



ORDINANCE 2024-12

AN ORDINANCE TO GRANT FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF THE VERONA SECTION 3, AS THE SAME NUMBERED AND DELINEATED UPON THE PLAT, THEREOF RECORDED IN OFFICIAL RECORD 1618, PAGES 684-688, DELAWARE COUNTY, OHIO RECORDER'S OFFICE.

WHEREAS, the City of Powell has previously approved the plat for the Verona Section 3 which has been duly recorded in official record 1618, pages 684-688, Delaware County, Ohio, Recorder's Office; and

WHEREAS, all major components of the public construction of the development are completed, satisfactorily maintained, all defects or deficiencies have been corrected, and all expenses incurred by the City pursuant to the development have been paid in full.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:

Section 1: That, pursuant to Section 1115.07 of the Codified Ordinances, all major components of the public improvements noted upon the plat of Verona Section 3 which has been duly recorded in official record 1618, pages 684-688, Delaware County, Ohio, Recorder's Office are hereby granted final acceptance by the City of Powell.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest period allowed by law.

Signature of Tom Counts, Date 4/2/24

Signature of Elaine McCloskey, Date 4/2/2024

EFFECTIVE DATE: May 3, 2024

This legislation has been posted in accordance with the City Charter on this date 4/9/2024





NOTES:

1. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT THE SANITARY EASEMENT SHALL BE SUBJECT TO THE PROVISIONS OF THE SANITARY EASEMENT. THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/OR LOT GRADING PLANS, SAID 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 PLANS REQUIRED WITH THE BUILDING PERMIT.
2. ROOF DOWN SLOPE, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM ARE PROHIBITED.
3. 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.
4. FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT POWELL BUILDING AND ENGINEERING DEPARTMENT APPROVAL.
5. THE SUBJECT PROPERTY LIES IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 36041C0229 K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOWN AT THIS TIME.
7. SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE CITY.
8. EASEMENTS ARE HEREBY RESERVED, IN OVER AND UNDER AREAS DESIGNATED AS "SANITARY EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "STORM WATER EASEMENT", "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.
9. 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 FACILITIES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.
10. 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 WATER. WITHIN THOSE AREAS OF LAND DESIGNATED "STORM WATER EASEMENT" 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.

11. 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 SUBJECT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF THEY DO NOT DIMINISH STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.
12. 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, ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW OR ABOVE 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 OWNER AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNERS ASSOCIATION IF APPLICABLE.
13. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL. THE CITY IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
14. 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 EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.
15. 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.
16. 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 FOR WATER MAINS OVER, ACROSS, UNDER, OR UNDER A SANITARY SEWER FOR WATER MAINS UNDER, UNDER, OR UNDER A UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

17. 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 SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.
18. 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.
19. 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 HOMEOWNERS ASSOCIATION IF APPLICABLE.
20. 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.
21. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ANY SANITARY SEWER OR FORCE MAIN 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.
22. 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 ANY 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 APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSERVED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.
23. LOTS 3007 AND 3008 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE VERONA HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF OPEN SPACE, STORM WATER MANAGEMENT FACILITIES AND OTHER USES ALLOWED BY THE CURRENT ZONING. THE ASPHALT PATH AND CONCRETE SIDEWALK LOCATED WITHIN AND THROUGH SAID LOTS WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. THE 0.161 ACRE PORTION OF RIGHT-OF-WAY AREA OF SELDOM SEEN ROAD THAT CURRENTLY LIES IN THE COUNTY AS SHOWN AND DELINEATED ON THIS RECORD PLAT IS TO BE DEDICATED TO THE COUNTY OF DELAWARE BY A SEPARATE DEED.
25. EASEMENTS DESIGNATED "PEDESTRIAN PATHWAY EASEMENT AND UTILITY EASEMENT" FOR THE CONSTRUCTION OF ASPHALT PATH AND/OR CONCRETE SIDEWALKS WITHIN THIS SUBDIVISION AND FUTURE PATHWAY DUE TO THE WIDENING OF SELDOM SEEN ROAD.

PREPARED BY:  
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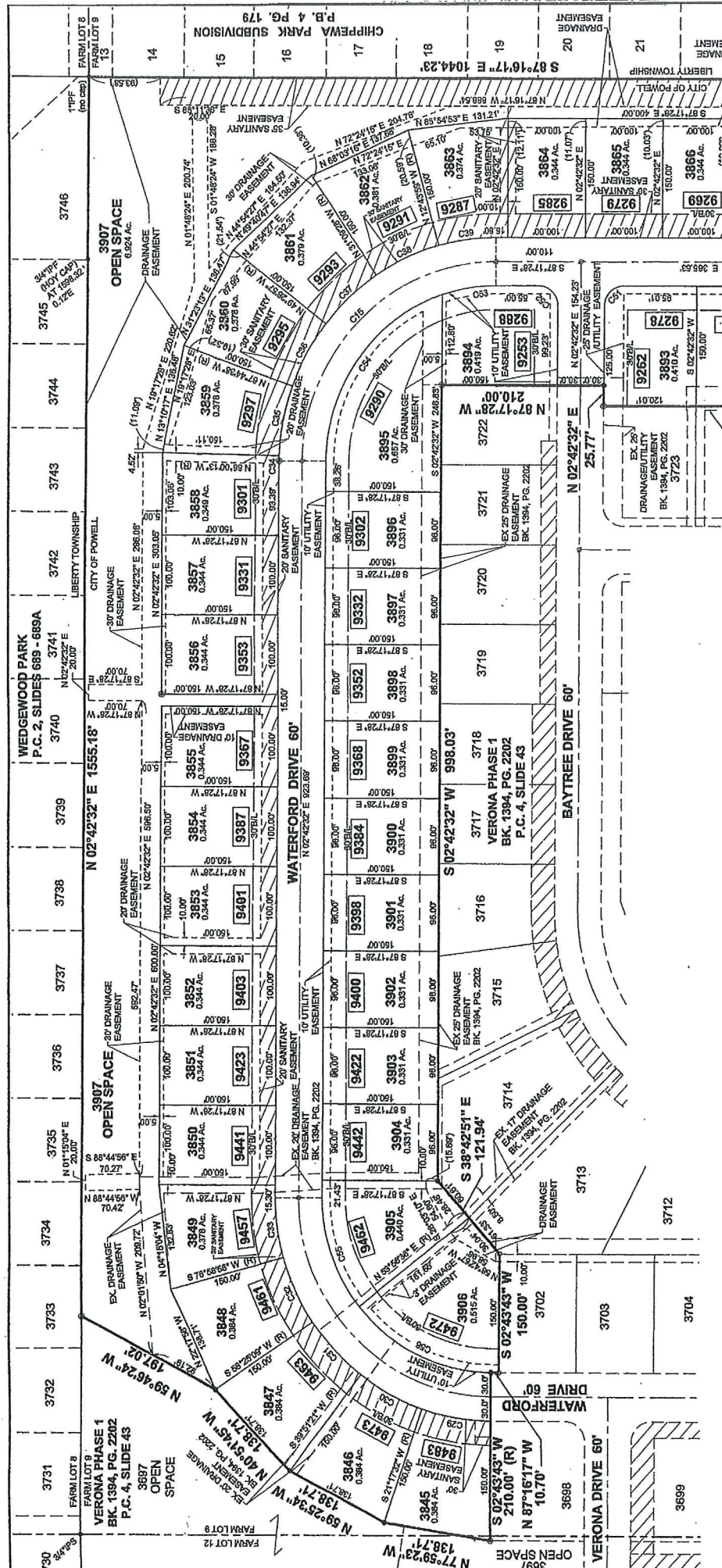


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**LEGEND**

- PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- IRON PIPES SET (3/4 IRON PIPE, 30 INCHES IN LENGTH WITH STANTEC CAP)
- IRON PIPE FOUND (3/4 INCH)
- IRIG WALL SET
- DIU = DRAINAGE / UTILITY
- (R) = LOT LINE IS RADIAL
- (NR) = LOT LINE IS NON-RADIAL

1234 = LOT NUMBERS  
9400 = ADDRESS

**VERONA PHASE 3 SHEET 4 OF 5**

SCALE: 1" = 120'

CITY OF POWELL  
LIBERTY TOWNSHIP

**LOT CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	177°45'1"	290.00'	65.23'	S 113°04'1" W	65.98'
C33	50°10'0"	40.00'	40.00'	S 42°07'2" E	50.98'
C34	89°58'2"	40.00'	62.81'	N 47°52'2" E	50.98'
C35	13°24'3"	280.00'	65.53'	N 69°55'4" E	63.35'
C36	18°38'2"	280.00'	91.69'	N 25°31'4" E	90.69'
C37	4°57'2"	280.00'	24.23'	N 37°20'1" E	24.22'
C38	18°33'4"	280.00'	90.72'	N 49°10'3" E	90.32'
C39	15°11'0"	280.00'	60.72'	N 67°42'5" E	76.42'
C40	60°00'0"	280.00'	25.00'	N 64°51'5" E	35.38'
C41	18°35'1"	220.00'	39.27'	S 42°17'2" E	70.35'
C42	74°28'5"	220.00'	71.24'	N 38°25'5" E	148.80'
C43	18°38'5"	220.00'	29.00'	S 62°33'1" W	180.17'
C44	91°12'5"	220.00'	180.17'	N 61°38'0" W	180.17'

**CENTERLINE CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	80°10'0"	250.00'	382.10'	N 47°42'2" E	353.55'
C16	89°47'1"	250.00'	391.92'	N 47°47'5" E	353.50'

**LOT CURVE DATA**

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C34	89°58'2"	40.00'	62.81'	N 47°52'2" E	50.98'
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C37	4°57'2"	280.00'	24.23'	N 37°20'1" E	24.22'
C38	18°33'4"	280.00'	90.72'	N 49°10'3" E	90.32'
C39	15°11'0"	280.00'	60.72'	N 67°42'5" E	76.42'
C40	60°00'0"	280.00'	25.00'	N 64°51'5" E	35.38'
C41	18°35'1"	220.00'	39.27'	S 42°17'2" E	70.35'
C42	74°28'5"	220.00'	71.24'	N 38°25'5" E	148.80'
C43	18°38'5"	220.00'	29.00'	S 62°33'1" W	180.17'
C44	91°12'5"	220.00'	180.17'	N 61°38'0" W	180.17'

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VERONA PHASE 3 SHEET 4 OF 5



