

LOCATION MAP



House Numbers shall be placed on the sign post at the intersection of the Common Access Driveway and the public road.

FOUR DOCTORS DRIVE

PART OF FARM LOT 4, QUARTER-TOWNSHIP 4,
TOWNSHIP 5, RANGE 18, U.S.M.L.
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 28.17 Ac.

OFFICIAL RECORDS VOLUME 1547, PAGE 1303

OWNERS:
GREG HOLLAND & KATHY HOLLAND
9785 RIVERWAY RUN
POWELL, OHIO 43065

16-17

★ BENCHMARK: RAILROAD SPIKE
FOUND IN UTILITY POLE.
ELEVATION=971.10

LEGEND

- PROPOSED ELEVATION
FLOW DIRECTION ARROW
DIRECTION OF SURFACE DRAINAGE
DRAINAGE EASEMENT BOUNDARY
SOILS TEST HOLE

SOILS PER DELAWARE COUNTY SOIL SURVEY
BENNINGTON & CARDINGTON

SEE SOIL REPORTS ON FILE @ HEALTH DEPARTMENT
BY STEVE MILLER, DATED: MAY 2, 2018
SOIL & ENVIRONMENTAL CONSULTING SERVICE, INC.

WATER SUPPLY: WELLS

SITE DATA

ORIGINAL PARCELS ACREAGE: 28.17 ACRES
TOTAL SUBDIVISION ACREAGE: 28.988 ACRES
ACRES REMAINING: 0 ACRES
ACREAGE IN 4 LOTS: 28.785 ACRES
ACREAGE IN CAD: 3.239 ACRES
ACREAGE TO BE DEDICATED: 0.203 ACRES
DEVELOPMENT DENSITY = 0.14 UNITS PER ACRE

SETBACKS

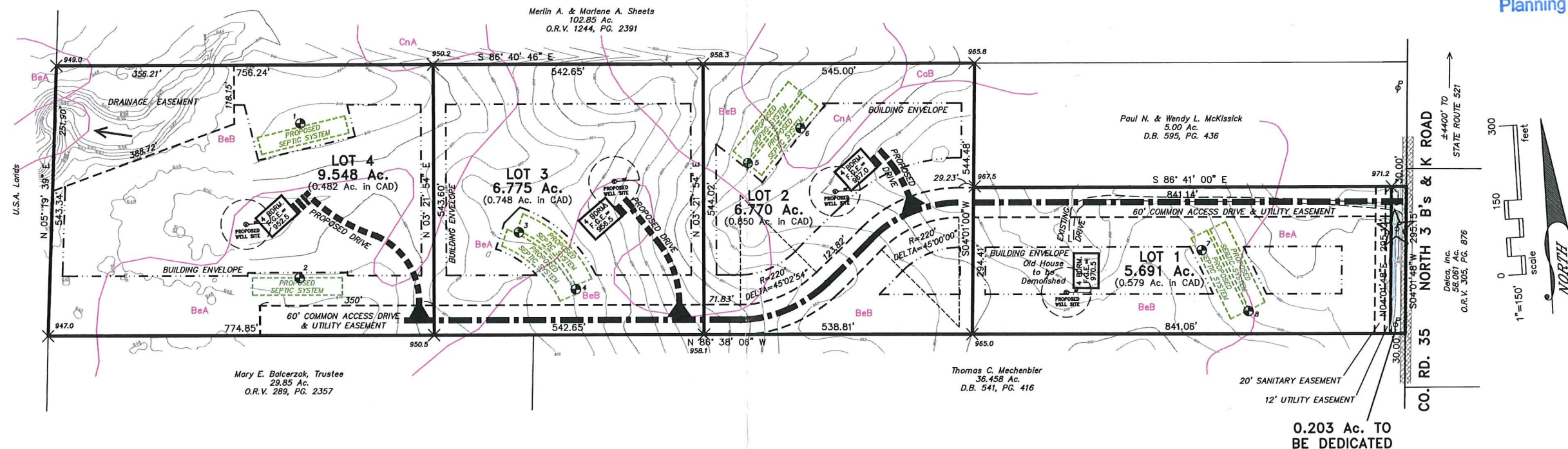
FRONT - 90' FROM CENTERLINE OF CAD
FRONT - 130' FROM CENTERLINE OF ROAD
SIDE - 25'
REAR - 80' (15' ACCESSORY)

EXISTING RIGHT-OF-WAY
CO. RD. 35-M ~ 60'
ROAD RECORDS
VOLUME 1, PAGE 254

PROPOSED ~ 60'

RECEIVED
MAY 24 2018

Del. Co. Regional
Planning Commission



The proposed STS on these lots do not violate 3701-29-08 of the Ohio Administrative Code. Unless otherwise noted, all STS have been evaluated as a septic tank to mound system design. Alternative designs may be feasible as deemed appropriate by the designer and/or Board of Health.

Driveway and Utility locations through lots are not to run over proposed sewage treatment areas (primary or secondary) unless alternate areas are approved by the Delaware General Health District.

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.

Lift pump with audible/visible alarm may be required for sewage effluent distribution.

Clear-cutting may be required for STS in wooded areas.

NOTES:
LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (DELAWARE COUNTY BUILDING CODE).

GOOD EROSION CONTROL PRACTICES SHALL BE USED DURING CONSTRUCTION OF HOMES ON THE LOTS. OBTAIN A DESC PERMIT AS REQUIRED BY THE DELAWARE COUNTY ENGINEER.

THE PROPERTY IS ZONED FR-1.

The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lots.

Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.

All Lots shall take access from the Common Access Drive and NOT directly from North 3 B's and K Road.

The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.

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 "Drainage Easement" or "Common Access Drive and Utility Easement" or "Utility Easement". Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter corks and appurtenances in said easement areas alongside said rights-of-way. 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 are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage.

Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public and/or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.

No other utility shall be located within the sanitary easement except for crossings as described herein; 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 the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.

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 the sanitary 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, retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or, upon conveyance by the Grantor, by the Grantor's successors and assigns.

The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; 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 or limit the County's reasonable access to the sanitary sewer or force main.

Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

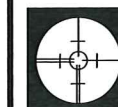
A designed sewage treatment system plan will be required prior to permitting.

All lots are located in Flood Zone "X" per Flood Insurance Rate Map Panel No. 39041C0150K, dated April 16, 2009.

Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the Common Access Drive shown thereon, and all such Common Access Drive(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such Common Access Drive. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

FOUR DOCTORS DRIVE
PRELIMINARY DEVELOPMENT PLAN

MAY 25, 2018



Scioto Land Surveying Service, Inc.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com