

# DORCHESTER SECTION 5

**NOTE "A" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Dorchester Section 5 show a design that would prohibit all of the lots in Dorchester Section 5 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "B":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 788 - 2004, passed May 26, 2004 (Z03 -101). 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 "C" - 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 recoupmnts assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

**NOTE "D":** 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 Dorchester Section 5 does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "E" - 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 to the lots in the Dorchester subdivisions for the purpose of passive open space/drainage.

**NOTE "F":** All of Dorchester Section 5 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas map number 39049C0356K, with an effective date of June 17, 2008.

**NOTE "G":** Within the area of Reserve "C", as designated and delineated on this plat, there are storm water control facilities for the use and benefit of this section and future sections of the Dorchester Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual, as detailed on the Post Construction Basin Maintenance Schedule, as found on the improvement plans filed in 3247E.

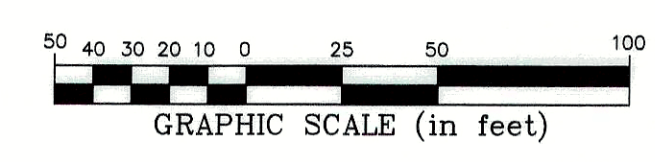
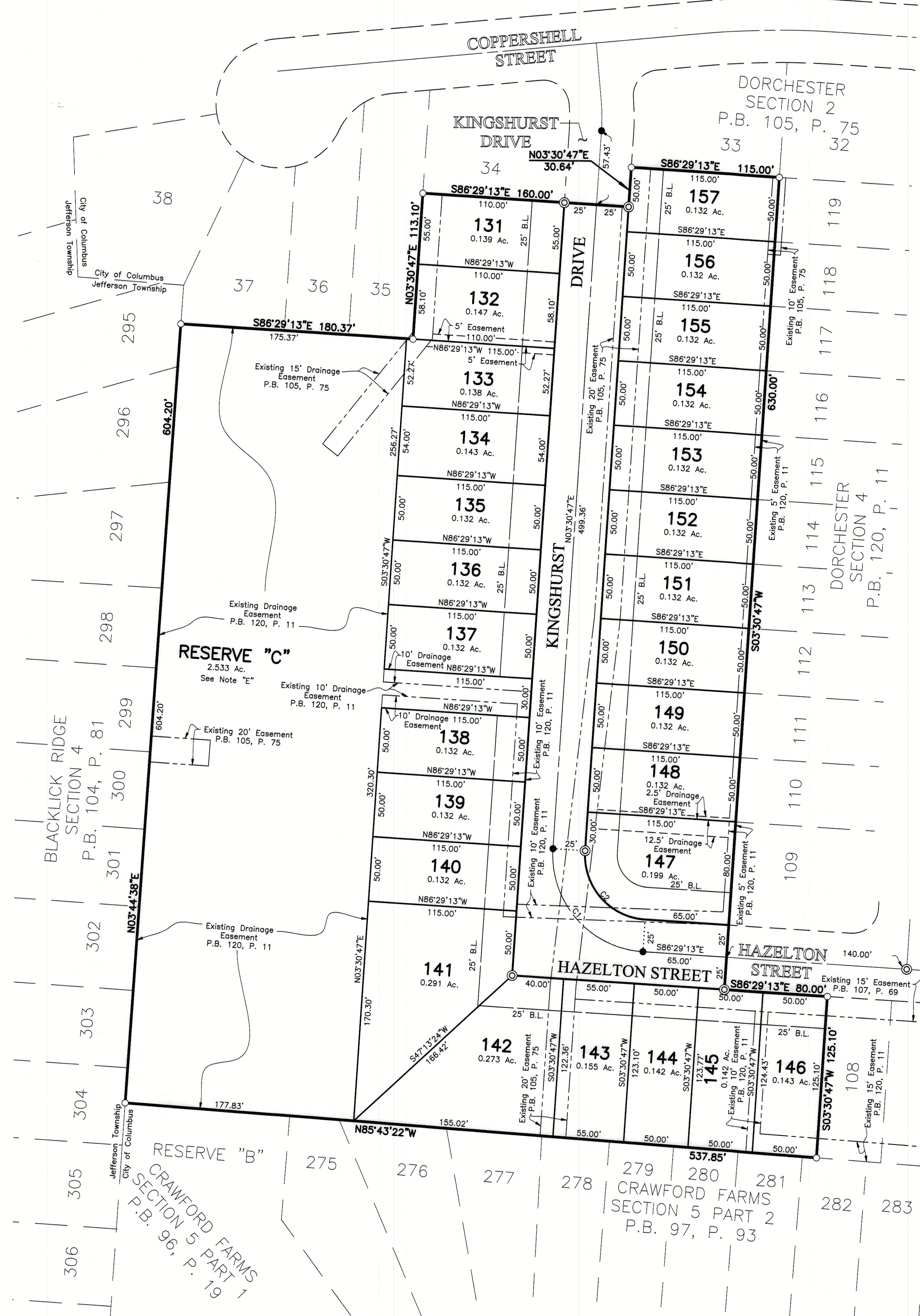
**NOTE "H" - ACREAGE BREAKDOWN:**

Total acreage:	7.389 Ac.
Acreage in right-of-way:	0.832 Ac.
Acreage in Reserve:	2.533 Ac.
Acreage in remaining lots:	4.024 Ac.

**NOTE "I" - ACREAGE BREAKDOWN:** Dorchester Section 5 is out of the following Franklin County Parcel Numbers:

175-266726	1.910 Ac.
175-270754	5.479 Ac.

**NOTE "J":** 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 Dorchester Section 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	S 41°29'13" E	106.07'
C2	90°00'00"	50.00'	78.54'	N 41°29'13" W	70.71'

SCALE: 1" = 50'

B.L. = Building Line

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