

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

A site location map showing the intersection of Home Road, Stritz Road, and Rutheford Road. A hatched area on Stritz Road is labeled 'SITE' with an arrow pointing to it.

VICINITY MAP
SCALE: 1"=1,000'

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

CLERK, CITY OF POWELL, OHIO

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 _____ ACRES CONVEYED TO _____, BY DEED OF RECORD IN _____, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

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

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.

MY COMMISSION EXPIRES _____.

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: 10.686
ACREAGE IN RIGHTS-OF-WAY: 2.971

ZONING AREA CALCULATION:

SUB	AREA B:	+28.72 AC
	NUMBER OF DWELLING UNITS	67 DWELLING UNITS
	GROSS DENSITY	2.33 DWELLING UNITS/AC
	MIN. LOT AREA	8,400 SF
	MAX. LOT AREA	18,671 SF
	AVG. LOT AREA	10,111 SF
	RESERVE A	0.55 AC
	RESERVE B	1.70 AC
	RESERVE D	1.61 AC
	RESERVE E	2.71 AC
	RESERVE F	0.68 AC
	RESERVE P	0.08 AC
	OPEN SPACE PROVIDED:	7.33 AC (25.5%)
SUB	AREA C:	+9.86 AC
	NUMBER OF DWELLING UNITS	5 DWELLING UNITS
	GROSS DENSITY	0.51 DWELLING UNITS/AC
	MIN. LOT AREA	45,348 SF
	MAX. LOT AREA	136,333 SF
	AVG. LOT AREA	75,235 SF
	RESERVE C	0.67 AC
	OPEN SPACE PROVIDED:	0.27 AC (6.8%)

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".

REVISION RECORD	DESCRIPTION
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Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6608

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

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

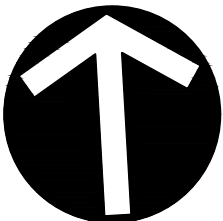
FEBRUARY 2018	DRAWN BY:	JEC
N/A	CHECKED BY:	MJA

DRAWING NO.

PLAT

SHEET 1 OF 2

F:\2015\152-227\152-227-1-Survey\Draw\152227-501-PLAT-FH-1.dwg (LWPLOT) L5/12/2018 3:17 PM -- LIP 2/2/2018 3:17 PM



NORTH
SCALE IN FEET

LEGEND

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

LINE #	DIRECTION	LENGTH
L1	N 86°44'54" W	50.30'
L2	N 86°44'54" W	48.04'
L3	N 25°19'57" E	19.28'
L4	N 18°46'40" W	10.09'
L5	S 03°15'06" W	218.81'
L6	S 79°30'03" W	20.00'
L7	N 03°15'06" E	167.90'
L8	N 86°44'54" W	42.00'
L9	N 03°25'31" E	172.20'

LINE #	DIRECTION	LENGTH
L10	S 86°44'54" E	41.52'
L11	N 03°25'31" E	106.25'
L12	S 03°15'06" W	91.63'
L13	S 21°49'19" W	98.30'
L14	S 03°15'06" W	120.19'
L15	N 86°44'54" W	9.75'
L16	N 88°11'36" W	10.26'
L17	N 03°15'06" E	123.72'
L18	N 21°49'19" E	98.30'

LINE #	DIRECTION	LENGTH
L19	N 03°15'06" E	88.37'
L20	N 86°44'54" W	179.12'
L21	N 41°03'37" E	161.35'
L22	N 41°03'37" E	161.35'
L23	N 86°44'54" W	169.32'

CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	100.00'	89°49'35"	156.78'	N 48°20'19" E	141.21'
C2	100.00'	90°10'25"	157.38'	N 41°39'41" W	141.64'
C3	100.00'	90°00'00"	157.08'	S 48°15'06" W	141.42'
C4	30.00'	78°03'51"	40.87'	N 54°13'11" E	37.79'
C5	130.00'	78°03'51"	177.12'	N 54°13'11" E	163.74'
C6	130.00'	24°31'50"	55.66'	S 27°27'10" W	55.23'
C7	130.00'	26°53'25"	61.01'	S 53°09'48" W	60.45'
C8	130.00'	26°38'36"	60.45'	S 79°55'48" W	59.91'
C9	130.00'	90°10'25"	204.60'	S 41°39'41" E	184.13'
C10	130.00'	22°04'50"	50.10'	N 75°42'29" W	49.79'
C11	130.00'	22°21'03"	50.71'	N 53°29'32" W	50.39'
C12	130.00'	45°44'31"	103.79'	N 19°26'44" W	101.05'
C13	30.00'	90°00'00"	47.12'	S 41°34'29" E	42.43'
C14	30.00'	90°00'00"	47.12'	N 48°25'31" E	42.43'
C15	70.00'	90°00'00"	109.96'	S 48°15'06" W	98.99'

CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C16	70.00'	90°10'25"	110.17'	N 41°39'41" W	99.14'
C17	70.00'	70.00'	89°49'35"	N 48°20'19" E	98.84'
C18	130.00'	89°49'35"	203.81'	N 48°20'19" E	183.57'
C19	130.00'	22°01'47"	49.98'	N 82°14'13" E	49.68'
C20	130.00'	21°45'45"	49.38'	N 60°20'27" E	49.08'
C21	130.00'	46°02'04"	104.45'	N 26°26'33" E	101.66'
C22	30.00'	90°00'00"	47.12'	S 48°25'31" W	42.43'
C23	30.00'	90°00'00"	47.12'	N 41°34'29" W	42.43'
C24	250.00'	13°45'04"	60.00'	S 03°37'25" E	59.86'
C25	270.00'	13°45'04"	64.80'	N 03°37'25" W	64.64'
C26	130.00'	11°40'45"	26.50'	S 48°09'22" E	26.45'
C27	130.00'	8°08'44"	18.48'	S 38°14'38" E	18.47'
C28	130.00'	8°47'06"	19.93'	N 45°04'02" E	19.91'
C29	18.00'	56°26'34"	17.73'	N 65°12'14" E	17.02'

NOTE "L":

LOTS 3807-3809 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN "CARPENTER'S MILL, SECTION 1, PART A", SUBDIVISION FOR THE PURPOSE OF COMMON OPEN SPACE, PATHWAY, MAINTENANCE, POND MAINTENANCE, WATER MAIN, AND STORM WATER RUN-OFF FACILITIES; ALL OF LOT 3808 IS DESIGNATED AS A DRAINAGE EASEMENT.

NOTE "M":

AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT "CARPENTER'S MILL, SECTION 1, PART A", PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

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 IF APPLICABLE.

NOTE "O":

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 EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL, ENGINEER'S OFFICE.

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.

NOTE "Q":

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.

NOTE "R":

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.

NOTE "S":

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.

NOTE "T":

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.

NOTE "U":

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.

NOTE "W":

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.

NOTE "Y":

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

NOTE "Z":

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

NOTE "AA":

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.

NOTE "BB":

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.

NOTE "CC":

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.

TIMOTHY K. SHELLY
5.001 ACRES
VOL. 781, PG. 2874

LINE #	DIRECTION	LENGTH
E1	N 73°49'19" W	124.05'
E2	N 82°39'56" W	63.64'
E3	N 63°42'18" W	34.46'
E4	S 80°50'45" W	17.56'
E5	N 03°15'06" E	91.81'
E6	S 86°44'54" E	72.00'
E7	N 03°15'06" E	15.62'
E8	S 86°44'54" E	82.00'

LINE #	DIRECTION	LENGTH
E9	S 03°15'06" W	73.79'
E10	S 76°10'25" E	80.81'
E11	N 86°44'54" W	296.26'
E12	N 03°15'06" E	25.00'
E13	S 86°44'54" E	10.00'
E14	S 03°15'06" W	25.00'
E15	S 86°44'54" E	51.20'
E16	N 42°18'10" E	21.52'

LINE #	DIRECTION	LENGTH
E17	N 22°18'51" E	21.97'
E18	N 13°20'27" W	75.35'
E19	S 13°20'27" E	84.97'
E20	S 03°15'06" W	71.99'
E21	S 86°44'54" E	25.00'
E22	S 03°15'06" W	10.00'
E23	N 86°44'54" W	25.00'

Civil & Environmental Consultants, Inc.
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614-540-6633 · 888-598-6808
www.ccecinc.com

CITY OF POWELL
DELAWARE COUNTY, OHIO

CARPENTER'S MILL
SECTION 1, PART A

DRAWING NO.:

PLAT

SHEET 2 OF 2

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

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

CLERK, CITY OF POWELL, OHIO

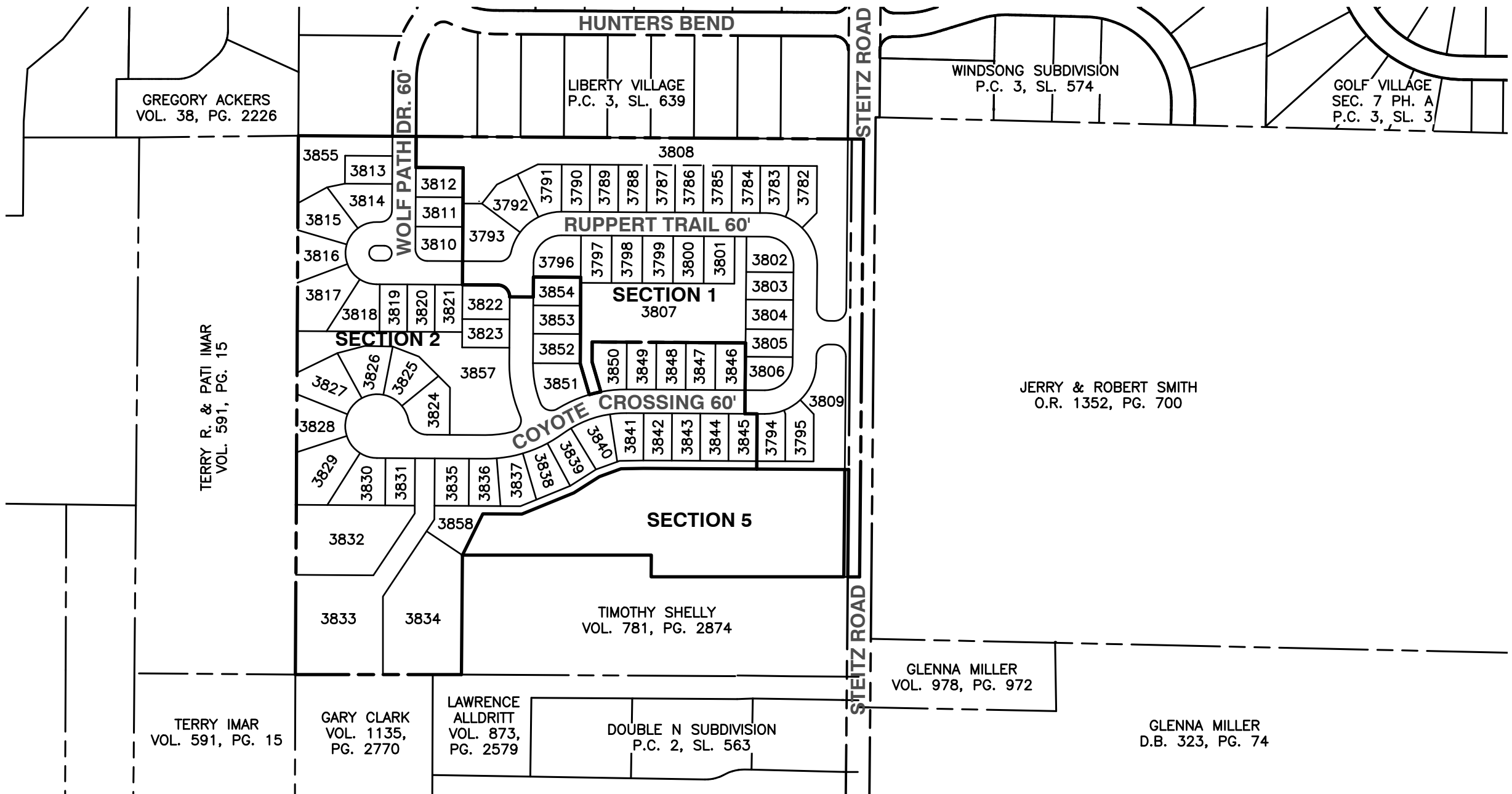
CLERK, CITY OF POWELL, OHIO

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED, DELAWARE COUNTY, OHIO

SUB AREA B:	±28.72 AC	
NUMBER OF DWELLING UNITS	67 DWELLING UNITS	
GROSS DENSITY	2.33 DWELLING UNITS/AC	
MIN. LOT AREA	8,400 SF	
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RESERVE B	1.70 AC	
RESERVE D	1.61 AC	
RESERVE E	2.71 AC	
RESERVE F	0.68 AC	
RESERVE P	0.08 AC	
OPEN SPACE PROVIDED:	7.33 AC	(25.5%)

NUMBER OF DWELLING UNITS	5 DWELLING UNITS
GROSS DENSITY	0.51 DWELLING UNITS/AC
MIN. LOT AREA	45,348 SF
MAX. LOT AREA	136,333 SF
AVG. LOT AREA	75,235 SF
RESERVE C	0.67 AC
OPEN SPACE PROVIDED:	0.27 AC (6.8%)



LOCATION MAP
SCALE: 1"=300'

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 _____ ACRES CONVEYED TO _____, BY DEED OF RECORD IN _____, BEING 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 3810-3858, 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 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 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 OF LAND OWNED BY _____ ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

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.

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.

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".

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".

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.

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

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.

_____ DAY OF _____

MY COMMISSION EXPIRES _____.

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



VICINITY MAP
SCALE: 1"=1,000'

[illegible]

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**

DRAWING NO.:

PLAT

SHEET **1** **OF** **3**

CARPENTER'S MILL
SECTION 1, PART B

DATE:	FEBRUARY 2018	DRAWN BY:	JEC
DWG SCALE:		CHECKED BY:	MJA
PROJECT NO.:		APPROVED BY:	152-227
			MAS

PLAT

SHEET 1 OF 3



NORTH

SCALE IN FEET

LEGEND

- IRON PIN SET (SEE SURVEY DATA)
 ⊙ PERMANENT MARKER (SEE SURVEY DATA)
 △ MAG NAIL SET
 ▲ MAG NAIL FOUND
 ● IRON PIN FOUND
 ■ COUNTY MONUMENT FOUND
- \$XXXX ADDRESS NUMBER

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	50.43'
L4	S 86°44'54" E	37.09'
L5	S 25°24'36" E	30.94'
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 79°23'18" W	99.32'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 01°01'49" W	99.14'
L12	N 07°09'55" E	115.80'
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'



NOTE "A":

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF POWELL, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE 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 PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "B":

CITY OF POWELL ZONING CODE FOR "CARPENTER'S MILL, SECTION 1, PART B", IN EFFECT AT TIME OF PLATTING OF "CARPENTER'S MILL, SECTION 1, PART B", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

FRONT YARD:
SIDE YARD:
REAR YARD:
PERIMETER SETBACK:

20 FEET MINIMUM
12 FEET MINIMUM
20 FEET MINIMUM
20 FEET MINIMUM

NOTE "C":

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	20.066
ACREAGE IN LOTS 3810-3854 INCLUSIVE:	14.281
ACREAGE IN LOTS 3855-3858 INCLUSIVE (OPEN SPACE)	2.588
ACREAGE IN RIGHTS-OF-WAY:	3.197

NOTE "D":

NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND;

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS.

NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

NOTE "E":

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

REVISION RECORD	DESCRIPTION
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[illegible]

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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www.cacing.com

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

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

FEBRUARY 2018	DRAWN BY:	JEC
1"=50'	CHECKED BY:	MJA
		152-227
		MAS

DRAWING NO.:

PLAT

SHEET 2 OF 3

