

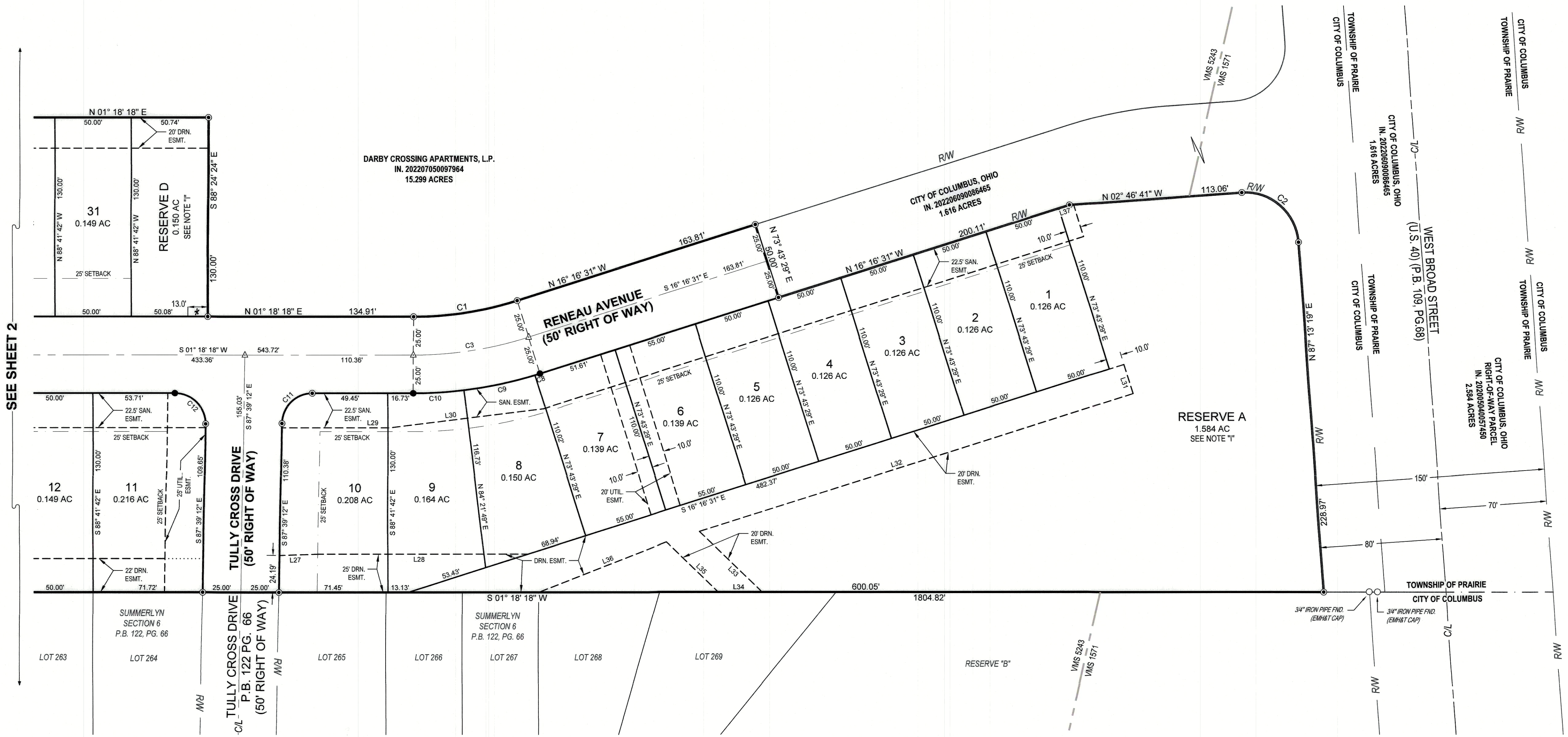
CLOVER RUN SECTION 1

State of Ohio, County of Franklin, City of Columbus,
Virginia Military Survey Nos. 1571 & 5243

Revisions / Submissions		
ID	Description	Date

Project Number: 760461
 Scale: 1"=40'
 Drawn By: ATW
 Checked By: ALB
 Date: August 14, 2023
 Issue:

Drawing Title:
PLAT



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

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	11.546 ACRES
ACREAGE IN R/W	2.362 ACRES
ACREAGE IN REMAINING LOTS	6.562 ACRES
ACREAGE IN RESERVES	2.622 ACRES
ACREAGE IN V.M.S. 1571	0.639 ACRES
ACREAGE IN V.M.S. 5243	10.907 ACRES

"CLOVER RUN SECTION 1" IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 010-256886-00
 11.546 ACRES (SECTION 1)

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 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 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 1", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "CLOVER RUN SECTION 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H" - TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6640.

NOTE "I" - RESERVE "A", RESERVE "B" AND RESERVE "D" 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 "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" 10' NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS "K"

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- * NO VEHICULAR ACCESS (SEE NOTE "K")

W:\PROJECTS\KIMBLEY_HORN\760461_CloverRun-Columbus-Ohio\4-SURVEY\DWG\760461-KH-CLOVER RUN-PLAT-SEC 1.dwg - 9/6/2023 - Alex Benson