

CROSSINGS AT ROCKY FORK

SECTION 3

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	S 49°51'29" W	106.07'
C2	90°00'00"	20.00'	31.42'	S 40°08'31" E	28.28'
C3	90°00'00"	49.00'	76.97'	N 49°51'29" E	69.30'
C4	83°45'01"	101.00'	147.63'	N 46°43'59" E	134.84'
C5	6°14'59"	101.00'	11.02'	N 88°16'01" W	11.01'
C6	90°00'00"	20.00'	31.42'	S 49°51'29" W	28.28'

NOTE "A": 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 Crossings at Rocky Fork Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": At the time of platting, part of Reserve "G" of Crossings at Rocky Fork Section 3 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). Zone AE (Area subject to inundation by the 1% annual chance flood, Base Flood Elevations determined), Zone X (shaded) (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remainder of Crossings at Rocky Fork Section 3 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 numbers 39049C0201K and 39049C0202K, with effective date of June 17, 2008.

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, 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 "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z15-034 passed March 2, 2016 (0376-2016). 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 note 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 "E" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Crossings at Rocky Fork Section 3 show a design that would prohibit all of the lots in Crossings at Rocky Fork Section 3 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	15.541 Ac.
Acreage in Reserves	11.763 Ac.
Acreage in lots	2.657 Ac.
Acreage in public rights-of-way	1.121 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Crossings at Rocky Fork Section 3 is out of the following Franklin County Parcel Number:

Parcel Number 010-296097 15.541 Ac.

NOTE "H" - RESERVES "F" AND "H": Reserves "F" and "H", 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 Crossings at Rocky Fork subdivisions for the purpose of open space.

NOTE "I" - RESERVE "G": Reserve "G", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of open space.

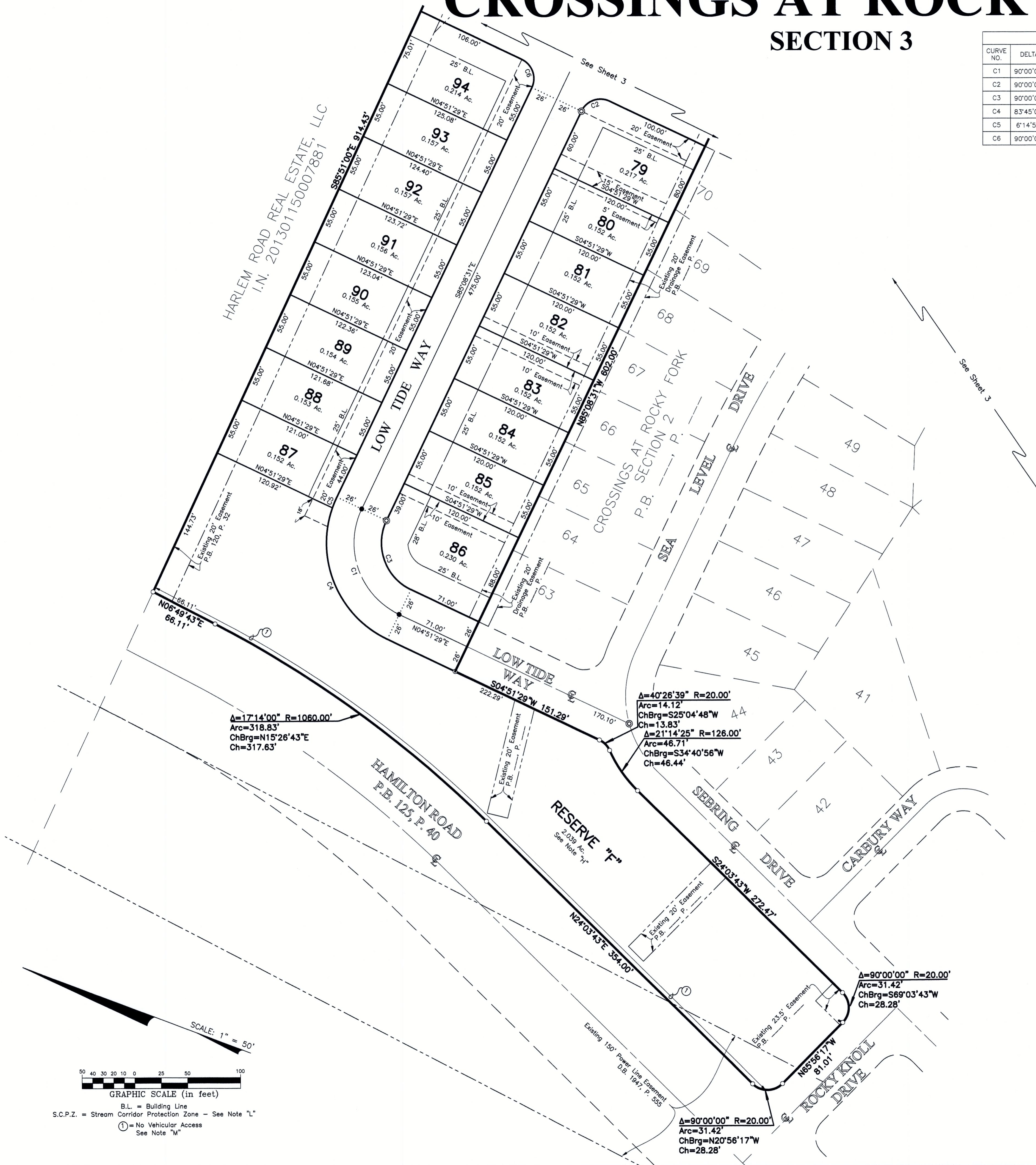
NOTE "J": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "K": 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 Crossings at Rocky Fork Section 3, 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 "L" - STREAM CORRIDOR PROTECTION 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 Protection 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 Protection Zone.

NOTE "M" - VEHICULAR ACCESS - HAMILTON ROAD: Within the limits shown and specified hereon, Pulte Homes of Ohio LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Hamilton Road as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said drives and road either for present or future construction.

NOTE "N": A temporary gravel access drive will be constructed from Central College Road to Rocky Knoll Drive to provide secondary access to the site as part of the Hamilton Road Extension (E-3431).



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