

# COUNTRYME LAND SPECIALISTS LTD

## HOWARD ROAD, SUNBURY, OHIO 43074



# Plan 4 Land NO-PLAT APPROVAL (NPA) LOT SPLIT DEVELOPMENT PLAN

WWW.PLAN4LAND.NET



**PROPERTY INFORMATION**  
 Jurisdiction: Brown Township, Delaware County  
 Property Address: Howard Road, Sunbury, Ohio 43074  
 Nearest Intersection(s): 1,700' south of Pugh Rd, 2,280' west of N Three B's & K Rd  
 Parcel Nos.: 518-400-01-029-003

**ENVIRONMENTAL HEALTH**  
 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 DCHD. Designer plan for septic system must be approved by the DCHD. 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 DCHD. 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 DCHD 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.

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 (DCHD). Report completed by Soil Scientist Mitch Strain on January 10, 2019.

**ZONING**  
 Zoning District: FR-1 Farm Residence District  
 Current setbacks are shown to demonstrate compliance today. All construction must be compliant with the then current Zoning Resolution.

**DRAINAGE & ACCESS**  
 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.

**BE ADVISED:** Aerial Photography indicates the presence of a subsurface drainage system on the property. Consult with the Delaware Soil and Water Conservation District prior to construction.

**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.

**DISCLAIMER:** Data provided by OGRIP, the Delaware County Auditor's Office and verified by survey completed by Cambell Surveying, 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.

**APPROVALS:**

*Suzanne Rhea* 7/13/2020  
 Brown Township Zoning Officer  
 Date  
*Daniel M. Bore* 7/13/2020  
 Delaware Soil & Water Conservation District  
 Date  
*Heather Stark* 7/13/2020  
 Delaware General Health District  
 Date

Delaware County Sanitary Engineer's Office  
 Date  
 Delaware County Engineer's Office  
 Date

**Legend**

- MEASUREMENT
- PROPOSED LOT SPLITS
- TOPOGRAHY
- PERMITTED BUILDING ENVELOPE
- POTENTIAL UTILITIES
- POTENTIAL WATER
- POTENTIAL HOUSES
- EXISTING BUILDINGS
- POTENTIAL STS SITES
- CENTRALINE OF ROAD
- EXISTING DEL.CO WATERLINE
- EXISTING PROPERTY LINES
- PROPOSED GRADING
- EXISTING RIGHT-OF-WAY
- EXISTING DRAINAGE EASEMENT
- 20' DRAINAGE EASEMENT
- 30' HIGHWAY EASEMENT
- 12' DEL.CO WATER EASEMENT
- 20' SANITARY EASEMENT
- POTENTIAL DRIVEWAY
- EXISTING ROAD PAVEMENT
- SOIL TYPES
- 100-YEAR FLOODPLAIN
- FLOODWAY
- DRAINAGE COURSE

**ELEVATION BENCHMARK**  
 MAG NAIL = 952.02'

