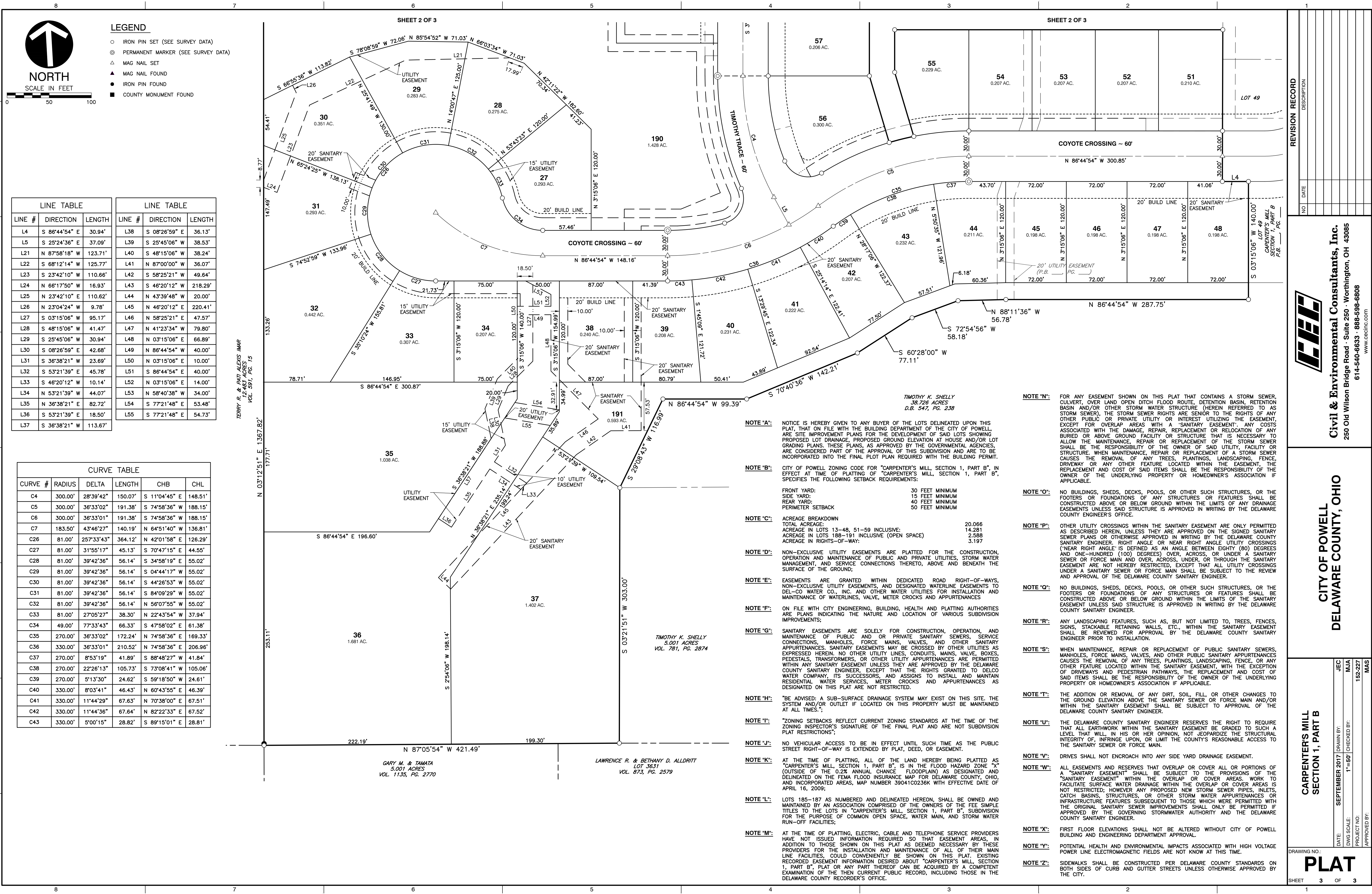
**CARPENTER'S MILL
SECTION 1, PART B**

DATE:	SEPTEMBER 2017	DRAWN BY:	JEC
WDWG SCALE:	1"=50'	CHECKED BY:	MJA
PROJECT NO:	152-227		
APPROVED BY:			MAS

DRAWING NO.

PLAT

SHEET 2 OF 3

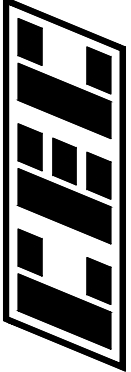


LINE TABLE		
LINE #	DIRECTION	LENGTH
L38	S 08°26'59" E	36.13'
L39	S 25°45'06" W	38.53'
L40	S 48°15'06" W	38.24'
L41	N 87°00'00" W	36.07'
L42	S 58°25'21" W	49.64'
L43	S 46°20'12" W	218.29'
L44	N 43°39'48" W	23.00'
L45	N 46°20'12" E	220.41'
L46	N 58°25'21" E	47.57'
L47	N 41°23'34" W	79.80'
L48	N 03°15'06" E	66.89'
L49	N 86°44'54" W	40.00'
L50	N 03°15'06" E	10.00'
L51	S 86°44'54" E	40.00'
L52	N 03°15'06" E	14.00'
L53	N 58°40'38" W	34.00'
L54	S 77°21'48" E	53.48'
L55	S 77°21'48" E	54.73'

TERRY R. & PATI ALEXIS IMAR
12.483 ACRES
VOL. 591, PG. 15

P:\2015\152-227\Survey\Dwg\152227-SV01-PLAT-PH1-2.dwg\LAYOUT3} LS:(9/25/2017 - jcoffin) - LP: 9/25/2017 4:42 PM

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

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

CARPENTER'S MILL SECTION 1, PART B	
DATE:	SEPTEMBER 2017
DWG SCALE:	DRAWN BY:
PROJECT NO:	1"=50'
APPROVED BY:	JEC
	MJA
	152-227
	MAS

DRAWING NO.:

PLAT

SHEET 3 OF 3