



## 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:** Romanelli and Hughes  
**Address/City/State/Zip:** 148 West Schrock Road Westerville, OH 43081  
**Email Address:** johlin@rh-homes.com  
**Phone No:** 614-891-2042 **Cell Phone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**Property Owner:** Romanelli and Hughes Building Company  
**Address/City/State/Zip:** 148 West Schrock Road Westerville, OH 43081  
**Email Address:** johlin@rh-homes.com  
**Phone No:** 614-891-2042 **Cell Phone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**Property Address:** 2770 Carriage Road  
**Lot Number/Subdivision:** \_\_\_\_\_

### 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: \_\_\_\_\_

Date: \_\_\_\_\_

8/8/19

Office Use

Received

Office Use

Type/Date:

Plat / 8/8/19

Base Fee:

\$750.00

Per Sheet:

\$125.00X 2 = 250.00

Total:

\$1000.00

Prepared by:

D. BETZ

Reviewed by:

PAYOR:

EP Ferris

RECEIPT #

PO67

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



# CARRIAGE TRAIL

## STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, CITY OF POWELL PART OF FARM LOT 19, SECTION 1, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOT 19, SECTION 1, TOWNSHIP 3, RANGE 19, BEING ALL LOT 1899 AS SHOWN IN CARRIAGE HILL, OF RECORD IN PLAT CABINET 1, SLIDE 481, BEING A 4.011 ACRE TRACT, MORE OR LESS, AS CONVEYED TO ROMANELLI AND HUGHES BUILDING COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 1629, PAGE 293, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION, BY \_\_\_\_\_, BEING THE OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "CARRIAGE TRAIL", A SUBDIVISION OF LOTS NUMBERED 1-11, INCLUSIVE, AND RESERVES "A", "B", "C" AND "D", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON, WITHIN THE LANDS PLATTED AS "CARRIAGE TRAIL", ARE RESERVED FOR THE PURPOSES AS STATED IN THE FOREGOING EASEMENTS PARAGRAPHS (SHEET 2).

IN WITNESS WHEREOF, ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION, BY \_\_\_\_\_, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

ROMANELLI AND HUGHES  
BUILDING COMPANY

STATE OF OHIO  
COUNTY OF \_\_\_\_\_

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF ROMANELLI & HUGHES BUILDING COMPANY, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL

SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

DEL-CO WATER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY  
ORDINANCE NO. \_\_\_\_\_, WHEREIN THE PLAT SHOWN HEREON  
IS ACCEPTED AS SUCH BY THE CITY OF POWELL, OHIO

CLERK, CITY OF POWELL, OHIO DATE \_\_\_\_\_

MAYOR, CITY OF POWELL OHIO

CITY ENGINEER, CITY OF POWELL OHIO

DIRECTOR OF DEVELOPMENT, CITY OF POWELL OHIO

SANITARY ENGINEER, DELAWARE COUNTY, OHIO

DEPUTY GENERAL MANAGER

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

AUDITOR, COUNTY OF DELAWARE, OHIO DATE \_\_\_\_\_

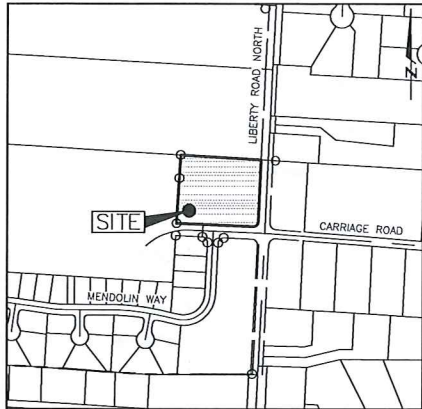
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_

FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

RECORDER, COUNTY OF DELAWARE, OHIO DATE \_\_\_\_\_

PLAT CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_

OFFICIAL RECORD \_\_\_\_\_, PAGES \_\_\_\_\_



LOCATION MAP  
SCALE: 1" = 500'

OWNER / DEVELOPER  
ROMANELLI AND HUGHES CUSTOM HOME BUILDERS  
148 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081

PRIMARY CONTACT: JIM OHLIN

**FLOOD DESIGNATION**  
AT THE TIME OF PLATTING, ALL OF THE LAND HEREVY BEING PLATTED AS MORRIS STATION, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO AND INCORPORATED AREAS. MAP NUMBER 39041C0237K, EFFECTIVE DATE: APRIL 16, 2009.

### ZONING AREA CALCULATIONS/ACREAGE BREAKDOWN:

CURRENT ZONING: PLANNED RESIDENTIAL

TOTAL AREA:	4.008 AC.
LOT AREA:	2.177 AC.
ROW AREA:	0.016 AC.
OPEN SPACE AREA:	1.429 AC.
(RESERVE "A", RESERVE "C", RESERVE "D")	
PRIVATE DRIVE AREA:	0.387 AC.
(RESERVE "B")	
NUMBER OF LOTS:	11
GROSS DENSITY:	2.74

YARD SETBACKS:	
FRONT YARD SETBACK:	24 FT MIN.
REAR YARD SETBACK:	25 FT MIN.
SIDE YARD SETBACK:	5 FT MIN.

ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

**SOURCE DATA**  
THE SOURCES OF RECORDED DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO RECORDER AND THE DELAWARE COUNTY OHIO AUDITOR, REFERENCED IN THIS PLAN AND TEXT OF THIS PLAT.

**BASIS OF BEARINGS:**  
THE BEARINGS HEREON ARE BASED ON THE CENTERLINE OF LIBERTY STREET AS BEING NORTH 2° 36' 01" EAST, BASED ON A FIELD TRAVERSE FROM GPS NETWORK PERFORMED UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S VRS NETWORK, OHIO STATE PLAN COORDINATE SYSTEM, NORTH ZONE (2011).

**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.

ALL IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH YELLOW PLASTIC CAP

ALL PERMANENT MARKERS SET ARE 3/4" REBAR, 30" LONG WITH AN ALUMINUM CAP.

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHALL BE SET AT THE COMPLETION OF CONSTRUCTION.

### LEGEND:

- ☉ CENTERLINE
- R/W RIGHT-OF-WAY
- IRON PIN FOUND (IPF)
- △ MAG NAIL FOUND
- IRON PIN SET
- ▲ MAG NAIL SET
- ⊙ PERMANENT MARKER SET



Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com



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 FITTINGS, AND TO LOCATE AND MAINTAIN ANY RIGHTS-OF-WAY FOR 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.

EASEMENTS DESIGNATED AS "SANITARY SEWER 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 JOIN THE TRACTS OF THE GRANTEE TO THE PUBLIC SANITARY SEWER 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.

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 WATER STRUCTURE"), THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SUCH STORM WATER STRUCTURE OR OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY SEWER EASEMENT". ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT, OR RELOCATION OF ANY SUCH STORM WATER STRUCTURE OR OTHER PUBLIC OR PRIVATE UTILITY SHALL BE NECESSARY TO ALLOW THE MAINTENANCE, REPAIR, REPLACEMENT, OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY SUCH STORM WATER STRUCTURE. MAINTENANCE, REPAIR, OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER IMPROVEMENTS OR STRUCTURES THAT MAY BE LOCATED WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

**NOTE "B"** AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION FOR REQUIRED EASEMENT AREAS, IN ADDITION TO THOSE SHOWN HEREON, DEEMED NECESSARY BY SAID PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF THEIR MAINLINE AND SERVICE FACILITIES.

**NOTE "D"** ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE, OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEMS ARE PROHIBITED.

NOTE "F" FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT CITY OF POWELL BUILDING AND ENGINEERING DEPARTMENT APPROVAL.

NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OF FOUNDATIONS OF ANY STRUCTURES OR FEATURES, SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF THE SANITARY SEWER EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

WHEN MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE WITHIN THE 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.

ALL STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE CARRIAGE TRAIL HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNER THE FEE SIMPLE LOTS SHOWN HEREON.

RESERVE "D" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE MORRIS STATION HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF OPEN SPACE, STORM WATER MANAGEMENT FACILITIES, AND OTHER USES ALLOWED BY THE CURRENT ZONING.

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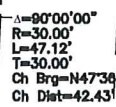
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LINE TABLE		
LINE	LENGTH	BEARING
L1	92.04'	S03°24'58"W
L2	6.00'	N86°31'45"W
L3	78.77'	N03°24'58"E

☐	Centerline
R/W	Right-of-Way
○	Iron Pin Found (IPF)
△	Mag Nail Found
●	Iron Pin Set
▲	Mag Nail Set
◎	Permanent Marker Set

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
[www.EPFERRIS.com](http://www.EPFERRIS.com)