



# 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 2019-49**

**Applicant:** 3 Pillar Carriage Farms, LLC

**Address/City/State/Zip:** 2360 Koester Trace, Lewis Center, Ohio 43035

**Email Address:** zenios@3pillar.com

**Phone No:** (614) 565-8599

**Cell Phone No:** (614) 374-1162

**Fax No:** \_\_\_\_\_

**Property Owner:** 3 Pillar Carriage Farms, LLC

**Address/City/State/Zip:** 2360 Koester Trace, Lewis Center, Ohio 43035

**Email Address:** zenios@3pillar.com

**Phone No:** (614) 565-8599

**Cell Phone No:** (614) 374-1162

**Fax No:** \_\_\_\_\_

**Property Address:** 2630 Carriage Rd

**Lot Number/Subdivision:** Reserve A / Westchester Subdivision Corrected

## 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.

5/5/21

Signature of Applicant: \_\_\_\_\_

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

Office Use
Received

Office Use
Type/Date: _____
Base Fee: _____ \$750.00
Per Sheet: _____ \$125.00X (     ) = _____
Total: _____
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

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



May 13, 2021

Attention: Claudia Husak  
City of Powell  
47 Hall Street  
Powell, OH 43065

**Re: Carriage Farms**

Dear Claudia:

We are submitting the Final Plat for Carriage Farms for your review and approval. We are requesting the plat application to be placed on the next available Planning and Zoning Commission agenda. Enclosed are the following documents:

- Five (5) full size copies of the final plat
- Plat review application
- A check in the amount of \$1,020.00 for the required review fees
- CD copy of the submittal documents

Copies of the Street, Storm, and Water and Sanitary Improvement plans are with Aaron Scott and currently under review. If you need copies of the plans for your review, please let me know and we will deliver copies for your files. The owner has ordered the public notice sign and anticipates having it installed by Monday May 17, 2021.

If you have any questions or require any additional information, please contact me at 614-472-8963.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Kershner".

**Kevin Kershner, P.E.**  
Kimley-Horn and Associates, Inc.  
Phone: +1 614-472-8963  
Email: [Kevin.Kershner@kimley-horn.com](mailto:Kevin.Kershner@kimley-horn.com)

CC: Sarah Vecchione

PLAT OF  
CARRIAGE FARMS 2021  
A RESUBDIVISON OF RESERVE "A" OF THAT PLAT ENTITLED  
"WESTCHESTER SUBDIVISION CORRECTED"

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL,  
SECTION 1, TOWNSHIP 3, RANGE 19, FARM LOT 19

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, SECTION 1, TOWNSHIP 3, RANGE 19, FARM LOT 19, BEING 7.724 ACRES OF LAND, BEING ALL OF THAT 6.000 ACRE TRACT OF LAND AS CONVEYED TO 3 PILLAR CARRIAGE FARMS, LLC, OF RECORD IN DEED BOOK 1822, PAGE 1017, AND BEING ALL OF THAT 1.174 ACRE TRACT OF LAND AS CONVEYED 3 PILLAR CARRIAGE FARMS, LLC OF RECORD IN DEED BOOK 1822, PAGE 1020, ALSO BEING ALL OF RESERVE "A" OF THAT PLAT ENTITLED "WESTCHESTER SUBDIVISION CORRECTED" OF RECORD IN PLAT BOOK 8, PAGE 83, IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, 3 PILLAR CARRIAGE FARMS, LLC, BY ZENIOS MICHAEL ZENIOS, MANAGING MEMBER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "CARRIAGE FARMS 2021, A RESUBDIVISION OF RESERVE "A" OF THAT PLAT ENTITLED "WESTCHESTER SUBDIVISION CORRECTED", A SUBDIVISION CONTAINING LOTS NUMBERED 4090-4112, 4013 (RESERVE "A") AND 4114 (RESERVE "B"), AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "PEDESTRIAN ACCESS EASEMENT". EASEMENTS DESIGNATED AS "SANITARY EASEMENT", "UTILITY EASEMENT" OR "ACCESS 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.

PEDESTRIAN ACCESS EASEMENTS ALONG CARRIAGE ROAD AND LIBERTY ROAD, AS SHOWN HEREON, ARE RESERVED TO THE CITY OF POWELL FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SHARED PATH.

IN WITNESS WHEREOF, ZENIOS MICHAEL ZENIOS, MANAGING MEMBER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

3 PILLAR CARRIAGE FARMS, LLC

BY: \_\_\_\_\_

ZENIOS MICHAEL ZENIOS  
MANAGING MEMBER

STATE OF OHIO  
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ZENIOS MICHAEL ZENIOS, MANAGING MEMBER OF SAID 3 PILLAR CARRIAGE FARMS, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF 3 PILLAR CARRIAGE FARMS, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MAYOR, CITY OF POWELL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DEPUTY GENERAL MANAGER  
DEL-CO WATER CO., INC.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ENGINEER  
CITY OF POWELL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY THE CITY OF POWELL.

CHAIRMAN PLANNING COMMISSION  
CITY OF POWELL

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

CLERK, CITY OF POWELL

DATE

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

AUDITOR, DELAWARE COUNTY, OHIO

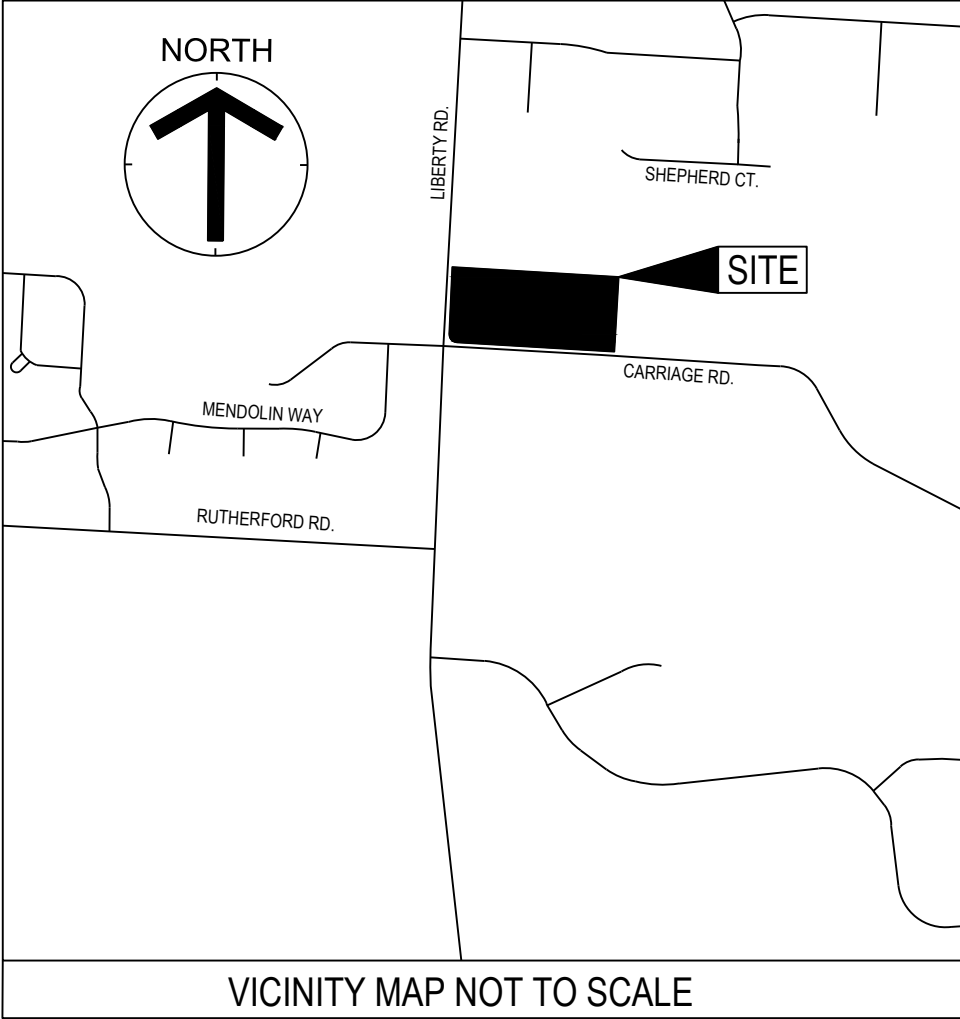
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_,

AT \_\_\_\_ A.M./P.M.

IN BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_;

PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, FEE \$ \_\_\_\_\_

RECORDER, DELAWARE COUNTY, OHIO



BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS USING ODOT RTN SYSTEM

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

FLOOD NOTE

BY UTILIZING FEMA'S FLOOD MAP SERVICE CENTER, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39041C0237K

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 WAS COMPLETED IN MARCH 2021.

JEFFREY MILLER, P.S.  
OHIO P.S. NO. 7211  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

CARRIAGE FARMS 2021

CITY OF POWELL

COUNTY OF DELAWARE

SCALE: N/A

DATE: 05/12/2021

DESIGN:

N/A

DRAWN:

ADB

CHECKED:

ALB



JOB NO.:

758867

SHEET NO.:

1 OF 3



PLAT OF  
CARRIAGE FARMS 2021  
A RESUBDIVISON OF RESERVE "A" OF THAT PLAT ENTITLED  
"WESTCHESTER SUBDIVISION CORRECTED"

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL,  
SECTION 1, TOWNSHIP 3, RANGE 19, FARM LOT 19

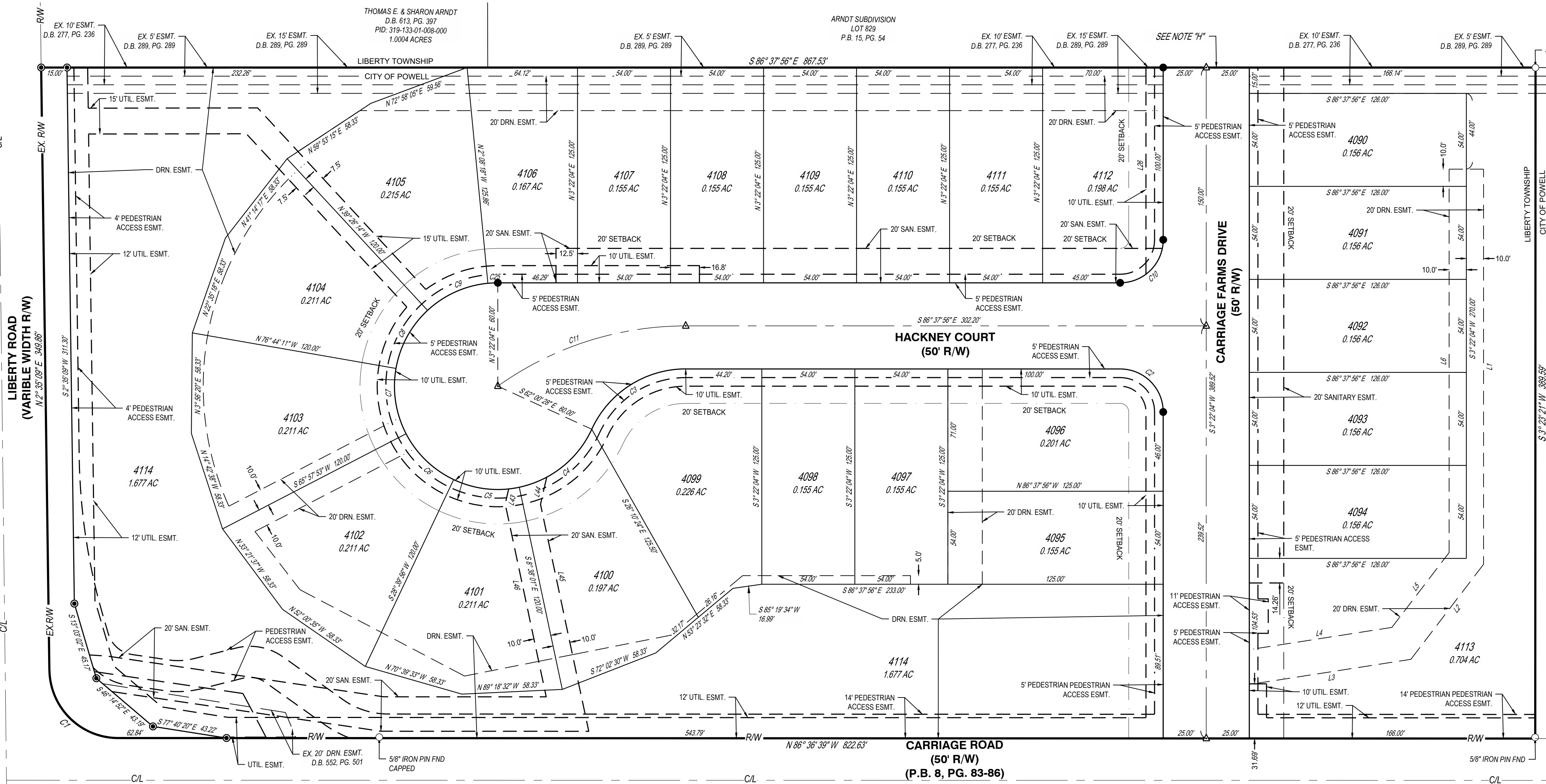
NOTE "A":	NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE CITY OF POWELL, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED 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":	CURRENT ZONING: MINIMUM LOT AREA: MINIMUM FRONT YARD SETBACK: MINIMUM SIDE YARD SETBACK: REAR YARD SETBACK:	PLANNED RESIDENTIAL 6,750 SQ FT 20' 5' 20'-25' (SEE PLAN)	
NOTE "C":	ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN RESERVES: ACREAGE IN LOTS 4090-4112 TOTAL ACREAGE IN RIGHT-OF-WAY: ACREAGE IN CARRIAGE FARMS DRIVE ACREAGE IN HACKNEY COURT ACREAGE IN LIBERTY ROAD	7.724 2.381 4.068 1.275 0.447 0.667 0.161	
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.		
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.		
NOTE "F":	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.		
NOTE "G":	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.		
NOTE "H":	NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.		
NOTE "I":	AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "CARRIAGE FARMS 2021, A RESUBDIVISION OF RESERVE "A" OF THAT PLAT ENTITLED "WESTCHESTER SUBDIVISION CORRECTED". IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C237K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.		
NOTE "J":	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 SUBDIVISION PLAT OF "CARRIAGE FARMS 2021, A RESUBDIVISION OF RESERVE "A" OF THAT PLAT ENTITLED "WESTCHESTER SUBDIVISION CORRECTED". 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 "K":	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 OF REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THEOWNER 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 "L":	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.
NOTE "M":	SANITARY EASEMENTS ARE SOLELY 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.
NOTE "N":	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 "O":	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 "P":	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 "Q":	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 "R":	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 "S":	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 "T":	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 "U":	RESERVE "A" (LOT 4113) AND RESERVE "B" (LOT 4114), AS DESIGNATED AND DELINEATED HEREON IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS AS DELINEATED IN "CARRIAGE FARMS 2021, A RESUBDIVISION OF RESERVE "A" OF THAT PLAT ENTITLED "WESTCHESTER SUBDIVISION CORRECTED" FOR THE PURPOSE OF STORM WATER CONTROL AND MAINTENANCE AND OPEN SPACE.
NOTE "V":	ALL OF RESERVE "B" (LOT 4114) IS A DRAINAGE EASEMENT. STORM SEWERS TO BE OWNED AND MAINTAINED BY THE CITY OF POWELL.

CESO IRON PIN LEGEND	
○	IRON PIN FOUND
●	IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
▲	MAG NAIL SET
●	PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

CARRIAGE FARMS 2021			
CITY OF POWELL		COUNTY OF DELAWARE	
SCALE: N/A		DATE: 05/12/2021	
DESIGN: N/A	<div>CESO</div> <div>WWW.CESOINC.COM</div>		JOB NO.: 758867
DRAWN: ADB			SHEET NO.:
CHECKED: ALB			2 OF 3

PLAT OF  
CARRIAGE FARMS 2021  
A RESUBDIVISION OF RESERVE "A" OF THAT PLAT ENTITLED  
"WESTCHESTER SUBDIVISION CORRECTED"  
STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL,  
SECTION 1, TOWNSHIP 3, RANGE 19, FARM LOT 19



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	40.00'	62.27'	S42° 00' 45"E, 56.17'
C2	25.00'	39.27'	N41° 37' 56"W, 35.36'
C3	60.00'	68.46'	S60° 40' 48"W, 64.81'
C4	60.00'	55.89'	S54° 40' 45"W, 53.89'
C5	60.00'	39.06'	N79° 59' 02"W, 38.37'
C6	60.00'	39.06'	N42° 41' 06"W, 38.37'
C7	60.00'	39.06'	N5° 23' 09"W, 38.37'
C8	60.00'	39.06'	N31° 54' 47"E, 38.37'
C9	60.00'	39.06'	N69° 12' 44"E, 38.37'
C10	25.00'	39.27'	N48° 22' 04"E, 35.36'
C11	187.50'	116.43'	S75° 34' 45"W, 114.58'
C25	60.00'	5.77'	N89° 23' 07"W, 5.76'

- CESO IRON PIN LEGEND
- IRON PIN FOUND
  - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
  - ▲ MAG NAIL SET
  - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

CARRIAGE FARMS 2021

CITY OF POWELL COUNTY OF DELAWARE

SCALE: 1"=40' DATE: 05/12/2021

DESIGN: N/A	 WWW.CESONC.COM	JOB NO.: 758867
DRAWN: ADB		SHEET NO.:
CHECKED: ALB		3 OF 3