

July 18, 2007

## FINAL PLAT REQUIREMENTS

21 copies of the plat along with a fully completed application form and a check for the review fee must be submitted.

The final plat shall be drawn to a scale of not less than one hundred (100) feet to the inch.

Variations in scale for plats may be permitted if the plat is of unusual size. If more than two (2) sheets are required for any such plat, an index sheet of the same dimensions shall be filed showing the entire subdivision on one (1) sheet with an indication of all the areas noted on any other sheet of the plat.

Drawings should be held to a minimum of twenty by thirty inches (20" × 30") and a maximum of thirty by forty inches (30" × 40") outside dimensions.

The final plat should contain and illustrate:

The boundary lines of the area being subdivided with accurate distance and bearings; including section, township, corporation and county lines.

The property lines of all proposed streets and alleys with their widths, names and bearings.

The accurate boundary lines of all grounds for public use or common use, and the acreage of same.

The line of departure of one street from another.

All common boundary corners of all adjoining lands and adjacent streets and alleys with their widths and names.

All lot lines with their bearings, identification system of lots, blocks and other areas.

Easements for public use, services or utilities with their dimensions.

All dimensions, linear and angular, boundary locations, lots, streets, alleys, easements and areas for public or private use expressed in decimals of a foot.

Radii, arcs and chords, points of tangency, and central angles for all curvilinear streets, and radii for all rounded corners.

The name of the subdivision and description of the property subdivided, showing its location and extent, points of compass, scale and plan, dedication of streets and alleys, and names of owners and subdivider, together with appropriate evidence of ownership of the subdivision.

The front setback lines.

Certification by land surveyor, registered in the state, to the effect that the plat represents a survey made by him, and that all the necessary survey monuments are correctly shown thereon.

Base flood elevation data. (Ord. 1270-83.)

Below is a list of typical final plat notes. Include all notes that apply.

**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.

**Reserves Notes:** include size, use, ownership and maintenance.

**Floodplain Note:** All of (name of plat) is within Zone (state zone), areas determined to be outside the (year) floodplain as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number \_\_\_\_\_ with effective date of \_\_\_\_\_.

(If plats contain Zone AE the 100 Year Floodplain line must be added, and the Floodway must be called out or a directional arrow with the distance to the Floodway. Also, inform the applicant/engineer that a grade and fill must be filed with the City and approved before the Final Plat will be accepted.)

Flood Plain Note with an AE District: A list of the individual lots effected must be part of the note unless a LOMR or LOMA has been issued. If the developer has applied for a LOMR or LOMA, but it hasn't been finalized, the AE District is still in effect.

**No Vehicular Access Note:** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**Wetland 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/final) plat of (name of plat) does not imply any approval for the development of the site as it may pertain to Wetlands.

**Depressed Drive Note:** The pavement and storm sewer plan together with the master grading plan for (name of plat) show a design that would prohibit (specific lot number(s) or all) from having a depressed driveway according to Columbus

City Code Section 4123.43 unless otherwise approved by the Columbus Building inspector.

**Cable reference:** In accordance with the terms and regulations of Section 3123.08 (c) (8) of the Columbus City Codes, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment. (This note is part of the cover sheet easement notes.)

**Longer Zoning Note:** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance # \_\_\_\_\_, passed (date) (Zoning File number) (and Letter of Restrictions and Covenants, dated \_\_\_\_\_ - *if applicable*). 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.

**When Final Plats contain Waters of the United States – Stream Preservation Easements**

The natural drainage-way designated as STREAM PRESERVATION EASEMENT was classified as Waters of the United States by the U.S. Army Corps of Engineers, Huntington District. Such natural drainage-ways are regulated as Waters of the United States under the Clean Water Act. Sections 401 and 404 of the Clean Water Act require that no impact including filling, relocation, bank shaping, or additional culverting of the Waters of the United States can occur without prior authorization from the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency.

(Note: from top of bank both sides – 50'/50')

**When there is a Street Divider Reserve area.**

Call out as a Reserve. State acreage, then add –

“ . . . to be owned and maintained by an association comprised of the owners of the fee simple titles to lots in the \_\_\_\_\_ subdivision their successors and assigns. Said reserve shall be subject to the installation and maintenance of traffic control devices by the City of Columbus and shall be dedicated, in whole or in part, at such time as requested by the City of Columbus.” (Not put on dividers in private streets.)

**Additional Notes for Final Plats with Private Streets**

**Cover Sheet “Approved and Accepted Note” when there are no dedications:** Approved and accepted this \_\_\_\_\_ Day of \_\_\_\_\_, 2006 by Ordinance No. \_\_\_\_\_ by the Council of the City of Columbus.

**Fire Note:** Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The 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. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

**Access Easement:** "... Within said Reserve \_\_, a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserve \_\_\_\_."

**Private Utility Easements:** Easements are hereby reserved in, over and under areas designated hereon as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drainage facilities and main line waterline facilities. Such facilities shall be owned and maintained by the Falls at Hayden Run Homeowners' Association. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.

**Note:** When there are only Private Streets Transportation does not make a Mylar request (because there is no ROW dedication), so the second review approvals have to be tracked in order to determine when to ask the engineer for the Mylar.

**Sample Cover Sheet Language for Private Street Situations:**

*Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", "Reserve 'B'", "Reserve 'G'", "Reserve 'H'", "Reserve 'I'" and "Reserve 'J'". Each of the aforementioned designated easements and reserves permit the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated Drainage Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Within said "Reserve "B", "Reserve "G", "Reserve "H", "Reserve "I" and "Reserve "J", a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said "Reserve "B", "Reserve "G", "Reserve "H", "Reserve "I" and "Reserve "J". Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes, 1959, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes*

expressed herein.

*Easements are hereby reserved in, over and under areas designated hereon as "Private Utility Easement" for the construction, operation and maintenance of stormwater runoff drainage facilities and main line waterline facilities. Such facilities shall be owned and maintained by a master association for the Albany Crossing development. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.*

**Airport Noise Warning:**

"Noise Warning - This property, either partially or wholly, lies within the noise exposure map area of an airport located in the City of Columbus and is subject to noise that may be objectionable." (Ord. 1137-94.)