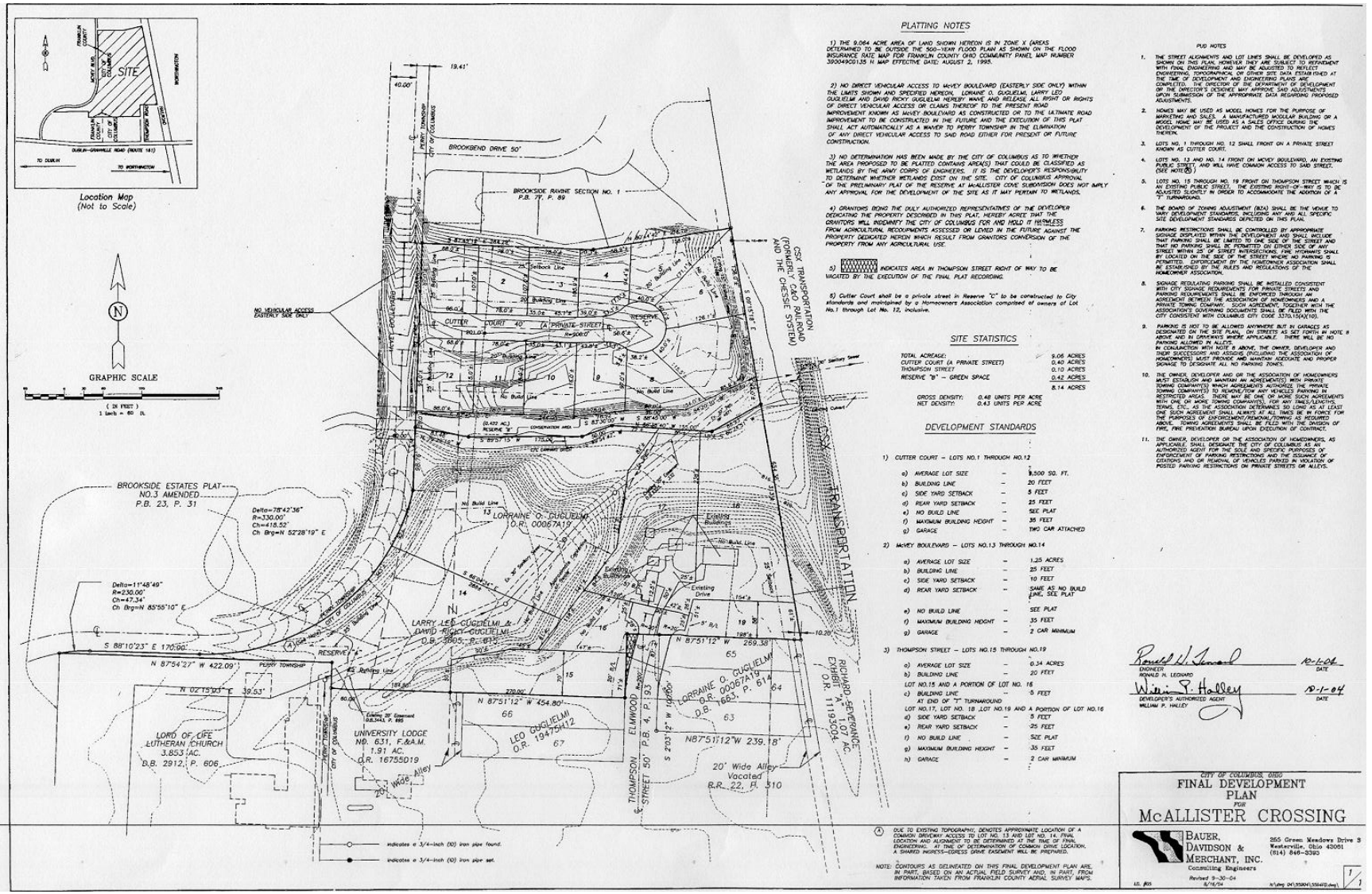
PLATTING NOTES
1) THE 9.064 ACRE AREA OF LAND SHOWN HEREON IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY OHIO COMMUNITY PANEL MAP NUMBER 3900490135 H MAP EFFECTIVE DATE: AUGUST 2, 1995.
2) NO DIRECT VEHICULAR ACCESS TO McVEY BOULEVARD (EASTERLY SIDE ONLY) WITHIN THE LIMITS SHOWN AND SPECIFIED HEREON, LORRAINE O. GUGLIELMI, LARRY LEO GUGLIELMI AND DAVID RICKY GUGLIELMI HEREBY WAIVE AND RELEASE ALL RIGHT OR RIGHTS OF DIRECT VEHICULAR ACCESS OR CLAIMS THEREOF TO THE PRESENT ROAD IMPROVEMENT KNOWN AS McVEY BOULEVARD AS CONSTRUCTED OR TO THE ULTIMATE ROAD IMPROVEMENT TO BE CONSTRUCTED IN THE FUTURE AND THE EXECUTION OF THIS PLAT SHALL ACT AUTOMATICALLY AS A WAIVER TO PERRY TOWNSHIP IN THE ELIMINATION OF ANY DIRECT VEHICULAR ACCESS TO SAID ROAD EITHER FOR PRESENT OR FUTURE CONSTRUCTION.
3) NO DETERMINATION HAS BEEN MADE BY THE 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. CITY OF COLUMBUS APPROVAL OF THE PRELIMINARY PLAT OF THE RESERVE AT McALLISTER COVE SUBDIVISION DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.
4) GRANTORS (BOND) THE DULY AUTHORIZED REPRESENTATIVES OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREE THAT THE GRANTORS WILL INDEMNIFY THE CITY OF COLUMBUS FOR AND HOLD IT HARMLESS FROM AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM ANY AGRICULTURAL USE.
5) INDICATES AREA IN THOMPSON STREET RIGHT OF WAY TO BE VACATED BY THE EXECUTION OF THE FINAL PLAT RECORDING.
6) Cutter Court shall be a private street in Reserve "C" to be constructed to City standards and maintained by a Homeowners Association comprised of owners of Lot No.1 through Lot No. 12, inclusive.
PUD NOTES
1. THE STREET ALIGNMENTS AND LOT LINES SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE SAID ADJUSTMENTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING PROPOSED ADJUSTMENTS.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
3. LOTS NO. 1 THROUGH NO. 12 SHALL FRONT ON A PRIVATE STREET KNOWN AS CUTTER COURT.
4. LOTS NO. 13 AND NO. 14 FRONT ON McVEY BOULEVARD, AN EXISTING PUBLIC STREET, AND WILL HAVE COMMON ACCESS TO SAID STREET. (SEE NOTE (2))
5. LOTS NO. 15 THROUGH NO. 19 FRONT ON THOMPSON STREET WHICH IS AN EXISTING PUBLIC STREET. THE EXISTING RIGHT-OF-WAY IS TO BE ADJUSTED SLIGHTLY IN ORDER TO ACCOMMODATE THE ADDITION OF A "T" TURNAROUND.
6. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEFINED IN THIS PLAN.
7. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET AND THAT NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE HOMEOWNER ASSOCIATION.
8. SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS AND PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE ASSOCIATION OF HOMEOWNERS AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT, TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS SHALL BE FILED WITH THE CITY CONSISTENT WITH COLUMBUS CITY CODE 3370.15(A)(10).
9. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE 8 ABOVE AND IN DRIVEWAYS WHERE APPLICABLE. THERE WILL BE NO PARKING ALLOWED IN ALLEYS.
IN CONJUNCTION WITH NOTE 8 ABOVE, THE OWNER, DEVELOPER AND THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.
10. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT(S) WITH PRIVATE TOWING COMPANY(IES) WHICH AGREEMENTS AUTHORIZE THE PRIVATE TOWING COMPANY(IES) TO REMOVE/TOW ANY VEHICLES PARKING IN RESTRICTED AREAS. THERE MAY BE ONE OR MORE SUCH AGREEMENTS WITH ONE OR MORE TOWING COMPANY(IES), FOR ANY TIMES, LOCATIONS, TERMS, ETC. AS THE ASSOCIATION DETERMINES SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.
11. THE OWNER, DEVELOPER OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSES OF ENFORCEMENT OF PARKING RESTRICTIONS AND THE ISSUANCE OF CITATIONS AND OR REMOVAL OF VEHICLES PARKED IN VIOLATION OF POSTED PARKING RESTRICTIONS ON PRIVATE STREETS OR ALLEYS.
SITE STATISTICS
TOTAL ACREAGE: 9.06 ACRES
CUTTER COURT (A PRIVATE STREET) 0.40 ACRES
THOMPSON STREET 0.10 ACRES
RESERVE "B" – GREEN SPACE 0.42 ACRES
8.14 ACRES
GROSS DENSITY: 0.48 UNITS PER ACRE
NET DENSITY: 0.43 UNITS PER ACRE
DEVELOPMENT STANDARDS
1) CUTTER COURT – LOTS NO.1 THROUGH NO.12
a) AVERAGE LOT SIZE – 6,500 SQ. FT.
b) BUILDING LINE – 20 FEET
c) SIDE YARD SETBACK – 5 FEET
d) REAR YARD SETBACK – 25 FEET
e) NO BUILD LINE – SEE PLAT
f) MAXIMUM BUILDING HEIGHT – 35 FEET
g) GARAGE – TWO CAR ATTACHED
2) McVEY BOULEVARD – LOTS NO.13 THROUGH NO.14
a) AVERAGE LOT SIZE – 1.25 ACRES
b) BUILDING LINE – 25 FEET
c) SIDE YARD SETBACK – 10 FEET
d) REAR YARD SETBACK – SAME AS NO BUILD LINE, SEE PLAT
e) NO BUILD LINE – SEE PLAT
f) MAXIMUM BUILDING HEIGHT – 35 FEET
g) GARAGE – 2 CAR MINIMUM
3) THOMPSON STREET – LOTS NO.15 THROUGH NO.19
a) AVERAGE LOT SIZE – 0.34 ACRES
b) BUILDING LINE – 20 FEET
LOT NO.15 AND A PORTION OF LOT NO. 16
c) BUILDING LINE – 5 FEET
AT END OF "T" TURNAROUND
LOT NO.17, LOT NO. 18 ,LOT NO.19 AND A PORTION OF LOT NO.16
d) SIDE YARD SETBACK – 5 FEET
e) REAR YARD SETBACK – 25 FEET
f) NO BUILD LINE – SEE PLAT
g) MAXIMUM BUILDING HEIGHT – 35 FEET
h) GARAGE – 2 CAR MINIMUM
Location Map
(Not to Scale)
SITE
GRAPHIC SCALE
(IN FEET)
1 Inch = 60 ft.
BROOKBEND DRIVE 50'
BROOKSIDE RAVINE SECTION NO. 1
P.B. 79, P. 89
CUTTER COURT 40' (A PRIVATE STREET)
RESERVE "C"
RESERVE "B"
CONSERVATION AREA
NO VEHICULAR ACCESS EASTERLY SIDE ONLY
CSX TRANSPORTATION (FORMERLY C&O RAILROAD AND THE CHESSIE SYSTEM)
BROOKSIDE ESTATES PLAT NO.3 AMENDED P.B. 23, P. 31
LORRAINE O. GUGLIELMI O.R. 00067A19
LARRY LEO GUGLIELMI & DAVID RICKY GUGLIELMI O.R. 3005, P. 611
LORRAINE O. GUGLIELMI O.R. 00067A19 O.R. 7663, P. 64
LEO GUGLIELMI O.R. 19475H12
RICHARD SEVERANCE EXHIBIT "A" 1.07 AC. O.R. 11193C04
LORD OF LIFE LUTHERAN CHURCH 3.853 AC. D.B. 2912, P. 606
UNIVERSITY LODGE NO. 631, F.&A.M. 1.91 AC. O.R. 16755D19
THOMPSON STREET 50' P.B. 4, P. 193
ELMWOOD AVE.
20' Wide Alley Vacated R.R. 22, P. 510
Delta=78°42'36"
R=330.00'
Ch=418.52'
Ch Brg=N 52°28'19" E
Delta=11°48'49"
R=230.00'
Ch=47.34'
Ch Brg=N 85°55'10" E
S 88°10'23" E 170.00'
N 87°54'27" W 422.09'
N 02°15'03" E 39.53'
N 87°51'12" W 454.80'
N 87°51'12" W 269.38'
N87°51'12"W 239.18'
S 87°30'00" W
S 88°40'00" W
S 88°46'40" W 150.00'
S 89°51'15" W 170.00'
S 88°46'40" E 150.00'
S 87°30'00" E
S 203°12" W 140.00'
Existing Building
Existing Drive
Existing 20' Easement O.R.3443, P. 865
indicates a 3/4-inch (0) iron pipe found.
indicates a 3/4-inch (0) iron pipe set.
DUE TO EXISTING TOPOGRAPHY, DENOTES APPROXIMATE LOCATION OF A COMMON DRIVEWAY ACCESS TO LOT NO. 13 AND LOT NO. 14. FINAL LOCATION AND ALIGNMENT TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. AT TIME OF DETERMINATION OF COMMON DRIVE LOCATION, A SHARED INGRESS-EGRESS DRIVE EASEMENT WILL BE PREPARED.
NOTE: CONTOURS AS DELINEATED ON THIS FINAL DEVELOPMENT PLAN ARE, IN PART, BASED ON AN ACTUAL FIELD SURVEY AND, IN PART, FROM INFORMATION TAKEN FROM FRANKLIN COUNTY AERIAL SURVEY MAPS.
Ronald H. Leonard
ENGINEER
RONALD H. LEONARD
10-1-04
DATE
William P. Halley
10-1-04
DEVELOPER'S AUTHORIZED AGENT
WILLIAM P. HALLEY
DATE
CITY OF COLUMBUS, OHIO
FINAL DEVELOPMENT PLAN
FOR
McALLISTER CROSSING
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S
Westerville, Ohio 43081
(614) 846-3393
Revised 9-30-04
8/16/04
LS. 805
1/1

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