

LEGEND

- SUBDIVISION LOT BOUNDARIES
- EXISTING RIGHT-OF-WAY
- ROAD CENTERLINE
- CAD IMPROVEMENTS
- EXISTING / PROPOSED DRIVEWAY
- 2' TOPOGRAPHY
- ROAD PAVEMENT
- 10' SEPTIC SETBACK
- POTENTIAL SEPTIC
- POTENTIAL BUILDINGS
- BUILDINGS
- MINIMUM SETBACKS PER ZONING
- PROPERTY LINES
- PROPERTY LINES (PID)
- SOIL TYPES
- 10" DEL-CO WATER LINE
- 4" DEL-CO WATER LINE
- OVERHEAD ELECTRIC LINES
- PROPOSED 4" WATERLINE
- PROPOSED BURIED ELECTRIC
- CAD
- SANITARY
- UTILITY

0 30 60 120 180 240 300 360 Feet
 1 inch = 80 feet

PROJECT CONTACTS
 PROPERTY OWNER: TIGRAN R. & ERNA SAFARYAN
 6280 BRAYMOORE DRIVE, GALENA, OHIO 43021
 PHONE: _____

SURVEYOR: MARK HAZEL, P.S. SITE ENGINEERING
 7453 EAST MAIN STREET, REYNOLDSBURG, OHIO 43068
 PHONE: 614-759-9900

SITE PLANNER: JOE CLASE, AICP, PLAN FOR LAND LLC
 10 WEST NORTH STREET, P.O. BOX 215, OSTRANDER, OHIO 43061
 PHONE: 833-752-6452

CIVIL ENGINEER: NICK ELMASIAN, P.E., ELMASIAN ENGINEERING LLC
 P.O. BOX 626, PATASKALA, OHIO 43062
 PHONE: 614-349-2002

PROPERTY INFORMATION
 ADDRESS: 4777 WORTHINGTON ROAD, WESTERVILLE, OHIO 43082
 JURISDICTION: GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
 PARCEL NUMBER: 317-240-01-001-000
 ACREAGE: 21.34
 SUBDIVISION: N/A
 SCHOOL DISTRICT: 2014 OLENTANGY LOCAL SCHOOLS
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS DEFINED AS
 FLOODPLAIN PANEL NO: 39041C0260K EFF. 04/16/2009
 CRITICAL RESOURCES: NO KNOWN CEMETERIES, HISTORICAL SITES
 OR ARCHEOLOGICAL SIGNIFICANCE ON SITE OR WITHIN 200 FEET OF
 IT'S BOUNDARIES.

ZONING INFORMATION
 ZONING DISTRICT: RURAL RESIDENTIAL (RR)
 PERMITTED USES: SINGLE FAMILY DWELLINGS AND ACCESSORY
 BUILDINGS/USES, AGRICULTURAL, CONSERVATION SUBDIVISIONS,
 RELIGIOUS LAND USES, PUBLIC BUILDINGS, ADULT FAMILY HOMES,
 CHILD DAY CARE, COMMON ACCESS DRIVEWAY SUBDIVISION, LIMITED
 HOME OCCUPATIONS.
 SITE PLAN REQUIRED: NO

DEVELOPMENT STANDARDS
 MIN. LOT AREA: 2.0 ACRES, EXCLUSIVE OF RIGHT-OF-WAYS
 MIN. LOT FRONTAGE: 150 FEET
 MIN. FRONT YARD SETBACK: 75 FEET FROM WORTHINGTON RIGHT-OF-WAY,
 50 FEET FROM CAD
 MIN. SIDE YARD: 25 FEET
 MIN. REAR YARD: 50 FEET
 MAX BUILDING HEIGHT: 35 FEET
 LOT COVERAGE: THE MAXIMUM GROUND FLOOR AREA OF ALL
 BUILDINGS SHALL NOT EXCEED TEN (10) PERCENT OF THE LOT AREA
 BUILDING CONSTRUCTION: EACH SINGLE-FAMILY DWELLING ERRECTED OR
 ALTERED SHALL HAVE A LIVING AREA OF NOT LESS THAN ONE THOUSAND
 (1,000) SQUARE FEET (EXCLUDING BASEMENTS, PORCHES AND GARAGES)
 NOTE: CURRENT STANDARDS SHOWN FOR REFERENCE ONLY. ALL
 CONSTRUCTION MUST BE COMPLIANT WITH THE THEN CURRENT ZONING
 RESOLUTION.
 LANDSCAPING: ALL YARDS, FRONT, SIDE, AND REAR, SHALL BE
 LANDSCAPED

UTILITY INFORMATION
 ELECTRIC: AEP (www.aep.com)
 NATURAL GAS: COLUMBIA GAS (www.columbiagasohio.com)
 SEWER: ON-SITE SEPTIC TREATMENT
 TELEPHONE: FRONTIER (www.frontier.com)
 WATER: DEL-CO WATER COMPANY (www.delco.org)

DEVELOPMENT PROPOSAL
 CURRENT LAND USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
 ACCESS: SINGLE ACCESS DRIVE OFF OF WORTHINGTON ROAD
 PROPOSED AREA IN ROW/CAD: 2.801 ACRES
 PROPOSED NET DENSITY: ONE (1) DWELLING UNIT PER 4.635 ACRES
 NUMBER OF PHASES: ONE (1)

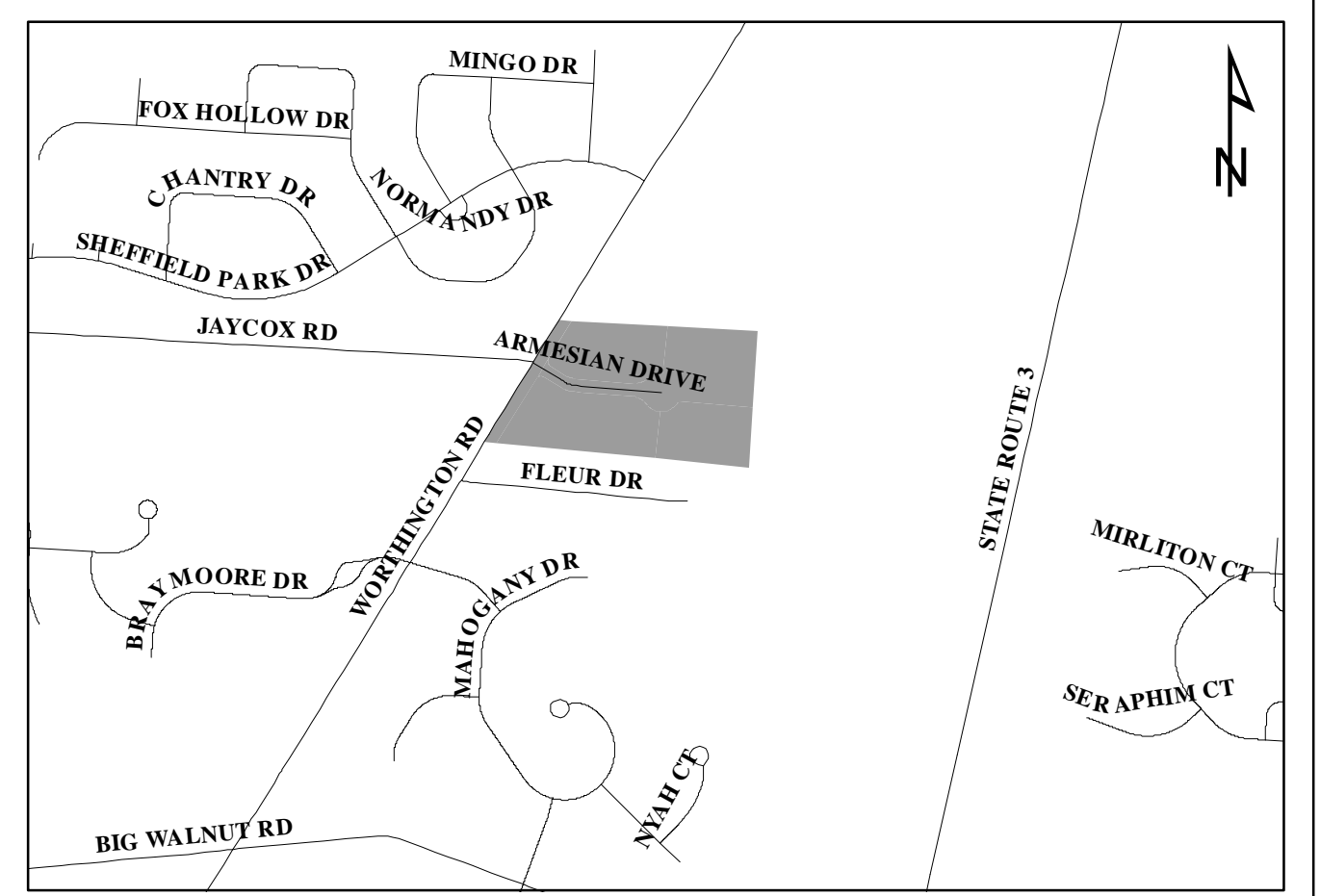
NOTES
 DRAINAGE: Within the areas of land designated
 "Drainage Easement" an easement is hereby reserved for
 the maintenance of drainage facilities, including but not
 limited to ditches, swales and subsurface drainage for the
 benefit and use of the public. Development and future use
 of these lot(s) shall not create obstructions to the flow of
 water within the easement.
 Driveway may cross easement if an appropriate culvert is
 maintained to allow natural flow of water.

DRIVE CULVERT: The existing driveway culvert
 condition is unknown, a drive permit may be required in
 the future, which may require improvements or
 replacement of the existing drive culvert.

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.

SIGHT DISTANCE: All obstructions within the required
 line of sight triangle have been marked onsite and will be
 removed during construction, per County Engineer's
 request.

EASEMENTS: All represented easements, not previously
 recorded, will be recorded with the Delaware County
 Recorder's Office before or at the time this lot split is
 recorded.



LOCATION MAP

LEGEND

- ROAD CENTERLINE
- SITE

0 500 1,000 2,000 Feet
 1 inch = 1,000 feet

The owners, their successors, heirs or assigns of the herein delineated lots agree said lot(s) shall be connected to said central sewer. Acceptance of title to a delineated lot shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included to title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of installation and connection.

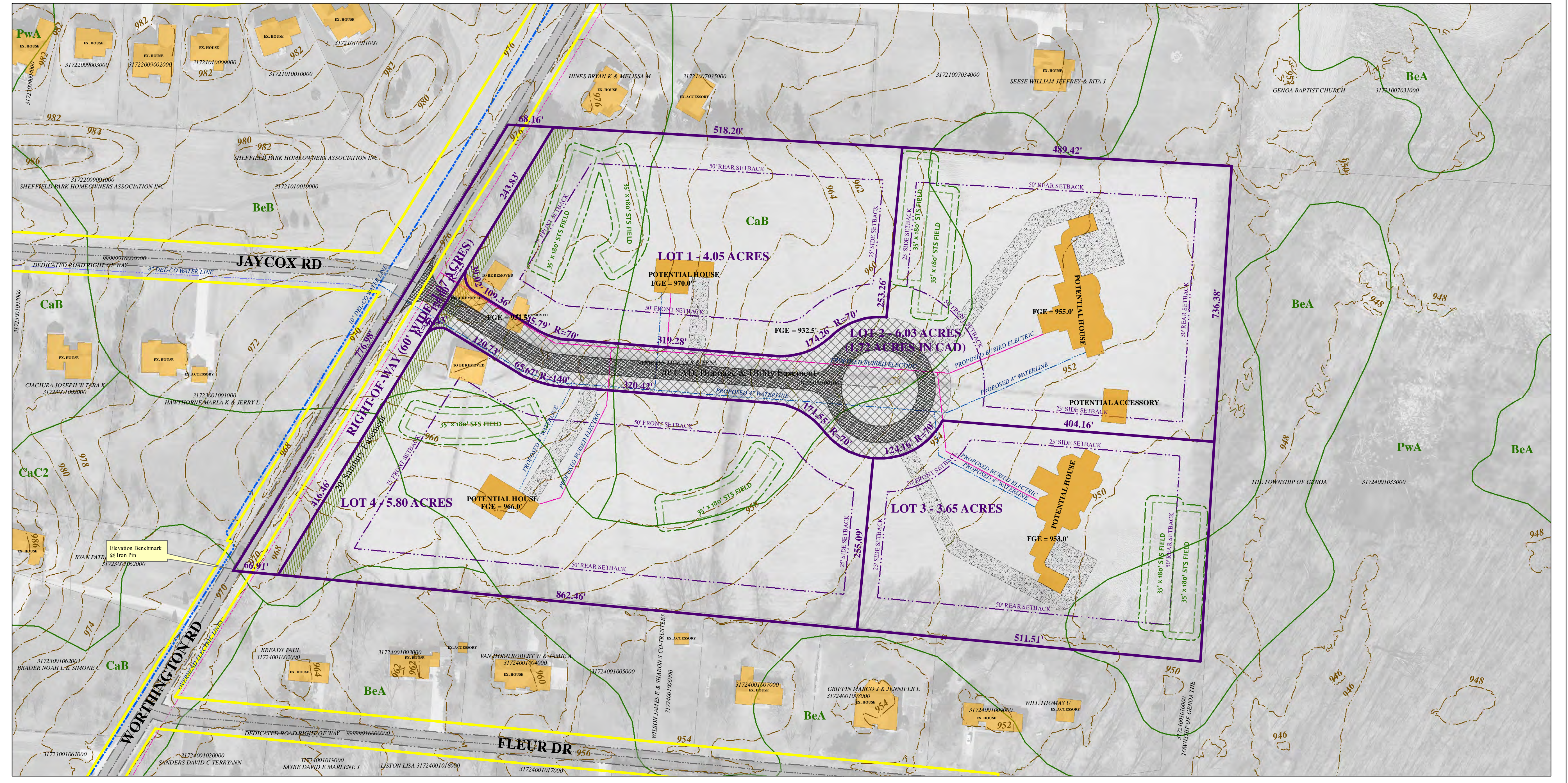
The proposed sewage treatment system (STS) area(s) complies with §3701-29 of the Ohio Administrative Code. Unless otherwise noted, all STS have been evaluated as a septic tank with aerator to mound system design. Alternative designs may be feasible as deemed appropriate by the designer and/or DGH. Designer plan for septic system must be approved by the DGH. Driveway and utility locations through lots are not to run over proposed sewage treatment areas (primary or secondary) unless alternative areas are approved by the DGH. Trees falling within STS area(s) must be clear-cut before installation.

Prior to any additional buildings on the site, the owner must coordinate with the DGH to determine that the approved on-site STS area (primary & secondary) are compatible with the owners desired construction and excavation plans. Depending on final house and plumbing elevations, pumps may be required for delivering sewage effluent to STS areas. If proposed STS discharges off the property an easement shall be obtained to point of discharge.

The owners, their successors, heirs or assigns of the herein delineated lot agree that when a central sewage system becomes available, said lot(s) shall be connected to said central sewer. Acceptance of title to a delineated lot shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included to title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of installation and connection.

Complete Soil Report on file with the Delaware General Health District (DGH).

DISCLAIMER
 Aerial photography, soil types and property owner information were provided by OGRIP and the Delaware County Auditor's Office. Plan 4 Land, LLC and its employees are not responsible for damage to or injury from, under and/or above ground utilities. Always call the Ohio Utility Protection Service (OUPS) at 811 before digging. Production rights reserved by Plan 4 Land, LLC.



Know what's below.
 Call before you dig.
811

COMMON ACCESS DRIVEWAY SUBDIVISION
 4 LOTS ON 21.34 ACRES
 WWW.PLAN4LAND.COM
Plan 4 Land
 GENOA TOWNSHIP, OHIO 43082