



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: Liberty Street

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 = 250⁰⁰

Total:

\$ 1000.00

Prepared by:

D. Pritz

Reviewed by:

PAYOR:

EP Ferris

RECEIPT #

80660

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

MORRIS STATION

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, CITY OF POWELL FARM LOT 32, SECTION 4, RANGE 19, TOWNSHIP 3, UNITED STATES MILITARY LANDS

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOT 32, SECTION 4, TOWNSHIP 3, RANGE 19, BEING ALL OF THAT 5.366 ACRE TRACT, MORE OR LESS, AS CONVEYED TO ROMANELLI AND HUGHES BUILDING COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 1637, PAGE 1418-1421, 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 "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, 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 "MORRIS STATION", 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
BUILDING COMPANY
IN THE PRESENCE OF:

ROMANELLI AND HUGHES

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

OFFSITE EASEMENTS:

THE EASEMENT, BEING 0.335 ACRES, AS SHOWN HEREON, BEING OUTSIDE OF THE PLATTED AREA, IS WITHIN THAT ORIGINAL 9.5 ACRE TRACT (PARCEL TWO), AS CONVEYED TO VIRGINIA PERRY, HAROLD PERRY & CHERYL KEENEN, OF RECORD IN OFFICIAL RECORD 1050, PAGE 882, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. SAID EASEMENT IS RESERVED FOR THE USE FOR THE PURPOSES AS STATED IN THE FOREGOING EASEMENTS PARAGRAPHS (SHEET 2).

THE UNDERSIGNED BEING THE OWNER OF THE LAND, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED

IN WITNESS WHEREOF, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

THIS ____ DAY OF _____, 2019.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

OWNER OF THE 9.5 ACRE
ORIGINAL TRACT (PARCEL TWO)

STATE OF OHIO
COUNTY OF _____

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ ON BEHALF OF THE OWNERS OF SAID 9.5 ACRE TRACT.

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

OFFSITE RIGHT OF WAY:

THE RIGHT OF WAY OF MORRIS COURT, BEING 0.027 ACRES, AS BEING PLATTED HEREON OUTSIDE OF THE PLATTED AREA, IS WITHIN THAT ORIGINAL 17.564 ACRE TRACT, AS CONVEYED TO THE CITY OF POWELL, OF RECORD IN DEED BOOK, 523, 788, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED BEING THE OWNER OF THE LAND, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED

IN WITNESS WHEREOF, THE CITY OF POWELL, BY _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

THIS ____ DAY OF _____, 2019.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE CITY OF POWELL

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 _____

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 _____

MONUMENTS

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

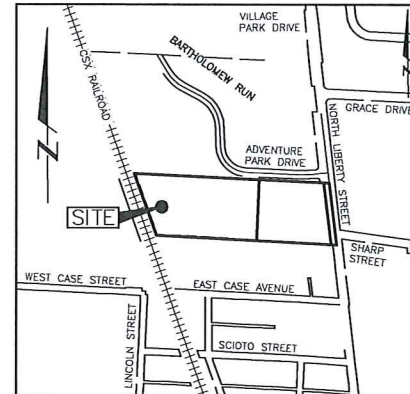
ALL PERMANENT MARKERS SET ARE 3/4" REBAR, 30" LONG WITH AN ALUMINUM CAP.

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



LOCATION MAP
SCALE: 1" = 500'

OWNER / DEVELOPER

ROMANELLI AND HUGHES BUILDING COMPANY
ADDRESS

PRIMARY CONTACT:

FLOOD DESIGNATION

AT THE TIME OF PLATING, ALL OF THE LAND HEREBY 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: DR (DOWNTOWN RESIDENTIAL)
TOTAL AREA: 5.355 AC.
LOT AREA: 3.841 AC.
ROW AREA (ONSITE): 1.033 AC.
ROW AREA (OFFSITE): 0.027 AC.
OPEN SPACE AREA: 0.481 AC.
NUMBER OF LOTS: 21
GROSS DENSITY: 3.92

YARD SETBACKS:
FRONT YARD SETBACK: 20 FT MIN.
REAR YARD SETBACK: 30 FT MIN.
(20 FT MIN FOR LOTS 9-13)
SIDE YARD SETBACK: 5 FT MIN.
DRIVEWAY SETBACK: 2 FT FROM SIDE YARD

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 SOUTH 6° 36' 26" 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.



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

DRAWN BY: EKO CHK BY: MJA DATE: 8/8/2019

Drawing: M:\215003-AdventureParkDrive\DWG\Production Drawings\Final Plat\Final Plat.dwg Saved on: 04-07-16 08:49 Revised by: edonemall -L:scale: 1 -Plot scale: 1" = 1' M/L/PS

E. P. FERRIS
AND
ASSOCIATES
INC.

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