



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

SUBDIVISION APPLICATION

rev. 09/24/2013

Lot Split Preliminary Final

PROPERTY OWNER

Name GRAND COMMUNITIES
Address 6602 E. 75th St. Suite 400 Indianapolis IN 46250
Daytime Phone (317) 489-2096 Email mbridwell@fisherhomes.com

APPLICANT

Name SAME AS ABOVE (PROPERTY OWNER)
Address
Daytime Phone Email

ENGINEER (Must be Registered Professional Engineer in the State of Ohio)

Name & Company CIVIL ENVIRONMENTAL CONSULTANT
Address 250 OLD WILSON BRIDGE SUITE 250 WASHINGTON OH 43085
Daytime Phone (614) 545-1269 Email KRISTI.BBURKHART@CFCINC.COM
Ohio Registration Number 74701

Location of Subject Property west side of GENDER ROAD
Subdivision Name Villages at Westchester SEC 12 PHASE 2 PART 3
Number of Acres 8.067 Number of Buildable Lots 25 Reserve Lots 0

The submitted subdivision application shall conform with Chapter 1121 of the Canal Winchester Subdivision Regulations.

I certify that the information provided with this application is correct and accurate to the best of my ability.

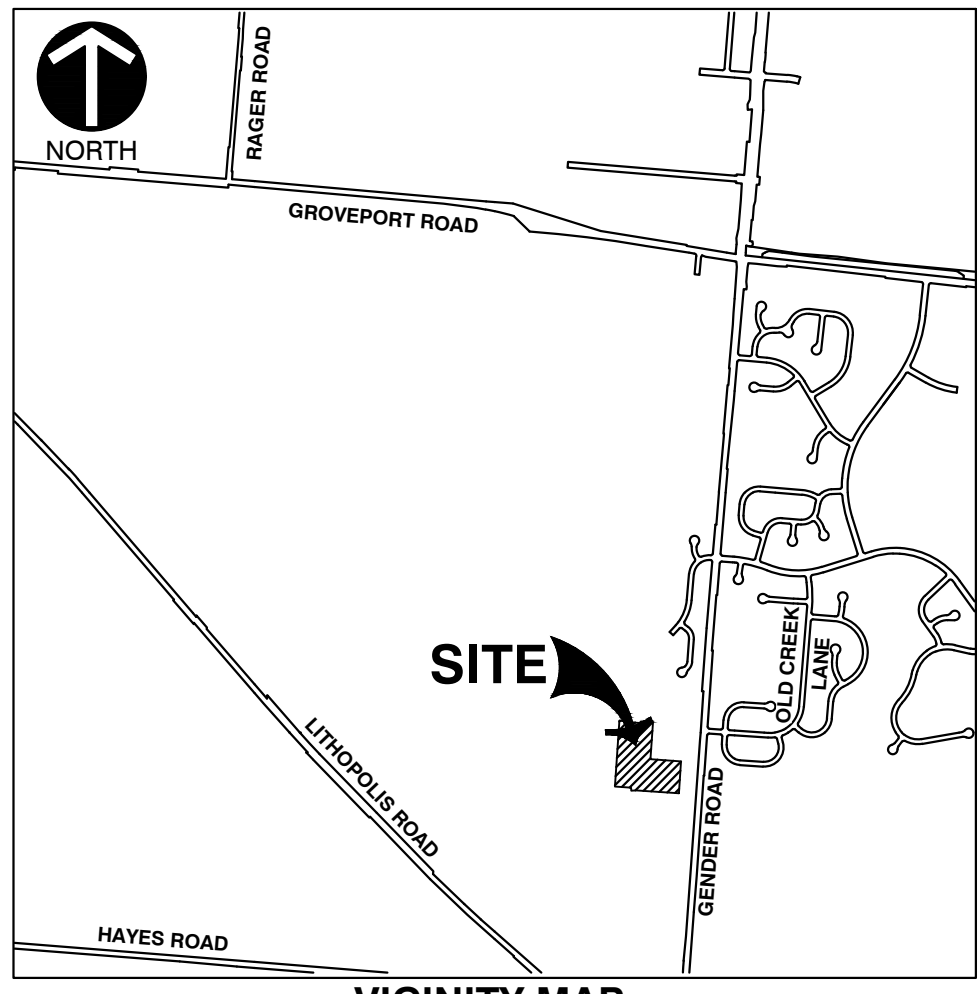
Property Owner's or Authorize Agent's Signature Date 5-15-18

DO NOT WRITE BELOW THIS LINE

Date Received: 5/15/18 Fee: \$ 450.00 Tracking Number: FS-18-003
P&Z Public Hearing: 6/11/18 Council Public Hearing:
Recommendation Approval Denial Action Approval Denial
Expiration Date: Council Ordinance No.:

# THE VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,  
SECTION 36, TOWNSHIP 11, RANGE 21 CONGRESS LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND LOCATED IN SECTION 36, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, CONTAINING 8.067 ACRES OF LAND, MORE OR LESS, SAID 8.067 ACRES BEING OUT OF THAT 24.258 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD OF RECORD IN INSTRUMENT NO. 201512140174298, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, FISCHER DEVELOPMENT COMPANY, A KENTUCKY CORPORATION, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS **"THE VILLAGES AT WINCHESTER, SECTION 12, PHASE 2, PART 3"**, A SUBDIVISION CONTAINING LOTS NUMBERED 668-692 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF KONOLD COURT AND BARCLAY COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "SIDEWALK EASEMENT", OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LTD, TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LTD, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:**

GRAND COMMUNITIES, LLC  
(FKA GRAND COMMUNITIES, LTD)  
A KENTUCKY LIMITED PARTNERSHIP

BY: \_\_\_\_\_

TODD E. HUSS  
PRESIDENT

**COMMONWEALTH OF KENTUCKY  
COUNTY OF BOONE:**

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY GRAND COMMUNITIES, LTD., A KENTUCKY LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, FISCHER DEVELOPMENT COMPANY, BY AND THROUGH TODD E. HUSS, ITS PRESIDENT, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CHAIRMAN,  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CITY ENGINEER,  
CITY OF CANAL WINCHESTER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ORDINANCE NO. \_\_\_\_\_ RIGHTS-OF-WAY FOR KONOLD COURT AND BARCLAY COURT, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

\_\_\_\_\_  
MAYOR, CITY OF CANAL WINCHESTER

\_\_\_\_\_  
CLERK OF COUNCIL,  
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_ M.

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

**ZONING:**  
AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED "PLANNED UNIT DISTRICT (PUD)" - ADJOINING ZONING SHOWN ON SHEET 2

**BASIS OF BEARINGS:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON SOUTH 03° 55' 58" WEST FOR A PORTION OF THE CENTERLINE OF GENDER ROAD, AS DESCRIBED IN DEED TO GRAND COMMUNITIES LTD, OF RECORD IN INSTRUMENT NUMBER 201512140174298.

**SOURCE OF DATA:**  
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**  
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**  
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC".

**CERTIFICATION:**  
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

- I.P. FOUND
- ▲ MAG NAIL FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- △ MAG NAIL SET

MARK ALAN SMITH \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. S-8232

NO	DATE	DESCRIPTION

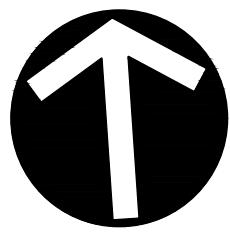
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**CITY OF CANAL WINCHESTER  
FRANKLIN COUNTY, OHIO**

DATE:	MAY 2018	DRAWN BY:	JEC
DWG SCALE:	N/A	CHECKED BY:	MJA
PROJECT NO:	162-287	APPROVED BY:	MAS

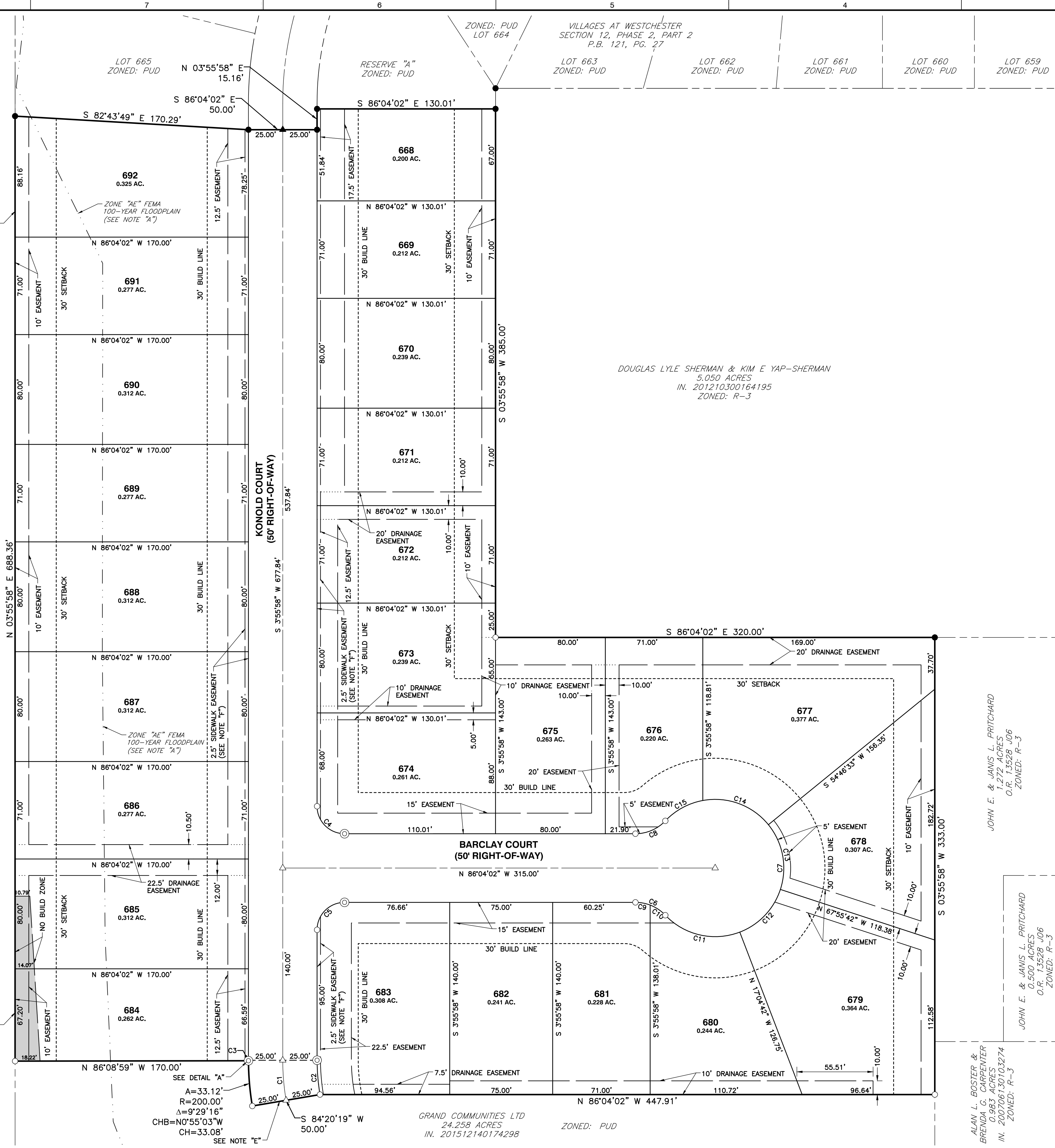
DRAWING NO.: **PLAT**  
SHEET 1 OF 2

F:\2016\162-287-Survey\Draw\162287-301-SUB-PV\_3.dwg (C:\Users\khamik\OneDrive\Documents) - LP: 5/21/2018 10:32 AM



NORTH

SCALE IN FEET  
0 40 80



**NOTE 'A':**

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, PART OF LOTS 684-692; HEREBY BEING PLATTED AS "THE VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3" ARE IN ZONE "AE" (AREAS OF 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED), AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0454K WITH EFFECTIVE DATE OF JUNE 17, 2008. THE REMAINING PORTIONS OF SAID "THE VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3", ARE IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT, AREAS OUTSIDE OF 0.2% CHANCE FLOODPLAIN).

IT IS THE INTENTION OF THE DEVELOPER OF SAID "THE VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3" TO APPLY TO FEMA FOR A REVISION AND/OR AMENDMENT TO SAID MAP NUMBER 39049C0454K. THE PROPOSED AMENDED FLOODPLAIN LINE IS SHOWN HEREON.

**NOTE 'B' - ACREAGE BREAKDOWN:**

Table with 2 columns: Description and Acreage. Rows include TOTAL ACREAGE (8.067 ACRES), ACREAGE IN LOTS 635-652 INCLUSIVE (6.793 ACRES), and ACREAGE IN RIGHT-OF-WAYS (1.274 ACRES).

**NOTE 'C':**

AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

**NOTE 'D':**

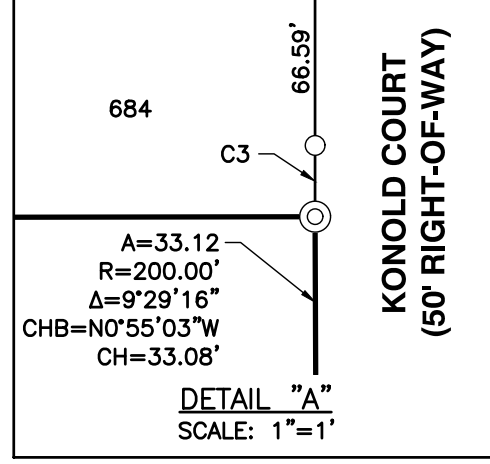
THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

**NOTE 'E':**

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE 'F':**

A PORTLAND CEMENT CONCRETE SIDEWALK, FOUR FEET IN WIDTH, SHALL BE CONSTRUCTED/INSTALLED BY THE BUILDER OF THE HOUSE ALONG THE STREET FRONTAGE OF EACH LOT IN "THE VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3". THE SIDEWALK SHALL BE LOCATED IN THE STREET RIGHT-OF-WAY OR THE STREET RIGHT-OF-WAY AND THE SIDEWALK EASEMENT AS SHOWN HEREON.



- Legend for field symbols: I.P. FOUND, MAG NAIL FOUND, I.P. SET, PERMANENT MARKER SET, MAG NAIL SET, NO BUILD ZONE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	175.00'	9°35'39"	29.30'	29.27'	N 00°51'52" W
C2	150.00'	9°35'39"	25.12'	25.09'	S 00°51'52" E
C3	200.00'	0°06'23"	0.37'	0.37'	N 03°52'46" E
C4	20.00'	90°00'00"	31.42'	28.28'	S 41°04'02" E
C5	20.00'	90°00'00"	31.42'	28.28'	S 48°55'58" W
C6	30.00'	46°34'03"	24.38'	23.72'	S 62°47'01" E
C7	50.00'	27°30'08"	238.36'	68.75'	N 03°55'58" E
C8	30.00'	46°34'03"	24.38'	23.72'	N 70°38'56" E
C9	30.00'	20°59'58"	11.00'	10.93'	N 75°34'03" W
C10	30.00'	25°34'05"	13.39'	13.28'	N 52°17'02" W
C11	50.00'	67°34'42"	58.97'	55.61'	N 73°17'21" W
C12	50.00'	50°51'00"	44.37'	42.93'	S 47°29'48" W
C13	50.00'	57°17'45"	50.00'	47.94'	S 06°34'34" E
C14	50.00'	61°12'07"	53.41'	50.91'	S 65°49'30" E
C15	50.00'	36°12'32"	31.60'	31.08'	N 65°28'11" E

REVISION RECORD table with columns for NO, DATE, and DESCRIPTION.

Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-698-6808 www.cecinc.com

CITY OF CANAL WINCHESTER FRANKLIN COUNTY, OHIO

Project information table including DATE (MAY 2018), DRAWN BY (JEC), CHECKED BY (MAS), and PROJECT NO. (162-287).

VILLAGES AT WESTCHESTER SECTION 12, PHASE 2, PART 3 PLAT SHEET 2 OF 2