

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

APPROVED THIS ____ DAY OF _____, 2019

MAYOR, CITY OF POWELL OHIO

APPROVED THIS ____ DAY OF _____, 2019

CITY ENGINEER, CITY OF POWELL OHIO

APPROVED THIS ____ DAY OF _____, 2019

DIRECTOR OF DEVELOPMENT, CITY OF POWELL OHIO

APPROVED THIS ____ DAY OF _____, 2019

SANITARY ENGINEER, DELAWARE COUNTY, OHIO

DEL-CO WATER

APPROVED THIS ____ DAY OF _____, 2019

DEPUTY GENERAL MANAGER

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

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

TRANSFERRED THIS ____ DAY OF _____, 2019

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

SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

CLERK, CITY OF POWELL, OHIO DATE _____

AUDITOR, COUNTY OF DELAWARE, OHIO DATE _____

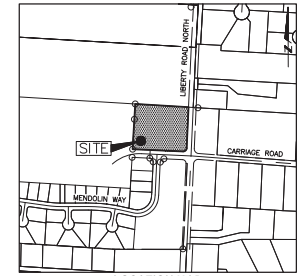
RECORDED THIS ____ DAY OF _____, 2019 AT _____

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 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 3904100237K, 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

DRAWN BY: MGS_CHK BY: MJA DATE 8/8/2019

Drawing: AN\1177001_Comp\mgs\Draw\1177001_Plat_Plotting_Sheet.dwg on: 04-27-19 09:49 Revised by: MSB/ML -L1/Scale: 1"=500' Sheet 1 of 2/PS



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EASEMENT NOTES:

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DELCO 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 KNOWN AS THE RIGHT OF DELCO 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 UNRESTRICTED USE OF DELCO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, FOLLIES, TREES, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAN AS "EASEMENT", "UTILITY EASEMENT", AND "SANITARY EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" AND "UTILITY EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC UTILITIES ABOVE, BELOW, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS.

EASEMENTS DESIGNATED AS "SANITARY SEWER EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY SEWER EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON AND ACROSS THE AREA DESCRIBED ON THE PLAN, TOGETHER WITH INGRESS AND EGRESS FOR REASONABLE ROADS ACROSS GRANTOR'S TRACTS THAT ADJACENT TO 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.

ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY SEWER EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF A "SANITARY SEWER EASEMENT" WITHIN THE OVERLAP OR COVERED 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 NOT BE PERMITTED IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

FOR ANY EASEMENT SHOWN ON THIS PLAN THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN, AND/OR OTHER STORM WATER FACILITIES, THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY TO INTEREST UTILIZING SUCH EASEMENT FOR OVERLAP AREAS WITH A "SANITARY SEWER EASEMENT" ANY COSTS ASSOCIATED WITH THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR, OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCES, FOLLIES, OR ANY OTHER FEATURE 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.

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, WATER CROCKS, AND APPURTENANCES AS DESIGNATED ON THIS PLAN 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, UNDER, OR THROUGH 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 FOOTINGS OR 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.

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 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 DRAINWAYS AND PEDESTAL 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 THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL BATHROOM WITHIN THE SANITARY EASEMENT WILL BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF, INFILTRATE UPON, OR LIMIT THE COUNTRY'S REASONABLE ACCESS TO ANY SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES.

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

RESERVE "A" AND "B" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE GARAGE TRAIL HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNER THE FEE SIMPLE LOTS SHOWN HEREON, FOR THE PURPOSES OF OPEN SPACE AND OTHER USES ALLOWED BY THE CURRENT ZONING. THE ASPHALT PATH LOCATED WITHIN AND THROUGH SAID LOTS WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE CITY OF POWELL.

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

RESERVE "D" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE GARAGE TRAIL HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNER THE FEE SIMPLE LOTS SHOWN HEREON, FOR THE PURPOSES OF A COMMON ACCESS DRIVE.

NOTE "A" AT THE TIME OF PLATING, ALL OF THE LAND HEREBY BEING PLATED AS MORRIS STATION, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 100 ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 3904100237K, EFFECTIVE DATE: APRIL 16, 2009.

NOTE "B" AT THE TIME OF PLATING, 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.

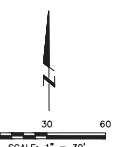
NOTE "C" THE PURPOSE OF THIS PLAN IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, EASEMENT, AND RESERVES AT THE TIME OF PLATING. THIS PLAN IS SUBJECT TO THE PLANNING AND ZONING AUTHORITIES AT THE TIME OF PLATING. THIS PLAN IS NOT TO BE CONSIDERED AS A BASIS FOR ANY REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING OF THIS PLAN FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT PATTERNS OF THE ZONING CODE IN EFFECT AT THE TIME OF PLATING. IF THE GOVERNMENT AUTHORITY HAVING JURISDICTION, THEN APPLICABLE ZONING CODES MAY BE CHANGING OVER CONFLICTING CONDITIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAN. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING A PLAN OF SURVEY OR RESTRICTING PRIVATE USE RESTRICTIONS. COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

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

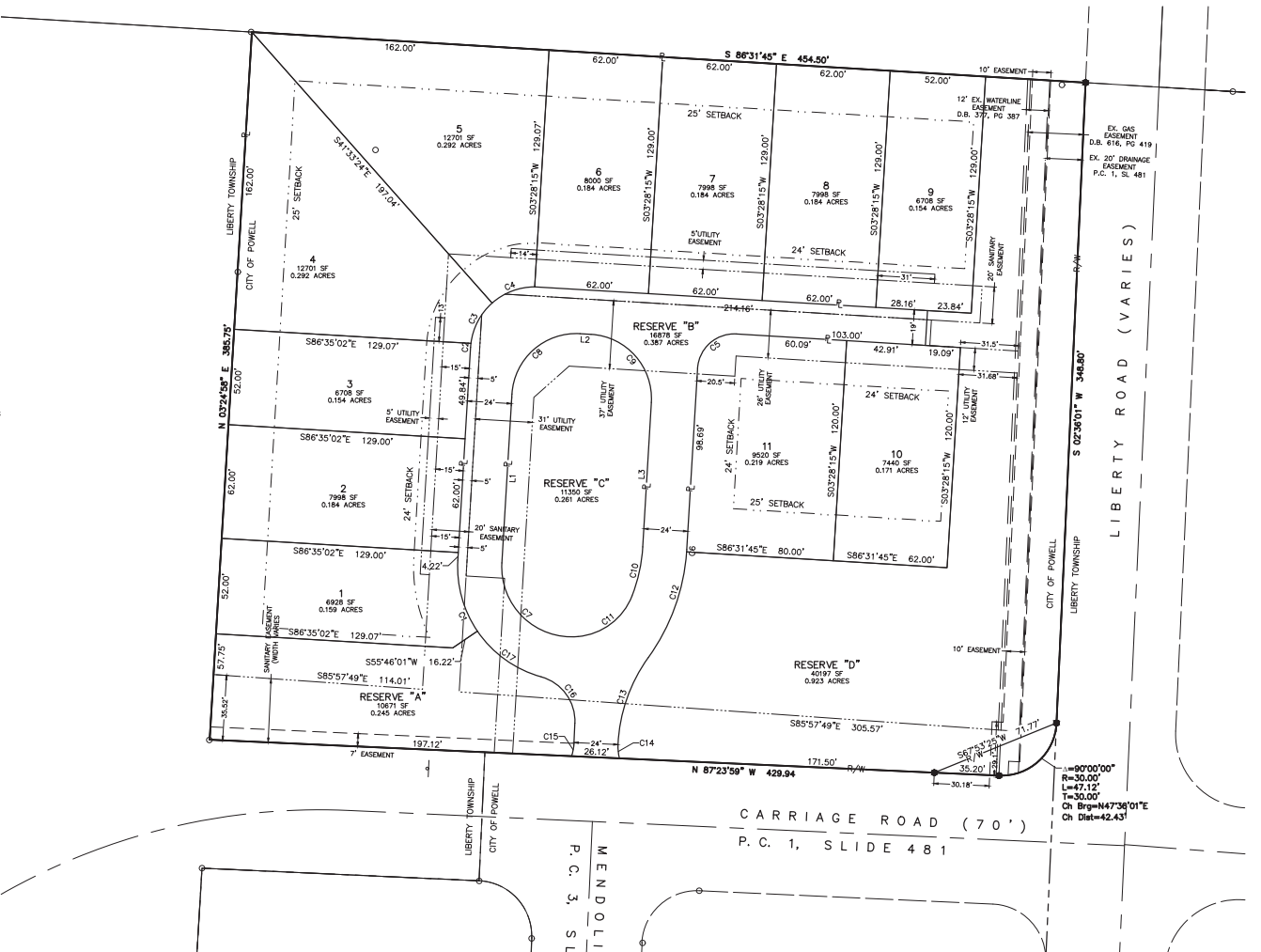
NOTE "E" BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.

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

NOTE "G" SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE CITY.



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CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	40.74'	62.00'	037°38'57"	40.01'	S15°24'31"E
C2	2.16'	35.00'	003°31'59"	2.16'	N05°10'59"E
C3	25.35'	35.00'	041°29'40"	24.80'	N27°41'46"E
C4	25.35'	35.00'	041°29'40"	24.80'	S69°11'26"W
C5	31.44'	20.00'	090°03'17"	28.30'	S48°26'36"W
C6	1.29'	112.00'	000°39'38"	1.29'	S03°44'47"W
C7	65.44'	38.00'	098°40'07"	57.65'	S45°55'06"E
C8	55.01'	35.00'	090°03'17"	49.52'	S48°26'36"W
C9	54.94'	35.00'	089°56'43"	49.47'	N41°33'24"W
C10	27.40'	88.00'	017°50'16"	27.29'	N12°20'06"E
C11	38.79'	35.00'	063°29'37"	36.83'	N53°00'03"E

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

