

SITE DATA

TOTAL ACREAGE:

GROSS DENSITY:

RESERVE B SIZE:

30.441 ACRES (INCLUDES R/W)

4.80 LOTS/ACRE

1.952± ACRES

NUMBER OF LOTS:

HEIGHT DISTRICT SHALL BE H-35

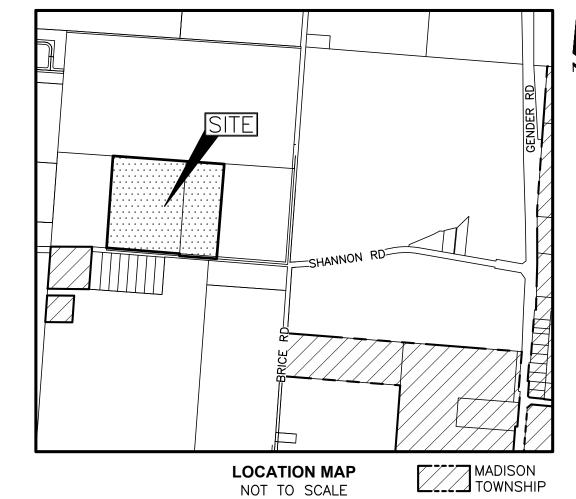
MINIMUM AREA: 3,892 S.F. 30 FT MINIMUM WIDTH:

MINIMUM SIDE YARDS: 5 FT FRONT SETBACK: 25 FT RESERVE A SIZE: 1.121± ACRES

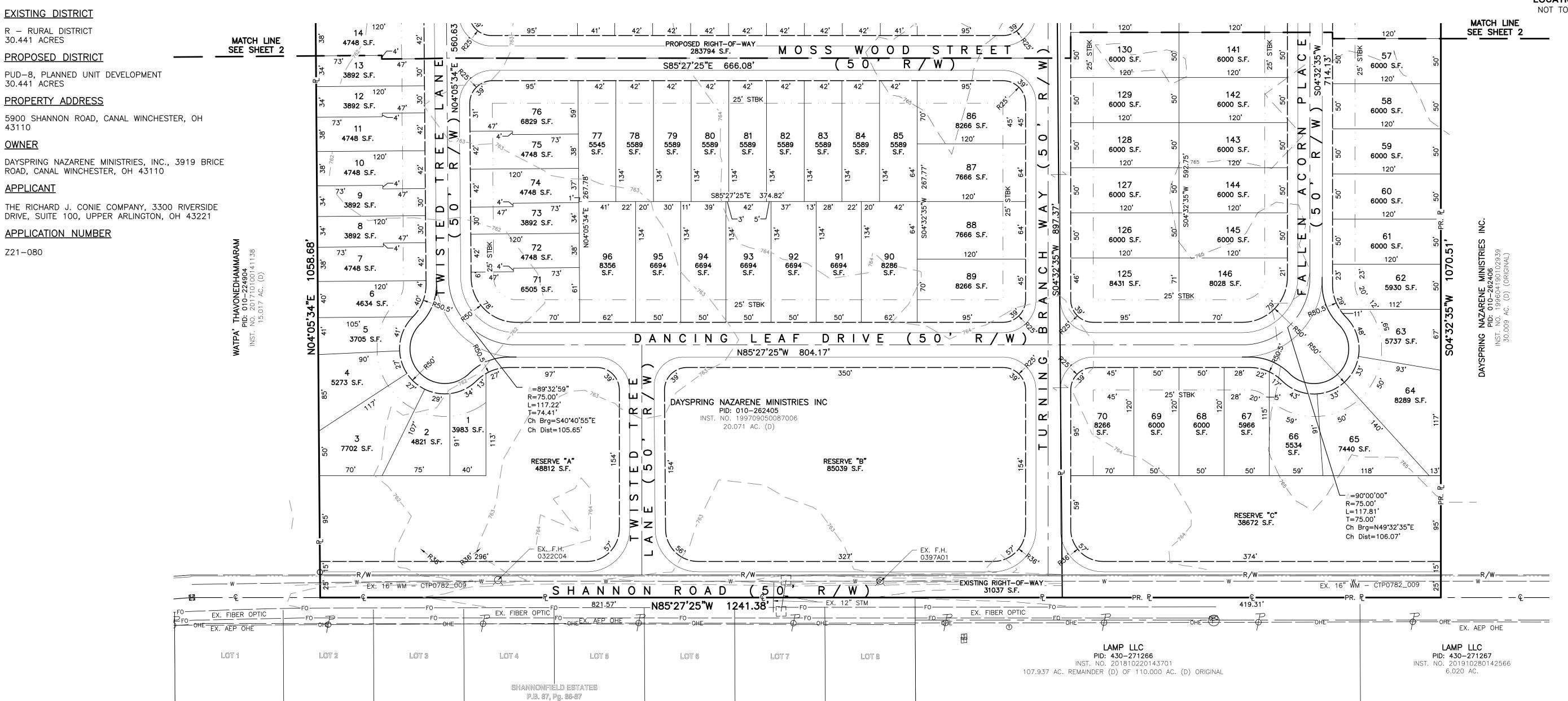
RESERVE C SIZE: 0.888± ACRES EXISTING RIGHT-OF-WAY: 0.713± ACRES PROPOSED RIGHT-OF-WAY: 6.515± ACRES PRELIMINARY PLAT

TURNING BRANCH

SECTION 11, TOWNSHIP 11, RANGE 21, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO **CONGRESS LANDS**



CITY OF COLUMBUS



Consulting Civil Engineers and Surveyors

880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (FAX) www.EPFERRIS.com

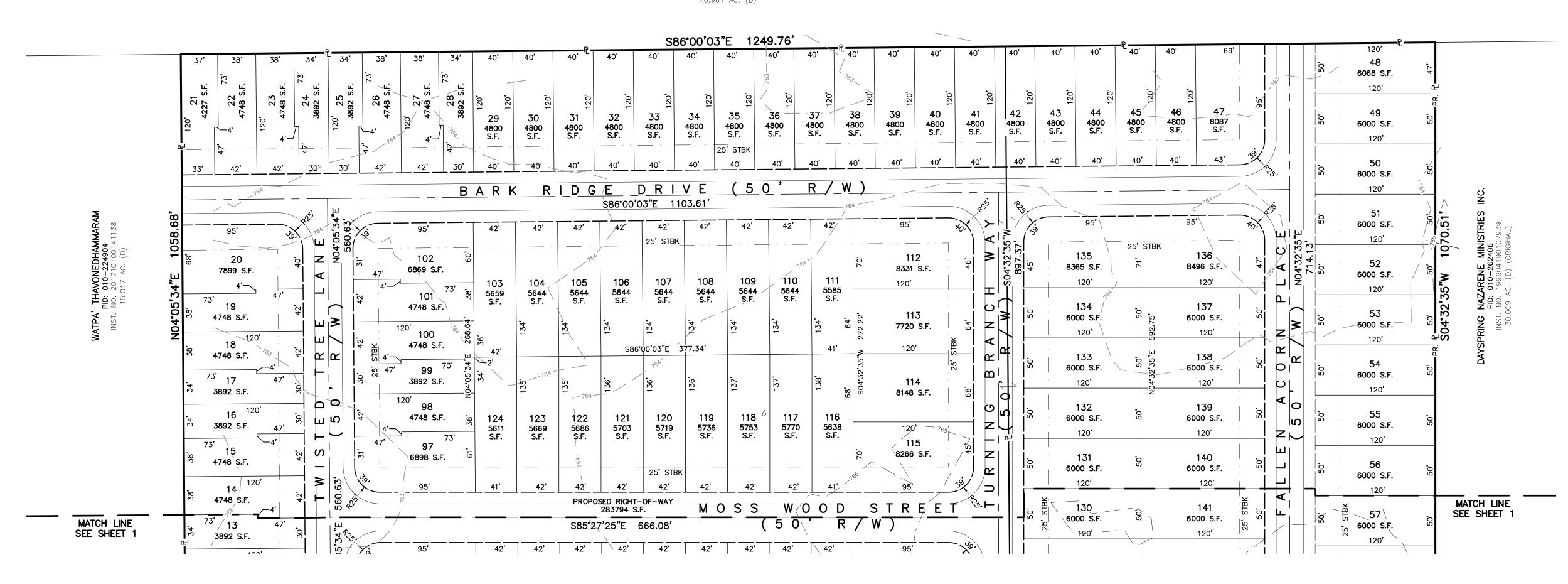
DRWN BY ______ CHK BY _____ CJB ____ DATE _____ 01/26/2022

SCALE IN FEET

PRELIMINARY PLAT TURNING BRANCH

SECTION 11, TOWNSHIP 11, RANGE 21, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO **CONGRESS LANDS**

> JERRY & GINA WILDERMUTH TRUST PID: 530-166394 INST. NO. 20181022014370 76.961 AC. (D)



NOTES

<u>NOTE "A":</u>

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 AREAS 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 PRELIMINARY PLAT OF HUNTERS GLEN DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

ALL CONTOURS SHOWN HEREON ARE IN ONE (1) FOOT

PROPERTY FROM AGRICULTURAL USE.

AGRICULTURAL RECOUPMENT: GRANTOR BEING THE DULY

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

AUTHORIZED REPRESENTATIVE OF THE DEVELOPER

DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT,

THE PROPOSED DEVELOPMENT IS TO BE SERVICED BY A FUTURE SANITARY SEWER EXTENSION (BY OTHERS) OF THE EXISTING 27" SEWER APPROXIMATELY 750 FEET

INTERVALS.

THERE SHALL BE NO VEHICULAR ACCESS AT STREET INTERSECTIONS FOR THE PURPOSE OF ADA RAMP LOCATIONS. THE EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

SOUTH OF SHANNON ROAD (RP10094-RP10096).

RESERVES "A", "B", AND "C" SHALL BE OWNED AND

MAINTAINED BY THE TURNING BRANCH HOMEOWNERS

DEVELOPER RESERVES THE RIGHT TO PROVIDE ALL

ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND

RETENTION BASIN FOR STORMWATER MANAGEMENT. THE

NECESSARY STORMWATER FACILITIES IN SAID RESERVE.

NOTE "B":

ALL OF TURNING BRANCH IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39049C0364K, WITH EFFECTIVE DATE 06/17/2008.

<u>NOTE "E":</u>

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.

SCALE IN FEET

ASSOCIATES

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DRWN BY WDJ CHK BY CJB DATE 01/26/2022