

NOTE "A": THE 10.887 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0202K DATED: JUNE 17, 2008.

NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & 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 CORP. OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE, CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "PRESTON HOLLOW SECTION 4" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" - ACREAGE BREAKDOWN:
 TOTAL ACREAGE 10.887 ACRES
 ACREAGE IN R/W 2.513 ACRES
 ACREAGE IN LOTS 135-178 6.855 ACRES
 ACREAGE IN RESERVE "C" 1.519 ACRES

PRESTON HOLLOW SECTION 4 IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBERS:
 010-295683 10.139 ACRES
 010-298457 0.748 ACRES

NOTE "D": 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 "PRESTON HOLLOW SECTION 4" 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 "E": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "F" - AGRICULTURAL RECOURSE: 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 RECOURSES ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

NOTE "G": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1708-2016 (Z15-037) PASSED ON JULY 11, 2016 AND AMENDED ON FEBRUARY 14, 2018 IN THE CITY OF COLUMBUS ZONING ORDINANCE #0322-2018 (Z15-037A). THIS ORDINANCE AND 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 "H" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "PRESTON HOLLOW SECTION 4", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "PRESTON HOLLOW SECTION 4", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "I" - TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6844.

NOTE "J": NO VEHICULAR ACCESS (10' WIDE CENTERED ON CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN FIELD.

NOTE "K": THE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "PRESTON HOLLOW SECTION 4" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3388 DR. E.

NOTE "L": ACCESS EASEMENT SHALL BE FOR INGRESS/EGRESS OF PUBLIC ENTITIES, SUCH AS FIRE, POLICE, AMBULANCE, TO OR FROM FLATLANDS ROAD TO PRIVATE ROADS LOCATED ON THE SOUTHERLY & WESTERLY ADJACENT LAND OF THIS SUBDIVISION.

NOTE "M" - RESERVE "C": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR "PRESTON HOLLOW" SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE.

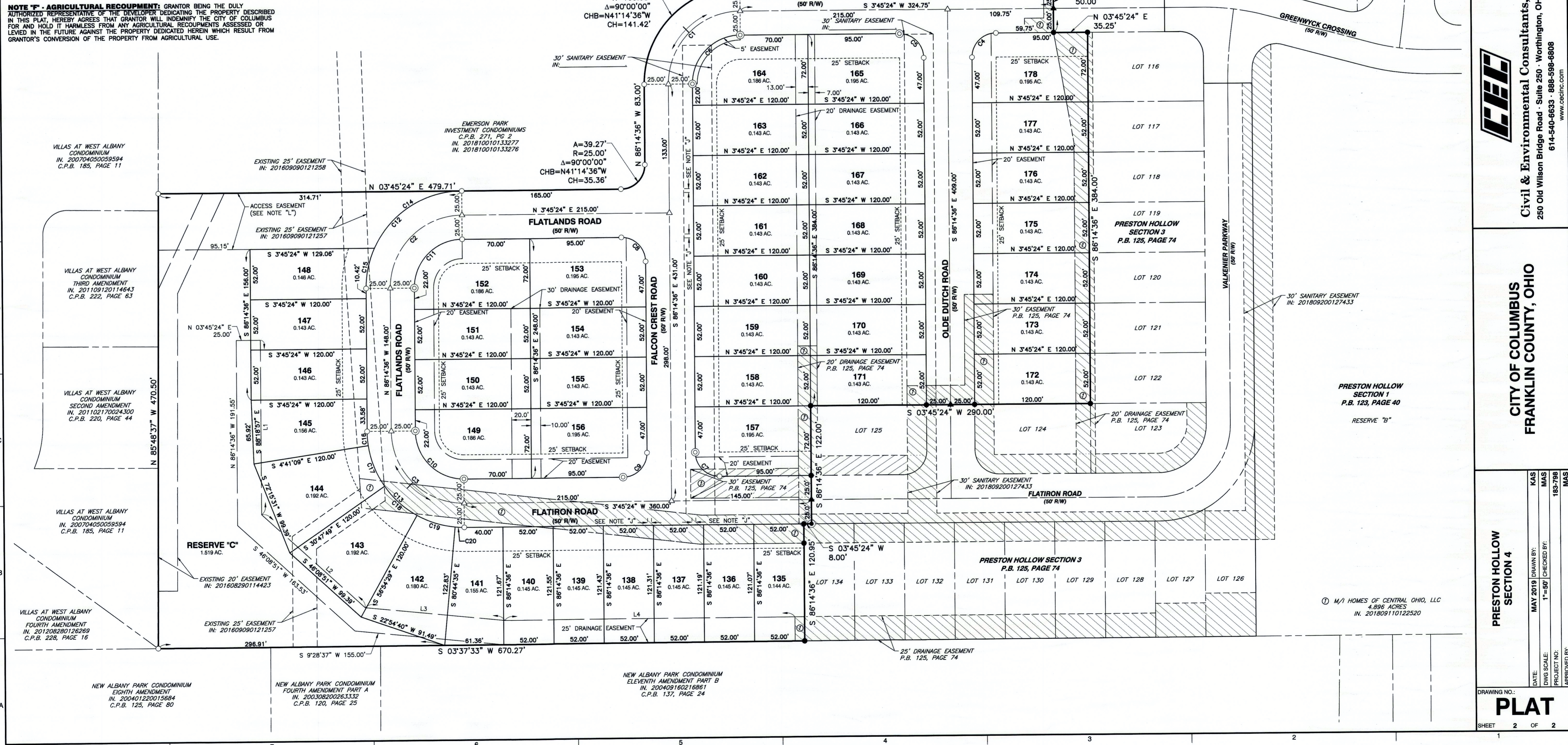
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	75.00'	90°00'00"	117.81'	106.07'	S 41°14'36" E
C2	75.00'	90°00'00"	117.81'	106.07'	N 41°14'36" W
C3	75.00'	90°00'00"	117.81'	106.07'	S 48°45'24" W
C4	25.00'	90°00'00"	39.27'	35.36'	N 41°14'36" W
C5	25.00'	90°00'00"	39.27'	35.36'	N 48°45'24" E
C6	50.00'	90°00'00"	78.54'	70.71'	N 41°14'36" W
C7	25.00'	90°00'00"	39.27'	35.36'	S 48°45'24" W
C8	25.00'	90°00'00"	39.27'	35.36'	N 48°45'24" E
C9	25.00'	90°00'00"	39.27'	35.36'	S 41°14'36" E
C10	50.00'	90°00'00"	78.54'	70.71'	S 48°45'24" W

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C11	50.00'	90°00'00"	78.54'	70.71'	N 41°14'36" W
C12	100.00'	90°00'00"	157.08'	141.42'	N 41°14'36" W
C13	100.00'	90°00'00"	157.08'	141.42'	S 48°45'24" W
C14	100.00'	85°25'48"	114.20'	108.09'	S 28°57'29" E
C15	100.00'	24°34'14"	42.88'	42.56'	S 73°57'29" E
C16	100.00'	8°28'33"	14.73'	14.72'	N 89°32'07" E
C17	100.00'	26°06'40"	45.57'	45.18'	N 72°15'31" E
C18	100.00'	26°06'40"	45.57'	45.18'	N 46°08'51" E
C19	100.00'	23°50'06"	41.80'	41.30'	N 21°10'28" E
C20	100.00'	5°30'01"	9.60'	9.60'	N 06°30'25" E

LINE #	DIRECTION	LENGTH
L1	S 86°14'36" E	180.52'
L2	N 46°08'51" E	144.21'
L3	N 09°28'37" E	145.43'
L4	N 03°37'35" E	300.78'

LEGEND

- ▲ MAG NAIL FOUND
- IRON PIN FOUND
- △ MAG NAIL SET
- IRON PIN SET (SEE SURVEY DATA)
- ◎ PERMANENT MARKER (SEE SURVEY DATA)



REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecninc.com

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

PRESTON HOLLOW SECTION 4

DATE: MAY 2018 DRAWN BY: KAS
 DWG SCALE: 1"=50' CHECKED BY: MAS
 PROJECT NO: 185-798
 APPROVED BY: MAS

DRAWING NO.: **PLAT**
 SHEET 2 OF 2