

NOTE "A": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE PROJECT AREA HEREON LIES WITHIN ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NO. 39049C0283K.

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 "CLOVER RUN SECTION 2, PART 3" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN (PID 010-318742-00):

ACREAGE IN R/W 1.256 ACRES
ACREAGE IN REMAINING LOTS 5.351 ACRES
ACREAGE IN RESERVE "C" 1.723 ACRES
TOTAL ACREAGE 8.330 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 "CLOVER RUN SECTION 2, PART 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 "E"-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.

NOTE "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #0411-2021 (Z18-065)(PUD 6) PASSED ON OCTOBER 13, 2021. 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 "G" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "CLOVER RUN SECTION 2, PART 3", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "CLOVER RUN SECTION 2, PART 3", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": RESERVE "C" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF CLOVER RUN FOR THE PURPOSE OF PASSIVE USE. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES.

NOTE "I": 10' WIDE NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS "*"

NOTE "J": ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY CRPD/CITY FORESTER SHALL BE PAID FOR UNDER CMSC ITEM 201, CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. ALL CLEARING AND GRUBBING PERFORMED ON CRPD PROPERTY, RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD FORESTRY AT FORESTRY@COLUMBUS.GOV BEFORE WORK IS BEGINS, TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

NOTE "K": A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRPD STANDARD DRAWING FOR TREE PROTECTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT, OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED, OR PARKED WITHIN THE DRIP LINE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES - MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5. IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV . FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

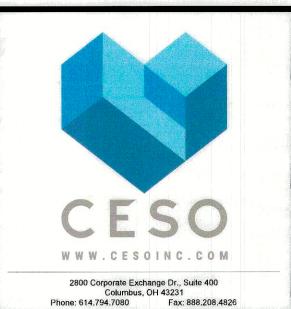
LINE TABLE			CURVE TABLE				
Line #	Direction	Length	Curve	Delta	Radius	Arc Length	Chord
L1	S86° 28' 20"W	58.50'	C1	90° 00' 00"	75.00'	117.81'	S48° 31' 40"E, 106.07'
L2	N03° 31' 40"W	49.21'	C2	95° 25' 50"	100.00'	166.56'	N51° 14' 35"W, 147.96'
L3	N44° 07' 09"W	5.65'	C3	3° 27' 07"	125.00'	7.53'	S82° 46' 04"W, 7.53'
L4	N05° 56' 44"E	95.30'	C4	19° 05' 55"	125.00'	41.67'	N85° 57' 25"W, 41.47'
L5	N03° 05' 55"E	99.73'	C5	19° 05' 55"	125.00'	41.67'	N66° 51' 30"W, 41.47'
L6	N00° 39' 36"E	101.20'	C6	19° 05' 55"	125.00'	41.67'	N47° 45' 35"W, 41.47'
			C 7	20° 16' 13"	125.00'	44.22'	N28° 04' 31"W, 43.99'
			C8	75° 35' 15"	25.00'	32.98'	N55° 44' 02"W, 30.64'
			С9	43° 40' 42"	42.00'	32.02'	N70° 19' 42"W, 31.25'
			C10	44° 57' 41"	42.00'	32.96'	N26° 00' 31"W, 32.12'
			C11	90° 00' 00"	50.00'	78.54'	S48° 31' 40"E, 70.71'
			C12	90° 00' 00"	20.00'	31.42'	S41° 28' 20"W, 28.28'
			C13	95° 25' 50"	75.00'	124.92'	S51° 14' 35"E, 110.97'
			C14	12° 29' 30"	75.00'	16.35'	N9° 46' 25"W, 16.32'
			C15	1° 21' 37"	42.00'	1.00'	N87° 09' 09"E, 1.00'
			C16	81° 01' 05"	125.00'	176.75'	S58° 26' 57"E, 162.39'
			C17	90° 00' 00"	42.00'	65.97'	N48° 31' 40"W, 59.40'

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

CESO LEGEND

* NO VEHICULAR ACCESS (SEE NOTE "I")



OVER RUN SECTION 2,

Project Number: 760461
Scale: 1"=40'

Drawn By: APC
Checked By: ALB
Date: 4/25/2025
Issue:

Drawing Title:

ID Description

PLAT

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