



GROVE CITY, OHIO - CITY COUNCIL Agenda

July 15, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

General Item

Oaths of Office / Proclamation for Parks & Rec. Month

LANDS:

Ordinance C-27-24

Amend the Zoning Text for a 15.831 acre parcel located north of Hibbs Road, as adopted by Ord. C-05-01. First reading.

Resolution CR-25-24

Approve the Development Plan for the Harris Property located north of State Route 665 and west of Borror Road. *Postponement requested to 8/19/24.*

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 07-01-24 & 07-08-24 Council; 07-02-24 Plan. Comm.

Date: 07/08/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-27-24
1st Reading: 07/15/24
Public Notice: 7/16/24
2nd Reading: 08/19/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-24

AN ORDINANCE TO AMEND THE ZONING TEXT FOR A 15.831+ ACRE PARCEL LOCATED NORTH OF HIBBS ROAD AS ADOPTED BY ORD. C-05-01

WHEREAS, on April 16, 2001, Council approved a Rezoning request for 15.831+ acres located North of Hibbs Road that included a Zoning Text; and

WHEREAS, on July 02, 2024, the Planning Commission recommended approval of amendments to said Zoning Text as follows:

1B. Allows for two residences to be built on area "B" rather than one.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Zoning Text for 15.831+ acres located North of Hibbs Road, as adopted by Ordinance C-05-01, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk., President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A'
C-27-24
ZONING UPON ANNEXATION

LIMITATION TEXT

HENNIGAN'S GROVE, SOUTH

~~15.831± ACRES OWNED BY ERNEST N. ASHTON AND ALMA M. ASHTON AND
LOCATED NORTH OF HIBBS ROAD IN JACKSON TOWNSHIP, FRANKLIN COUNTY,
OHIO~~

~~ANNEXATION APPROVED BY THE FRANKLIN COUNTY, OHIO,~~

~~BOARD OF~~

~~COUNTY COMMISSIONERS DECEMBER 6, 2000~~

~~APPLICANT: ROBERT HOWARTH, ATTORNEY FOR THE LAND OWNERS, ERNEST N.
ASHTON AND ALMA M. ASHTON, 674 HIBBS ROAD, JACKSON TOWNSHIP,
FRANKLIN COUNTY, OHIO~~

~~DATE OF TEXT: March 15, 2001.~~

1. Introduction: The subject property consisting of 15.831 ± is currently zoned as rural residential (RR). Applicants are requesting that the property be designated a planned unit development (PUD- R) upon annexation to Grove City, Ohio.
2. Permitted Uses: The subject property shall be divided into two areas, an area of 10+ acres and an area of 5 + acres; to wit, 1.) the 10 acres to the north and farthest from Hibbs Road, part of which is contiguous to Hennigan's Grove, and to be known as "Hennigan's Grove, South", and 2.) the five acres to the south and closest to Hibbs Road. The site plan, submitted herewith and incorporated herein by reference, denotes the 10 acres (Hennigan's Grove, South) as "A" and the five acres as "B".

The 10 acres designated "A" (Hennigan's Grove, South):

A. The use of the 10 acres designated "A" on the submitted site plan shall conform to the requirements of an R-1b District as set forth by Table 1135.10-I, Residential District Requirements, as updated May 13, 1999, Planning and Zoning Code of the City of Grove City, Ohio, except as otherwise provided within the text.

B. Only home models currently offered for sale/construction in Hennigan's Grove shall be offered for sale/construction in Hennigan's Grove, South, which current home models are described in Attachment A appended hereto, except that different models than those currently offered in Hennigan's Grove may be sold /constructed in Hennigan's Grove, South if said

different models shall have minimum square footage areas of 1700 sq. ft. (single floor) and 1900 sq. ft. (all others).

The five acres designated "B": The five acres designated "B" on the submitted site plan shall have no more than ~~one~~ two-residence built thereon which shall conform to the requirements of the SF-I District as set forth by Table 1135.10.I, Residential District Requirements, as updated May 13, 1999, Planning and Zoning Code of the City of Grove City, Ohio, except that:

A. ~~An~~ One outbuilding of 5000 sq. ft. or less may be constructed in area "B", and of materials complimentary to the residences in Hennigan's Grove, South and shall conform to the SF-I District height restrictions;

B. Harps Drive (Please see site plan.) shall be continued as a paved driveway to the ~~single~~ two residences which may be built on said five acres; and

C. The 120 ft. interior lot width requirement at the building line shall not apply to the ~~single~~ two residences which may be built on the five acres.

3. Landscaping: Section 1136.10, Preservation of Trees and Wooded Areas, Planning and Zoning Code of the City of Grove City, Ohio, as passed November 17, 1997, shall be followed, except that the land owners, Ernest N. and Alma M. Ashton, may remove five walnut trees presently standing on or near the northern most perimeter of the acres being annexed and zoned herein.

4. Fencing: No fence shall exceed 48 inches in height and no fence shall be constructed in the front yard setback of any home. There shall be no chain-link fence nor stockade fence in Hennigan's Grove South.

5. Lighting: Decorative street lighting shall be installed upon the completion of the construction phase of Hennigan's Grove, South and shall be similar to the street lighting in Hennigan's Grove.

6. Pools: No above-ground swimming pool shall be erected or permitted within Hennigan's Grove, South.

7. Elevations: No house shall be constructed which has the same elevation as the house next to it in Hennigan's Grove, South.

8. Mailboxes: Each house shall have the same style pole-mounted mail box in Hennigan's Grove, South.

9. Garages: There shall be no detached garage in Hennigan's Grove, South.

10. The limitations contained in Paragraphs 4., 6., 7., 8., and 9., above, shall be placed in the deeds of conveyance as deed restrictions covering Hennigan's Grove, South.

~~Respectfully submitted,~~

A handwritten signature in black ink, appearing to read "Robert Howarth", is written over a horizontal red line.

~~Robert Howarth~~

~~Petitioner/Applicant~~

~~Attorney for Ernest N. & Alma M. Ashton~~

~~Christensen, Shoemaker, Winkler, Howarth & Taylor, LLP~~

~~77 E. Nationwide Blvd., 2nd Fl.~~

~~Columbus, Ohio 43215~~

~~Telephone: 614-469-0100~~

~~Telecopier: 614-280-9675~~

Date: 06/10/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-25-24
1st Reading: 06/17/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-25-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE HARRIS PROPERTY LOCATED NORTH OF STATE ROUTE 665 AND WEST OF BORROR ROAD

WHEREAS, on June 06, 2024, the Planning Commission recommended approval of the Development Plan for the Harris Property with the following deviations:

1. A deviation shall be granted from Section VIII(D)(4)(a) of the Harris Farm Zoning Text to allow the 20-foot building setback along Hawthorne Parkway within Subarea D to be reduced by 12 feet for a total building setback of 8 feet;
2. A deviation shall be granted from Section VII(A)(1) of the Haris Farm Zoning Text to reduce the width of Hawthorne Parkway from the required 28 feet for public roadways to 26 feet.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for the Harris Property located north of S.R. 665 and west of Borrer Road, contingent upon the deviations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



SITE STATISTICS

CURRENT ZONING: PUD-R (C-28-23)

TOTAL SITE AREA: ±96.3 AC

SUB-AREA A: ±54.8 AC (103 DETACHED LOTS)

SUB-AREA B: ±19.7 AC (35 DETACHED LOTS, 36 ATTACHED UNITS)

SUB-AREA C: ±6.2 AC (DETACHED 4 LOTS)

SUB-AREA D: ±15.6 AC (88 ATTACHED UNITS)

NEAREST CROSS STREET:

NORTH
SOUTH
EAST
WEST

QUAIL CREEK BLVD
STATE ROUTE 665
BORROR RD
HOOVER RD

TOTAL DISTURBED AREA: ±68.7 AC

PRE-DEVELOPED IMPROVEMENTS: ±0.8 AC

POST-DEVELOPED IMPROVEMENTS: ±47.6 AC

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AREAS DESIGNATED AS ZONES A AND X (ZONE A IS DEFINED AS: AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, MAP NUMBERS FM39049C0404K & FM39049C0408K WITH EFFECTIVE DATE OF JUNE 17, 2008.

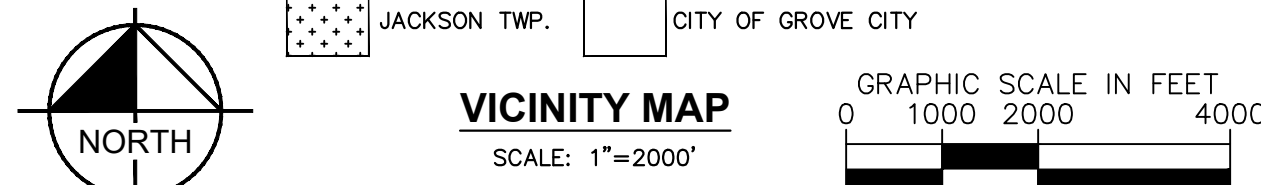
CIMINELLO LAND COMPANY	EPCON COMMUNITIES
567 LAZELLE RD	500 STONEHENGE PARKWAY
WESTERVILLE, OH 43081	DUBLIN, OH 43017
TEL: (614) 207-7607	TEL: (614) 761-1010
CONTACT: JOE CIMINELLO	CONTACT: CRAIG CHERRY
EMAIL: CIMINELLO@AOL.COM	EMAIL: CHERRY@EPCONCOMMUNITIES.COM

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472-8546
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

PAUL HARRIS JR
2088 LONDON GROVEPORT RD
GROVE CITY, OH 43123

(1)	CORSANO JOEL & CUTLER MICHELLE PID: 040-011378-00	(2)	BEHANNA BRADLEY P & MAGGIE L PID: 040-011379-00	(3)	WARREN JOHN PID: 040-011380-00
(4)	LOOBY KEVIN & JACQUELINE PID: 040-011381-00	(5)	HUFMAN JOSEPH A & TONYA N PID: 040-011382-00	(6)	EMIN DIDIER T PID: 040-011384-00
(7)	OK INVESTMENT CO PID: 040-011385-00	(8)	THRUN LORA B & JAY S PID: 160-002173-00	(9)	REAM KAMRYN L & DOUGLAS R PID: 160-002041-00
(10)	SPELLACY JEFFREY LOUIS & AMY ELIZABETH PID: 160-002040-00	(11)	BONNER RICHARD R TTEE PID: 160-001498-00	(12)	ADAMS KENNETH L & BEVERLY K PID: 040-005237-00
(13)	HINES CHRISTOPHER S & STEPHANIE M PID: 040-005238-00	(14)	MURPHY JOAN M PID: 040-005239-00	(15)	HOUGH CHRIS PID: 160-002177-00
(16)	HERDMAN NATHAN PID: 0002264-00	(17)	GIBSON SHELLEY L & RICK L PID: 160-001183-00	(18)	TERRY DAVID A & KAREN S PID: 160-001142-00
(19)	LAVER JAMES B & LAVER NANCY PID: 040-006074-00	(20)	DEVINE DALTON & SARA PID: 040-001094-00	(21)	SANBORN DUSTIN K & TINA M PID: 040-001093-00
(22)	LAPPERT DANIEL R & MARY S PID: 0010068-00	(23)	BOCKUS DENNIS C & SHARON B PID: 160-001644-00	(24)	FLEMING PAUL G PID: 160-001725-00
(25)	NELSON DAVID PID: 160-000150-00				

OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)



Received By:
Grove City Development
4/24/24

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

JACKSON TOWNSHIP FIRE DEPARTMENT

STANDARD CONSTRUCTION DRAWINGS

I, MICHAEL C. REEVES, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF CIMINELLO LAND COMPANY AND EPCON COMMUNITIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, 2024.

OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2024

DATE _____

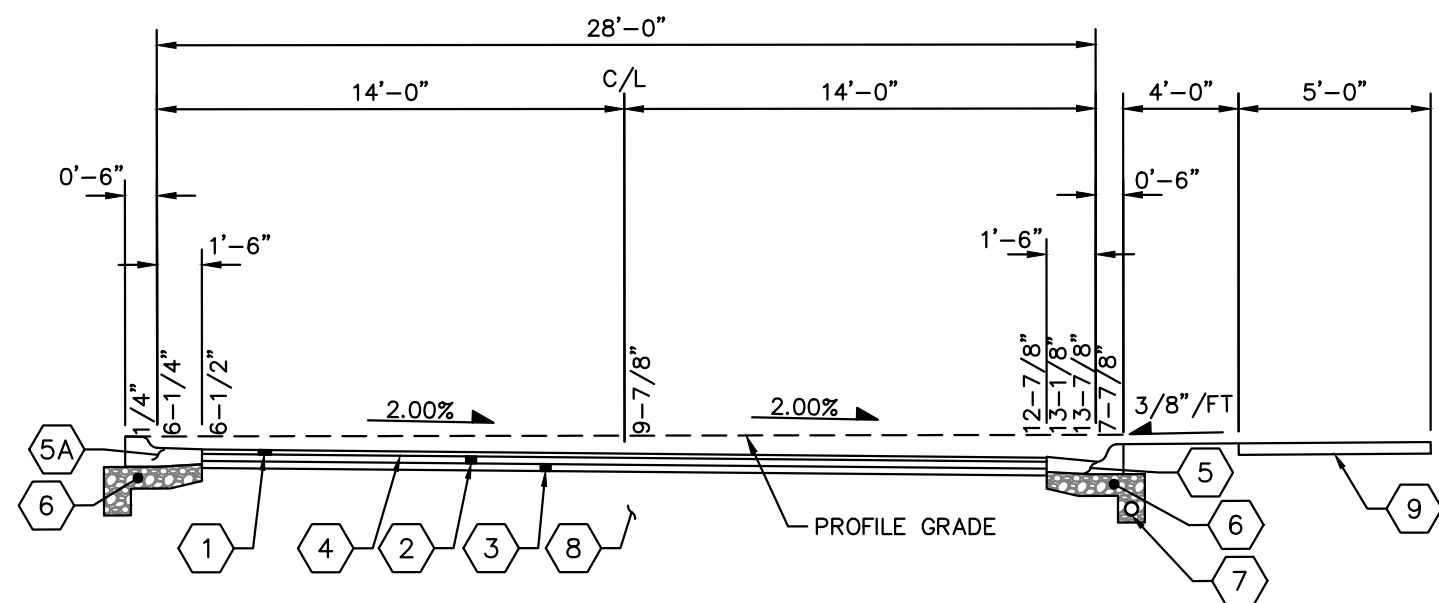
TITLE SHEET

HARRIS PROPERTY FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO
190017006
SHEET NUMBER

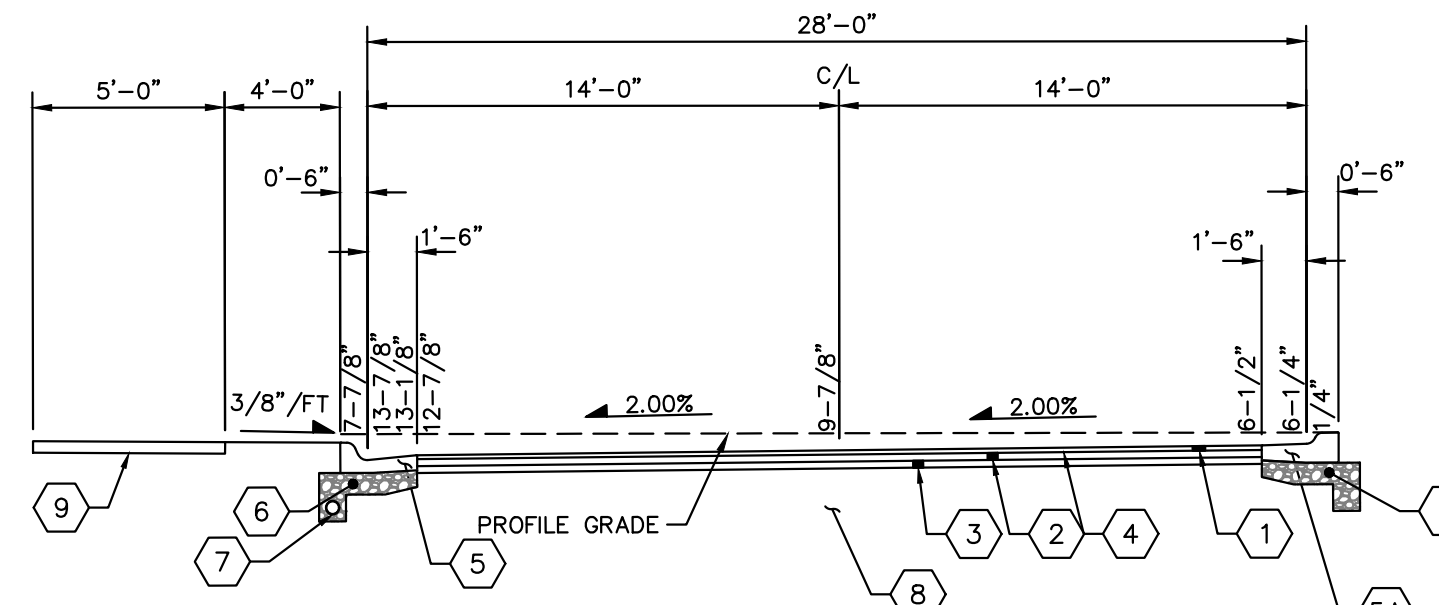
1
OF 2

Drawing name: K:\CB_LIVE\190017006_Cornelio_Harris_Property_Deve_City\2_Design\CAD\PropSheet\2_Finl Development Plan\SITE DETAILS.dwg Layout1 (2) Apr 24, 2024 6:17pm by: Iyer-Jackson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



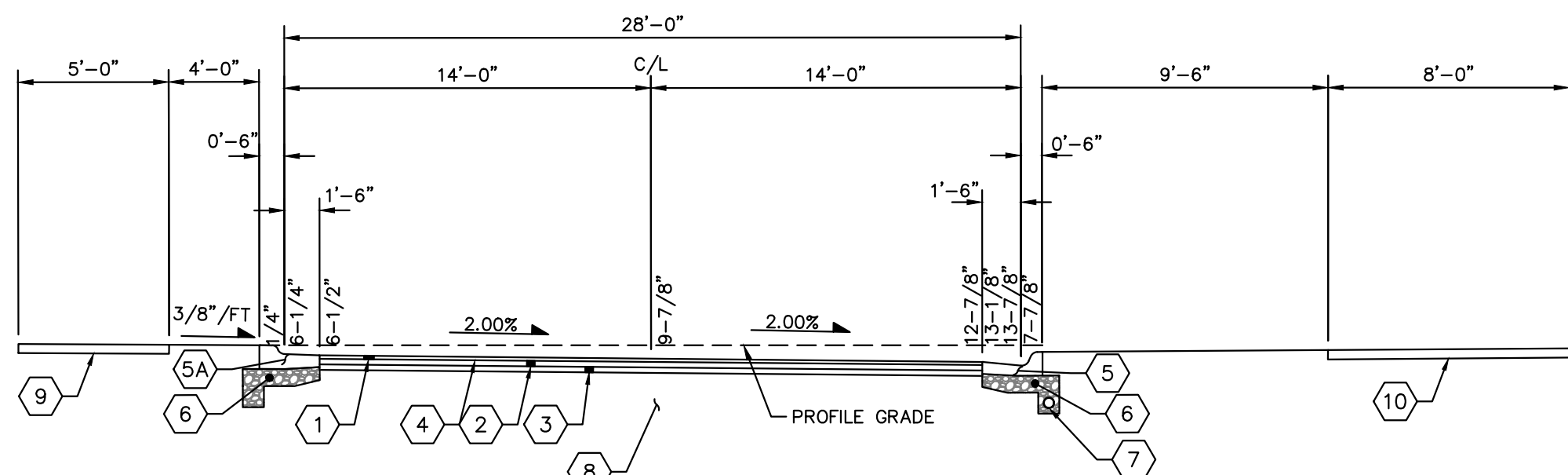
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED RIGHT W/ SIDEWALK RIGHT

NOT TO SCALE
PAUL HARRIS DRIVE (PRIV) STA. 0+35.20 - STA. 1+77.97
PAUL HARRIS DRIVE (PRIV) STA. 2+64.64 - STA. 9+56.35
BAILEY DRIVE (PRIV) STA. 21+33.22 - STA. 27+34.27
ALEC HERNDON WAY (PRIV) STA. 0+57.54 - STA. 4+11.86
ALEC HERNDON WAY (PRIV) STA. 4+89.86 - STA. 8+64.40
ELISE AVENUE (PRIV) STA. 0+39.00 - STA. 1+86.00
LEX LANE (PRIV) STA. 0+39.00 - STA. 3+17.50



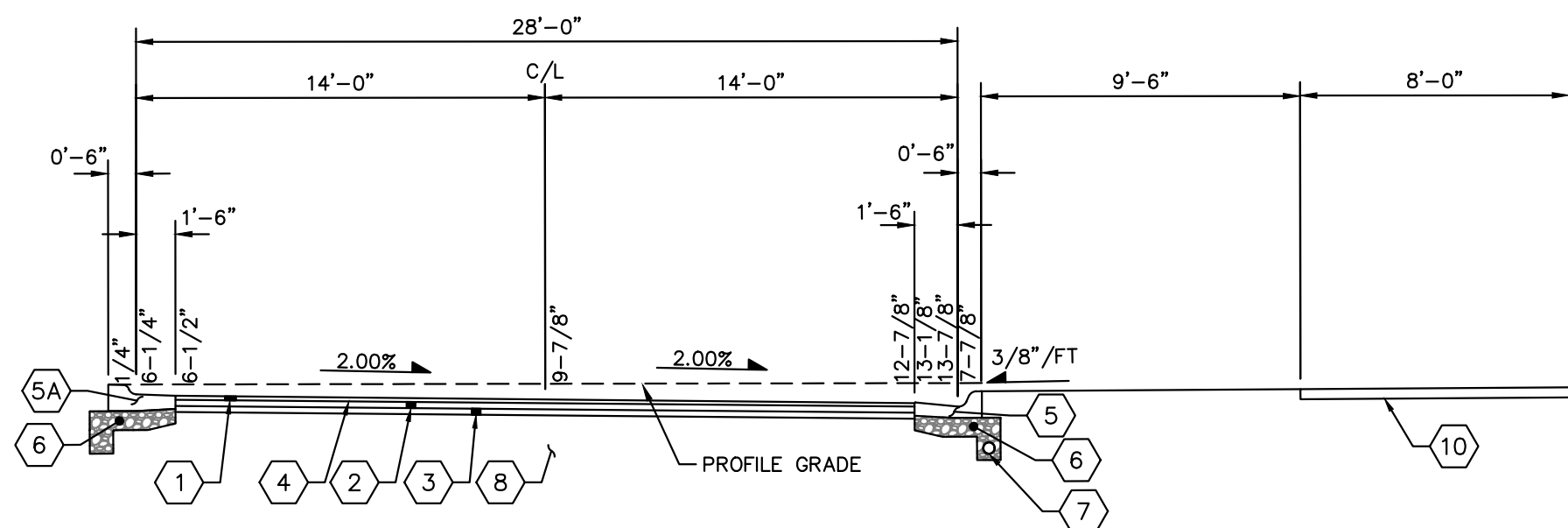
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED LEFT W/ SIDEWALK LEFT

BAILEY DRIVE (PRIV) STA. 0+99.00 - STA. 3+42.77
BAILEY DRIVE (PRIV) STA. 4+20.77 - STA. 5+91.77
BAILEY DRIVE (PRIV) STA. 6+69.77 - STA. 8+57.58
BAILEY DRIVE (PRIV) STA. 9+52.66 - STA. 10+61.34
BAILEY DRIVE (PRIV) STA. 11+38.34 - STA. 13+01.61
BAILEY DRIVE (PRIV) STA. 13+73.45 - STA. 15+38.38
BAILEY DRIVE (PRIV) STA. 16+25.17 - STA. 18+06.50
BAILEY DRIVE (PRIV) STA. 18+86.00 - STA. 20+54.68
KRYSTON LANE (PRIV) STA. 0+39.00 - STA. 4+24.41
OLIVER LANE (PRIV) STA. 0+50.56 - STA. 1+40.95
OLIVER LANE (PRIV) STA. 2+24.04 - STA. 3+42.17
BRYCE HERNDON WAY (PRIV) STA. 0+39.05 - STA. 1+95.57
BRYCE HERNDON WAY (PRIV) STA. 2+73.57 - STA. 4+40.53
BRYCE HERNDON WAY (PRIV) STA. 5+08.21 - STA. 9+95.08
BETTY HARRIS AVENUE (PRIV) STA. 0+39.00 - STA. 6+92.92
BETTY HARRIS AVENUE (PRIV) STA. 7+70.92 - STA. 11+25.92
BETTY HARRIS AVENUE (PRIV) STA. 11+92.91 - STA. 14+17.35
BETTY HARRIS AVENUE (PRIV) STA. 15+00.14 - STA. 15+86.60
BETTY HARRIS AVENUE (PRIV) STA. 16+50.36 - STA. 18+83.92



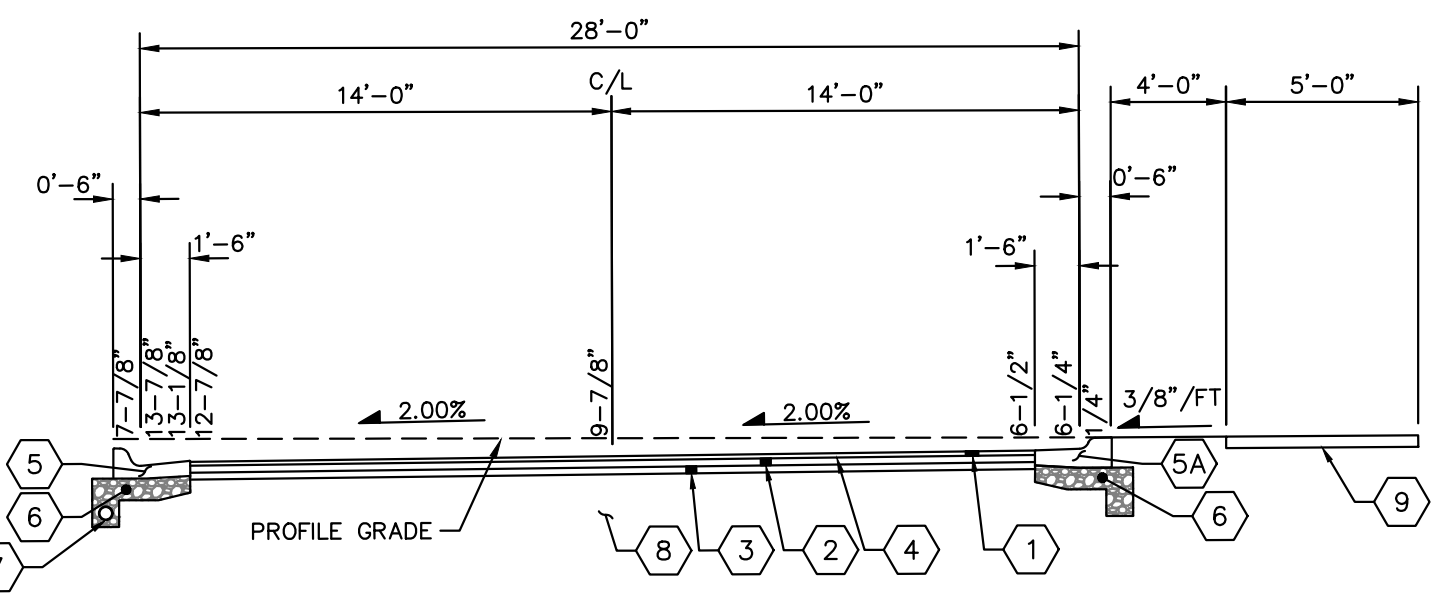
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED RIGHT W/ SIDEWALK LEFT & PATH RIGHT

NOT TO SCALE
BRYCE HERNDON WAY (PRIV) STA. 6+72.18 - STA. 10+03.81
BETTY HARRIS AVENUE (PRIV) STA. 11+92.91 - STA. 14+22.14



PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED RIGHT W/ PATH RIGHT

NOT TO SCALE
PAUL HARRIS DRIVE (PRIV) STA. 0+36.47 - STA. 1+77.97
PAUL HARRIS DRIVE (PRIV) STA. 2+64.64 - STA. 6+24.97



PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED LEFT W/ SIDEWALK RIGHT

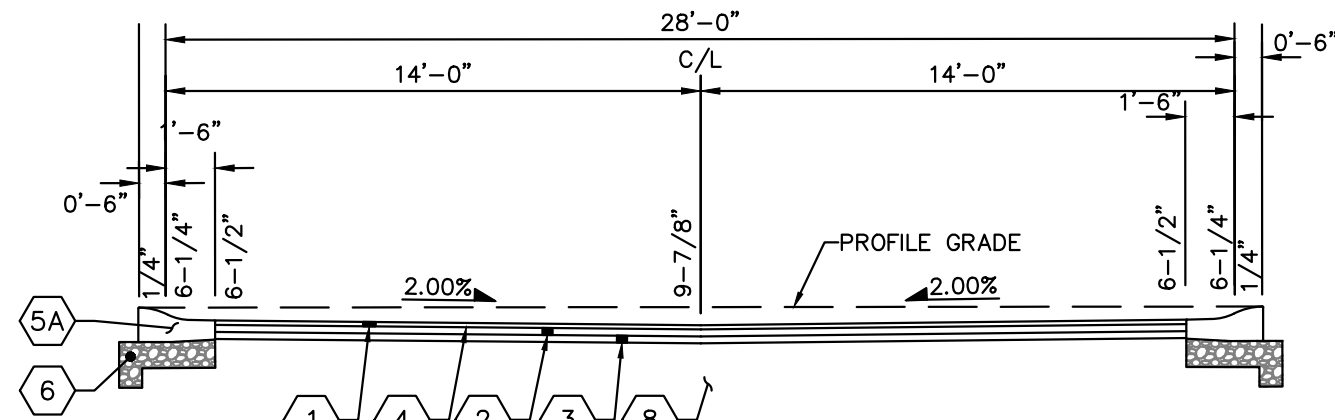
NOT TO SCALE
BAILEY DRIVE (PRIV) STA. 21+09.98 - STA. 22+58.22

PRIVATE STREET RCC PAVEMENT LEGEND

- 1-1/2" HOT MIXED, HOT LAND ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 ITEM 441
- 6" ROLLER COMPACTED CONCRETE (RCC) BASE, ITEM 365
- COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609
- TILT OUT CURB & GUTTER, SEE DETAIL SHEET 2, ITEM 609
- 18" TILT-OUT MOUNTABLE CURB, SEE DETAIL SHEET 2, ITEM 609
- NO. 8 OR NO. 57 AGGREGATE
- 4" PIPE UNDERDRAIN, ITEM 605
- SUBGRADE COMPACTION, ITEM 204
- CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS)

PUBLIC STREET FLEXIBLE PAVEMENT LEGEND

- 1-1/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG-64-22, ITEM 441
- NON-TRACKING TACK COAT (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407*
- 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG 64-22, ITEM 441
- TACK COAT, (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407
- 5" ASPHALT CONCRETE BASE, ITEM 301
- 6" AGGREGATE BASE, ITEM 304
- SUBGRADE COMPACTION, ITEM 204
- STANDARD CONCRETE COMBINED CURB AND GUTTER, (STD. DWG. C-GC-57A), ITEM 609
- NO. 8 OR NO. 57 AGGREGATE
- 6" PIPE UNDERDRAIN, ITEM 605
- CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS)
* TACK COAT TO BE NTSS-1HM (TRACKLESS TACK) WHEN APPLIED THE SAME DAY AS PAVING.



TYPICAL 28' F/F INVERTED CROWN PRIVATE STREET

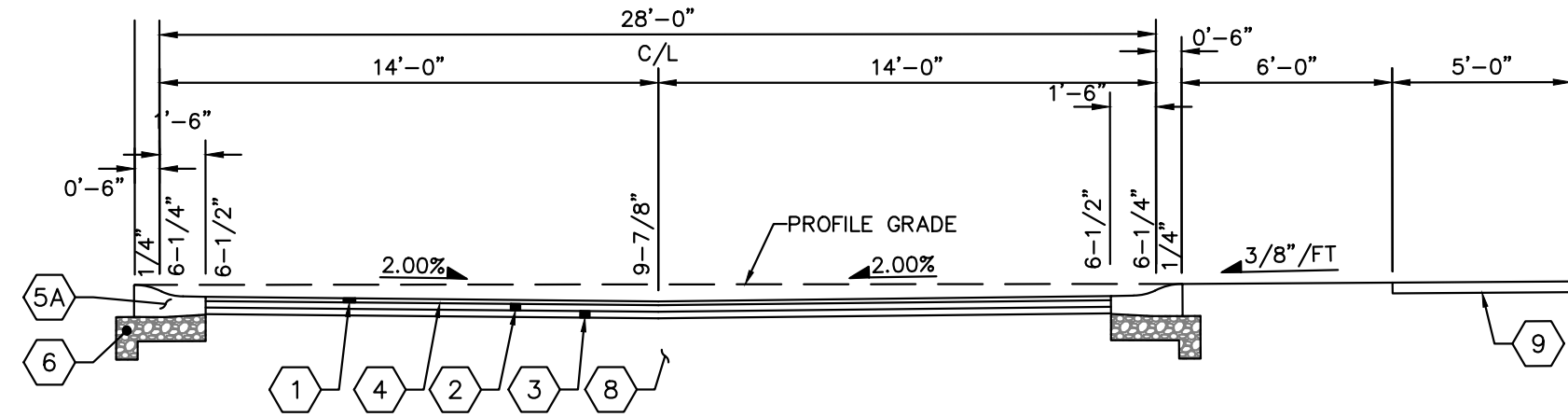
NOT TO SCALE
ABRAM AVENUE (PRIV) STA. 0+43.47 - STA. 1+43.22
JADA LANE (PRIV) STA. 0+41.00 - STA. 10+15.05
JADA LANE (PRIV) STA. 11+13.36 - STA. 12+01.72
LUCIA LANE (PRIV) STA. 0+00.00 - STA. 1+07.30
LUCIA LANE (PRIV) STA. 1+84.61 - STA. 2+74.01

PRIVATE STREET FLEXIBLE PAVEMENT LEGEND (ALT)

- 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22, ITEM 441
- 3" ASPHALT CONCRETE BASE, ITEM 301
- 6" AGGREGATE BASE, ITEM 304
- TACK COAT, ITEM 407 (NEW ASPHALT APPLIED AT 0.05 GAL/SY)
- COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609
- TILT OUT CURB & GUTTER, SEE DETAIL SHEET 2, ITEM 609
- 18" TILT-OUT MOUNTABLE CURB, SEE DETAIL SHEET 2, ITEM 609
- NO. 8 OR NO. 57 AGGREGATE
- 4" PIPE UNDERDRAIN, ITEM 605
- SUBGRADE COMPACTION, ITEM 204
- CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS)

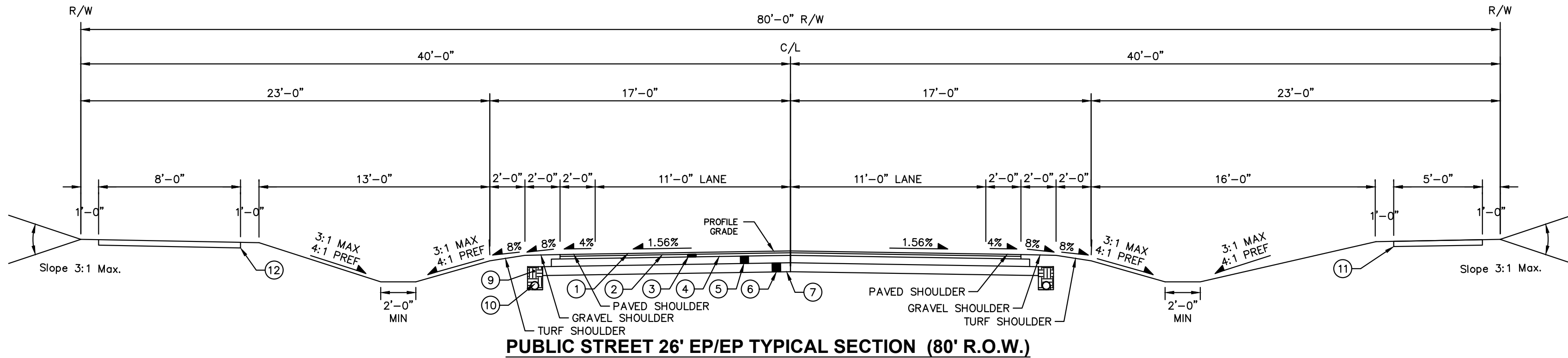
PUBLIC STREET ALTERNATE PAVEMENT LEGEND

- 1-1/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG-64-22, ITEM 441
- NON-TRACKING TACK COAT (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407*
- 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG 64-22, ITEM 441
- TACK COAT, (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407
- 7" PORTLAND CEMENT CONCRETE BASE (CLASS COC 6), ITEM 305 OR ROLLER COMPACTED CONCRETE (STD. DWG C-GC-90)
- 4" AGGREGATE BASE, ITEM 304
- SUBGRADE COMPACTION, ITEM 204
- STANDARD CONCRETE COMBINED CURB AND GUTTER, (STD. DWG. C-GC-57A), ITEM 609
- NO. 8 OR NO. 57 AGGREGATE
- 6" PIPE UNDERDRAIN, ITEM 605
- CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS)
* TACK COAT TO BE NTSS-1HM (TRACKLESS TACK) WHEN APPLIED THE SAME DAY AS PAVING.



TYPICAL 28' F/F INVERTED CROWN PRIVATE STREET W/ SIDEWALK RIGHT

NOT TO SCALE
LUCIA LANE (PRIV) STA. 2+74.01 - STA. 5+25.60
LUCIA LANE (PRIV) STA. 6+03.60 - STA. 7+30.16
LUCIA LANE (PRIV) STA. 7+95.00 - STA. 8+72.88

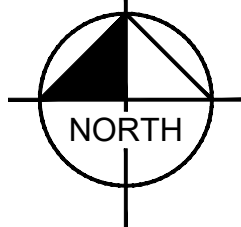


PUBLIC STREET 26' EP/EP TYPICAL SECTION (80' R.O.W.)

NOT TO SCALE
HAWTHORNE PARKWAY STA. 0+54.64 - STA. 1+90.40
HAWTHORNE PARKWAY STA. 2+52.19 - STA. 11+58.18
HAWTHORNE PARKWAY STA. 12+33.37 - STA. 17+08.03
HAWTHORNE PARKWAY STA. 18+14.09 - STA. 22+14.96

SCALE:	DESIGNED BY: TCU	DRAWN BY: DOM	CHECKED BY: MCR
TYPICAL SECTIONS			
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123			
ORIGINAL ISSUE: 03/18/2024			
KHA PROJECT NO. 190017006			
SHEET NUMBER 3			
OF 27			
KIMLEY-HORN & ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-444-6699 WWW.KIMLEY-HORN.COM			
APR 24, 2024			
BY: IYER-JACKSON			
DATE			
REVISIONS			
No.			

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GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND

---	EXISTING SITE BOUNDARY
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING PAVEMENT
---	EXISTING BUILDING
---	EXISTING STREAM
---	EXISTING SOIL BOUNDARY
---	100-YR FLOODPLAIN
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING OVERHEAD POWER LINES
---	EXISTING STORM PIPE
---	EXISTING WATER MAIN
---	EXISTING SANITARY PIPE
---	EXISTING PAVEMENT (TBR)
---	TO BE REMOVED

EXISTING PARCEL INFORMATION

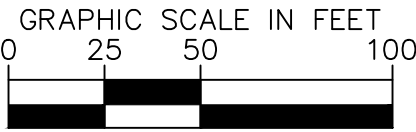
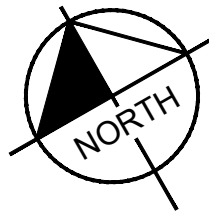
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4 LOOBY KEVIN & JACQUELINE PID: 040-011381-00	5 HUFFMAN JOSEPH A & TONYA N PID: 040-011382-00	6 EMIN DIDIER T PID: 040-011384-00
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10 SPELLACY JEFFREY LOUIS & AMY ELIZABETH PID: 160-002040-00	11 BONNER RICHARD R TTEE PID: 160-001498-00	12 ADAMS KENNETH L & BEVERLY K PID: 040-005237-00
13 HINES CHRISTOPHER S & STEPHANIE M PID: 040-005238-00	14 MURPHY JOAN M PID: 040-005239-00	15 HOUGH CHRIS PID: 160-001277-00
16 HERDMAN NATHAN PID: 160-002264-00	17 GIBSON SHELLEY L & RICK L PID: 160-001183-00	18 TERRY DAVID A & KAREN S PID: 160-001142-00
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22 LAPPERT DANIEL R & MARY S PID: 160-001068-00	23 BOCKUS DENNIS C & SHARON B PID: 160-001644-00	24 FLEMING PAUL G PID: 160-001725-00
25 NELSON DAVID A PID: 160-000150-00		

SOIL LEGEND

CeB - CELINA SILT LOAM, 2 TO 6 PERCENT SLOPES
CrA - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
CrB - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES
Ko - KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
MkB - MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES
MIC2 - MIAMI SILTY CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED

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SCALE: 1"=200'	DESIGNED BY: TCI	DRAWN BY: DOM	CHECKED BY: MCR
EXISTING CONDITIONS & DEMO PLAN			
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123			
ORIGINAL ISSUE: 03/18/2024			
KHA PROJECT NO. 190017006			
SHEET NUMBER 4			
OF 27			

Drawing name: K:\GIS\GIS\190017006_Harris_Property_Grove_City\2_Design\CAD\PropSheets\2_Final Development Plan\Site Plan.dwg Layout1 Apr 24, 2024 8:17pm by tlyer-jackson
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LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED BASIN
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED SUB-AREA LINE
- STREAM CORRIDOR PROTECTION ZONE
- 100-YR FLOODPLAIN

NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERSECTION CURB RETURNS ARE 25' RADIUS.
- A FLOODPLAIN PERMIT WILL BE REQUIRED FOR IMPACTS WITHIN THE 100-YEAR FLOODPLAIN. RESIDENTIAL DWELLINGS ARE NOT PERMITTED WITHIN THE 100-YEAR FLOOD PLAIN. FINAL FLOOD STUDY WILL BE FINALIZED WITH FINAL ENGINEERING TO REPRESENT THE DELINEATED 100-YEAR FLOOD PLAIN.

LINE TABLE		
LINE	LENGTH	BEARING
L6	437.77	N26°49'44.73"W
L7	126.25	N1°28'44.47"W
L8	61.16	N8°34'26.45"W
L11	74.53	S88°28'57.62"W
L12	277.14	S75°58'35.39"W
L13	110.23	N90°00'00.00"W
L14	125.00	S0°00'00.00"E
L15	169.00	N90°00'00.00"E
L16	128.23	N0°00'00.00"E
L17	27.94	N14°01'24.61"W
L26	92.33	S8°34'26.45"E
L27	171.71	S0°00'00.00"E
L37	39.81	N31°05'44.08"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	250.00'	110.61'	N14°09'15"W	109.71'	25°21'00"	56.23'
C7	250.00'	30.96'	N5°01'35"W	30.94'	7°05'42"	15.50'
C9	300.00'	217.24'	S67°44'17"W	212.52'	41°29'22"	113.63'
C10	250.00'	54.57'	S82°13'47"W	54.46'	12°30'22"	27.39'
C11	250.00'	61.19'	S82°59'18"W	61.04'	14°01'25"	30.75'
C12	50.00'	78.54'	S45°00'00"W	70.71'	90°00'00"	50.00'
C13	50.00'	78.54'	S45°00'00"E	70.71'	90°00'00"	50.00'
C14	50.00'	78.54'	N45°00'00"E	70.71'	90°00'00"	50.00'
C15	150.00'	36.71'	N7°00'42"W	36.62'	14°01'25"	18.45'
C21	250.00'	37.41'	S4°17'13"E	37.38'	8°34'26"	18.74'
C29	33.00'	103.67'	N58°54'16"W	66.00'	180°00'00"	INFINITY'
C30	33.00'	51.84'	N76°05'44"E	46.67'	90°00'00"	33.00'

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

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PHONE: 614-44-4699
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DESIGNED BY: TCJ

DRAWN BY: DOM

CHECKED BY: MCR

SCALE: 1"=50'

SITE PLAN

HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024

KHA PROJECT NO.
190017006

SHEET NUMBER
5
OF 27

DATE

BY

APR DATE

APR BY

Page 11 of 62

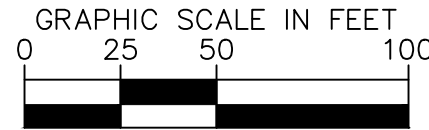
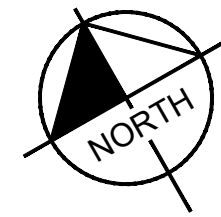
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MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7



LEGEND

	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FENCE
	PROPOSED BASIN
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SUB-AREA LINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN

NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERSECTION CURB RETURNS ARE 25' RADII.
- A FLOODPLAIN PERMIT WILL BE REQUIRED FOR IMPACTS WITHIN THE 100-YEAR FLOODPLAIN. RESIDENTIAL DWELLINGS ARE NOT PERMITTED WITHIN THE 100-YEAR FLOOD PLAIN. FINAL FLOOD STUDY WILL BE FINALIZED WITH FINAL ENGINEERING TO REPRESENT THE DELINEATED 100-YEAR FLOOD PLAN.

LINE TABLE

LINE	LENGTH	BEARING
L1	106.85	N31°30'57.65"E
L2	316.95	S40°47'00.52"E
L3	187.43	N16°56'06.22"E
L4	150.42	S88°04'49.20"E
L5	33.22	N15°15'56.08"W
L6	437.77	N26°49'44.73"W
L28	56.73	N54°24'35.18"W
L29	309.19	N87°44'58.81"W
L30	90.72	N40°47'00.52"W
L31	197.57	S49°12'59.48"W
L32	64.18	S2°15'01.19"W
L33	167.70	S16°56'06.22"W
L34	496.90	N40°47'00.52"W
L35	214.45	S63°10'15.27"W
L36	87.51	S31°05'44.08"W
L38	33.00	S58°54'15.92"E
L39	98.12	N49°12'59.48"E
L40	162.93	N13°46'11.20"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	281.96'	N85°21'59"E	242.24'	107°42'02"	205.33'
C2	350.00'	746.97'	N78°04'33"E	613.07'	122°16'53"	635.09'
C3	350.00'	458.05'	N54°25'39"E	426.06'	74°59'05"	268.49'
C4	250.00'	124.31'	N29°30'36"W	123.03'	28°29'19"	63.47'
C5	250.00'	73.85'	N35°17'30"W	73.58'	16°55'30"	37.20'
C22	100.00'	58.19'	N71°04'47"W	57.37'	33°20'24"	29.94'
C23	250.00'	204.93'	N64°16'00"W	199.24'	46°57'58"	108.62'
C24	75.00'	117.81'	N85°47'01"W	106.07'	90°00'00"	75.00'
C25	250.00'	64.07'	S9°35'34"W	63.90'	14°41'05"	32.21'
C26	166.00'	354.28'	S78°04'33"W	290.77'	122°16'53"	301.21'
C27	150.00'	199.09'	N78°48'23"W	184.79'	76°02'44"	117.29'
C28	75.00'	41.99'	S47°08'00"W	41.44'	32°04'31"	21.56'
C29	33.00'	103.67'	N58°54'16"W	66.00'	180°00'00"	INFINITY'
C30	33.00'	51.84'	N76°05'44"E	46.67'	90°00'00"	33.00'

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WWW.KIMLEY-HORN.COM

SCALE: 1"=50'
DESIGNED BY: TCJ
DRAWN BY: DOM
CHECKED BY: MCR

SITE PLAN

**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN**
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER

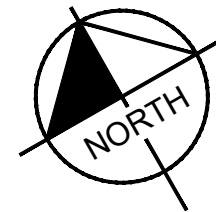
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OF 27

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DATE: BY: APR DATE: APR BY:			
REVISIONS			
No.			
SITE PLAN			
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123			
ORIGINAL ISSUE: 03/18/2024			
KHA PROJECT NO. 190017006			
SHEET NUMBER 7 OF 27			



GRAPHIC SCALE IN FEET

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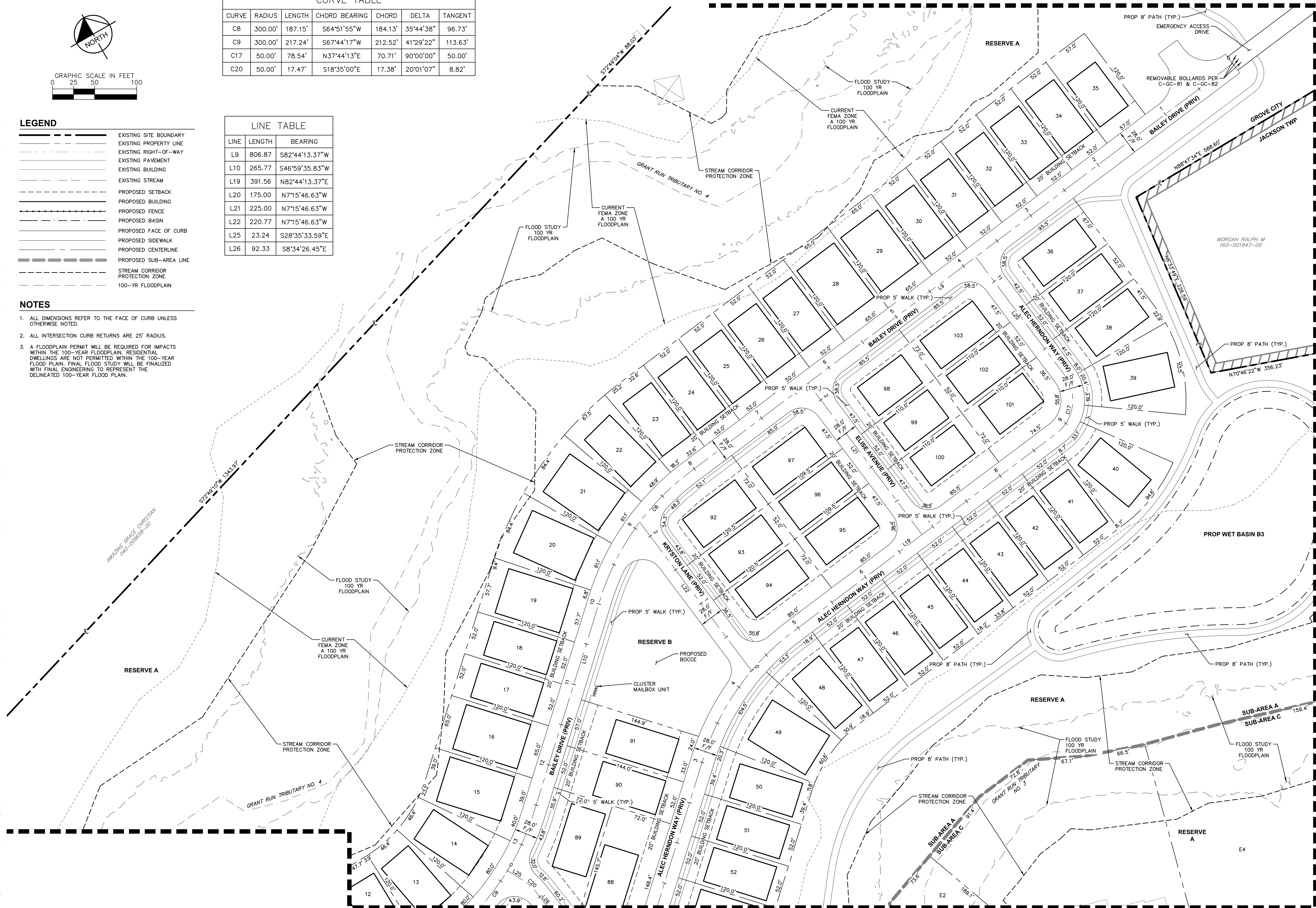
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	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FENCE
	PROPOSED BASIN
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SUB-AREA LINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN

NOTES

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2. ALL INTERSECTION CURB RETURNS ARE 25' RADIUS.
3. A FLOODPLAIN PERMIT WILL BE REQUIRED FOR IMPACTS WITHIN THE 100-YEAR FLOODPLAIN. RESIDENTIAL DWELLINGS ARE NOT PERMITTED WITHIN THE 100-YEAR FLOOD PLAIN. FINAL FLOOD STUDY WILL BE FINALIZED WITH FINAL ENGINEERING TO REPRESENT THE DELINEATED 100-YEAR FLOOD PLAIN.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	300.00'	187.15'	S64°51'55"W	184.13'	35°44'38"	96.73'
C9	300.00'	217.24'	S67°44'17"W	212.52'	41°29'22"	113.63'
C17	50.00'	78.54'	S37°44'13"E	70.71'	90°00'00"	50.00'
C20	50.00'	17.47'	S18°35'00"E	17.38'	90°01'07"	8.82'

LINE TABLE		
LINE	LENGTH	BEARING
L9	806.87	S82°44'13.37"W
L10	265.77	S46°59'35.83"W
L19	391.56	N82°44'13.37"E
L20	175.00	N7°15'46.63"W
L21	225.00	N7°15'46.63"W
L22	220.77	N7°15'46.63"W
L25	23.24	S28°35'33.59"E
L26	92.33	S8°34'26.45"E



MATCHLINE - SEE SHEET 9

[illegible]

SITE PLAN

**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN**
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

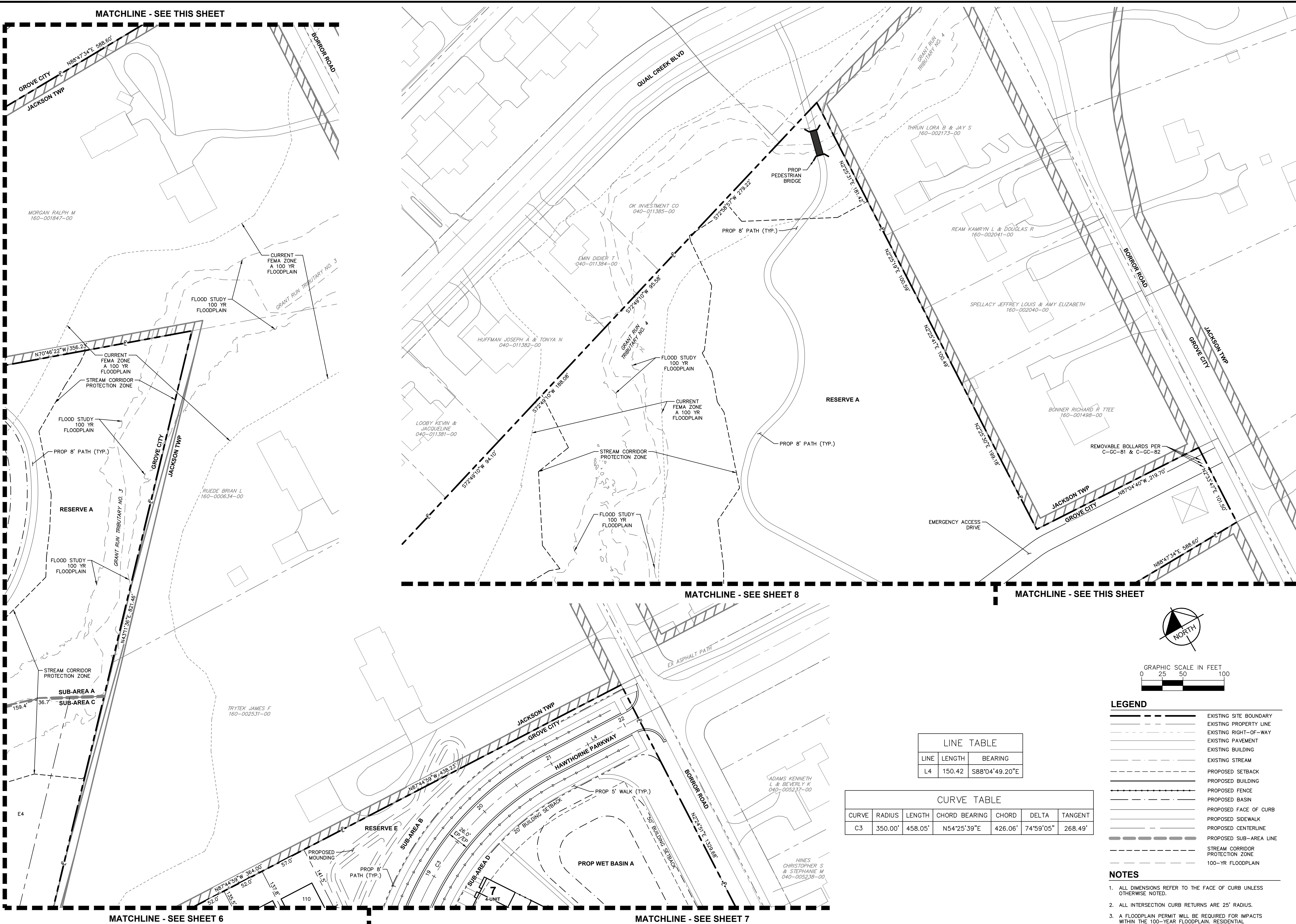
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KHA PROJECT NO.	190017006
SHEET NUMBER	

8

OF 27

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MATCHLINE - SEE SHEET 8



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CINCINNATI, OH 45245
PHONE: 614-444-6899
WWW.KIMLEY-HORN.COM

DESIGNED BY: TCJ

DRAWN BY: DOM

CHECKED BY: MCR

SCALE: 1"=50'

DATE

BY

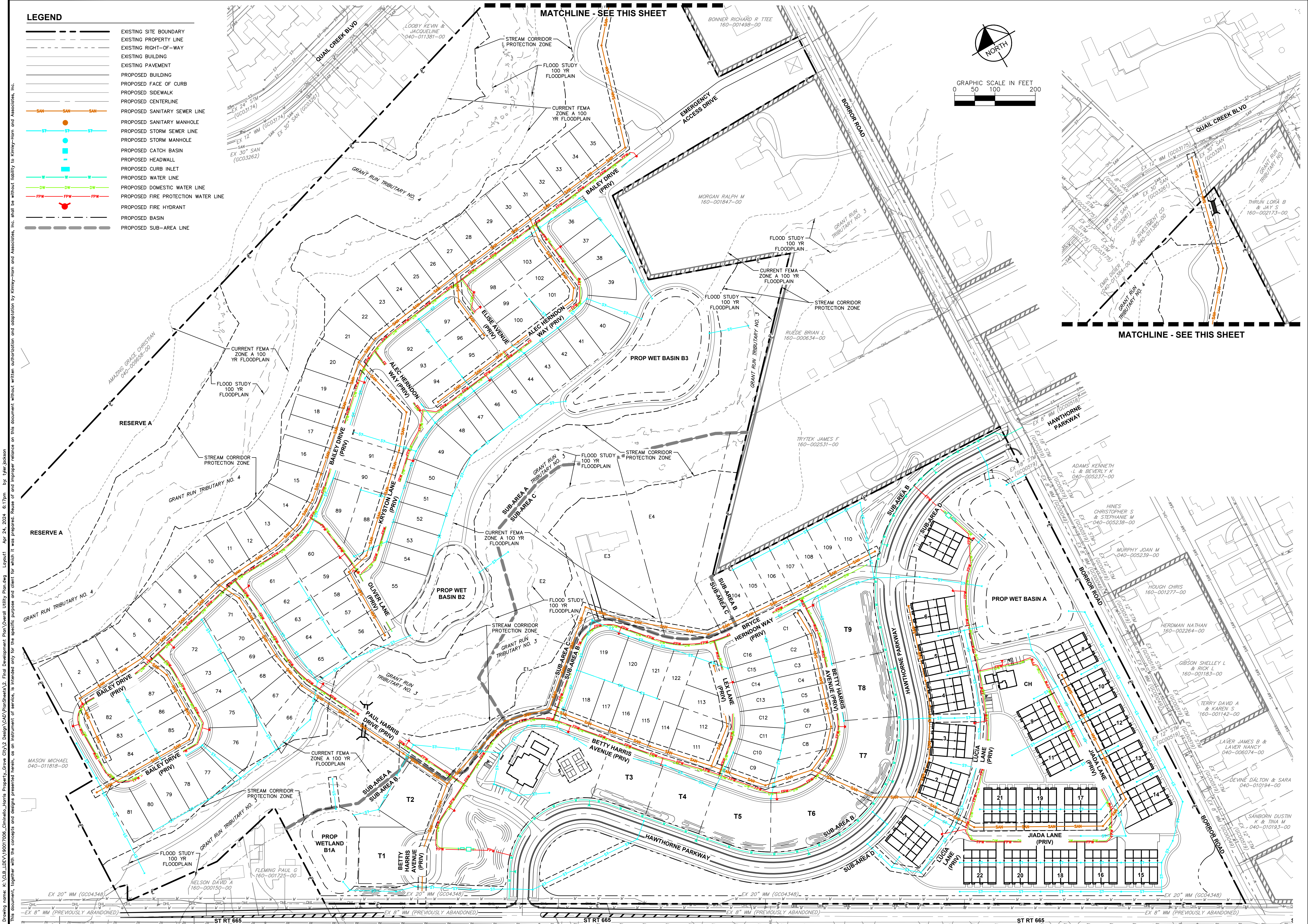
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APR BY

SITE PLAN

HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER
9
OF 27



Drawing name: K:\GIS\DEV\190017006_Kimley-Horn Property-Grove City\2 Design\CAD\PropSheet\2_Final Development Plan\Overall Utility Plan.dwg Layout: Apr 24, 2024 8:17pm by: tyler-jackson
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COLUMBUS, OH 43235
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WWW.KIMLEY-HORN.COM

SCALE: 1"=100'

DESIGNED BY: TCU

DRAWN BY: DOM

CHECKED BY: MCR

OVERALL UTILITY PLAN

HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER
10
OF 27

No.

DATE

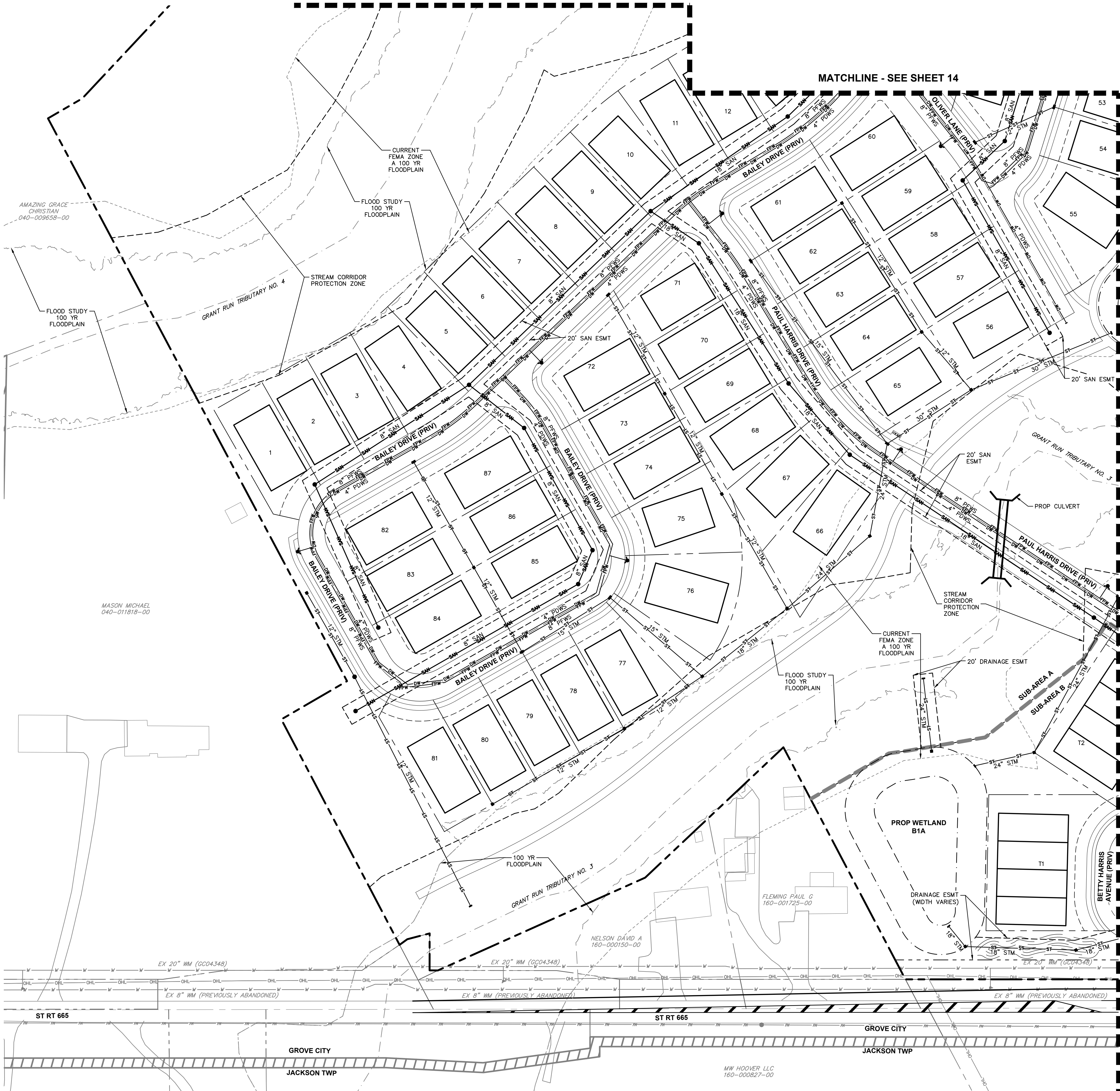
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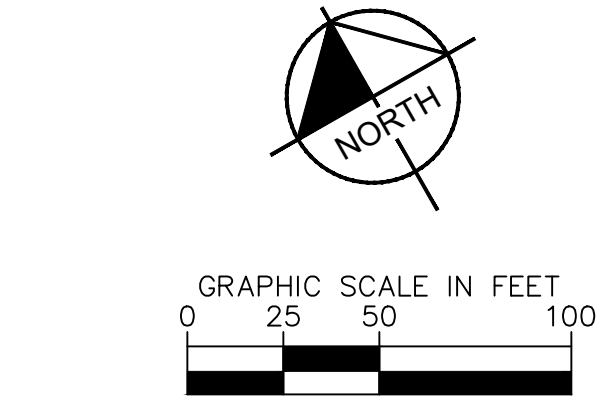
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Page 16 of 62

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MATCHLINE - SEE SHEET 12

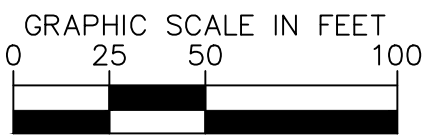
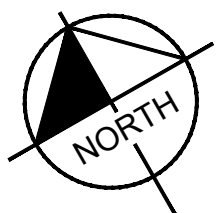
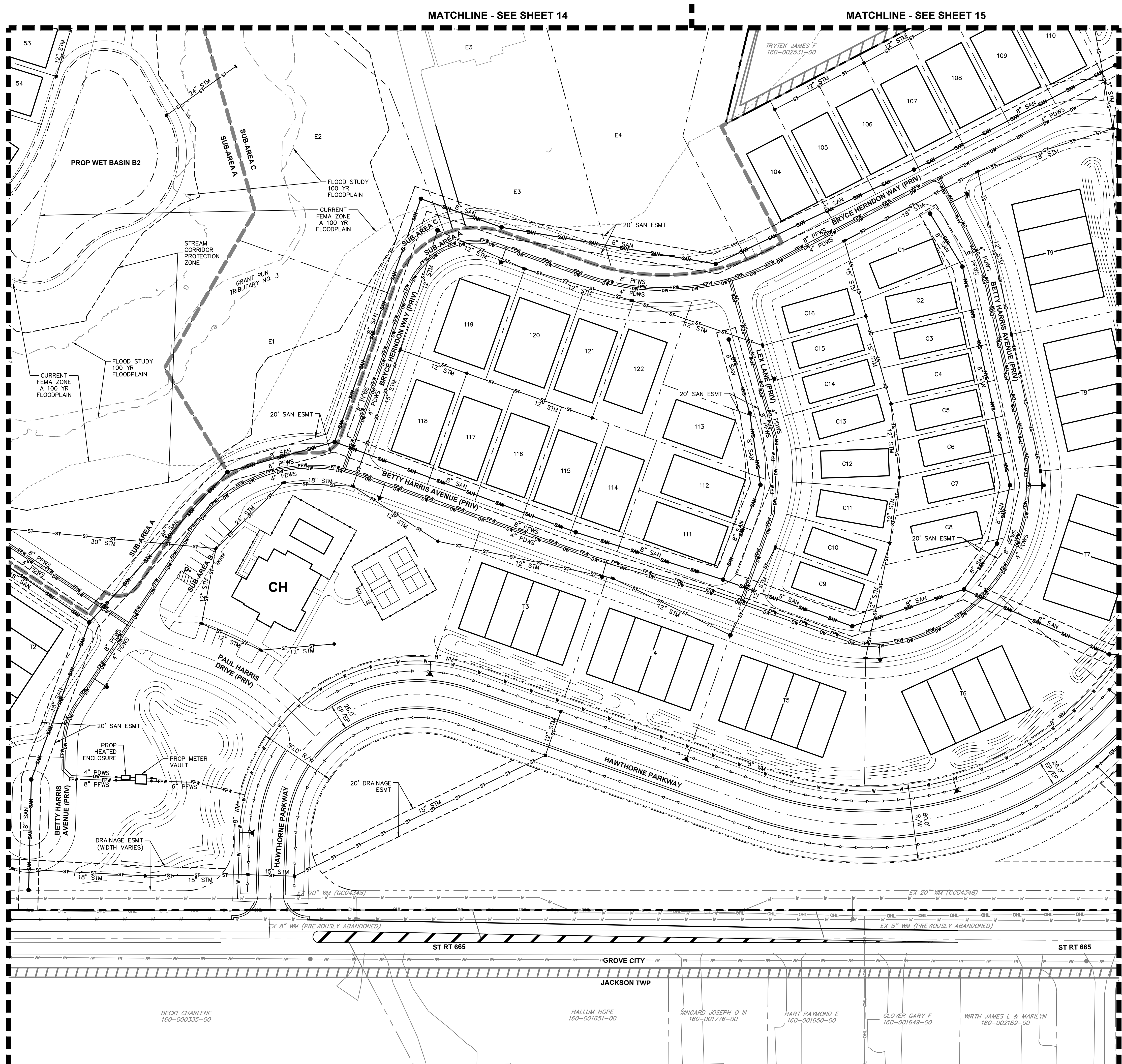


LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED CURB INLET
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED BASIN
	PROPOSED SUB-AREA LINE

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		DRAWN BY: DOM				
SCALE: 1"=50' CHECKED BY: MCR		REVISIONS No.				
UTILITY PLAN		HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123				
ORIGINAL ISSUE: 03/18/2024 KHA PROJECT NO. 190017006 SHEET NUMBER 11 OF 27						

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MATCHLINE - SEE SHEET 11



LEGEND

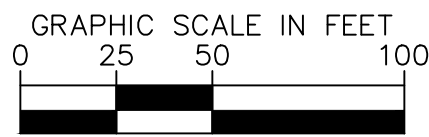
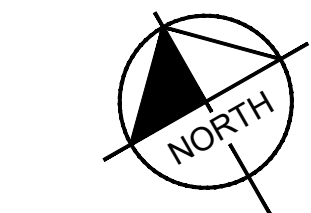
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| | EXISTING RIGHT-OF-WAY |
| | EXISTING BUILDING |
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| | PROPOSED HEADWALL |
| | PROPOSED CURB INLET |
| | PROPOSED WATER LINE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED BASIN |
| | PROPOSED SUB-AREA LINE |

MATCHLINE - SEE SHEET 13

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SCALE: 1"=50'	DESIGNED BY: TCJ
DRAWN BY: DOM	CHECKED BY: MCR
UTILITY PLAN	
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	
ORIGINAL ISSUE: 03/18/2024	
KHA PROJECT NO. 190017006	
SHEET NUMBER 12	
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Drawing name: K:\GIS_LIVE\190017006_Cinnella_Horns_Property_Grove_City\2_Design\CAD\PropSheets\2_Final Development Plan\Utility Plan.dwg Layout: (3) Apr 24, 2024 8:17pm by: tye.jackson
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MATCHLINE - SEE SHEET 12



LEGEND

- EXISTING SITE BOUNDARY
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- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
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- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE

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SCALE: 1"=50'

DESIGNED BY: TCJ

DRAWN BY: DOM

CHECKED BY: MCR

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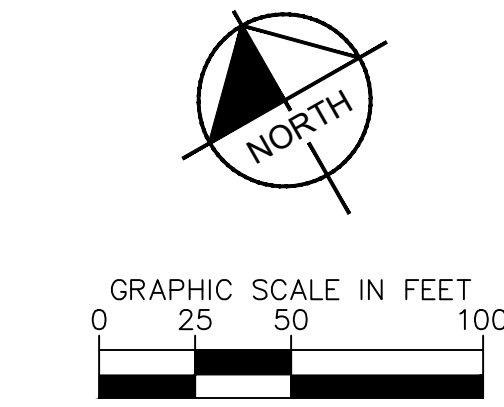
BY

APR DATE

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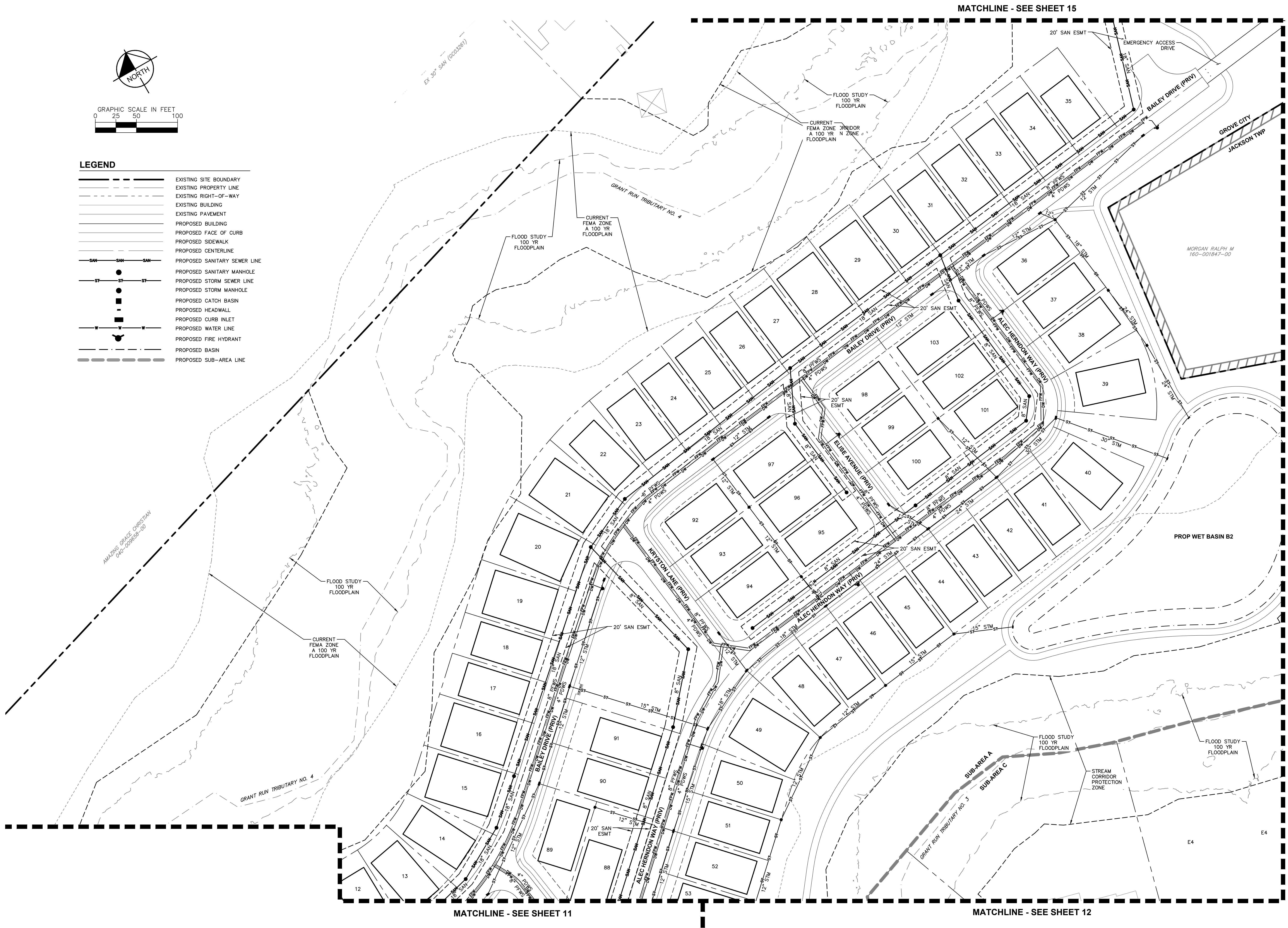
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Drawing name: K:\GIS\DEV\190017006_Cinnella_Horns_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\Utility Plan.dwg Layout: (4) Apr 24, 2024 8:17pm by: tye.jackson
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LEGEND

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	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED CURB INLET
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED BASIN
	PROPOSED SUB-AREA LINE



MATCHLINE - SEE SHEET 15

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PHONE: 614-44-4699
WWW.KIMLEY-HORN.COM

SCALE: 1"=50'
DESIGNED BY: TCJ
DRAWN BY: DOM
CHECKED BY: MCR

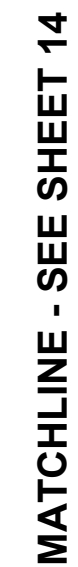
UTILITY PLAN

**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN**
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE: 03/18/2024
KHA PROJECT NO. 190017006
SHEET NUMBER

14
OF 27

NO.	REVISIONS	DATE	BY	APR DATE	APR BY

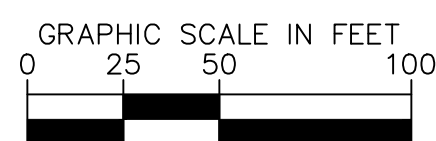
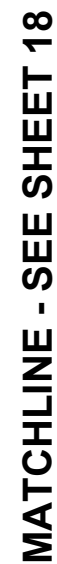


SCALE: 1"=50'

DESIGNED BY: TGJ

DRAWN BY: DCM

CHECKED BY: MCR



	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED CURB INLET
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED BASIN
	PROPOSED SUB-AREA LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
FG=946.70	PROPOSED FINISH GROUND ELEVATION
x946.70	PROPOSED SPOT ELEVATION

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**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN**

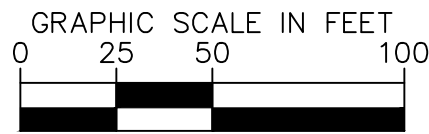
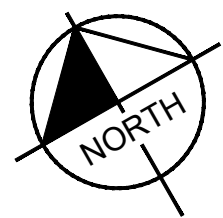
SHEET NUMBER

OF 27

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Drawing name: K:\GIS_LIVE\190017006_Grovesville_Horns_Property_Grove_City\2_Design\GDD\PropSheet\2_Final_Development_Plan\GRADING_PLAN.dwg Layout: (3) Apr 24, 2024 8:17pm by tyler-jackson
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MATCHLINE - SEE SHEET 17



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
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- PROPOSED FIRE HYDRANT
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED FINISH GROUND ELEVATION
- PROPOSED SPOT ELEVATION

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DESIGNED BY: TCJ

DRAWN BY: DOM

CHECKED BY: MCR

SCALE: 1"=50'

DATE

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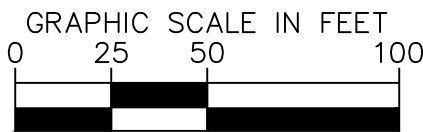
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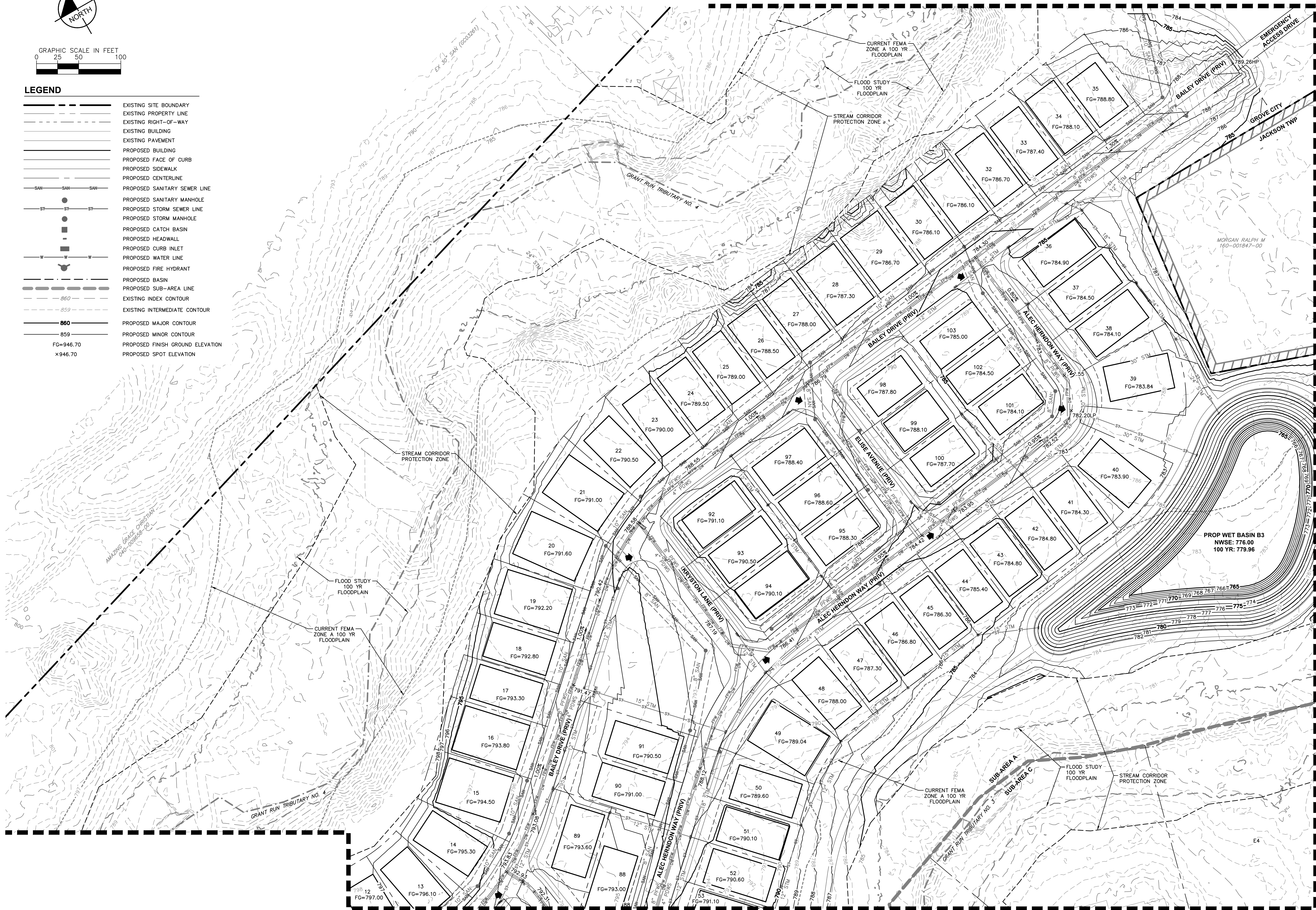
GRADING PLAN

HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORRER ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER
18
OF 27



	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
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	EXISTING BUILDING
	EXISTING PAVEMENT
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	EXISTING INDEX CONTOUR
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	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FINISH GROUND ELEVATION
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MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20

SCALE: 1"=50'

DESIGNED BY: TGJ

DRAWN BY: CGM

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PHONE: 614-454-6699

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GRADING PLAN

**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD**

ORIGINAL ISSUE
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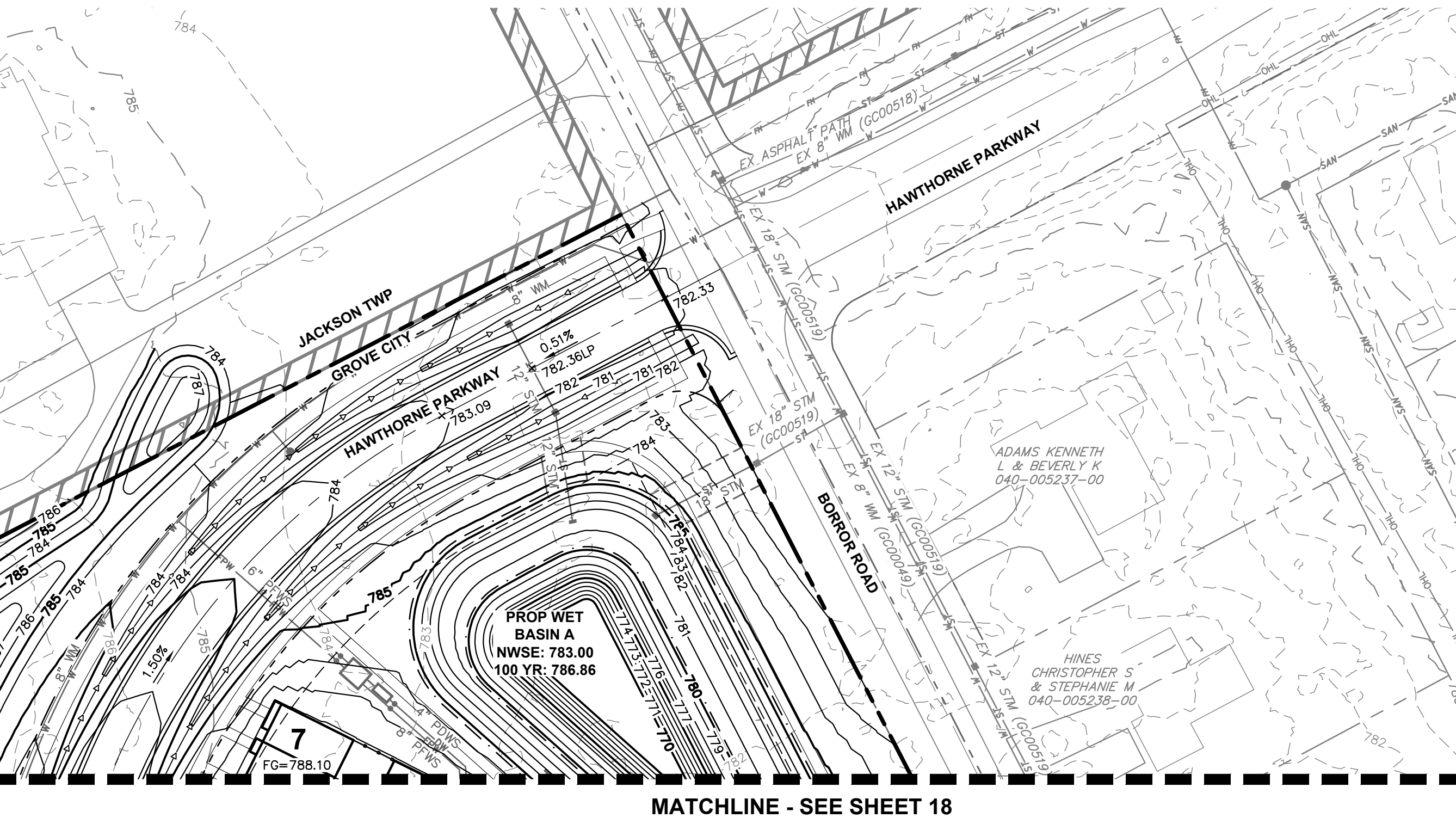
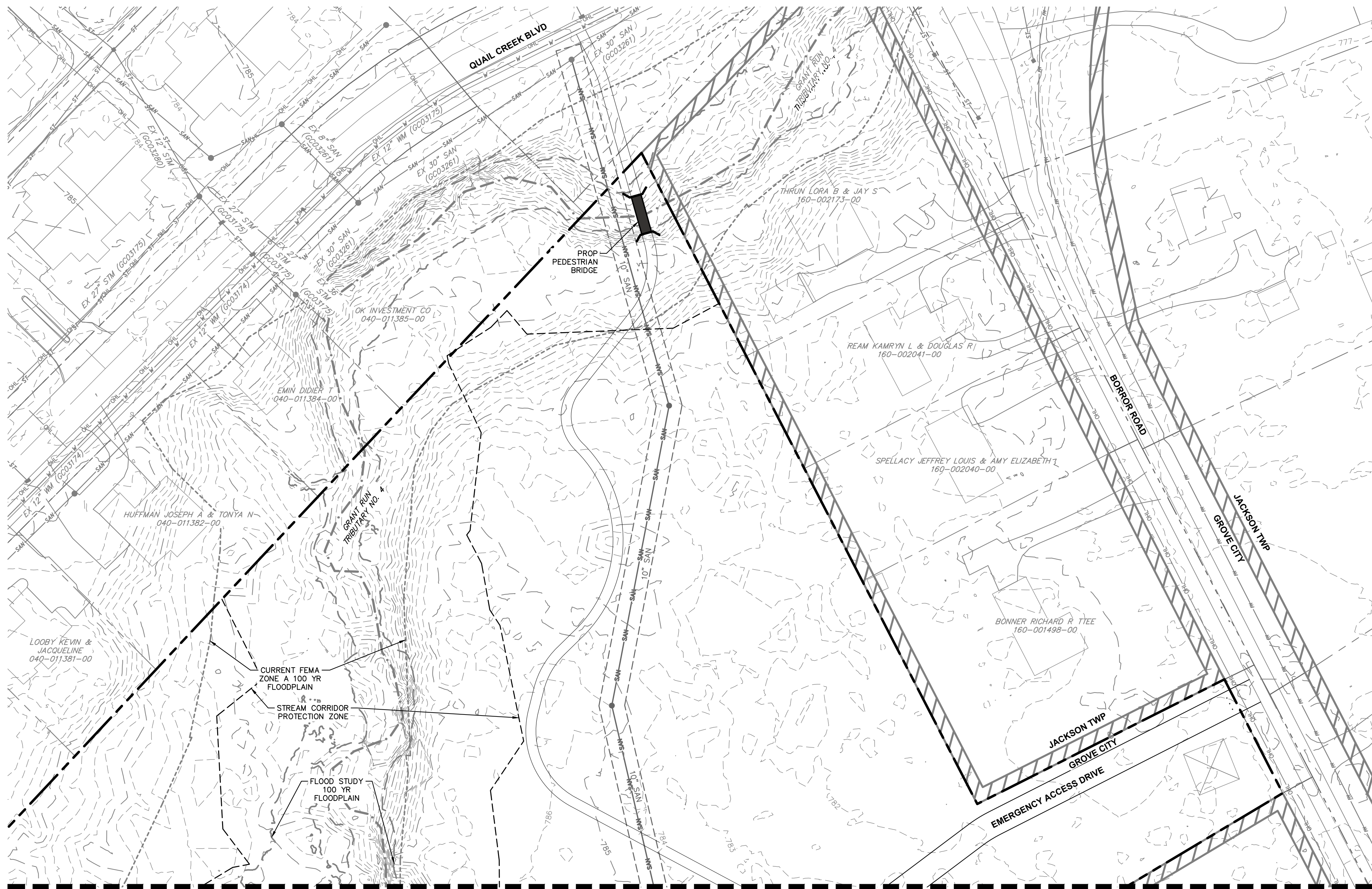
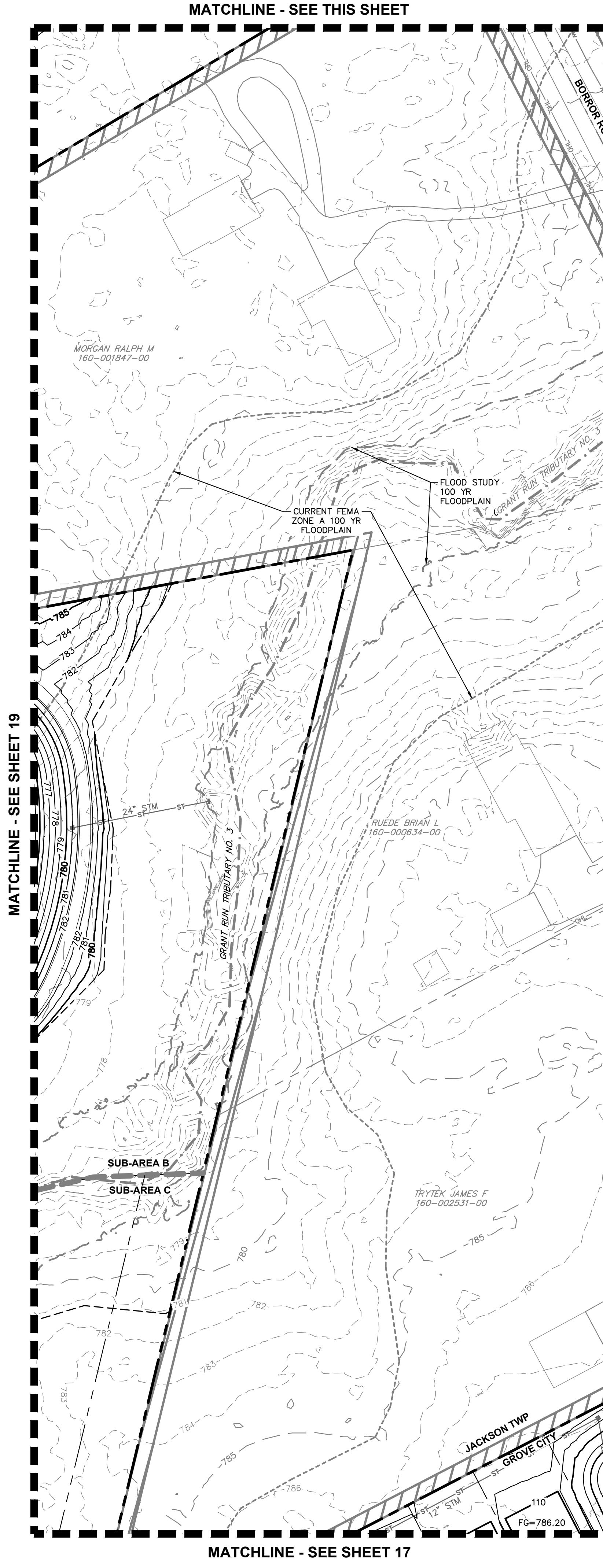
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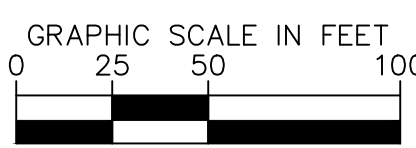
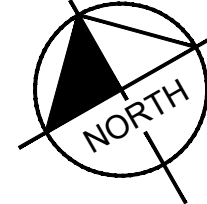
OF 27

Drawing name: K:\GIS_LIVE\190017006_Cinnella_Horns_Property_Grove_City\2_Design\CAD\PropSheet\2_Finl Development Plan\GRADING PLAN.dwg Layout: (3) Apr 24, 2024 8:17pm by: tyler-jackson
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MATCHLINE - SEE SHEET 19



MATCHLINE - SEE THIS SHEET



LEGEND

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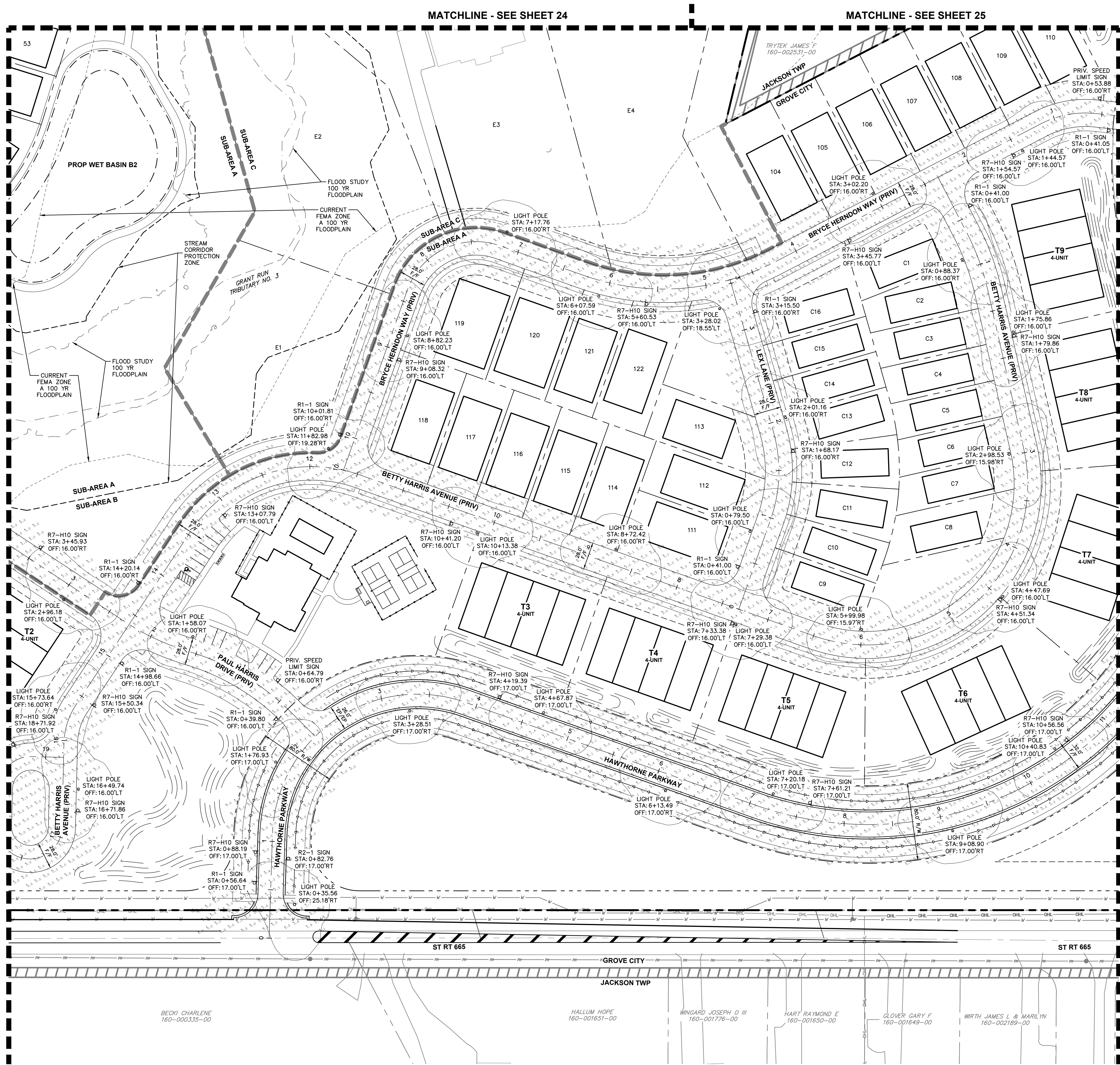
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Harris Property Final Development Plan SR 665 & BORROR ROAD GROVE CITY, OH 43123		DESIGNED BY: TCJ		DATE		BY		APR DATE		APR BY	
ORIGINAL ISSUE: 03/18/2024		DRAWN BY: DOM		REVISIONS		No.		No.		No.	
KHA PROJECT NO. 190017006		CHECKED BY: WCR		No.		No.		No.		No.	
SHEET NUMBER 20 OF 27		No.		No.		No.		No.		No.	

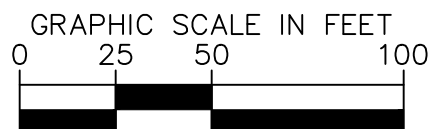
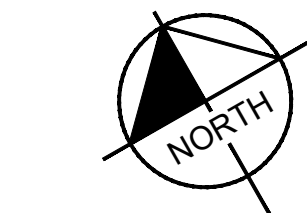
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Drawing name: K:\CIB_LIVE\190017006_Cinnella_Horns_Property_Grove_City_V2_Design\CAD\PropSheet\3_Final_Development_Plan_Lighting and Signage_Plan.dwg Layout (2) Apr 24, 2024 6:17pm by: Myer Jackson
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MATCHLINE - SEE SHEET 21

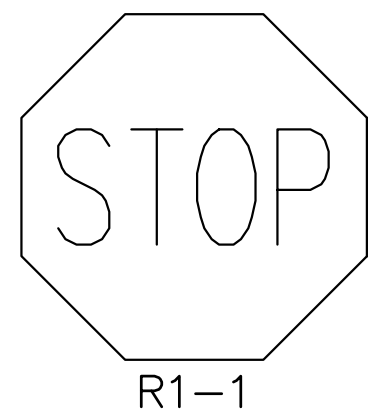


MATCHLINE - SEE SHEET 23

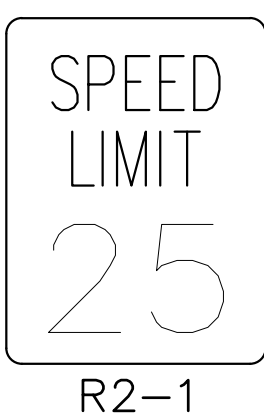


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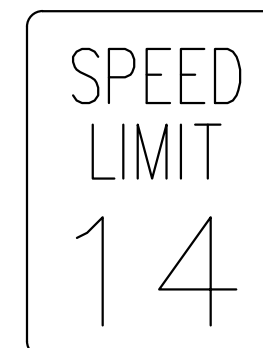
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- PROPOSED BUILDING
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- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE
- PROPOSED LIGHT POLE
- PROPOSED STREET SIGN



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R2-1



PRIV. SPEED
LIMIT SIGN



R7-H10

SIGN DETAILS

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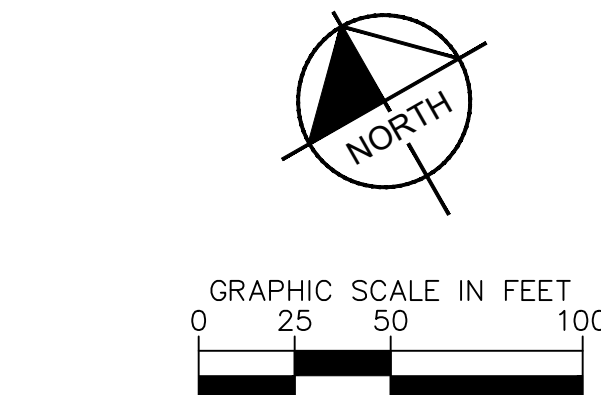
NOTE: ALL PUBLIC ROADWAY TRAFFIC CONTROL
SIGNAGE SHOULD HAVE STEEL POSTS PAINTED
BLACK WITH OVERSIZED BACKER PLATES
PAINTED BLACK.

HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43208 PHONE: 614-444-6699 WWW.KIMLEY-HORN.COM		No.	
LIGHTING AND SIGNAGE PLAN		DESIGNED BY: TCJ		DATE	
ORIGINAL ISSUE: 03/18/2024		DRAWN BY: DOM		BY	
KHA PROJECT NO. 190017006		CHECKED BY: MCR		APR DATE	
SHEET NUMBER 22				APR BY	
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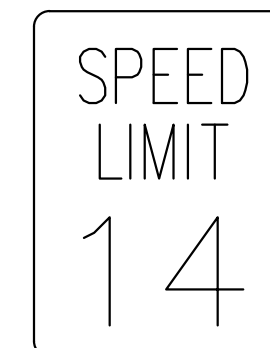
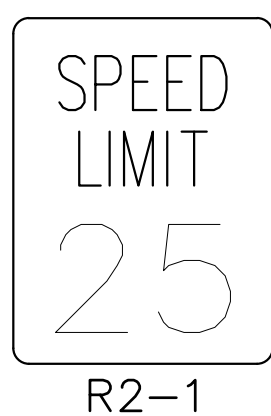
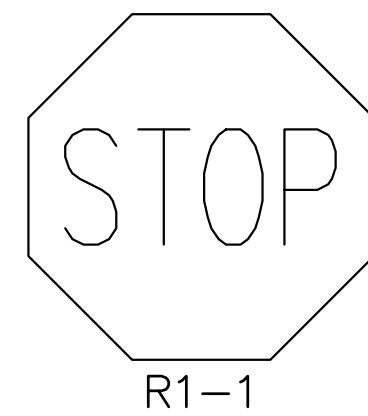
MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 25



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE
- PROPOSED LIGHT POLE
- PROPOSED STREET SIGN



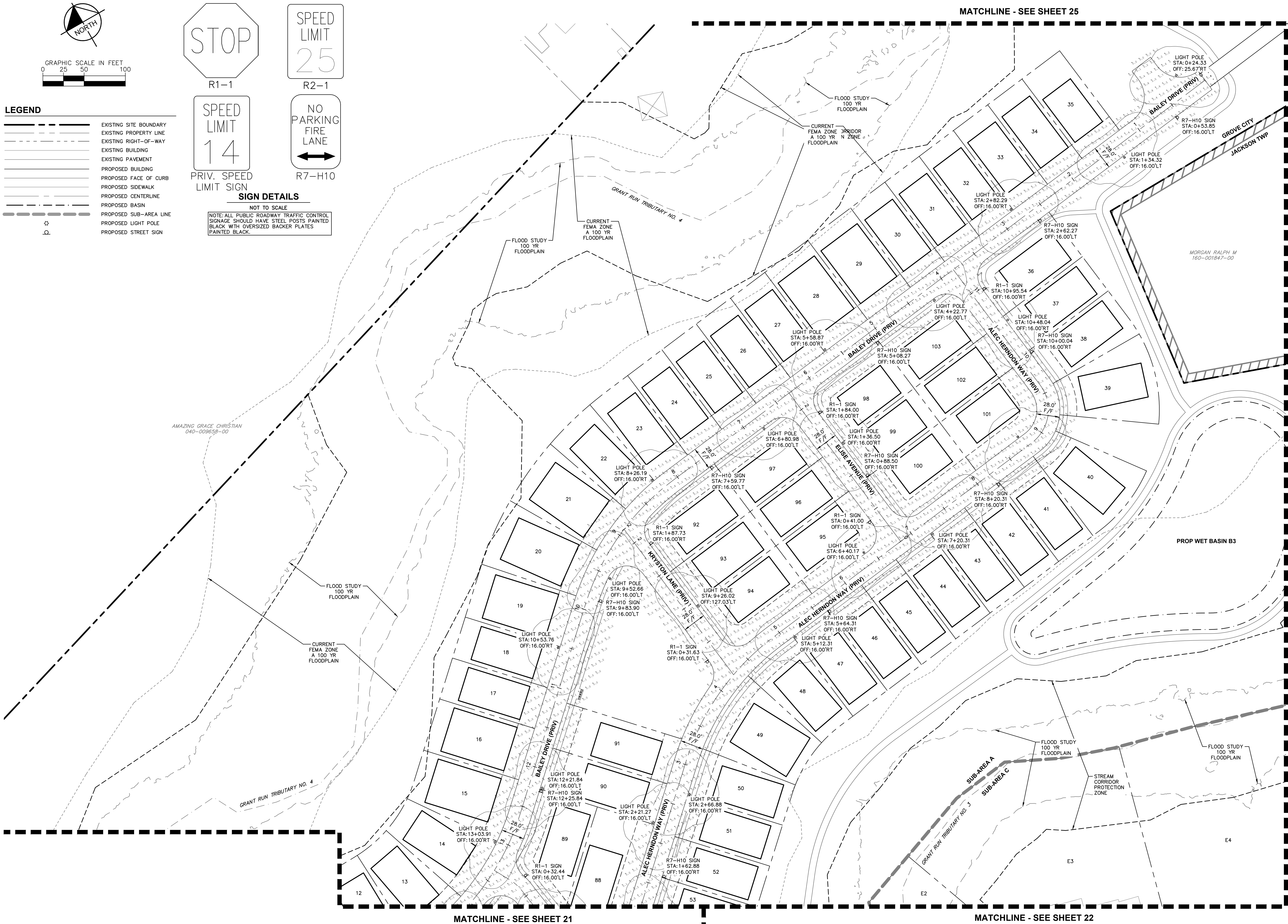
SIGN DETAILS

NOT TO SCALE

NOTE: ALL PUBLIC ROADWAY TRAFFIC CONTROL SIGNAGE SHOULD HAVE STEEL POSTS PAINTED BLACK WITH OVERSIZED BACKER PLATES PAINTED BLACK.

Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 CINCINNATI, OH 45244-4699 WWW.KIMLEY-HORN.COM	
SCALE: 1"=50'	DESIGNED BY: TCJ	DRAWN BY: DOM	CHECKED BY: WCR
LIGHTING AND SIGNAGE PLAN		HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006	
SHEET NUMBER 23		OF 27	

Drawing name: K:\GIS\DEV\190017006_Cinnella\Harris_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\Lighting and Signage Plan.dwg Layout (4) Apr 24, 2024 6:17pm by: Myer Jackson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

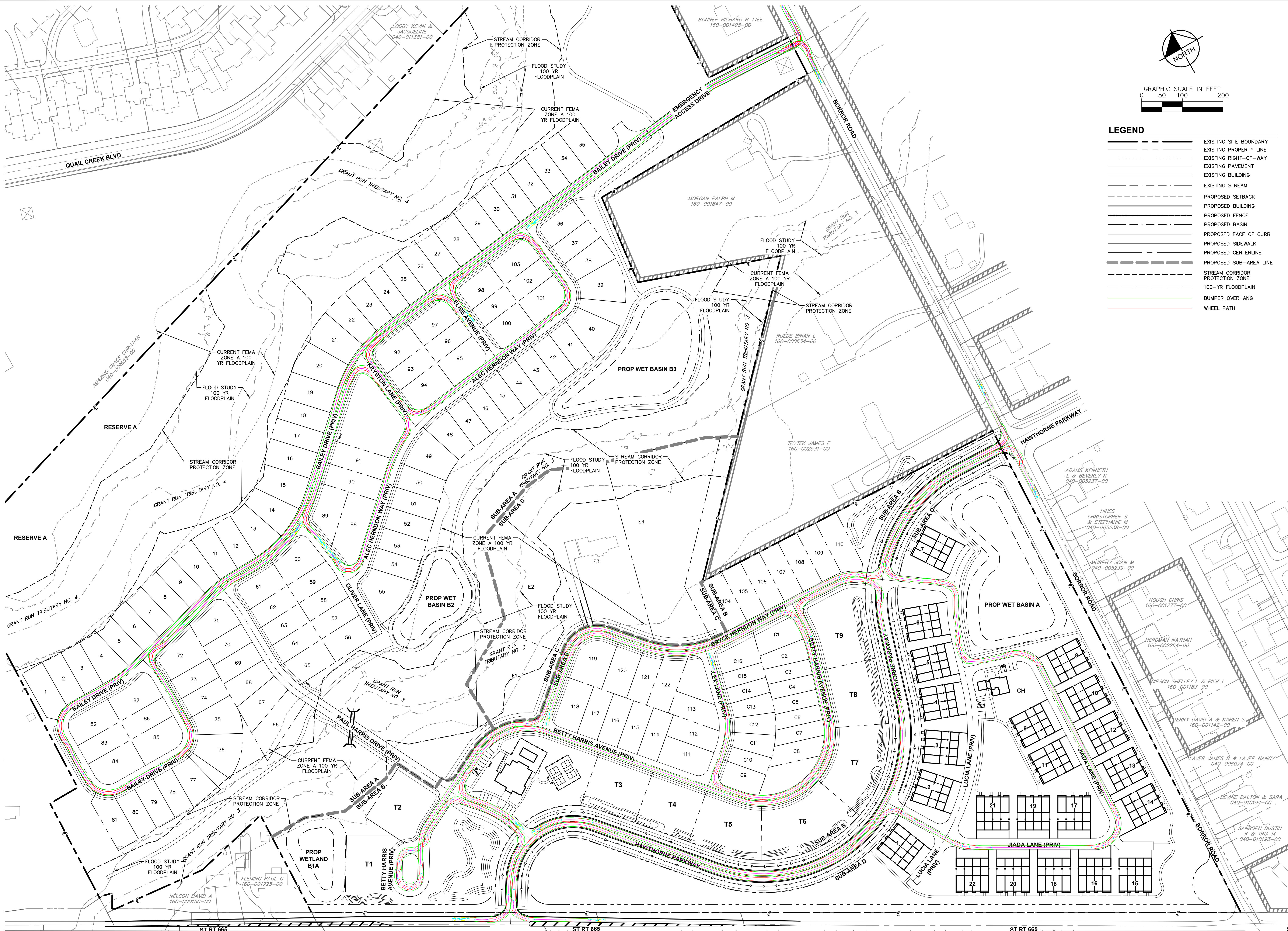


MATCHLINE - SEE SHEET 25

HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-444-6699 WWW.KIMLEY-HORN.COM		No.	
ORIGINAL ISSUE: 03/18/2024		DESIGNED BY: TCJ		REVISIONS	
KHA PROJECT NO. 190017006		DRAWN BY: DOM		DATE	
SHEET NUMBER		CHECKED BY: MCR		BY	
24				APR DATE	
OF 27				APR BY	



Drawing name: K:\CB_LIVE\190017006_Gmelle-Horn Property-Grove City\2 Design\CAD\PropSheet\2_Fire Apparatus Maneuverability Plan.dwg Layout1 Apr 24, 2024 8:17pm by: tye-jackson
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
18	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
5	BNC	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2" CAL.	B&B
13	GBS	GINKGO BILOBA 'SHANGRI-LA'	SHANGRI-LA GINKGO	2" CAL.	B&B
14	GTD	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2" CAL.	B&B
22	LTO	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIPTREE	2" CAL.	B&B
12	NYW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACKGUM	2" CAL.	B&B
8	PLA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2" CAL.	B&B
6	QSH	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL.	B&B
9	TAX	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	2" CAL.	B&B
41	TIL	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	2" CAL.	B&B
13	TCC	TILIA CORDATA 'CORZAM'	CORINTHIAN LITTLELEAF LINDEN	2" CAL.	B&B
27	ULM	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL.	B&B
29	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B
ORNAMENTAL TREES					
8	AME	AMELANCHIER CANADENSIS 'SHADBLOW'	SHADBLOW SERVICEBERRY	2" CAL.	B&B
23	AMG	AMELANCHIER GRANDIFLORA 'AUTUM BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
2	CBL	CARPINUS BETULUS 'LUCUS'	LUCUS COLUMNAR HORNBEAM	2" CAL.	B&B
9	MJ	MAGNOLIA X 'JANE'	LITTLE GIRL JANE MAGNOLIA	5-6' HGT.	B&B
4	MVJ	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	5-6' HGT.	B&B
8	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-7' HGT.	B&B
EVERGREEN TREES					
35	THU	THUJA PLICATA x STANDISHII 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HGT.	B&B
SHRUBS					
13	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	24" HGT.	B&B

CONSTRUCTION NOTES

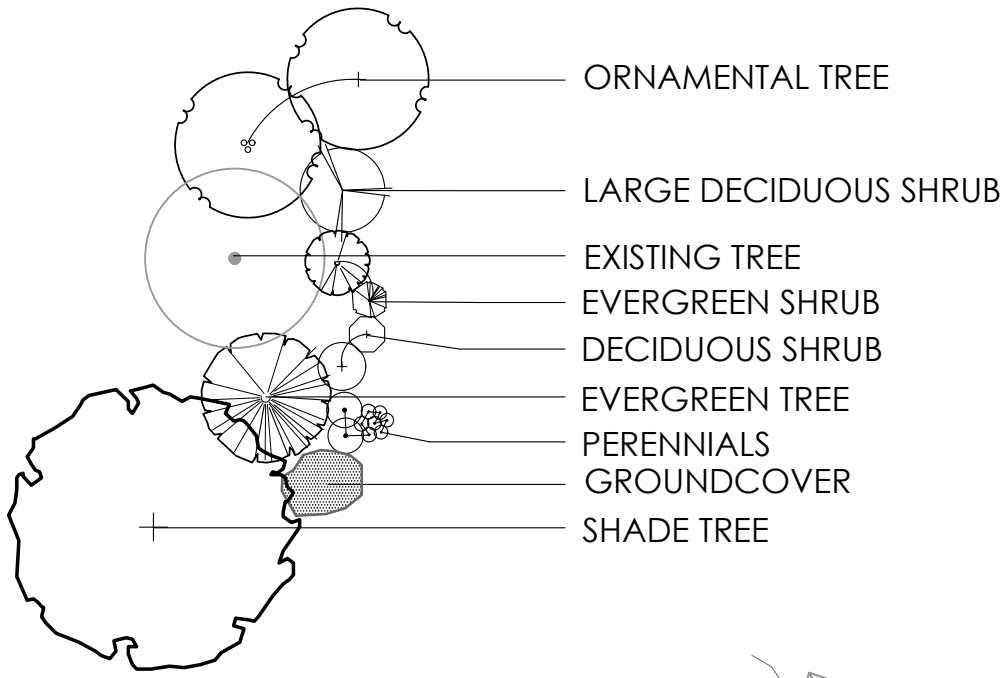
- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
"INSTALL 6" DIAMETER MULCH RING PER TREE"
- 18
- CBU, SEE ENGINEERING DRAWINGS FOR MORE INFORMATION

GENERAL NOTES:

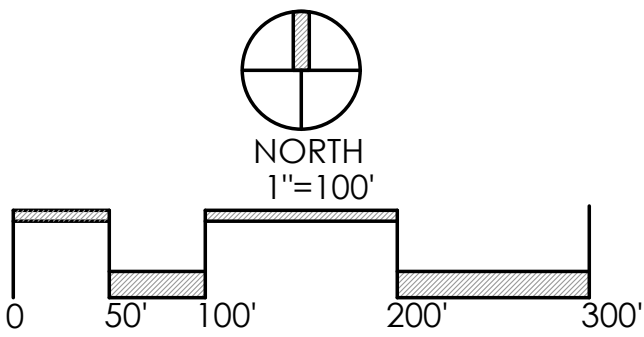
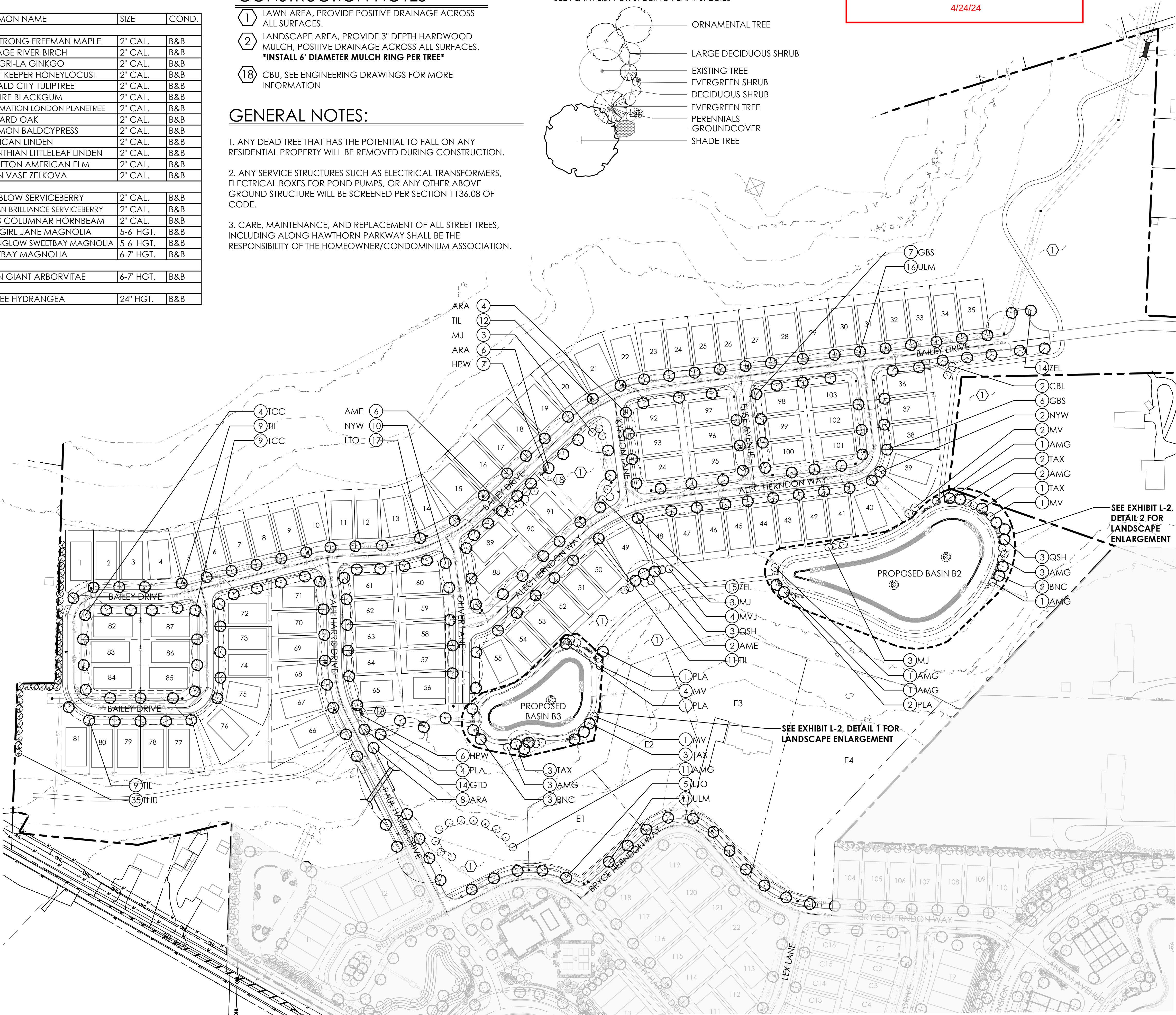
1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE, AND REPLACEMENT OF ALL STREET TREES, INCLUDING ALONG HAWTHORN PARKWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER/CONDOMINIUM ASSOCIATION.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



Received By:
Grove City Development
4/24/24



REVISIONS

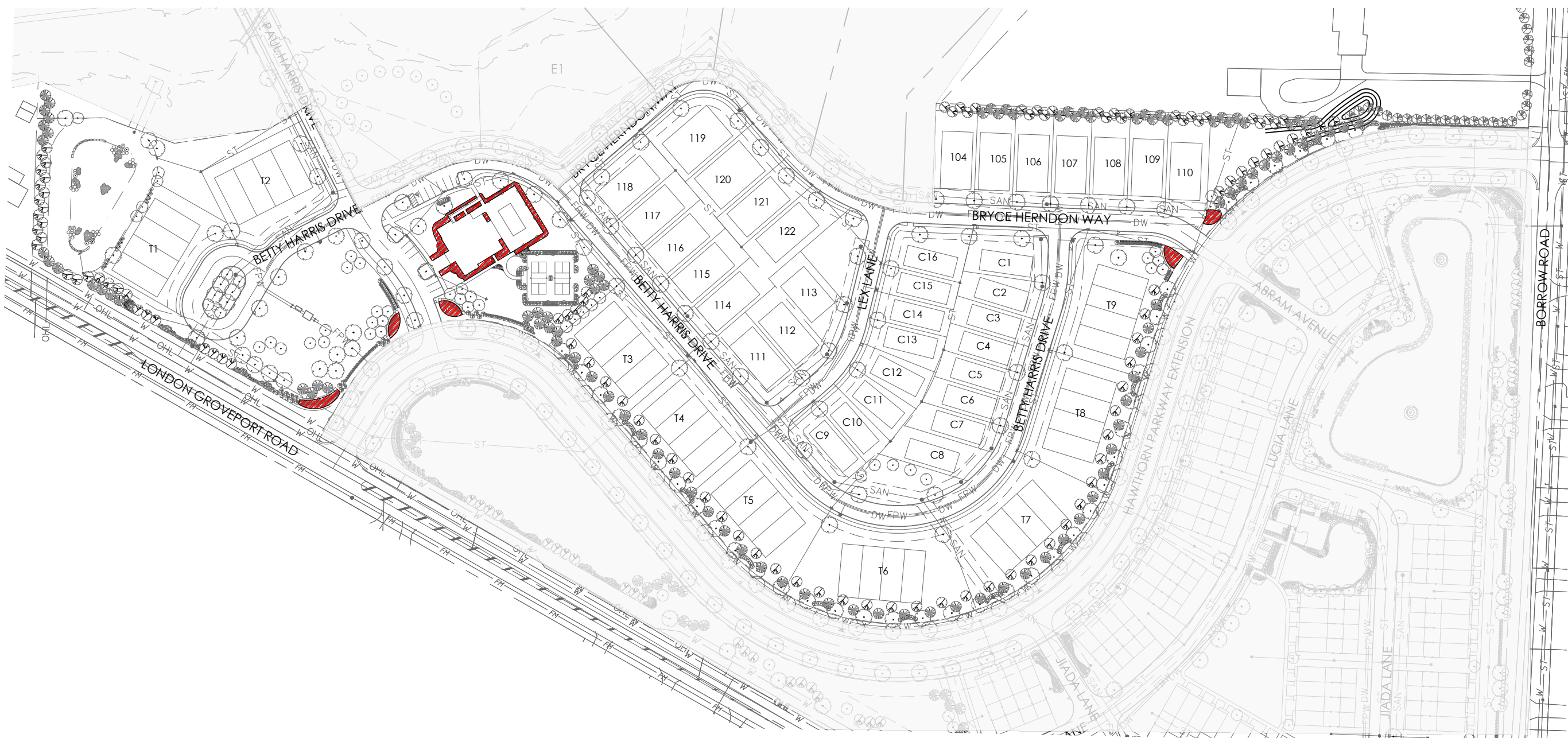
OVERALL
LANDSCAPE PLAN -
SUBAREAS "A" & "C"

COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1764
www.farisplanninganddesign.com
Hilliard, OH 43026

DATE	04/23/24
PROJECT	22079
SHEET	

L-1

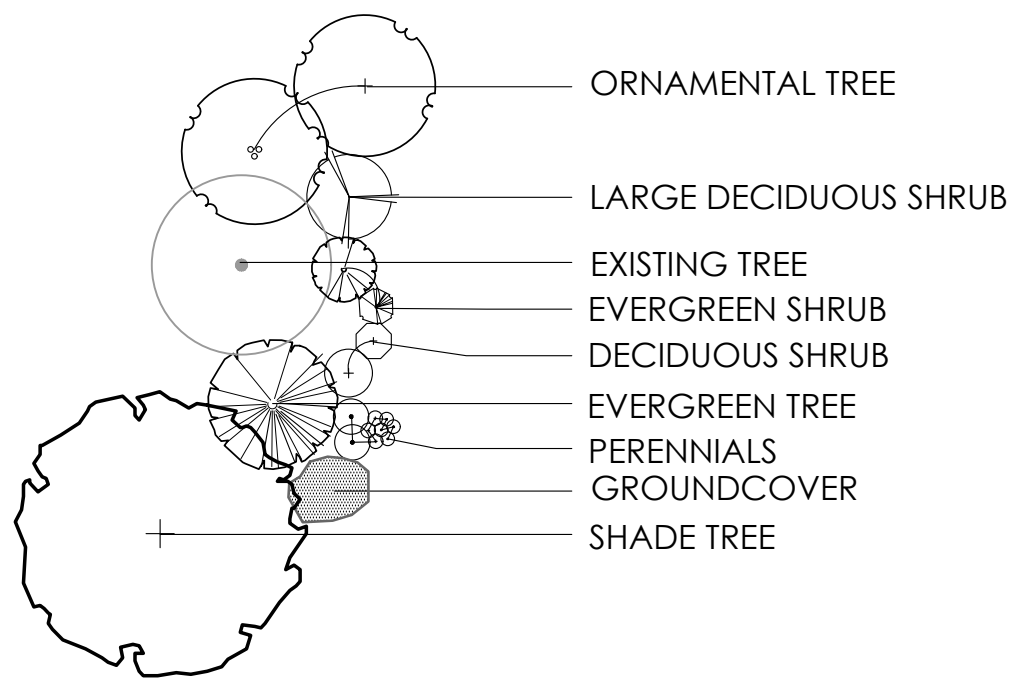


1 SUBAREA B IRRIGATION PLAN
SCALE: 1:150

- IRRIGATED AREAS

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



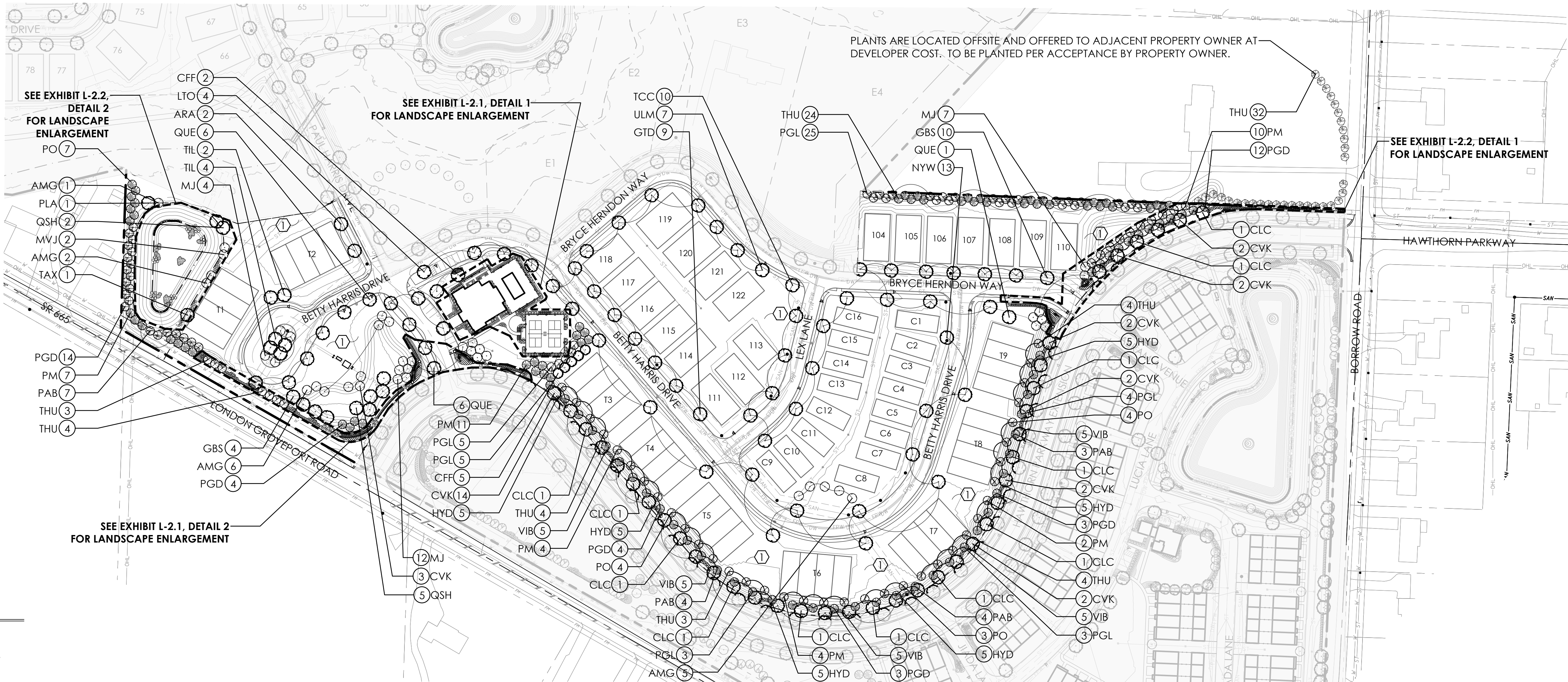
CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
INSTALL 6" DIAMETER MULCH RING PER TREE

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
2	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
7	CFF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2" CAL.	B&B
14	GBS	GINKGO BILOBA 'SHANGRI-LA'	SHANGRI-LA GINKGO	2" CAL.	B&B
9	GTD	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2" CAL.	B&B
4	LTO	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIPTREE	2" CAL.	B&B
13	NYW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACKGUM	2" CAL.	B&B
1	PLA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2" CAL.	B&B
13	QUE	QUERCUS x 'SCARLET LETTER'	SCARLET LETTER OAK	2" CAL.	B&B
7	QSH	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL.	B&B
1	TAX	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	2" CAL.	B&B
6	TIL	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	2" CAL.	B&B
10	TCC	TILIA CORDATA 'CORZAM'	CORINTHIAN LITTLELEAF LINDEN	2" CAL.	B&B
7	ULM	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL.	B&B
ORNAMENTAL TREES					
14	AMG	AMELANCHIER GRANDIFLORA 'AUTUM BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
12	CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	2" CAL.	B&B
29	CVK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B
23	MJ	MAGNOLIA X 'JANE'	LITTLE GIRL JANE MAGNOLIA	5-6' HGT.	B&B
2	MVJ	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	5-6' HGT.	B&B
EVERGREEN TREES					
18	PAB	PICEA ABIES	NORWAY SPRUCE	6-7' HGT.	B&B
45	PGL	PICEA GLAUCA	WHITE SPRUCE	6-7' HGT.	B&B
40	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6-7' HGT.	B&B
38	PM	PICEA MEYERI	MEYER SPRUCE	6-7' HGT.	B&B
18	PO	PICEA OMORIKA	SERBIAN SPRUCE	6-7' HGT.	B&B
78	THU	THUJA PLICATA x STANDISHII 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HGT.	B&B
SHRUBS					
30	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	CONT.
25	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	CONT.



GENERAL NOTES:

1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE, AND REPLACEMENT OF ALL STREET TREES, INCLUDING ALONG HAWTHORN PARKWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER/CONDOMINIUM ASSOCIATION.

REVISIONS

OVERALL LANDSCAPE PLAN - SUBAREA "B"

COURTYARDS AT HARRIS FARM

PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Faris Planning & Design

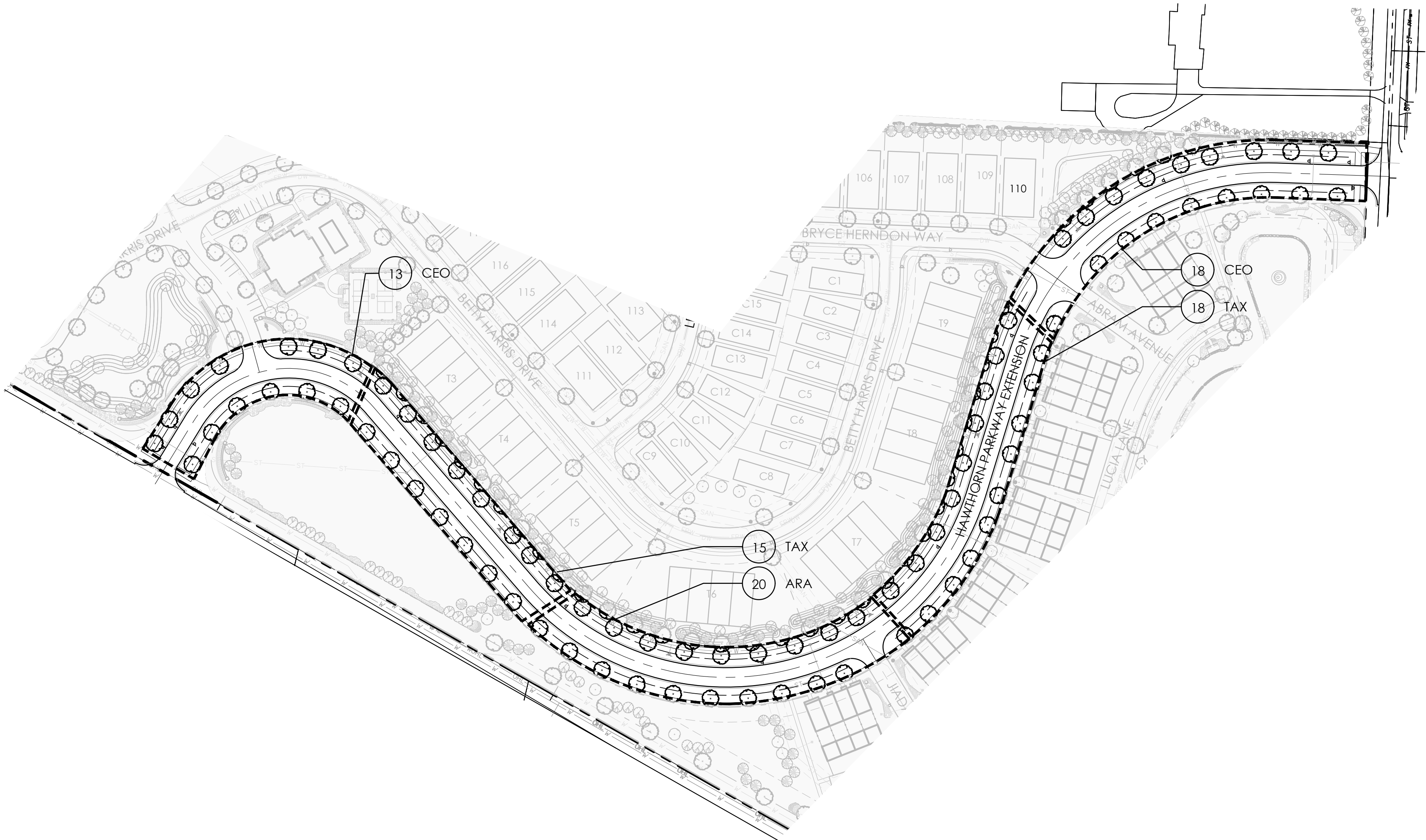
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p 614 467-1164
www.farisplanninganddesign.com

DATE 4/23/24

PROJECT 22079

SHEET

L-1.1



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

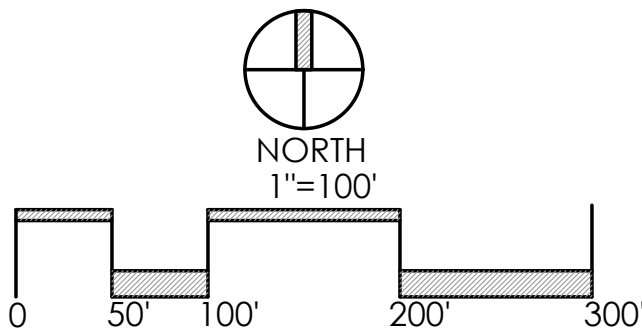
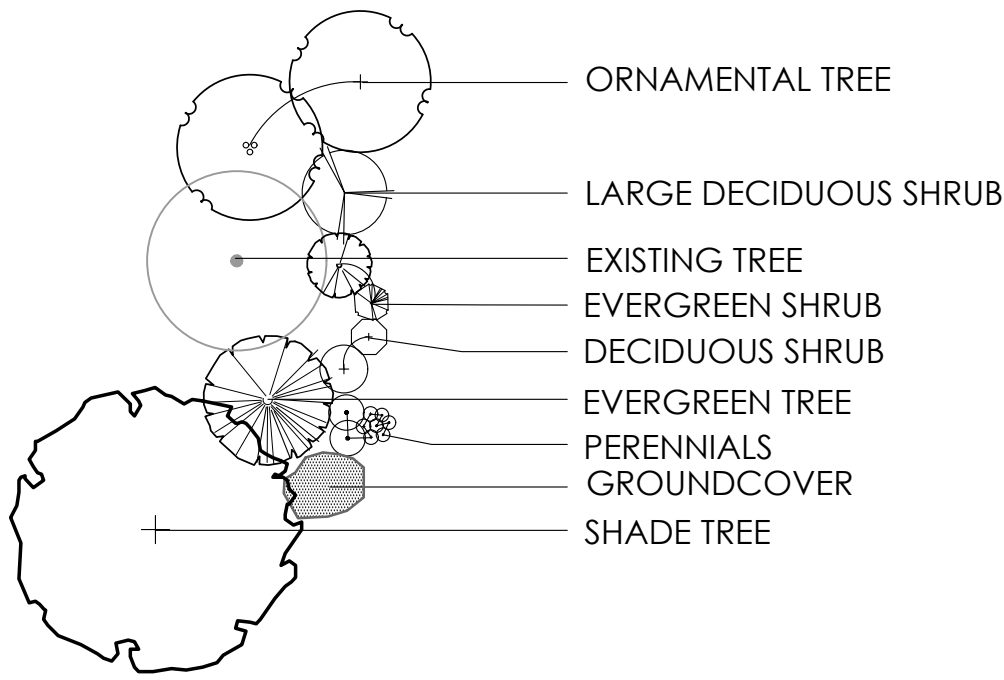
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DECIDUOUS TREES					
20	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
31	CEO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B
33	TAX	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	2" CAL.	B&B

GENERAL NOTES:

1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE, AND REPLACEMENT OF ALL STREET TREES, INCLUDING ALONG HAWTHORN PARKWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER/CONDOMINIUM ASSOCIATION.
4. TREE SPACING AND LOCATION ALONG HAWTHORN PARKWAY TO BE COORDINATED WITH CITY'S URBAN FORESTER. BEFORE PLANTING, URBAN FORESTER MUST BE CONTACTED TO MARK THE CURBS WHERE TREES ARE TO BE PLANTED.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

OVERALL LANDSCAPE
PLAN - HAWTHORN
PARKWAY

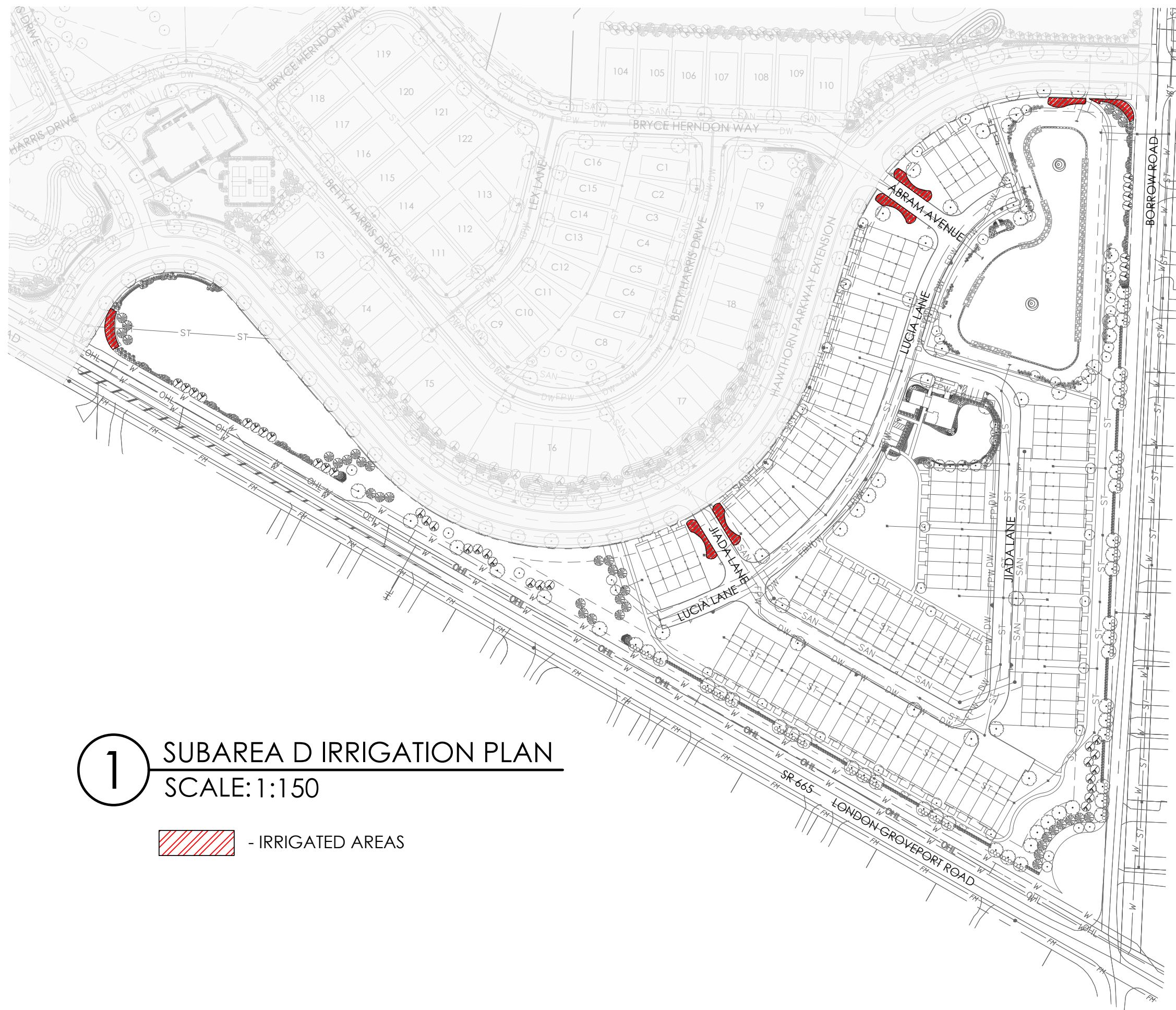
HARRIS FARM
PREPARED FOR
HAWTHORN PARKWAY
INFRASTRUCTURE

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
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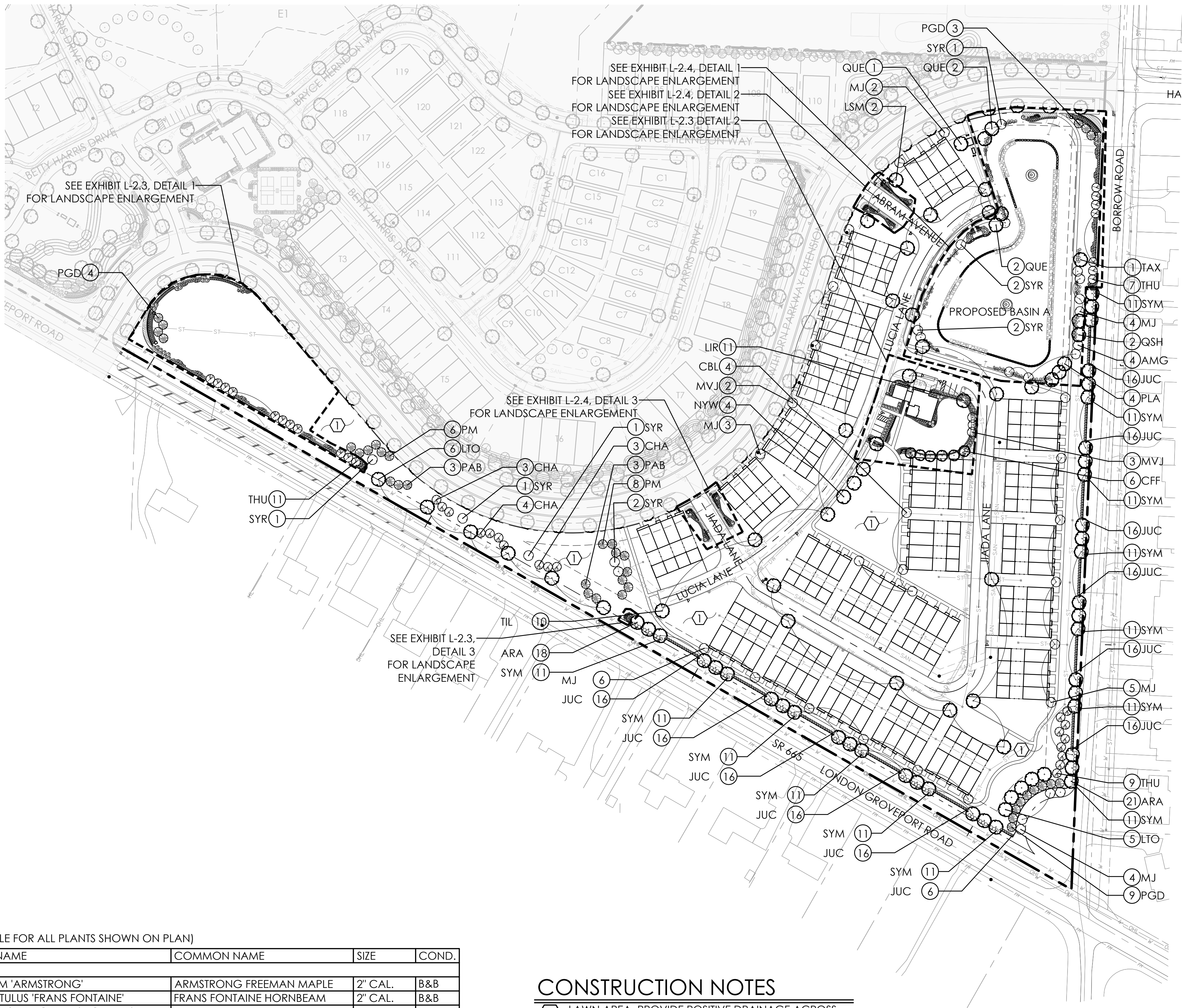
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PROJECT	22079
SHEET	

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1 SUBAREA D IRRIGATION PLAN
SCALE: 1:150

 - IRRIGATED AREAS



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

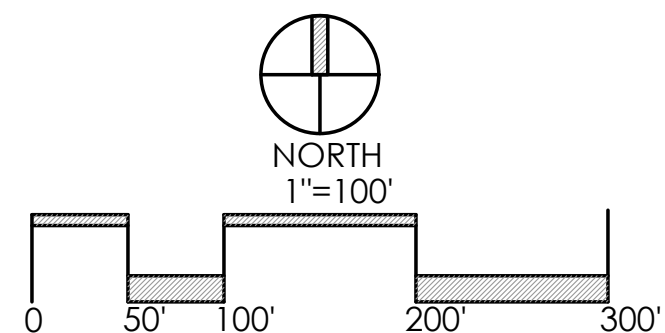
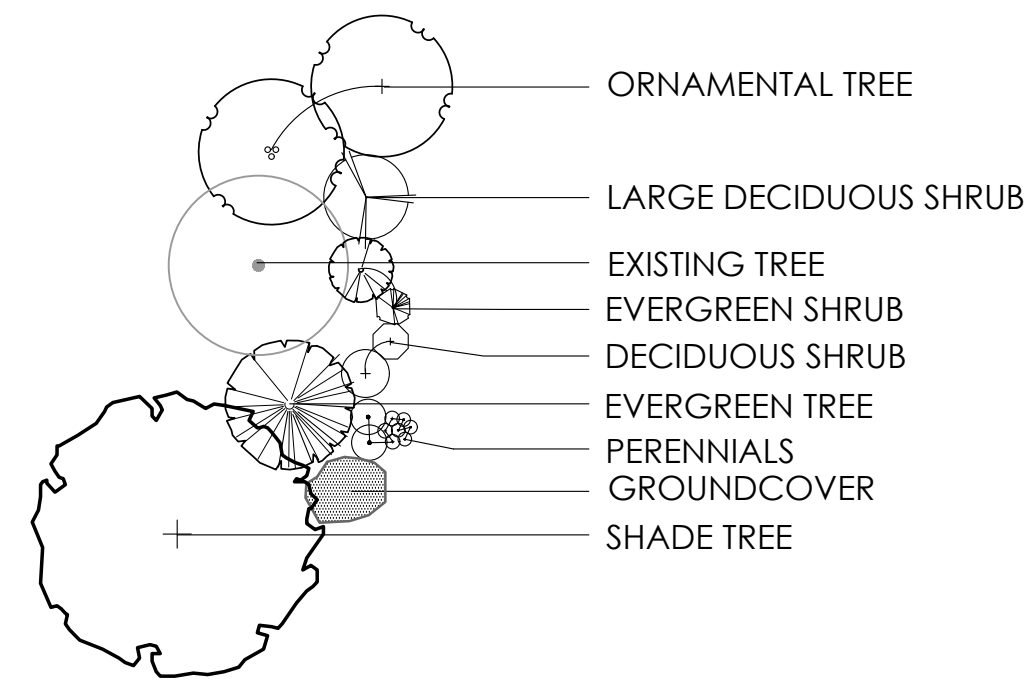
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
39	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
6	CFF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2" CAL.	B&B
2	LSM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ'	MORAINÉ SWEET GUM	2" CAL.	B&B
11	LIR	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE	2" CAL.	B&B
11	LTO	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIPTREE	2" CAL.	B&B
4	NYW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACKGUM	2" CAL.	B&B
4	PLA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2" CAL.	B&B
5	QUE	QUERCUS x 'SCARLET LETTER'	SCARLET LETTER OAK	2" CAL.	B&B
2	QSH	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL.	B&B
1	TAX	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	2" CAL.	B&B
10	TIL	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	2" CAL.	B&B
ORNAMENTAL TREES					
4	AMG	AMELANCHIER GRANDIFLORA 'AUTUM BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
4	CBL	CARPINUS BETULUS 'LUCUS'	LUCUS COLUMNAR HORNBEAM	2" CAL.	B&B
24	MJ	MAGNOLIA X 'JANE'	LITTLE GIRL JANE MAGNOLIA	5-6' HGT.	B&B
5	MVJ	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY	5-6' HGT.	B&B
10	SYR	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	2" CAL.	B&B
EVERGREEN TREES					
10	CHA	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA'	UPRIGHT ALASKAN CEDAR	6-7' HGT.	B&B
6	PAB	PICEA ABIES	NORWAY SPRUCE	6-7' HGT.	B&B
16	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6-7' HGT.	B&B
14	PM	PICEA MEYERI	MEYER SPRUCE	6-7' HGT.	B&B
27	THU	THUJA PLICATA x STANDISHII 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HGT.	B&B
SHRUBS					
182	JUC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B
143	SYM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HGT.	B&B

CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. **"INSTALL 6" DIAMETER MULCH RING PER TREE"**

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL NOTES:

1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE, AND REPLACEMENT OF ALL STREET TREES, INCLUDING ALONG HAWTHORN PARKWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER/CONDOMINIUM ASSOCIATION.

REVISIONS

OVERALL
LANDSCAPE PLAN -
SUBAREAS "D"

HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

Paris Planning & Design

LAND PLANNING
LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. (614) 467-1764
www.parisplanninganddesign.com

DATE 04/23/24

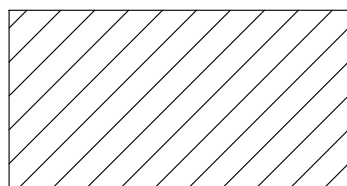
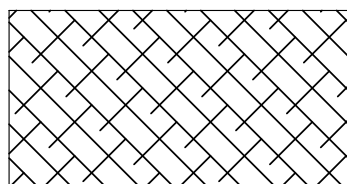
PROJECT 22079

SHEET

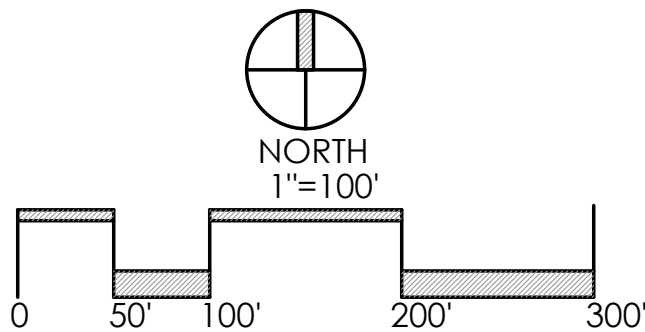
L-1.3



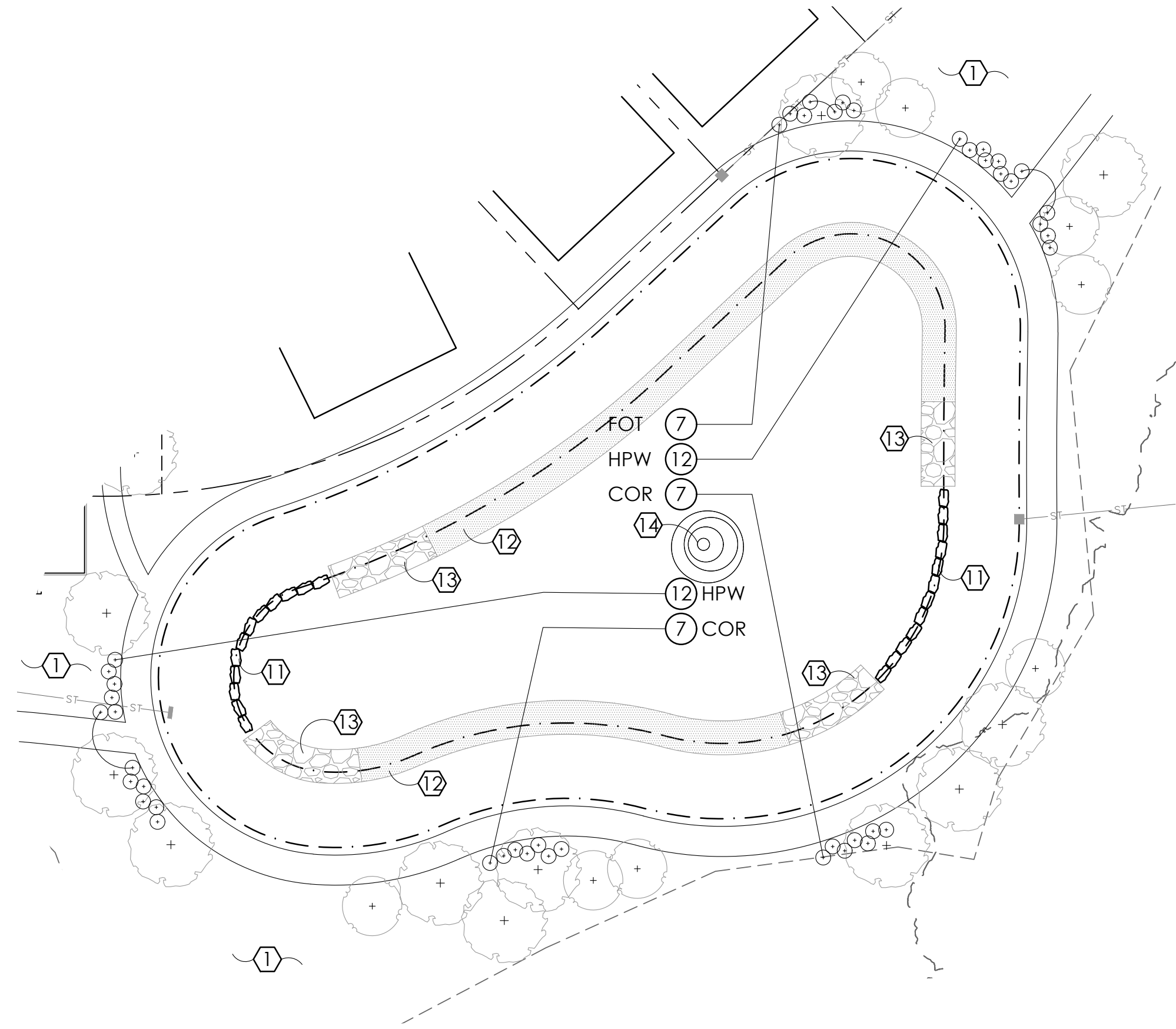
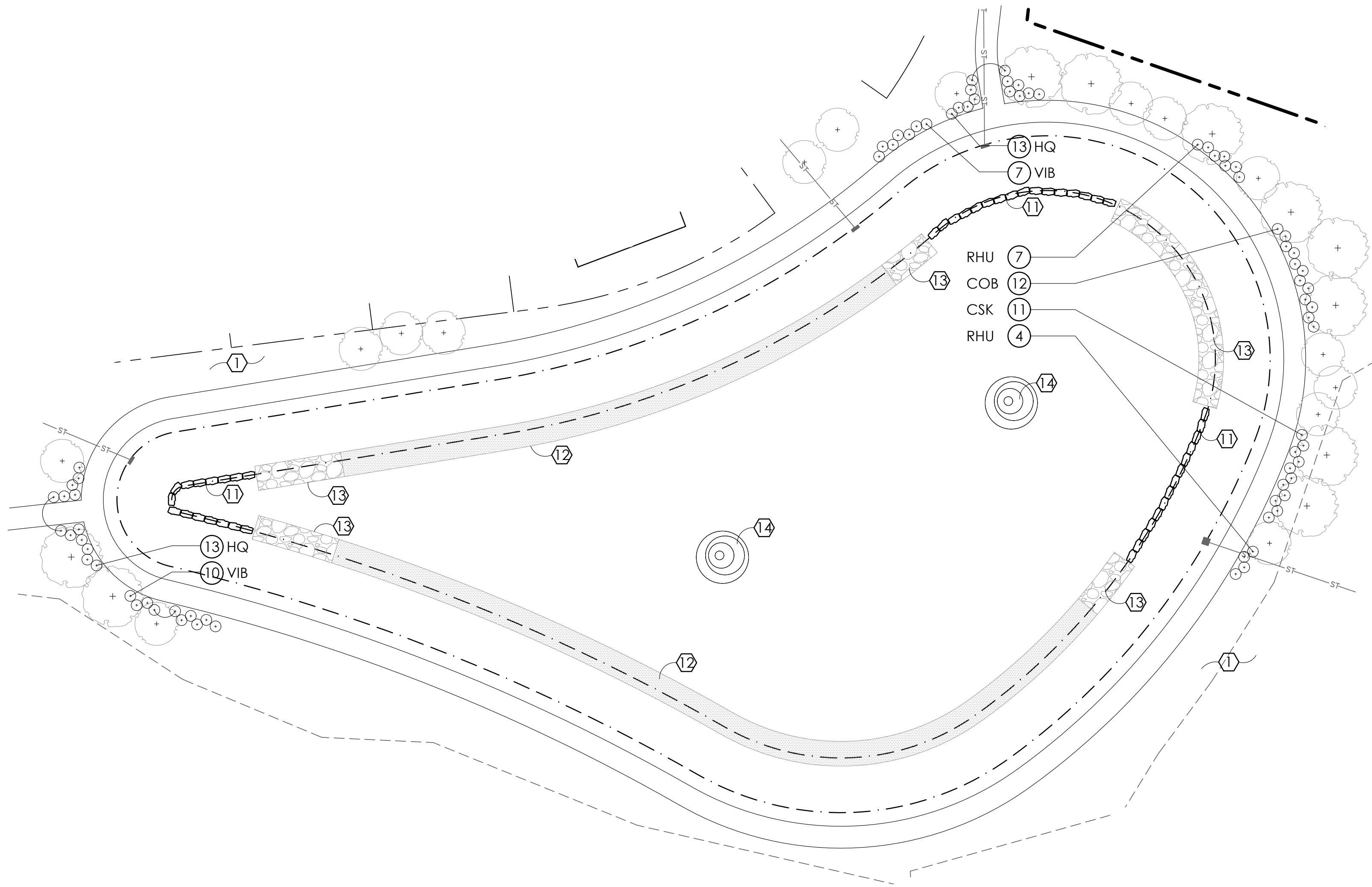
SEEDING/SOD LEGEND

	SEED
	SOD

**SOD TO BE INSTALLED ON ALL SINGLE-FAMILY UNITS AT FRONT, SIDE, AND AT LEAST 10' OFF THE BACK. THIS APPLIES TO LOTS 1-122, C1-C16, AND E1-E4.



REVISIONS	
SOD & SEED PLANTING PLAN	
HARRIS FARM	
Faris Planning & Design LAND PLANNING • LANDSCAPE ARCHITECTURE 4876 Cemetery Road Hilliard, OH 43026 p (614) 467-1764 www.farisplanninganddesign.com	
DATE	04/23/24
PROJECT	22079
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L-1.4	



2 SUBAREA A BASIN B3 LANDSCAPE ENLARGEMENT
SCALE: 1:30

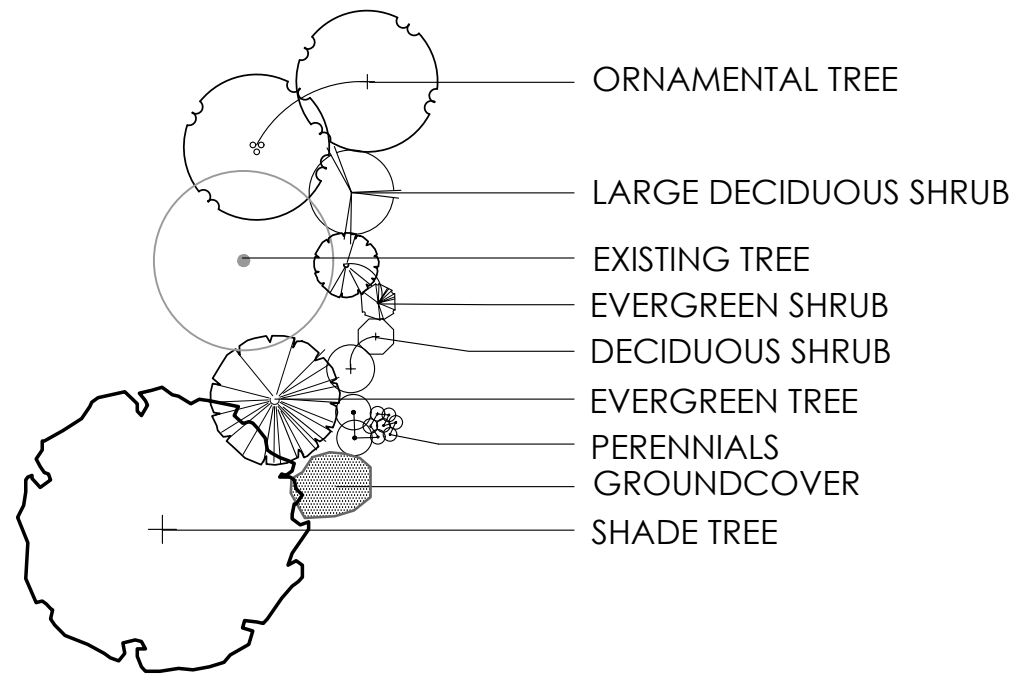
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
12	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
11	CSK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED TWIG DOGWOOD	24" HGT.	B&B
14	COR	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL RED TWIG DOGWOOD	24" HGT.	B&B
7	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
26	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B
24	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	24" HGT.	B&B
11	RHU	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	24" HGT.	B&B
17	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B

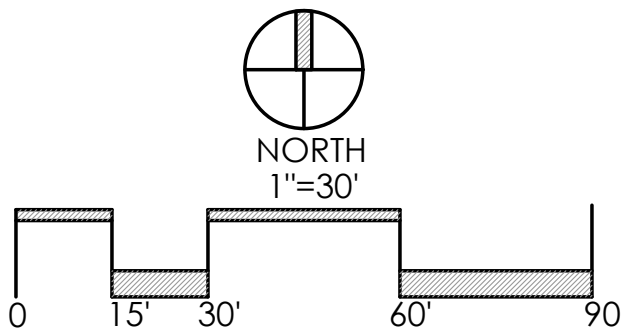
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. ***INSTALL 6" DIAMETER MULCH RING PER TREE***
- 11 ENHANCED SHORELINE PROTECTION STONE SLAB; PER GROVE CITY STORMWATER DESIGN MANUAL, ± 30" MINIMUM LENGTH, MINIMUM ± 18" DEPTH, AND MINIMUM ± 8" HEIGHT LIMESTONE ROCK SLAB. SEE SHEET L4, DETAIL 3
- 12 GRASS EDGE WITH EROSION CONTROL PROVISIONS AS PER GROVE CITY STORMWATER DESIGN MANUAL. SEE SHEET L4, DETAIL 4
- 13 2" - 8" ROUNDED RIVER GRAVEL, CRUSHED LIMESTONE, OR TIED CONCRETE BLOCK MATTING - PER GROVE CITY STORMWATER DESIGN MANUAL. SEE SHEET L4, DETAIL 5
- 14 VOLCANO III AERATOR FOUNTAIN FROM AQUA MASTERS - SEE SHEET L-4, DETAIL 2



REVISIONS

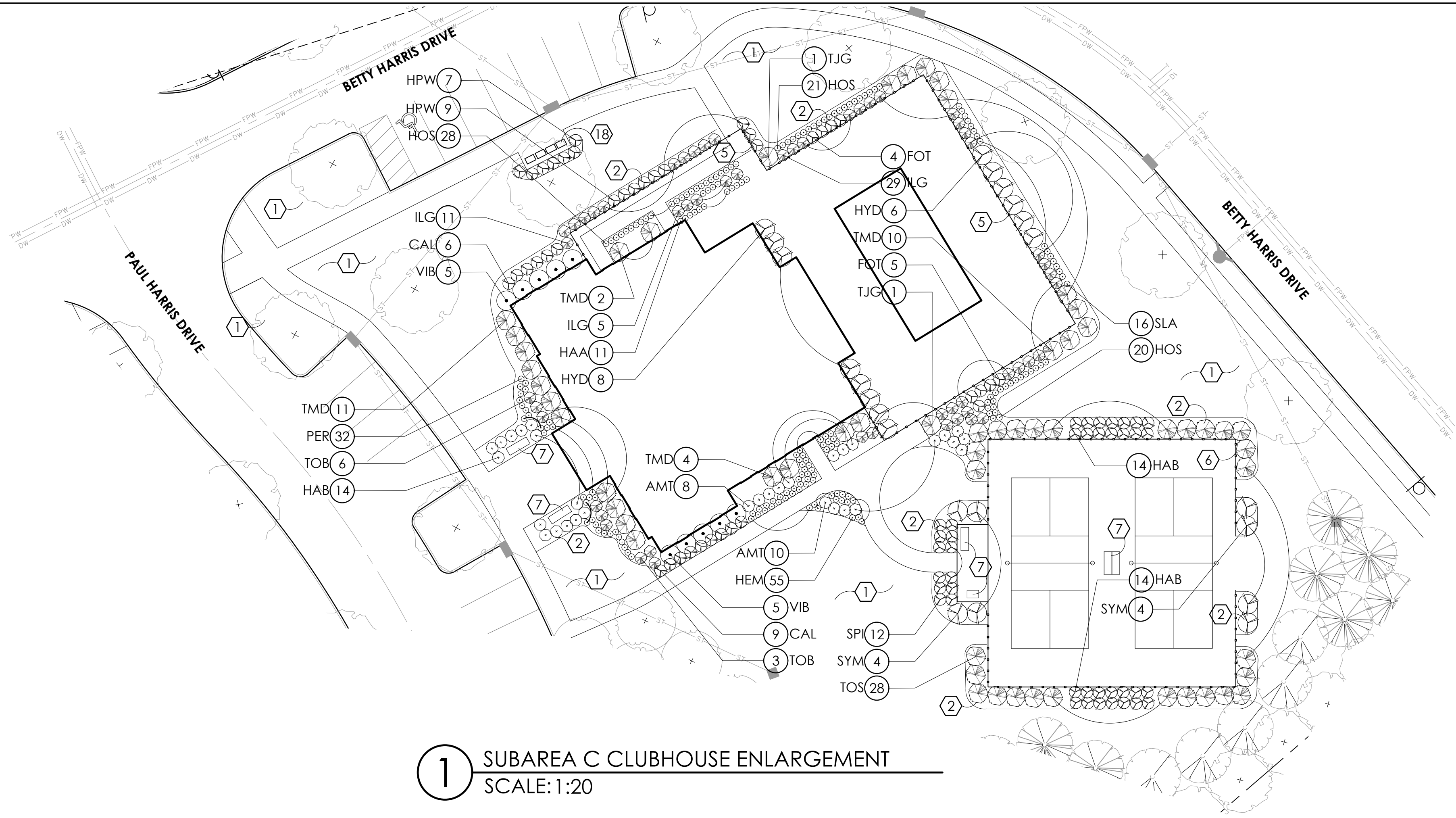
LANDSCAPE ENLARGEMENT PLAN - SUBAREA A

COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

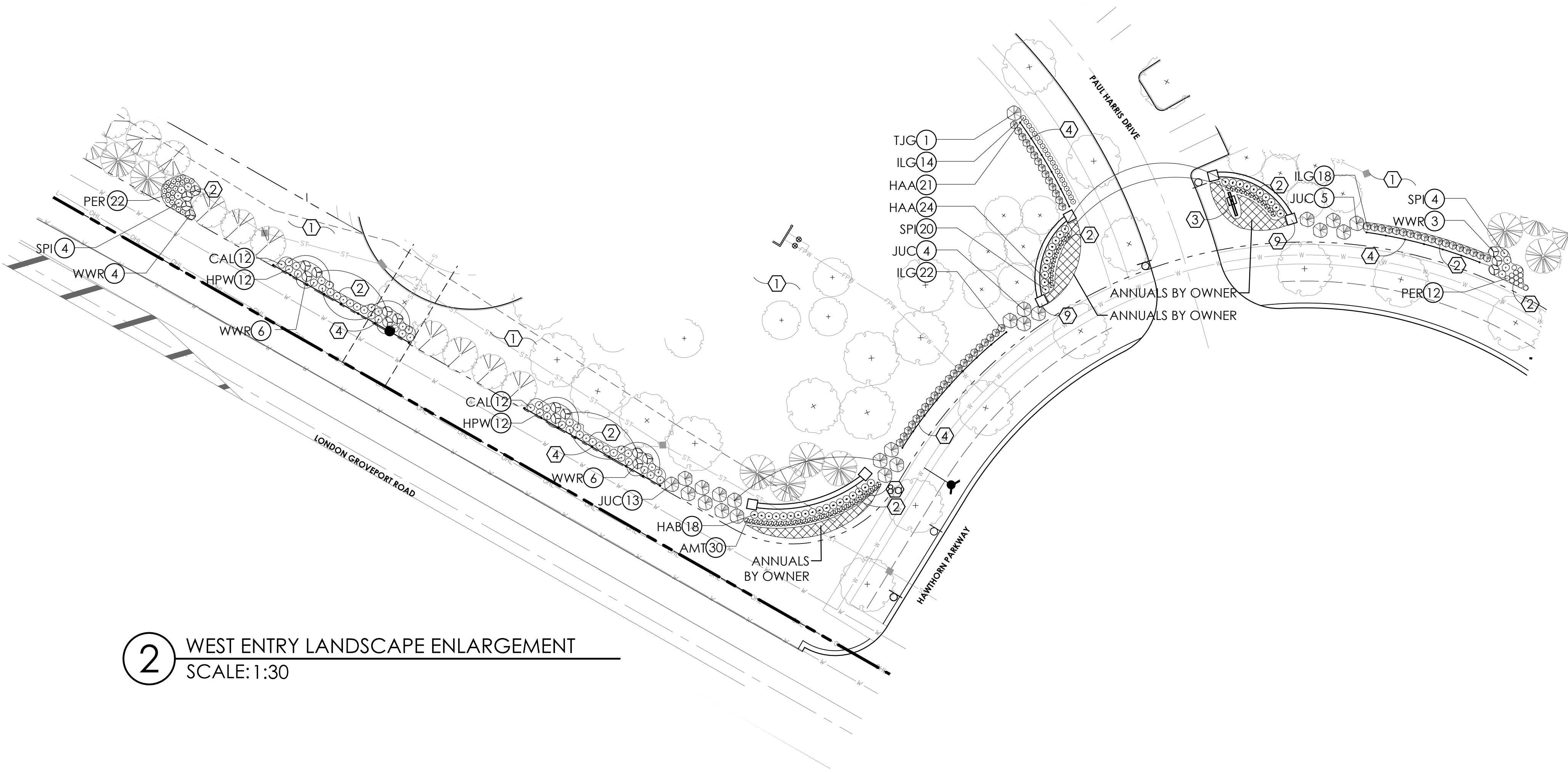
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PROJECT	
SHEET	

L-2



1 SUBAREA C CLUBHOUSE ENLARGEMENT
SCALE: 1:20



2 WEST ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1:30

PLANT LIST					
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
9	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
60	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
14	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
40	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	24" HGT.	B&B
40	SPI	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIRAEA	24" HGT.	B&B
8	SYM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HGT.	B&B
10	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B
19	WWR	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HGT.	B&B
EVERGREEN SHRUBS					
22	JUC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B
99	ILG	ILEX GLABRA 'SMNIGAB17'	GEM BOX INKBERRY	24" HGT.	B&B
3	TJG	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	24" HGT.	B&B
27	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	B&B
9	TOB	THUJA OCCIDENTALIS 'BOBOZAM'	MR BOWLING BALL ARBORVITAE	24" HGT.	B&B
28	TOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6' HGT.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
48	AMT	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STORM CLOUD BLUESTAR FLOWER	1 GAL.	CONT.
39	CAL	CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
56	HAA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	1 GAL.	CONT.
55	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.
69	HOS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	1 GAL.	CONT.
66	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.
16	SLA	SALVIA HYBRID 'AZURE SNOW'	AZURE SNOW GARDEN SAGE	1 GAL.	CONT.

- CONSTRUCTION NOTES
- 1

LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2

LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. ***INSTALL 6" DIAMETER MULCH RING PER TREE***
- 3

YARD ARM ENTRY SIGN - SEE SHEET L-4.2, DETAIL 1
- 4

CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- 5

POOL FENCE & GATE - SEE SHEET L-4.2, DETAIL 2
- 6

PICKLEBALL FENCE - TO BE 6' HGT. & BLACK VINYL COATED CHAINLINK
- 7

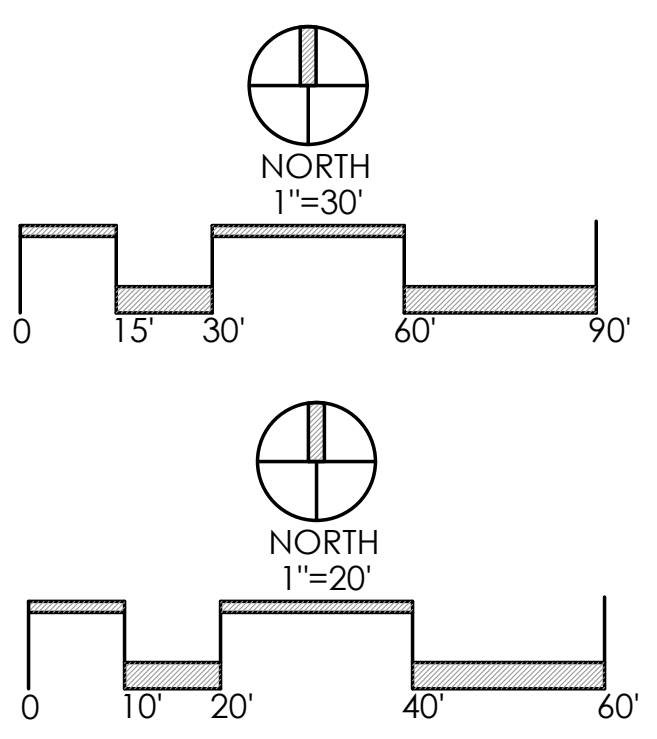
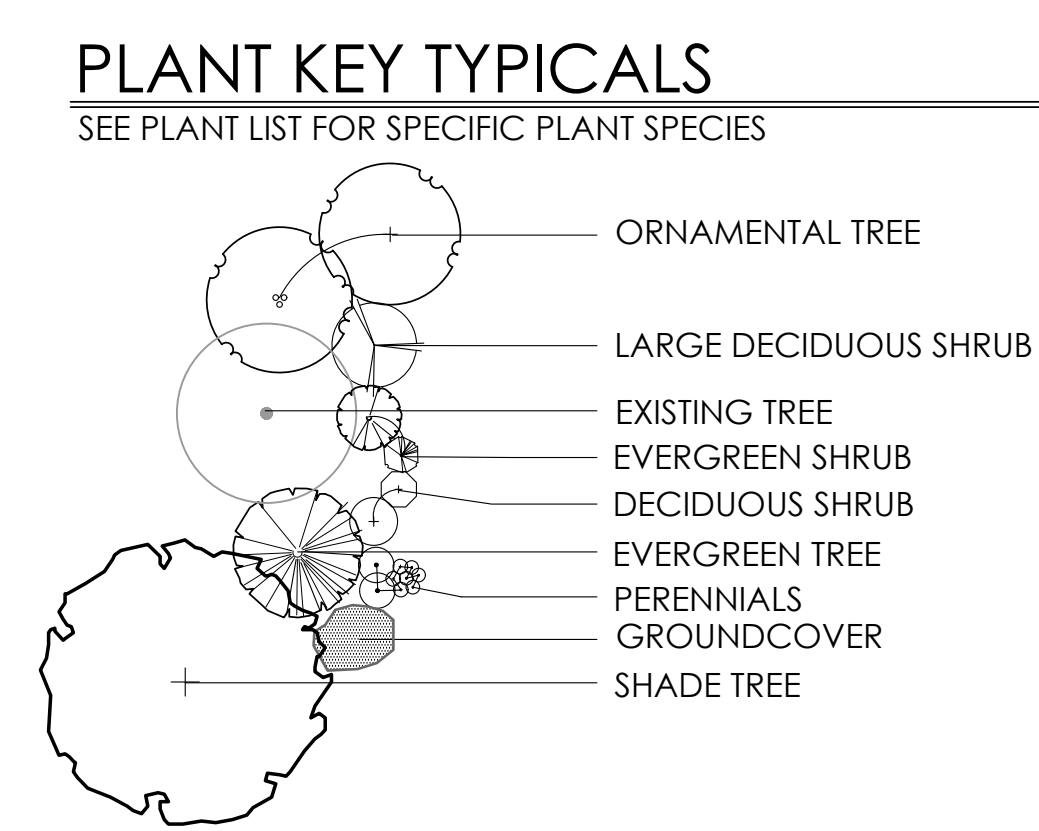
BENCH - BY OWNER
- 8

MAIN ENTRY WALL - SEE SHEET L-4, DETAIL 1
- 8a

MAIN ENTRY WALL WITHOUT SIGNAGE - SEE SHEET L-4, DETAIL 1.
- 9

SECONDARY ENTRY WALL - SEE SHEET L-4.1, DETAIL 1
- 18

CBU, SEE ENGINEERING DRAWINGS FOR MORE INFORMATION



REVISIONS

LANDSCAPE ENLARGEMENT PLANS - SUBAREA B

COURTYARDS AT HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

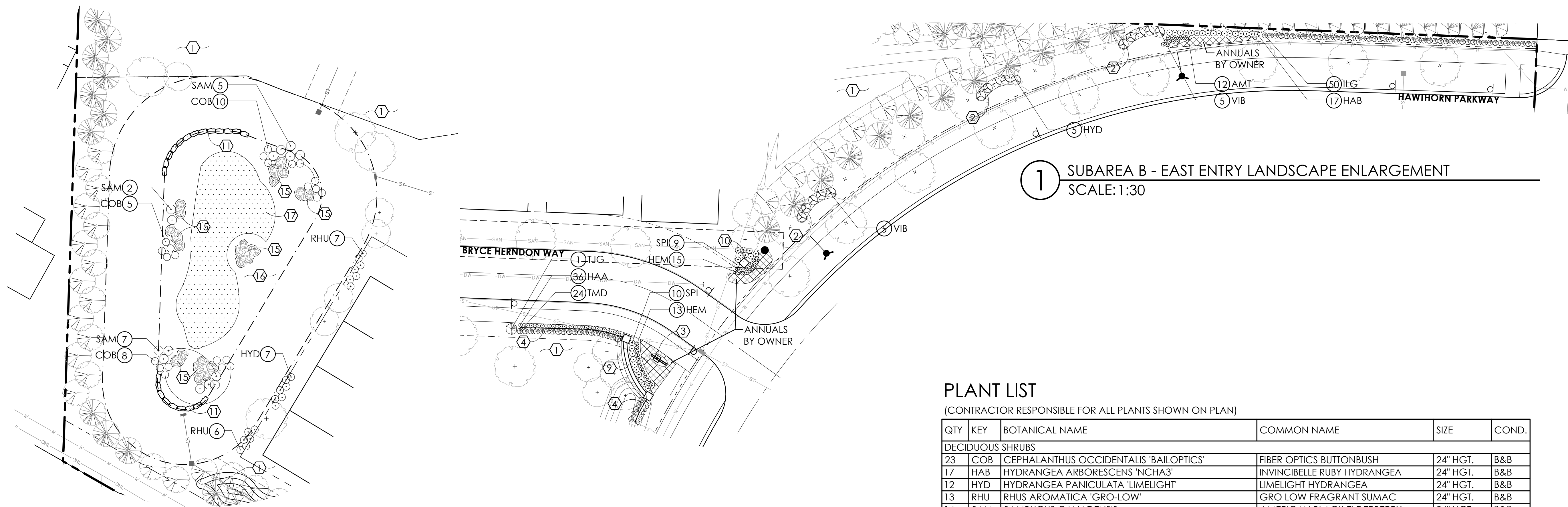
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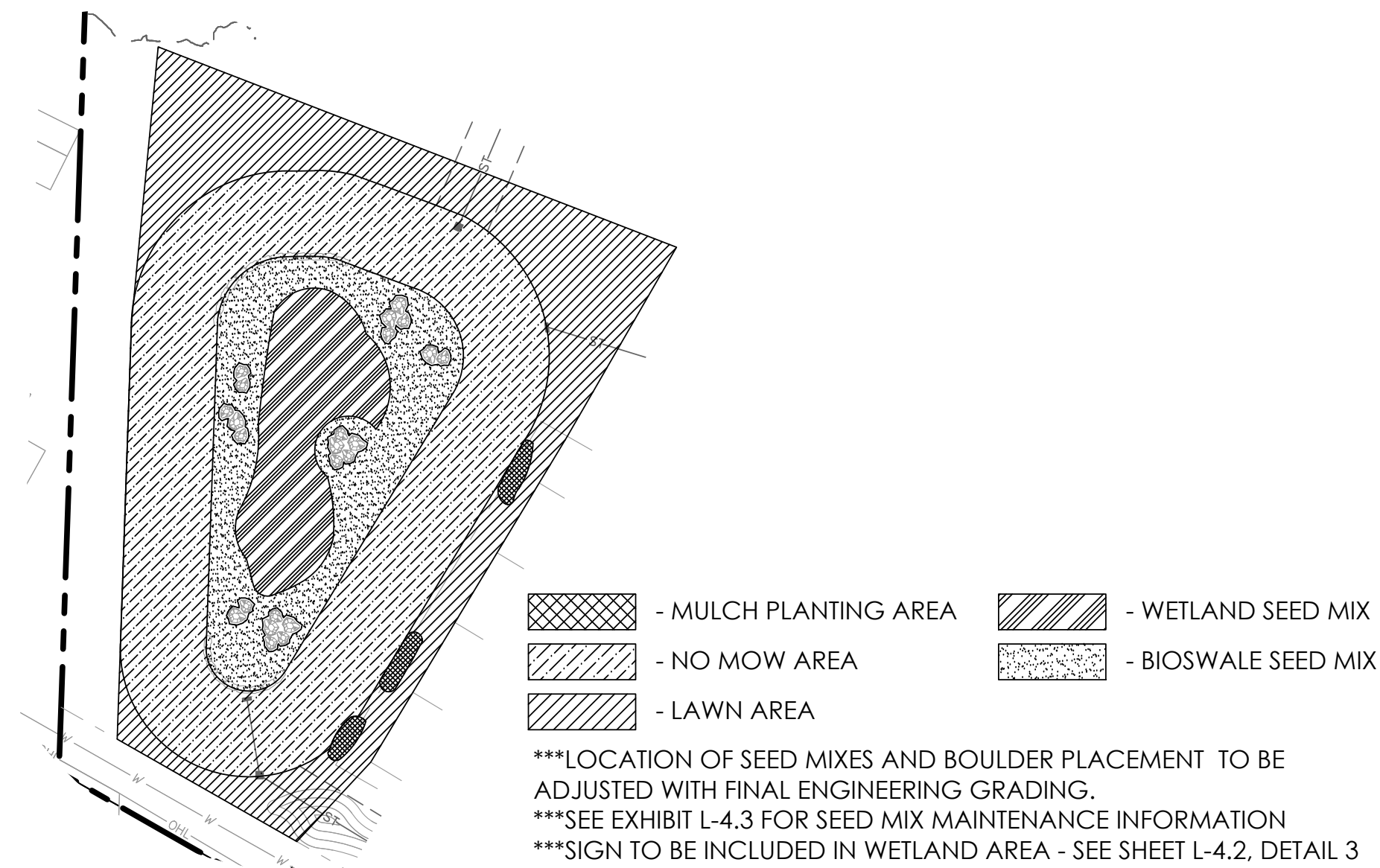
PROJECT 22079

SHEET

L-2.1



2 SUBAREA B - WETLAND LANDSCAPE ENLARGEMENT
SCALE: 1:30
***LOCATION OF SEED MIXES AND BOULDER PLACEMENT TO BE ADJUSTED WITH FINAL ENGINEERING GRADING.



3 SUBAREA B - WETLAND MAINTENANCE PLAN
SCALE: 1" = 50'

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

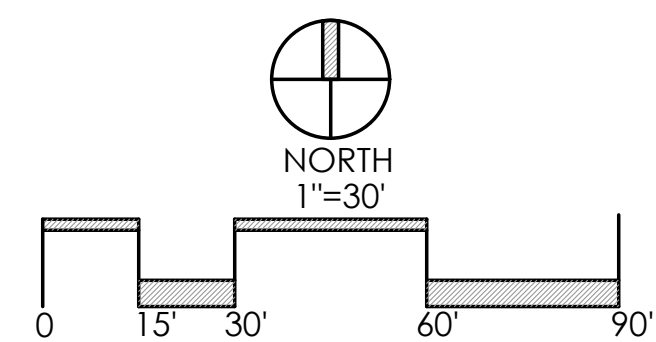
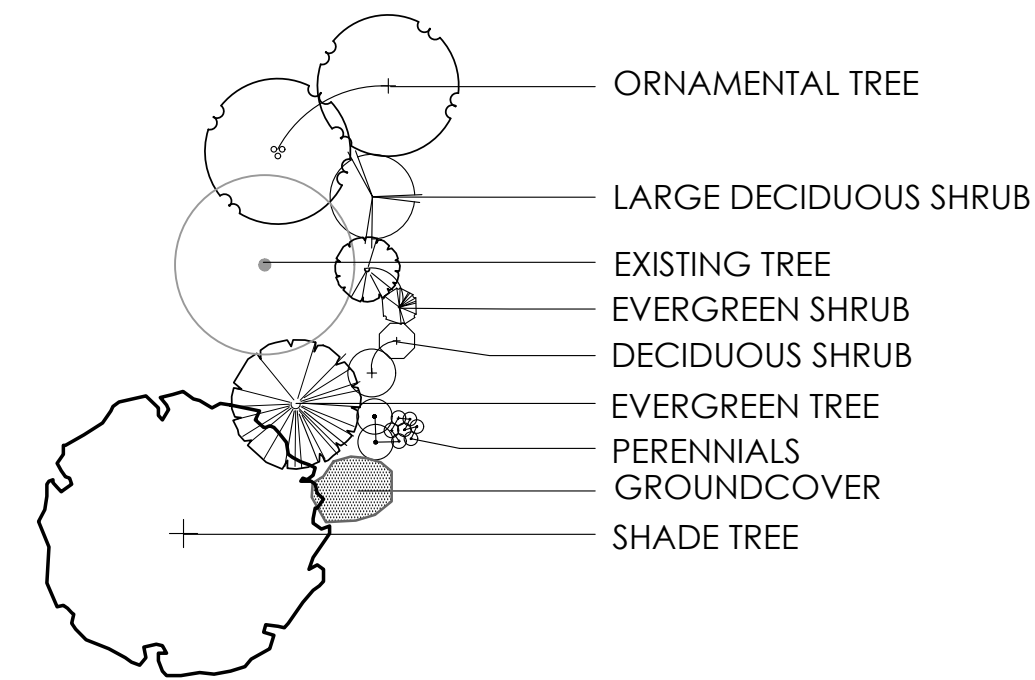
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
23	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
17	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
12	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
13	RHU	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	24" HGT.	B&B
14	SAM	SAMBUCUS CANADENSIS	AMERICAN BLACK ELDERBERRY	24" HGT.	B&B
19	SPI	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	24" HGT.	B&B
10	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B
EVERGREEN SHRUBS					
50	ILG	ILEX GLABRA 'SMNIGAB17'	GEM BOX INKBERRY	24" HGT.	B&B
1	TJG	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	24" HGT.	B&B
24	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
12	AMT	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STORM CLOUD BLUESTAR FLOWER	1 GAL.	CONT.
36	HAA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	1 GAL.	CONT.
28	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.

CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. ***INSTALL 6" DIAMETER MULCH RING PER TREE***
- 3 YARD ARM ENTRY SIGN - SEE SHEET L-4.2, DETAIL 1
- 4 CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- 9 SECONDARY ENTRY WALL - SEE SHEET L-4.1, DETAIL 1
- 10 SECONDARY ENTRY COLUMN - SEE SHEET L-4.3, DETAIL 1
- 11 ENHANCED SHORELINE PROTECTION STONE SLAB; PER GROVE CITY STORMWATER DESIGN MANUAL. ± 30" MINIMUM LENGTH, MINIMUM ± 18" DEPTH, AND MINIMUM ± 8" HEIGHT LIMESTONE ROCK SLAB. SEE SHEET L4, DETAIL 3
- 12 GRASS EDGE WITH EROSION CONTROL PROVISIONS AS PER GROVE CITY STORMWATER DESIGN MANUAL. SEE SHEET L4, DETAIL 4
- 13 2' - 8" ROUNDED RIVER GRAVEL, CRUSHED LIMESTONE, OR TIED CONCRETE BLOCK MATTING : PER GROVE CITY STORMWATER DESIGN MANUAL. SEE SHEET L4, DETAIL 5
- 14 VOLCANO III AERATOR FOUNTAIN FROM AQUA MASTERS - SEE SHEET L-4, DETAIL 2
- 15 ± 18" + BOULDERS (LIMESTONE OR GRANITE)
- 16 DETENTION BASIN BIOSWALE SEED MIX. FROM PRAIRIE NURSERY, WWW.PRAIRIENURSERY.COM, OR OWNER APPROVED EQUAL
- 17 STORMWATER WETLAND SEED MIX. FROM CARDNO, CARDNONATIVEPLANTNURSERY.COM, OR OWNER APPROVED EQUAL

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

LANDSCAPE ENLARGEMENT PLANS - SUBAREA B

COURTYARDS AT HARRIS FARM

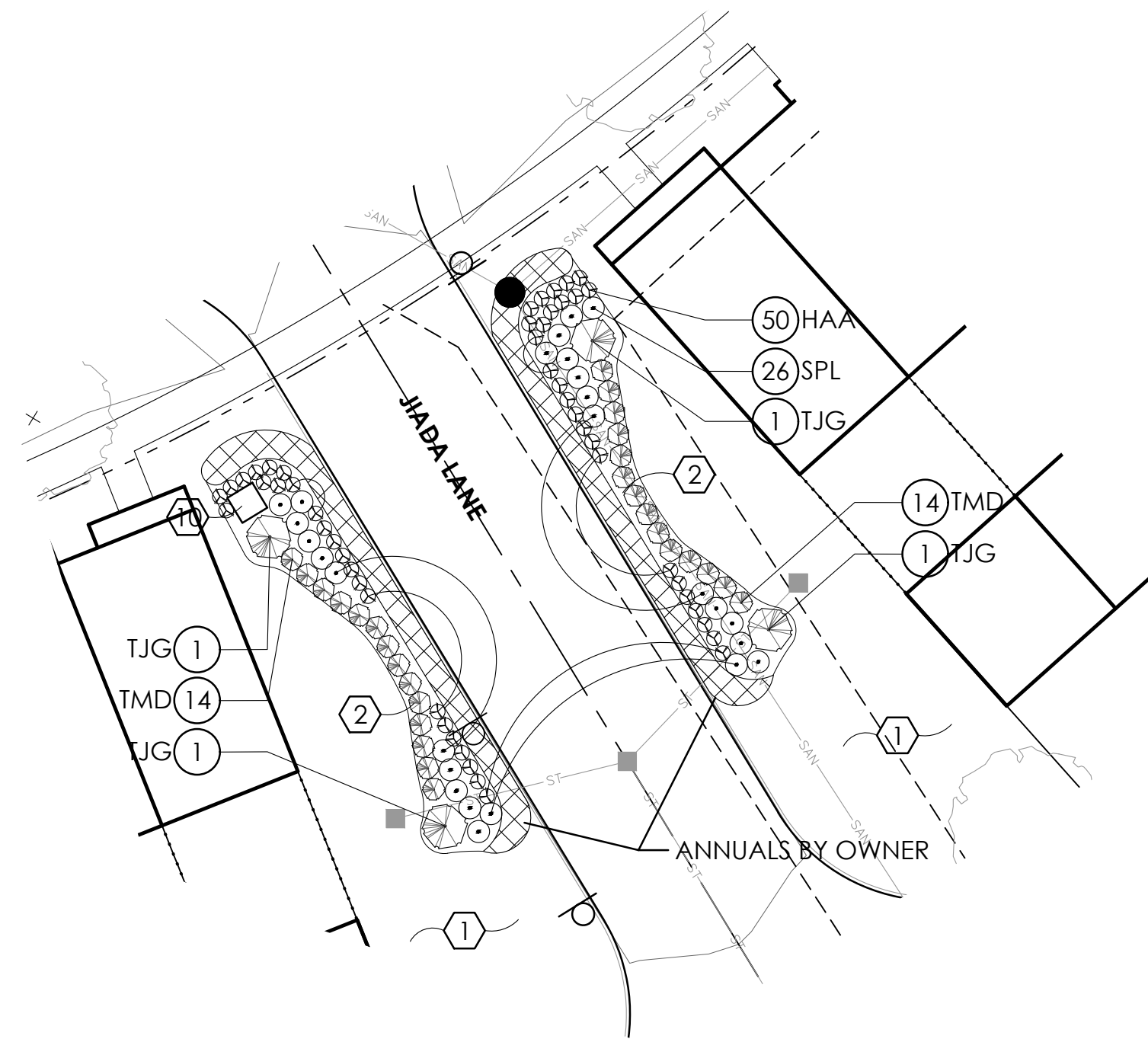
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Paris Planning & Design

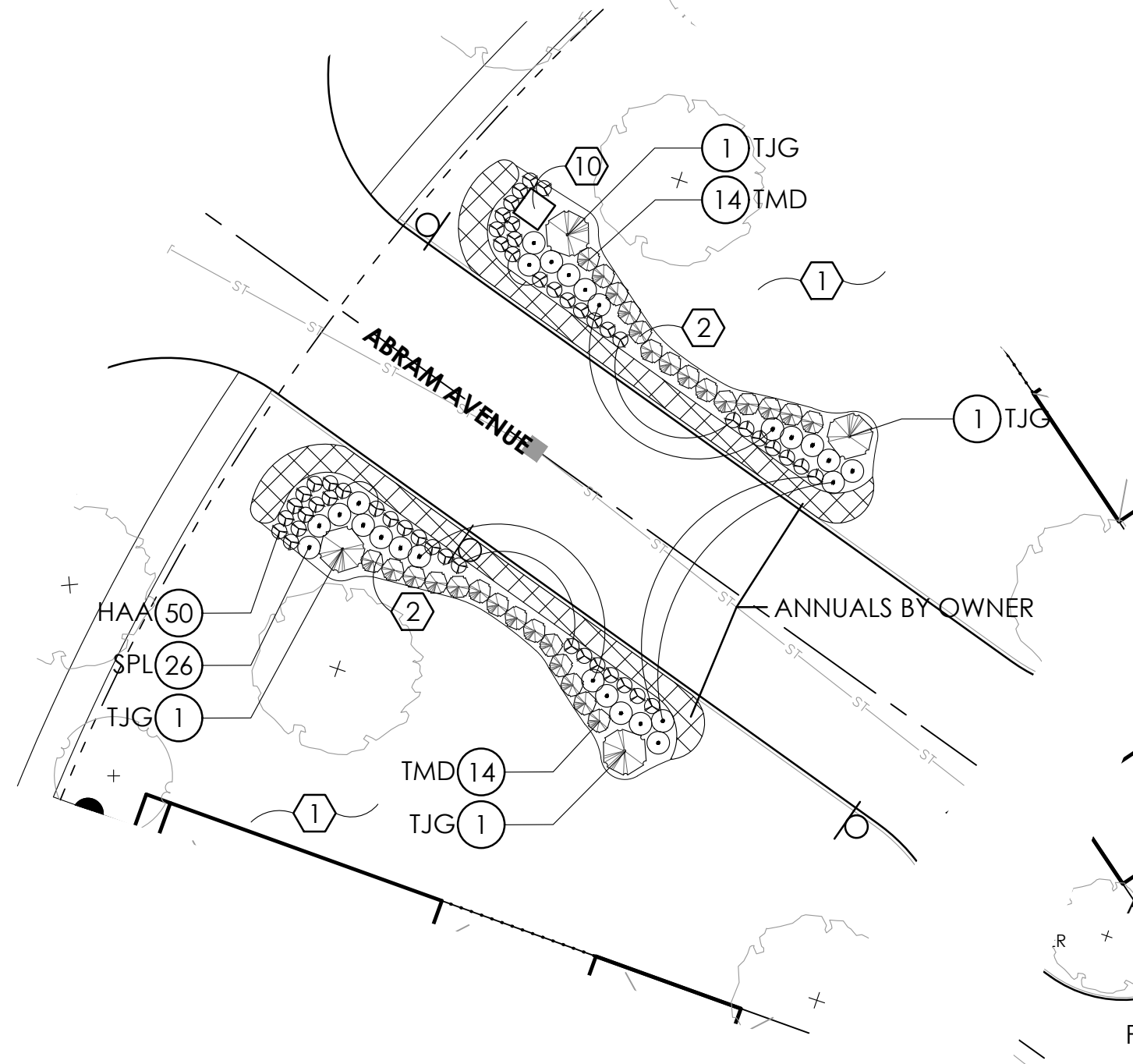
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Hilliard, OH 43026

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SHEET	

L-2.2



3 SUBAREA D- JIADA LANE ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1:20



2 SUBAREA D - ABRAM AVE ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1:20

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

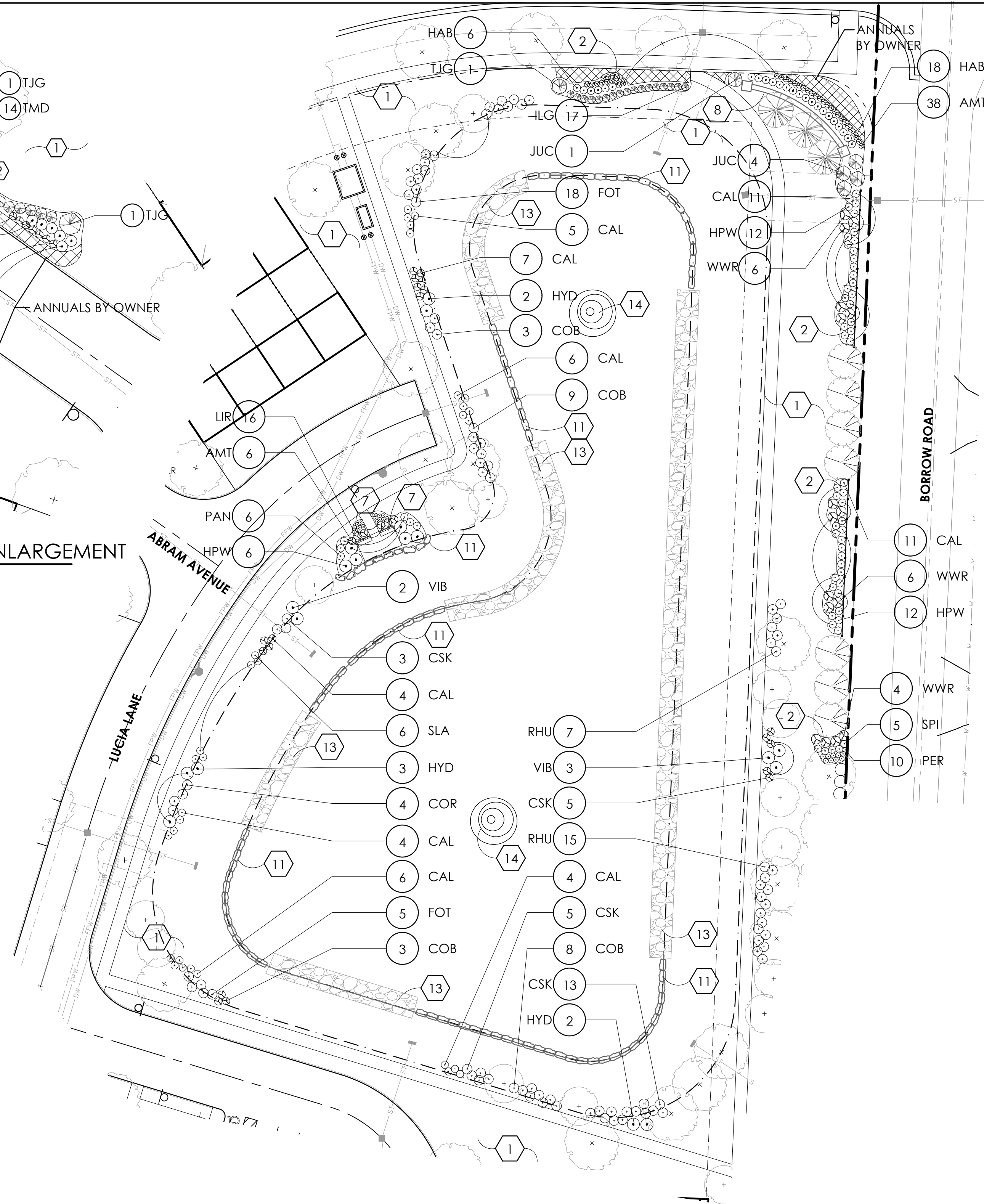
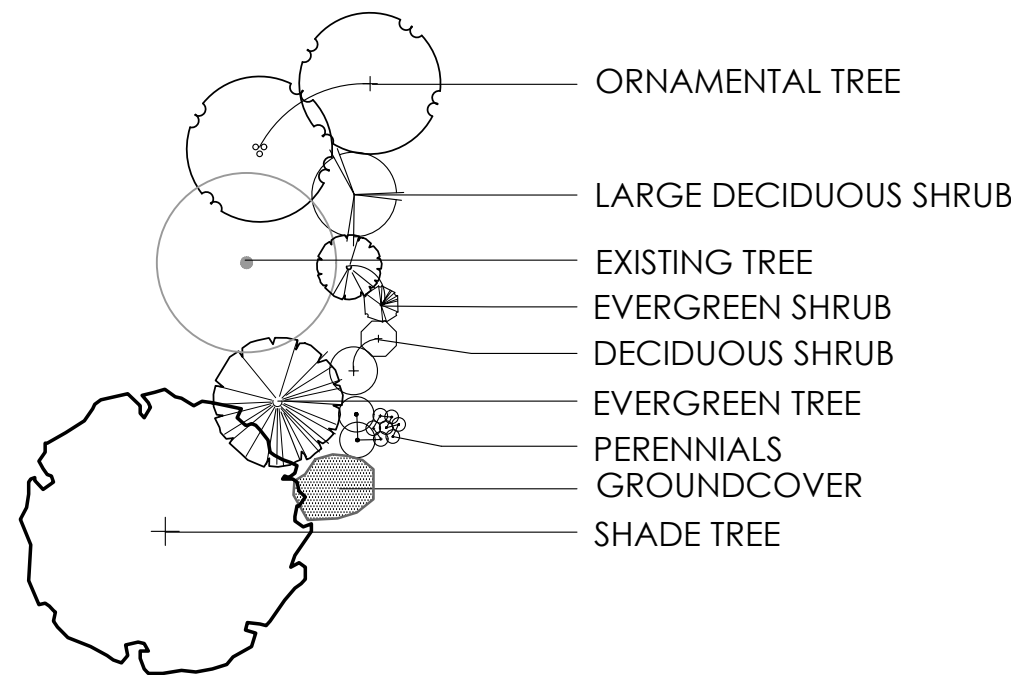
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
23	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
26	CSK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED TWIG DOGWOOD	24" HGT.	B&B
4	COR	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL RED TWIG DOGWOOD	24" HGT.	B&B
23	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
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22	RHU	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	24" HGT.	B&B
5	SPI	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	15-18" HGT.	CONT.
52	SPL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18" HGT.	CONT.
5	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B
16	WWR	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HGT.	B&B
EVERGREEN SHRUBS					
5	JUC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B
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56	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
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58	CAL	CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
100	HAA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	1 GAL.	CONT.
16	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	1 GAL.	CONT.
6	PAN	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT.
10	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.
6	SLA	SALVIA HYBRID 'AZURE SNOW'	AZURE SNOW GARDEN SAGE	1 GAL.	CONT.

CONSTRUCTION NOTES

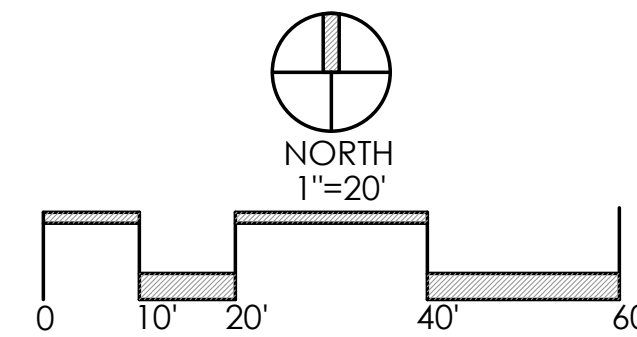
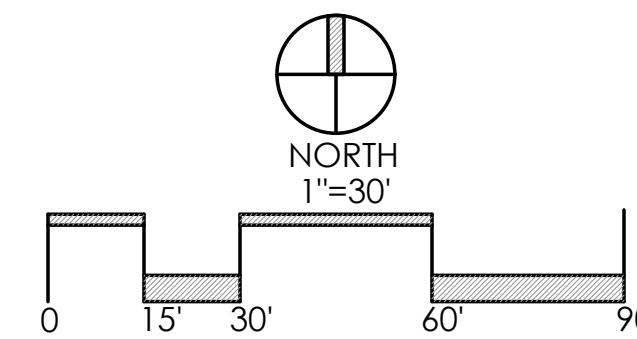
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- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. ***INSTALL 6" DIAMETER MULCH RING PER TREE***
- 4 CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- 7 BENCH - BY OWNER
- 8 MAIN ENTRY WALL - SEE SHEET L-4, DETAIL 1
- 10 SECONDARY ENTRY COLUMN - SEE SHEET L-4.3, DETAIL 1
- 11 ± 30" MINIMUM LENGTH, MINIMUM ±18" DEPTH, AND MINIMUM ± 8" HEIGHT LIMESTONE OR SANDSTONE ROCK SLAB
- 12 GRASS EDGE WITH EROSION CONTROL PROVISIONS AS PER GROVE CITY STORMWATER DESIGN MANUAL
- 13 2" - 8" ROUNDED RIVER GRAVEL, CRUSHED LIMESTONE, OR TIED CONCRETE BLOCK MATTING : PER GROVE CITY STORMWATER DESIGN MANUAL
- 14 FOUNTAIN - SEE SHEET L-4, DETAIL 2

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



1 SUBAREA D BASIN A AND EAST BORDER LANDSCAPE ENLARGEMENT
SCALE: 1:30



REVISIONS

LANDSCAPE ENLARGEMENT PLAN - SUBAREA D

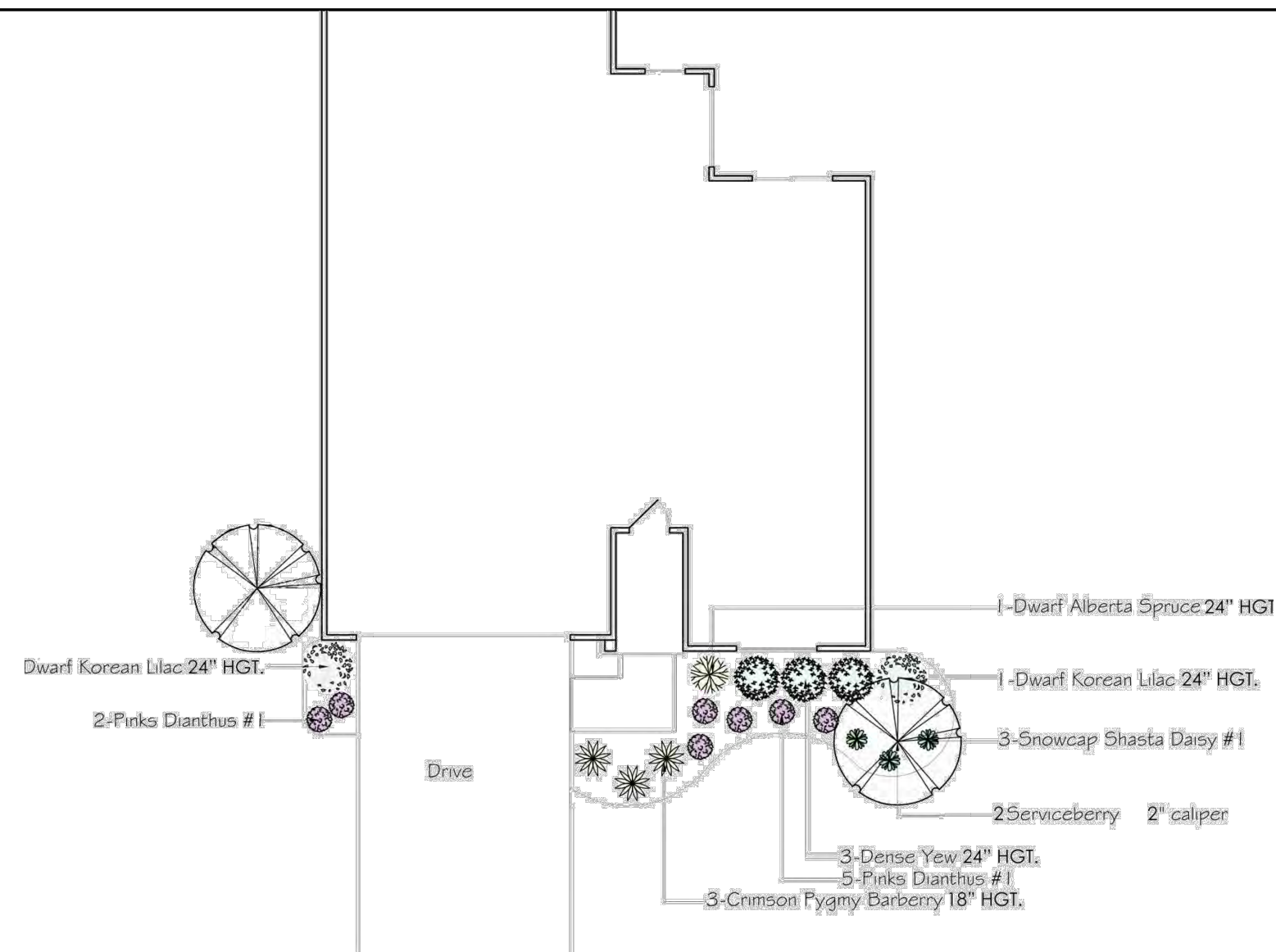
HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

Paris Planning & Design

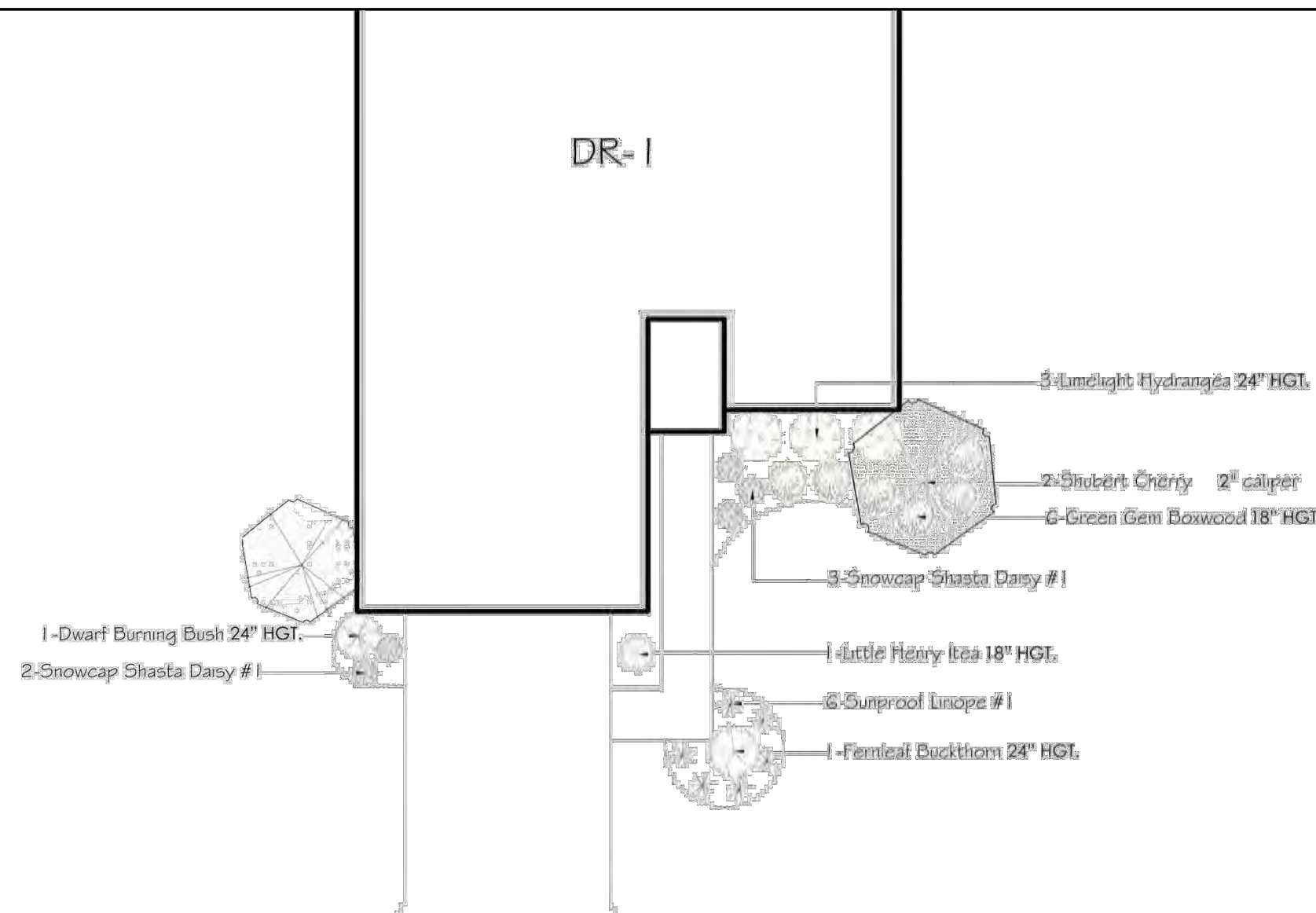
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. (614) 467-1764
www.parisplanninganddesign.com

DATE	04/23/24
PROJECT	22079
SHEET	

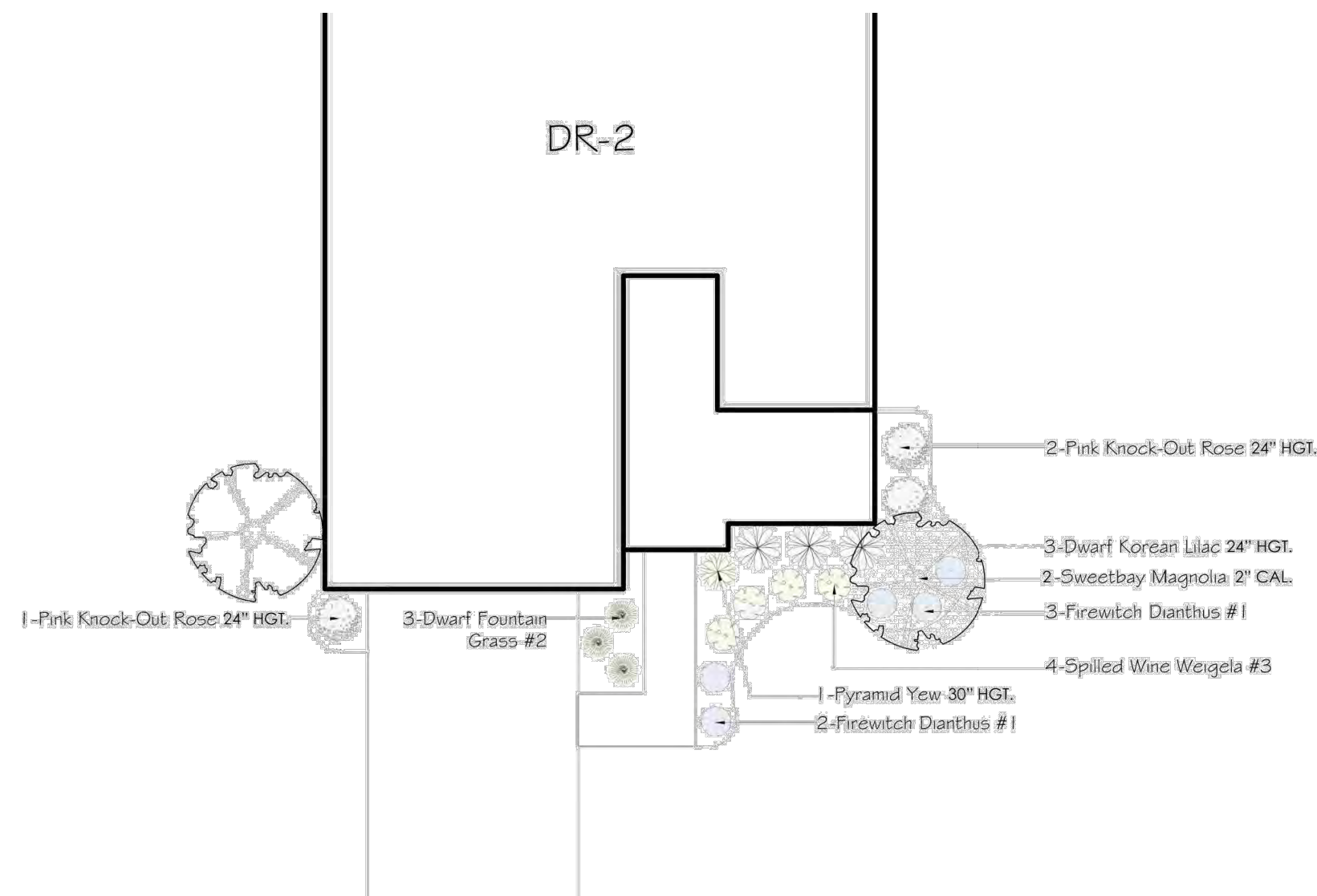
L-2.4



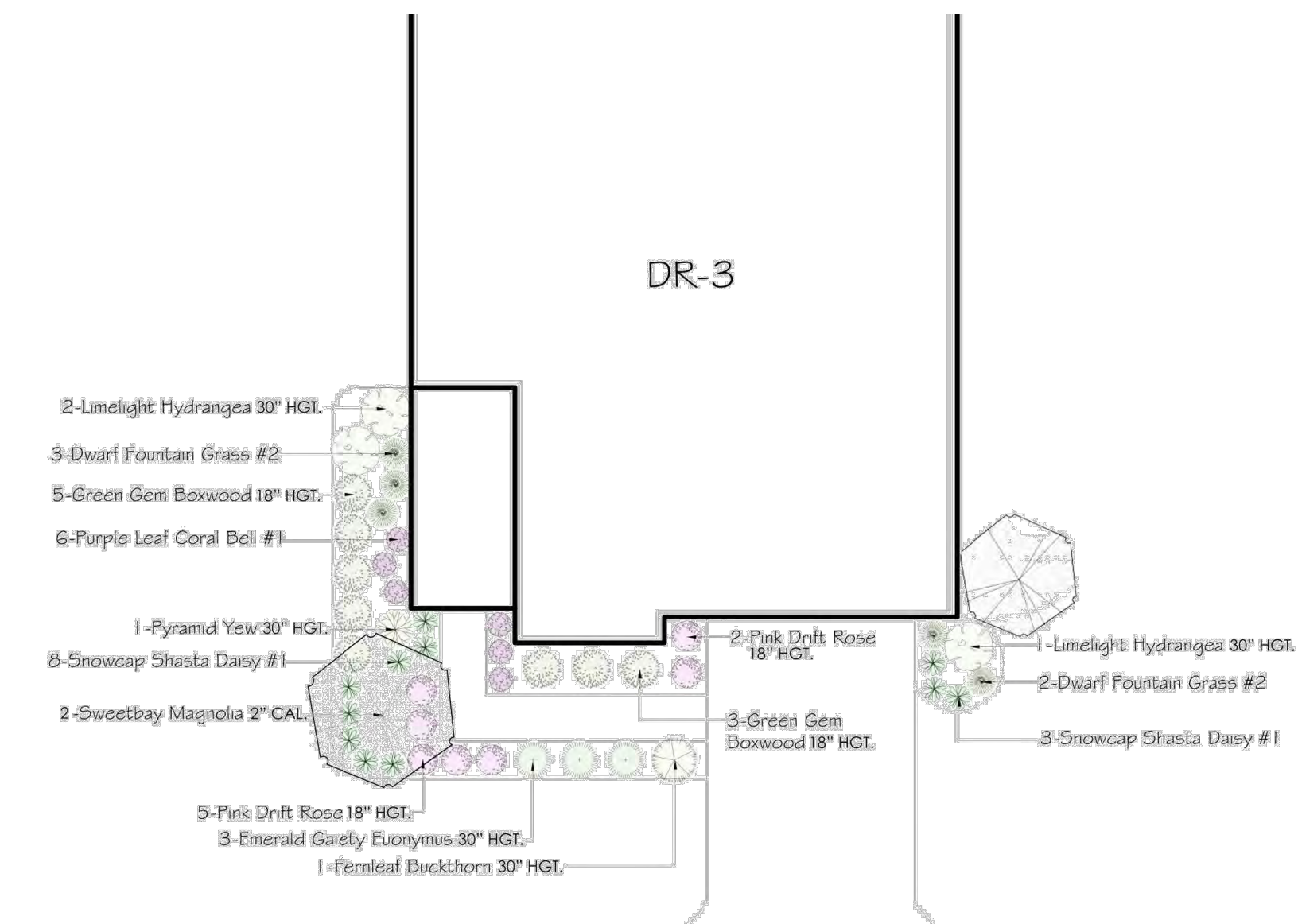
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SCALE: N.T.S.



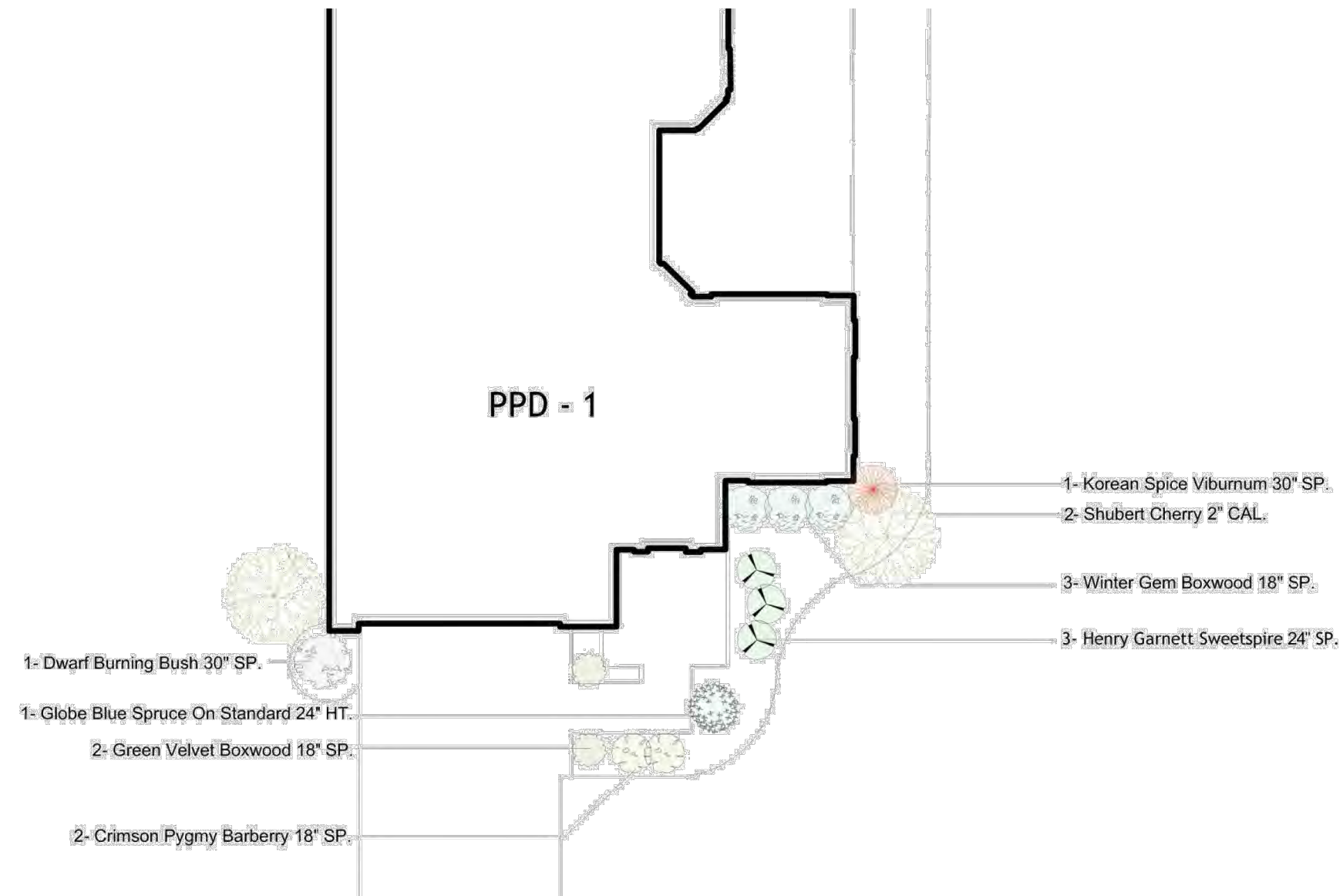
2 SALERNO (DR-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



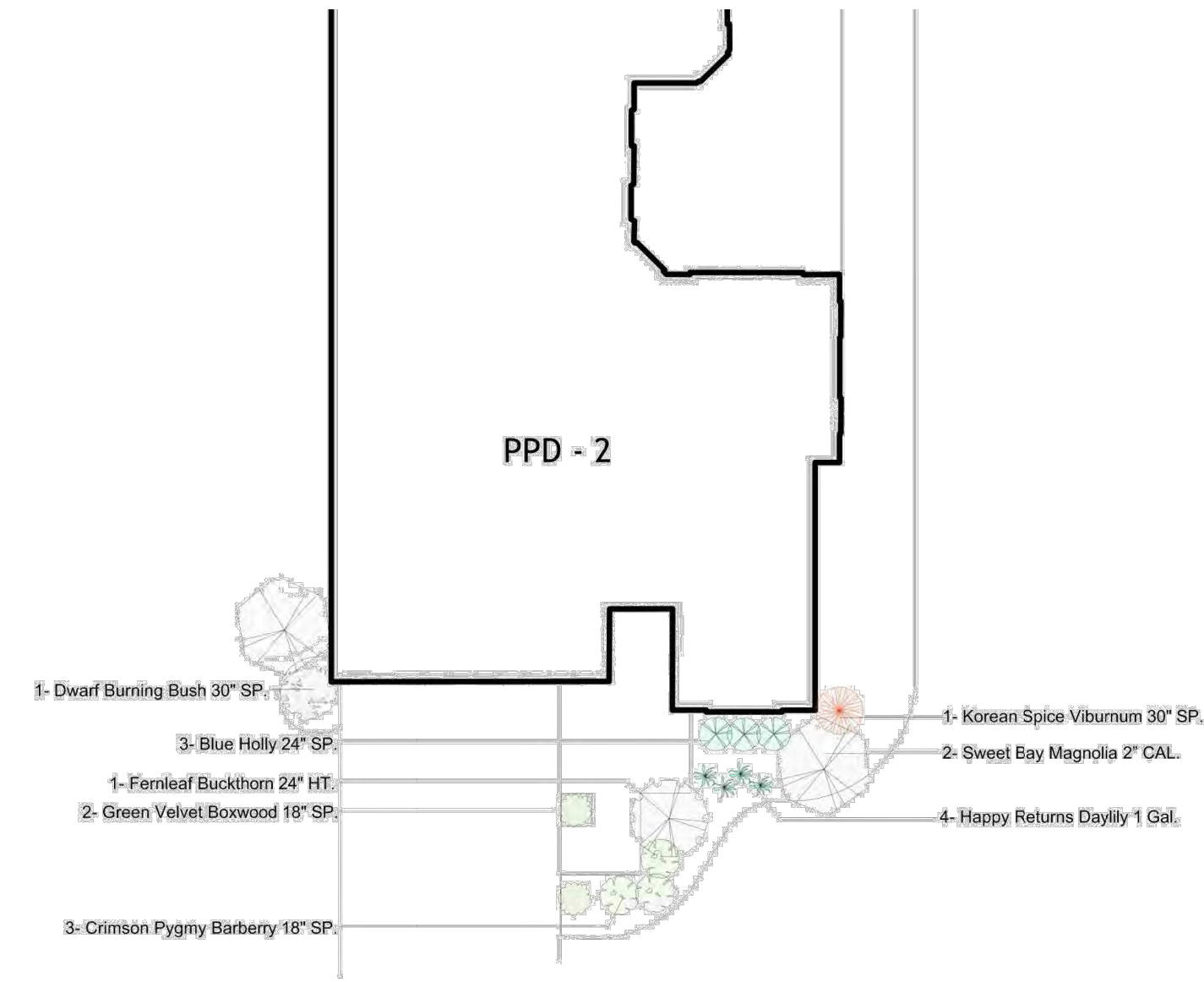
3 TORINO (DR-2) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



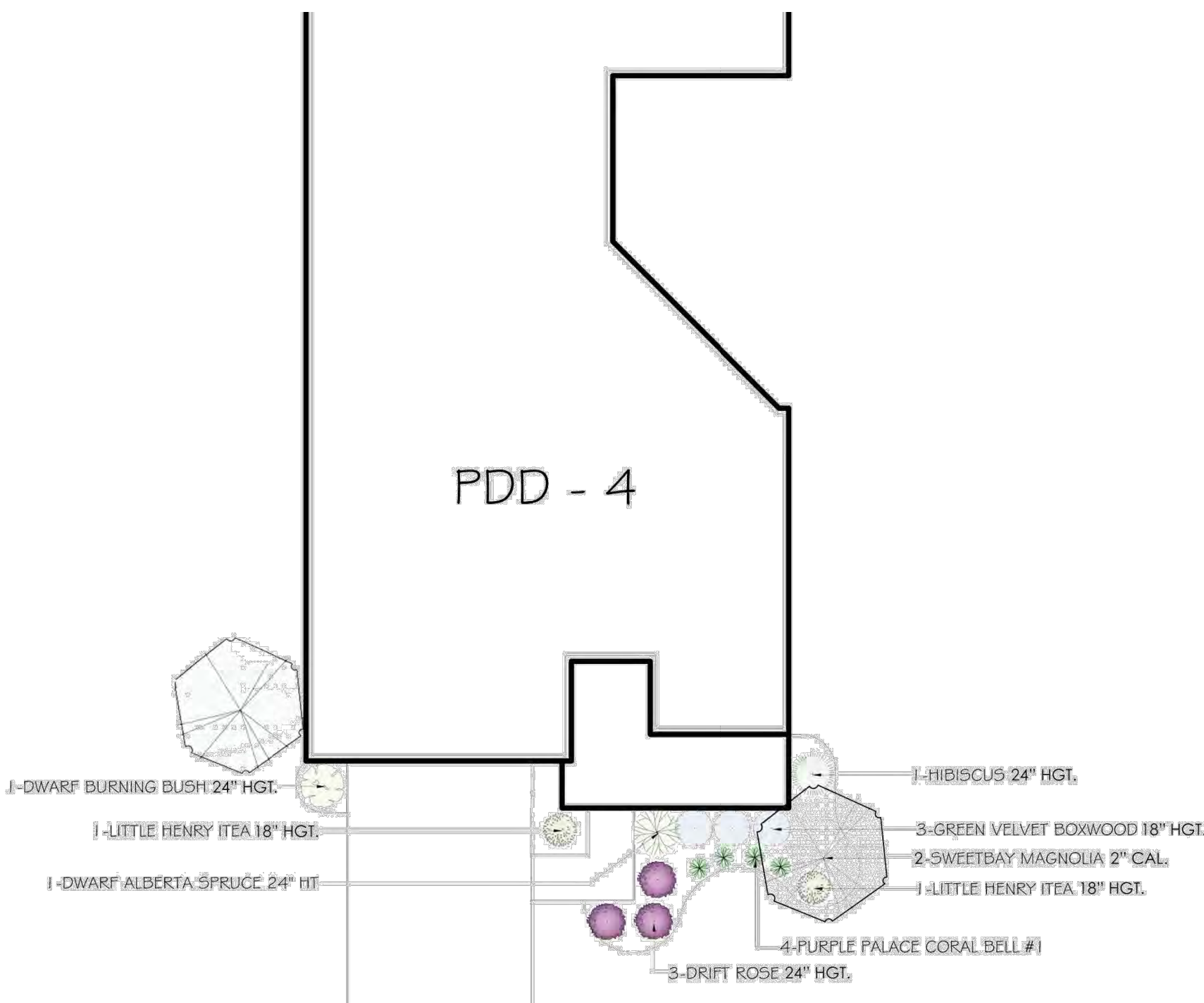
4 VERONA (DR-3) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



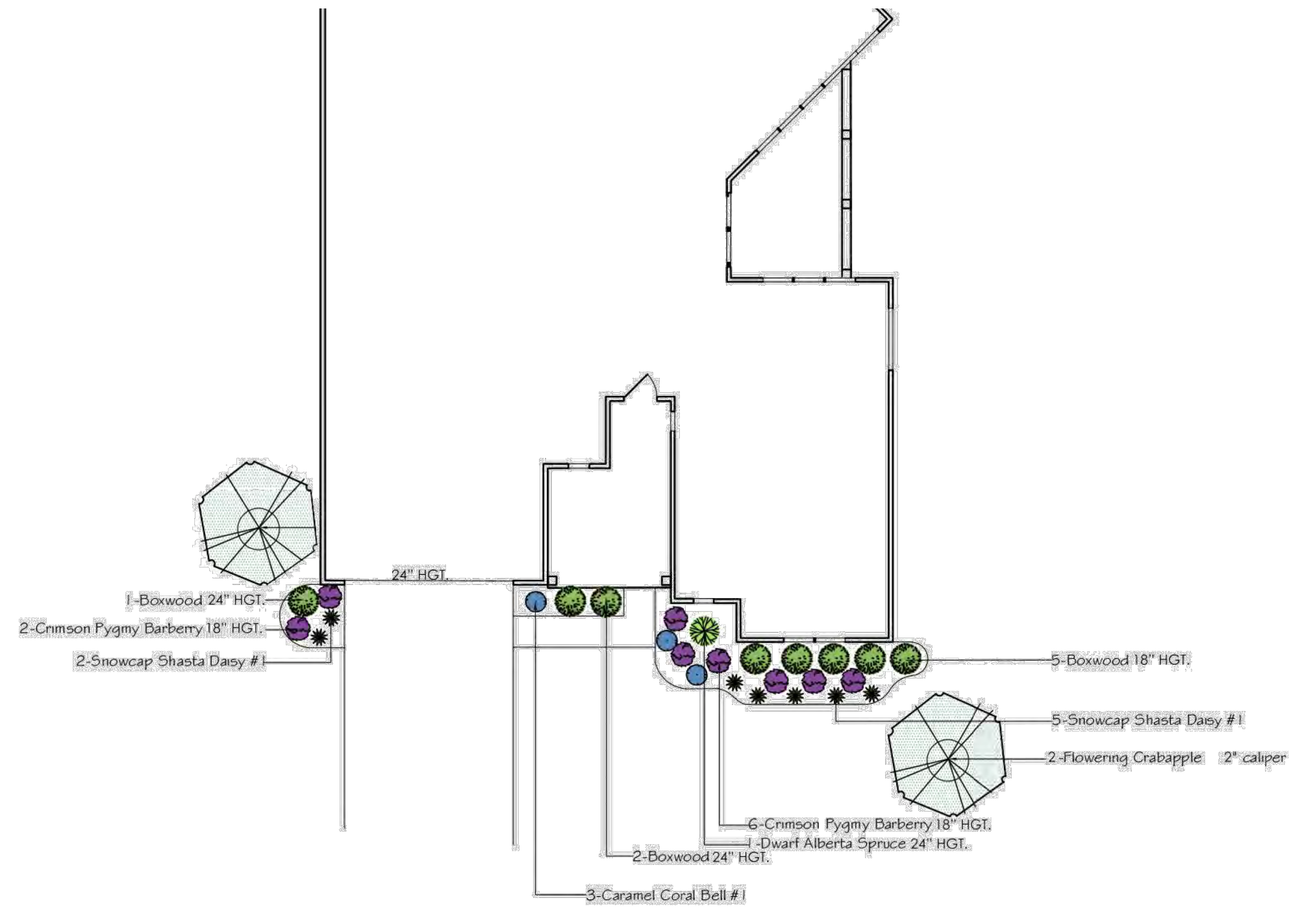
5 PALAZZO (D-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



6 PORTICO (D-2) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



7 PROMENADE (D-4) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



8 PROVENANCE (EL-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.

**ALL DWELLING UNITS SHALL HAVE 2 TREES PLANTED AS PART OF THE TYPICAL BUILDING LANDSCAPE PLANS, AND 1 TREE PLANTED ALONG THE STREET/SIDEWALK TO EQUAL A TOTAL OF 3 DWELLING UNIT TREES. THESE SHALL BE A MINIMUM OF 2" CALIPER, WITH A MAXIMUM OF 1 BEING MULTI-STEM.

**CORNER LOTS SHALL INCLUDE AN ADDITIONAL FIVE 24" HGT SHRUBS ALONG SIDE ELEVATION FACING STREET.

**SOD TO BE INSTALLED ON ALL UNITS AT FRONT, SIDE, AND AT LEAST 10' OFF THE BACK

REVISIONS	

TYPICAL BUILDING
LANDSCAPE -
SUBAREAS "A" & "B"

COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Paris Planning & Design

LAND PLANNING

4876 Cemetery Road
p. 614.467.1764

LANDSCAPE ARCHITECTURE

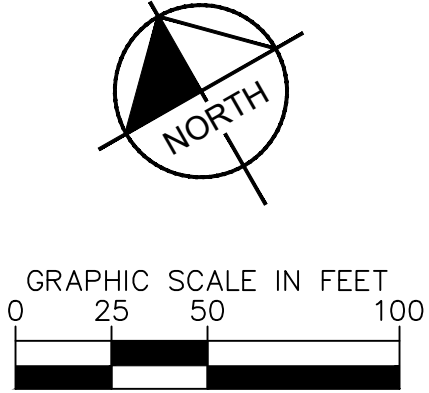
Hilliard, OH 43026
www.parisplanninganddesign.com

DATE	04/23/24
PROJECT	22079
SHEET	

L-3

Drawing name: K:\GIS_LIVE\190017006_Groves Property_Grove City\2_Design\CAD\Exhibits\Tree survey.dwg Layout1 Apr 24, 2024 8:05pm by: tyer-jackson

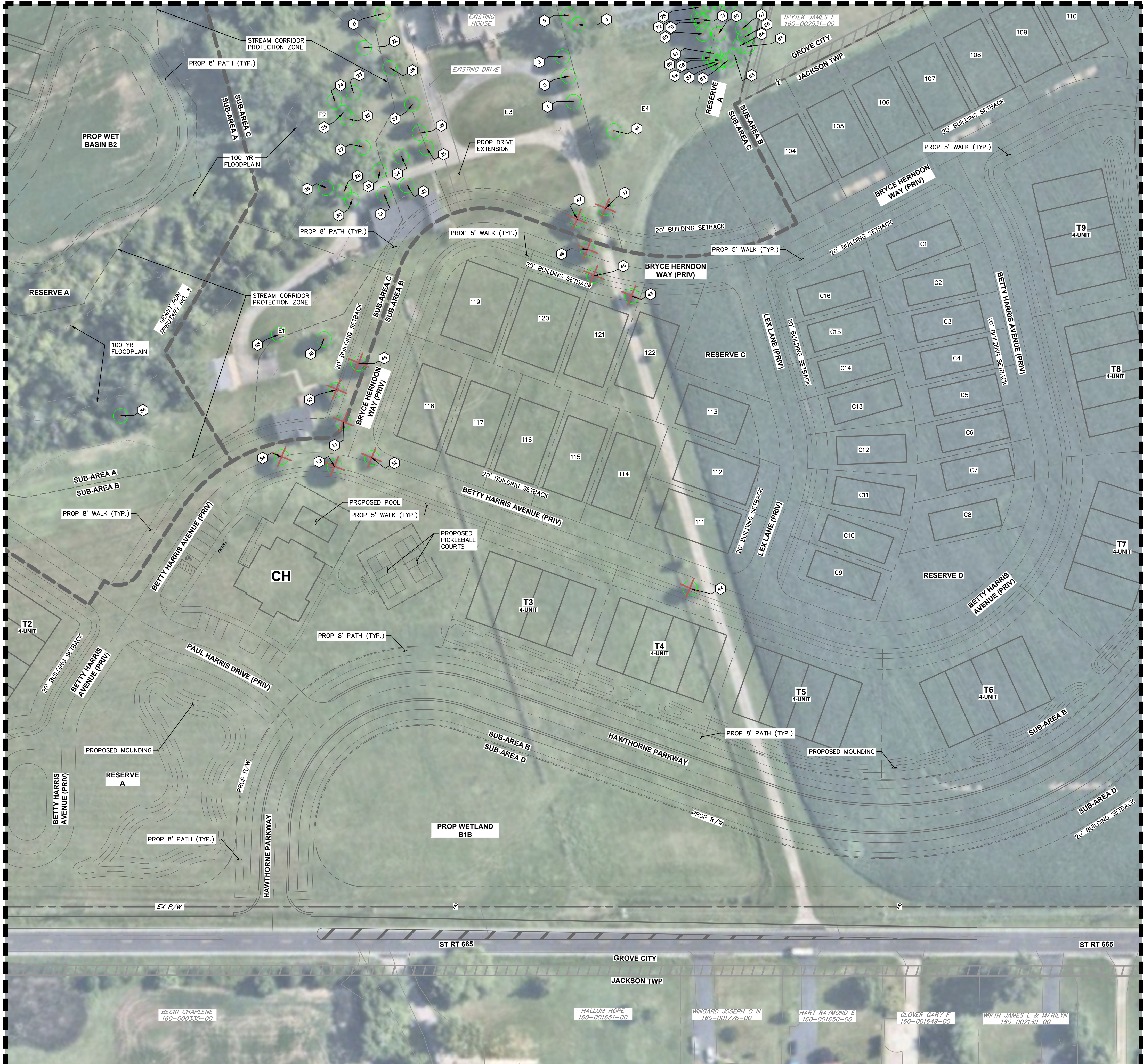
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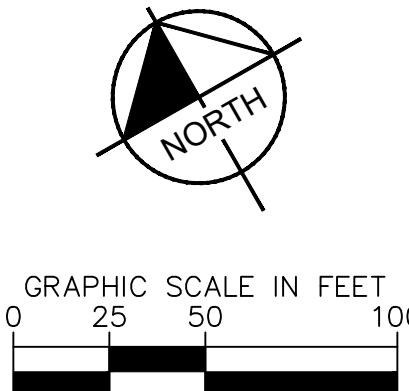


HARRIS PROPERTY FINAL DEVELOPMENT PLAN SHT 665 & BORROR ROAD GROVE CITY, OH 43123		TREE SURVEY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE 614-44-4699 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY		APR DATE		APR BY	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER 1		SCALE: 1"=50'		DESIGNED BY: TCU		DRAWN BY: DOM		CHECKED BY: MCR		No.		No.	

Drawing name: K:\GIS_LIVE\190017006_Cornelius_Horns_Property_Grove_City\2_Design\CAD\Exhibit\Tree_survey.dwg Layout: (2) Apr 24, 2024 8:02pm by: Tyler Jackson
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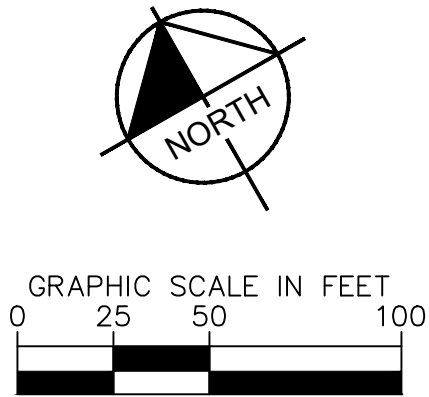
MATCHLINE - SEE SHEET 1





HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123 ORIGINAL ISSUE: 03/18/2024 KHA PROJECT NO. 190017006 SHEET NUMBER 3	TREE SURVEY	SCALE: 1"=50'	DESIGNED BY: TQJ	Kimley»»Horn © 2024, KIMLEY-HORN AND ASSOCIATES, INC. 10000 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43234 PH: 614.881.2200 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Drawing name: K:\CB_LIVE\190017006_Cinnella_Harris_Property_Grove_City\2_Design\CAD\Exhibits\Tree survey.dwg Layout: (4) Apr 24, 2024 8:02pm by: Tyler Jackson
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MATCHLINE - SEE SHEET 5

HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 685 & BORROR ROAD GROVE CITY, OH 43123		TREE SURVEY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE 614-44-4699 WWW.KIMLEY-HORN.COM		No.	REVISIONS		DATE	BY	APR DATE	APR BY	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER		SCALE: 1"=50'		DESIGNED BY: TCJ		DRAWN BY: DOM		CHECKED BY: MCR	
4													

Drawing name: K:\CB_LIVE\190017006_Gmmlw-Horn's Property_Grove City\2_Design\CAD Exhibit\Tree survey.dwg Layout: (3) Apr 24, 2024 8:02pm by: Tyler Jackson
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MATCHLINE - SEE SHEET 2

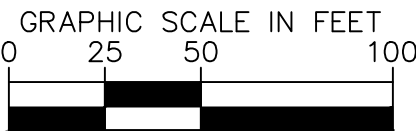
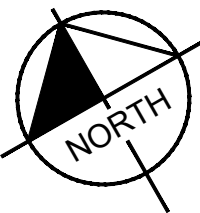


MATCHLINE - SEE SHEET 4

MATCHLINE - SEE THIS SHEET

NOTES

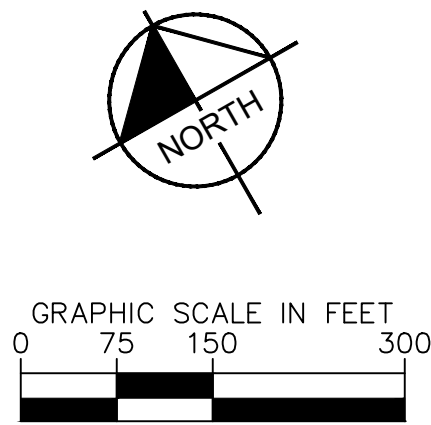
1. TREES TO BE REMOVED WILL BE OFFICIALLY BE DETERMINED AFTER RECEIVING FINAL TOPOGRAPHIC INFORMATION.



MATCHLINE - SEE SHEET 3

No.		REVISIONS		DATE	BY	APR DATE	APR BY
SCALE: 1"=50'		DESIGNED BY: TCU		DRAWN BY: DOM		CHECKED BY: MCR	
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-444-4699 WWW.KIMLEY-HORN.COM		Kimley»Horn		TREE SURVEY		HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER 5			

Drawing name: K:\CIS_LIVE\190017006_Cimmiello_Horns_Property_Grove_City\2_Design\CAD\Exhibit\Tree survey.dwg Layout: 1 (NOT IN SHEET SET) Apr 24, 2024 8:02pm by: Vye-Jackson
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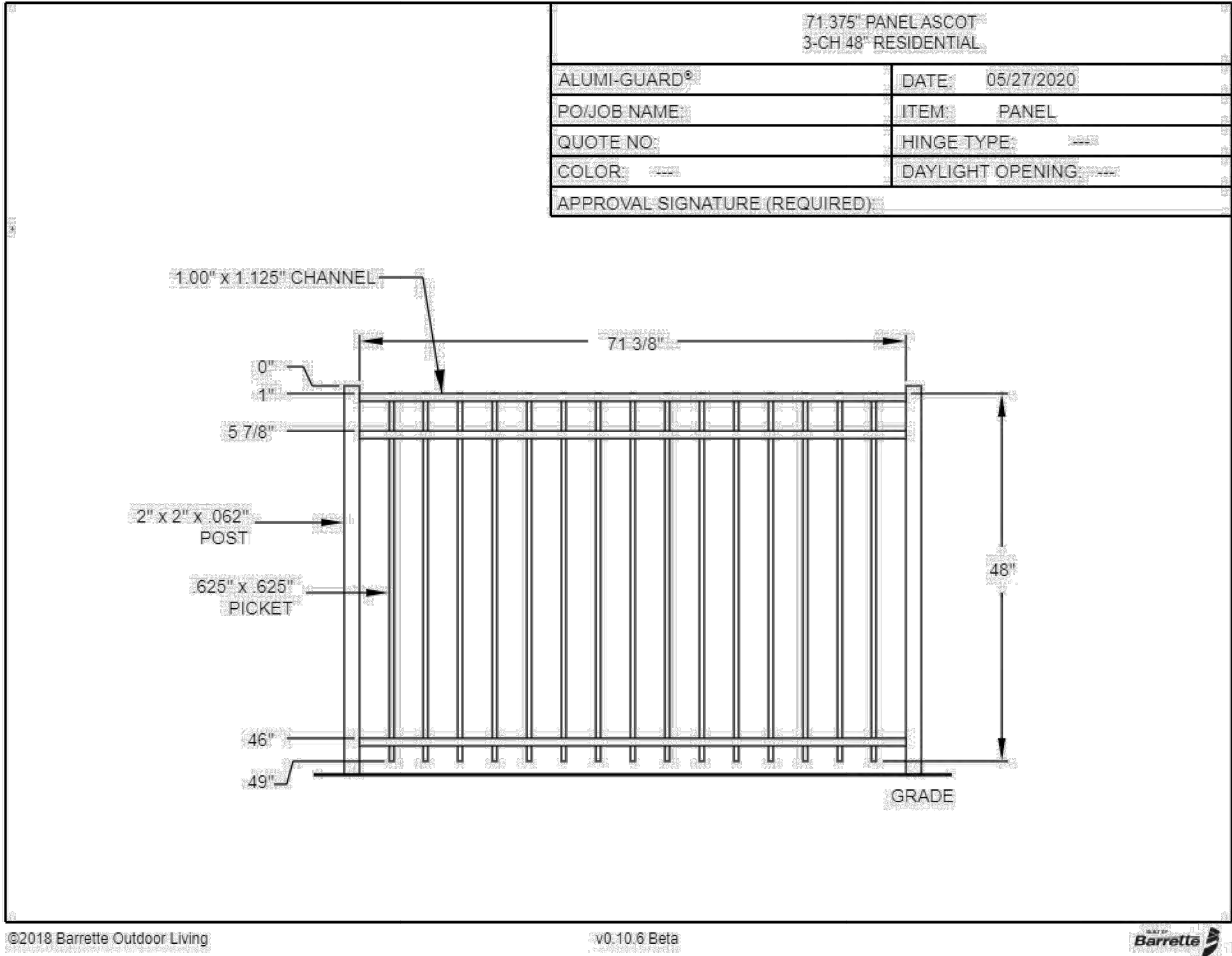


HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123			OVERALL TREE SURVEY			Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE 614-444-4699 WWW.KIMLEY-HORN.COM																			
ORIGINAL ISSUE: 03/18/2024			KHA PROJECT NO. 190017006			SCALE: 1"=150'		DESIGNED BY: TCJ		DRAWN BY: DOM		CHECKED BY: MCR		No.		REVISIONS		DATE		BY		APR DATE		APR BY	
SHEET NUMBER			6																						

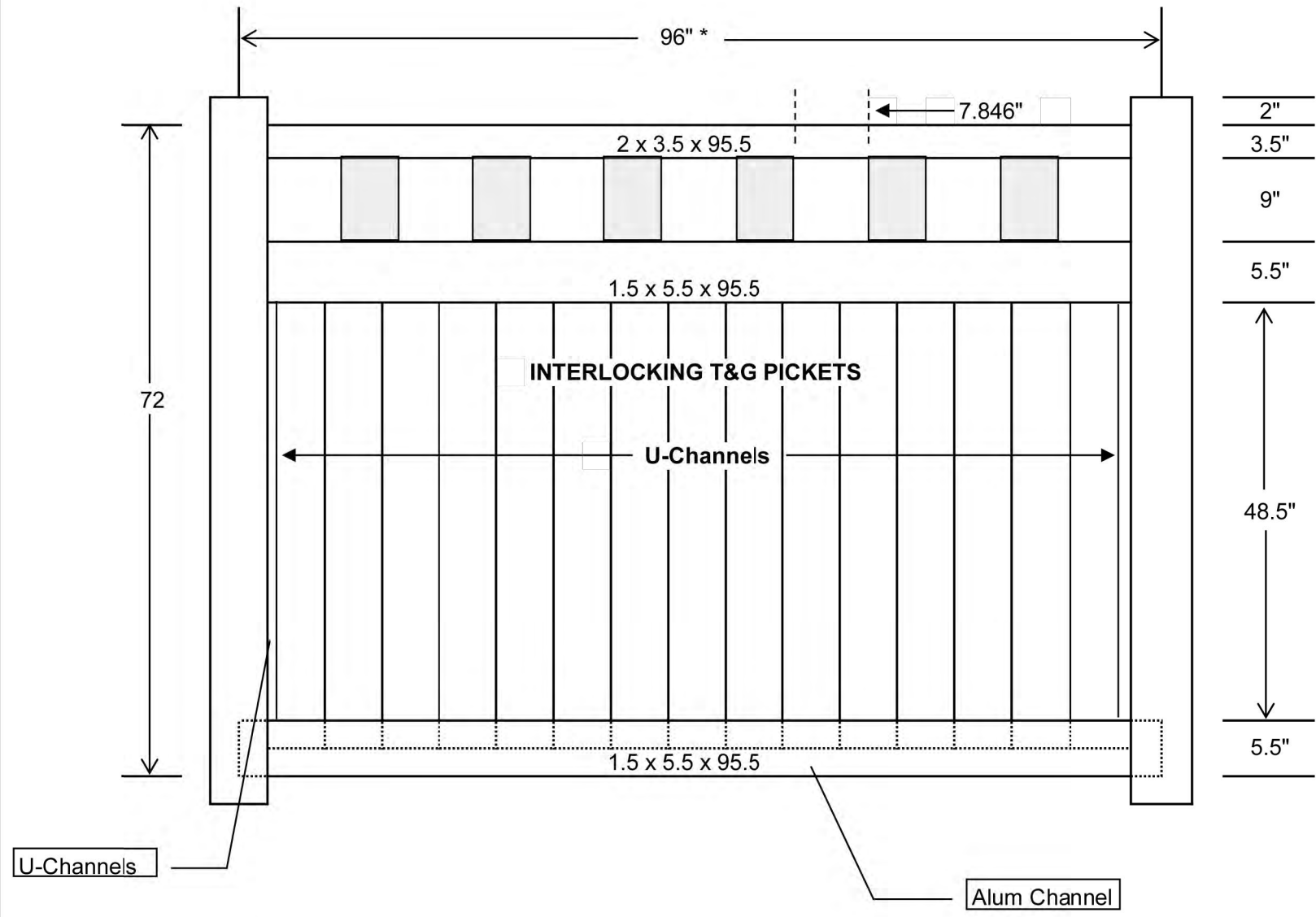
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TREE #	Species	Common Name	DBH(")	Tree Condition Ranking																				
1	<i>Pyrus calleryana</i>	Bradford pear	11.1	Good	101	<i>Pyrus calleryana</i>	Bradford pear	11.7	Good	212	<i>Acer negundo</i>	Boxelder	12.3	Good	322	<i>Fraxinus americana</i>	White ash	9	Poor					
2	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	102	<i>Juglans nigra</i>	Black walnut	8.9	Fair	213	<i>Gleditsia triacanthos</i>	Honey locust	12.4	Good	323			13.3	Dead					
3	<i>Pyrus calleryana</i>	Bradford pear	12	Good	103	<i>Juglans nigra</i>	Black walnut	6	Good	214	<i>Celtis occidentalis</i>	Common hackberry	12.5	Fair	324	<i>Fraxinus americana</i>	White ash	7	Good					
4	<i>Juglans nigra</i>	Black Walnut	26.2	Fair	104	<i>Juglans nigra</i>	Black walnut	8.5	Fair	215	<i>Acer saccharum</i>	Sugar maple	12.4	Good	325	<i>Ulmus americana</i>	American elm	8	Good					
5	<i>Juglans nigra</i>	Black Walnut	19.3	Fair	105	<i>Juglans nigra</i>	Black walnut	7.6	Good	216	<i>Lonicera tatarica</i>	Bush honeysuckle	14.5	Good	326			7.0	Dead					
6	<i>Celtis occidentalis</i>	Common hackberry	26.5	Good	106	<i>Pyrus calleryana</i>	Bradford pear	15.8	Good	217	<i>Celtis occidentalis</i>	Common hackberry	8.1	Good	327	<i>Fraxinus americana</i>	White ash	14.2	Good					
7	<i>Celtis occidentalis</i>	Common hackberry	22.3	Fair	107	<i>Pyrus calleryana</i>	Bradford pear	9.5	Good	218	<i>Acer saccharinum</i>	Silver maple	7.4	Good	328			12.9	Dead					
8					108	<i>Pyrus calleryana</i>	Bradford pear	10.3	Good	219	<i>Acer saccharinum</i>	Silver maple	15.7	Good	329	<i>Acer negundo</i>	Boxelder	12.2	Good					
9	<i>Juglans nigra</i>	Black walnut	32.2	Fair	109	<i>Pyrus calleryana</i>	Bradford pear	8.4	Good	220	<i>Acer rubrum</i>	Red maple	7.5	Poor	330	<i>Fraxinus americana</i>	White ash	6.7	Good					
10	<i>Acer saccharum</i>	Sugar maple	16.4	Fair	110	<i>Pyrus calleryana</i>	Bradford pear	9.6	Good	221	<i>Celtis occidentalis</i>	Common hackberry	13.1	Fair	331			4.2	Dead					
11	<i>Juglans nigra</i>	Black walnut	13.8	Good	111	<i>Pyrus calleryana</i>	Bradford pear	14	Good	222			12.4	Dead	332			6.8	Dead					
12	<i>Juglans nigra</i>	Black walnut	19.4	Good	112	<i>Malclura pomifera</i>	Osage orange	11.7	Good	223	<i>Juglans nigra</i>	Black walnut	14	Good	333			5.6	Dead					
13	<i>Juglans nigra</i>	Black walnut	13.1	Fair	113	<i>Pyrus calleryana</i>	Bradford pear	7.7	Good	224	<i>Juglans nigra</i>	Black walnut	13.1	Good	334	<i>Acer saccharinum</i>	Silver maple	6.3	Good					
14	<i>Juglans nigra</i>	Black walnut	12	Fair	114	<i>Pyrus calleryana</i>	Bradford pear	12.2	Good	225	<i>Juglans nigra</i>	Black walnut	20	Fair	335			6.7	Dead					
15			10.4	Dead	115	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	226	<i>Quercus alba</i>	White oak	6.2	Fair	336	<i>Juglans nigra</i>	Black walnut	7.3	Good					
16	<i>Fraxinus americana</i>	White ash	20.8	Poor	116	<i>Pyrus calleryana</i>	Bradford pear	10.5	Good	227	<i>Morus rubra</i>	Red mulberry	26.1	Fair	337	<i>Fraxinus americana</i>	White ash	18.4	Poor					
17			18	Dead	117	<i>Pyrus calleryana</i>	Bradford pear	11.6	Good	228	<i>Celtis occidentalis</i>	Common hackberry	21.5	Good	338	<i>Juglans nigra</i>	Black walnut	7.3	Fair					
18	<i>Juglans nigra</i>	Black walnut	35.4	Good	118	<i>Pyrus calleryana</i>	Bradford pear	6.4	Good	229	<i>Quercus palustris</i>	Pin oak	8.7	Fair	339	<i>Acer negundo</i>	Boxelder	8.4	Good					
19	<i>Juglans nigra</i>	Black walnut	18.1	Good	119	<i>Pyrus calleryana</i>	Bradford pear	7.4	Good	230			21	Good	340			7	Dead					
20	<i>Quercus muehlenbergii</i>	Chinkapin oak	21.5	Fair	120	<i>Pyrus calleryana</i>	Bradford pear	6.9	Good	231	<i>Juglans nigra</i>	Black walnut	18.5	Dead	341			8.3	Dead					
21	<i>Acer saccharinum</i>	Silver maple	11.7	Good	121	<i>Pyrus calleryana</i>	Bradford pear	7.7	Good	232	<i>Juglans nigra</i>	Black walnut	11.3	Good	342			5.9	Dead					
22	<i>Fraxinus americana</i>	White ash	19.5	Poor	122	<i>Pyrus calleryana</i>	Bradford pear	7.3	Good	233			21.9	Dead	343			8	Dead					
23	<i>Juglans nigra</i>	Black walnut	19.7	Good	123	<i>Pyrus calleryana</i>	Bradford pear	6.8	Fair	234	<i>Celtis occidentalis</i>	Common hackberry	11.5	Good	344	<i>Fraxinus americana</i>	White ash	7	Good					
24	<i>Juglans nigra</i>	Black walnut	9.8	Fair	124	<i>Pyrus calleryana</i>	Bradford pear	8.5	Good	235			44.6	Dead	345	<i>Fraxinus americana</i>	White ash	9	Fair					
25	<i>Juglans nigra</i>	Black walnut	11.7	Poor	125	<i>Pyrus calleryana</i>	Bradford pear	6.3	Good	236	<i>Maclura pomifera</i>	Osage Orange	7.9	Fair	346	<i>Juglans nigra</i>	Black walnut	13.2	Good					
26	<i>Juglans nigra</i>	Black walnut	32.4	Good	126	<i>Pyrus calleryana</i>	Bradford pear	7	Good	237			22.7	Dead	347			8.5	Dead					
27	<i>Juglans nigra</i>	Black walnut	18.5	Good	127	<i>Pyrus calleryana</i>	Bradford pear	6.4	Good	238	<i>Gleditsia triacanthos</i>	Honey locust	18	Fair	348	<i>Quercus rubra</i>	Northern red oak	6.1	Poor					
28			15	Dead	128	<i>Pyrus calleryana</i>	Bradford pear	6.2	Good	239	<i>Juglans nigra</i>	Black walnut	6.5	Good	349			8.3	Dead					
29			9.1	Dead	129	<i>Pyrus calleryana</i>	Bradford pear	9.3	Good	240	<i>Populus deltoides</i>	Eastern cottonwood	6.4	Good	350			6.1	Dead					
30			15.7	Dead	130	<i>Pyrus calleryana</i>	Bradford pear	10.9	Good	241	<i>Gleditsia triacanthos</i>	Honey locust	21.3	Good	351	<i>Acer negundo</i>	Boxelder	8.3	Poor					
31	<i>Pyrus calleryana</i>	Bradford pear	11.7	Good	131	<i>Pyrus calleryana</i>	Bradford pear	7.8	Good	242	<i>Celtis occidentalis</i>	Common hackberry	8.9	Good	352	<i>Prunus serotina</i>	Black cherry	7.2	Fair					
32	<i>Pyrus calleryana</i>	Bradford pear	10.8	Good	132	<i>Pyrus calleryana</i>	Bradford pear	6.2	Good	243	<i>Pyrus calleryana</i>	Bradford pear	18.6	Poor	353			6	Dead					
33	<i>Pyrus calleryana</i>	Bradford pear	6.4	Good	133	<i>Pyrus calleryana</i>	Bradford pear	8.7	Good	244	<i>Acer saccharinum</i>	Silver maple	13.9	Fair	354			6.5	Dead					
34	<i>Pyrus calleryana</i>	Bradford pear	7.9	Good	134	<i>Pyrus calleryana</i>	Bradford pear	9.2	Good	245	<i>Acer rubrum</i>	Red maple	6.9	Good	355	<i>Fraxinus americana</i>	White ash	9.2	Good					
35	<i>Pyrus calleryana</i>	Bradford pear	13.3	Good	135	<i>Pyrus calleryana</i>	Bradford pear	7.0	Fair	246	<i>Quercus palustris</i>	Pin oak	22	Good	356	<i>Fraxinus americana</i>	White ash	7.6	Good					
36	<i>Pyrus calleryana</i>	Bradford pear	11.1	Good	136	<i>Pyrus calleryana</i>	Bradford pear	10.5	Good	247	<i>Fraxinus americana</i>	White ash	10.6	Fair	357			6.7	Dead					
37	<i>Pyrus calleryana</i>	Bradford pear	9.1	Good	137	<i>Pyrus calleryana</i>	Bradford pear	7.0	Good	248	<i>Quercus rubra</i>	Northern red oak	8.7	Good	358			3.9	Dead					
38	<i>Pyrus calleryana</i>	Bradford pear	16.2	Good	138	<i>Pyrus calleryana</i>	Bradford pear	8.7	Good	249	<i>Juglans cinerea</i>	Butternut walnut	7.2	Good	359			7.5	Dead					
39	<i>Juglans nigra</i>	Black walnut	21.5	Good	139	<i>Pyrus calleryana</i>	Bradford pear	8.4	Good	250			17.7	Dead	360	<i>Fraxinus americana</i>	White ash	7.6	Good					
40	<i>Ulmus rubra</i>	Slippery elm	30.2	Good	140	<i>Pyrus calleryana</i>	Bradford pear	6.7	Good	251	<i>Celtis occidentalis</i>	Common hackberry	11.5	Fair	361	<i>Fraxinus americana</i>	White ash	7.3	Poor					
41	<i>Platanus x acerifolia</i>	London planetree	19.4	Good	141	<i>Pyrus calleryana</i>	Bradford pear	6.5	Good	252	<i>Quercus bicolor</i>	Swamp white oak	10.6	Good	362	<i>Fraxinus americana</i>	White ash	7.7	Poor					
42	<i>Acer rubrum</i>	Red maple	9.1	Good	142	<i>Pyrus calleryana</i>	Bradford pear	6.1	Good	253	<i>Celtis occidentalis</i>	Common hackberry	14.8	Good	363	<i>Acer negundo</i>	Boxelder	10.8	Poor					
43	<i>Acer rubrum</i>	Red maple	7	Good	143	<i>Pyrus calleryana</i>	Bradford pear	6.8	Good	254	<i>Quercus bicolor</i>	Swamp white oak	6.2	Fair	364			6.5	Dead					
44	<i>Acer rubrum</i>	Red maple	9.4	Good	144	<i>Pyrus calleryana</i>	Bradford pear	10.5	Good	255	<i>Fraxinus americana</i>	White ash	36.1	Fair	365	<i>Juglans nigra</i>	Black walnut	7.2	Good					
45	<i>Acer rubrum</i>	Red maple	9.1	Good	145	<i>Pyrus calleryana</i>	Bradford pear	6.2	Good	256	<i>Pyrus calleryana</i>	Bradford pear	8.2	Fair	366	<i>Fraxinus americana</i>	White ash	12.7	Good					
46	<i>Acer rubrum</i>	Red maple	11.2	Good	146	<i>Pyrus calleryana</i>	Bradford pear	9.5	Good	257	<i>Quercus bicolor</i>	Swamp white oak	9.1	Good	367			14	Dead					
47	<i>Acer rubrum</i>	Red maple	14	Good	147	<i>Pyrus calleryana</i>	Bradford pear	6.0	Good	258	<i>Celtis occidentalis</i>	Common hackberry	6.0	Good	368	<i>Fraxinus americana</i>	White ash	17.8	Good					
48	<i>Acer rubrum</i>	Red maple	10.8	Good	148	<i>Pyrus calleryana</i>	Bradford pear	8.6	Good	259	<i>Juglans nigra</i>	Black walnut	14.2	Fair	369	<i>Fraxinus americana</i>	Black walnut	8.6	Good					
49	<i>Pyrus calleryana</i>	Bradford pear	15.3	Good	149			22.7	Dead	260	<i>Gleditsia triacanthos</i>	Honey locust	34	Good	370	<i>Celtis occidentalis</i>	Common hackberry	19.2	Good					
50	<i>Acer saccharum</i>	Sugar maple	11.8	Good	150	<i>Juglans nigra</i>	Black walnut	7.3	Fair	261	<i>Prunus serotina</i>	Black cherry	6	Poor	371			18.3	Dead					
51	<i>Acer rubrum</i>	Red maple	11.2	Good	151	<i>Pyrus calleryana</i>	Bradford pear	9.2	Good	262	<i>Gleditsia triacanthos</i>	Honey locust	8.3	Good	372			12	Dead					
52	<i>Populus alba</i>	White poplar	11.6	Poor	152	<i>Populus deltoides</i>	Eastern cottonwood	8.2	Poor	263			9.6	Dead	373	<i>Acer saccharinum</i>	Silver maple	12.4	Fair					
53	<i>Acer rubrum</i>	Red maple	14.8	Good	153	<i>Juglans nigra</i>	Black walnut	6.0	Good	264			18	Dead	374			15.3	Dead					
54	<i>Acer rubrum</i>	Red maple	9	Good	154	<i>Pyrus calleryana</i>	Bradford pear	8.3	Good	265	<i>Acer saccharinum</i>	Silver maple	11.7	Poor	375			22.8	Dead					
55	<i>Picea pungens</i>	Colorado blue spruce	9	Good	155			9.1	Dead	266			9.3	Dead	376	<i>Prunus serotina</i>	Black cherry	6.3	Good					
56			16	Dead	156			22.4	Fair	267	<i>Fraxinus pennsylvanica</i>	Green ash	12.6	Fair	377	<i>Ulmus americana</i>	American elm	6	Fair					
57	<i>Pyrus calleryana</i>	Bradford pear	13.9	Good	157	<i>Acer rubrum</i>	Red maple	9.6	Poor	268	<i>Lonicera tatarica</i>	Bush honeysuckle	10.3	Fair	378	<i>Lonicera tatarica</i>	Bush honeysuckle	12.8	Fair					
58	<i>Morus alba</i>	White mulberry	10.5	Good	158	<i>Juglans nigra</i>	Black walnut	7.0	Dead	269			15.4	Dead	379	<i>Prunus serotina</i>	Black cherry	8.1	Fair					
59	<i>Morus alba</i>	White mulberry	7.6	Fair	159			9.2	Dead	270	<i>Aesculus glabra</i>	Ohio Buckeye	9.2	Fair	380	<i>Lonicera tatarica</i>	Bush honeysuckle	12.7	Fair					
60	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	160	<i>Juglans nigra</i>	Black walnut	12.5	Good	271	<i>Populus deltoides</i>	Eastern cottonwood	35.7	Good	381	<i>Prunus serotina</i>	Black cherry	9.1	Fair					
61	<i>Pyrus calleryana</i>	Bradford pear	17.2	Fair	161	<i>Celtis occidentalis</i>	Common hackberry	6.3	Good	272	<i>Juglans nigra</i>	Black walnut	8.1	Good	382			6	Poor					
62	<i>Pyrus calleryana</i>	Bradford pear	17.1	Good	162	<i>Juglans nigra</i>	Black walnut	6.5	Fair	273	<i>Juglans nigra</i>	Black walnut	11.1	Good	383	<i>Acer platanoides</i>	Norway maple	9.1	Dead					
63	<i>Pyrus calleryana</i>	Bradford pear	7.5	Good	163	<i>Populus deltoides</i>	Eastern cottonwood	6.3	Fair	274	<i>Gleditsia triacanthos</i>	Honey locust	8.2	Good	384	<i>Lonicera tatarica</i>	Bush honeysuckle	7.2	Good					
64	<i>Pyrus calleryana</i>	Bradford pear	21	Good	164	<i>Celtis occidentalis</i>	Common hackberry	11.1	Good	275														



1 4' ALUMINUM FENCE
SCALE:N.T.S.



2 6' VIEW TOP VINYL PRIVACY FENCE
SCALE:N.T.S.



Received By:
Grove City Development
4/24/24

REVISIONS

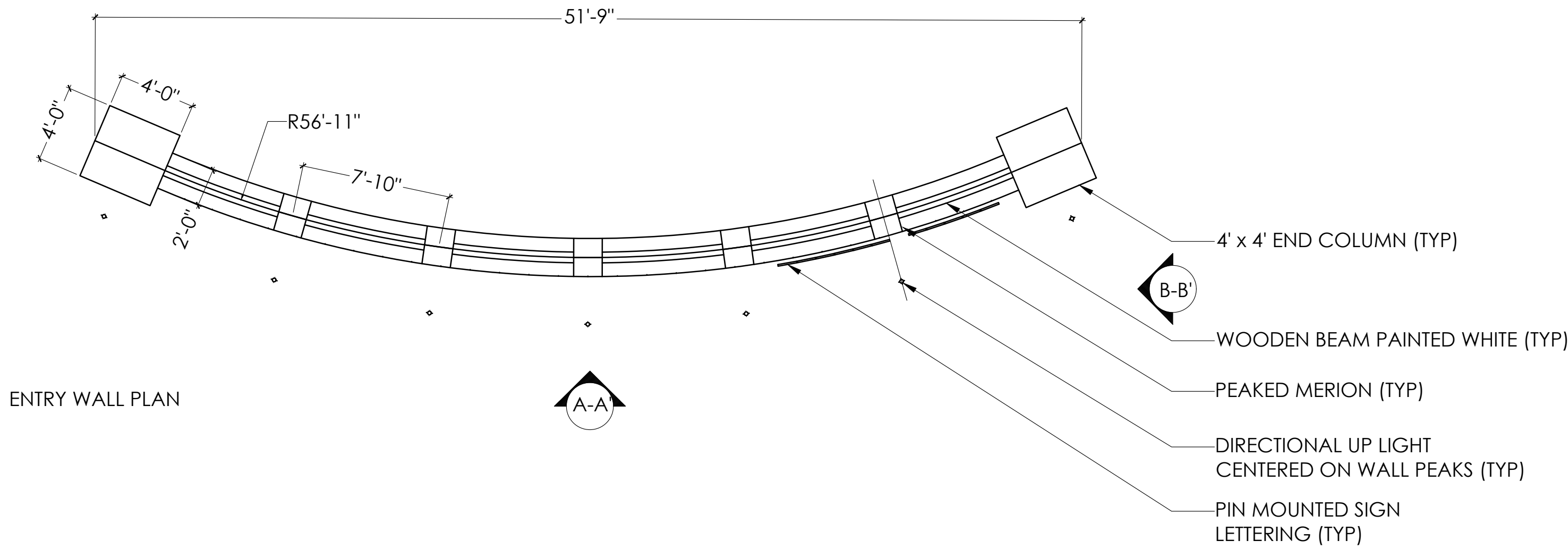
TYPICAL FENCING
OPTIONS -
SUBAREAS "A" & "B"

COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

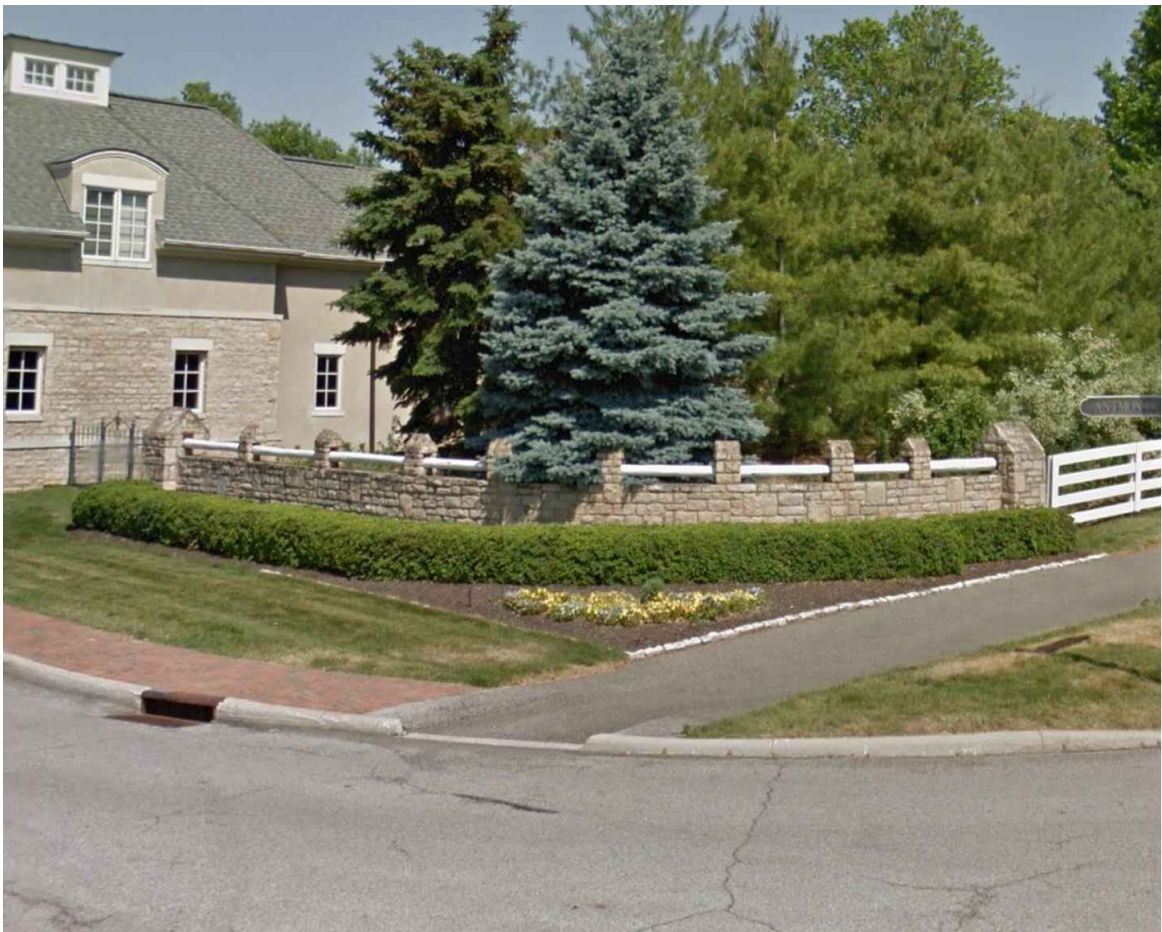
Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1764
www.parisplanninganddesign.com
Hilliard, OH 43026

DATE	04/23/24
PROJECT	22079
SHEET	

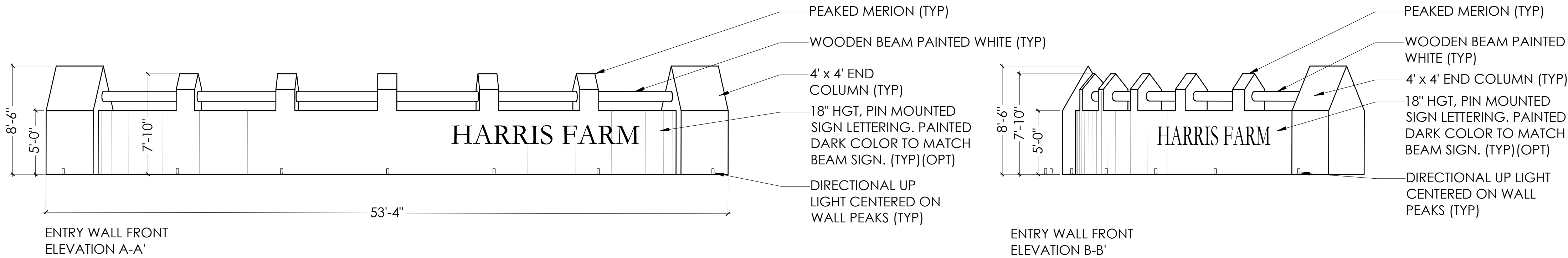
L-3.1



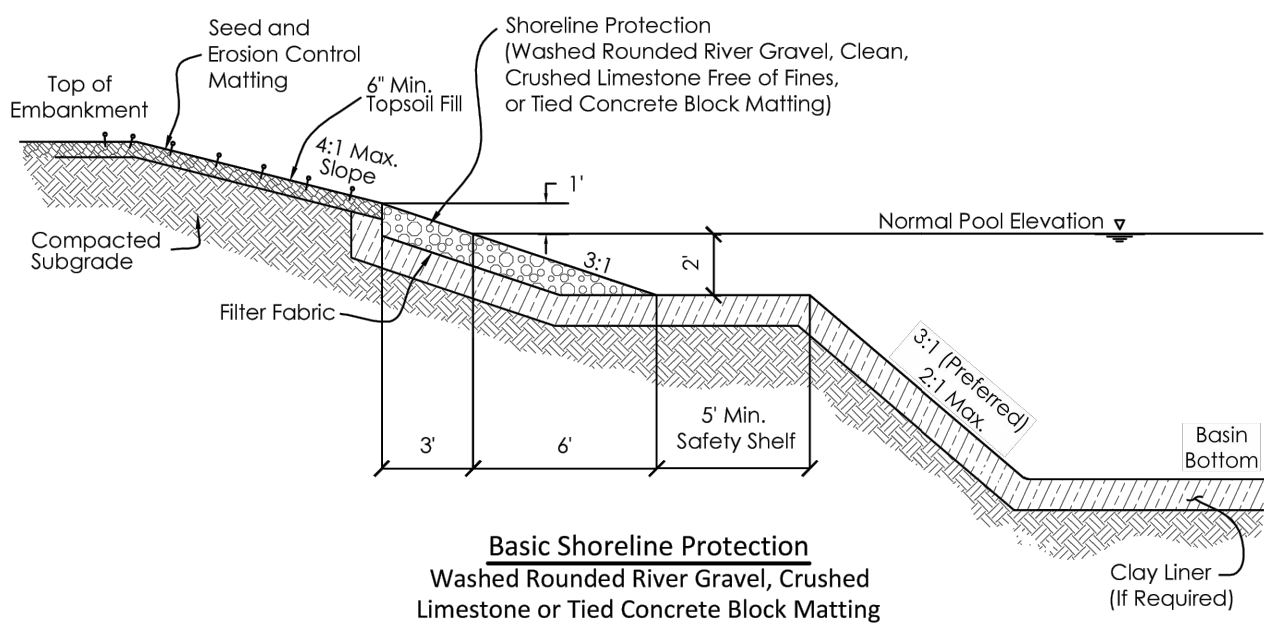
ENTRY WALL PLAN



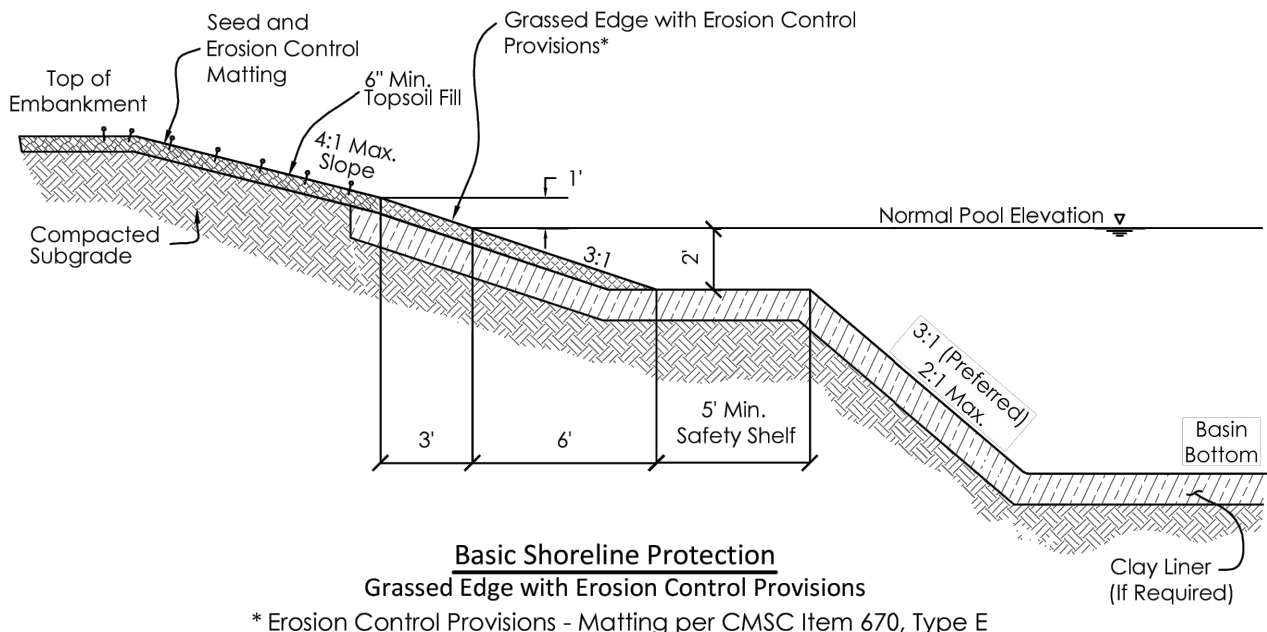
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



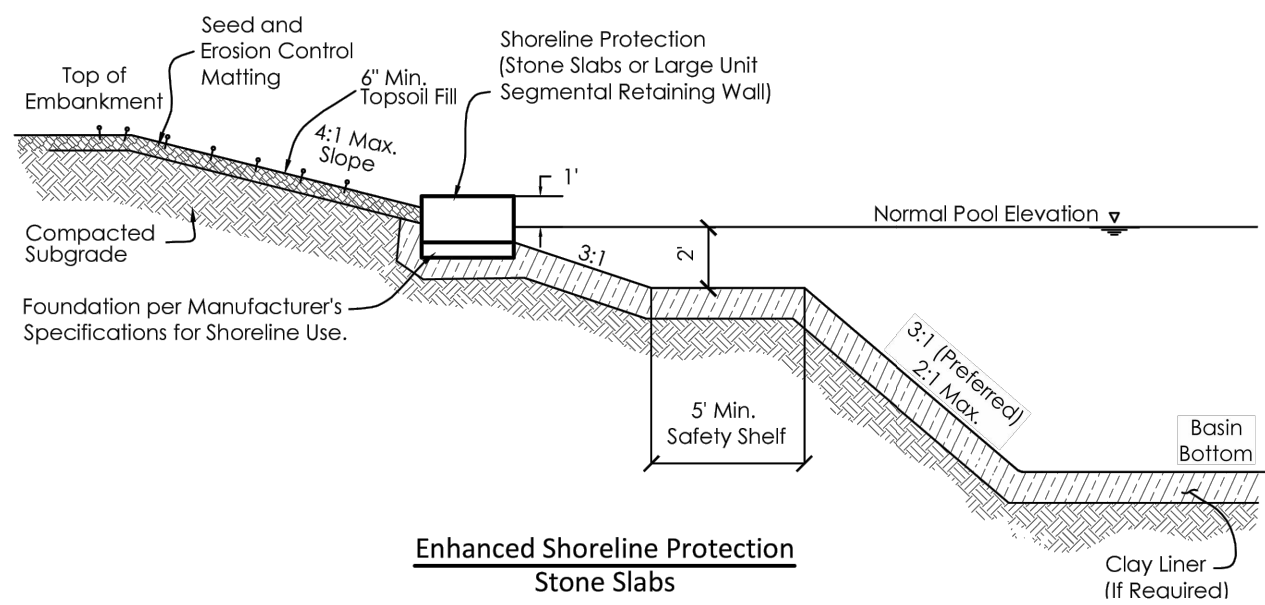
1 MAIN ENTRY WALL
N.T.S.



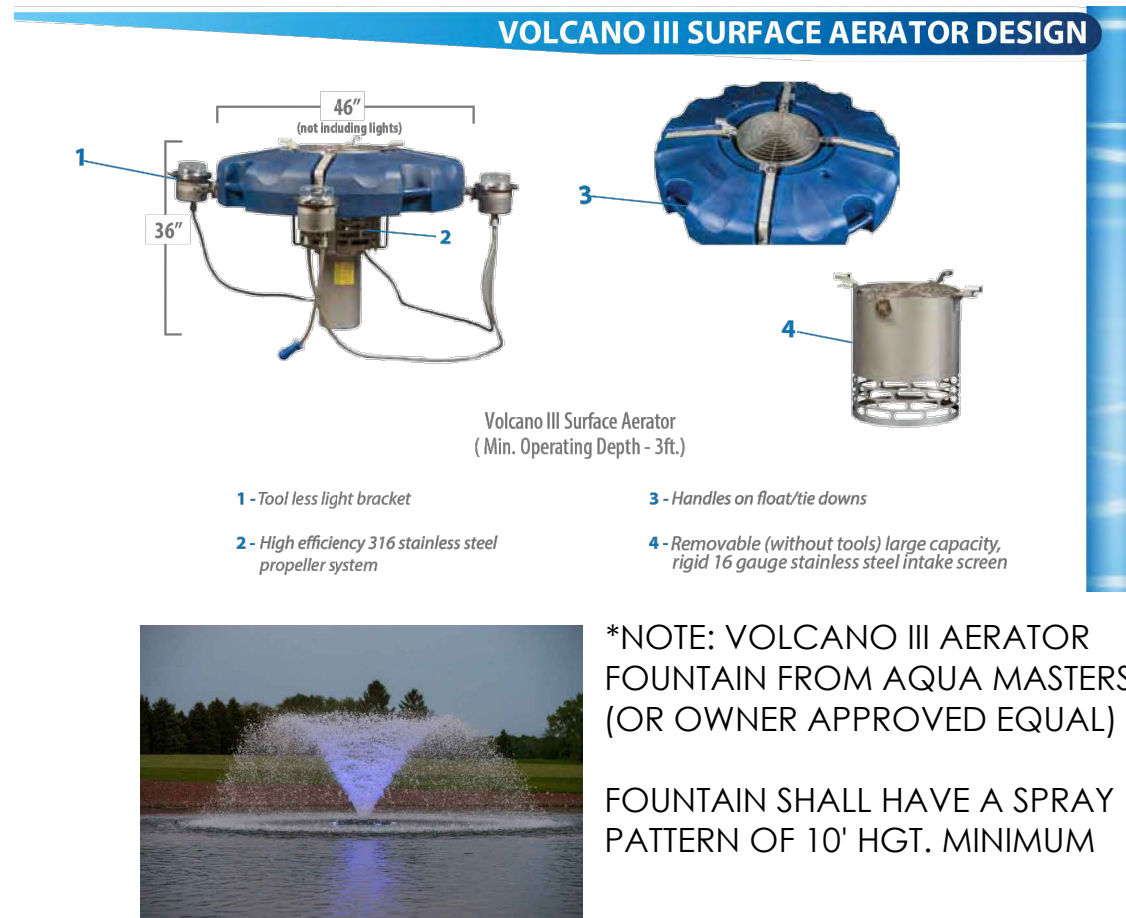
5 BASIC SHORELINE PROTECTION - GRAVEL
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



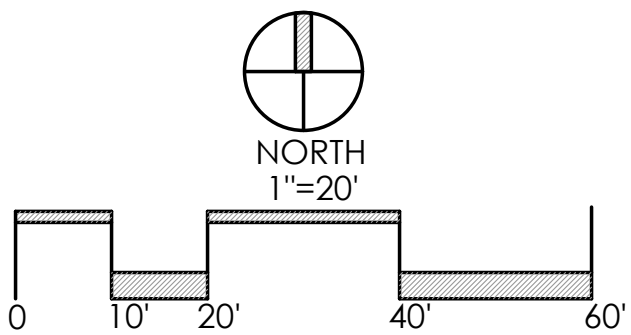
4 BASIC SHORELINE PROTECTION - GRASSED EDGE
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



3 ENHANCED SHORELINE PROTECTION
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



2 AERATOR FOUNTAIN
(OR OWNER APPROVED EQUAL)



REVISIONS

SITE DETAILS - ALL SUBAREAS

COURTYARDS AT HARRIS FARM
PREPARED FOR EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
487 1/2 Cemetery Road
Hilliard, OH 43026
p. 614.467.1764
www.farisplanninganddesign.com

DATE 04/23/24

PROJECT 22079

SHEET

L-4

DO NOT CUT MAIN LEADER

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC

COMPOST, PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

HARDWOOD BARK MULCH

COLLAR-PULL BACK FROM TRUNK

– REMOVE TOP 1/2
(12" MIN.) OF
BURLAP AND TWINE

01-1100

DO NOT CUT MAIN LEADER

*DIG PLANTING HOLE TWICE

Diagram illustrating the cross-section of a tree pit. The layers from top to bottom are:

- MULCH
- ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS
- SOIL CONDITIONER (LEAF COMPOST)

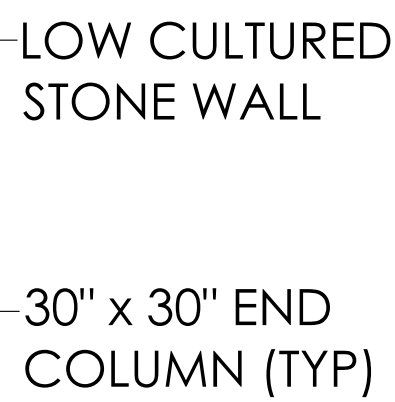
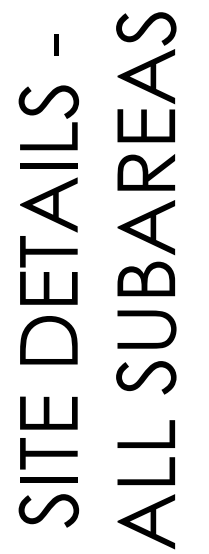
REMOVE TOP $\frac{1}{2}$ (12" MIN.) OF BURLAP AND TWINE

01-1001

A diagram of a tree cross-section. The trunk is in the center, surrounded by a layer of mulch. A line points from the text 'HARDWOOD BARK MULCH COLLAR-PULL BACK FROM TRUNK' to the mulch layer, indicating the correct placement of the mulch collar.

REMOVE TOP 1/2 OF
BURLAP AND TWINE
CARIFY 4" DEEP AND
RECOMPACT

01-1300

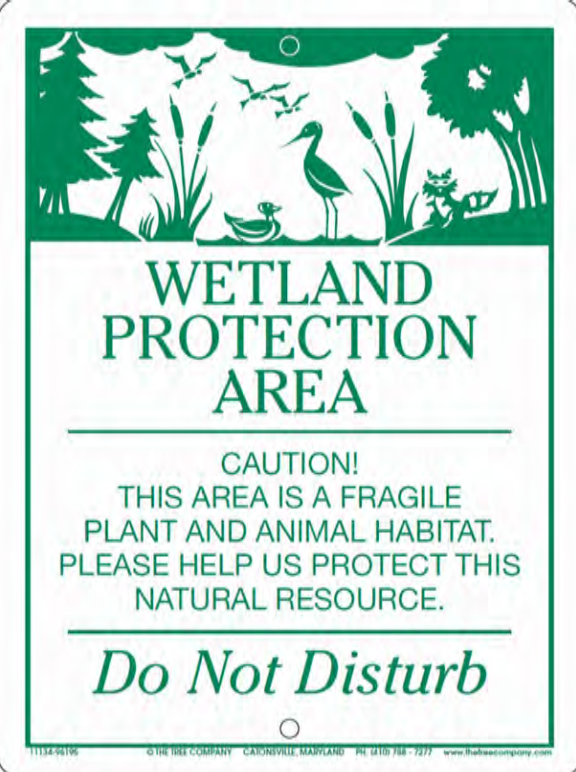


COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
5000 STONEHENGE PARKWAY, DUBLIN OH 43017

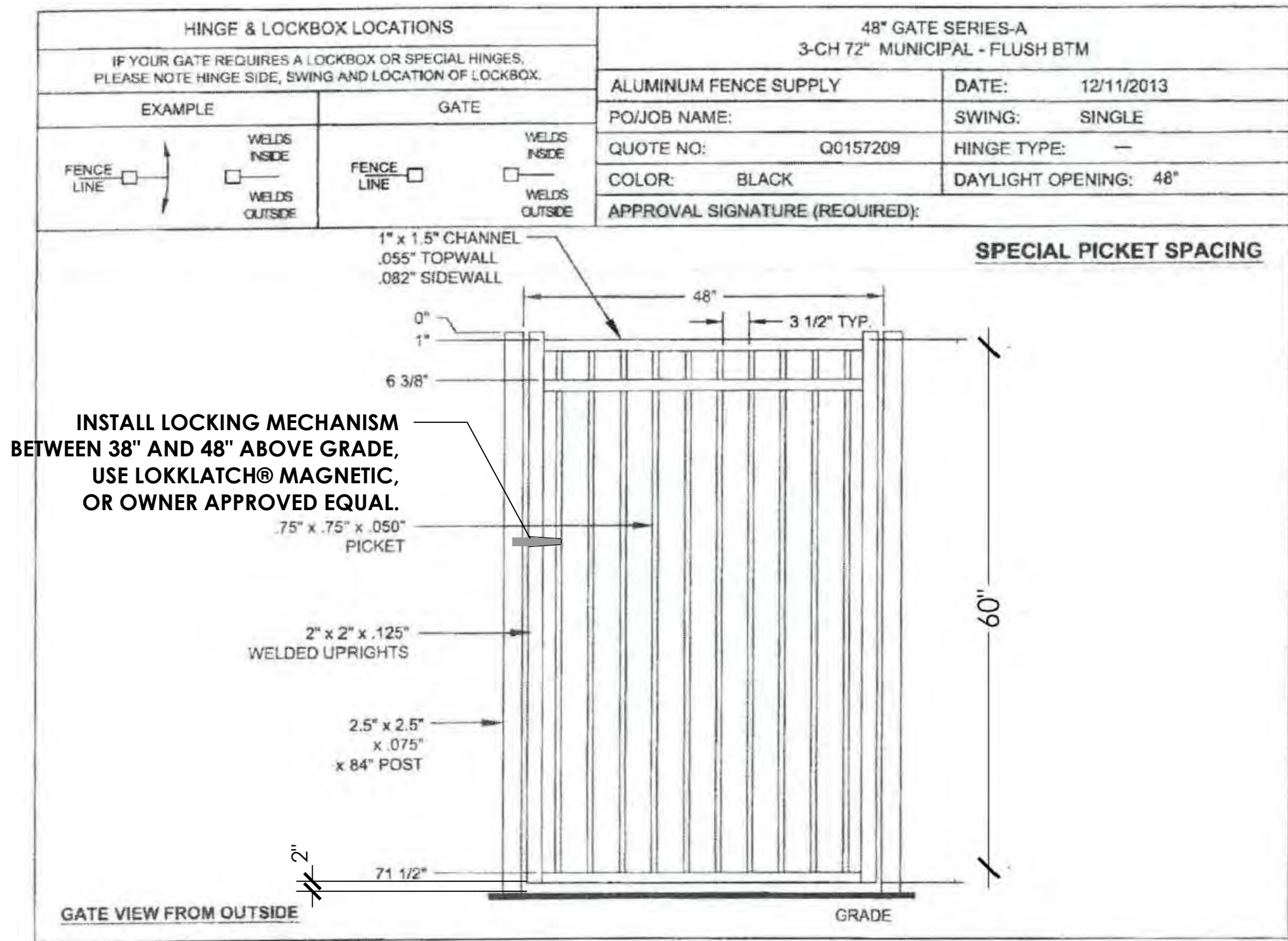
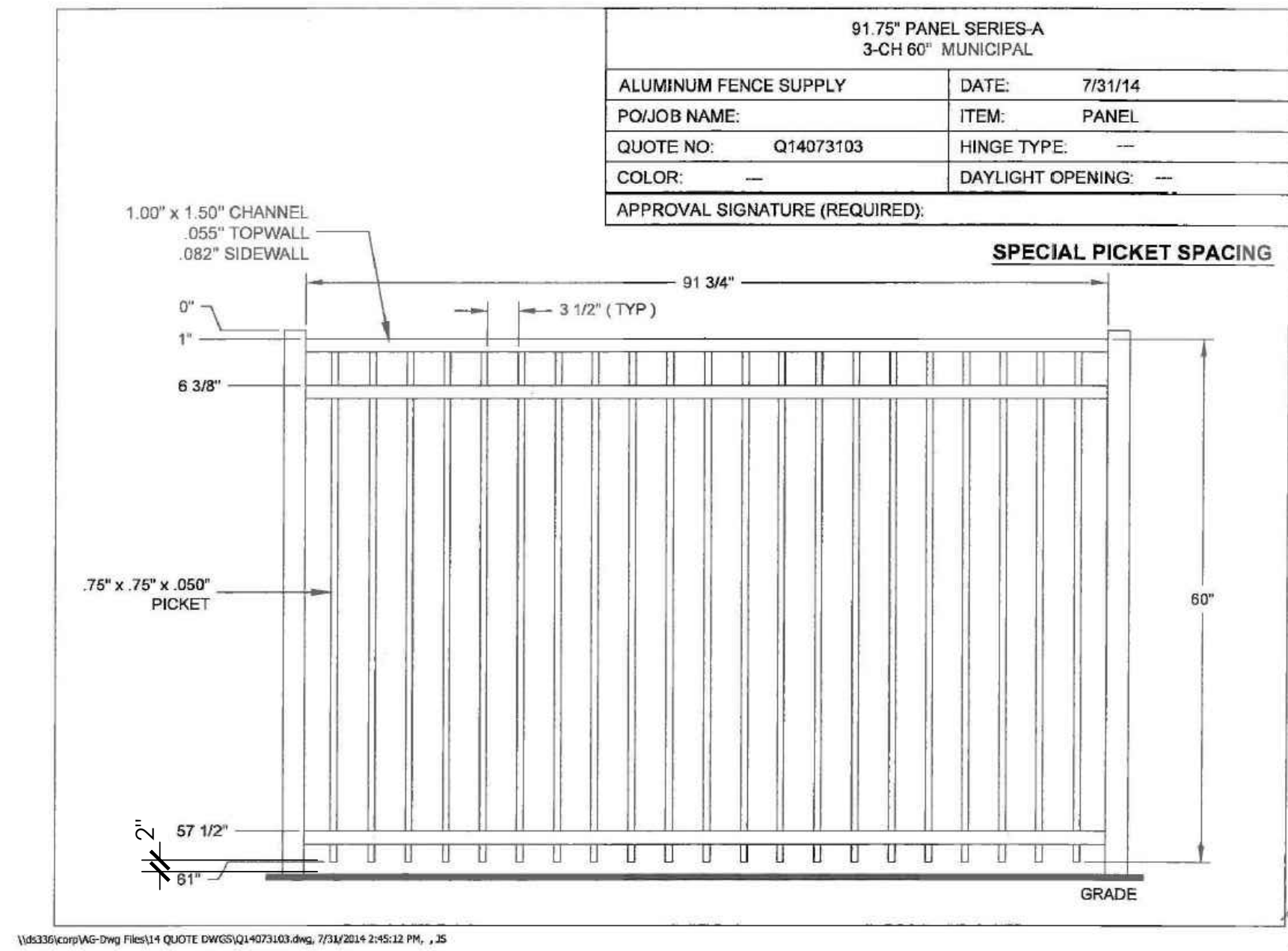
N.T.S.



SCALE: N.T.S.



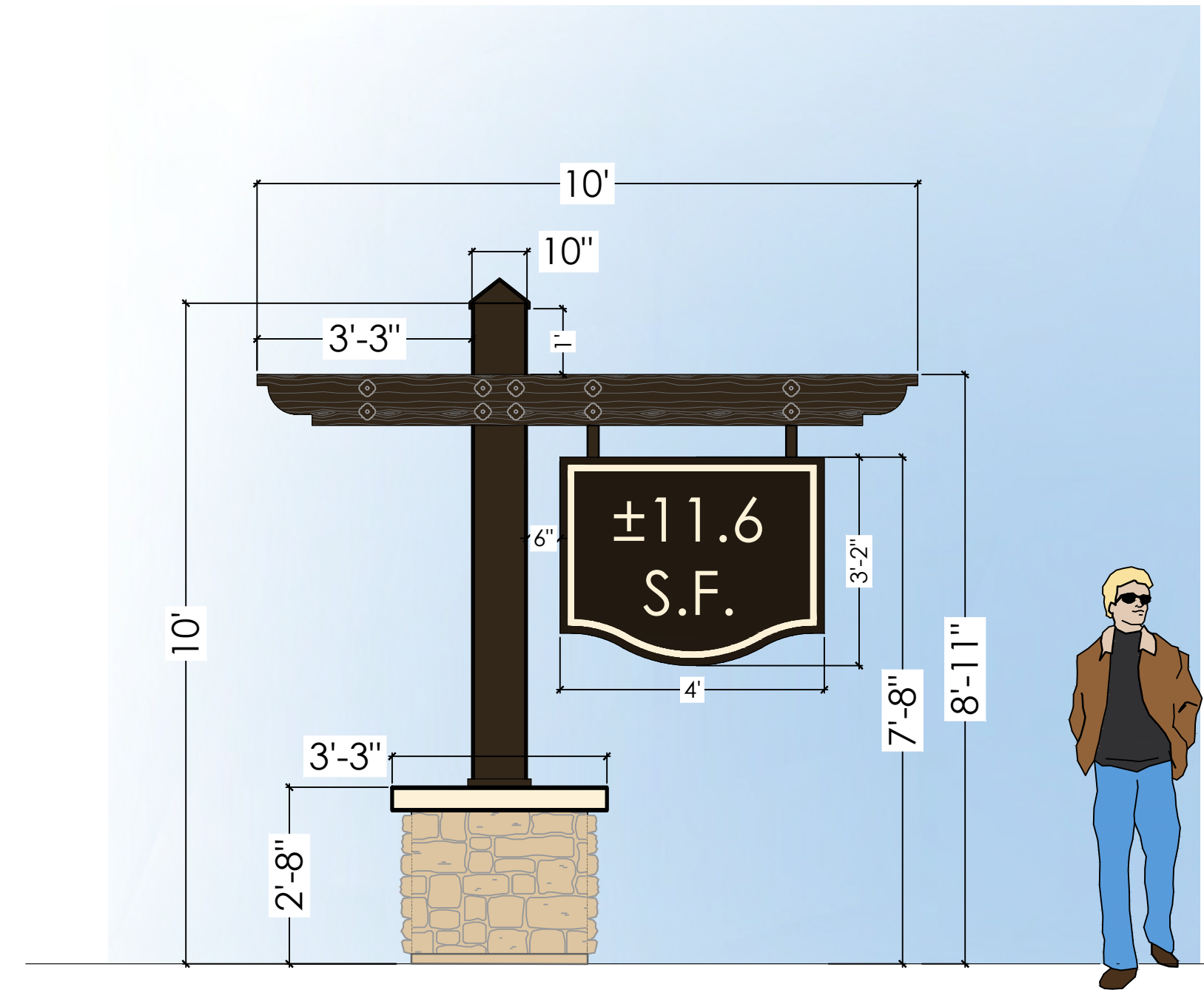
3 WETLAND SIGN
N.T.S.



2 POOL FENCE AND GATE (OR OWNER APPROVED EQUAL)
SCALE: N.T.S.

- NOTES:
- GATE TO BE SELF-CLOSING.
 - USE MANUFACTURER'S SPECIFIED GATE.
 - LATCH AND ACCESS HARDWARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, AND TO CONFORM TO ADA. GATE LATCH TO BE LOKKLATCH MAGNETIC FROM D&D TECHNOLOGIES.
- AVAILABLE THROUGH: HD SUPPLY, 2350 INTERNATIONAL STREET, COLUMBUS, OH 43228 (614) 771-7435. WWW.HDSUPPLY.COM
 - LOCK TO BE SELF-LATCHING AND LOCKABLE.

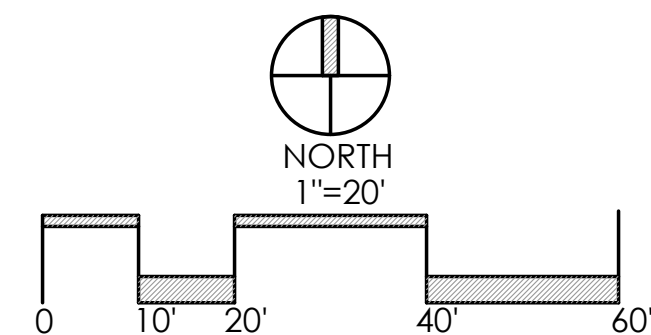
- NOTES:
- SIGN COLOR, BACKGROUND: DARK COLOR
 - SIGN COLOR, TEXT: CREAM
 - SIGN COLOR, BORDER: CREAM
 - FENCE COLOR: ADJACENT FENCE TO MATCH COLOR OF YARD-ARM POST
 - MAXIMUM SIGN PANEL AREA: ±11.6 SQ. FT. PER FACE
 - TEXT HEIGHT: MAXIMUM 8". SIGN PANEL DESIGN TO BE COORDINATED WITH EPCON MARKETING GROUP.
 - YARD ARM SIGN MASONRY BASE TO MATCH CLUBHOUSE MASONRY.



MANUFACTURED STONE BASE
BLACK ARM AND POST
1" = 4'



1 ARM POST ENTRY SIGN
SCALE: N.T.S.



REVISIONS

SITE DETAILS -
SUBAREAS A & B

COURTYARDS AT
HARRIS FARM
PREPARED FOR
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500 STONEHENGE PARKWAY, DUBLIN OH 43017

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
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www.farisplanninganddesign.com

DATE 04/23/24

PROJECT 22079

SHEET

L-4.2

MAINTENANCE FOR STORMWATER WETLAND SEED MIX:

SEE CARDNONATIVEPLANTNURSERY.COM FOR MORE INFORMATION

MONITOR AND MAINTAIN SITE

WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING HELPS CONTROL INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.

THE MAINTENANCE OF A NATIVE LANDSCAPE CAN INCLUDE MANY DIFFERENT ACTIONS, SUCH AS:

- REGULAR SITE INSPECTION AND MONITORING
- MOWING
- SELECTIVE HERBICIDE APPLICATION
- OVERSEEDING AND SUPPLEMENTAL PLANTING
- WATER CONTROL AND TEMPORARY IRRIGATION
- PRESCRIBED BURNING

SELECTION OF MAINTENANCE METHODS PARTLY DEPENDS UPON TIMING, BUT OTHER FACTORS SUCH AS AESTHETIC GOALS, PROJECT SIZE, AND BUDGET ALSO HELP DETERMINE WHAT TECHNIQUES WILL WORK BEST. FOR EXAMPLE, FOR SMALL AREAS OR SITES WHERE CHEMICAL APPLICATIONS ARE NOT FEASIBLE, TARGET SPECIES MAY BE REMOVED BY HAND.

SEED INSTALLATION TECHNIQUES

DURING THE FIRST 6 TO 12 MONTHS OF A SEEDING PROJECT, IT MAY BE DIFFICULT TO DIFFERENTIATE BETWEEN THE GERMINATED NATIVE SEED AND UNDESIRABLE WEEDS. ALTHOUGH SOME WILDFLOWER AND GRASS SPECIES WILL BE RECOGNIZABLE WITHIN THE FIRST YEAR, IT MAY TAKE TWO TO FOUR YEARS BEFORE THE NATIVE PLANT COMMUNITY IS SUFFICIENTLY ESTABLISHED TO BE RECOGNIZED BY MOST PEOPLE. DURING THIS ESTABLISHMENT PERIOD, ADDRESS ANY INVASIVE SPECIES THAT SUBSEQUENTLY APPEAR ONSITE, TO PREVENT THEM FROM BECOMING A LARGER PROBLEM LATER. STANTEC INSPECTS PROJECT AREAS THROUGHOUT EACH GROWING SEASON TO GAUGE NATIVE PLANT DENSITY AND COMPOSITION AND MANAGE UNDESIRABLE WEEDS.

MOWING

DURING THE ESTABLISHMENT PERIOD, NATIVE PLANTS CONCENTRATE THEIR ENERGY TOWARD EXPANDING THEIR ROOT SYSTEMS. MOWING CAN SUPPRESS NON-NATIVE ANNUAL PLANTS WITHOUT NEGATIVELY AFFECTING NATIVES. MOWING ALSO THINS OUT THE CANOPY, ALLOWING MORE LIGHT TO REACH NEW SEEDLINGS. BECAUSE MOST WEED COMPETITION COMES FROM FAST-GROWING ANNUALS, MOWING NEEDS TO OCCUR TO KEEP THESE SPECIES FROM RE-SEEDING. STANTEC RECOMMENDS MOWING TO BETWEEN 8 AND 10 INCHES HIGH. AVOID MOWING OR BURNING DURING CRITICAL NESTING OR BREEDING PERIODS OF ANY CRITICAL FAUNAL SPECIES THAT MAY BE ON THE SITE. DURING THE FIRST GROWING SEASON, OUR TEAM PERFORMS ONE TO THREE MOWING EVENTS, DEPENDING ON THE HEIGHT AND GROWTH OF THE VEGETATION. IF WEED PRESSURE IS HIGH, MORE MOWING EVENTS MAY BE NEEDED.

SELECTIVE HERBICIDE APPLICATION

MANY PERENNIAL WEED SPECIES ARE BEST CONTROLLED THROUGH CHEMICAL APPLICATIONS. STANTEC'S TRAINED HERBICIDE APPLICATION STAFF USES CAUTION WHEN APPLYING THESE CHEMICALS, TO MINIMIZE COLLATERAL DAMAGE TO DESIRABLE PLANT SPECIES. STANTEC STAFF HAS THE QUALIFICATIONS TO ENSURE CHEMICAL SELECTION, RATES, AND APPLICATION METHODS ARE LEGAL AND APPROPRIATE.

OVERSEEDING AND SUPPLEMENTAL PLANTING

MOST NATIVE SPECIES GROW SLOWLY FROM SEED, MAKING IT DIFFICULT TO ASSESS THE DEVELOPMENT OF A RECENTLY SEEDED SITE. SUPPLEMENTAL PLANTINGS ARE OFTEN USED TO INCREASE DIVERSITY OR TO INTRODUCE CONSERVATIVE SPECIES TO AN ESTABLISHED PLANTING. STANTEC CAN DETERMINE THE NEED FOR OVERSEEDING OR SUPPLEMENTAL PLANTING, TYPICALLY BY THE SECOND GROWING SEASON FOLLOWING INSTALLATION.

WATER CONTROL AND TEMPORARY IRRIGATION

IN PERIODS OF DROUGHT, SMALL NATIVE AREAS WILL BENEFIT FROM IRRIGATION, ESPECIALLY DURING THE FIRST GROWING SEASON. TYPICALLY, ONE INCH OF WATER PER WEEK IS SUFFICIENT TO ENCOURAGE PROPER GERMINATION AND GROWTH. WEED PRESSURE WILL INCREASE WITH SUPPLEMENTAL WATERING, WHICH MAY THEN REQUIRE MORE FREQUENT MOWING OR HERBICIDE APPLICATION.

PRESCRIBED BURNING

CONTROLLED BURNS CAN BE IMPORTANT TO LONG-TERM PRAIRIE MAINTENANCE. BURNING SIMULATES HISTORICAL PROCESSES THAT ONCE MAINTAINED PRAIRIES. IT GREATLY REDUCES THE NUMBER OF WOODY SPECIES AND ENHANCES THE HEALTH OF HERBACEOUS SPECIES. IT ALSO CLEARS THATCH, MAKING WAY FOR NEW GROWTH IN THE SPRING. THE BLACK, BURNED SURFACE ABSORBS AND RETAINS HEAT, GIVING NATIVES AN EARLY START IN THE SPRING. STANTEC HAS A TEAM OF PERSONNEL TRAINED IN FIRE MANAGEMENT TECHNIQUES AND SAFETY, READY WITH THE PROPER EQUIPMENT TO CONDUCT BURNS.

MAINTENANCE FOR DETENTION BASIN BIOSWALE SEED MIX:

SEE PRAIRIENURSERY.COM FOR MORE INFORMATION

POST-PLANTING MAINTENANCE

YEAR ONE

FIRST YEAR WEED CONTROL IS REQUIRED TO REDUCE THE COMPETITION BETWEEN WEEDS AND PRAIRIE SEEDLINGS FOR WATER, LIGHT, AND SPACE. SEEDED AREAS SHOULD BE MOWED APPROXIMATELY THREE TIMES DURING THE FIRST GROWING SEASON TO A HEIGHT OF FOUR TO SIX INCHES WHEN THE MAJORITY OF WEEDS ARE IN FLOWER OR WHEN WEEDS REACH A HEIGHT OF 10 TO 12 INCHES. AS A GENERAL RULE OF THUMB, ANYTHING TALLER THAN 10 INCHES OR IN FLOWER IS A WEED. MOWING THIS HIGH WILL CUT OFF THE TALLER WEEDS WHILE MISSING THE SHORTER PRAIRIE PERENNIALS. USE A STRING TRIMMER OR WEED EATER ON SMALL AREAS AND AN OFF-SET FLAIL MOWER ON LARGER AREAS. FLAIL MOWERS, AS OPPOSED TO ROTARY MOWERS, WILL CHOP UP THE WEEDS AS THEY ARE CUT INSTEAD OF LAYING THE CUT WEEDS ON TOP OF, AND POSSIBLY SMOTHERING, THE PRAIRIE SEEDLINGS. MOW BEFORE THE WEEDS SET SEED TO PREVENT FURTHER SOIL CONTAMINATION. DO NOT PULL WEEDS IN A FIRST YEAR SEEDED AREA AS THIS WILL DISTURB THE DEVELOPING SEEDLINGS AND UNGERMINATED SEED. IN THE FALL OF THE FIRST GROWING SEASON, MAINTAIN THE VEGETATION AT EIGHT TO TEN INCHES THROUGH THE WINTER TO INSULATE THE DEVELOPING PRAIRIE SEEDLINGS AND TO HELP PREVENT FROST HEAVING.

YEAR TWO

DURING THE SPRING OF THE SECOND YEAR, MOW THE STANDING RESIDUAL VEGETATION TO THE GROUND IN EARLY SPRING AND RAKE OFF THE CUTTINGS. IF BIENNIAL WEEDS SUCH AS SWEET CLOVER ARE A PROBLEM, MOW AGAIN TO APPROXIMATELY 12 INCHES WHEN THE MAJORITY OF WEEDS ARE IN FULL FLOWER BUT BEFORE THEY MAKE SEED.

WHAT TO EXPECT DURING THE FIRST THREE YEARS

PRAIRIE SEEDS WILL OFTEN GERMINATE OVER A PERIOD OF TWO TO THREE YEARS. SOME WILL APPEAR THE FIRST YEAR, WHILE OTHERS WILL COME UP IN THE SECOND AND EVEN THIRD YEAR AFTER THE INITIAL PLANTING. MOST PERENNIAL PRAIRIE FLOWERS AND GRASSES WILL NOT FLOWER UNTIL THEIR THIRD OR FOURTH FULL GROWING SEASON. PATIENCE IS REQUIRED WHEN ESTABLISHING A PRAIRIE. PLEASE FOLLOW THESE DIRECTIONS CAREFULLY AND GIVE YOUR PRAIRIE TIME TO DEVELOP. PERENNIAL PRAIRIE PLANTS DEVOTE MOST OF THEIR EFFORTS IN THE FIRST FEW YEARS TO DEVELOPING THEIR FAMOUS ROOT SYSTEMS. THEY WILL NOT BE READILY APPARENT IN THE FIRST YEAR, WITH LITTLE VISIBLE ABOVE-GROUND GROWTH. HOWEVER, THEY ARE STEADILY BUILDING THEIR "ROOT BANK ACCOUNTS" TO SUSTAIN THEM IN FUTURE YEARS. THE DEEP ROOTS OF THE PRAIRIE FLOWERS AND GRASSES GIVE THEM LONG-TERM STAYING POWER THAT ALLOWS THEM TO SQUEEZE OUT ANNUAL AND BIENNIAL WEEDS, AND RETURN YEARLY FOR DECADES.

MANAGEMENT OF PRAIRIE MEADOWS

MOWING

MOWING IS USED FOR THREE PURPOSES:

1. CONTROL OF ANNUAL AND BIENNIAL WEEDS IN THE FIRST TWO YEARS AFTER SEEDING
2. CONTROLLING COOL SEASON GRASSES AND WEEDS IN THE THIRD YEAR OF ESTABLISHMENT AND BEYOND, SIMILAR IN ITS EFFECT TO PRESCRIBED BURNING
3. PREVENTING INVASION BY TREES AND SHRUBS

MOWING CAN BE ACCOMPLISHED USING A HEAVY DUTY RIDING LAWNMOWER, A WHEELED BRUSH MOWER, A STRING TRIMMER ("WEED WHACKER"), OR A TRACTOR-MOUNTED MOWER. STRING TRIMMERS ARE THE BEST, ESPECIALLY FOR SMALL AREAS, SINCE THEY CAN MOW AT A VARIETY OF HEIGHTS, THEY LAY DOWN THE CUT MATERIAL GENTLY WITHOUT CLUMPING, AND CAN BE USED IN SITUATIONS WHERE MOWERS CANNOT BE USED (STEEP SLOPES AND LOW WET AREAS).

THE FIRST YEAR

MOW THE PRAIRIE SEEDING AT SIX INCHES IN HEIGHT TO KEEP BACK FAST-GROWING ANNUAL WEEDS IN THE FIRST GROWING SEASON. MOST PRAIRIE PLANTS ARE SLOW-GROWING PERENNIALS, AND ARE EASILY OUT-COMPETED BY ANNUAL WEEDS IN THE FIRST YEAR IF NOT CONTROLLED. MOWING WEEDS BEFORE THEY SET SEED ALSO HELPS REDUCE PROBLEMS IN FOLLOWING YEARS. DO NOT ALLOW WEEDS TO GET TALLER THAN 16 INCHES BEFORE MOWING THEM DOWN TO SIX INCHES. WHEN TALLER VEGETATION IS CUT DOWN, THE LARGE AMOUNT OF CUT MATERIAL CAN BURY THE YOUNG PRAIRIE SEEDLINGS. EXPECT TO MOW THREE TIMES IN THE FIRST YEAR.

THE SECOND YEAR

MOW ANNUAL AND BIENNIAL WEEDS TO A HEIGHT OF TWELVE INCHES IN MID TO LATE JUNE, WHEN MOST BIENNIAL WEEDS ARE IN FULL BLOOM. THIS WILL PREVENT THEM FROM FORMING SEED AND RE-INFESTING THE AREA, AND CAN KILL SOME BIENNIAL WEEDS OUTRIGHT. MOST PRAIRIE FLOWERS AND GRASSES WILL NOT BE TALLER THAN TWELVE INCHES AT THIS TIME, AND REMAIN UNHARMED BY THE MOWING. IT IS IMPORTANT TO TIME THE JUNE MOWING TO COINCIDE WITH THE BLOOM PERIOD OF BIENNIAL WEEDS. THIS SINGLE MOWING IN THE SECOND YEAR CAN BE CRITICAL TO LONG TERM SUCCESS BY CONTROLLING THESE OFTEN AGGRESSIVE WEEDS BEFORE THEY CAN BECOME FIRMLY ESTABLISHED.

SOME BIENNIAL WEEDS WILL RE-GROW AND FLOWER A SECOND TIME AFTER THE JUNE MOWING. THEY SHOULD THEN BE EITHER CUT BACK TO THE GROUND USING PRUNING SHEARS OR A STRING TRIMMER, OR CAREFULLY PULLED UP BY THE ROOTS WHEN THE SOIL IS MOIST AFTER A RAIN.

IF BIENNIAL WEEDS, ESPECIALLY WHITE OR YELLOW SWEETCLOVER (MEILOLOTUS SPP.) APPEAR IN THE THIRD GROWING SEASON, THEY SHOULD AGAIN BE CUT DOWN WHEN IN FULL BLOOM, OR PULLED UP BY THE ROOTS. IF THE PLANTS HAVE COMPLETED FLOWERING AND ARE FORMING SEED, THEY SHOULD BE CUT OR PULLED AND IMMEDIATELY REMOVED FROM THE PRAIRIE. NEVER ALLOW BIENNIAL WEEDS TO COMPLETE THE SEED FORMATION PROCESS AND RE-INFEST THE PRAIRIE, AS THEY CAN BECOME A LONG-TERM MANAGEMENT PROBLEM.

WARNING: THE SAP OF WILD PARSNIP CAN CAUSE A SEVERE RASH WHEN IT COMES IN CONTACT WITH THE SKIN AND THEN IS EXPOSED TO THE SUN. WEAR PROTECTIVE CLOTHING WHEN WORKING WITH THIS PLANT, INCLUDING LONG SLEEVES, LONG PANTS, AND PANTS. DO NOT RUB THE FACE, EYES, OR OTHER EXPOSED AREAS OF SKIN WHEN HANDLING THIS PLANT.

THE THIRD YEAR AND BEYOND

SPRING BURNING SHOULD BE INITIATED AT THE BEGINNING OF THE THIRD GROWING SEASON. IF BURNING IS NOT AN OPTION, MOWING AND RAKING THE CUT MATERIAL CAN BE SUBSTITUTED FOR BURNING TO REMOVE DEAD PLANT GROWTH FROM THE PREVIOUS YEAR. RAKING OFF THE CUT MATERIAL AFTER MOWING HELPS TO EXPOSE THE SOIL AND ENCOURAGE MORE RAPID SOIL WARMING, FAVORING THE HEAT-LOVING PRAIRIE FLOWERS AND GRASSES. MOW AS CLOSE TO THE GROUND AS POSSIBLE, RIGHT DOWN TO THE SOIL SURFACE IF POSSIBLE. THIS CLOSELY MIMICS THE EFFECTS OF BURNING, AND IS NEARLY AS EFFECTIVE IN FAVORING THE PRAIRIE PLANTS OVER COOL SEASON WEEDS AND GRASSES.

DIGGING AND PULLING WEEDS

PROBLEM WEEDS, ESPECIALLY THOSE WITH TAPROOTS, CAN BE CAREFULLY PULLED OR DUG BEGINNING IN THE SECOND GROWING SEASON. PULLING AND DIGGING IS NOT RECOMMENDED IN THE FIRST YEAR OF ESTABLISHMENT, AS THE SMALL PRAIRIE SEEDLINGS ARE NOT YET WELL-ROOTED, AND ARE EASILY DISTURBED AND KILLED. BY THE SECOND YEAR, BOTH BIENNIAL AND PERENNIAL WEEDS THAT HAVE BECOME ESTABLISHED WILL BE EVIDENT. BIENNIAL WEEDS CAN BE CAREFULLY PULLED, OR CUT AT THE BASE DURING FLOWERING TO KILL THEM. MAKE SURE TO REMOVE THE PLANTS PRIOR TO SETTING SEED, TO PREVENT RE-INFESTED IN FUTURE YEARS.

WHEN PULLING TAP-ROOTED WEEDS, HOLD THE WEED FIRMLY BETWEEN THE FEET AND PULL STRAIGHT UP. THIS HOLDS THE SOIL IN PLACE AROUND THE ROOTS, AND MINIMIZES THE DISTURBANCE TO ADJACENT YOUNG PRAIRIE PLANTS. STAMP ANY LOOSE SOIL FIRMLY BACK INTO PLACE AROUND DESIRABLE PLANTS THAT MAY HAVE BEEN DISTURBED. IT IS EASIEST TO PULL WEEDS JUST AFTER A RAIN WHEN THE SOIL IS MOIST. PULLING WHEN THE SOIL IS DRY IS AN EXERCISE IN FUTILITY THAT YIELDS BROKEN OFF ROOTS THAT WILL RE-GROW AND REQUIRE FUTURE ATTENTION.

WHEN DIGGING OUT PROBLEM WEEDS, MAKE SURE ANY DESIRABLE PLANTS ARE NOT DAMAGED IN THE PROCESS. CAREFULLY DIG AROUND THE OFFENDING PLANT, AND GENTLY PULL IT OUT. FIRM THE SOIL AROUND ADJACENT PRAIRIE PLANTS THAT MIGHT HAVE BEEN UPROOTED IN THE PROCESS.

SELECTIVE HERBICIDES FOR SPOT TREATMENT

SOMETIMES AN AGGRESSIVE PERENNIAL WEED BECOMES A PROBLEM IN A PRAIRIE MEADOW. WIND-BLOWN SEEDS CAN ENTER FROM ADJACENT AREAS AND BECOME ESTABLISHED. THIS USUALLY OCCURS IN THE FIRST THREE YEARS OF THE PLANTING, BEFORE THE PRAIRIE HAS MATURED AND DEVELOPED THE THICK SOD THAT HELPS TO REPEL WEEDS. IN SUCH CASES, IT IS SOMETIMES NECESSARY TO UTILIZE HERBICIDES TO ELIMINATE UNWANTED AGGRESSIVE PLANTS.

FIRST, PROTECT YOUR ARMS AND HANDS WITH HEAVY DUTY, LONG, RUBBER HERBICIDE APPLICATION GLOVES. THESE ARE AVAILABLE AT FARM SUPPLY STORES. TO USE THE "GLOVE OF DEATH" METHOD PLACE A LARGER SIZE, ABSORBENT COTTON GLOVE OVER THE HERBICIDE GLOVE ON ONE HAND. USING A SMALL SPRAYER BOTTLE, SET ON "STREAM" RATHER THAN "MIST," SOAK THE GLOVE UNTIL SATURATED, BUT NOT DRIPPING WITH THE HERBICIDE MIXTURE. THEN WIPE THE GLOVE ON THE TARGET PLANT, MAKING SURE THAT THE LIQUID IS APPLIED UNIFORMLY TO THE LEAVES. IF DESIRABLE VEGETATION IS NEARBY, MOVE IT TO THE SIDE WITH YOUR FEET OR THE HAND WITHOUT THE HERBICIDE GLOVE, SO THAT IT IS NOT TOUCHED BY THE GLOVE OR BY THE TARGET WEEDY PLANT AFTER IT HAS BEEN TREATED.

THE "TONGS OF DEATH" UTILIZE A SET OF TONGS WHOSE ENDS HAVE BEEN WRAPPED IN OLD COTTON SOCKS OR OTHER ABSORBENT MATERIAL. HERBICIDE CAN BE APPLIED TO THE TONGS FROM A BUCKET, OR BY SPRAYING FROM A BOTTLE, AS WITH THE "GLOVE OF DEATH" METHOD. A SPRAY BOTTLE IS RECOMMENDED OVER THE BUCKET, AS AN OPEN CONTAINER OF HERBICIDE COULD RESULT IN AN UNWANTED SPILL IF ACCIDENTALLY KNOCKED OVER. THE SPRAY BOTTLE KEEPS THE HERBICIDE CONTAINED, AND THE CONTENTS WILL NOT SPILL IF TIPPED OVER.

BROADLEAVED WEEDS

BROADLEAVED WEEDS CAN BE TREATED USING HERBICIDES THAT KILL ONLY BROADLEAF WEEDS, LEAVING THE PRAIRIE GRASSES UNHARMED. BEWARE THAT MOST BROADLEAF WEED KILLERS ARE ALSO TOXIC TO MOST PRAIRIE FLOWERS. THEREFORE, IT IS NOT RECOMMENDED TO SPRAY A PRAIRIE MEADOW WITH A BROADLEAF HERBICIDE, AS THIS WILL KILL THE FLOWERS.

THE EXCEPTION TO THIS RULE IS IN PLANTINGS CONSISTING OF ONLY PRAIRIE GRASSES AND NO FLOWERS. THE APPROPRIATE BROADLEAF HERBICIDES CAN BE SPRAYED ACROSS THE ENTIRE FIELD TO KILL UNWANTED NON-GRASSY WEEDS. THIS IS A CHEAP, EFFECTIVE METHOD OF CONTROLLING BROADLEAF WEEDS IN PRAIRIE GRASS PLANTINGS.

SOME WEEDS ARE RESISTANT TO ROUNDUP. THOSE THAT CANNOT BE CONTROLLED BY BURNING, MOWING, OR DUG OUT INDIVIDUALLY (DUE TO RHIZOMATOUS ROOT SYSTEMS) MAY REQUIRE TREATMENT WITH BROADLEAF HERBICIDES.

SPECIFIC WEEDS ARE MORE SUSCEPTIBLE TO SOME BROADLEAF HERBICIDES THAN OTHERS. ALWAYS READ THE HERBICIDE LABEL TO DETERMINE IF IT WILL SUCCESSFULLY CONTROL THE TARGET WEED, AND FOLLOW ALL RECOMMENDED SAFETY MEASURES.

A MIXTURE THAT IS USUALLY EXTREMELY EFFECTIVE ON PROBLEM WEEDS IS A WATER-BASED MIXTURE OF ROUNDUP, THE APPROPRIATE BROADLEAF HERBICIDE, AND AMMONIUM SULFATE (AMS). AMS NEUTRALIZES MINERALS IN THE WATER SO THAT THE HERBICIDES ARE MORE EFFECTIVE.

THE FOLLOWING MIXTURE WILL KILL JUST ABOUT ANY WEED KNOWN TO HUMANKIND:

BEWARE: *THIS MIXTURE WILL KILL ALL PLANTS. USE WITH CAUTION!* THE MIX CAN BE SPRAYED DIRECTLY ONTO THE FOLIAGE OF THE TARGET WEED, OR APPLIED USING THE "GLOVE OF DEATH; OR "TONGS OF DEATH." IT IS ALSO EFFECTIVE FOR FOLIAR SPRAYING OF BUCKTHORN (RHAMNUS CATHARTICUS), HONEYSUCKLE (LONICERA SPP.), MULTIFLORA ROSE (ROSA MULTIFLORA), AND MOST OTHER INVASIVE SHRUBS.

WARNING: *MOST BROADLEAF HERBICIDES ARE GENERALLY CONSIDERED TO BE MORE HAZARDOUS THAN ROUNDUP.* MANY ARE IMPLICATED IN OR SUSPECTED OF CAUSING CANCERS, BIRTH DEFECTS, AND OTHER HEALTH PROBLEMS. SOME PEOPLE HAVE STRONG PHYSIOLOGICAL REACTIONS TO CERTAIN BROADLEAF HERBICIDES. FOR THIS REASON, THE USE OF THESE CHEMICALS SHOULD BE MINIMIZED OR AVOIDED ALTOGETHER. THE INFORMATION PRESENTED HERE IS FOR THOSE INDIVIDUALS WHO ARE COMFORTABLE USING HERBICIDES IN THEIR LANDSCAPE. THIS IS NOT INTENDED TO BE A RECOMMENDATION OR JUSTIFICATION FOR THE USE OF THESE CHEMICALS.

PLATEAU HERBICIDE

THERE IS A SPECIALTY HERBICIDE AVAILABLE CALLED "PLATEAU" THAT IS NON-TOXIC TO CERTAIN NATIVE PRAIRIE FLOWERS AND GRASSES WHEN APPLIED AT SPECIFIC LEVELS. IT CAN BE APPLIED EITHER AS A PRE-EMERGENT HERBICIDE AT THE TIME OF PLANTING, OR AS A POST-EMERGENT HERBICIDE AFTER THE SEEDLINGS HAVE GERMINATED AND PRODUCED STRONG SEEDLINGS. ITS EFFECT CAN BE HIGHLY VARIABLE FROM SPECIES TO SPECIES AND FROM GENOTYPE TO GENOTYPE, SO BEWARED THAT IT MAY KILL PLANTS FOR WHICH IT IS LABELED AS "SAFE." IT CONTROLS MANY ANNUAL AND PERENNIAL WEEDY GRASSES, AS WELL AS A NUMBER OF BROADLEAVED WEEDS. IT DOES NOT KILL MOST WARM SEASON PRAIRIE GRASSES, WITH THE EXCEPTION OF SWITCHGRASS AND PRAIRIE CORDGRASS (SPARTINA PECTINATA). PLATEAU-RESISTANT PRAIRIE SPECIES ARE LISTED BELOW:

WARNING: *PLATEAU CAN HARM OR KILL A WIDE RANGE OF OTHER PRAIRIE FLOWERS, AS WELL AS SWITCHGRASS, PRAIRIE CORDGRASS AND MANY COOL SEASON PRAIRIE GRASSES SUCH AS THE WILD RYES (ELYMUS SPP), JUNEGRASS (KOELERIA MACRANTHA), KALM'S BROMEGRASS (BROMUS KALMII), AND PRAIRIE DROPSIED (SPOROBOLUS HETEROLEPIS). PLATEAU SHOULD NEVER BE USED IN A WARM PRAIRIE CONTAINING MANY DIFFERENT TYPES OF FLOWERS AND COOL SEASON GRASSES.*

PERENNIAL GRASSY WEEDS CAN ALSO BE TREATED USING THE GLOVE OR TONGS OF DEATH METHODS. ON LARGER AREAS, UNDESIRABLE COOL SEASON WEEDS SUCH AS QUACKGRASS, KENTUCKY BLUEGRASS, AND SMOOTH BROMEGRASS CAN BE TREATED BY SPRAYING WITH GRASS-SELECTIVE HERBICIDES SUCH AS POAST, FUSILADE, AND SELECT. SPRAY IN MID TO LATE FALL AFTER THE WARM SEASON PRAIRIE GRASSES HAVE ALL GONE DORMANT FOR THE YEAR TO AVOID DAMAGING THEM. MOST COOL SEASON WEEDY GRASSES ARE STILL ACTIVELY GROWING, AND WILL BE DAMAGED WITH A FALL APPLICATION. AIR TEMPERATURES MUST BE ABOVE 60 DEGREES F. TO ENSURE GOOD RESULTS WITH LATE SEASON HERBICIDE APPLICATIONS.

A SECOND FOLLOW-UP APPLICATION OF GRASS SELECTIVE HERBICIDES IS USUALLY REQUIRED TO ACHIEVE CONTROL OF COOL SEASON WEEDY GRASSES. THIS CAN BE DONE IN THE FOLLOWING SPRING WHEN COOL SEASON GRASSES ARE ACTIVELY GROWING, BUT PRIOR TO THE EMERGENCE OF THE WARM SEASON PRAIRIE GRASSES. A SECOND APPLICATION CAN ALSO BE DONE THE NEXT FALL IF DESIRED.

GRASS SELECTIVE HERBICIDES WILL KILL ACTIVELY GROWING NATIVE COOL SEASON GRASSES SUCH AS THE WILD RYES, JUNEGRASS, NEEDLEGRASS, KALM'S BROMEGRASS, AND PRAIRIE DROPSIED. THESE GRASSES GREEN UP AROUND THE SAME TIME AS THE NON-NATIVE COOL SEASON SPECIES, AND WILL BE HARMED OR KILLED WITH A SPRING SPRAYING OF GRASS SELECTIVE HERBICIDE. HOWEVER, MOST COOL SEASON NATIVE GRASSES WILL GO DORMANT IN FALL PRIOR TO MANY NON-NATIVE COOL SEASON GRASSES. IF COOL SEASON NATIVE GRASSES ARE AN IMPORTANT COMPONENT OF THE PRAIRIE, THE USE OF GRASS SELECTIVE HERBICIDES SHOULD BE RESTRICTED TO LATE FALL AFTER ALL THE PRAIRIE GRASSES HAVE ENTERED DORMANCY.

THE SPECIES LISTED BELOW ACCOUNT FOR MOST OF THE COOL SEASON WEEDY GRASS AND NUTSEDGE PROBLEMS IN RESTORED PRAIRIES. MOST CAN BE CONTROLLED WITH MID TO LATE SPRING BURNING. IF BURNING IS NOT AN OPTION, MID TO LATE SPRING MOWING AND RAKING IS A GOOD ALTERNATIVE IN MOST CASES. IF AN INFESTATION CANNOT BE CONTROLLED USING EITHER BURNING OR MOWING, GRASS SELECTIVE HERBICIDES CAN BE CONSIDERED AS AN OPTION.

CONCLUSION

PRAIRIE MEADOWS CAN BE MANAGED USING A NUMBER OF DIFFERENT TECHNIQUES. BY TAKING THE TIME TO PROPERLY PREPARE THE SITE BY KILLING ALL PERENNIAL WEEDS PRIOR TO SEEDING, LONG TERM PROBLEMS CAN BE MINIMIZED. WELL-TIMED MOWING AND BURNING ARE THE MOST COMMONLY USED MANAGEMENT METHODS, DUE TO THEIR RELATIVE SIMPLICITY AND LOW COSTS. PROPER PLANNING AND EXECUTION IS ESSENTIAL WHEN USING FIRE AS A MANAGEMENT TOOL. WITH GOOD MANAGEMENT, THE PRAIRIE PLANTS WILL CHOKe OUT THE MAJORITY OF ANNUAL AND BIENNIAL WEEDS WITHOUT ANY EXTRA EFFORT.

SPOT REMOVAL OR HERBICIDE TREATMENT OF PROBLEM PERENNIAL WEEDS MAY BE NECESSARY. PULLING OR DIGGING OF TAP-ROOTED WEEDS CAN BE DONE SUCCESSFULLY ON SMALLER AREAS. ON LARGER AREAS, SELECTIVE HERBICIDE TREATMENT MAY BE MORE COST EFFECTIVE.

PRAIRIE MEADOWS CAN BE MANAGED CHEAPLY AND EFFICIENTLY BY USING THE APPROPRIATE TECHNIQUE AT THE RIGHT STAGE OF DEVELOPMENT. PROPERLY TIMED AND CARRIED OUT, THESE MANAGEMENT PROCEDURES WILL RESULT IN THE ESTABLISHMENT OF PERENNIAL PRAIRIE MEADOWS THAT RETURN YEAR AFTER YEAR. SIGNIFICANT COST SAVINGS ARE REALIZED WHEN THE APPROPRIATE MANAGEMENT METHODS ARE USED, ESPECIALLY WHEN COMPARED TO MORE TRADITIONAL, HIGH MAINTENANCE LAWNS AND FORMAL GARDENS.

REVISIONS

SITE DETAILS - SEED MIX MAINTENANCE

COURTYARDS AT HARRIS FARM

PREPARED FOR EPCON INC

500 STONEHENGE PARKWAY, DUBLIN OH 43017

Paris Planning & Design

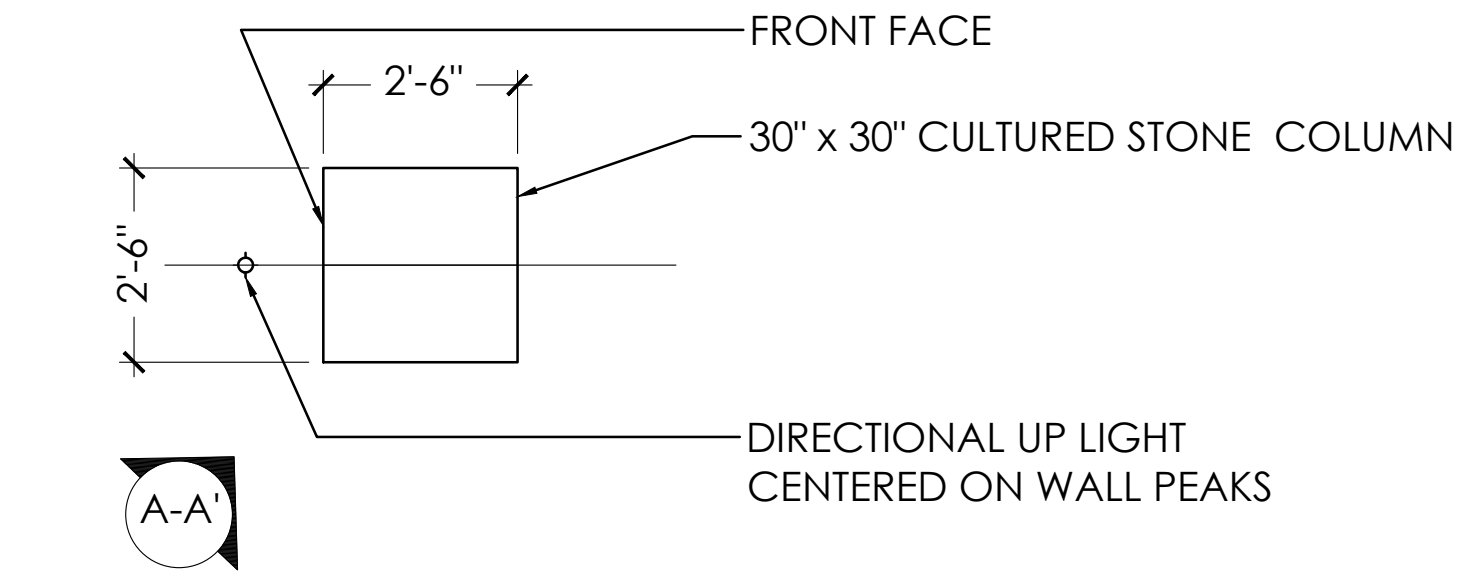
LAND PLANNING LANDSCAPE ARCHITECTURE

487½ Cemetery Road p 614 467-1964

Hilliard, OH 43026 www.parisplanninganddesign.com

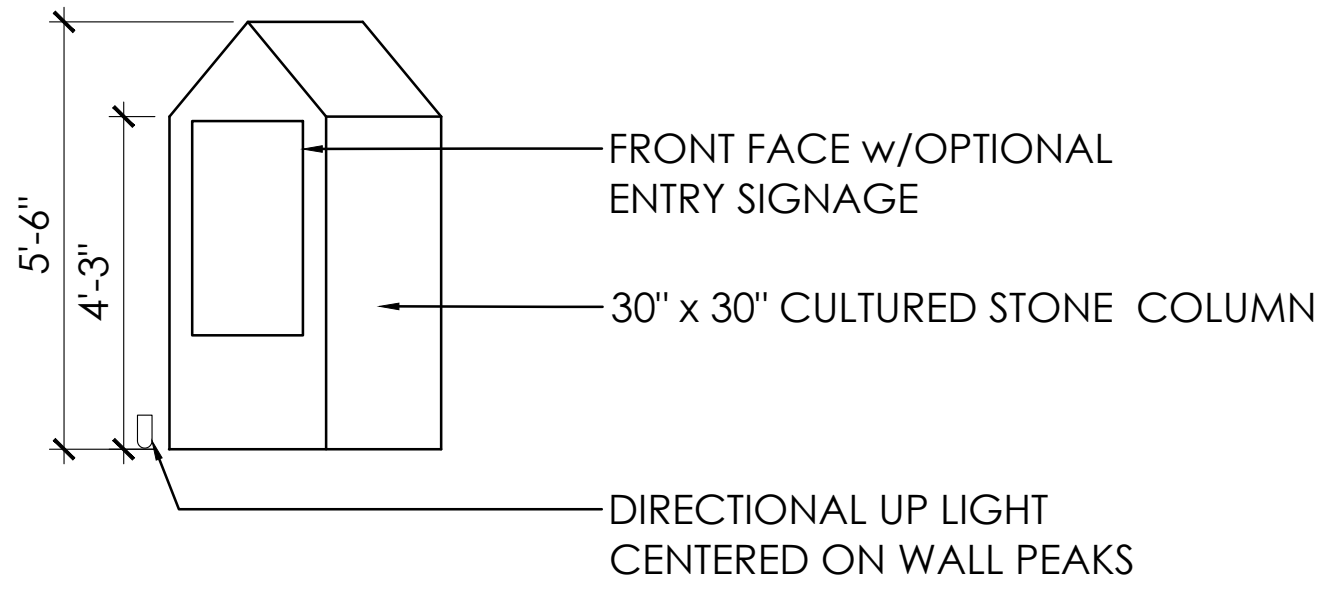
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PROJECT	22079
SHEET	

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ENTRY COLUMN PLAN

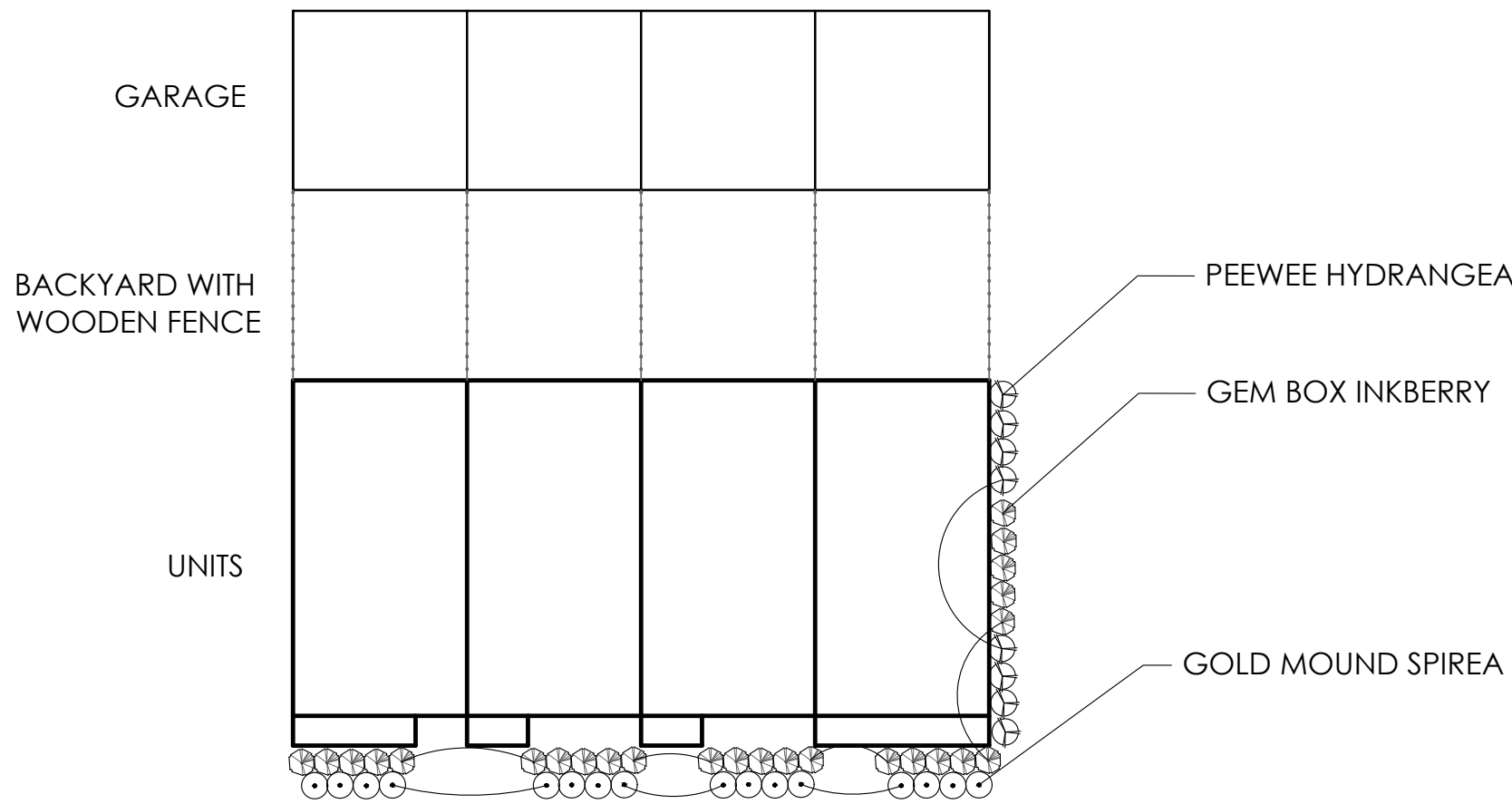
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



ENTRY ENTRY COLUMN ELEVATION A-A'

1

SECONDARY ENTRY COLUMN
SCALE:N.T.S.

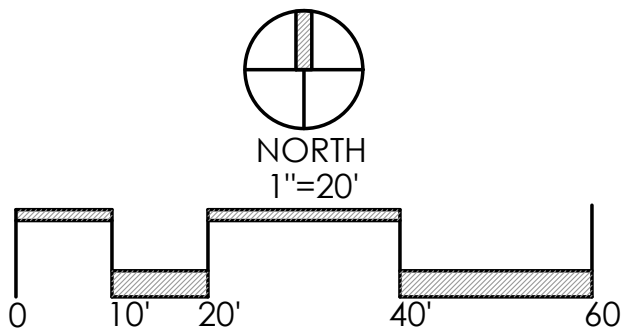


2

TYPICAL TOWNHOME LANDSCAPE - SUBAREA D
SCALE: 1:20

** TWO - 2" CALIPER TREES PER TOWNHOME UNIT TO BE INSTALLED. THIS WILL BE ELSEWHERE IN SUBAREA D WHEN SPACE NOT AVAILABLE AROUND TOWNHOME UNIT.

**SOD TO BE INSTALLED ON ALL UNITS AT FRONT



REVISIONS	

SITE DETAILS -
SUBAREA D

HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

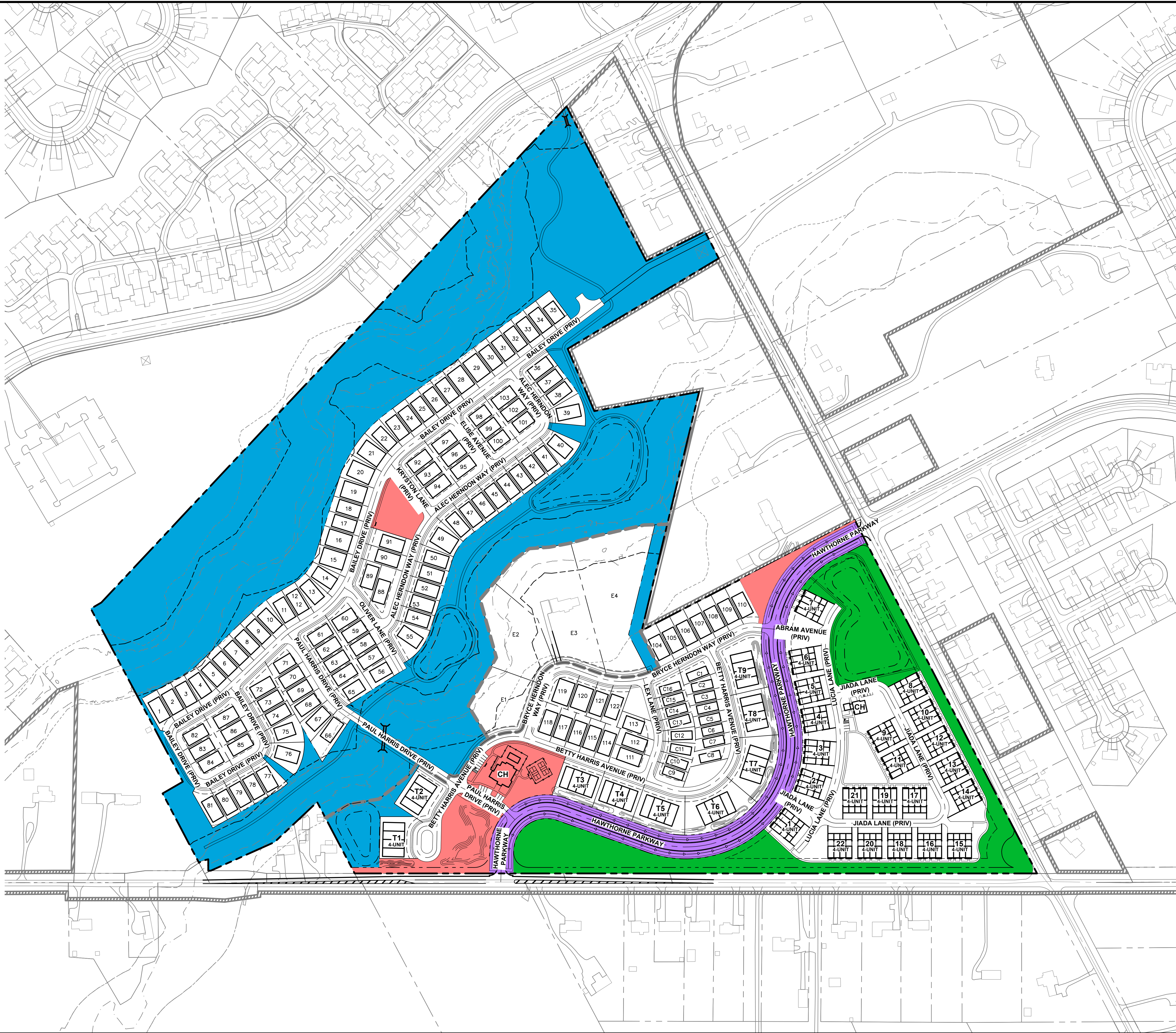
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
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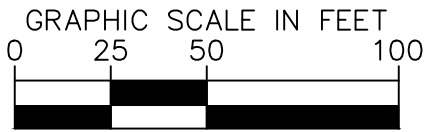
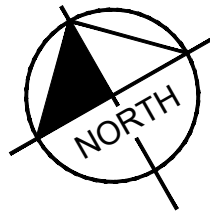
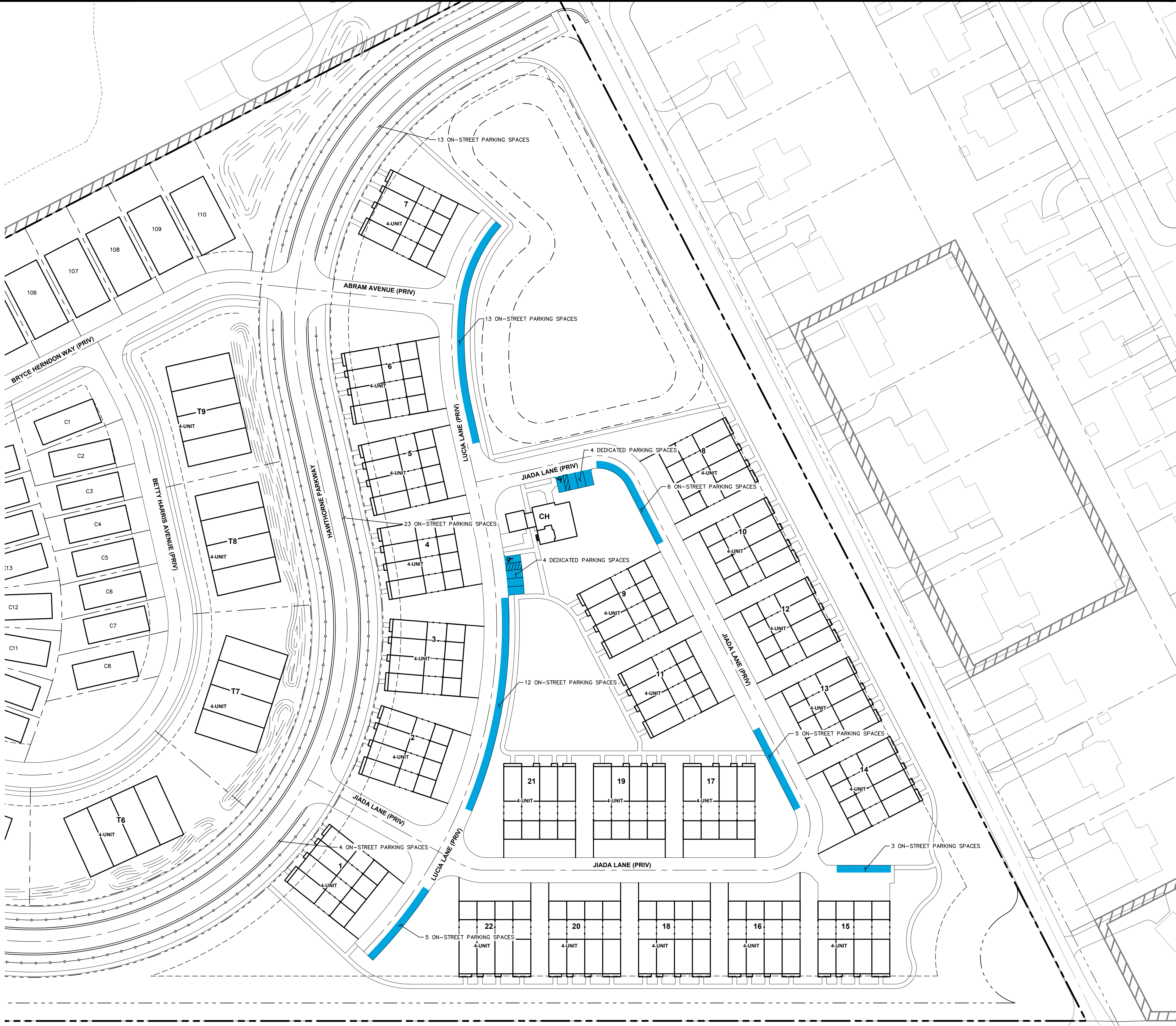
Drawing name: K:\GIS_LIVE\190017006_Cinnella_Horns_Property_Grove_City\2_Design\CAD\PropSheet\2_Final_Development_Plan\Overall_Site_Plan.dwg Layout: 1 (NOT IN SHEET SET) Apr 24, 2024 8:05pm by: ltyerjackson

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Drawing name: K:\CIB_LIVE\190017006_Cinnello_Harris_Property_Grove_City\2_Design\CAD\Exhibit\Sub Area D Parking Exhibit.dwg Layout: 1 (NOT IN SHEET SET) Apr 24, 2024 8:17pm by: tyler.jackson

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SUB-AREA D PARKING STATISTICS

BUILDINGS: 4 PARKING SPACES PER UNIT
(2 GARAGE + 2 DRIVEWAY)
88 UNITS * 4 SPACES/UNIT = 352 PARKING SPACES
CLUBHOUSE PARKING STALLS = 8 PARKING SPACES
PRIVATE ROADS ON-STREET PARKING = 44 PARKING SPACES
TOTAL PARKING PROVIDED = 404 PARKING STALLS (4.59 PARKING SPACES/UNIT)

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No.		DATE	BY	APR DATE	APR BY
REVISIONS					
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 685 & BORROR ROAD GROVE CITY, OH 43123					
ORIGINAL ISSUE: 4/24/2024					
KHA PROJECT NO. 190017006					
SHEET NUMBER EX					
SUB AREA D PARKING EXHIBIT		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 PLEASANTON, OH 43084 PHONE: 614-44-1699 WWW.KIMLEY-HORN.COM			
SCALE: 1"=50'	DESIGNED BY: TCJ	DRAWN BY: DOM	CHECKED BY: WCR		



SITE DATA - OVERALL	
TOTAL ACRES	± 96.694 AC
TOTAL LOTS	262 LOTS/UNITS
DENSITY	± 2.71 D.U./AC
OPEN SPACE PROVIDED	± 33.26AC (35%)

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ILLUSTRATIVE DEVELOPMENT PLAN

HARRIS FARM
PREPARED FOR EPCON COMMUNITIES AND CIMINELLO LAND CO.
DATE: 4.23.24



OPEN SPACE DATA	
TOTAL ACRES	±96.694 AC
SINGLE FAMILY REQUIRED {(138 * 2.73/1000) * 20}	± 7.53 AC
MULTI-FAMILY REQUIRED {(124 * 2.29/1000) * 20}	± 5.68 AC
TOTAL REQUIRED OPEN SPACE	± 13.21 D.U./AC
OPEN SPACE PROVIDED	± 30.9 AC
BASIN OPEN SPACE PROVIDED	± 2.36 AC
TOTAL OPEN SPACE PROVIDED	± 33.26 AC (34%)
ADDITIONAL OPEN AREA IN 100 YR FLOOD PLAIN	± 10.49 AC

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