

THE TRAILS AT CHATTERTON EAST SECTION 1 PART 2

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, Ohio 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 The Trails at Chatterton East Section 1 Part 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z04-052 passed December 6, 2004 (1748-2004). 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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for The Trails at Chatterton East Section 1 Part 2 show a design that would prohibit all of the lots in The Trails at Chatterton East Section 1 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E" - RESERVE "D": Reserve "D", 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 Trails at Chatterton East subdivisions for the purpose of open space/wetland preserve and storm water detention.

NOTE "F": At the time of platting, part of Reserve "D" is within Zone AE Floodway (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance annual flood can be carried without substantial increases in flood heights), part of Reserve "D" and part of Lots 68, 69, 70, 71, 72, 73, 74 and 75 are within Zone AE (Area subject to inundation by the 1% annual chance flood, Base Flood Elevations determined), and the remainder of The Trails at Chatterton East Section 1 Part 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0362K, with effective date of June 17, 2008 combined with a Letter of Map Revisions based on Fill (LOMR-F) FEMA Case Number 06-06-BR66A with an effective date of July 27, 2006, as revaluated by FEMA Case No. 06-05-B763V with an effective date of June 18, 2008 issued by the Federal Emergency Management Agency (FEMA) modifying the referenced map.

NOTE "G" - ACREAGE BREAKDOWN:
Total acreage 10.776 Ac.
Reserve "D" 3.319 Ac.
Acreage in lots 6.154 Ac.
Acreage in public rights-of-way 1.303 Ac.

NOTE "H" - ACREAGE BREAKDOWN: The Trails at Chatterton East Section 1 Part 2 is out of the following Franklin County Parcel Number:
Parcel Number 530-276289 10.776 Ac.

NOTE "I" - NO BUILD ZONE: Areas designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae and basketball courts. Existing natural features shall not be disturbed, removed or physically altered. Utilities may cross said areas at right angles.

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

NOTE "K" - LOTS 68, 69, 70, 71, 72, 73, 74, AND 75: On each of Lots 68, 69, 70, 71, 72, 73, 74 and 75, no building shall be constructed which has an opening unprotected from flooding in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for that lot given in the following table:

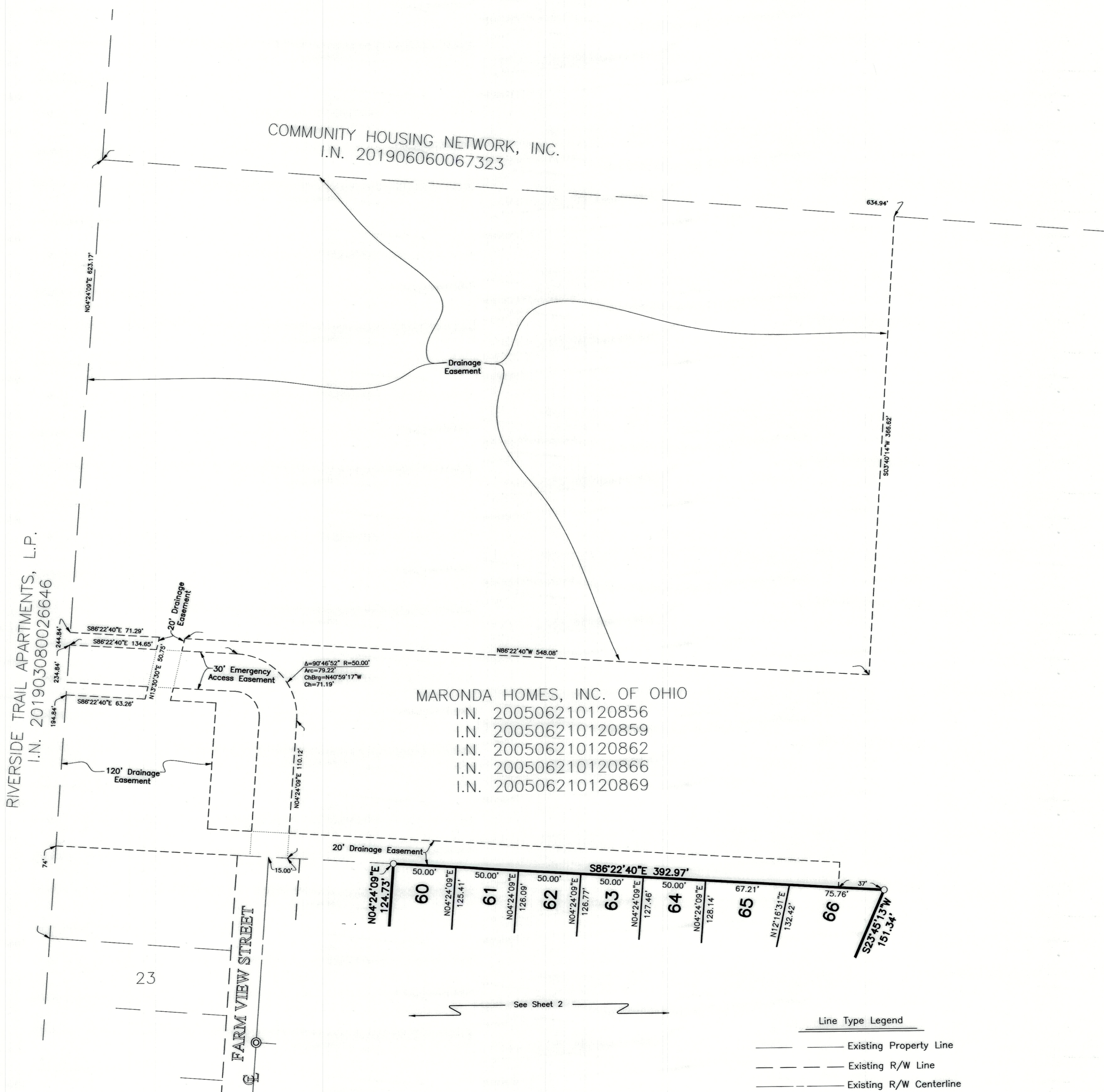
Lot No.	Flood Protection Elevation (USGS Datum - 1988)
68	770.0
69	770.0
70	770.0
71	769.8
72	769.8
73	769.5
74	769.5
75	769.5

The foregoing flood protection elevations are approximately 1.5 feet above the 100-year flood elevations as shown on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0362K, with effective date of June 17, 2008

NOTE "L": 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 The Trails at Chatterton East Section 1 Part 2, 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 "M" - VEHICULAR ACCESS - CREEK VIEW TRAIL DRIVE: Within the limits shown and specified hereon, Maronda Homes, Inc. of Ohio 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).

NOTE "N" - STREAM CORRIDOR PRESERVATION ZONE: As required by the zoning code, no structure or building shall be placed upon, in or under the areas designated hereon as Stream Corridor Preservation Zone, nor shall any work, including, but not limited to, grading and clearing be performed thereon, which would alter the natural state or topography of such areas or damage any of the trees or vegetation thereon provided that nothing herein shall prohibit the removal of debris and dead woody vegetation from said Stream Corridor Preservation Zone.



Line Type Legend

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

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

BL = Building Line
S.C.P.Z. = Stream Corridor Preservation Zone - See Note "N"

① Existing 20' Sanitary Easement I.N.

② 10' No Vehicular Access - See Note "M"

J:\20190655\DWG\CASHIERS\PLAT_20190655-15-PLAT-SEC2.DWG plotted by MASTON, JOHN on 3/11/2020 8:08:30 AM last saved by MASTON, JOHN on 3/11/2020 7:48:31 AM Xref: