

- NOTE "A": NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, CITY OF COLUMBUS AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP 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 EAST POWELL ROAD DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.
- NOTE "B": RESERVE "B" IS TO BE OWNED AND MAINTAINED BY THE EAST POWELL ROAD HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF OPEN SPACE. UNTIL SUCH HOMEOWNER'S ASSOCIATION IS FORMED THE DEVELOPER WILL MAINTAIN THE RESERVES.
- 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 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 "D": EAST POWELL ROAD IS IN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0240 J, EFFECTIVE DATE APRIL 21, 1989.
- NOTE "E": ALL CONTOURS SHOWN HEREON ARE TWO FEET INTERVALS.
- NOTE "F": ALL STREETS AND ALLEYS ARE PRIVATE UNLESS OTHERWISE NOTED.
- NOTE "G": RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE EAST POWELL ROAD HOMEOWNER'S ASSOCIATION AS PRIVATE STREETS, AND ALLEYS FOR VEHICULAR AND PEDESTRIAN ACCESS. UNTIL SUCH HOMEOWNER'S ASSOCIATION IS FORMED THE DEVELOPER WILL MAINTAIN THE RESERVE. ALL PRIVATE DRIVES, 38' ROADWAY EASEMENT AND 22' PAVEMENT SHALL PROHIBIT PARKING ON ONE SIDE OF THE STREET. ALL PRIVATE ALLEYS, 25' ROADWAY EASEMENT AND 12' PAVEMENT SHALL PROHIBIT PARKING ON BOTH SIDES.
- NOTE "H": A TEMPORARY SALES/MARKETING OFFICE AND PARKING FOR SALES OFFICE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME SAID PURPOSE IS NO LONGER NEEDED. AT SUCH TIME THE SALES OFFICE AND PARKING AREA WILL BE REMOVED AND THE AREA WILL BE DEVELOPED TO CONFORM TO THE REST OF THE SITE.
- NOTE "I": NO PARKING ON EITHER SIDE OF THE STREET WITHIN 25' OF INTERSECTION.
- NOTE "J": SANITARY SERVICE FOR THIS SITE IS TO BE OBTAINED FROM THE "B" STUB FROM PRESTWICK GREEN SUBDIVISION, SECTION 2 LOCATED ON THE SOUTHWEST CORNER OF THE SITE (RECORD PLAN 9972).

P.U.D. SITE AND LOT DATA:

TAX DISTRICT/PARCELS: 27-31842403015000, 31842403016000, 31843101002000,
31842403017000

EXISTING ZONING: R, RURAL (ANNEXATION)
 PROPOSED ZONING: P.U.D.-8, PLANNED UNIT DEVELOPMENT
 PROPOSED USE: SINGLE-FAMILY DWELLINGS ON PRIVATE STREETS
 TOTAL ACREAGE: 10.90± ACRES (CITY OF COLUMBUS)
 RIGHT-OF-WAY DEDICATION: 0.03± ACRES
 NET ACREAGE: 10.87± ACRES

RESERVE A (PRIVATE STREET/ALLEY SYSTEM): 3.71± ACRES
 RESERVE B (OPEN SPACE): 2.25± ACRES


DENSITY:
 MAXIMUM NUMBER OF LOTS: 71
 DENSITY: 6.530 UNITS/NET ACRE

LOT STANDARDS (MIN.):
 LOT AREA: 3,078 SQ. FT.
 LOT WIDTH: 36 FT.

SETBACK LINES AND YARDS:

FRONT: 12 FT., EXCEPT CORNER LOTS, WHICH SHALL BE PERMITTED A 6.5 FT. BUILDING SETBACK ADJACENT TO A STREET AND 8' BUILDING SETBACK WHEN ADJACENT TO AN ALLEY ON THE SIDE OF EACH CORNER LOT
 MINIMUM SIDE YARD: 3 FT.
 TOTAL SIDE YARD: 6 FT.
 REAR YARD (MIN.): 10%
 BUILDING COVERAGE (MAX.): 55%

OPEN SPACE:

REQUIRED OPEN SPACE:
 750 SQ. FT. PER UNIT X 71 LOTS = 1.22 ACRES
 OPEN SPACE PROVIDED: 2.25± ACRES

SIDEWALKS:

SIDEWALKS WILL BE PROVIDED ALONG E. POWELL RD. TO PROVIDE CONNECTIVITY TO THE EAST AND WEST



AREA TO BE DEDICATED FOR COUNTY R/W