

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 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C": ACREAGE BREAKDOWN:

ACREAGE IN R/W	3.396 ACRES
ACREAGE IN REMAINING LOTS	9.219 ACRES
ACREAGE IN RESERVES	14.530 ACRES
TOTAL ACREAGE	27.145 ACRES
PID 010-318742-00	27.140 ACRES
PID 010-306519-00	00.005 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 1" 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 THEREIN 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 1" SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "CLOVER RUN SECTION 2, PART 1" FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": RESERVE "E", RESERVE "F" AND RESERVE "G" 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": 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 "K": THE EXISTING SANITARY SEWER EASEMENTS AS SHOWN IN N. 201803280040301, AND SHOWN BY CROSS HATCHING IS HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

NOTE "L": 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, ACROSS 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, CULVERTS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENT") 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 PONDS AND POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, REPAIRING UNDERCUT OR ERODED AREAS, MAINTAINING ANY HARDSCAPE 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 APPURTENANCE FACILITIES ARE FUNCTIONING IN ACCORDANCE WITH ANY APPROVED PLANS, THE POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, REQUIREMENTS OF THE 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 CONSTRUCTION OF THE IMPROVEMENT, 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 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 AS PROVIDED HEREIN, THE OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR ANY COSTS INCURRED BY CITY AND CITY SHALL HAVE THE RIGHT TO CALL UPON ANY STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT.

IN THE EVENT THE IMPROVEMENT IS NOT FUNCTIONING PROPERLY AND REQUIRES REPAIR, OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMMENCE 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, OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR THE ACTUAL COST OF THE REPAIR UPON RECEIPT OF AN 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 "M": AREAS DESIGNATED AS "CONSERVATION EASEMENT" ARE HEREBY DESIGNATED FOR STREAM CORRIDOR PROTECTION ZONE MITIGATION AND SHALL BE MAINTAINED BY THE "CLOVER RUN" HOMEOWNERS ASSOCIATION. THE CITY OF COLUMBUS AND ITS AUTHORIZED REPRESENTATIVES SHALL HAVE THE RIGHT TO ACCESS THE STREAM CORRIDOR PROTECTION ZONE TO INSPECT AND MONITOR COMPLIANCE WITH THE TERMS OF THE CONSERVATION EASEMENT. THE "CLOVER RUN" HOMEOWNERS ASSOCIATION RESERVES THE RIGHTS TO MAKE MINOR CHANGES TO ACCOMMODATE NECESSARY REGULATORY APPROVALS UPON THE WRITTEN CONSENT OF THE CITY DEPARTMENT OF PUBLIC SERVICES.

NOTE "N": AN EMERGENCY ACCESS EASEMENT IS GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY ACROSS RESERVE "G".

NOTE "O": TEMPORARY TURNAROUND ACCESS EASEMENTS SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "P": 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 CMC 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 "Q": 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 DAMAGES AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

NOTE "R": THE AREAS DESIGNATED AS SCPZ EASEMENTS ARE EXCLUSIVE EASEMENTS AND HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO FOR THE PURPOSES OF PROVIDING, BUT WITHOUT ANY OBLIGATION, ALL CONSERVATION PURPOSES, INCLUDING BUT NOT LIMITED TO STORMWATER STORAGE AND DRAINAGE, EROSION PROTECTION, FLOOD STORAGE, WATER QUALITY PROTECTION (I.E. STREAM CORRIDOR PROTECTION ZONE), AND PRESERVATION AS OPEN, NATURAL GREEN SPACE OR WOODLAND, INCLUDING REASONABLE ACCESS THERETO. THE OWNER IS PROHIBITED FROM ANY ACTIVITY OR USE IN THE SCPZ EASEMENT AREA THAT WOULD, AS A NATURAL CONSEQUENCE OF THAT ACTIVITY OR USE, INTERFERE WITH THE INTENDED SCENIC, EROSION CONTROL, AND CONSERVATION OBJECTIVES. FURTHERMORE, OWNER, EXCEPT AS SPECIFICALLY PROVIDED IN THIS EASEMENT OR WITH THE DEPARTMENT OF PUBLIC UTILITIES, WRITTEN APPROVAL, IS STRICTLY PROHIBITED FROM CAUSING OR ALLOWING ANY OF THE FOLLOWING ACTIVITIES AND/OR FACILITIES TO OCCUR OR BE PLACED IN THE EASEMENT AREA (COLLECTIVELY, "ENCROACHMENTS"):

PROHIBITED FACILITIES:

1. BUILDINGS/STRUCTURES (EXCEPT BRIDGES);
2. SWIMMING POOLS;
3. SIGNS;
4. BILLBOARDS;
5. FENCES;
6. PARKING LOTS;
7. ELECTRIC LINES THAT RUN PARALLEL TO THE STREAM (WITH THE EXCEPTION OF TRANSMISSION LINES);
8. UTILITY LINES OR PIPES THAT RUN PARALLEL TO THE STREAM (EXCEPT FOR NECESSARY PUBLIC SANITARY, WATER, STORMWATER [SEE BELOW] AND PUBLIC UTILITY TRANSMISSION LINES AS APPROVED BY THE CITY);
9. TELECOMMUNICATIONS LINES THAT RUN PARALLEL TO THE STREAM (WITH THE EXCEPTION OF TRANSMISSION LINES);
10. CABLE TV LINES THAT RUN PARALLEL TO THE STREAM; AND
11. OTHER IMPROVEMENTS DEEMED UNACCEPTABLE TO THE CITY INCLUDING, BUT NOT LIMITED TO, TEMPORARY OR PERMANENT STORAGE OR PLACEMENT OF ANY TYPES OF TRAILERS, HOUSE TRAILERS, REFRIGERATORS, MACHINERY, CARS, TRUCKS, GARBAGE, TRASH, RUBBISH, UNSIGHTLY MATERIALS, OR ITEMS OF ANY NATURE.

PROHIBITED ACTIVITIES

1. AGRICULTURE;
2. INDUSTRY/ COMMERCIAL BUSINESS;
3. FILLING;
4. EXCAVATION;
5. DITCHING/DIKING;
6. REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, OIL, GAS;
7. ANY OTHER CHANGE IN TOPOGRAPHY OTHER THAN WHAT IS CAUSED BY NATURAL FORCES;
8. HERBICIDES/PESTICIDES;
9. REMOVAL OF NATIVE TREES /VEGETATION EXCEPT AS APPROVED BY THE CITY;
10. DUMPING OR BURNING OF TRASH, GARBAGE, RUBBISH, OR OTHER SUBSTANCES;
11. TEMPORARY OR PERMANENT STORAGE OR PLACEMENT OF ANY TYPE OF TRAILERS, HOUSE TRAILERS, SIGNS, BILLBOARDS, ADVERTISEMENTS, EQUIPMENT, MACHINERY, CARS, TRUCKS, GARBAGE, TRASH, RUBBISH, UNSIGHTLY MATERIALS, OR ITEMS OF ANY NATURE;
12. DEPOSITING YARD WASTE WITHIN THE EASEMENT AREA;
13. SHOVELING OR PLOWING OF SNOW OR ICE FROM RESIDUE SERVICENT ESTATE OR ANY ADJACENT REAL ESTATE ONTO ANY PORTIONS OF THE EASEMENT AREA; AND
14. HUNTING OR TRAPPING, EXCEPT AS NEEDED TO MANAGE, CONDUCT, OR OPERATE A DESIGNATED LOCAL, STATE, OR FEDERAL PUBLIC PROJECTS, RODENT CONTROL, OR STUDIES; AND
15. GRAZING OR PASTURING OF LIVESTOCK OR OTHER ANIMALS.

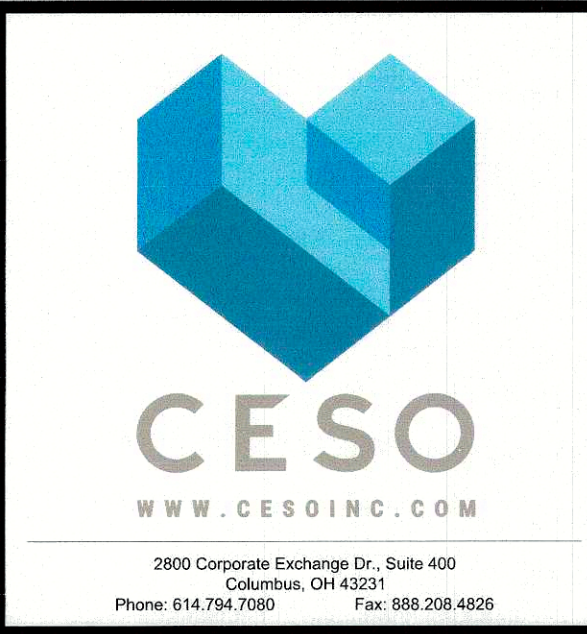
NO STORMWATER PIPE OUTFALLS, EXCEPT FOR THOSE ALLOWED BY DEVELOPMENT PLAN NAME AND NUMBER SHALL BE LOCATED WITHIN THE DESCRIBED SCPZ EASEMENT UNLESS THE DEPARTMENT OF PUBLIC UTILITIES DETERMINES THAT DISCHARGE INTO THE DESCRIBED SCPZ EASEMENT AREA IS TO BE ALLOWED, IN WHICH CASE THE OWNER SHALL SUBMIT DETAILED PLANS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC UTILITIES. IF SUCH PLANS ARE APPROVED, IT SHALL ISSUE WRITTEN APPROVAL OF SUCH PLANS AND ONLY THEN SHALL THE OWNER HAVE THE RIGHT TO ENTER UPON THE DESCRIBED SCPZ EASEMENT AREA IN ACCORDANCE WITH SUCH PLANS. FOLLOWING APPROVAL OF SUCH PLANS THIS PLAT SHALL ALSO BE AMENDED ACCORDINGLY.

OWNER IS REQUIRED TO FOREVER MAINTAIN THE SCPZ EASEMENT AS A STREAM CORRIDOR PROTECTION ZONE BY ENSURING THE SCPZ EASEMENT AREA COMPLIES WITH ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE THEN CURRENT PROVISIONS OF THE STORMWATER DRAINAGE MANUAL OF THE CITY OF COLUMBUS, OHIO, DEPARTMENT OF PUBLIC UTILITIES, DIVISION OF SEWERAGE AND DRAINAGE.

Curve	Delta	CURVE TABLE		
		Radius	Arc Length	Chord
C1	39° 31' 59"	475.00'	327.74'	S72° 34' 49"W, 321.28'
C2	95° 52' 28"	450.00'	753.00'	S44° 24' 34"W, 668.17'
C3	57° 49' 58"	450.00'	454.22'	S63° 25' 49"W, 435.18'
C4	51° 57' 30"	100.00'	90.68'	S29° 30' 25"E, 87.61'
C5	38° 02' 30"	450.00'	298.78'	S15° 29' 35"W, 293.32'
C6	33° 09' 38"	425.00'	245.97'	S75° 45' 59"W, 242.56'
C7	11° 03' 47"	425.00'	82.06'	N53° 39' 16"E, 81.94'
C8	7° 13' 47"	425.00'	53.63'	N44° 30' 29"E, 53.59'
C9	96° 22' 46"	20.00'	33.64'	N7° 17' 47"W, 29.81'
C10	12° 57' 55"	125.00'	28.29'	N49° 00' 12"W, 28.23'
C11	19° 05' 50"	125.00'	41.66'	S32° 58' 20"E, 41.47'
C12	19° 05' 55"	125.00'	41.67'	S13° 52' 28"E, 41.47'
C13	0° 47' 51"	125.00'	1.74'	S3° 55' 35"E, 1.74'
C14	51° 57' 30"	75.00'	68.01'	N29° 30' 25"W, 65.71'
C15	96° 22' 46"	20.00'	33.64'	N76° 19' 27"E, 29.81'
C16	8° 34' 25"	425.00'	63.61'	N23° 50' 52"E, 63.54'
C17	7° 44' 49"	425.00'	57.46'	S15° 41' 14"W, 57.42'
C18	7° 44' 49"	425.00'	57.46'	S7° 56' 25"W, 57.42'
C19	7° 35' 40"	425.00'	56.33'	S0° 16' 10"W, 56.29'
C20	90° 00' 00"	20.00'	31.42'	S48° 31' 40"E, 28.28'
C21	90° 00' 00"	20.00'	31.42'	N41° 28' 20"E, 28.28'
C22	90° 00' 00"	20.00'	31.42'	S48° 31' 40"E, 28.28'
C23	90° 00' 00"	20.00'	31.42'	N41° 28' 20"E, 28.28'
C24	90° 00' 00"	20.00'	31.42'	S48° 31' 40"E, 28.28'
C25	90° 00' 00"	20.00'	31.42'	N41° 28' 20"E, 28.28'
C26	90° 00' 00"	20.00'	31.42'	S48° 31' 40"E, 28.28'
C27	90° 00' 00"	20.00'	31.42'	S41° 28' 20"W, 28.28'
C28	0° 32' 03"	475.00'	4.43'	S3° 15' 39"E, 4.43'
C29	5° 43' 46"	475.00'	47.50'	S0° 07' 44"E, 47.48'
C30	5° 43' 46"	475.00'	47.50'	S5° 36' 02"W, 47.48'
C31	5° 43' 46"	475.00'	47.50'	S11° 19' 49"W, 47.48'
C32	5° 43' 46"	475.00'	47.50'	S17° 03' 35"W, 47.48'
C33	6° 11' 17"	475.00'	51.30'	S23° 01' 07"W, 51.28'
C34	6° 11' 19"	475.00'	51.31'	S29° 12' 25"W, 51.28'
C35	60° 02' 44"	475.00'	497.79'	N62° 19' 26"E, 475.33'
C36	10° 24' 03"	315.00'	57.18'	S24° 45' 41"W, 57.10'
C37	7° 44' 49"	315.00'	42.59'	S15° 41' 14"W, 42.56'
C38	22° 24' 51"	315.00'	123.23'	N18° 45' 17"E, 122.44'
C39	7° 44' 49"	315.00'	42.59'	N7° 56' 25"E, 42.56'
C40	9° 09' 47"	315.00'	50.38'	N2° 57' 58"E, 50.32'
C41	1° 54' 45"	315.00'	10.51'	S2° 34' 18"E, 10.51'
C42	7° 35' 40"	315.00'	41.75'	N0° 16' 10"E, 41.72'
C43	1° 25' 28"	425.00'	10.57'	N59° 53' 53"E, 10.56'
C44	3° 28' 58"	475.00'	28.60'	S27° 50' 14"W, 28.59'
C45	2° 40' 10"	425.00'	19.80'	S26° 47' 59"W, 19.80'
C46	5° 14' 59"	475.00'	43.52'	N34° 55' 34"E, 43.51'
C47	4° 24' 38"	475.00'	36.56'	N89° 51' 31"W, 36.56'
C48	21° 30' 27"	475.00'	178.30'	S81° 35' 34"W, 177.26'
C49	51° 27' 12"	425.00'	381.66'	N66° 37' 12"E, 368.97'
C50	95° 52' 28"	475.00'	794.83'	N44° 24' 34"E, 705.29'
C51	51° 57' 30"	125.00'	113.36'	N29° 30' 25"W, 109.51'
C52	31° 39' 44"	425.00'	234.86'	N12° 18' 12"E, 231.88'

Line #	LINE TABLE	
	Direction	Length
L1	N31° 00' 32"W	84.26'
L2	S31° 00' 32"E	80.58'
L3	S45° 26' 47"W	66.20'
L4	N45° 26' 47"E	66.20'
L5	S50° 30' 29"E	66.60'
L6	N50° 30' 29"W	80.05'
L7	S26° 30' 24"E	81.50'
L8	N26° 30' 24"W	52.26'
L9	N30° 41' 19"W	29.30'
L10	S09° 55' 47"E	131.10'
L11	N09° 55' 47"W	144.04'
L12	S04° 29' 20"W	71.14'
L13	S04° 29' 20"W	72.27'
L14	S03° 31' 40"E	304.51'
L15	S03° 31' 40"E	303.49'
L16	S00° 28' 42"W	10.01'
L17	N01° 21' 38"W	10.00'
L18	S59° 17' 48"W	25.20'
L19	N10° 34' 37"E	20.62'
L20	S32° 35' 50"E	14.38'
L21	S64° 40' 38"W	29.00'
L22	S03° 33' 12"W	10.70'
L23	N01° 54' 34"W	70.03'
L24	N88° 53' 58"E	37.51'
L25	S01° 53' 17"E	87.36'
L26	N01° 53' 17"W	74.34'
L27	N86° 28' 20"E	131.08'
L28	S86° 28' 20"W	100.28'
L29	S86° 28' 20"W	76.97'
L30	S29° 08' 44"W	62.08'
L31	S60° 51' 16"E	20.00'
L32	N55° 29' 10"W	154.81'
L33	N21° 17' 43"W	95.36'
L34	N03° 31' 40"W	95.75'

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CLOVER RUN SECTION 2,
PART 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions		
ID	Description	Date

Project Number: 760461
Scale: N/A
Drawn By: APC
Checked By: ALB
Date: August 16, 2024
Issue:

Drawing Title:
PLAT

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