RIVERWOOD FARM CAD

LIBERTY AND ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO **FARM LOTS** 5, 6, 7, 8, 9, AND 10, SECTION 4, TOWNSHIP 3, RANGE 19 (LIBERTY TOWNSHIP) FARM LOTS 13, 14, AND 17, SECTION 3, TOWNSHIP 3, RANGE 18 (ORANGE TOWNSHIP) **UNITED STATES MILITARY LANDS** 2021

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 feet (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 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. Any established homes or lots prior to these plans may opt—out of the connection 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 Powell 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" or "Utility Easement". 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 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 easements 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 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 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

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

A designed sewage treatment system plan will be required prior to

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 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.

outlet if located on this property must be maintained at all times.

Proposed building pads, size of homes, and finished grades elevations have not been determined for lots 1-4. Individual lot plot plans will be prepared for future construction of homes.

ZONING:

The property is Zoned as FR-1.

FLOOD PLAIN:

All lots are located in Flood Zone "X" per Flood Insurance Rate Map Panel

JAMES KLINGBEIL SR 1000 W POWELL ROAD POWELL, OHIO 43065

JAMES KLINGBEIL JR. 1020 W POWELL ROAD POWELL, OHIO 43065

1220 W POWELL ROAD

REAR:

FRONT: 60' (From centerline of roadway) 25' SIDE:

60' (From R/W)

80' (15' Accessory)

A sub—surface drainage system may exist on this site. The system and/or

No. 39041C0241K, dated April 16, 2009.

880 KING AVENUE

(614) 299-2992 (Fax) www.EPFERRIS.com

(614) 299-2999

COLUMBUS, OHIO 43212

<u>OWNERS:</u>

POWELL ROAD HOLDINGS, LLC POWELL, OHIO 43065

SETBACKS:

REAR: 60' (15' Accessory)

ORANGE TOWNSHIP: FRONT:

consistent with or compatible with the owner's desired site plan.

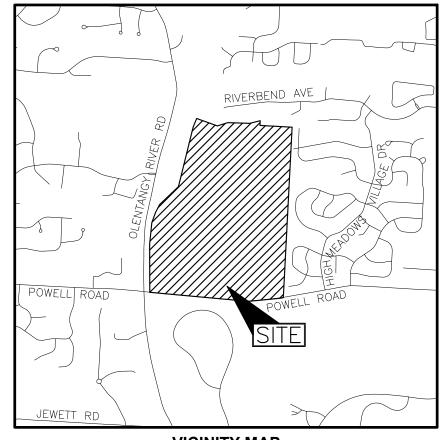
locations, and building envelopes.

LIBERTY TOWNSHIP | ORANGE TOWNSHIP TOTAL OVERALL ACREAGE 99.453 ACRES 111.969 ACRES 211.422 ACRES JAMES KLINGBEIL SR. 14.054 ACRES 14.054 ACRES JAMES KLINGBEIL JR. 0.383 ACRES 12.190 ACRES 12.573 ACRES POWELL ROAD HOLDINGS, LLC 93.899 ACRES 65.692 ACRES 159.591 ACRES DEDICATED RIGHT-OF-WAY 0.018 ACRES 0.065 ACRES 0.083 ACRES 5.163 ACRES 5.163 ACRES LOT 2 5.665 ACRES 5.665 ACRES LOT 3 5.602 ACRES 5.602 ACRES IOT 4 8.711 ACRES 8.711 ACRES TOTAL PLATTED 46.287 ACRES 51.851 ACRES 5.564 ACRES NOTE: THERE IS 4.688 ACRES WITHIN THE CAD, 0.383 ACRES BEING IN LIBERTY TOWNSHIP AND 4.305 ACRES BEING IN ORANGE TOWNSHIP

ACREAGE BREAKDOWN:

LINE TABLE			LINE TABLE			
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	
L1	60.31'	N10°46'21"W	L10	85.27	N80*59'21"E	
L2	141.12	N84°19'35"E	L11	154.64'	N66*56'52"E	
L3	294.29'	S04°44'40"W	L12	72.73'	N79*59'42"E	
L4	84.35'	N89°59'10"E	L13	146.20'	N03°09'03"W	
L5	60.00'	S85*15'20"E	L14	210.02	N03°16'32"E	
L6	87.94'	S04°52'44"W	L15	63.83'	N10°46'21"W	
L7	92.51'	S34°00'23"W	L16	16.43'	N04*52'44"E	
L8	112.48	N04°52'44"E	L17	74.53'	N08°51'40"W	
L9	60.95'	N37°17'36"E				

CURVE TABLE									
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD				
C1	739.97'	30°20'56"	391.95	N05°45'50"E	387.39				
C2	557.76	11°20'53"	110.47	N24°18'25"E	110.29				
С3	284.75	40°18'38"	200.34	N02°25'44"E	196.23'				
C4	1303.99	18*44'14"	426.44	N08*39'07"W	424.54'				
C5	288.01'	11*38'56"	58.56'	S21°08'42"W	58.45'				
C6	679.97	34*26'09"	408.68	S11*53'17"W	402.55'				
C7	844.81	15°31'00"	228.79	S04°15'26"E	228.09'				
C8	288.01'	22*59'54"	115.61	N03°49'17"E	114.83'				
С9	288.01'	15'03'04"	75.66'	N11°08'30"W	75.44'				
C10	845.29'	8*02'54"	118.74	N16°02'49"W	118.64				
C11	607.36	14*48'10"	156.92'	N00°35'40"E	156.48'				
C12	679.97	4*21'41"	51.76'	N07*30'38"W	51.75'				



VICINITY MAP NOT TO SCALE

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT FOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION, AND SURVEYING STANDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC, ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE 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 ENGINEER

DELAWARE COUNTY APPROVALS

THE DELAWARE COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

COUNTY ENGINEER, DELAWARE COUNTY, OHIO DATE

REVISIONS Consulting Civil Engineers and Surveyors

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN

JOB NO.:	1163.004	
DESIGNED BY:		
DRAWN BY:	JEC	
CHECKED BY:	CLL	
APPROVED BY:		
DATE:	04/05/2021	

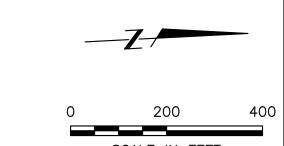
PLAN NOTES & DATA

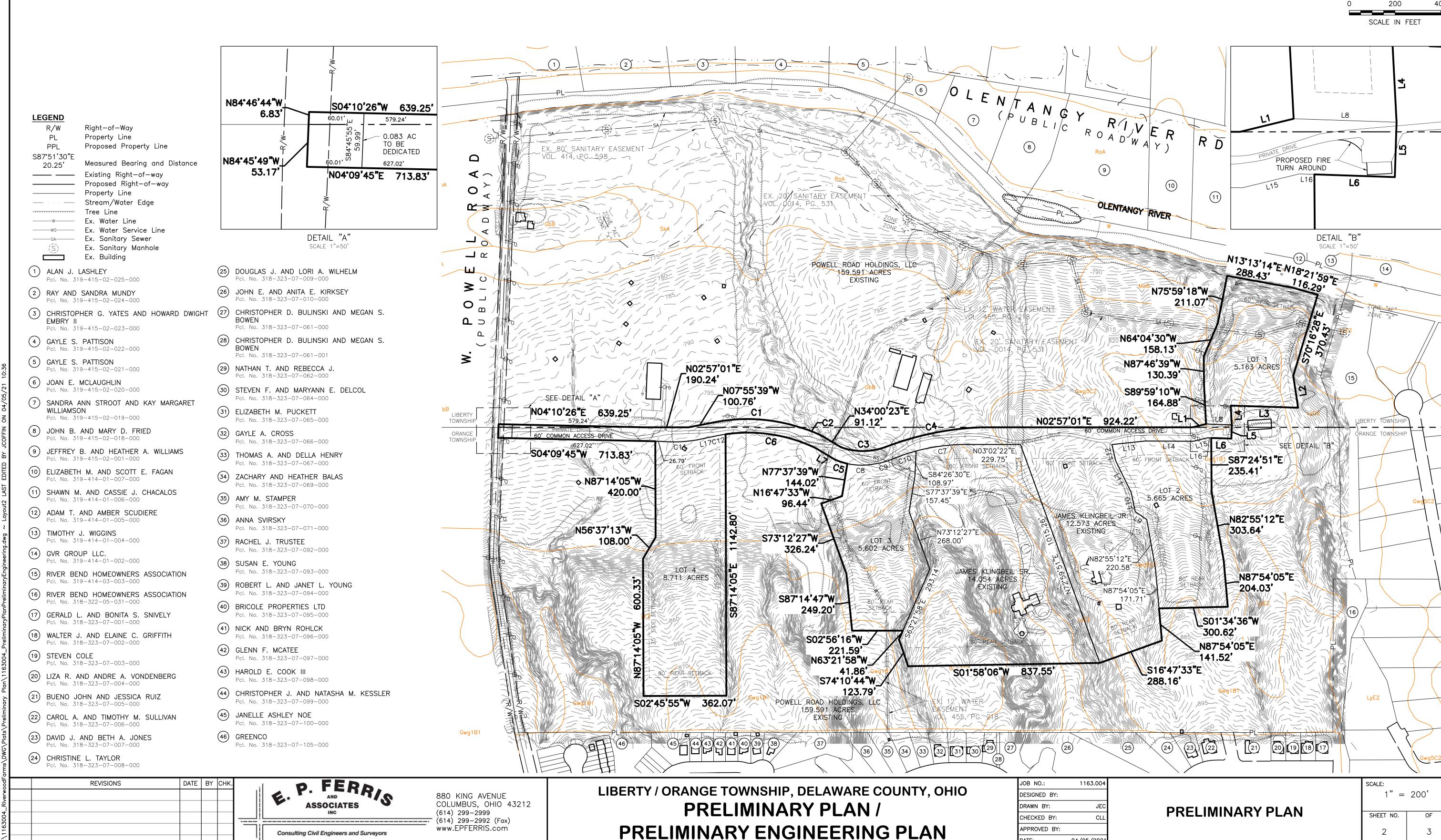
SHEET NO.

SCALE:

RIVERWOOD FARM CAD

LIBERTY AND ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO 2021

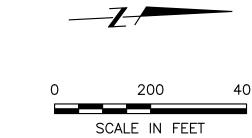


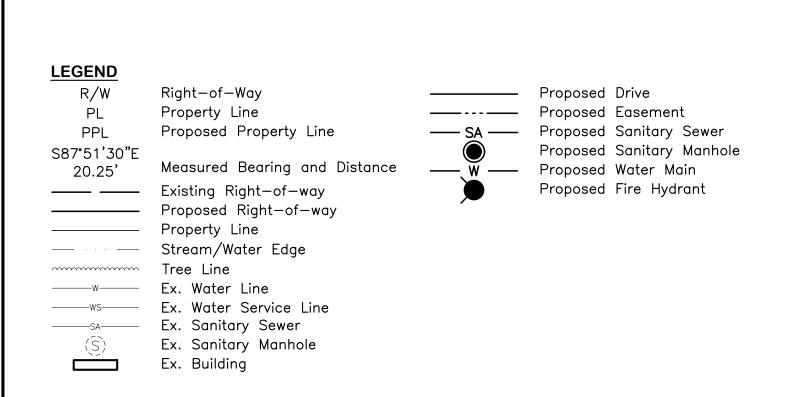


Consulting Civil Engineers and Surveyors

RIVERWOOD FARM CAD

LIBERTY AND ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO 2021





- (1) ALAN J. LASHLEY Pcl. No. 319-415-02-025-000
- (2) RAY AND SANDRA MUNDY
- (3) CHRISTOPHER G. YATES AND HOWARD DWIGHT Pcl. No. 319-415-02-023-000
- (4) GAYLE S. PATTISON Pcl. No. 319-415-02-022-000
- Pcl. No. 319-415-02-021-000
- (6) JOAN E. MCLAUGHLIN
- (7) SANDRA ANN STROOT AND KAY MARGARET Pcl. No. 319-415-02-019-000
- (8) JOHN B. AND MARY D. FRIED Pcl. No. 319-415-02-018-000
- (9) JEFFREY B. AND HEATHER A. WILLIAMS
- (10) ELIZABETH M. AND SCOTT E. FAGAN Pcl. No. 319-414-01-007-000
- (11) SHAWN M. AND CASSIE J. CHACALOS Pcl. No. 319-414-01-006-000
- (12) ADAM T. AND AMBER SCUDIERE Pcl. No. 319-414-01-005-000
- (13) TIMOTHY J. WIGGINS
- Pcl. No. 319-414-01-004-000
- (14) GVR GROUP LLC. Pcl. No. 319-414-01-002-000
- (15) RIVER BEND HOMEOWNERS ASSOCIATION
- (16) RIVER BEND HOMEOWNERS ASSOCIATION Pcl. No. 318-322-05-031-000
- (17) GERALD L. AND BONITA S. SNIVELY Pcl. No. 318-323-07-001-000
- (18) WALTER J. AND ELAINE C. GRIFFITH
- (19) STEVEN COLE
- (20) LIZA R. AND ANDRE A. VONDENBERG Pcl. No. 318-323-07-004-000

Pcl. No. 318-323-07-003-000

- (21) BUENO JOHN AND JESSICA RUIZ
- (22) CAROL A. AND TIMOTHY M. SULLIVAN
- (23) DAVID J. AND BETH A. JONES Pcl. No. 318-323-07-007-000
- (24) CHRISTINE L. TAYLOR Pcl. No. 318-323-07-008-000

- DOUGLAS J. AND LORI A. WILHELM
 Pcl. No. 318-323-07-009-000
- JOHN E. AND ANITA E. KIRKSEY Pcl. No. 318-323-07-010-000
- (27) CHRISTOPHER D. BULINSKI AND MEGAN S. Pcl. No. 318-323-07-061-000
- (28) CHRISTOPHER D. BULINSKI AND MEGAN S. Pcl. No. 318-323-07-061-001
- NATHAN T. AND REBECCA J. Pcl. No. 318-323-07-062-000
- (30) STEVEN F. AND MARYANN E. DELCOL Pcl. No. 318-323-07-064-000
- (31) ELIZABETH M. PUCKETT Pcl. No. 318-323-07-065-000
- 32 GAYLE A. CROSS Pcl. No. 318-323-07-066-000
- (33) THOMAS A. AND DELLA HENRY
- Pcl. No. 318-323-07-067-000 (34) ZACHARY AND HEATHER BALAS

Pcl. No. 318-323-07-069-000

Pcl. No. 318-323-07-070-000

- AMY M. STAMPER
- (36) ANNA SVIRSKY
- Pcl. No. 318-323-07-071-000
- (37) RACHEL J. TRUSTEE Pcl. No. 318-323-07-092-000
- (38) SUSAN E. YOUNG Pcl. No. 318-323-07-093-000
- (39) ROBERT L. AND JANET L. YOUNG Pcl. No. 318-323-07-094-000

Pcl. No. 318-323-07-097-000

Pcl. No. 318-323-07-098-000

Pcl. No. 318-323-07-099-000

- (40) BRICOLE PROPERTIES LTD Pcl. No. 318-323-07-095-000
- (41) NICK AND BRYN ROHLCK
- Pcl. No. 318-323-07-096-000 GLENN F. MCATEE
- (43) HAROLD E. COOK III
- (44) CHRISTOPHER J. AND NATASHA M. KESSLER

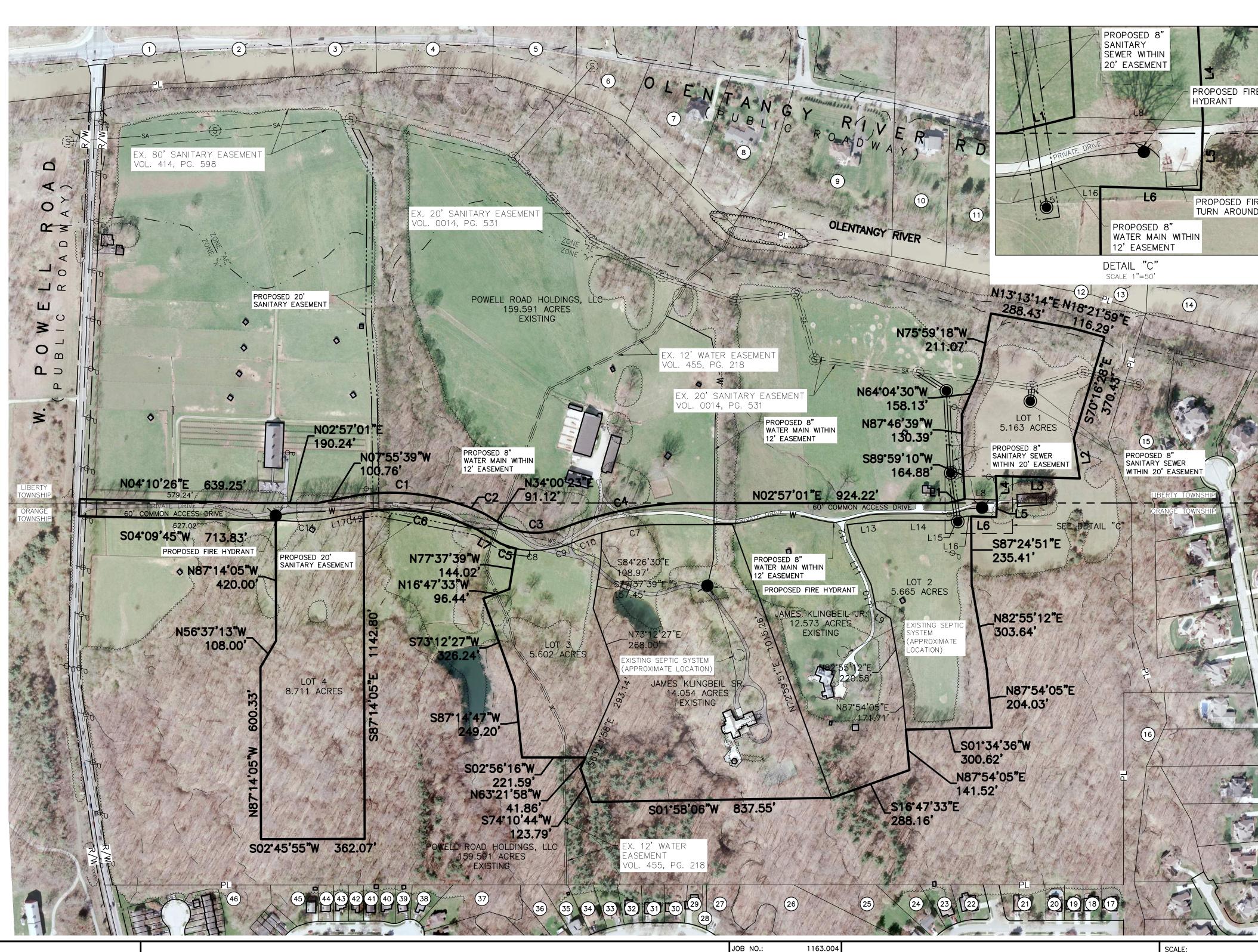
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- (45) JANELLE ASHLEY NOE
- Pcl. No. 318-323-07-100-000
- (46) GREENCO Pcl. No. 318-323-07-105-000



REVISIONS (614) 299-2992 (Fax) Consulting Civil Engineers and Surveyors

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN

DESIGNED BY: **COMPOSITE UTILITIES PLAN** CHECKED BY: APPROVED BY:

1" = 200'SHEET NO.