

NOTES

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE DELAWARE COUNTY ENGINEER, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMEND FINISH FLOOR ELEVATIONS, AND/OR LOT GRADING PLANS. SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES ARE CONSIDERED PART OF THIS APPROVAL OF THIS SUBDIVISION AND ARE INCORPORATED INTO THE FINAL PLAT PLANS REQUIRED WITH THE BUILDING PERMIT.

ROOF DOWN SPOUT, BASEMENT SUMP PUMP, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS (AND SEWAGE SYSTEMS) IS PROHIBITED.

STREET IMPROVEMENTS WITHIN DEDICATED RIGHTS OF WAY WILL NOT BE FORMALLY ACCEPTED BY THE COUNTY OF DELAWARE FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

DRAINAGE EASEMENTS ARE GRANTED FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE STORM SEWER SYSTEM AND EMERGENCY FLOOD ROUTING.

NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN DEDICATED RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS, EASEMENTS, WATER LINE EASEMENTS & DRAINAGE EASEMENTS. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR UTILITY EASEMENTS, EASEMENTS, WATER LINE EASEMENTS & DRAINAGE EASEMENTS.

ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE COUNTY COMMISSIONERS.

THE DIMENSIONS OF THE LOTS AS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS.

NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

DEVIATION IN THE HOUSE LOCATIONS AND LOCATION AND DESIGN OF HOUSEHOLD SEWAGE SYSTEMS SHOWN ON DEVELOPMENT PLANS ON FILE WITH THE DELAWARE COUNTY GENERAL HEALTH DISTRICT MAY BE ALLOWED IF ALTERNATE LOCATIONS AND DESIGNS ARE SUBMITTED TO, COORDINATED WITH, AND APPROVED BY BUILDING, ZONING AND HEALTH AUTHORITIES.

OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THESE LOTS AGREE WHEN A CENTRAL SANITARY SEWER BECOMES AVAILABLE, THE LOT SHALL BE CONNECTED TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OR HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOTS.

WHERE INDICATED, SANITARY SEWER EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS AND SERVICE CONNECTIONS AND MAY BE CROSSED BY OTHER UTILITIES.

BENCH MARKS

BASIS OF BEARINGS

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011) ESTABLISHED IN THE AREA OF THE TRACT BY GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING OCTOBER 2017, WITH THE CENTERLINE OF STATE ROUTE 61 HAVING A BEARING OF N 13°45'25" E.

SOURCE: ELEVATIONS ARE BASED ON NAVD 88 DATUM, ESTABLISHED BY A GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING OCTOBER 2017.

BM#1: A 1 INCH DIAMETER STEEL REBAR FOUND ALONG THE EAST SIDE OF S.R. 61, LOCATED 13.5 FEET NORTH OF THE NORTH EDGE OF A GRAVEL DRIVEWAY, 11.5 FEET EAST OF THE EAST EDGE OF PAVEMENT OF S.R. 61, 42.8 FEET SOUTH OF A SQUARE CATCH BASIN, AND 22.5 FEET WEST OF AN 8 INCH DIAMETER OAK TREE.

ELEVATION: 1007.88

BM#2: THE NORTHWESTERN MOST CORNER OF A CONCRETE WING WALL, LOCATED ALONG THE EAST SIDE OF S.R. 61, 570 FEET NORTH OF A GRAVEL DRIVEWAY, BEING 5.0 FEET EAST OF THE EASTERN EDGE OF PAVEMENT OF S.R. 61, 92.2 FEET SOUTH OF A TELEPHONE PULL BOX, AND 48.3 FEET EAST OF A CONCRETE BOX CULVERT.

ELEVATION: 999.53

BM#3: THE RIM OF A TELEPHONE MANHOLE LOCATED ALONG THE EAST SIDE OF S.R. 61, BEING 22.5 EAST OF THE EASTERN EDGE OF PAVEMENT OF S.R. 61, 19.5 EAST OF A SIGN, AND 95.5 FEET SOUTHEAST OF A POWER POLE.

ELEVATION: 1018.14

TOPOGRAPHY

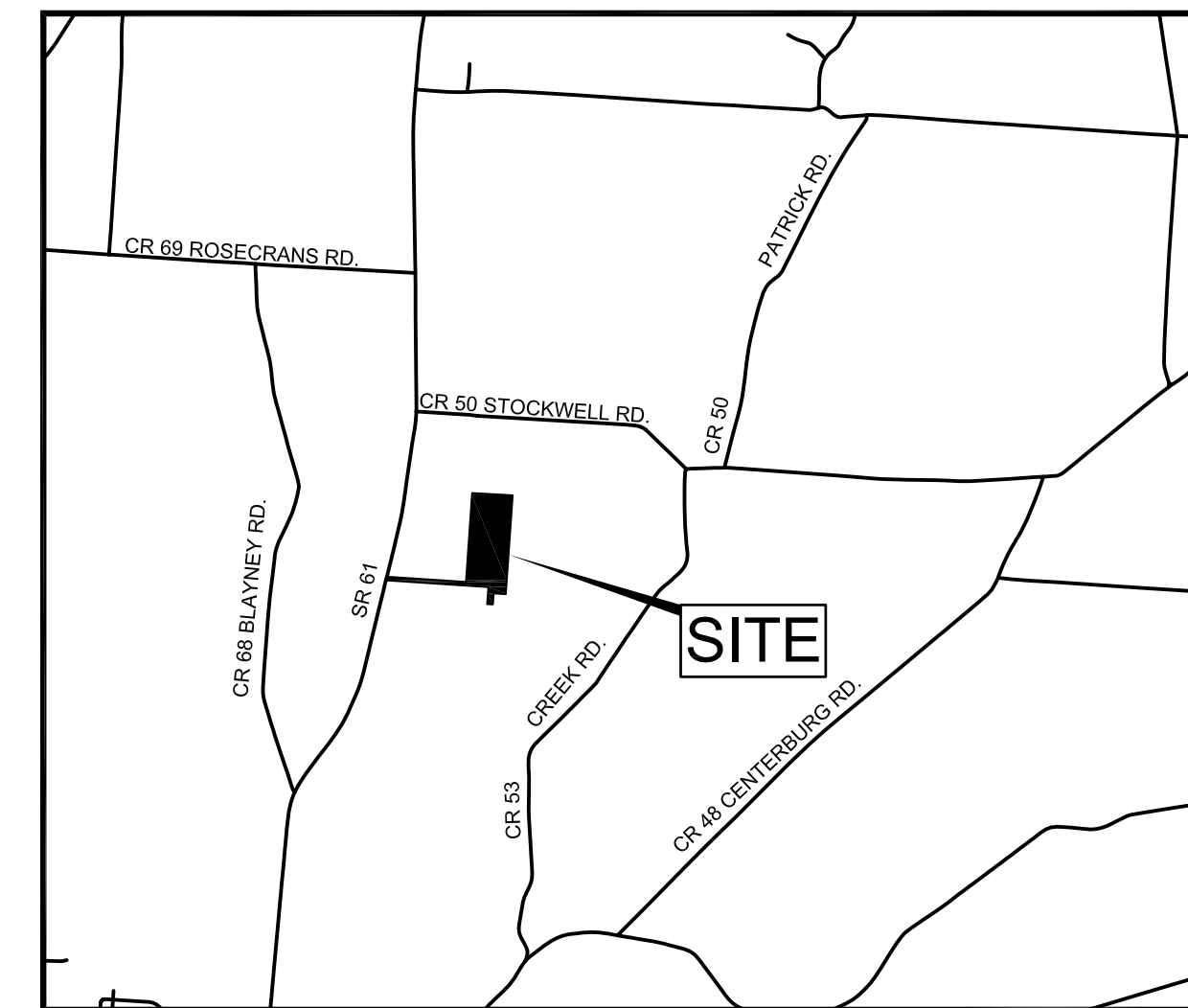
ONE HUNDRED AND LARGER SCALE ELEVATIONS / CONTOUR LINES ARE FROM THE DELAWARE COUNTY GEOGRAPHIC INFORMATION SYSTEM (DALIS).

BUILDING LINES

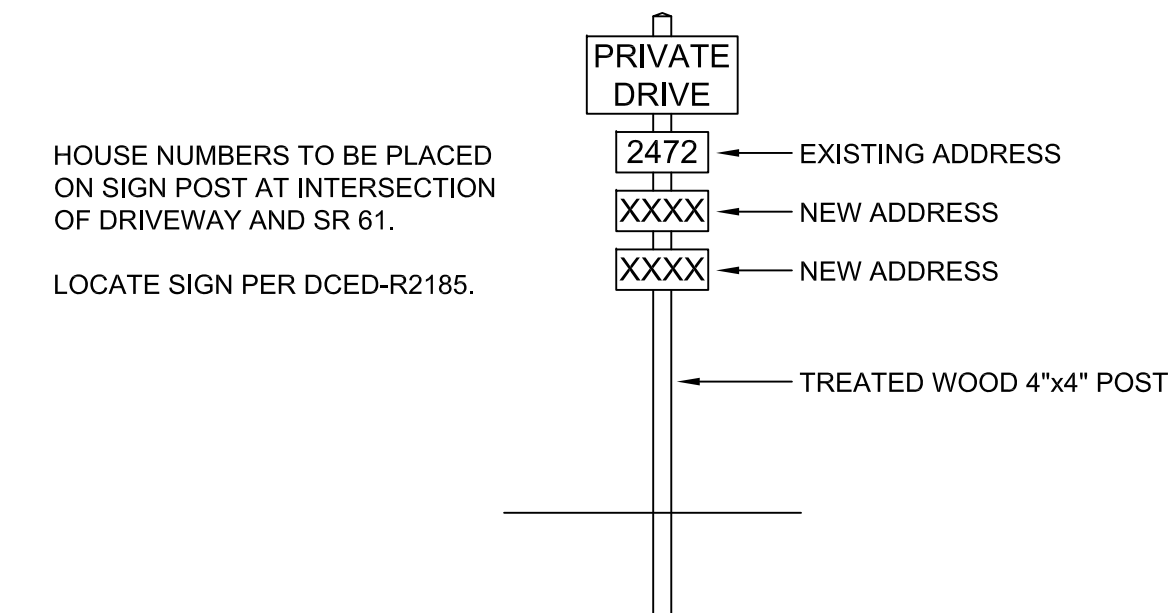
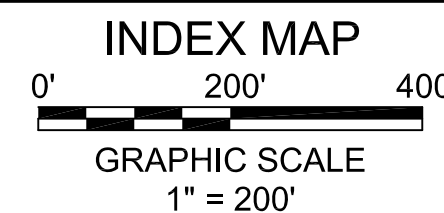
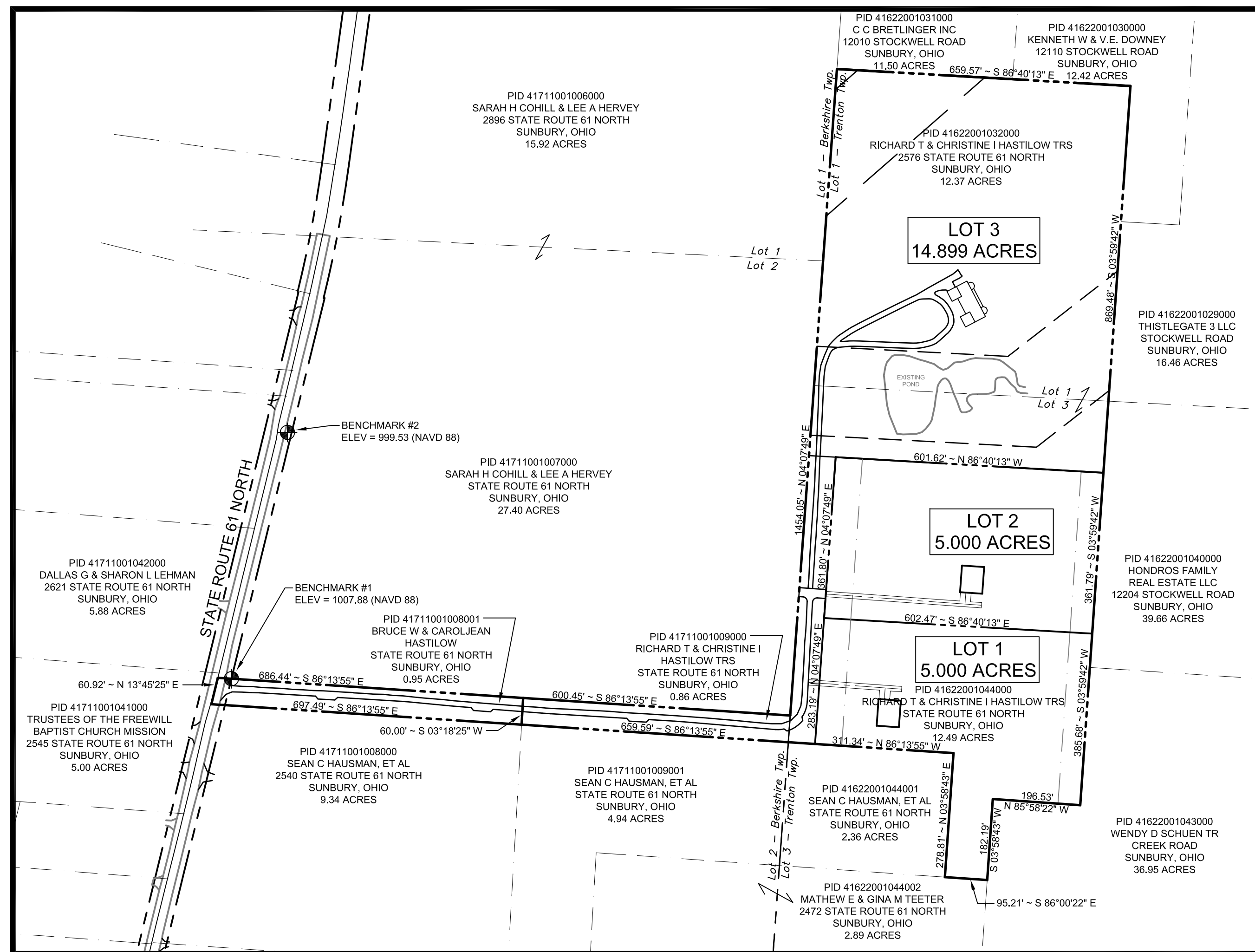
60' FRONT 25' SIDES 50' REAR

HASTILOW SUBDIVISION COMMON ACCESS DRIVE

PART OF LOT 2 IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 17 WEST, USML, BERKSHIRE TOWNSHIP AND PART OF LOTS 1 & 3, SECTION 2, TOWNSHIP 4 NORTH, RANGE 16 WEST, USML, TRENTON TOWNSHIP DELAWARE COUNTY, OHIO DECEMBER 29, 2017



LOCATION MAP NO SCALE



GENERAL SUMMARY

Table with 2 columns: PROPERTY CHARACTERISTIC and VALUE. Includes rows for TOTAL ACRES (25.852 AC), NUMBER OF LOTS (3), GROSS DENSITY (0.116 DWELLING UNIT/ACRE), CAD AREA (1.864 AC), NET DENSITY (0.125 DWELLING UNIT/ACRE), ZONING (FR-1), and MINIMUM LOT SIZE (5.00 AC).

FLOODPLAIN

THE SUBDIVISION IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE THE 500 YEAR FLOOR PLAIN ON FEMA FLOOD INSURANCE RATE MAP 39041C0163K, DELAWARE COUNTY, OHIO, PANEL 163 OF 295, EFFECTIVE DATE APRIL 16, 2009.

OWNER/DEVELOPER:

HASTILOW FAMILY TRUST ATTN: RICHARD T. HASTILOW 6446 EVANS ROAD NEW ALBANY, OHIO 43054 PHONE: 614.855.7626

SHEET INDEX

- 1 TITLE SHEET
2 PRE-DEVELOPMENT PLAN
3 DEVELOPMENT PLAN



PRELIMINARY NOT FOR CONSTRUCTION

KRAMER ENGINEERS 394 OAK STREET COLUMBUS, OHIO 43215 V: 614.233.6911 F: 614.233.6914

REGISTERED ENGINEER'S SIGNATURE AND SEAL

12/29/2017 DATE

