

LOCATION MAP

LEGEND

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

BENCHMARK: RAILROAD SPIKE
FOUND IN UTILITY POLE.
ELEVATION=101.21
DATUM ASSUMED.

EXISTING RIGHT-OF-WAY
TWP. RD. 132 ~ 60'
ROAD RECORDS
VOLUME 2, PAGE 16



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

GRACE HAVEN

PART OF LOT 4 IN THOMAS PARKER'S
VIRGINIA MILITARY SURVEY NO. 2365
CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO
ORIGINAL 3.483 Ac. (PARCEL 1), & 7.770 Ac. (PARCEL 2)
DEED BOOK 550, PAGE 142

SOILS PER DELAWARE COUNTY SOIL SURVEY
BLOUNT, GLYNWOOD, & PEWAMO

SEE SOIL REPORTS ON FILE @ HEALTH DEPARTMENT
BY STEVE MILLER, DATED: OCTOBER 16, 2017
SOIL & ENVIRONMENTAL CONSULTING SERVICE, INC.

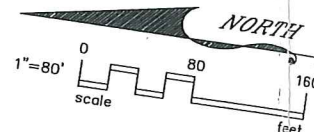
WATER SUPPLY: DEL-CO WATER

SITE DATA
ORIGINAL PARCELS ACREAGE: 11.181 ACRES
TOTAL SUBDIVISION ACREAGE: 11.181 ACRES
ACRES REMAINING: 0 ACRES
ACREAGE IN 2 LOTS: 11.140 ACRES
ACREAGE IN CAD: 1.464 ACRES
ACREAGE TO BE DEDICATED: 0.041 ACRES
DEVELOPMENT DENSITY = 0.18 UNITS PER ACRE

- LEGEND**
- Railroad Spike Found
 - Iron Bar or Pipe Found
 - 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
Centerline of Cook Road
per D.B. 550, Page 142
(N 85° 06' 44" E)



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 Cook 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 "Utility 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 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.

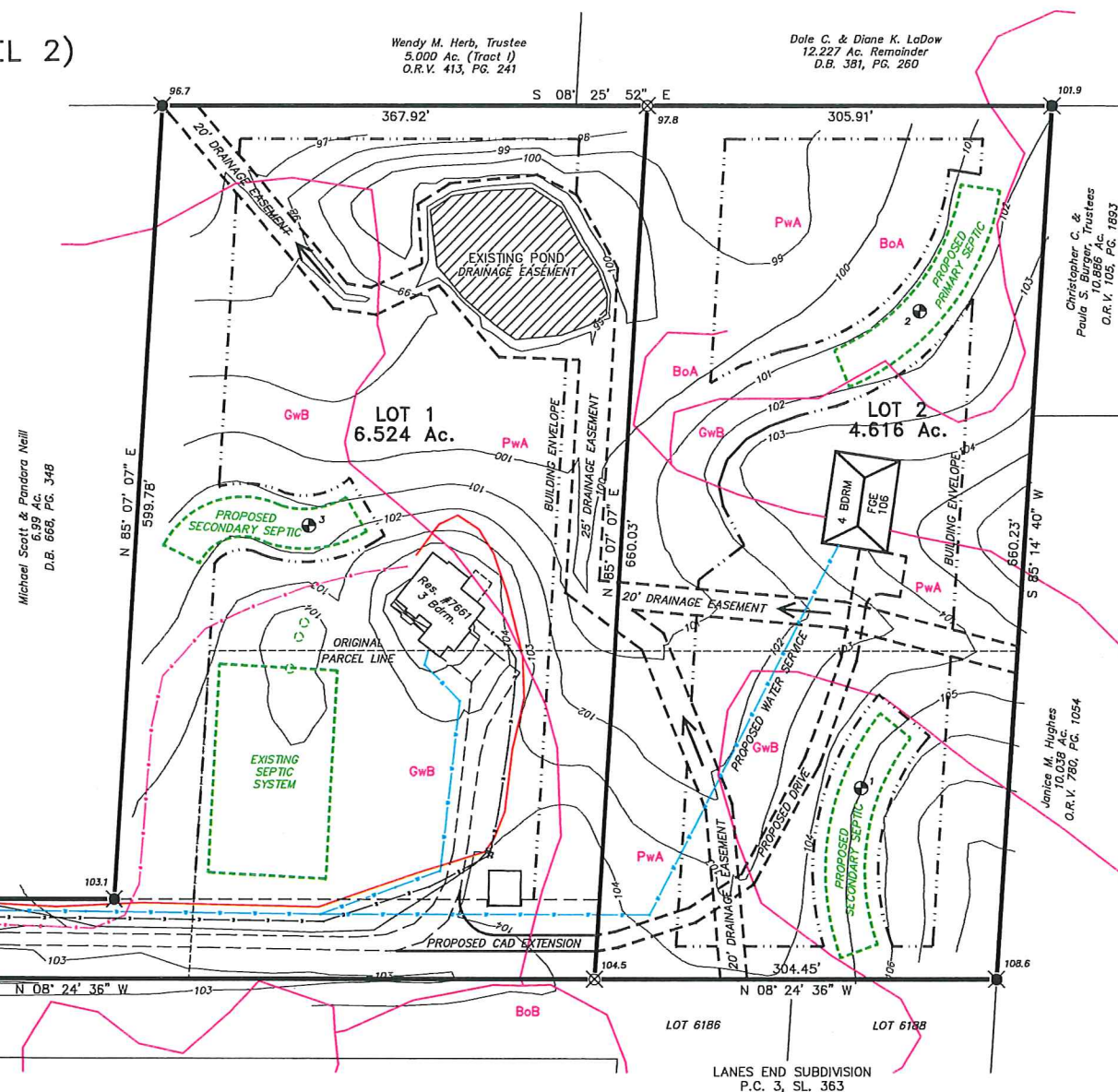
Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the 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.

ZONING SETBACKS
FRONT - 60'
SIDE - 25'
REAR - 50' (15' ACCESSORY)

OWNERS:
DAVID W. & PHYLLIS A. GRAUER
7661 COOK ROAD
PLAIN CITY, OHIO 43064

15-17



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 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.

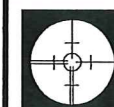
A designed sewage treatment system plan will be required prior to permitting.

All lots are located in Flood Zone "X" per Community Panel No. 39041C0220K, 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(s) 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.

GRACE HAVEN
PRELIMINARY PLAN

NOVEMBER 6, 2017



SCIOTO LAND SURVEYING SERVICE, INC.

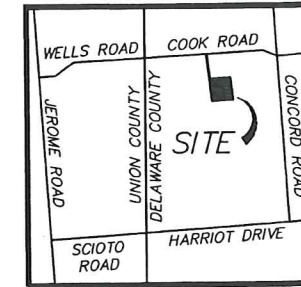
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

RECEIVED
NOV 06 2017

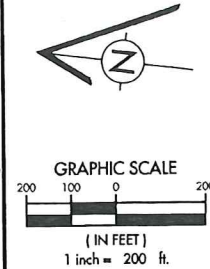
Del. Co. Regional
Planning Commission

COMMON ACCESS DRIVE PLANS FOR
GRACE HAVEN CAD
PART OF VIRGINIA MILITARY SURVEY NUMBER 2365, FARM LOT 4
CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

RECEIVED
APR 02 2013
Del. Co. Regional
Planning Commission



LOCATION MAP
NO SCALE



BENCHMARK
BM #1 - RAILROAD SPIKE SET IN UTILITY POLE. ELEV.=101.21 (DATUM ASSUMED)

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE DELAWARE COUNTY STORM REQUIREMENTS.

FLOODPLAIN
THE PROPOSED LOTS ARE LOCATED IN FLOOD ZONE "X" PER THE FEMA FLOOD INSURANCE RATE MAP #39041C0220K, REVISED APRIL 16, 2009.

DITCH MAINTENANCE
ALL STORM APPURTENANCES OUTSIDE OF THE EXISTING COOK ROAD RIGHT OF WAY SHALL BE PETITIONED TO BE ON THE COUNTY MAINTENANCE PROGRAM.

EXISTING UTILITY NOTES
THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS BASED ON FIELD OBSERVATIONS. THERE WERE SIGNS OF UNDERGROUND GAS MAINS ALONG THE SOUTH SIDE OF COOK ROAD AND OVERHEAD UTILITY LINES WERE ALSO PRESENT ALONG THE SOUTH SIDE OF COOK ROAD. DELAWARE COUNTY AND/OR THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS. SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE REGISTERED UNDERGROUND UTILITY PROTECTION SERVICES (TELEPHONE 800-362-2764 - TOLL FREE) AND THE OWNER'S OF UNDERGROUND UTILITY FACILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE PROJECT LIMITS:

FRONTIER COMMUNICATIONS
550 LEADER STREET
MARION, OHIO 43302
ATTN: WILLIAM MUETHIR
P: 740.383.0551

DEL-CO WATER COMPANY, INC.
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
ATTN: RUSTY GRIFFITH
P: 740.548.7746

UNION RURAL ELECTRIC COOPERATIVE
15461 US HWY 36
MARYSVILLE, OHIO 43040
P: 937.642.1826

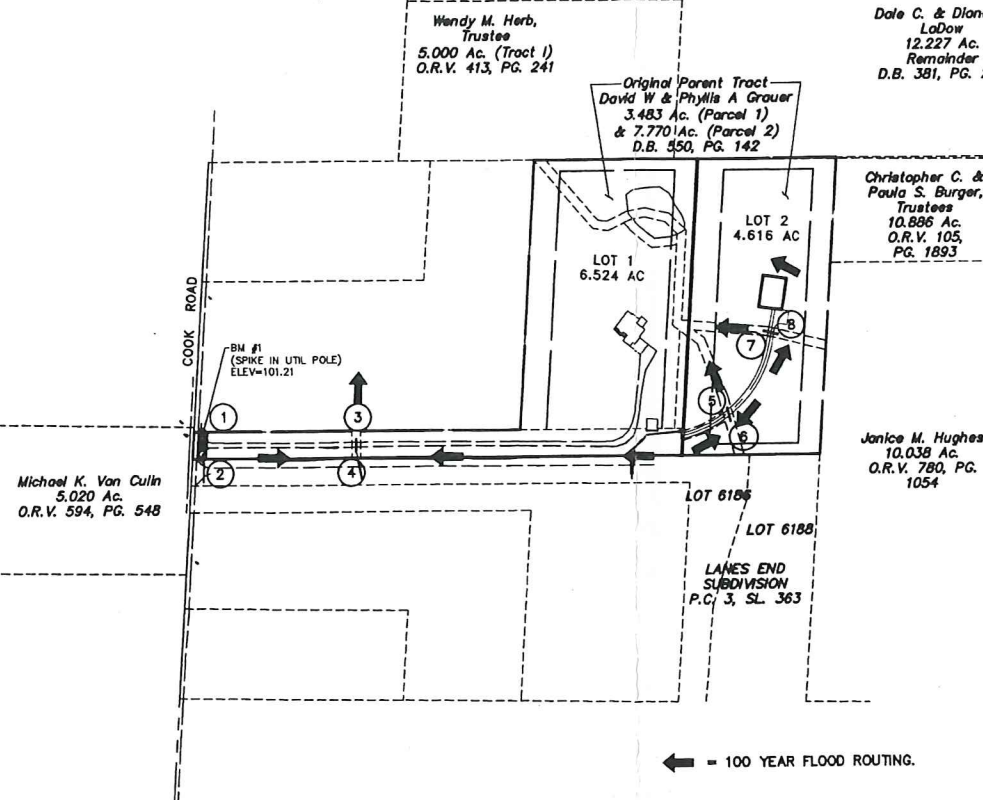
COLUMBIA GAS OF OHIO
920 W. GOODALE AVE.
COLUMBUS, OHIO 43215
ATTN: MARK DUNLAP
P: 740.365.3422

SPECTRUM
3770 EAST LIVINGSTON AVENUE
COLUMBUS, OHIO 43227
ATTN: RICK SMITH
P: 614.236.1292

DELAWARE COUNTY SANITARY ENGINEER
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: TIFFANY JANKENS
(740) 833-2240

DELAWARE COUNTY ENGINEER
CHRIS BAUSERMAN
50 CHANNING STREET
DELAWARE, OHIO 43015
P: 740.833.2400

DELAWARE COUNTY PERMIT DEPARTMENT
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2439



INDEX MAP
SCALE: 1" = 200'

SHEET INDEX

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- 7 - STORM WATER POLLUTION PREVENTION PLAN COVER SHEET
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- 9 - STORM WATER POLLUTION PREVENTION NOTES & DETAILS
- 10 - STORM WATER POLLUTION PREVENTION NOTES & DETAILS
- 11 - STORM WATER POLLUTION PREVENTION NOTES & DETAILS

STANDARD DRAWINGS

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

DELAWARE COUNTY

DCED-R100
DCED-R2160
DCED-R2202

DELAWARE COUNTY APPROVAL:

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, CURRENT EDITION, THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CURRENT EDITION (ENGLISH UNITS), INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

THE DELAWARE COUNTY SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

Chris Bauserman
DELAWARE COUNTY ENGINEER

5-20-18
DATE

WATER SYSTEM APPROVAL:

Shawn F. Clark
DEPUTY GENERAL MANAGER, DEL-CO WATER COMPANY

3/12/2018
DATE

ENGINEER STATEMENT:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS, AS DELINEATED IN THE DELAWARE COUNTY "DESIGN, CONSTRUCTION, & SURVEY STANDARDS MANUAL" HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY ENGINEER.



REGISTERED PROFESSIONAL ENGINEER NO.

3-9-18
DATE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

GRACE HAVEN CAD
COMMON ACCESS DRIVE

COVER SHEET

DRAWING SET STATUS:
☐ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN: M/G DRAFT: M/G CHECK: MSW

PROJECT NO.: 17-023

DATE: OCTOBER, 2017

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

SHEET NO.: 1/11