

VILLAS AT RENNER PARK

VIRGINIA MILITARY SURVEY NO. 6635
COLUMBUS-HILLIARD, NORWICH TOWNSHIP,
FRANKLIN COUNTY, OHIO

Reserve "IB"
4.158 Acres
Renner Park Section 1
P.B. 132, Pg. 175

DARBY PLAINS STREET (50' R/W) - PUBLIC
P.B. 132, Pg. 175

SEE SHEET 2 OF 5

SEE SHEET 2 OF 5

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

47' DRAIN/
ACCESS ESMT.
Ex. 5,881 Ac.
DRAIN. ESMT.
I.N. 202208170118934
See Note "J"

Ex. 5,881 Ac.
DRAIN/ACCESS ESMT.
I.N. 202208170118934
STORMWATER JOINT
BASIN ESMT.
See Note "J"

RESERVE "C"
1.516 ACRES

Ex. 5,881 Ac.
SCP/DRAIN. ESMT.
I.N. 202208170118934
STORMWATER JOINT
BASIN ESMT

Homewood Corporation
I.N. 202207130102372
24.050 Acres

Reserve "IE"
21.926 Acres
Renner Park Section 1
P.B. 132, Pg. 175

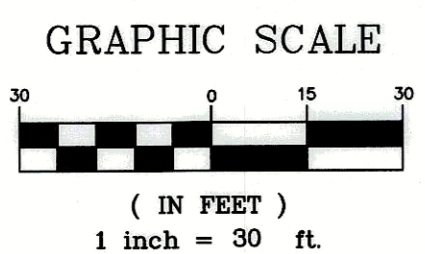
- (A) **AGRICULTURAL RECOUPMENT**
Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the City of Columbus for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.
- (B) **RESERVES NOTES**
Reserves "C", and "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 Villas at Renner Park for the purpose of open space and storm water management. Until such time as said association is formed, the Developer shall be responsible for the maintenance of said Reserves "C" and "D".
- (C) **RESERVE "B"**
Reserve "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 the Villas at Renner Park for the purpose of open space and future pool/clubhouse facilities. Until such time as said association is formed, the Developer shall be responsible for the maintenance of said Reserve "B". A 10' easement has been provided on Reserve "B" for the installation, maintenance and repair of street lighting control facilities.
- (D) **DEPRESSED DRIVE NOTE**
The pavement and storm sewer plan together with the master grading plan for Villas at Renner Park show a design that would prohibit all lot numbers from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.
- (E) **FLOODPLAIN NOTE**
Villas at Renner Park is within Zone X, as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0281K with effective date of June 17, 2008.
- (F) **WETLAND NOTE**
No determination has been made by the Building and Zoning Services Department, 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 Villas at Renner Park does not imply any approval for the development of the site as it may pertain to Wetlands.
- (G) **ZONING NOTE**
At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Designation: **PUD-4**, in Zoning Case Number: Z18-058.

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.

ELECTRIC CABLE & TELEPHONE SERVICE PROVIDER NOTE:
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 Villas at Renner Park 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.

STORMWATER CONTROL PRACTICE (SCP)/DRAINAGE EASEMENT NOTE:
The Stormwater Control Practice (SCP)/Drainage Easement on Reserve "C" is reserved for access to and maintenance of the Stormwater Management Facilities located therein.

- LEGEND**
- = IRON PIN SET
 - = PERMANENT MARKER
 - ⊠ = PK NAIL SET
 - ⊙ = IRON PIN FOUND
 - ⊛ = PK NAIL FOUND
- "DRAIN. ESMT." = DRAINAGE EASEMENT
"ESMT." = EASEMENT
"SCP" = STORM CONTROL PRACTICE



- (J) **DRAINAGE/ACCESS NOTE**
The drainage/access easements shown hereon shall provide for installation, operation and maintenance of drainage facilities and shall permit access to said drainage facilities and associated stormwater management facilities and outlets located in Reserve "C".
- (K) **REFUSE COLLECTION NOTE**
Refuse collection service will be required to be provided by a private refuse collection service provider and no City of Columbus refuse collection service will be available for this residential community.

FINAL PLAT

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
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DATE: August 22, 2022 SHEET 3 / 5
JOB NO.: 21-0009-606