

ASTON ROW

THE RESUBDIVISION OF A PORTION OF LOTS 2 - 7 OF HENRY E. BRYDEN'S SUBDIVISION

Floodplain Note: All of the ASTON ROW is within 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 39049C0307K, with effective date of 06.17.2008.

Wetlands Note: No determination has been made by the Development Department, 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 Corps of Engineers. It is the Developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the preliminary plat of the ASTON ROW does not imply any approval for the development of the site as it may pertain to Wetlands.

Site Stats: 0.269 Acres, 10 Lots, single-family units, zoning designation: ARO, Z05-091, (See acreage breakdown table for more detail)

Division of Electricity Note: Street Lighting will be provided in accordance with the Division of Power regulations.

Fire Vehicle Access Plan: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 ft., no parking shall be permitted on either side of any street within 61 ft. of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner, developer, and/or Homeowners Association determines, so long as at least one such agreement shall always, at all times be in force for the purposes of enforcements/removal/towing as required above. Towing agreements shall be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owners, developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose 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 and alley/lanes. Intersection details concerning turning radii, parking restrictions and intersection configurations shall conform with the Fire Vehicle Access Plan.

Reserves "A" and "B": In recording this plat Aston Row has designated certain areas of land as reserves, which may contain but not be limited to private alleys/driveways of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in Aston Row, the Reserves are not hereby dedicated for use by the general public but are hereby reserved for the common use and enjoyment of the owners of the fee simple titles to the lots, units, reserve areas in Aston Row development as more fully provided in the declaration of covenants, conditions, and restrictions for Aston Row development which will be recorded subsequent to the recording of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to Lots 1 to 10, inclusive, and to lots, units and reserve areas in existing and future sections of the Aston Row development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said reserve, to be shared with the owners of the fee simple titles to each other of said Lots 1 to 10, inclusive, and with the owners of the fee simple titles to the lots, units and reserve areas in future development. Said owners of the fee simple titles to said Lots 1 to 10, inclusive, shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Aston Row development may provide.

The Reserves "A" and "B", 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 Aston Row. The alleys/driveways constructed within said Reserve will be private which will be owned and maintained by said association. Until said association is formed and funded the developer will own and maintain the Reserve. The alleys/driveways will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said alleys/driveways.

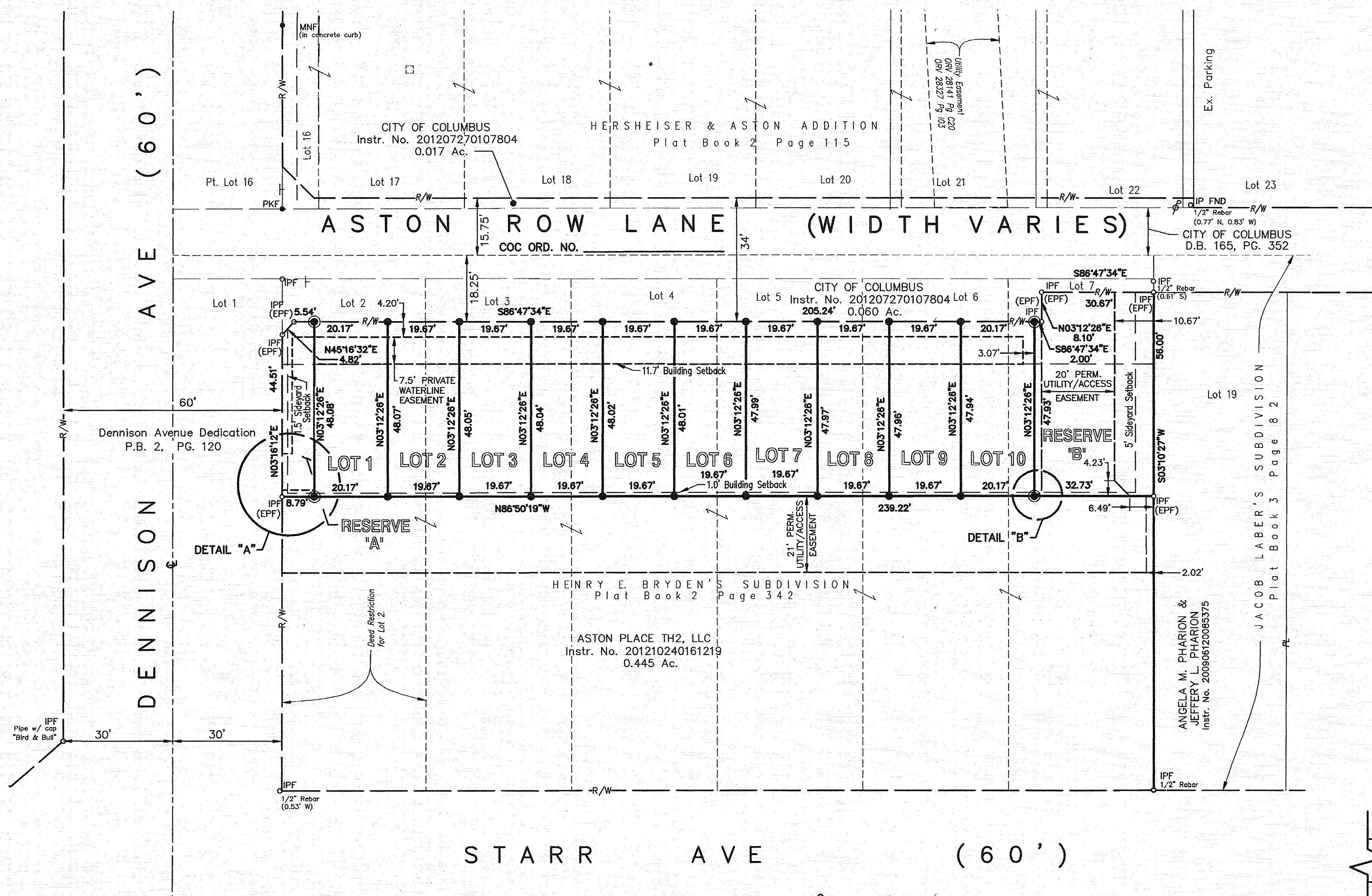
Sanitary Sewer: Proposed laterals to tap into existing 18" combination sewer run (RP277) between Manhole 0644 and Manhole 0398 through the existing Alley as shown. An approved backwater prevention device shall be installed on proposed laterals.

Stormwater Management: It is the intent of the development to manage stormwater using an underground detention system which will service the entire subdivision. Stormwater design details may be found on storm sewer plan CC-16357.

Stormwater Control Facility Maintenance: Stormwater control facility maintenance, inspection, and reporting requirements may be found on storm sewer plan CC-16357.

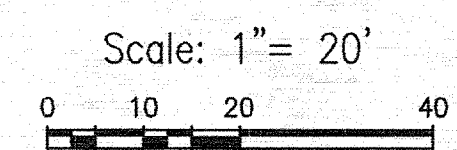
Stormwater Pollution Prevention: Site specific SWPPP information may be found on storm sewer plan CC-16357.

PLANS PREPARED BY:
E.P. FERRIS
 AND ASSOCIATES
 INC.
 CONSULTING CIVIL ENGINEERS AND SURVEYORS
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999 (614) 299-2992 Fax



- Legend**
- PL Property Line
 - CL Centerline
 - R/W Right-of-Way
 - o(IPF) Iron Pin Found
 - o(IPF)(EPF) Iron Pin Found, 5/8" Rebar, Typical
 - Iron Pin Set (IP Set) or MAG Nail Set
 - ⊙ Permanent Marker

Acreage Breakdown	
Lot 1	0.022 Acres
Lot 2	0.022 Acres
Lot 3	0.022 Acres
Lot 4	0.022 Acres
Lot 5	0.022 Acres
Lot 6	0.022 Acres
Lot 7	0.022 Acres
Lot 8	0.022 Acres
Lot 9	0.022 Acres
Lot 10	0.022 Acres
RESERVE "A"	0.009 Acres
RESERVE "B"	0.040 Acres



Maintenance Inspection and Reporting Requirements:

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the stormwater control facility or facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities provided in the approved stormwater control facility maintenance plan for the stormwater control facility or facilities. "Maintain" is herein defined as good working condition so that these facilities are performing their design functions.

The Property Owner shall perform periodic inspections of the stormwater facility and its appurtenances at a frequency stipulated in the approved facility maintenance plan. The Property Owner shall maintain copies of complete dated and signed inspection checklists in a maintenance inspection log, along with recorded dates and descriptions of maintenance activities performed by the property owner to remedy the deficiencies observed during prior inspections. The maintenance inspection log shall be kept on the property and shall be made available to the City upon request. A copy of the maintenance inspection log shall be submitted annually by December 31st of each year to the Division of Sewerage and Drainage. Maintenance inspection log shall be submitted to:

City of Columbus
 Division of Sewerage and Drainage
 Stormwater and Regulatory Management Section
 1250 Fairwood Ave.
 Columbus, Ohio 43206

Note:
 Sample inspection logs can be found in the City of Columbus Stormwater Drainage Manual, Appendix E.

