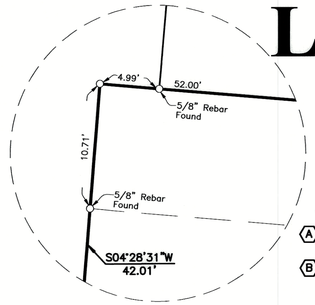
LAMPTON VILLAGE SECTION 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°05'09"W	11.02'
L2	N04°46'15"E	38.00'
L3	N04°46'15"E	116.74'
L4	S85°13'45"E	54.93'
L5	S50°11'01"E	20.00'
L6	S05°18'55"E	41.64'
L7	S03°43'53"W	76.34'
L8	S18°08'40"W	23.10'
L9	S01°58'49"W	82.11'
L10	S88°01'09"E	21.19'
L11	S01°58'49"W	38.76'
L12	S12°41'17"W	36.93'
L13	N85°14'45"W	65.48'
L14	N43°31'44"E	43.93'
L15	N85°59'19"W	27.47'
L16	S87°39'18"E	5.80'
L17	N55°03'08"W	79.32'
L18	S45°42'56"W	28.74'
L19	S26°46'53"E	24.18'
L20	N73°19'54"E	71.87'
L21	N04°46'15"E	31.53'
L22	N04°46'15"E	7.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S00°27'10"E	88.60'
L24	S20°28'14"W	61.98'
L25	S08°31'22"E	20.83'
L26	S16°40'47"W	21.72'
L27	N16°40'47"E	18.75'
L28	N08°31'22"W	89.15'
L29	N10°46'50"W	102.33'
L30	N32°11'54"W	96.89'
L31	N25°28'04"W	28.07'
L32	N19°46'15"W	73.98'
L33	N16°51'13"W	52.55'
L34	N25°07'33"W	111.70'
L35	S20°27'26"E	21.38'
L36	N02°14'47"W	22.47'
L37	N06°36'47"E	12.17'
L38	S05°30'15"W	11.69'
L39	N84°29'45"W	103.46'
L40	N03°33'02"W	96.89'
L41	N07°48'01"W	81.05'
L42	N68°02'42"W	38.49'
L43	S30°09'38"E	31.39'
L44	N85°13'45"W	37.53'



DETAIL

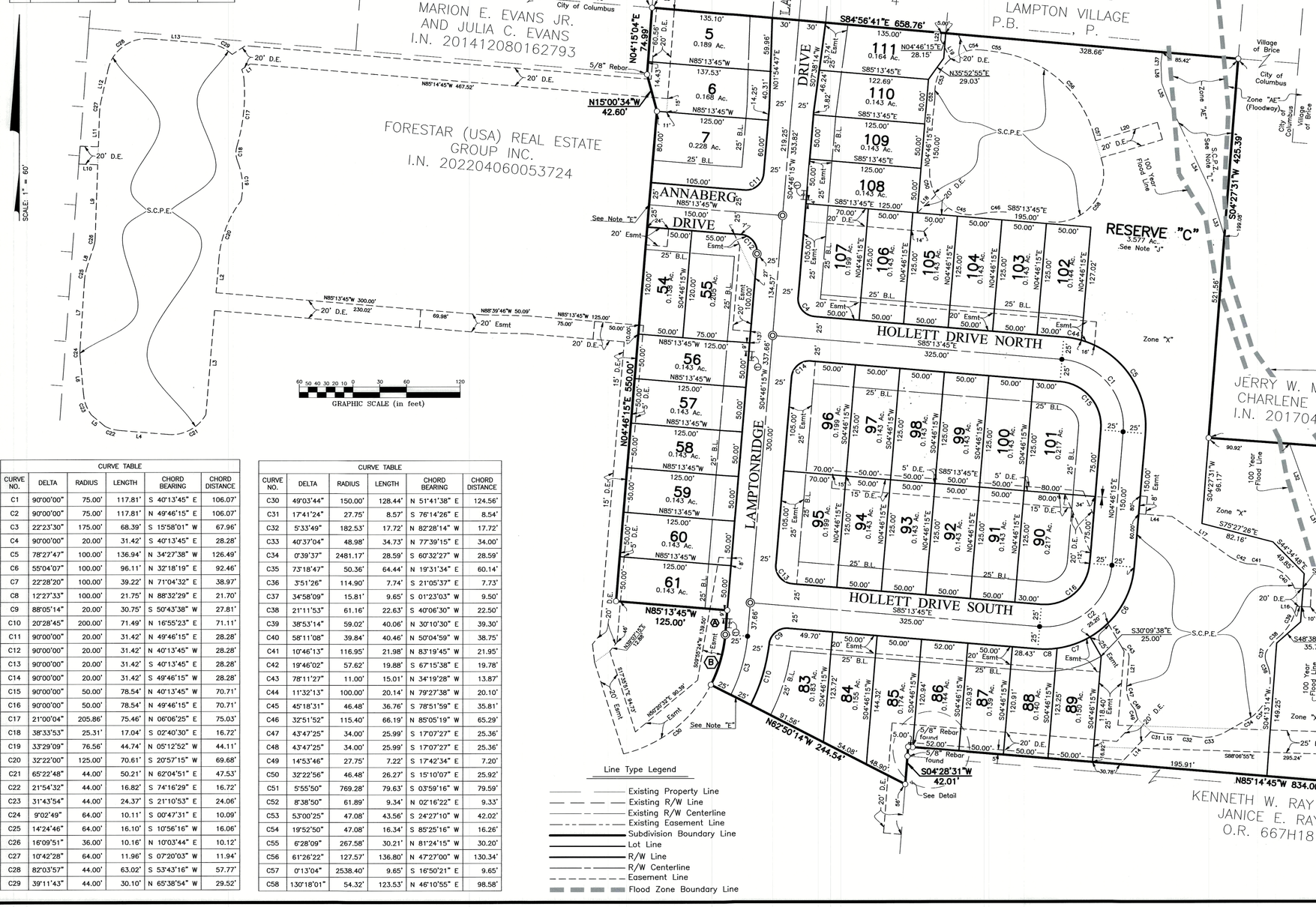
NOT TO SCALE

Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement
S.C.P.Z. = Stream Corridor Protection Zone (See Note "L")
S.C.P.E. = Stormwater Control Practice Easement
E.E.1 = Existing 5' D.E.
D.B. 1107, P. 142
E.E.2 = Existing 20' Sewer Esmt
D.B. 3423, P. 18
① 10' No Vehicular Access – See Note "M"

Ⓐ N04°46'15"E 27.23'

Ⓑ Δ=22°23'30" R=150.00' Arc=58.62' ChBrg=N15°58'01"E Ch=58.25'



SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	S 40°13'45" E	106.07'
C2	90°00'00"	75.00'	117.81'	N 49°46'15" E	106.07'
C3	22°23'30"	175.00'	68.39'	S 15°58'01" W	67.96'
C4	90°00'00"	20.00'	31.42'	S 40°13'45" E	28.28'
C5	78°27'47"	100.00'	136.94'	N 34°27'38" W	126.49'
C6	55°04'07"	100.00'	96.11'	N 32°18'19" E	92.46'
C7	22°28'20"	100.00'	39.22'	N 71°04'32" E	38.97'
C8	12°27'33"	100.00'	21.75'	N 88°32'29" E	21.70'
C9	88°05'14"	20.00'	30.75'	S 50°43'38" W	27.81'
C10	20°28'45"	200.00'	71.49'	N 16°55'23" E	71.11'
C11	90°00'00"	20.00'	31.42'	N 49°46'15" E	28.28'
C12	90°00'00"	20.00'	31.42'	N 40°13'45" W	28.28'
C13	90°00'00"	20.00'	31.42'	S 40°13'45" E	28.28'
C14	90°00'00"	20.00'	31.42'	S 49°46'15" W	28.28'
C15	90°00'00"	50.00'	78.54'	N 40°13'45" W	70.71'
C16	90°00'00"	50.00'	78.54'	N 49°46'15" E	70.71'
C17	21°00'04"	205.86'	75.46'	N 06°06'25" E	75.03'
C18	38°33'53"	25.31'	17.04'	S 02°40'30" E	16.72'
C19	33°29'09"	76.56'	44.74'	N 05°12'52" W	44.11'
C20	32°22'00"	125.00'	70.61'	S 20°57'15" W	69.68'
C21	65°22'48"	44.00'	50.21'	N 62°04'51" E	47.53'
C22	21°54'32"	44.00'	16.82'	S 74°16'29" E	16.72'
C23	31°43'54"	44.00'	24.37'	S 21°10'53" E	24.06'
C24	9°02'49"	64.00'	10.11'	S 00°47'31" E	10.09'
C25	14°24'46"	64.00'	16.10'	S 10°56'16" W	16.06'
C26	16°09'51"	36.00'	10.16'	N 10°03'44" E	10.12'
C27	10°42'28"	64.00'	11.96'	S 07°20'03" W	11.94'
C28	82°03'57"	44.00'	63.02'	S 53°43'16" W	57.77'
C29	39°11'43"	44.00'	30.10'	N 65°38'54" W	29.52'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C30	49°03'44"	150.00'	128.44'	N 51°41'38" E	124.56'
C31	17°41'24"	27.75'	8.57'	S 76°14'26" E	8.54'
C32	5°33'49"	182.53'	17.72'	N 82°28'14" W	17.72'
C33	40°37'04"	48.98'	34.73'	N 77°39'15" E	34.00'
C34	0°39'37"	2481.17'	28.59'	S 60°32'27" W	28.59'
C35	73°18'47"	50.36'	64.44'	N 19°31'34" E	60.14'
C36	3°51'26"	114.90'	7.74'	S 21°05'37" E	7.73'
C37	34°58'09"	15.81'	9.65'	S 01°23'03" W	9.50'
C38	21°11'53"	61.16'	22.63'	S 40°06'30" W	22.50'
C39	38°53'14"	59.02'	40.06'	N 30°10'30" E	39.30'
C40	58°11'08"	39.84'	40.46'	N 50°04'59" W	38.75'
C41	10°46'13"	116.95'	21.98'	N 83°19'45" W	21.95'
C42	19°46'02"	57.62'	19.88'	S 67°15'38" E	19.78'
C43	78°11'27"	11.00'	15.01'	N 34°19'28" W	13.87'
C44	11°32'13"	100.00'	20.14'	N 79°27'38" W	20.10'
C45	45°18'31"	46.48'	36.76'	S 78°51'59" E	35.81'
C46	32°51'52"	115.40'	66.19'	N 85°05'19" W	65.29'
C47	43°47'25"	34.00'	25.99'	S 17°07'27" E	25.36'
C48	43°47'25"	34.00'	25.99'	S 17°07'27" E	25.36'
C49	14°53'46"	27.75'	7.22'	S 17°42'34" E	7.20'
C50	32°22'56"	46.48'	26.27'	S 15°10'07" E	25.92'
C51	5°55'50"	769.28'	79.63'	S 03°59'16" W	79.59'
C52	8°38'50"	61.89'	9.34'	N 02°16'22" E	9.33'
C53	53°00'25"	47.08'	43.56'	S 24°27'10" W	42.02'
C54	19°52'50"	47.08'	16.34'	S 85°25'16" W	16.26'
C55	6°28'09"	267.58'	30.21'	N 81°24'15" W	30.20'
C56	61°26'22"	127.57'	136.80'	N 47°27'00" W	130.34'
C57	0°13'04"	2538.40'	9.65'	S 16°50'21" E	9.65'
C58	130°18'01"	54.32'	123.53'	N 46°10'55" E	98.58'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line
- Flood Zone Boundary Line

NOTE "A" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the City of Columbus for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

NOTE "B": No determination has been made by the Department of Building and Zoning Services, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Lampton Village Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, part of Reserves "C" and "D" are within Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined), Zone AE Floodway (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), and Zone X (areas determined to be outside of the 0.2% annual chance floodplain). The remainder of said Lampton Village Section 1 is in said Zone X, (areas determined to be outside of the 0.2% annual chance floodplain) as said zones are designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39049C0362K, for Franklin County, Ohio and Incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Lampton Village Section 1 show a design that would prohibit all of the lots in Lampton Village Section 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "F": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1406-2021, passed July 14, 2021 (Z21 -020). This ordinance, and any amendments thereto, passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	15.998 Ac.
Acreage in Reserves:	7.473 Ac.
Acreage in rights-of-way:	2.170 Ac.
Acreage in remaining lots:	6.355 Ac.

NOTE "H" - ACREAGE BREAKDOWN: Lampton Village Section 1 is out of the following Franklin County Parcel Number:

530-136862	15.998 Ac.

NOTE "I": 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 installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Lampton Village Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "J" - RESERVE "C": Reserve "C", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles of the lots in Lampton Village subdivisions as passive park/open space and stormwater detention/retention.

NOTE "K" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of open space.

NOTE "L" - STREAM CORRIDOR PRESERVATION ZONE: The Stream Corridor Preservation Zone shall forever be restricted from development with buildings and structures and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Preservation Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur within the Stream Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Notwithstanding the foregoing, the following improvements and activities shall be permitted within the parks and easements may be reserved in favor of the developer and future property owners for the following:
   (a) Storm water detention or retention ponds and related underground storm water management infrastructure;
   (b) Underground utility lines and underground storm water management infrastructure;
   (c) One or more paved leisure trails in locations which are approved as part of a final development plan for this subarea;
   (d) Planting and maintenance of trees, bushes, and other landscaping.
   (e) Benches, pedestrian trash receptacles, and wayfinding signage; and
   (f) Preservation and maintenance of wooded and forested areas in keeping with good forestry management practices, including, but not necessarily limited to, the removal of dead, diseased, or decaying trees and the treatment or removal of noxious or invasive plant species.

Any and all alterations to the Stream Corridor Preservation Zone require the approval of the city of Columbus Community Development Department.

NOTE "M" - VEHICULAR ACCESS: Within the limits shown and specified hereon, Forestar (USA) Real Estate Group Inc. hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

J:\2021\0605\DWG\04SHEETS\PLAT\2021060S-VS-PLAT-PH1.DWG plotted by KIRK, MATTHEW on 5/2/2022 9:26:52 AM last saved by JMASTON on 5/2/2022 9:02:55 AM
Xrefs: