



**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 2" 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	2.186 ACRES
ACREAGE IN REMAINING LOTS	8.019 ACRES
TOTAL ACREAGE	10.205 ACRES

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 7: AT THE TIME OF PLATTING, THIS INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #0411-2021 (218-065)(PUB) D 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 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "CLOVER RUN SECTION 2, PART 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": 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.

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

NOTE 4.J. AREAS DESIGNATED AS STORMWATER CONTROL PRACTICE (SCP) EASEMENTS ARE HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO, FOR THE PURPOSES OF PROVIDING EASEMENT RIGHTS IN, OVER, UNDER AND THROUGH THE REAL PROPERTY INCLUDING THE RIGHT OF REASONABLE ACCESS THERETO, BUT WITHOUT ANY OBLIGATION WHATSOEVER, TO ACCESS, RECONSTRUCT, REPLACE, REMOVE, REPAIR, MAINTAIN, CONTROL, AND OPERATE WATER AND SEWER DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE TILES, PIPES, DITCHES, CHANNELS, CURVEVALS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENTS"), FOR ACCEPTING, TRANSPORTING, DETAINING, AND RELEASING WATER COURSES.

THE OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE IMPROVEMENT IN STRICT COMPLIANCE WITH THE APPROVED AND EXECUTED POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, ON FILE WITH THE DEPARTMENT OF PUBLIC UTILITIES, AND ALL STORM WATER INSPECTION, OPERATION AND MAINTENANCE RESPONSIBILITIES PROVIDED IN THE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, KEEPING ALL INLETS AND OUTLETS FREE AND CLEAR OF DEBRIS, REPAIRING ANY DAMAGED STRUCTURES, MAINTAINING SEDIMENT ACCUMULATION IN ANY DETENTION BASIN(S), TEMPORARY SEDIMENT SETTLING POND(S) AND POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, REPAIRING UNDERCUT OR ERODED AREAS, MAINTAINING ANY HARDCAPE SURFACES, LAWN CARE MAINTENANCE, AND REPAIRING ANY DAMAGED LANDSCAPE AREAS.

IN THE EVENT THE IMPROVEMENT INCLUDES, OR IS LOCATED WITHIN A PARKING LOT AS APPROVED BY GRANTEE IN THE ABOVE-REFERENCED PLAN FILE NUMBER, WHICH WILL SERVE AS A DETENTION/RETENTION IMPROVEMENT, GRANTOR MAY INSTALL STANDARD OR TYPICAL PARKING LOT FEATURES AS SHOWN ON THE APPROVED ABOVE-REFERENCED PLAN FILE NUMBER AT GRANTOR'S SOLE RISK AND GRANTEE AND GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, AND CONTRACTORS SHALL NOT BE LIABLE FOR ANY DAMAGE OR DESTRUCTION OF SUCH PARKING LOT FEATURES DURING GRANTEE'S GOOD FAITH EXERCISE OF GRANTEE'S RIGHTS IN THIS EASEMENT.

THE CITY SHALL HAVE THE RIGHT, AT ANY TIME, TO INSPECT THE IMPROVEMENT, INCLUDING THE DETENTION BASIN, TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION PRACTICES, TO ASCERTAIN WHETHER THE IMPROVEMENT AND APPURTENANT FACILITIES ARE FUNCTIONING IN ACCORDANCE WITH ANY APPLICABLE DESIGN CRITERIA, CITY OF COLUMBUS STANDARDS, AND THE CITY OF COLUMBUS STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT. THEN-CURRENT CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL AND GENERALLY ACCEPTED ENGINEERING STANDARDS. IN THE EVENT THE IMPROVEMENT IS NOT CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMPLETE CONSTRUCTION OF THE IMPROVEMENT IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY COMPLETE THE IMPROVEMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY DELAYS TO THE CITY OF COLUMBUS (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF THE PROPERTY OWNER FAILS TO DILIGENTLY COMPLETE THE CONSTRUCTION OF THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE CONSTRUCTION. IN THE EVENT THE CITY PERFORMS SUCH CONSTRUCTION, THE CITY SHALL HAVE THE RIGHT TO RECOVER THE COST OF SUCH CONSTRUCTION FROM THE CITY OF COLUMBUS (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IN THE EVENT THE CITY PERFORMS SUCH CONSTRUCTION, THE CITY SHALL HAVE THE RIGHT TO CALL UPON ANY STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT.

IN THE EVENT THE IMPROVEMENT IS NOTIFICATION PROPERLY AND REQUIRES REPAIR, OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMENCE SUCH REPAIRS AS NEEDED IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY PERFORM THE REPAIRS, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF OWNER FAILS TO MAINTAIN AND DILIGENTLY COMPLETE REPAIRS TO THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE REPAIR. IN THE EVENT THE CITY PERFORMS SUCH REPAIR AS PROVIDED HEREIN, THE CITY SHALL BE RESPONSIBLE FOR THE REPAIR UPON RECEIPT AND INVOICE ITEMIZING THE COST. IN THE EVENT THE OWNER FAILS TO PAY SAID COSTS TO CITY WITHIN THIRTY (30) DAYS OF DEMAND BY CITY, OWNER SHALL ALSO BE RESPONSIBLE FOR ALL ADDITIONAL COSTS INCURRED BY CITY IN COLLECTING SAID REIMBURSEMENT, INCLUDING, BUT NOT LIMITED TO, INTEREST AT THE HIGHEST RATE ALLOWED BY LAW, ALL COURT FEES AND COSTS, AND ATTORNEY'S FEES AND/OR MAY BE SUBJECT TO ASSESSMENT.

UPON THE CITY'S ENTRY INTO THE SCP EASEMENT AREA TO EXERCISE ANY OF ITS RIGHTS, CITY WILL RESTORE THE EASEMENT AREA TO ITS FORMER CONDITION AS IS REASONABLY PRACTICABLE, BUT SUBJECT TO THE COMPLETION OF THE IMPROVEMENT CONTEMPLATED HEREIN, OWNER UNDERSTANDS AND AGREES ANY RESTORATION OF OWNER'S PROPERTY IS SPECIFICALLY LIMITED TO REASONABLY RESTORING THE GRADE AND SURFACE TO THEIR FORMER CONDITION, EXCEPT UTILITY SERVICE LINES, ASPHALT-PAVED PARKING AREAS, AND SIDEWALKS THAT DO NOT, IN ANY MANNER, IMPAIR OR INTERFERE WITH THE IMPROVEMENTS OR CITY'S RIGHTS, WILL BE RESTORED. CITY'S RESTORATION WILL NOT INCLUDE REPAIR, REPLACEMENT, OR COMPENSATION OF OR FOR ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, TREES, VEGETATION, AND/OR LANDSCAPING.

OWNER SHALL FOREVER INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS AGENTS, EMPLOYEES AND REPRESENTATIVES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, SUITS, AND ACTIONS, INCLUDING ATTORNEY'S FEES, ARISING OR RESULTING, IN ANY MANNER, FROM OWNER, ITS SUCCESSORS AND ASSIGNS, ACTIONS OR INACTIONS ASSOCIATED IN ANY MANNER WITH THE USE OF THE IMPROVEMENT.

NOTE: "C" 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 PERMIT IS OBTAINED FROM THE CITY OF COLUMBUS (CMC). ANY REMOVAL OF PUBLIC TREES SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS TREE MANAGEMENT PLAN (T.M.P.). CRPD/CITY FORESTER SHALL BE REQUIRED TO PREPARE AND SUBMIT A TREE REMOVAL AND REPLACEMENT PLAN TO THE CITY OF COLUMBUS (CMC) PRIOR TO ANY REMOVAL OF PUBLIC TREES. CLEARING AND GRUBBING SHALL BE 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 ANY PUBLIC TREE. ANY PUBLIC TREE WITHIN THE CRPD TREE MITIGATION PLAN SHALL BE PROTECTED BY A TREE PROTECTION ZONE (TPZ) PRIOR TO ANY GROUND WORK 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 OF COLUMBUS (CMC) PRIOR TO ANY REMOVAL OF PUBLIC TREES. CRPD SHALL BE REQUIRED TO PREPARE AND SUBMIT A TREE REPLACEMENT PLAN TO THE CITY OF COLUMBUS (CMC) PRIOR TO ANY REMOVAL OF PUBLIC TREES. CRPD SHALL BE REQUIRED TO PREPARE AND SUBMIT A TREE REPLACEMENT PLAN TO THE CITY OF COLUMBUS (CMC) PRIOR TO ANY REMOVAL OF PUBLIC TREES.

NOTE 1: A TREE PROTECTION PLAN WITH 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 DRAWINGS 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.

**NOTE "M":** A PORTION OF THE DRAINAGE EASEMENT WITHIN LOT 63 WITHIN THIS PLAT, WILL BE CONSIDERED TO BE RELEASED AT A LATER DATE AND AFTER THE RYE STREET EXTENSION IS BUILT AND ACCEPTED BY THE CITY OF COLUMBUS. THE DRAINAGE EASEMENT RELEASE WILL FOLLOW AND MEET THE STANDARDS OF THE CITY OF COLUMBUS'S PROCESS AT THE TIME THE RELEASE IS REQUESTED.

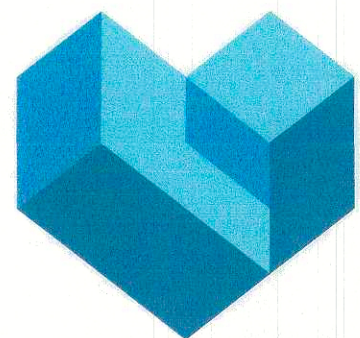
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	84° 34' 10"	20.00'	29.52'	S38° 45' 25"W, 26.91'
C2	95° 25' 50"	20.00'	33.31'	N51° 14' 35"W, 29.59'
C3	84° 34' 10"	20.00'	29.52'	N38° 45' 25"E, 26.91'
C4	95° 25' 50"	20.00'	33.31'	N51° 14' 35"W, 29.59'
C5	84° 34' 10"	20.00'	29.52'	S38° 45' 25"W, 26.91'
C6	95° 25' 50"	20.00'	33.31'	S51° 14' 35"E, 29.59'
C7	7° 42' 00"	147.50'	19.82'	S84° 53' 30"W, 19.81'
C8	7° 42' 00"	125.00'	16.80'	N84° 53' 30"E, 16.79'
C9	8° 43' 09"	88.50'	13.47'	N85° 24' 05"E, 13.45'
C10	8° 43' 09"	75.00'	11.41'	S85° 24' 05"W, 11.40'

CEISO 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")



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**CLOVER RUN SECTION 2,  
PART 2**  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions		
ID	Description	Date

Project Number:	760461
Scale:	1"=40'
Drawn By:	APC
Checked By:	ALB
Date:	4/28/2025
Issue:	

Drawing Title: **PLAT**