

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



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00 + \$125 per sheet
Per Fee Ordinance 2018-48

Applicant: ALLINGTON Homes
Address/City/State/Zip: 165 Thornbury Ln Powell OH 43065
Email Address: LEN@LEN PLOW Builder.com
Phone No: 614-847-9110 **Cell Phone No:** 614-206-2665 **Fax No:** _____
Property Owner: HARPER'S POINTE LAND CO LLC
Address/City/State/Zip: 165 Thornbury Ln Powell OH 43065
Email Address: _____
Phone No: 614-847-9110 **Cell Phone No:** 614-206-2665 **Fax No:** _____
Property Address: 2470 E. POWELL Rd
Lot Number/Subdivision: HARPER'S POINTE

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 + \$125 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: LR per Date: 5/20/19

Office Use
Received

Office Use
Type/Date: _____
Base Fee: _____ \$750.00 <u>x 2</u>
Per Sheet: _____ \$125.00X (<u>5</u>) = _____
Total: <u>\$ 2,125.00</u> PAID <u>\$ 337.50</u>
Prepared by: <u>David H. Browne</u> # <u>1,787.50</u>
Reviewed by: _____
PAYOR: <u>Len Pivar</u>
RECIEPT # <u>8013</u>

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

125
5
625
+750
1375
+750
2125

ENGINEERING REVIEW FEES

BY

A.S.

Project Name: Harper's Point

CHECKED

J.M.

	<u>Applicable Documents</u>	<u>Review #</u>	<u># sheets</u>	<u>FEE</u>
Sanitary Plan	x	1	9	\$1,650.00
Storm Plan/Comb Plan	x	1	29	\$5,200.00
Stand Alone Plan				N/A
Plat				N/A
Traffic Plan (\$500)				N/A
Plan Revision (\$250)				N/A
Post Const. O&M plan(\$150)	x			\$150.00
SWPPP	x			\$500.00
		<u>Acres</u>		
Storm Water Study		8.75		\$1,018.75
TOTAL				\$8,518.75

Paid 5-9-19

A.S.

REVIEW FEES 1, 2, 3
\$13,101.25 Total

BY *A.S.*

CHECKED J.M.

5/17/19: TWO PLATS SUBMITTED ² ³ ² ~~\$337.50~~ \$2,125.00
PH. 1-2/2 PH 2-3/3

PAID 5/9 = \$337.50

Pa. d 5-9-19
A.S.

\$ 13,101.25 Total

LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LOCATED IN PART OF FARM LOTS 31 & 32, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND BEING A SUBDIVISION CONTAINING 2.741 ACRES OF A 8.750 ACRES CONVEYED TO LS POWELL 2470, LLC BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 1431, PAGE 1533. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, LEN PIVAR, OWNER OF ARLINGTON HOMES AND OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "HARPER'S POINTE PHASE 1," A SUBDIVISION OF 15 LOTS NUMBERED 1 - 7, INCLUSIVE, AND 41 - 48, INCLUSIVE AND THE PRIVATE STREETS BARRINGTON PLACE & CHEDWORTH ROW AS SHOWN AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE, AS APPLICABLE, ALL EASEMENTS AND 0.256 ACRES OF RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR SUSAN LANE.

ARLINGTON HOMES
WITNESS
BY: LEN PIVAR
WITNESS (PRINTED) OWNER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LEN PIVAR, OWNER OF OF ARLINGTON HOMES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF ARLINGTON HOMES, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS __ DAY OF 20 __, MY COMMISSION EXPIRES _____.

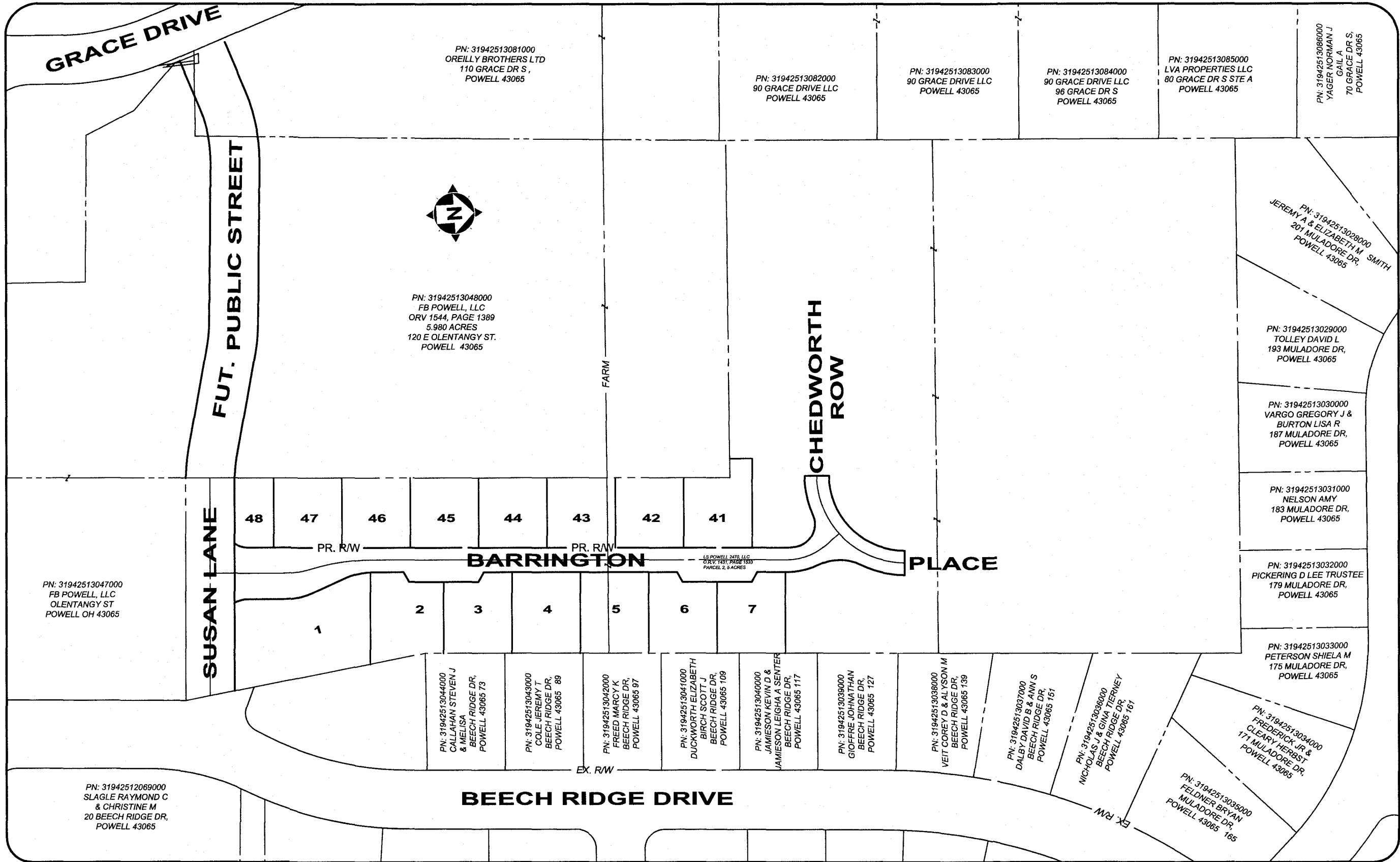
NOTARY PUBLIC

NOTES

- EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", AND "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" AND "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 SEWER 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 "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.
- 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.
- 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.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL PRIOR TO INSTALLATION. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
- NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOWGROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.
- 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.
- 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.

HARPER'S POINTE PHASE 1

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL BEING PART OF FARM LOTS 31 & 32, SECTION 4, TOWNSHIP 3 NORTH, RANGE 19 WEST



INDEX MAP

SCALE: 1" = 100'

- THIS PLAT IS NOT INTENDED TO SHOW ALL EASEMENTS AFFECTING THIS TRACT. EASEMENTS, IF ANY, CONTAINED IN A TITLE POLICY REPORT WILL BE SHOWN UPON REQUEST WHEN ACCOMPANIED BY A COPY OF SAID REPORT.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND THE DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
- THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT SHALL BE GRANTED ACCESS TO AND FROM THE PUBLIC RIGHT-OF-WAY TO ALL CONSERVATION EASEMENTS DELINEATED ON THIS SITE FOR DRAINAGE MAINTENANCE PURPOSES.
- 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", "DRAINAGE EASEMENT" OR "DRAINAGE & UTILITY 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 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.
- DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
- BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
- ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF 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.
- ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS, EXCEPT AS SUPERSEDED BY CITY OF POWELL ORDINANCES AND THE OHIO EPA PERMIT OH0000002.
- FINISH FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT WRITTEN CITY OF POWELL ENGINEERING DEPARTMENT APPROVAL.
- APPROVAL OF THIS PLAT BY THE CITY OF POWELL AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREETS "BARRINGTON PLACE" AND "CHEDWORTH ROW", SHOWN HEREON, AND SAID PRIVATE STREETS SHALL BE AND REMAIN A PRIVATE ACCESS WAY AND THE CITY OF POWELL AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE PRIVATE STREETS. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.
- THE SANITARY SEWER AND WATER LINE ARE PUBLIC IMPROVEMENTS. ALL OTHER IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION ARE CONSIDERED TO BE PRIVATE IMPROVEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, OTHER THAN PUBLIC SANITARY AND WATER. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION.
- MAINTENANCE OF ALL OPEN SPACE AND RESERVE AREAS AND STREETS AND APPURTENANCES AND THE STORM SEWER SYSTEM AND APPURTENANCES IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, WITHIN THIS PRIVATE SUBDIVISION.
- LOTS "1" AND "48" HEREIN, ARE BEING RESERVED FOR THE PURPOSE OF OPEN SPACE AND STORM WATER DETENTION AND ARE NOT INTENDED TO BE SEPARATE BUILDING PARCELS AND AS SUCH, NO PERMANENT ABOVE GROUND STRUCTURES SHALL BE PERMITTED.

FLOOD DESIGNATION:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0232K, DATED APRIL 16, 2009.

ZONING & SETBACKS:

ZONING: R-2 W/ PRD OVERLAY

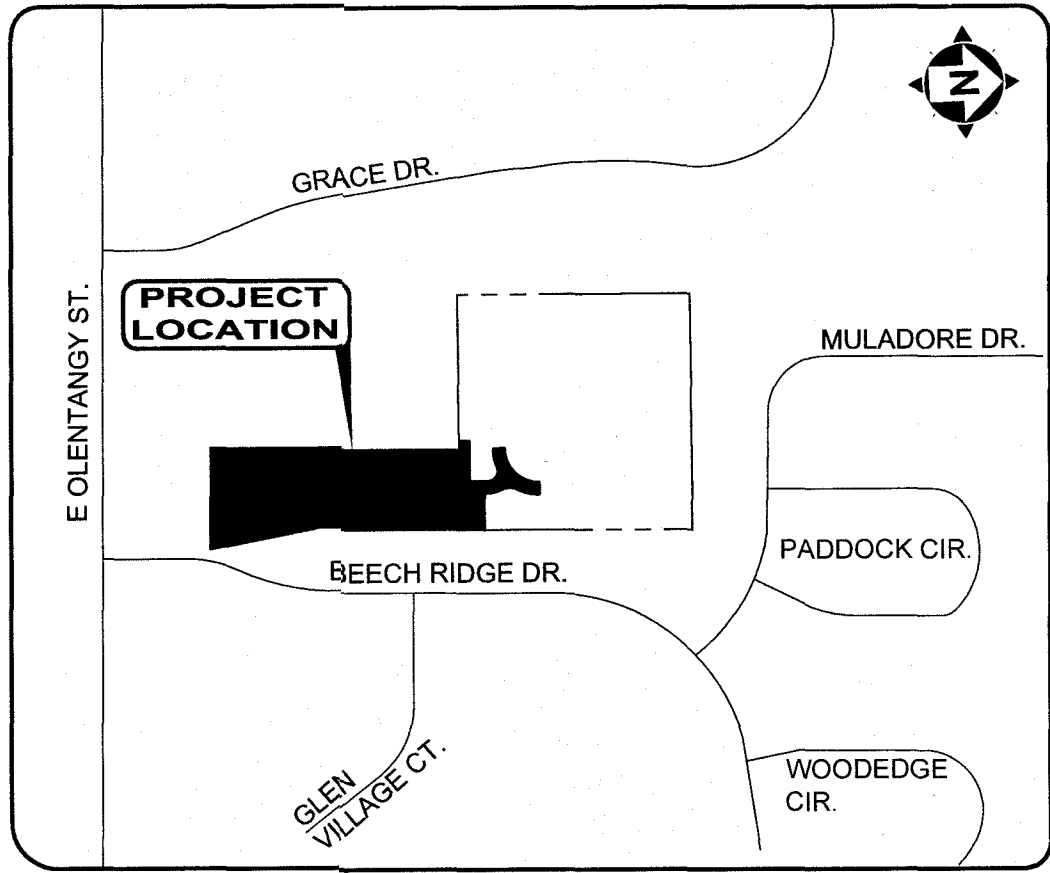
MINIMUM LOT AREA = 0.09 ACRES
MINIMUM LOT WIDTH = 24' @ BUILDING LINE
FRONT YARD SETBACK = 10 FEET FROM RIGHT-OF-WAY
REAR YARD SETBACK = 5-15'
SIDE YARD SETBACK = 6'

NOTE

ALL IRON PINS SET ARE 5/8 INCH SOLID IRON PINS, 30 INCHES IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83 - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.



LOCATION MAP

NOT TO SCALE

OWNER/DEVELOPER

ARLINGTON HOMES
165 THORNBURRY LANE
POWELL, OHIO 43065
CONTACT: LEN PIVAR

ACREAGE BREAKDOWN

BUILDABLE LOTS (13) = 1.600 ACRES
OPEN SPACE (5) = 0.348 ACRES
RIGHT-OF-WAY (PUBLIC) = 0.256 ACRES
RIGHT-OF-WAY (PRIVATE) = 0.537 ACRES
TOTAL AREA = 2.741 ACRES

APPROVALS

MAYOR

MAYOR, CITY OF POWELL, OHIO DATE

CITY ENGINEER

ENGINEER, CITY OF POWELL, OHIO DATE

DELAWARE COUNTY SANITARY ENGINEER

DELAWARE COUNTY SANITARY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN

CHAIRMAN, PLANNING COMMISSION
CITY OF POWELL, OHIO DATE

DEL-CO WATER

DEPUTY GENERAL MANAGER DATE

CLERK

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS __ DAY OF __, 20 __.

ORDINANCE NO. _____

CLERK, CITY OF POWELL, OHIO DATE

DELAWARE COUNTY AUDITOR

TRANSFERRED THIS __ DAY OF __, 20 __, DATE
DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER

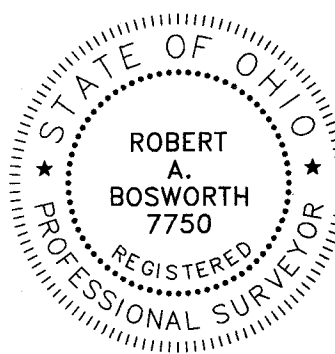
RECORDED THIS __ DAY OF __, 20 __ AT __ M

OFFICIAL RECORD VOLUME __, PAGE __.

PLAT CABINET __, SLIDE __.

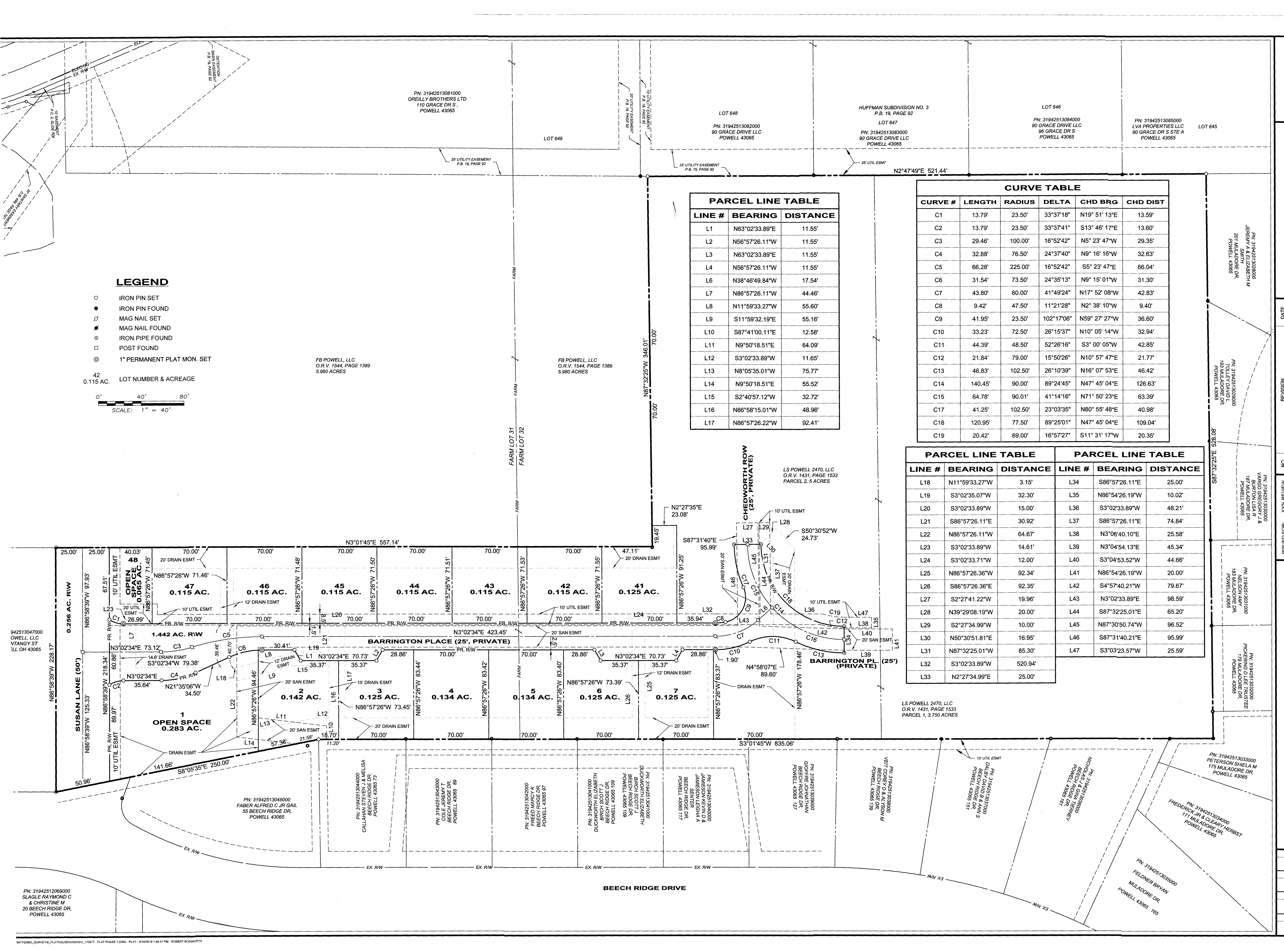
FEE \$ __. FILE NO. __ DATE
DELAWARE COUNTY RECORDER

RECEIVED
5-17



SURVEYOR:
I HEREBY STATE THAT THIS SURVEY IS BASED ON FIELD MEASUREMENTS DONE UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S. 7595 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

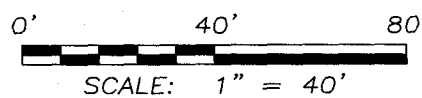
ROBERT A. BOSWORTH, P.S.
PROFESSIONAL SURVEYOR NO. 7750 DATE



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND
- POST FOUND
- ⊙ 1" PERMANENT PLAT MON. SET

42 LOT NUMBER & ACREAGE



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N63°02'33.89"E	11.55'
L2	N56°57'26.11"W	11.55'
L3	N63°02'33.89"E	11.55'
L4	N56°57'26.11"W	11.55'
L6	N38°46'49.84"W	17.54'
L7	N86°57'26.11"W	44.46'
L8	N11°59'33.27"W	55.60'
L9	S11°59'32.19"E	55.16'
L10	S87°41'00.11"E	12.58'
L11	N9°50'18.51"E	64.09'
L12	S3°02'33.89"W	11.65'
L13	N8°05'35.01"W	75.77'
L14	N9°50'18.51"E	55.52'
L15	S2°40'57.12"W	32.72'
L16	N86°58'15.01"W	48.96'
L17	N86°57'26.22"W	92.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	13.79'	23.50'	33°37'18"	N19° 51' 13"E	13.59'
C2	13.79'	23.50'	33°37'41"	S13° 46' 17"E	13.60'
C3	29.46'	100.00'	16°52'42"	N5° 23' 47"W	29.35'
C4	32.88'	76.50'	24°37'40"	N9° 16' 16"W	32.63'
C5	66.28'	225.00'	16°52'42"	S5° 23' 47"E	66.04'
C6	31.54'	73.50'	24°35'13"	N9° 15' 01"W	31.30'
C7	43.80'	60.00'	41°49'24"	N17° 52' 08"W	42.83'
C8	9.42'	47.50'	11°21'28"	N2° 38' 10"W	9.40'
C9	41.95'	23.50'	102°17'06"	N59° 27' 27"W	36.60'
C10	33.23'	72.50'	26°15'37"	N10° 05' 14"W	32.94'
C11	44.39'	48.50'	52°26'16"	S3° 00' 05"W	42.85'
C12	21.84'	79.00'	15°50'26"	N10° 57' 47"E	21.77'
C13	46.83'	102.50'	26°10'39"	N16° 07' 53"E	46.42'
C14	140.45'	90.00'	89°24'45"	N47° 45' 04"E	126.63'
C15	64.78'	90.01'	41°14'16"	N71° 50' 23"E	63.39'
C17	41.25'	102.50'	23°03'35"	N80° 55' 48"E	40.98'
C18	120.95'	77.50'	89°25'01"	N47° 45' 04"E	109.04'
C19	20.42'	69.00'	16°57'27"	S11° 31' 17"W	20.35'

LINE #	BEARING	DISTANCE
L18	N11°59'33.27"W	3.15'
L19	S3°02'35.07"W	32.30'
L20	S3°02'33.89"W	15.00'
L21	S86°57'26.11"E	30.92'
L22	N86°57'26.11"W	64.67'
L23	S3°02'33.89"W	14.61'
L24	S3°02'33.71"W	12.00'
L25	N86°57'26.36"W	92.34'
L26	S86°57'26.36"E	92.35'
L27	S2°27'41.22"W	19.96'
L28	N39°29'08.19"W	20.00'
L29	S2°27'34.99"W	10.00'
L30	N50°30'51.81"E	16.95'
L31	N87°32'25.01"W	85.30'
L32	S3°02'33.89"W	520.94'
L33	N2°27'34.99"E	25.00'

LINE #	BEARING	DISTANCE
L34	S86°57'26.11"E	25.00'
L35	N86°54'26.19"W	10.02'
L36	S3°02'33.89"W	48.21'
L37	S86°57'26.11"E	74.84'
L38	N3°06'40.10"E	25.58'
L39	N3°04'54.13"E	45.34'
L40	S3°04'53.52"W	44.66'
L41	N86°54'26.19"W	20.00'
L42	S4°57'40.21"W	79.67'
L43	N3°02'33.89"E	98.59'
L44	S87°32'25.01"E	65.20'
L45	N87°30'50.74"W	96.52'
L46	S87°31'40.21"E	95.99'
L47	S3°03'23.57"W	25.59'

PN: 31942512069000
SLAGLE RAYMOND C
& CHRISTINE M
20 BEECH RIDGE DR,
POWELL 43065

BEECH RIDGE DRIVE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LOCATED IN PART OF FARM LOT 32, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND BEING A SUBDIVISION CONTAINING 6.009 ACRES OF 8.750 ACRES CONVEYED TO LS POWELL 2470, LLC BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 1431, PAGE 1533. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, LEN PIVAR, OWNER OF ARLINGTON HOMES AND OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "HARPER'S POINTE PHASE 2". A SUBDIVISION OF 37 LOTS NUMBERED 8 THROUGH 40, INCLUSIVE, AND LOT 49 AND THE PRIVATE STREETS BARRINGTON PLACE & CHEDWORTH ROW AS SHOWN AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE, AS APPLICABLE, ALL EASEMENTS AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF
20____. MY COMMISSION EXPIRES _____.

NOTES

- EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAN AS "UTILITY EASEMENT", AND "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" AND "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.
2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY SEWER 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.
3. WITHIN THOSE AREAS OF LAND DESIGNATED "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.
4. 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.
5. 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.
6. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL PRIOR TO INSTALLATION. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
7. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOWGROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

GRACE DRIVE

FUT. PUBLIC STREET

SUSAN LANE

BARRINGTON PLACE

CHEDWORTH PLACE

BEECH RIDGE DRIVE

PN: 31942513081000
OREILLY BROTHERS LTD
110 GRACE DR S
POWELL 43065

PN: 31942513082000
90 GRACE DRIVE LLC
POWELL 43065

PN: 31942513083000
90 GRACE DRIVE LLC
POWELL 43065

PN: 31942513084000
90 GRACE DRIVE LLC
90 GRACE DR S
POWELL 43065

PN: 31942513085000
LVA PROPERTIES LLC
80 GRACE DR S STE A
POWELL 43065

PN: 31942513086000
YAGER NORMAN J
70 GRACE DR S
POWELL 43065

PN: 31942513029000
TOLLEY DAVID L
183 MULADORE DR
POWELL 43065

PN: 31942513030000
VARGO GREGORY J &
BURTON LISA R
187 MULADORE DR
POWELL 43065

PN: 31942513031000
NELSON AMY
183 MULADORE DR
POWELL 43065

PN: 31942513032000
PICKERING D LEE TRUSTEE
179 MULADORE DR
POWELL 43065

PN: 31942513033000
PETERSON SHELIA M
179 MULADORE DR
POWELL 43065

PN: 31942513034000
CALLAHAN STEVEN J
BEECH RIDGE DR
POWELL 43065

PN: 31942513035000
COLE EMMETT
BEECH RIDGE DR
POWELL 43065

PN: 31942513036000
FRIED MARCY K
BEECH RIDGE DR
POWELL 43065

PN: 31942513037000
DUCKWORTH ELIZABETH
BEECH RIDGE DR
POWELL 43065

PN: 31942513038000
AMMONSON LORIAN A SEN
BEECH RIDGE DR
POWELL 43065

PN: 31942513039000
GODFRE JOHNATHAN
BEECH RIDGE DR
POWELL 43065

PN: 31942513040000
VETT COREY D & ALYSON M
BEECH RIDGE DR
POWELL 43065

PN: 31942513041000
DICKSON JAMES S
BEECH RIDGE DR
POWELL 43065

PN: 31942513042000
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BEECH RIDGE DR
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DICKSON JAMES S
BEECH RIDGE DR
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PN: 31942513073000
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BEECH RIDGE DR
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PN: 31942513074000
DICKSON JAMES S
BEECH RIDGE DR
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PN: 31942513075000
DICKSON JAMES S
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PN: 31942513076000
DICKSON JAMES S
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PN: 31942513077000
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PN: 31942513078000
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PN: 31942513079000
DICKSON JAMES S
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PN: 31942513080000
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DICKSON JAMES S
BEECH RIDGE DR
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DICKSON JAMES S
BEECH RIDGE DR
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PN: 31942513091000
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DICKSON JAMES S
BEECH RIDGE DR
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PN: 31942513096000
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PN: 31942513097000
DICKSON JAMES S
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PN: 31942513098000
DICKSON JAMES S
BEECH RIDGE DR
POWELL 43065

PN: 31942513099000
DICKSON JAMES S
BEECH RIDGE DR
POWELL 43065

PN: 319425

SCALE: 1" = 100'

13. THIS PLAT IS NOT INTENDED TO SHOW ALL EASEMENTS AFFECTING THIS TRACT. EASEMENTS, IF ANY, CONTAINED IN A TITLE POLICY REPORT WILL BE SHOWN UPON REQUEST WHEN ACCOMPANIED BY A COPY OF SAID REPORT.
16. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
17. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
18. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND THE DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
19. THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT SHALL BE GRANTED ACCESS TO AND FROM THE PUBLIC RIGHT-OF-WAY TO ALL CONSERVATION EASEMENTS DELINEATED ON THIS SITE FOR DRAINAGE MAINTENANCE PURPOSES.
20. 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 HERE-ON AS "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "DRAINAGE & UTILITY 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 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.
21. DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
22. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
23. ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0232K, DATED APRIL 16, 2009.

ZONING: R-2 W/ PRD OVERLAY

MINIMUM LOT AREA = 0.09 ACRES
MINIMUM LOT WIDTH = 24' @ BUILDING LINE
FRONT YARD SETBACK = 10 FEET FROM RIGHT-OF-WAY
REAR YARD SETBACK = 5'-15'
SIDE YARD SETBACK = 6'

24. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF 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.
25. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS, EXCEPT AS SUPERSEDED BY CITY OF POWELL ORDINANCES AND THE OHIO EPA PERMIT OHC000002.
26. FINISH FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT WRITTEN CITY OF POWELL ENGINEERING DEPARTMENT APPROVAL.
27. APPROVAL OF THIS PLAT BY THE CITY OF POWELL AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREETS "BARRINGTON PLACE" AND "CHEDWORTH ROW", SHOWN HEREON, AND SAID PRIVATE STREETS SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE CITY OF POWELL AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE PRIVATE STREETS. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.
28. THE SANITARY SEWER AND WATER LINE ARE PUBLIC IMPROVEMENTS. ALL OTHER IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION ARE CONSIDERED TO BE PRIVATE IMPROVEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, OTHER THAN PUBLIC SANITARY AND WATER. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION.
29. MAINTENANCE OF ALL OPEN SPACE AND RESERVE AREAS AND STREETS AND APPURTENANCES AND THE STORM SEWER SYSTEM AND APPURTENANCES IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, WITHIN THIS PRIVATE SUBDIVISION.
30. LOTS "8", "20A", "22A, AND "49" HEREIN, ARE BEING RESERVED FOR THE PURPOSE OF OPEN SPACE AND STORM WATER DETENTION AND ARE NOT INTENDED TO BE SEPARATE BUILDING PARCELS AND AS SUCH, NO PERMANENT ABOVE GROUND STRUCTURES SHALL BE PERMITTED.

ALL IRON PINS SET ARE 5/8 INCH SOLID IRON PINS,
30 INCHES IN LENGTH WITH A YELLOW PLASTIC
CAP STAMPED "CT CONSULTANTS".

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS
OBSERVATIONS NAD 83 - OHIO STATE PLANE COORDINATE
SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY
GEODETIC CONTROL MONUMENTATION.



- | | |
|-------------------------------|--------------------------------------|
| <u>OWNER/DEVELOPER</u> | <u>ACREAGE BREAKDOWN</u> |
| ARLINGTON HOMES | BUILDABLE LOTS (35) = 4.174 ACRES |
| 165 THORNBURRY LANE | OPEN SPACE (5) = 0.930 ACRES |
| POWELL, OHIO 43085 | RIGHT-OF-WAY (PUBLIC) = 0.000 ACRES |
| CONTACT: LEN PIVAR | RIGHT-OF-WAY (PRIVATE) = 0.905 ACRES |
| | TOTAL AREA = 6.009 ACRES |

MAYOR

MAYOR, CITY OF POWELL, OHIO

ENGINEER, CITY OF POWELL, OHIO DATE

DELAWARE COUNTY SANITARY ENGINEER DATE

CHAIRMAN, PLANNING COMMISSION CITY OF POWELL, OHIO	DATE
---	------

DEPUTY GENERAL MANAGER DATE

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL THIS ____ DAY OF ____, 20 ____.

ORDINANCE NO. _____

CLERK, CITY OF POWELL, OHIO DATE

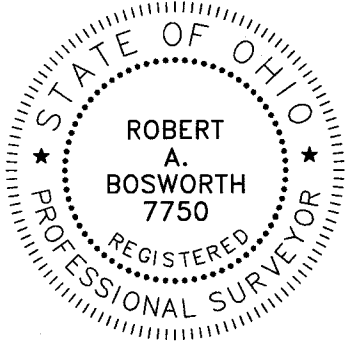
TRANSFERRED THIS DAY OF 20 .

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OFFICIAL RECORD VOLUME , PAGE .

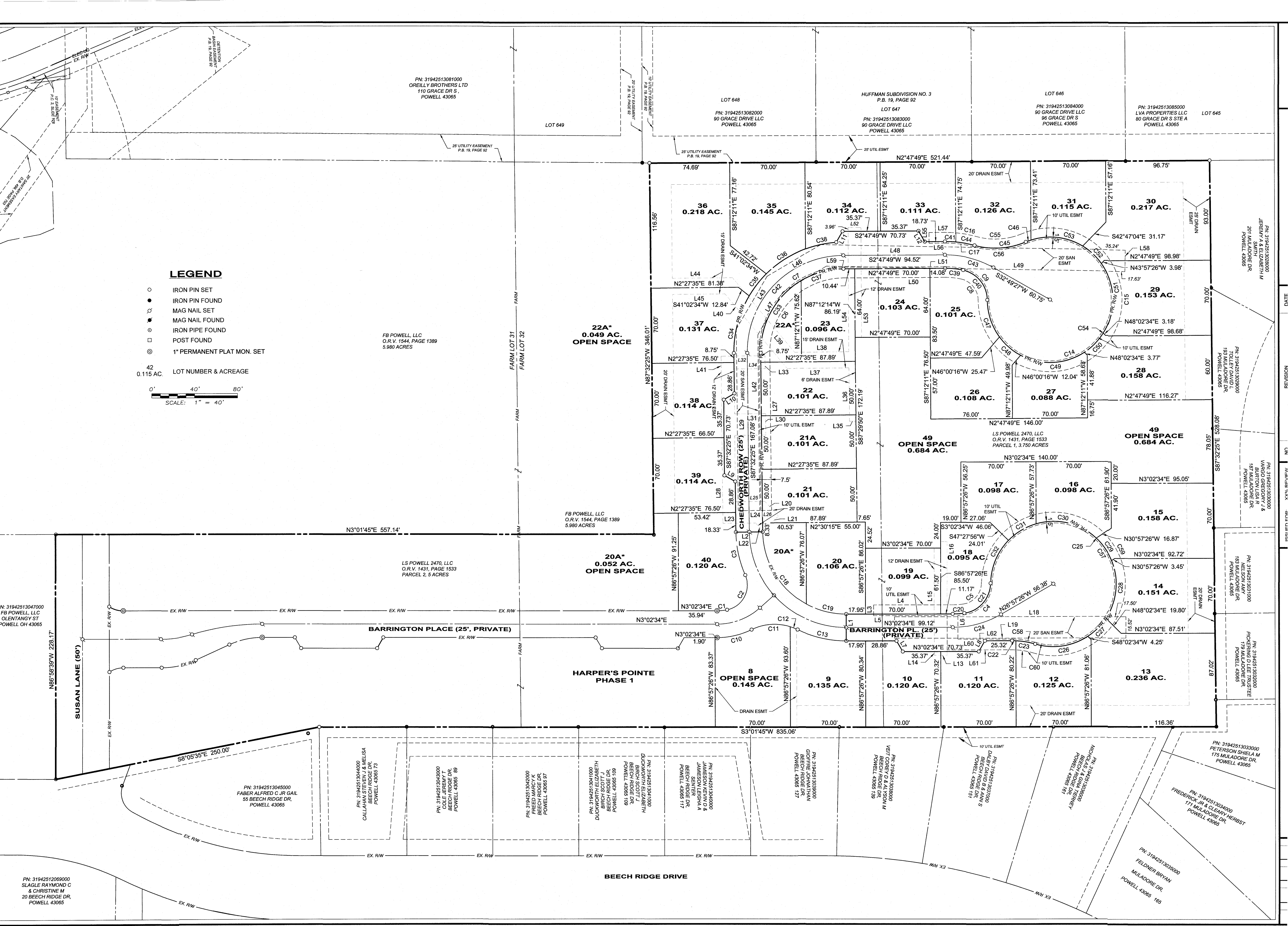
PLAT CABINET _____, SLIDE _____.

FEE \$ _____, FILE NO. _____



I HEREBY STATE THAT THIS SURVEY IS BASED ON FIELD MEASUREMENTS DONE UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S. 7595 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

ROBERT A, BOSWORTH, P.S. DATE
PROFESSIONAL SURVEYOR NO. 7750



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE FOUND
- POST FOUND
- ⊙ 1" PERMANENT PLAT MON. SET

42
0.115 AC. LOT NUMBER & ACREAGE

0' 40' 80'
SCALE: 1" = 40'

CURVE AND LINE TABLES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C1	9.42'	47.50'	11°21'28"	N2° 38' 10"W	9.40'
C2	41.95'	23.50'	102°17'06"	N59° 27' 27"W	36.60'
C3	41.25'	102.50'	23°03'35"	N80° 55' 48"E	40.98'
C4	42.50'	30.00'	81°10'01"	N45° 33' 50"W	39.03'
C5	28.33'	20.00'	81°10'01"	N45° 33' 50"W	26.02'
C6	108.79'	69.00'	90°20'14"	S42° 22' 18"E	97.87'
C7	124.56'	79.00'	90°20'14"	S42° 22' 18"E	112.05'
C8	27.11'	20.00'	77°40'00"	S54° 10' 11"W	25.08'
C9	40.67'	30.00'	77°40'00"	S54° 10' 11"W	37.62'
C10	33.23'	72.50'	26°15'37"	N10° 05' 14"W	32.94'
C11	37.02'	48.50'	43°44'12"	S1° 20' 57"E	36.13'
C12	6.44'	48.50'	7°36'45"	S24° 19' 32"W	6.44'
C13	46.83'	102.50'	26°10'39"	N16° 07' 53"E	46.42'
C14	291.13'	57.00'	292°38'09"	N53° 18' 53"W	63.22'
C15	342.20'	67.00'	292°38'09"	N53° 18' 53"W	74.31'
C16	30.19'	111.00'	15°34'51"	S10° 35' 15"W	30.09'
C17	27.47'	101.00'	15°34'51"	S10° 35' 15"W	27.38'
C18	82.32'	77.50'	60°51'31"	N62° 01' 49"E	78.50'
C19	38.63'	77.50'	28°33'30"	N17° 19' 19"E	38.23'
C20	10.85'	77.50'	8°01'24"	N0° 58' 08"W	10.84'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C21	40.37'	28.50'	81°10'01"	N45° 33' 50"W	37.08'
C22	3.54'	73.50'	2°45'34"	S4° 25' 21"W	3.54'
C23	18.23'	73.50'	14°12'51"	S12° 54' 34"W	18.19'
C24	47.12'	90.00'	30°00'00"	N11° 57' 26"W	46.59'
C25	292.18'	58.50'	286°09'50"	S56° 56' 04"W	70.28'
C26	51.19'	58.50'	50°08'12"	N5° 03' 07"W	49.57'
C27	24.17'	58.50'	23°40'26"	N41° 57' 26"W	24.00'
C28	56.49'	58.50'	55°19'34"	N81° 27' 26"W	54.32'
C29	25.20'	58.50'	24°40'36"	S58° 32' 29"W	25.00'
C30	60.27'	58.50'	59°02'00"	S16° 41' 11"W	57.64'
C31	30.34'	58.50'	29°42'40"	S27° 41' 09"E	30.00'
C32	44.52'	58.50'	43°36'22"	S64° 20' 40"E	43.46'
C33	80.67'	77.50'	59°38'26"	S57° 43' 12"E	77.08'
C34	55.99'	102.50'	31°17'48"	S71° 53' 31"E	55.30'
C35	26.07'	102.50'	14°34'22"	S48° 57' 26"E	26.00'
C36	43.46'	102.50'	24°17'28"	S29° 31' 31"E	43.13'
C37	41.52'	77.50'	30°41'48"	S12° 33' 05"E	41.03'
C38	29.47'	102.50'	16°28'31"	S9° 08' 31"E	29.37'
C39	16.96'	77.50'	12°32'22"	S9° 04' 00"W	16.93'
C40	38.63'	28.50'	77°40'00"	S54° 10' 11"W	35.74'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C41	10.15'	102.50'	5°40'17"	S5° 37' 58"W	10.14'
C42	141.90'	90.00'	90°20'14"	S42° 22' 18"E	127.65'
C43	47.17'	90.00'	30°01'38"	S17° 48' 38"W	46.63'
C44	17.73'	102.50'	9°54'34"	S13° 25' 23"W	17.71'
C45	48.76'	73.50'	38°00'38"	S0° 37' 39"E	47.87'
C46	5.12'	58.50'	5°00'53"	S17° 07' 31"E	5.12'
C47	36.93'	58.50'	36°10'04"	N74° 55' 09"E	36.32'
C48	26.22'	58.50'	25°40'45"	N43° 59' 44"E	26.00'
C49	62.37'	58.50'	61°05'18"	N0° 37' 43"E	59.46'
C50	25.19'	58.50'	24°40'34"	N42° 16' 13"W	25.00'
C51	68.74'	58.50'	67°19'37"	N88° 16' 18"W	64.85'
C52	24.14'	58.50'	23°38'33"	S46° 14' 37"W	23.97'
C53	50.07'	58.50'	49°02'25"	S9° 54' 08"W	48.56'
C54	298.79'	58.50'	292°38'09"	N53° 18' 53"W	64.89'
C55	31.64'	65.00'	27°53'09"	N4° 26' 06"E	31.32'
C56	49.76'	75.00'	38°00'38"	N0° 37' 39"W	48.85'
C57	284.69'	57.00'	286°09'50"	S56° 56' 04"W	68.48'
C58	22.22'	75.00'	16°58'25"	S11° 31' 46"W	22.14'
C59	334.63'	67.00'	286°09'50"	S56° 56' 04"W	80.49'
C60	19.26'	65.00'	16°58'25"	S11° 31' 46"W	19.19'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°57'26"E	25.00'
L2	N2°27'35"E	25.00'
L3	S86°54'26"E	10.02'
L4	S3°02'34"W	73.52'
L5	N3°02'34"E	68.36'
L6	N86°57'26"W	22.15'
L7	N63°02'34"E	11.55'
L8	N56°57'26"W	11.55'
L9	N32°27'35"E	11.55'
L10	S27°32'25"E	11.55'
L11	S57°12'11"E	11.79'
L12	S62°47'49"W	11.55'
L13	N3°02'34"E	12.00'
L14	S86°57'26"E	3.50'
L15	S86°57'26"E	100.00'
L16	N86°58'28"W	106.00'
L18	N3°05'34"E	215.39'
L19	N3°05'34"E	215.39'
L20	S50°30'52"W	18.63'
L21	N39°29'08"W	20.00'
L22	N50°30'52"E	9.73'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N2°29'48"E	30.46'
L24	N2°27'41"E	19.96'
L25	S2°30'36"W	27.42'
L26	N2°27'35"E	10.00'
L27	N87°32'25"W	147.08'
L28	S87°32'27"E	155.98'
L29	N87°32'19"W	169.53'
L30	N87°31'52"W	20.00'
L31	S2°28'08"W	28.92'
L32	S2°27'35"W	40.92'
L33	N87°31'52"W	12.00'
L34	N2°27'35"E	28.92'
L35	N2°27'35"E	6.00'
L36	S87°32'25"E	50.00'
L37	N2°27'35"E	57.48'
L38	S2°27'35"W	50.38'
L39	S53°19'00"W	90.26'
L40	N53°19'00"E	90.26'
L41	S87°32'27"E	155.98'
L42	S87°31'32"E	163.99'
L43	N56°31'31"W	56.86'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L44	S2°27'35"W	56.07'
L45	N2°27'35"E	48.93'
L46	N27°41'09"W	57.98'
L47	S56°31'31"E	46.17'
L48	N4°08'36"E	283.68'
L49	N4°08'36"E	277.98'
L50	S2°47'49"W	94.52'
L51	N2°47'49"E	94.52'
L52	S2°47'49"W	12.00'
L53	N87°12'01"W	102.50'
L54	S87°11'34"E	115.72'
L55	N87°12'11"W	10.00'
L56	S2°47'49"W	14.80'
L57	N2°47'49"E	14.80'
L58	S85°51'24"E	20.00'
L59	N4°08'36"E	277.98'
L60	S3°02'34"W	50.46'
L61	N3°02'33"E	60.46'
L62	S3°02'34"W	50.46'