



GROVE CITY, OHIO - CITY COUNCIL Agenda

August 19, 2024

7:00 PM

Call to Order	Roll Call	Approval of Minutes	Welcome & Reading of Agenda
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LANDS:

- | | |
|----------------------------|---|
| <u>Ordinance C-27-24</u> | Amend the Zoning Text for 15.831 acre parcel located north of Hibbs Road, as approved by Ord. C-05-01. Second reading and public hearing. |
| <u>Ordinance C-30-24</u> | Accept the Plat of Farmstead, Phase 11. First reading. |
| <u>Ordinance C-31-24</u> | Accept the Plat of Farmstead, Subarea H - Phase 4. First reading. |
| <u>Ordinance C-32-24</u> | Amend Section 1135.09(b)12A of the Codified Ordinances to include a new section for Marijuana and declare an emergency. |
| <u>Resolution CR-25-24</u> | Approve the Development Plan for the Harris Property located north of State Route 665 and west of Borror Road. |

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-29-24</u> | Authorize the City Administrator to convey excess personal property that is no longer needed for City business. Second reading and public hearing. |
| <u>Resolution CR-34-24</u> | Authorizing the City Administrator to seek financial assistance from the State Capital Improvement Program/Local Transportation Improvement Program for the funding of the McDowell Road Improvement project. |

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 08/05 & 8/12/24 Council Meetings; 08/06/24 Planning Commission Meeting	

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.~~

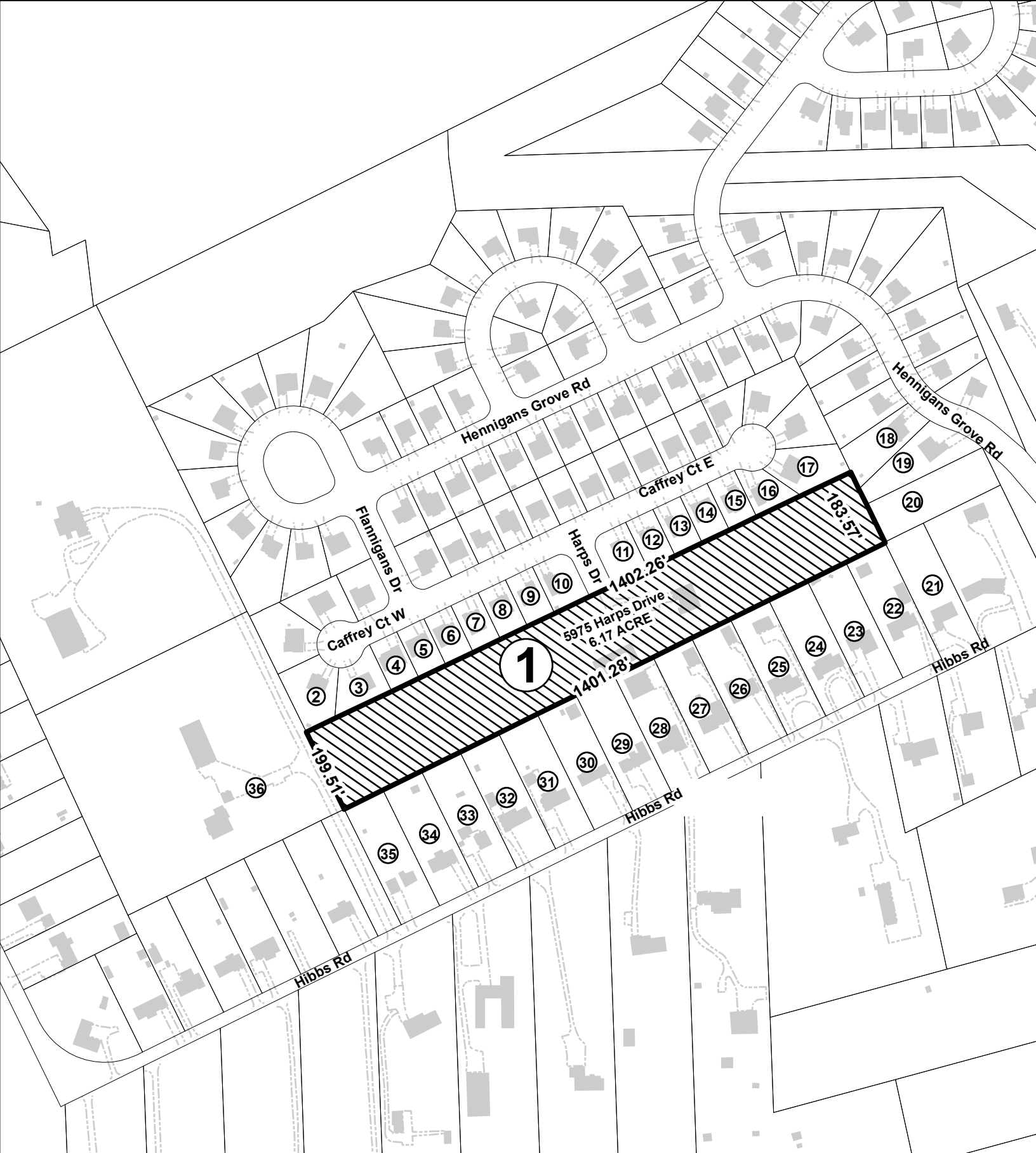
~~Columbus, Ohio 43215~~

~~Telephone: 614-469-0100~~

~~Telecopier: 614-280-9675~~

Project Narrative
5975 Harps Dr
Grove City, OH 43123

The residential property at **5975 Harps Dr** is approximately 6 acres, located adjacent to Hennigan's Grove neighborhood. The property currently contains a 3,100 square foot home as well as a 4,000 square foot pole barn. We are requesting to split the lot into two 3 acre parcels with the intention of keeping the home and pole barn on a parcel together, where we will continue to reside. It is our intention to sell the remaining 3 acre parcel in order that one additional home may be built on the land. As you can see in the enclosed attachments, the land is rectangular shaped, and our home was built on one side of the rectangle. There is ample space on the opposite side of the land to build another home while maintaining both privacy and open space to the surrounding property owners.

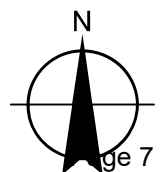


5975 Harps Dr Rezoning

0 250 500 1,000 Feet

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



Date: 08/13/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-30-24
1st Reading: 08/19/24
Public Notice: 8/20/24
2nd Reading: 09/03/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-30-24

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 11

WHEREAS, Farmstead, Phase 11, a subdivision containing lots 357 – 376 inclusive, and Reserve “Q”, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead, Phase 11, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a resubdivision of a portion of Lot 3 & 4 of the partition of Ephraim Borrer’s Estate, containing 15.174± acres of land, more or less. Said 15.174± acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

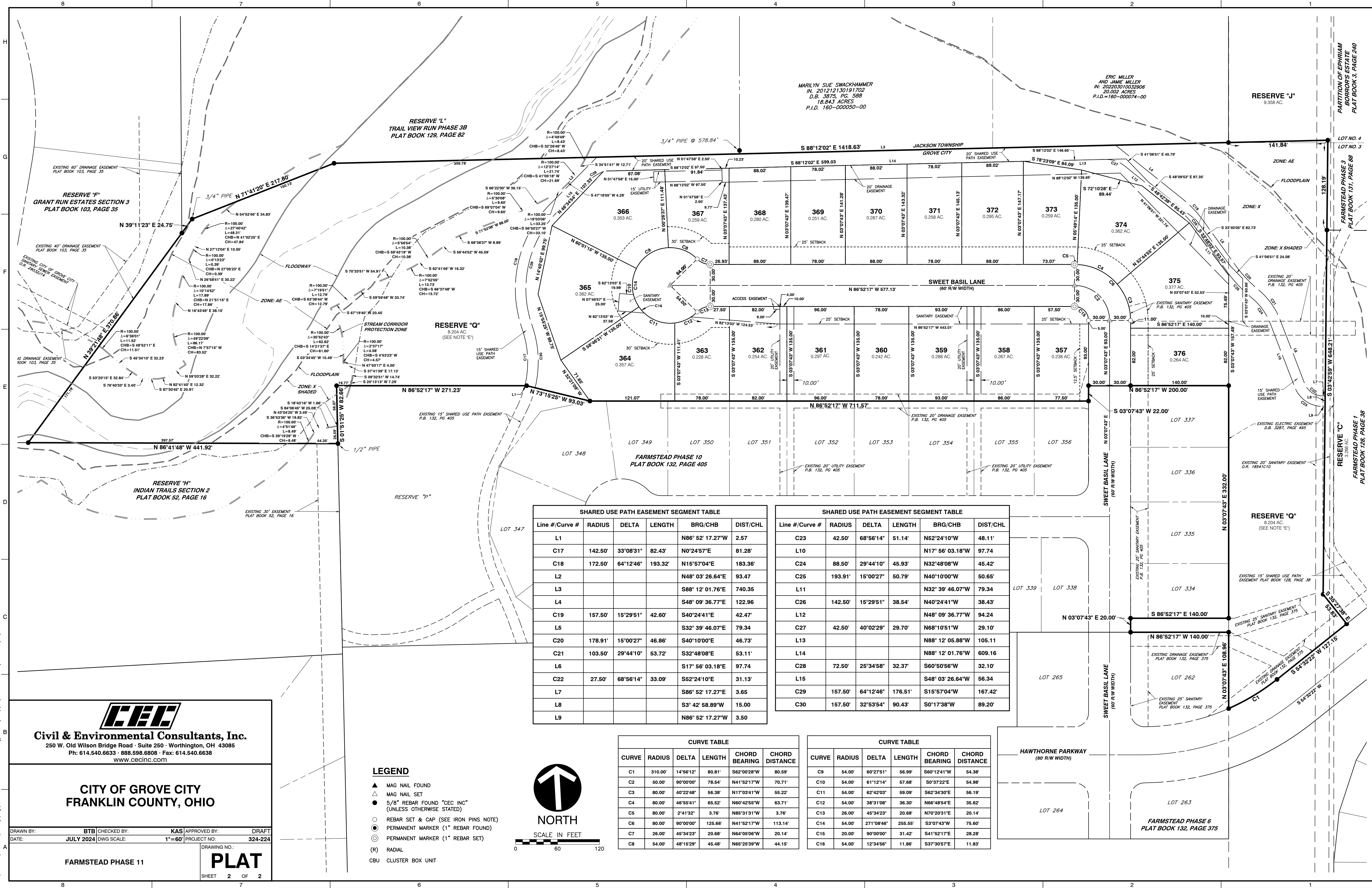
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

P:\1300-000\1300-224-Survey\Draw\1300-224-SY01-Sub-Phase 11.dwg(14/01/2024 11:00) - L.P. 7/23/2024 7:16 AM





Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
Ph: 614.540.6633 - 888.598.6806 - Fax: 614.540.6638
www.cecinc.com

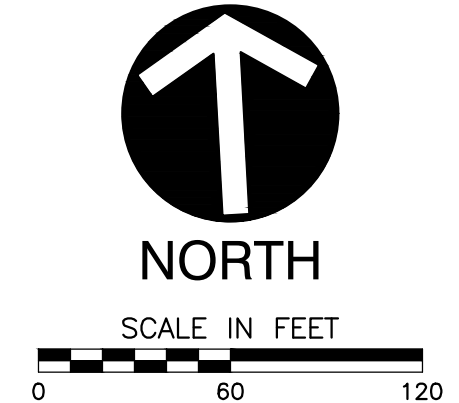
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DRAWN BY: BTB CHECKED BY: KAS APPROVED BY: DRAFT
DATE: JULY 2024 DWG SCALE: 1"=60' PROJECT NO: 324-224

FARMSTEAD PHASE 11

PLAT
SHEET 2 OF 2

- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FOUND "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - PERMANENT MARKER (1" REBAR FOUND)
 - ⊙ PERMANENT MARKER (1" REBAR SET)
 - (R) RADIAL
 - CBU CLUSTER BOX UNIT

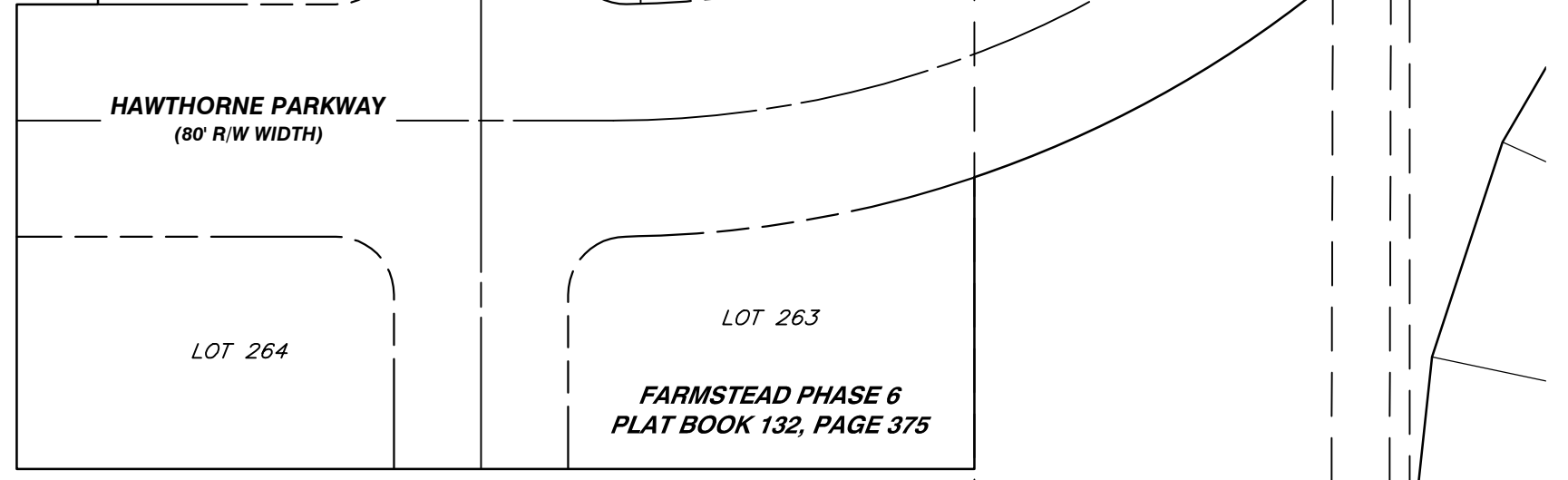


SHARED USE PATH EASEMENT SEGMENT TABLE					
Line #/Curve #	RADIUS	DELTA	LENGTH	BRG/CHB	DIST/CHL
L1				N86° 52' 17.27"W	2.57
C17	142.50'	33°08'31"	82.43'	N0°24'57"E	81.28'
C18	172.50'	64°12'46"	193.32'	N15°57'04"E	183.36'
L2				N48° 03' 26.64"E	93.47
L3				S88° 12' 01.76"E	740.35
L4				S48° 09' 36.77"E	122.96
C19	157.50'	15°29'51"	42.60'	S40°24'41"E	42.47'
L5				S32° 39' 46.07"E	79.34
C20	178.91'	15°00'27"	46.86'	S40°10'00"E	46.73'
C21	103.50'	29°44'10"	53.72'	S32°48'08"E	53.11'
L6				S17° 56' 03.18"E	97.74
C22	27.50'	68°56'14"	33.09'	S52°24'10"E	31.13'
L7				S86° 52' 17.27"E	3.65
L8				S3° 42' 58.89"W	15.00
L9				N86° 52' 17.27"W	3.50

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	310.00'	14°56'12"	80.81'	S62°00'28"W	80.59'
C2	50.00'	90°00'00"	78.54'	N41°52'17"W	70.71'
C3	80.00'	40°22'48"	56.38'	N17°03'41"W	55.22'
C4	80.00'	46°55'41"	65.52'	N60°42'55"W	63.71'
C5	80.00'	2°41'32"	3.76'	N85°31'31"W	3.76'
C6	80.00'	90°00'00"	125.66'	N41°52'17"W	113.14'
C7	26.00'	45°34'23"	20.68'	N64°05'06"W	20.14'
C8	54.00'	48°15'29"	45.48'	N65°25'39"W	44.15'

SHARED USE PATH EASEMENT SEGMENT TABLE					
Line #/Curve #	RADIUS	DELTA	LENGTH	BRG/CHB	DIST/CHL
C23	42.50'	68°56'14"	51.14'	N52°24'10"W	48.11'
L10				N17° 56' 03.18"W	97.74
C24	88.50'	29°44'10"	45.93'	N32°48'08"W	45.42'
C25	193.91'	15°00'27"	50.79'	N40°10'00"W	50.65'
L11				N32° 39' 46.07"W	79.34
C26	142.50'	15°29'51"	38.54'	N40°24'41"W	38.43'
L12				N48° 09' 36.77"W	94.24
C27	42.50'	40°02'29"	29.70'	N68°10'51"W	29.10'
L13				N88° 12' 05.88"W	105.11
L14				N88° 12' 01.76"W	609.16
C28	72.50'	25°34'58"	32.37'	S60°50'56"W	32.10'
L15				S48° 03' 26.64"W	56.34
C29	157.50'	64°12'46"	176.51'	S15°57'04"W	167.42'
C30	157.50'	32°53'54"	90.43'	S0°17'38"W	89.20'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C9	54.00'	60°27'51"	56.99'	S60°12'41"W	54.38'
C10	54.00'	61°12'14"	57.68'	S0°37'22"E	54.98'
C11	54.00'	62°42'03"	59.09'	S62°34'30"E	56.19'
C12	54.00'	38°31'08"	36.30'	N66°48'54"E	35.82'
C13	26.00'	45°34'23"	20.68'	N70°20'31"E	20.14'
C14	54.00'	271°08'46"	255.55'	S3°07'43"W	75.60'
C15	20.00'	90°00'00"	31.42'	S41°52'17"E	28.28'
C16	54.00'	12°34'58"	11.86'	S37°30'57"E	11.83'



Date: 08/13/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-31-24
1st Reading: 08/19/24
Public Notice: 8/20/24
2nd Reading: 09/03/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-31-24

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, SUBAREA H – PHASE 4

WHEREAS, Farmstead, Subarea H – Phase 4, a subdivision containing lots 50A – 51A and 64 - 87 inclusive, and Reserve “H-G”, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead, Subarea H - Phase 4, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1105 and 6115, being a resubdivision of a portion of Lot 3 of the partition of Ephraim Borrer’s Estate, containing 5.685± acres of land, more or less. Said 5.685± acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

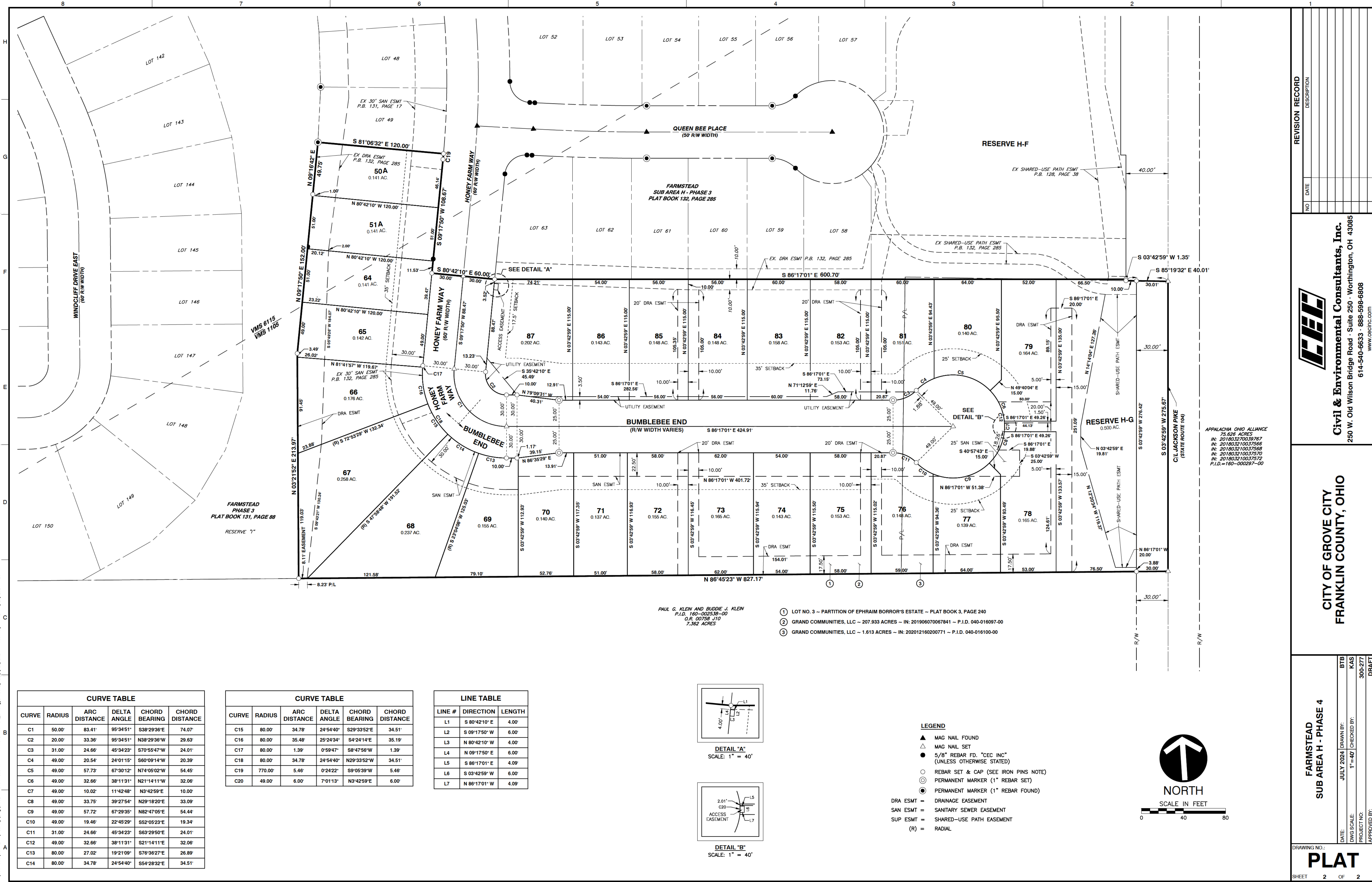
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

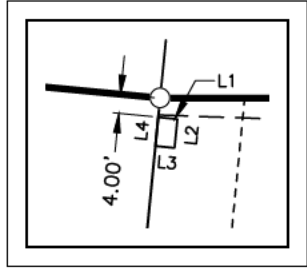
P:\300-000\300-271-Survey\Draw\20227-SUB H-4 - REVISED With 50.51.meg\A0002\LS\722\2024 - H-4.dwg - 12/21/2024 7:20 AM



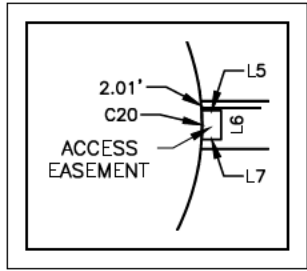
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	83.41'	95°34'51"	S38°29'36"E	74.07'
C2	20.00'	33.36'	95°34'51"	N38°29'36"W	29.63'
C3	31.00'	24.66'	45°34'23"	S70°55'47"W	24.01'
C4	49.00'	20.54'	24°01'15"	S60°09'14"W	20.39'
C5	49.00'	57.73'	67°30'12"	N74°05'02"W	54.45'
C6	49.00'	32.66'	38°11'31"	N21°14'11"W	32.06'
C7	49.00'	10.02'	11°42'48"	N3°42'59"E	10.00'
C8	49.00'	33.75'	39°27'54"	N29°18'20"E	33.09'
C9	49.00'	57.72'	67°29'35"	N82°47'05"E	54.44'
C10	49.00'	19.46'	22°45'29"	S52°05'23"E	19.34'
C11	31.00'	24.66'	45°34'23"	S63°29'50"E	24.01'
C12	49.00'	32.66'	38°11'31"	S21°14'11"E	32.06'
C13	80.00'	27.02'	19°21'09"	S76°36'27"E	26.89'
C14	80.00'	34.78'	24°54'40"	S54°28'32"E	34.51'

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C15	80.00'	34.78'	24°54'40"	S29°33'52"E	34.51'
C16	80.00'	35.48'	25°24'34"	S4°24'14"E	35.19'
C17	80.00'	1.39'	0°59'47"	S8°47'56"W	1.39'
C18	80.00'	34.78'	24°54'40"	N29°33'52"W	34.51'
C19	770.00'	5.46'	0°24'22"	S9°05'39"W	5.46'
C20	49.00'	6.00'	7°01'13"	N3°42'59"E	6.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 80°42'10" E	4.00'
L2	S 09°17'50" W	6.00'
L3	N 80°42'10" W	4.00'
L4	N 09°17'50" E	6.00'
L5	S 86°17'01" E	4.09'
L6	S 03°42'59" W	6.00'
L7	N 86°17'01" W	4.09'

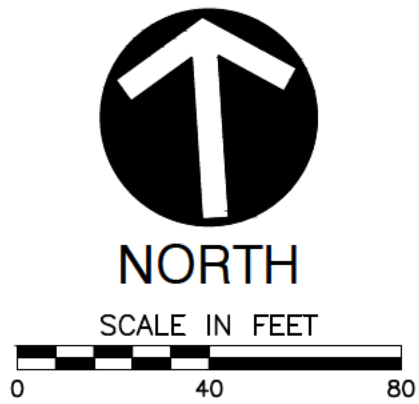


DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 40'

- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - ⊙ PERMANENT MARKER (1" REBAR SET)
 - ⦿ PERMANENT MARKER (1" REBAR FOUND)
 - DRA ESMT = DRAINAGE EASEMENT
 - SAN ESMT = SANITARY SEWER EASEMENT
 - SUP ESMT = SHARED-USE PATH EASEMENT
 - (R) = RADIAL



PAUL G. KLEIN AND BUDDIE J. KLEIN
P.L.D. 160-002539-00
O.R. 00758 J10
7,362 ACRES

- ① LOT NO. 3 ~ PARTITION OF EPHRAIM BORROR'S ESTATE ~ PLAT BOOK 3, PAGE 240
② GRAND COMMUNITIES, LLC ~ 207.933 ACRES ~ IN: 201906070067841 ~ P.L.D. 040-016097-00
③ GRAND COMMUNITIES, LLC ~ 1.613 ACRES ~ IN: 202012160200771 ~ P.L.D. 040-016100-00

APPALACHIA OHIO ALLIANCE
75.626 ACRES
IN: 201803270039767
IN: 201803210037566
IN: 201803210037568
IN: 201803210037570
IN: 201803210037572
P.L.D.=160-000297-00

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

FARMSTEAD
SUB AREA H - PHASE 4

DRAWING NO.:
PLAT

SHEET 2 OF 2

DATE: JULY 2024
DRAWN BY: KAS
DWG SCALE: 1"=40'
PROJECT NO. 300-277
APPROVED BY: DRAFT

BTB
KAS
300-277
DRAFT

Date: 08/13/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Mayor Stage
Sponsor: _____
Emergency: XX 30 Days: _____
Current Expense: _____

No.: C-32-24
1st Reading: 08-19-24
Public Notice: 08-20-24
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-32-24

AN ORDINANCE TO AMEND SECTION 1135.09(b)12A OF THE CODIFIED ORDINANCES OF GROVE CITY TO INCLUDE A NEW SECTION FOR MARIJUANA AND DECLARING AN EMERGENCY

WHEREAS, on May 25, 2016, the Ohio General Assembly passed Substitute House Bill 523 (“H.B. 523”), which allows individuals with a qualifying medical condition, on the recommendation of a physician, to apply to the State, and upon approval of their application receive an identification card allowing them to obtain, possess, and use medical marijuana for the treatment of said condition; and

WHEREAS, H.B. 523 was signed into law by Ohio Governor John Kasich and thereafter became effective on September 9, 2016; and

WHEREAS, on October 2, 2017, this Council enacted Ordinance C-46-17 to prohibit the cultivation, processing or retail dispensing of medical marijuana; and

WHEREAS, on November 7, 2023, Ohio voters approved State Issue 2, creating an administrative system for the legalized cultivation, processing, and retail sale of recreational marijuana for people over 21 years of age; and

WHEREAS, on March 18, 2024, this Council enacted Ordinance C-12-24 to repeal Ordinance C-46-17 to permit the cultivation, processing or retail dispensing of medical marijuana; and

WHEREAS, the Grove City Codified Ordinances are silent when it comes to regulations specifically for medical and recreational marijuana retail establishments; and

WHEREAS, rules and regulations are necessary for new medical and recreational marijuana retail establishments.

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

SECTION 1. Section 1135.09(b)12A1t is hereby established as follows:

t. Retail dispensing of medical and recreational marijuana.

SECTION 2. Section 1135.09(b)12G9 is hereby established as follows:

9. Retail Dispensing of Medical and Recreational Marijuana. In addition to the provisions

found in B of this Section, the following regulations shall apply:

- a. Any retailer of medical and/or recreational marijuana shall be required to obtain all necessary permits and/or licenses from the State of Ohio Department of Commerce.
- b. A special use permit for medical and/or recreational marijuana shall only be permitted in the following zoning districts: C-1, C-2, IND-1, IND-2, IND-3, PUD-C or PUD-I. A special use permit for medical and/or recreational marijuana shall not be permitted in CBD.
- c. No medical and/or recreational marijuana retailer shall be located within 500 feet, measured from the boundaries of the parcel, of and opioid treatment center, single-family residential, church, public library, public playground, public park, or school.
- d. All retail dispensing of marijuana shall be conducted within the primary structure.
- e. There shall be no outdoor sales or storage of any kind associated with the marijuana business.
- f. The use of marijuana products shall be prohibited on the premises.
- g. No free samples may be given out by the retailer.
- h. A medical and/or recreational marijuana retailer shall not be permitted to use amplified music that is audible outside of the primary structure.
- i. Food trucks are prohibited on the premises.
- j. No merchandise or pictures of products shall be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the primary structure.
- k. Exterior signage shall be limited to words only and no depictions of marijuana or any of its derivative related products. Multi-light and flashing signs are also prohibited.
- l. No colored or flashing interior lights.
- m. Loading areas and loading docks shall be located on the side or rear of the lot, and shall be screened by solid, decorative walls.
- n. Hours of operation shall be limited to the hours between 7:00 am and 9:00 pm.
- o. All entrances to the premises shall be locked at all times with entry controlled by the permittee's managers and staff. All points of ingress and egress to a premises shall ensure the use of commercial-grade, nonresidential door and/or window locks.
- p. No loitering signs shall be posted on the exterior of the premises.
- q. The premises shall be equipped with a functional audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows.
- r. 24-hour fixed-camera video surveillance shall be required at all commercial marijuana facilities and digital storage in the cloud or other off-site method of recordings shall be available for 30 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area, excluding rest rooms or other areas with an expectation of privacy, and room and adjacent perimeter areas within a minimum of 50 feet.
- s. Drive-in, drive-through or walk-up window where retail sales of marijuana or marijuana products are sold to persons or persons within or about a motor vehicle are prohibited.

- t. No person under the age of 21 shall be permitted to purchase marijuana related products.
- u. Special Use Permits for retail marijuana sales shall be limited to Two (2) within the corporate limits of the city.
- v. Retailers shall post in a conspicuous place a marijuana use safety notice to include, but not limited to, the following:
 - 1. How to report an overdose.
 - 2. Prevention tips on illicit drug use.
 - 3. Keeping marijuana and other drugs away from minors.

SECTION 3. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, or welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to ensure that City has rules and regulations in effect as the State of Ohio failed to notify the City as to the timing of the process and applications.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

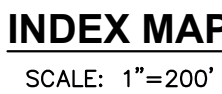
Passed:
Effective:

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

FLOODPLAIN

APPLICANTS

ENGINEER

OWNER

EXISTING PARCEL INFORMATION

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

 **OHIO811.org**
Before You Dig

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



APPROVALS

CITY ADMINISTRATOR

DIRECTOR OF PUBLIC SERVICE

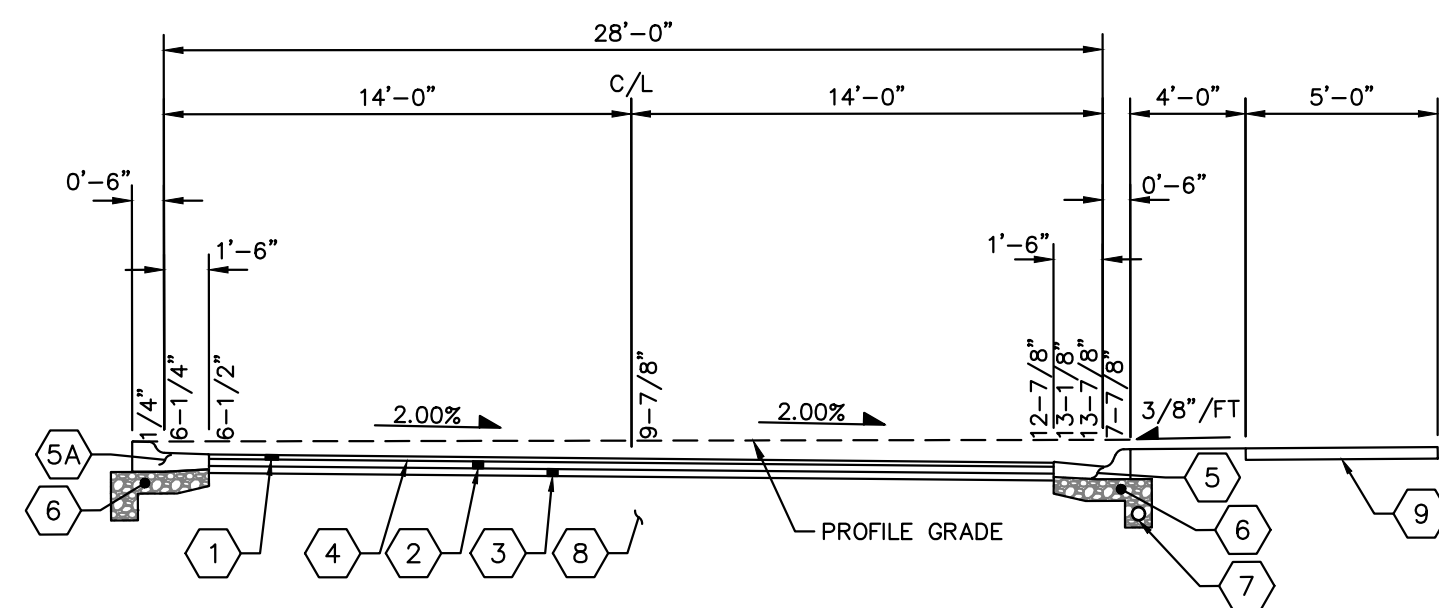
REVIEW FOR THE CITY
OF GROVE CITY

JACKSON TOWNSHIP FIRE DEPARTMENT

PROFESSIONAL ENGINEER'S CERTIFICATION

DATED THIS _____ DAY OF _____, 2024

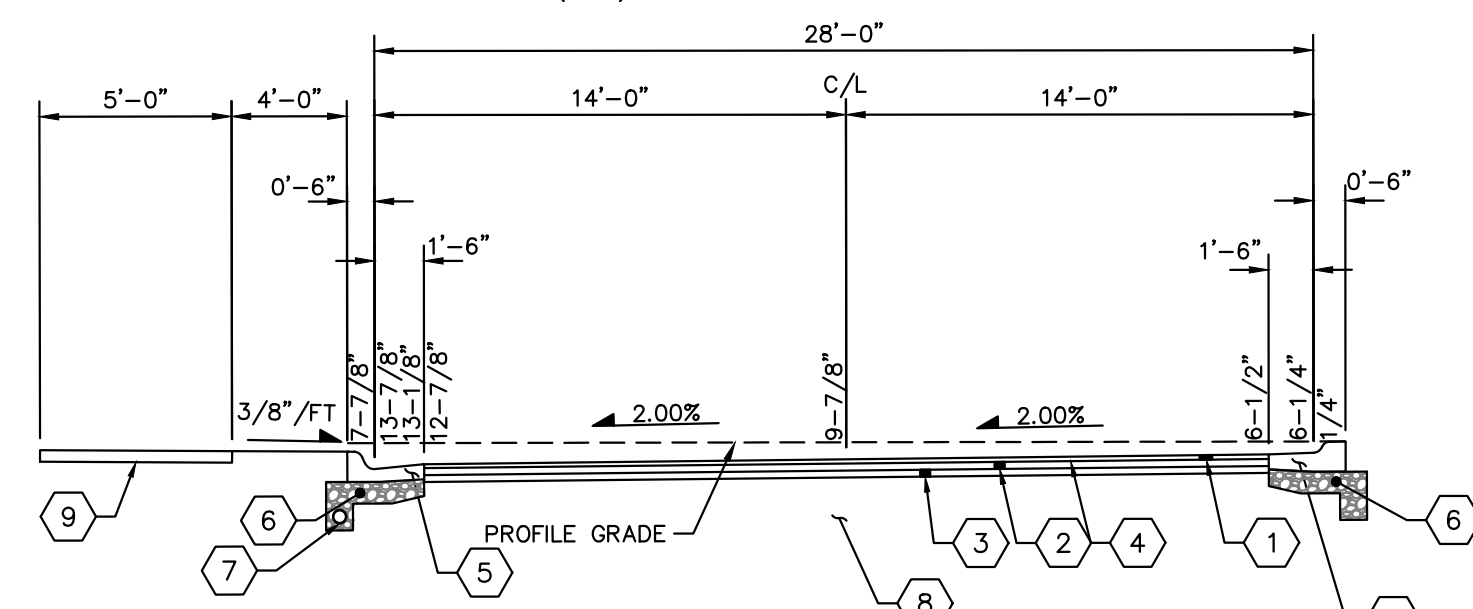
OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2024



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

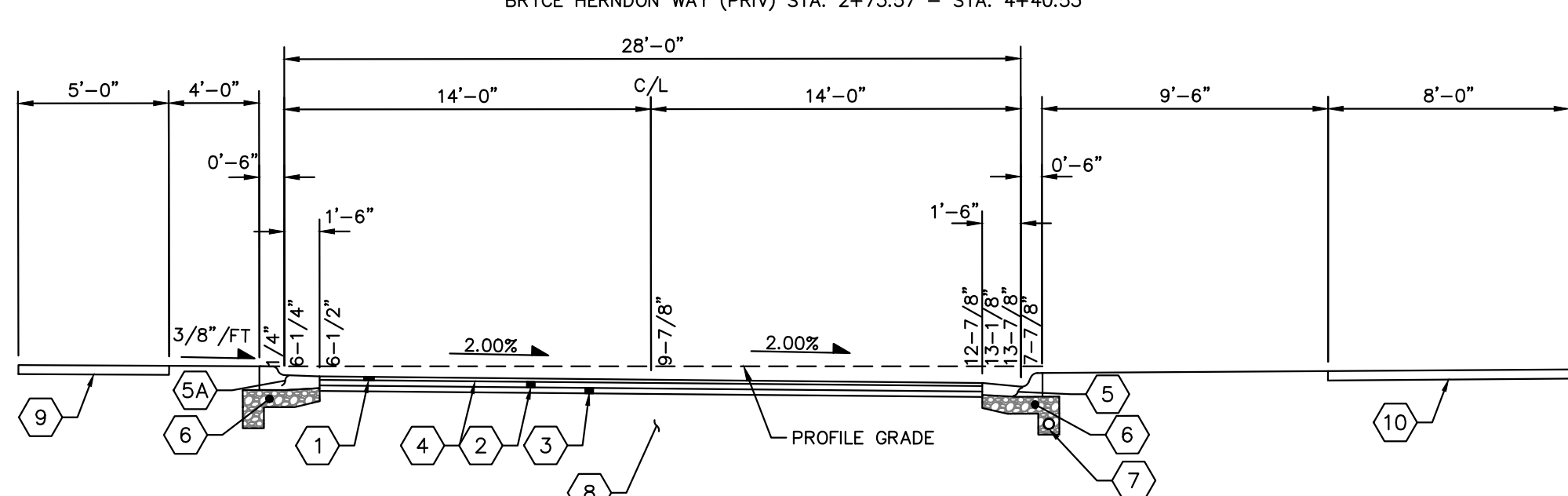


PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED LEFT W/ SIDEWALK LEFT

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+60.34
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+37.62 - STA. 4+40.63

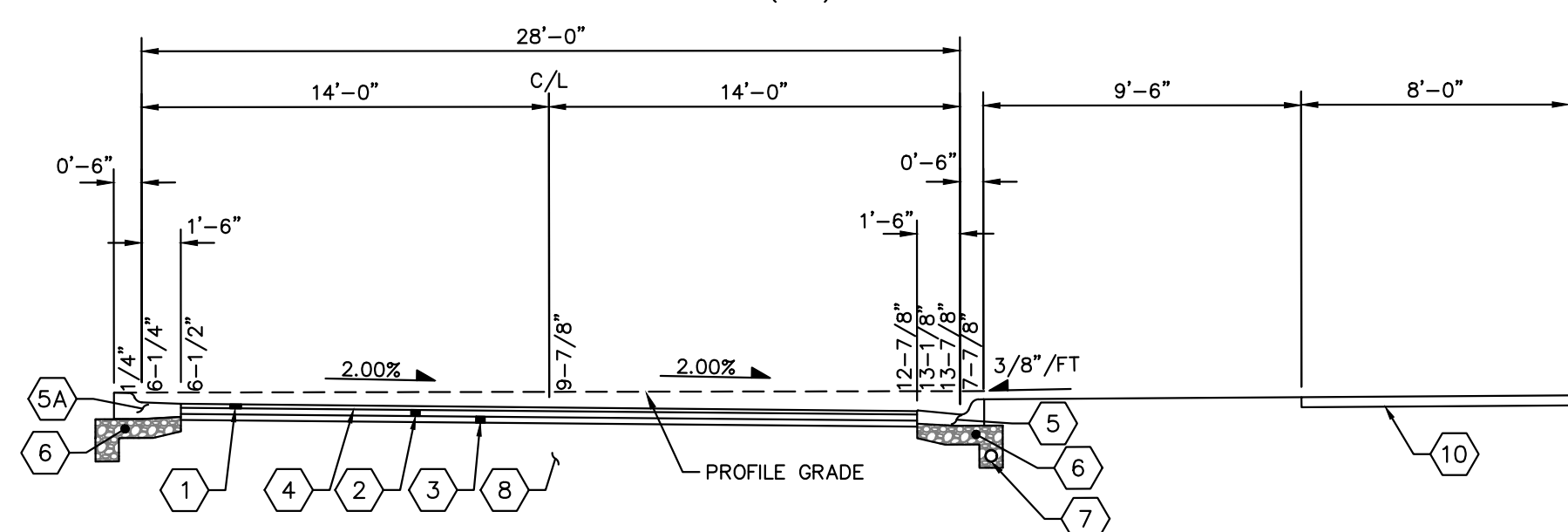
BRYCE HERNDON WAY (PRIV)	STA. 5+08.21	-	STA. 9+95.08
BETTY HARRIS AVENUE (PRIV)	STA. 0+39.00	-	STA. 6+92.92
BETTY HARRIS AVENUE (PRIV)	STA. 7+70.92	-	STA. 11+25.92
BETTY HARRIS AVENUE (PRIV)	STA. 11+92.91	-	STA. 14+17.35
BETTY HARRIS AVENUE (PRIV)	STA. 15+00.14	-	STA. 15+86.60
BETTY HARRIS AVENUE (PRIV)	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

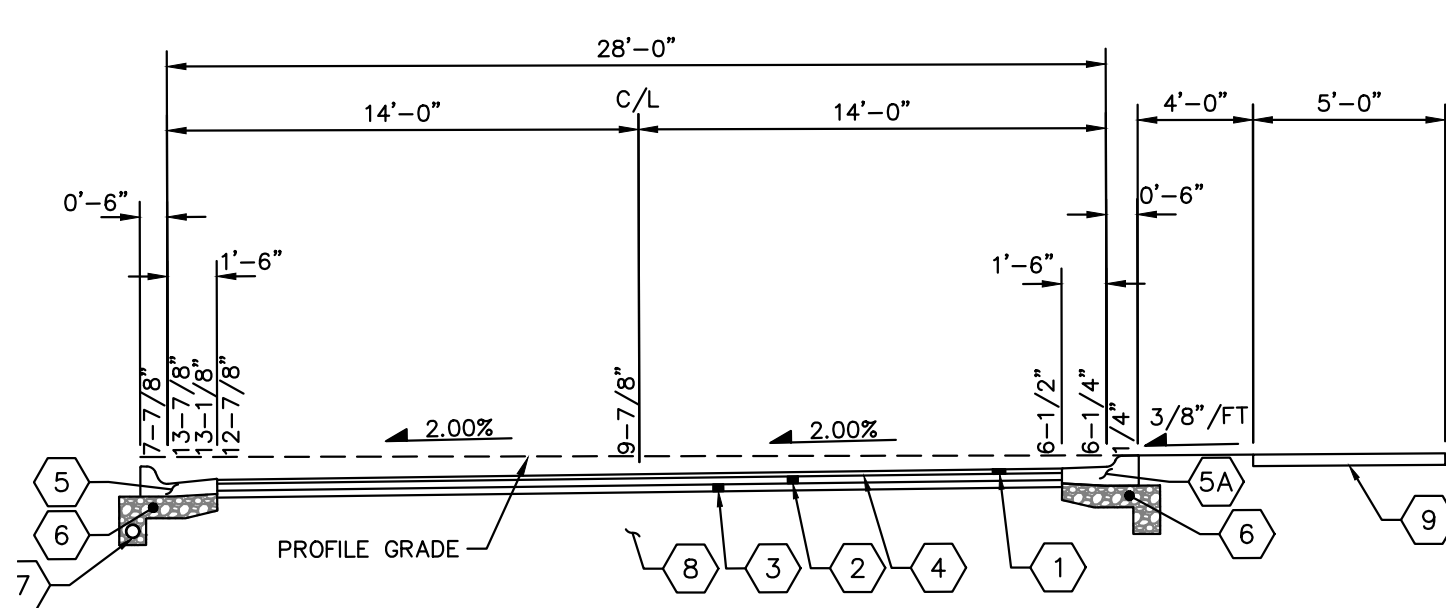


PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED RIGHT W/ PATH RIGHT

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 | 1-1/2" HOT MIXED, HOT LAND ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 ITEM 441 |
| 2 | 6" ROLLER COMPACTED CONCRETE (RCC) BASE, ITEM 365 |
| 3 | COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609 |
| 5A | TILT OUT CURB & GUTTER, SEE DETAIL SHEET 2, ITEM 609 |
| 5B | 18" TILT-OUT MOUNTABLE CURB, SEE DETAIL SHEET 2, ITEM 609 |
| 6 | NO. 8 OR NO. 57 AGGREGATE |
| 7 | 4" PIPE UNDERDRAIN, ITEM 605 |
| 8 | SUBGRADE COMPACTION, ITEM 204 |
| 9 | CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608 |
| 10 | 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS) |

PRIVATE STREET FLEXIBLE PAVEMENT LEGEND (ALT)

- | | |
|----|--|
| 1 | 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), P664-22, ITEM 441 |
| 2 | 3" ASPHALT CONCRETE BASE, ITEM 301 |
| 3 | 6" AGGREGATE BASE, ITEM 304 |
| 4 | TACK COAT, ITEM 407 (NEW ASPHALT APPLIED AT 0.05 GAL/SY) |
| 5 | COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609 |
| 5A | TILT OUT CURB & GUTTER, SEE DETAIL SHEET 2, ITEM 609 |
| 5B | 18" TILT-OUT MOUNTABLE CURB, SEE DETAIL SHEET 2, ITEM 609 |
| 6 | NO. 8 OR NO. 57 AGGREGATE |
| 7 | 4" PIPE UNDERDRAIN, ITEM 605 |
| 8 | SUBGRADE COMPACTION, ITEM 204 |
| 9 | CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608 |
| 10 | 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS) |

PRIVATE STREET ALTERNATE PAVEMENT LEGEND (ALT)

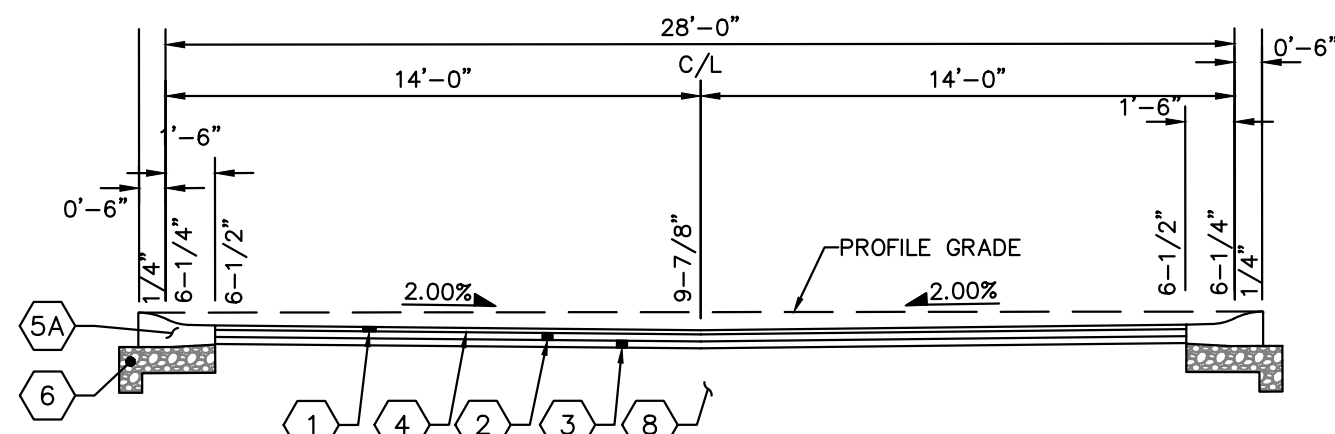
- | | |
|----|--|
| 1 | 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22, ITEM 441 |
| 2 | 5" PORTLAND CEMENT CONCRETE BASE (CLASS C-6), ITEM 305 |
| 3 | 4" AGGREGATE BASE, ITEM 304 |
| 4 | TACK COAT, ITEM 407 (NEW ASPHALT APPLIED AT 0.05 GAL/SY) |
| 5 | COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609 |
| 5A | TILT OUT CURB & GUTTER, SEE DETAIL SHEET 2, ITEM 609 |
| 5B | 18" TILT-OUT MOUNTABLE CURB, SEE DETAIL SHEET 2, ITEM 609 |
| 6 | NO. 8 OR NO. 57 AGGREGATE |
| 7 | 4" PIPE UNDERDRAIN, ITEM 605 |
| 8 | SUBGRADE COMPACTION, ITEM 204 |
| 9 | CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608 |
| 10 | 8' PATH, (STD. DWG. C-GC-80 OR 46A WHEN IN FRONT OF LOTS) |

PUBLIC STREET FLEXIBLE PAVEMENT LEGEND

- (1) 1-1/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG-64-22, ITEM 441
- (2) NON-TRACKING TACK COAT (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407*
- (3) 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG 64-22, ITEM 441
- (4) TACK COAT, (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407
- (5) 5" ASPHALT CONCRETE BASE, ITEM 301
- (6) 6" AGGREGATE BASE, ITEM 304
- (7) SUBGRADE COMPACTION, ITEM 204
- (8) STANDARD CONCRETE COMBINED CURB AND GUTTER, (STD. DWG. C-GC-57A), ITEM 609
- (9) NO. 8 OR NO. 57 AGGREGATE
- (10) 6" PIPE UNDERDRAIN, ITEM 605
- (11) CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- (12) 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.

PUBLIC STREET ALTERNATE PAVEMENT LEGEND

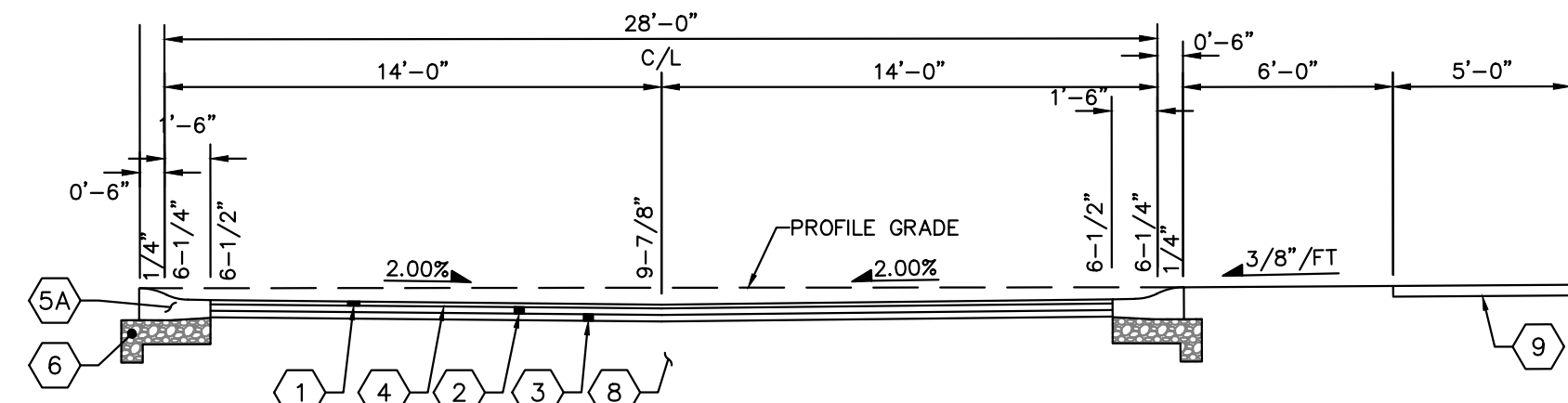
- (1) 1-1/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG-64-22, ITEM 441
- (2) NON-TRACKING TACK COAT (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407*
- (3) 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG 64-22, ITEM 441
- (4) TACK COAT, (APPLIED AT 0.075 GAL/SY), ODOT ITEM 407
- (5) 7" PORTLAND CEMENT CONCRETE BASE (CLASS COC 6), ITEM 305 OR ROLLER COMPACTED CONCRETE (STD. DWG C-GC-90)
- (6) 4" AGGREGATE BASE, ITEM 304
- (7) SUBGRADE COMPACTION, ITEM 204
- (8) STANDARD CONCRETE COMBINED CURB AND GUTTER, (STD. DWG. C-GC-57A), ITEM 609
- (9) NO. 8 OR NO. 57 AGGREGATE
- (10) 6" PIPE UNDERDRAIN, ITEM 605
- (11) CONCRETE WALK, (STD. DWG. C-GC-46A), ITEM 608
- (12) 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

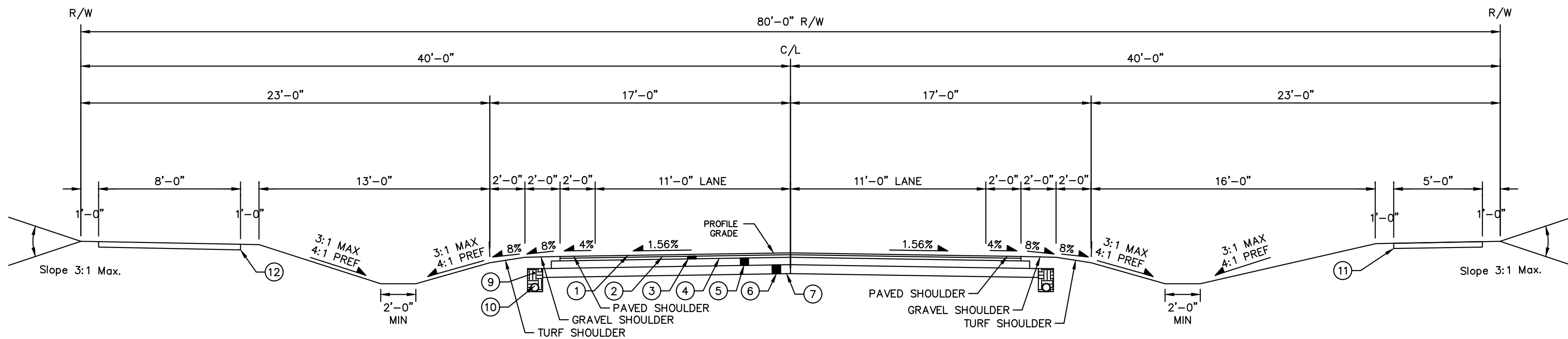
ABRAM AVENUE (PRIV) STA. 0+43.47 - STA. 1+43.22
 JIADA LANE (PRIV) STA. 0+41.00 - STA. 10+15.05
 JIADA LANE (PRIV) STA. 11+13.36 - STA. 12+01.72
 LUCIA LANE (PRIV) STA. 0+00.00 - STA. 1+07.30
 LUCIA LANE (PRIV) STA. 1+84.61 - STA. 2+74.01



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

TYPICAL SECTIONS

HARRIS PROPERTY FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE:

03/18/2024

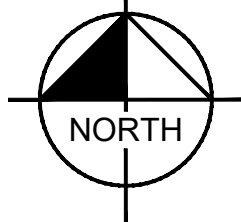
KHA PROJECT NO
190017006

SHEET NUMBER

3

OF 27

Drawing name: K:\CB_LIVE\190017006_Cmmlw-Horn_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\2000 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.



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

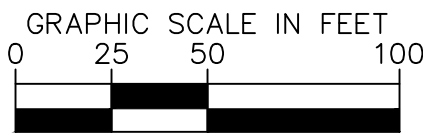
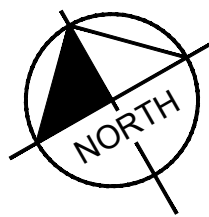
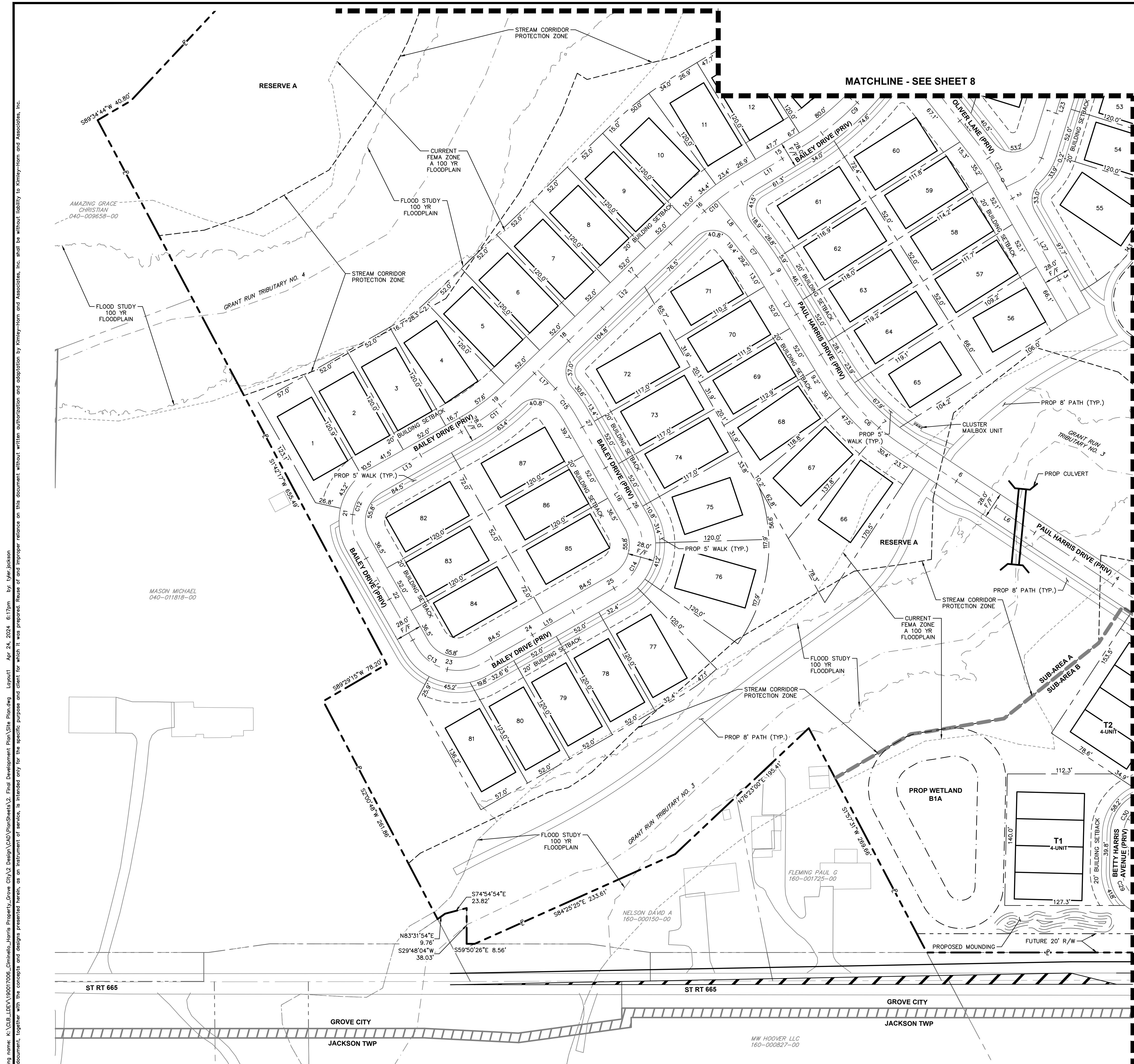
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1 CORSANO JOEL & CUTLER MICHELLE PID: 040-011378-00	2 BEHANNA BRADLEY P & MAGGIE L PID: 040-011379-00	3 WARREN JOHN PID: 040-011380-00
4 LOOBY KEVIN & JACQUELINE PID: 040-011381-00	5 HUFFMAN JOSEPH A & TONYA N PID: 040-011382-00	6 EMIN DIDIER T PID: 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: 160-001277-00
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
19 LAVER JAMES B & LAVER NANCY PID: 040-006074-00	20 DEVINE DALTON & SARA PID: 040-010194-00	21 SANBORN DUSTIN K & TINA M PID: 040-010193-00
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

Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 PLEASANTON, OH 44088 PHONE: 614-444-6899 WWW.KIMLEY-HORN.COM	
SCALE: 1"=200'	DESIGNED BY: TJC	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			



MATCHLINE - SEE SHEET 8

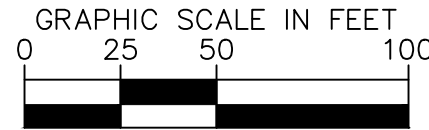
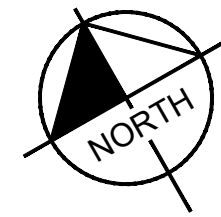
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MATCHLINE - SEE SHEET 5

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 PLAIN.

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

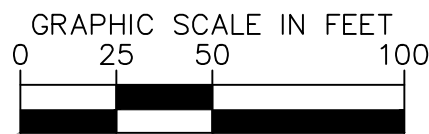
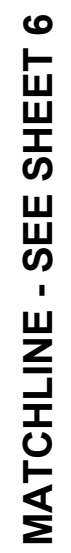
SITE PLAN

**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



	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

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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.

LINE TABLE

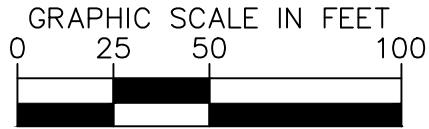
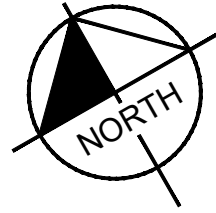
CURVE TABLE

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

7

OF 27

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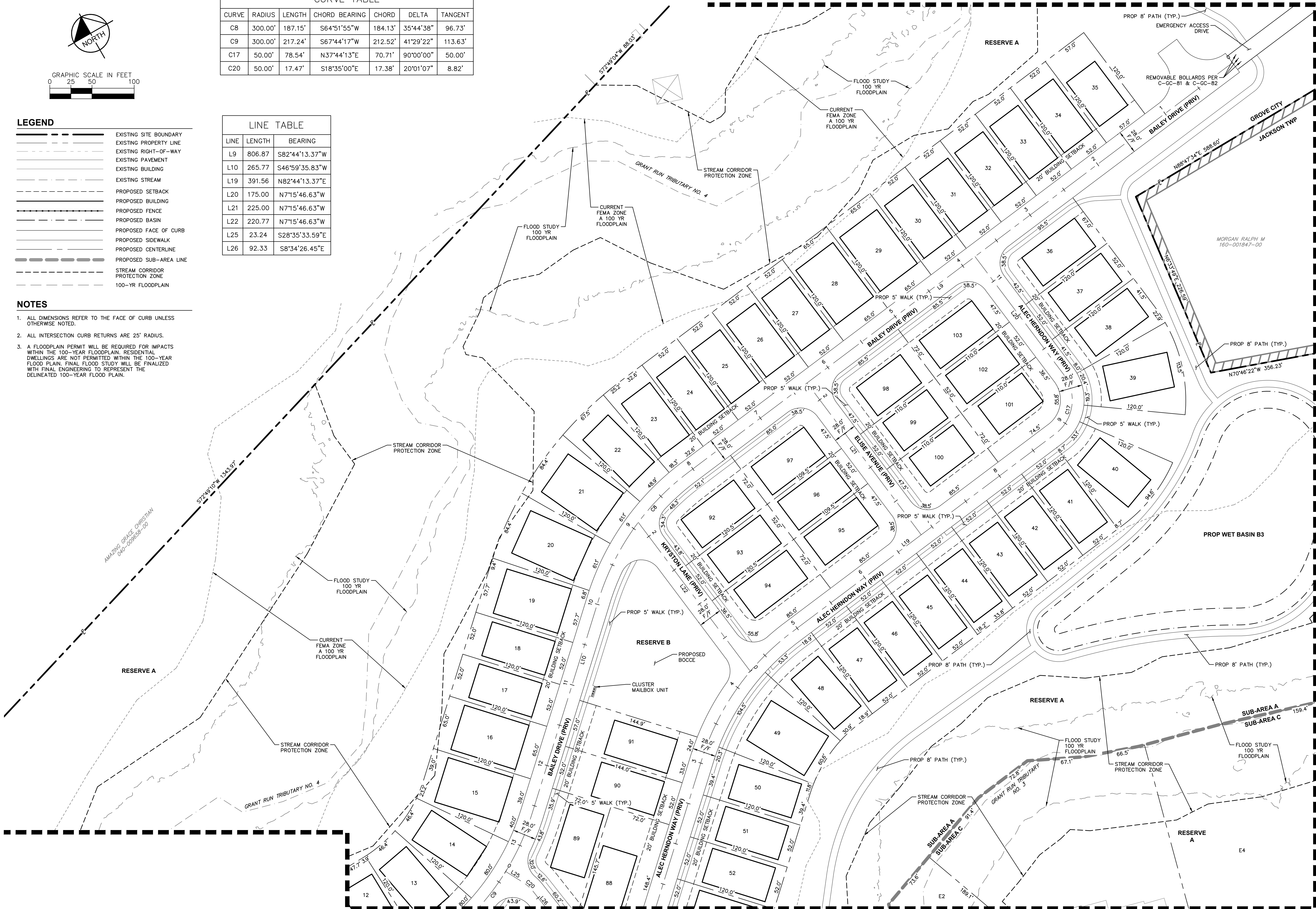
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	PROPOSED BUILDING
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	PROPOSED FACE OF CURB
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	PROPOSED SUB-AREA LINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN

NOTES

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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'	N37°44'13"E	70.71'	90°00'00"	50.00'
C20	50.00'	17.47'	S18°35'00"E	17.38'	20°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

SITE PLAN

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

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
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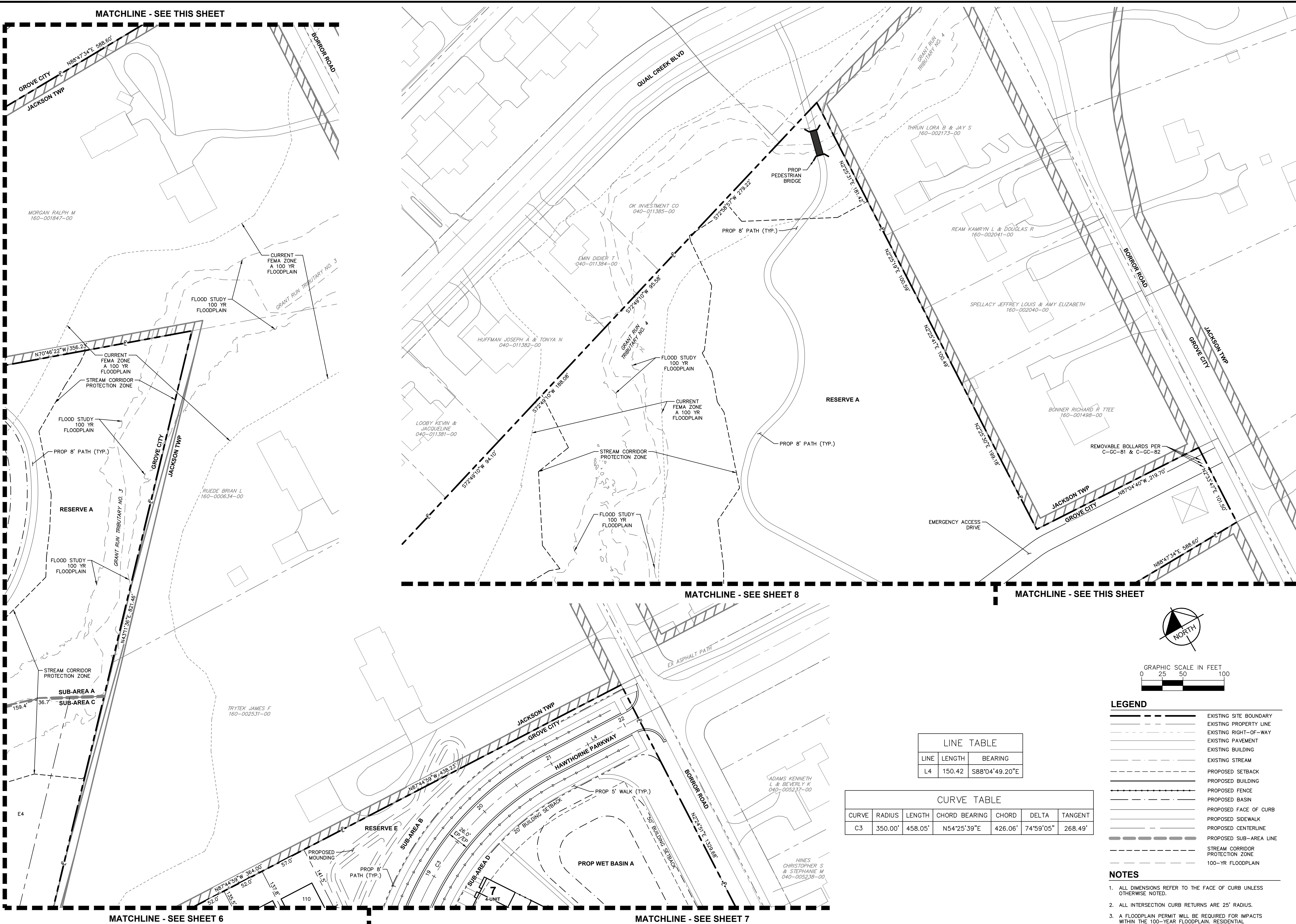
8

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SCALE: 1"=50'		DESIGNED BY: TCJ				
DRAWN BY: DOM		CHECKED BY: MCR				
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MATCHLINE - SEE SHEET 8



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DRAWN BY: DOM

CHECKED BY: MCR

SCALE: 1"=50'

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BY

APR DATE

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SITE PLAN

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

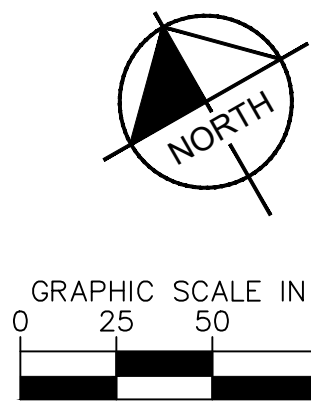
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190017006
SHEET NUMBER
9
OF 27

Page 26 of 77

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MATCHLINE - SEE SHEET 12

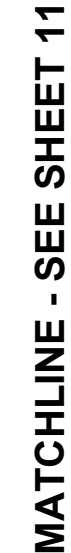


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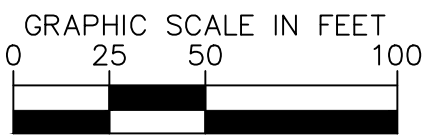
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- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE

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SCALE: 1"=50' DESIGNED BY: TCJ DRAWN BY: DOM CHECKED BY: WCR	UTILITY PLAN	
HARRIS PROPERTY FINAL DEVELOPMENT PLAN ST 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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	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



UTILITY PLAN

DESIGNED BY: TGJ
DRAWN BY: DCM
CHECKED BY: MCE

12
OF 27

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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

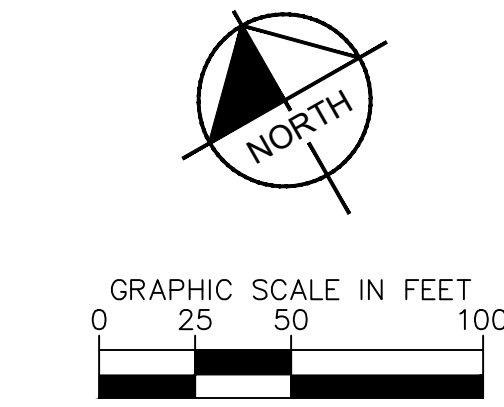


LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
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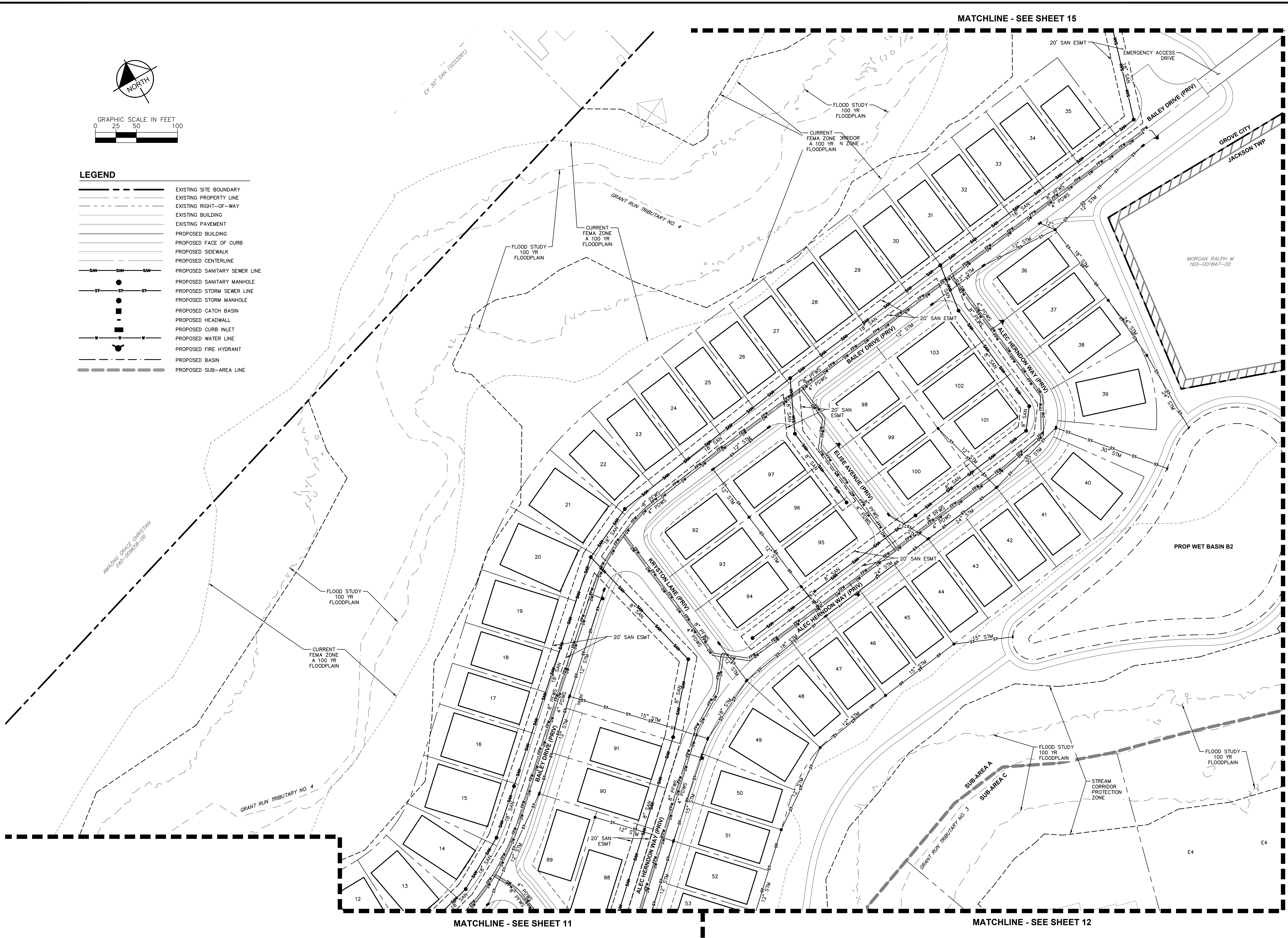
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SCALE: 1"=50'	DESIGNED BY: TCJ	DRAWN BY: DOM	CHECKED BY: MCR				
UTILITY PLAN							
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORRER ROAD GROVE CITY, OH 43123							
ORIGINAL ISSUE: 03/18/2024							
KHA PROJECT NO. 190017006							
SHEET NUMBER 13 OF 27							

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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
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	PROPOSED BASIN
	PROPOSED SUB-AREA LINE



MATCHLINE - SEE SHEET 15

UTILITY PLAN

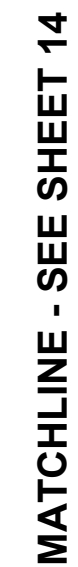
HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

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

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SCALE: 1"=50'

DESIGNED BY: TGJ

DRAWN BY: DCM

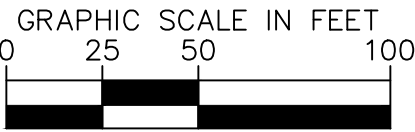
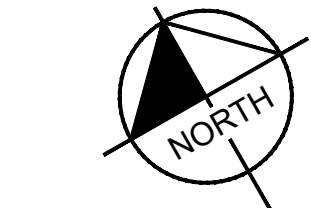
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MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19



LEGEND

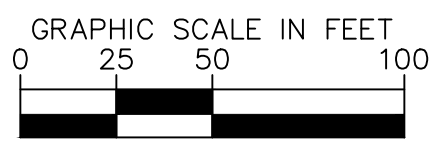
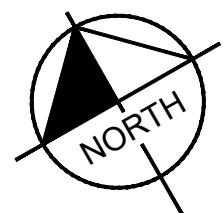
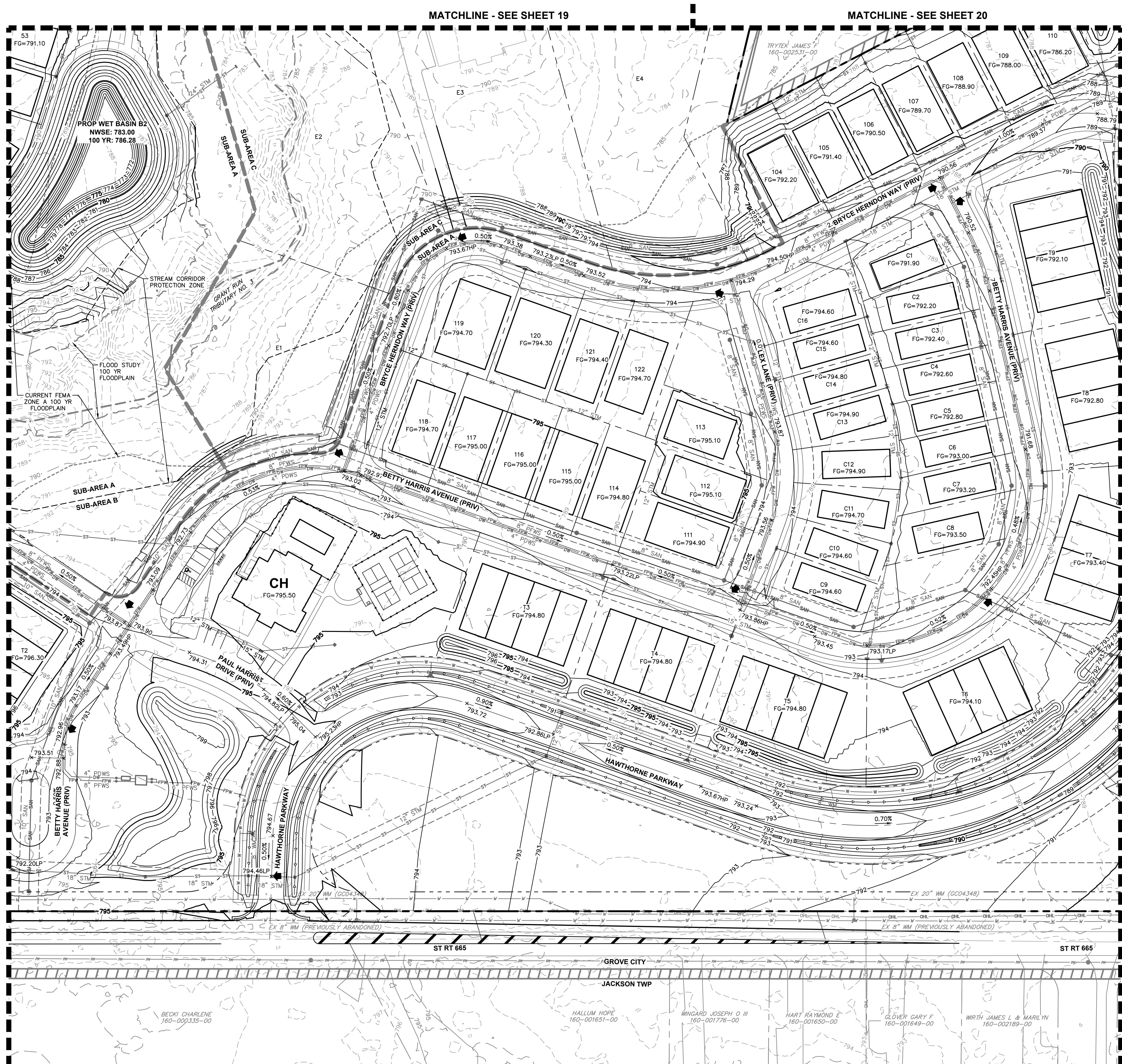
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| | EXISTING SITE BOUNDARY |
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| | PROPOSED SUB-AREA LINE |
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| | EXISTING INTERMEDIATE CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED FINISH GROUND ELEVATION |
| | PROPOSED SPOT ELEVATION |

HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		DESIGNED BY: TCI		SCALE: 1"=50'	
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SHEET NUMBER 16 OF 27		CHECKED BY: MCR		BY	
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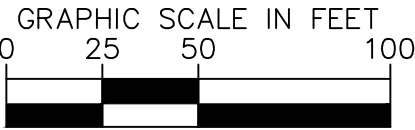
MATCHLINE - SEE SHEET 16



LEGEND

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| | EXISTING BUILDING |
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| | PROPOSED SUB-AREA LINE |
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| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED FINISH GROUND ELEVATION |
| | PROPOSED SPOT ELEVATION |

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© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-444-6699 WWW.KIMLEY-HORN.COM	
DESIGNED BY: TCJ	DATE: BY: APR. DATE: APR. BY:
DRAWN BY: DOM	REVISIONS
CHECKED BY: MCR	No.
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	
ORIGINAL ISSUE: 03/18/2024	
KHA PROJECT NO. 190017006	
SHEET NUMBER 17 OF 27	



LEGEND

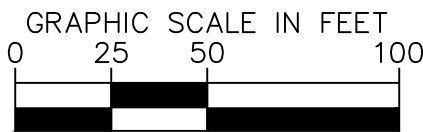
Kimley»»Horn

DESIGNED BY: TGJ

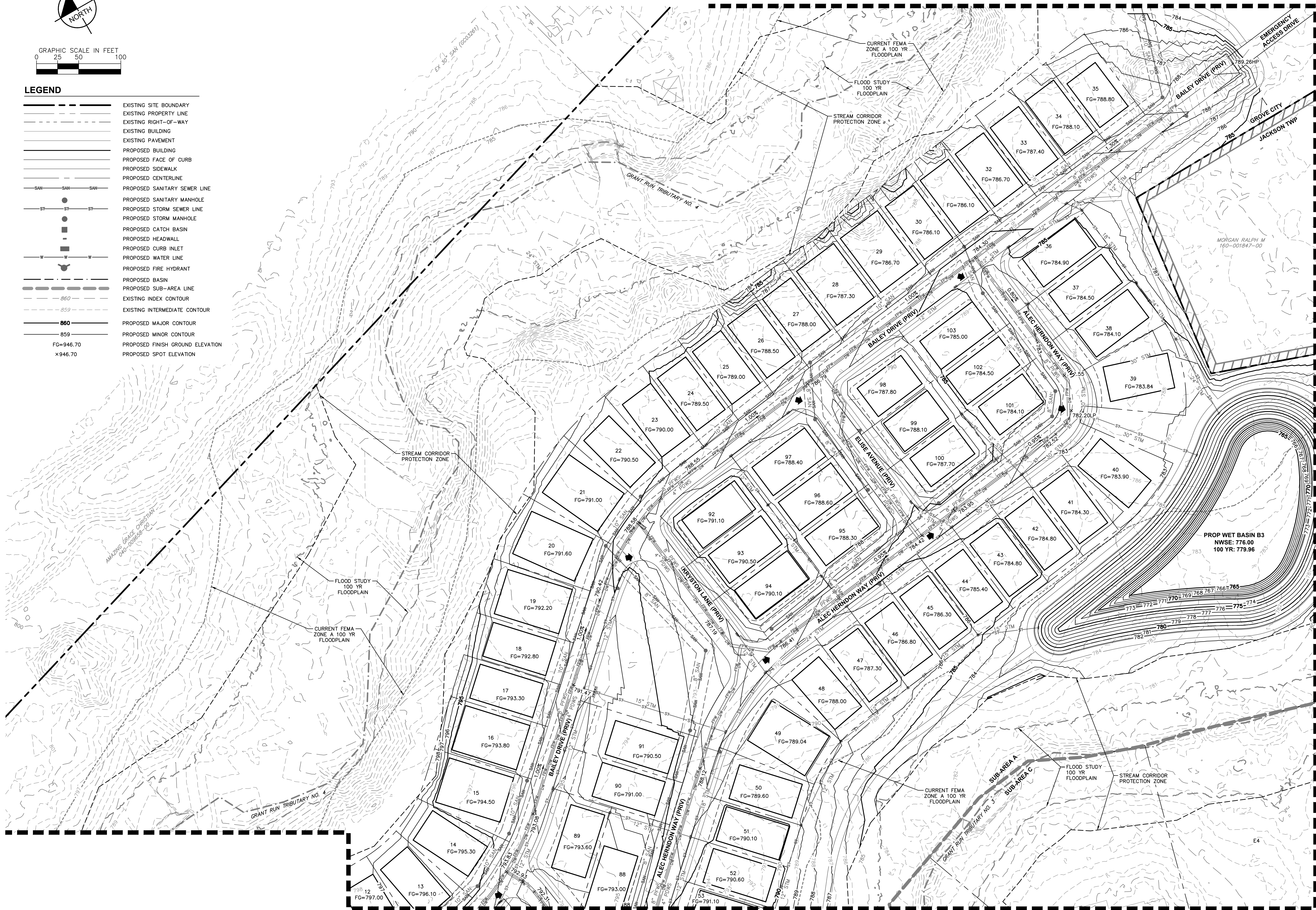
FINAL DEVELOPMENT PLAN
SR 665 & BOBBY ROAD

ORIGINAL ISSUE:
03/18/2024
HA PROJECT NO
190017006

18
OF 27



	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
	PROPOSED FINISH GROUND ELEVATION
	PROPOSED SPOT ELEVATION



MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20

SCALE: 1"=50'

DESIGNED BY: TGJ

DRAWN BY: D

Kimley»»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

No

REVISIONS

DA

8	
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NO	REVISIONS	DATE	BY	APR DATE	APR BY

GRADING PLAN

HARRIS PROPERTY FINAL DEVELOPMENT PLAN

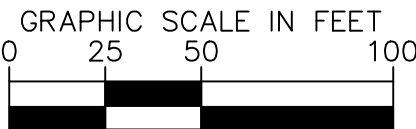
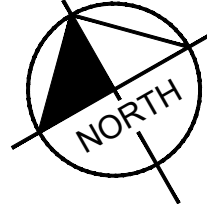
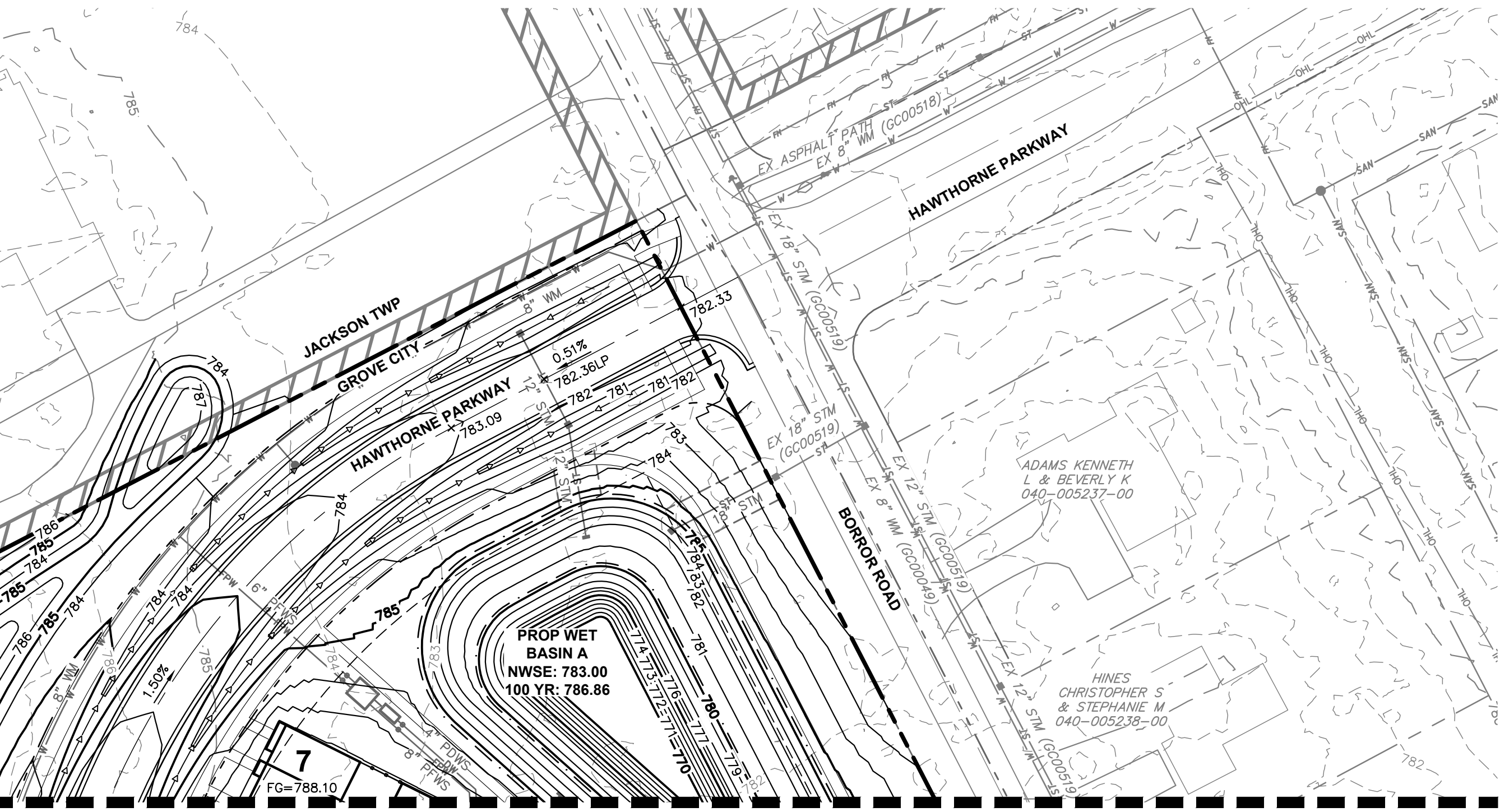
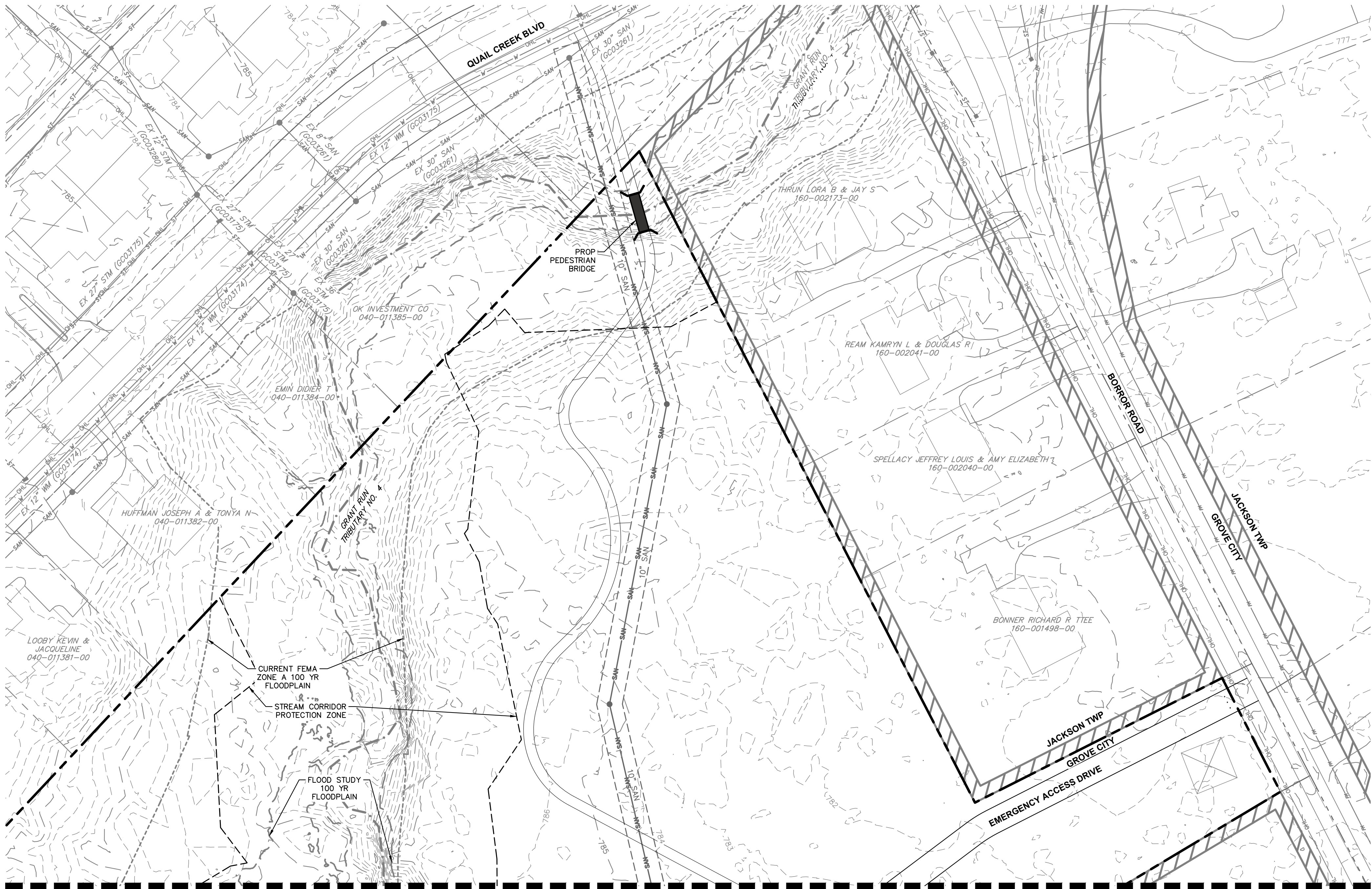
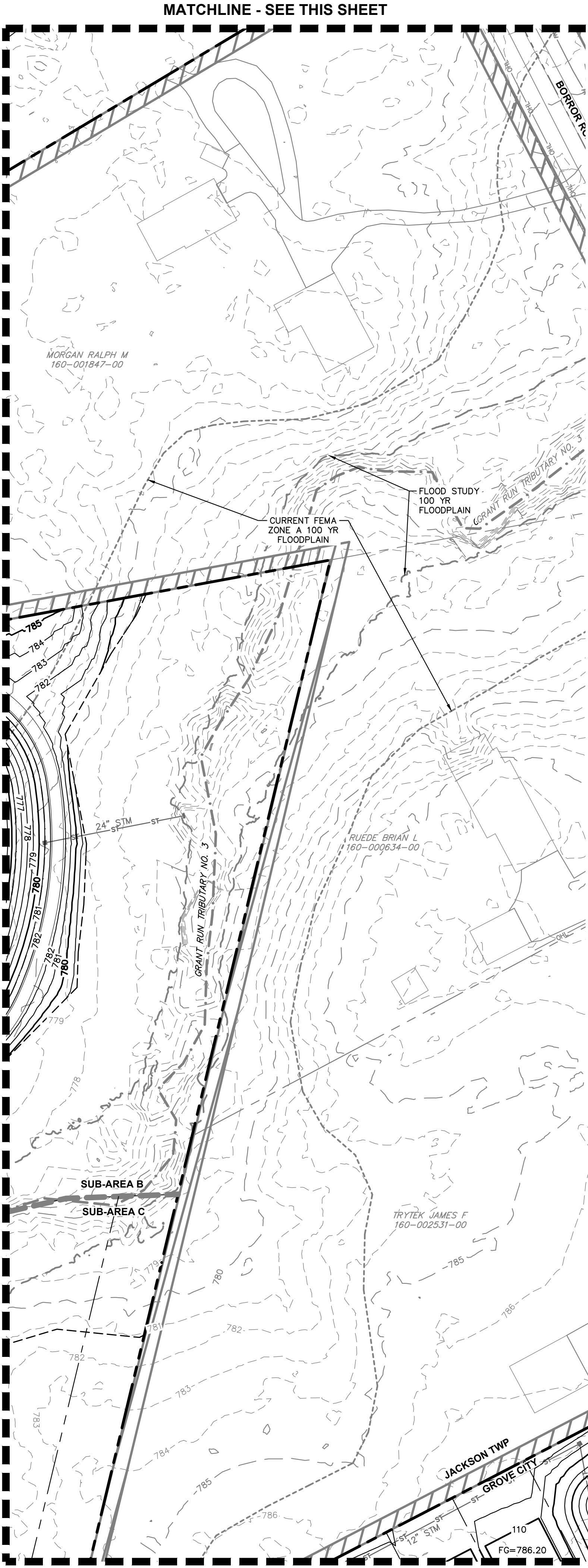
ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO
190017006
SHEET NUMBER

19

OF 27

Drawing name: K:\GIS_LIVE\190017006_Harris_Property_Grove_City\2_Design\GDD\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

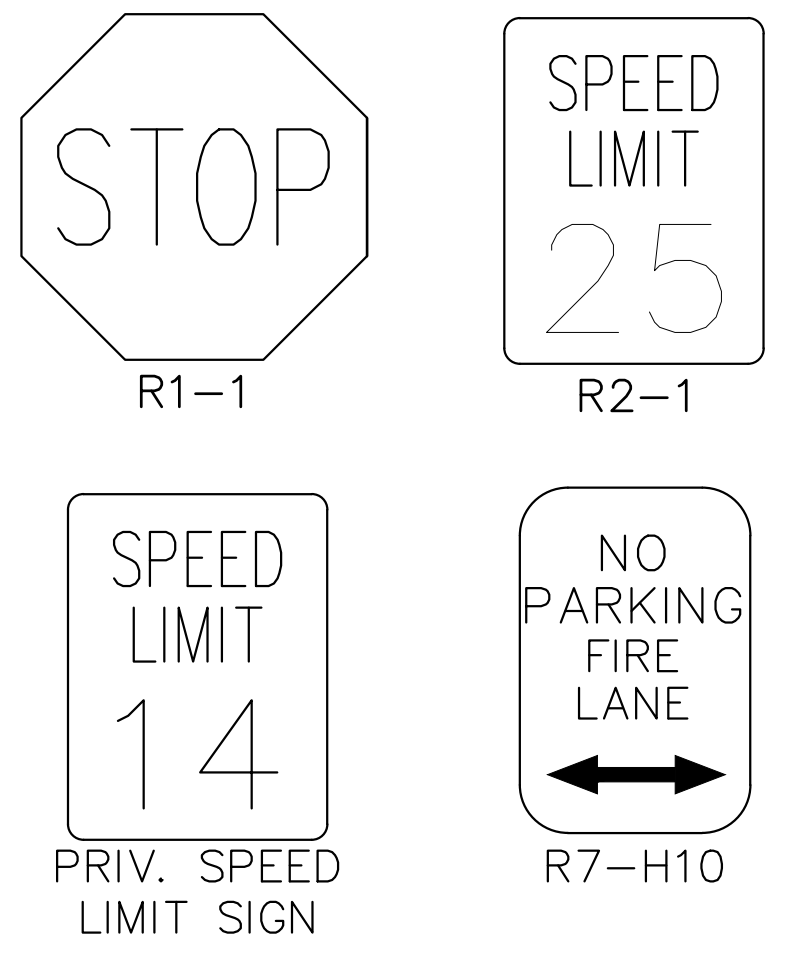
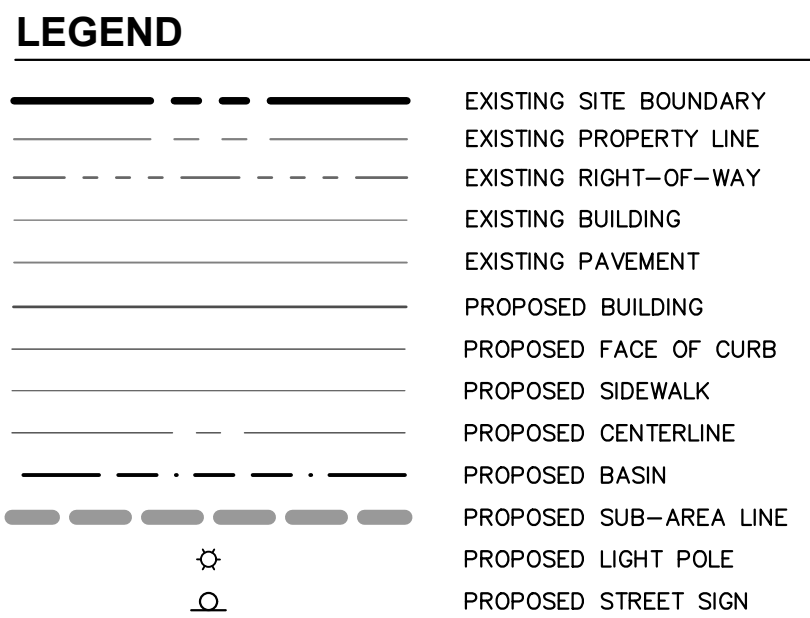
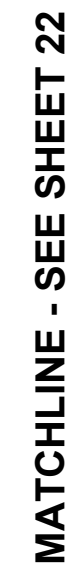


LEGEND

- | | |
|--|----------------------------------|
| | 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 |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED FINISH GROUND ELEVATION |
| | PROPOSED SPOT ELEVATION |

FG=946.70
x946.70

No.		DATE		BY		APR DATE		APR BY	
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 CINCINNATI, OH 45245 PHONE: 614-444-1699 WWW.KIMLEY-HORN.COM									
SCALE: 1"=50'		DESIGNED BY: TCJ		DRAWN BY: DOM		CHECKED BY: WCR			
GRADING 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 20 OF 27									



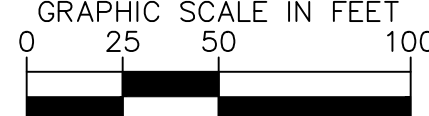
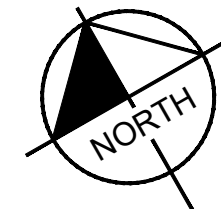
NOTE: ALL PUBLIC ROADWAY TRAFFIC CONTROL SIGNAGE SHOULD HAVE STEEL POSTS PAINTED BLACK WITH OVERSIZED BACKER PLATES PAINTED BLACK.

Page 38 of 77

Drawing name: K:\GIS\GIS\190017006_Cinnella_Harris_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\Lighting and Signage Plan.dwg Layout (3) Apr 24, 2024 8:17pm by: Myer Jackson
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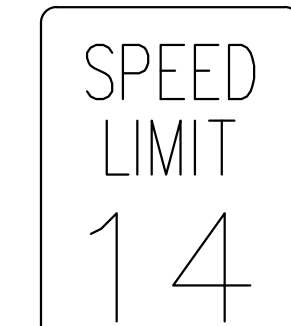
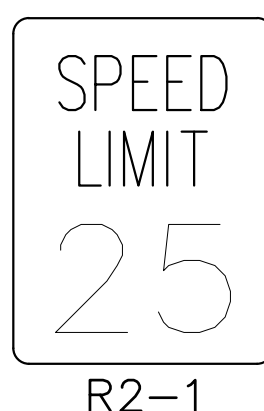
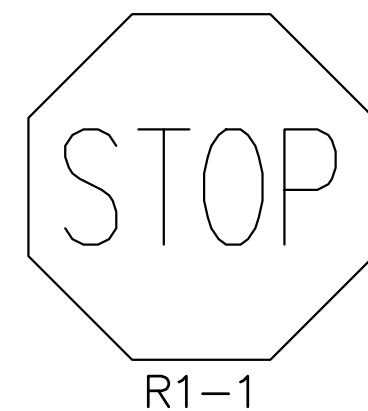
MATCHLINE - SEE SHEET 22

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



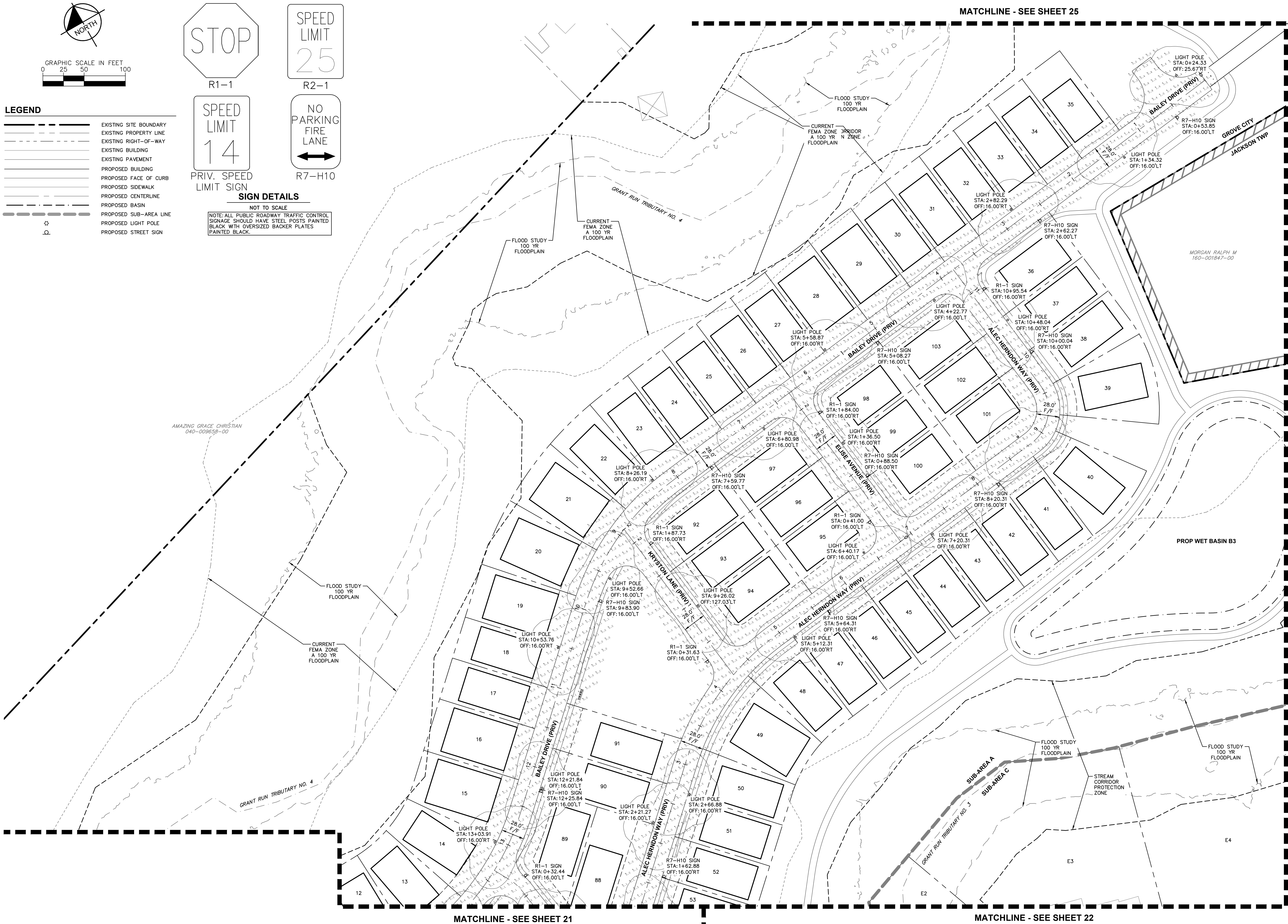
SIGN DETAILS

NOT TO SCALE

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

No.		REVISIONS		DATE	BY	APR. DATE	APR. BY
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							

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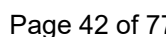


MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

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 24 OF 27		CHECKED BY: MCR		BY	
				APR DATE	
				APR BY	



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

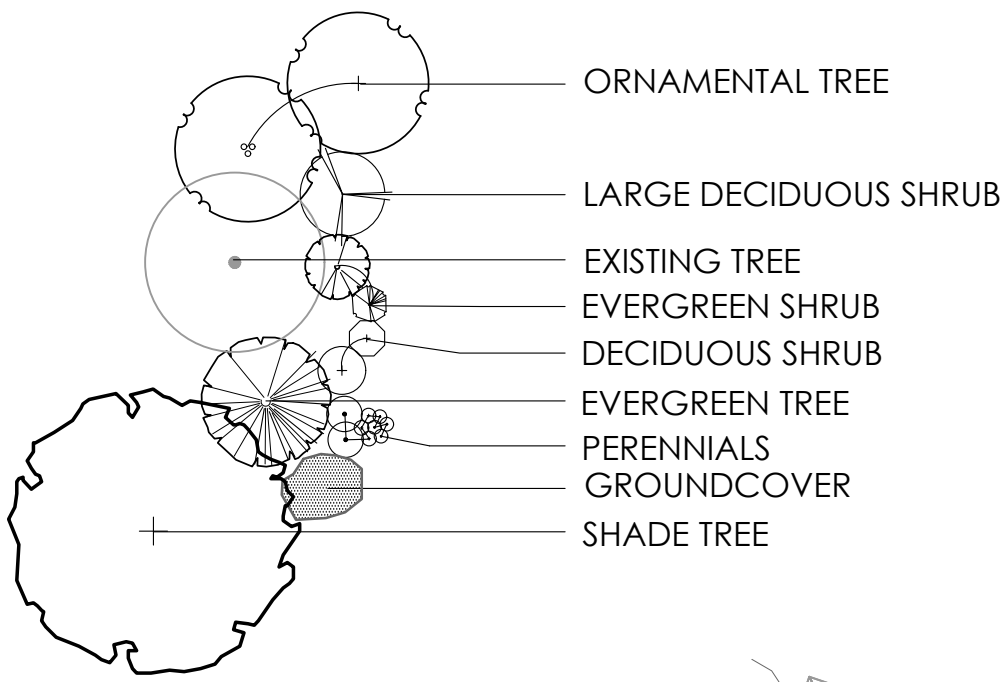
- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
"INSTALL 6" DIAMETER MULCH RING PER TREE"
- 18
- CBU, SEE ENGINEERING DRAWINGS FOR MORE INFORMATION

GENERAL NOTES:

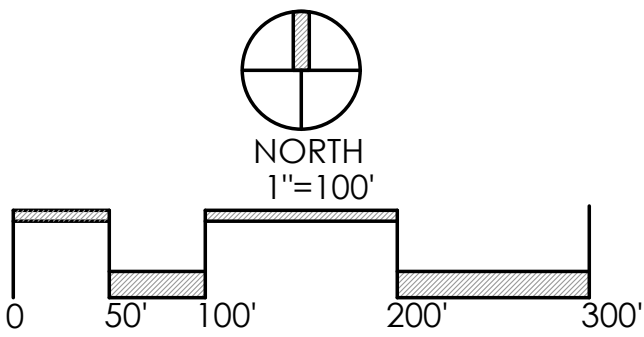
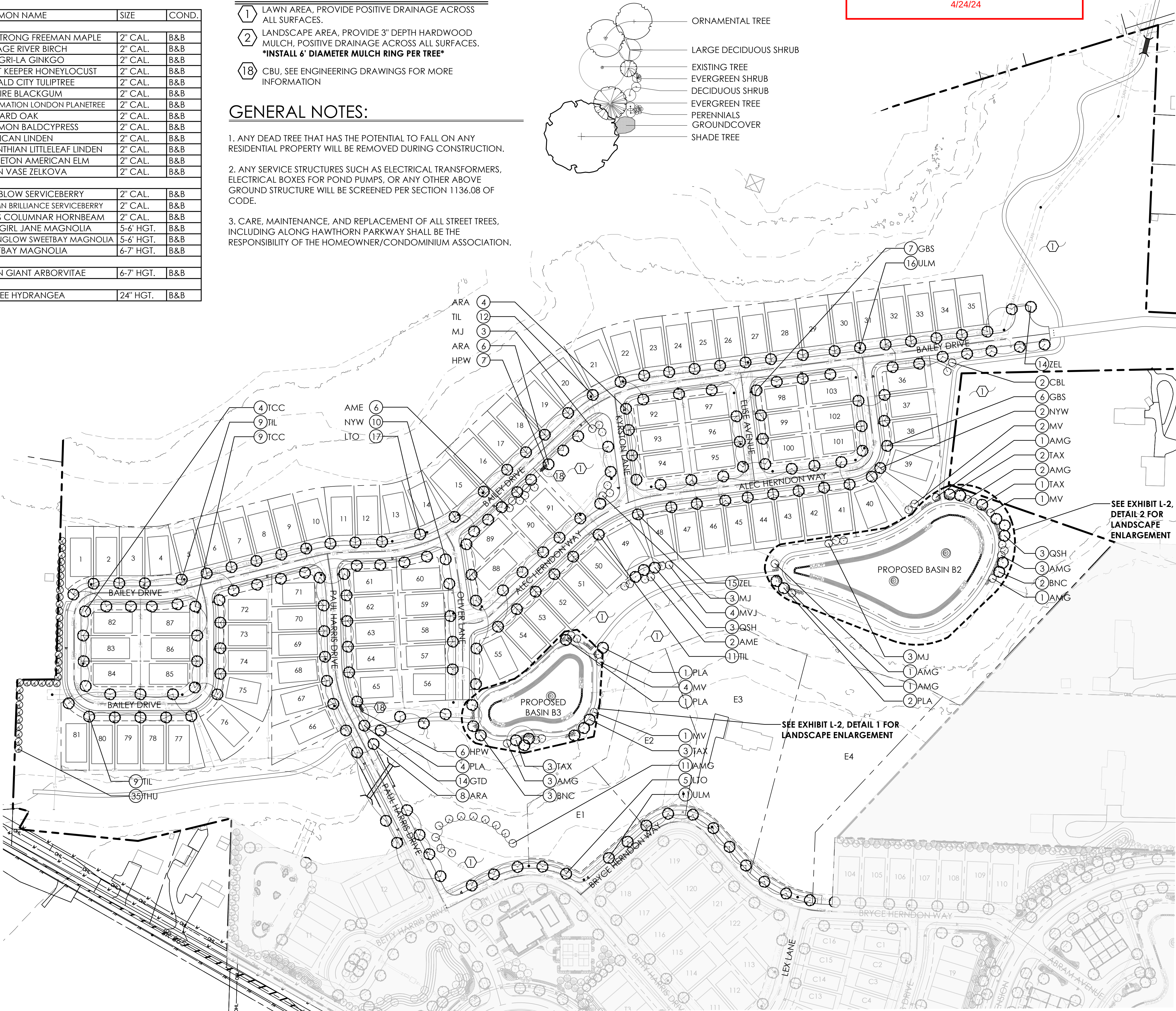
1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE, 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

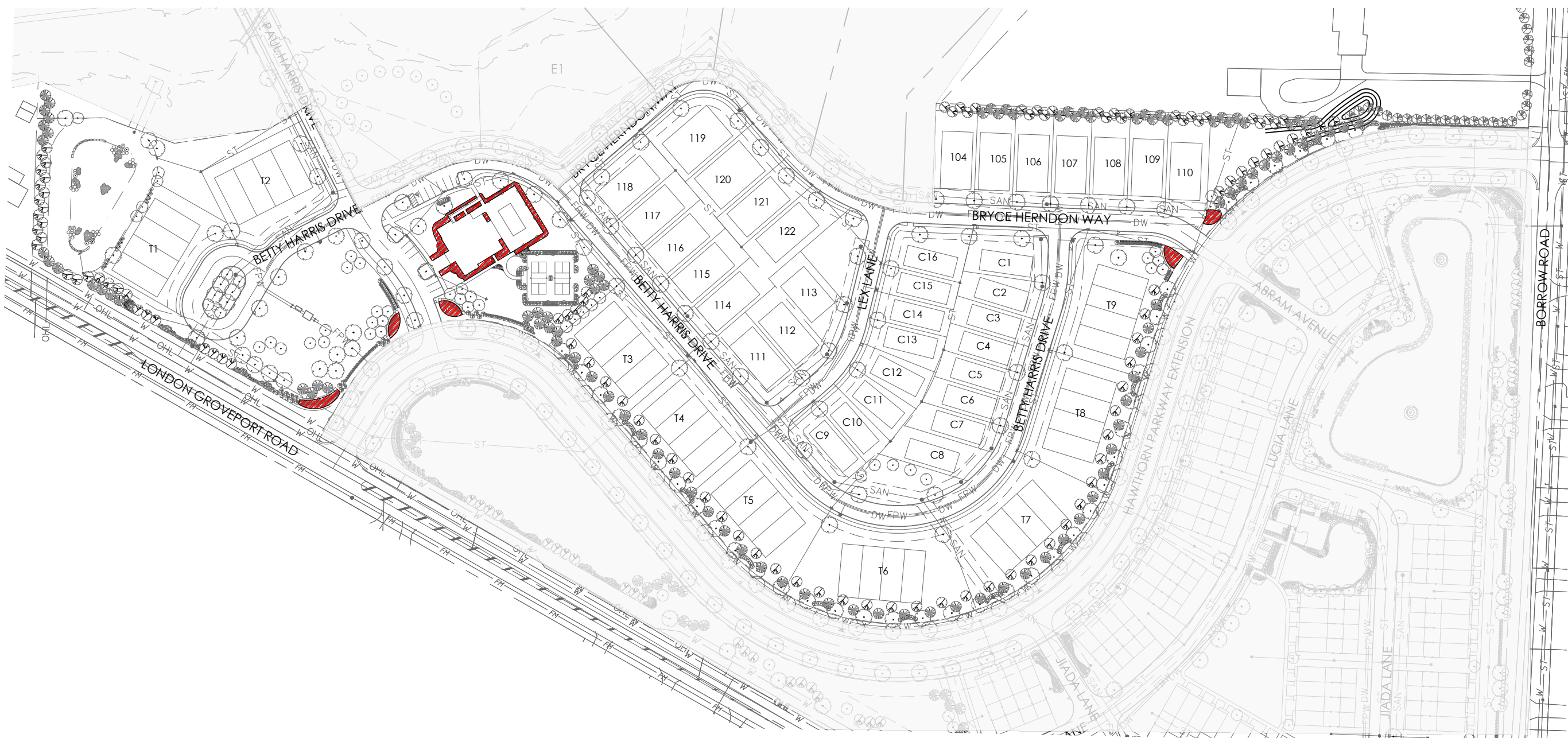
OVERALL
LANDSCAPE PLAN -
SUBAREAS "A" & "C"

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

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 467-1764
www.farisplanninganddesign.com

DATE	04/23/24
PROJECT	22079
SHEET	

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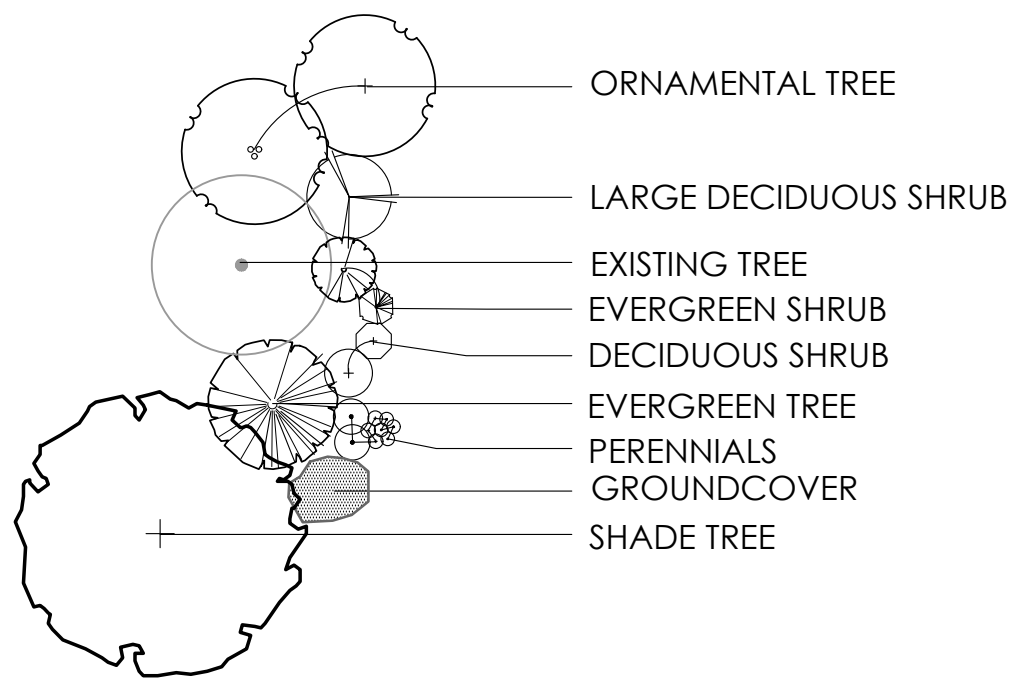


1 SUBAREA B IRRIGATION PLAN
SCALE: 1:150

- IRRIGATED AREAS

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



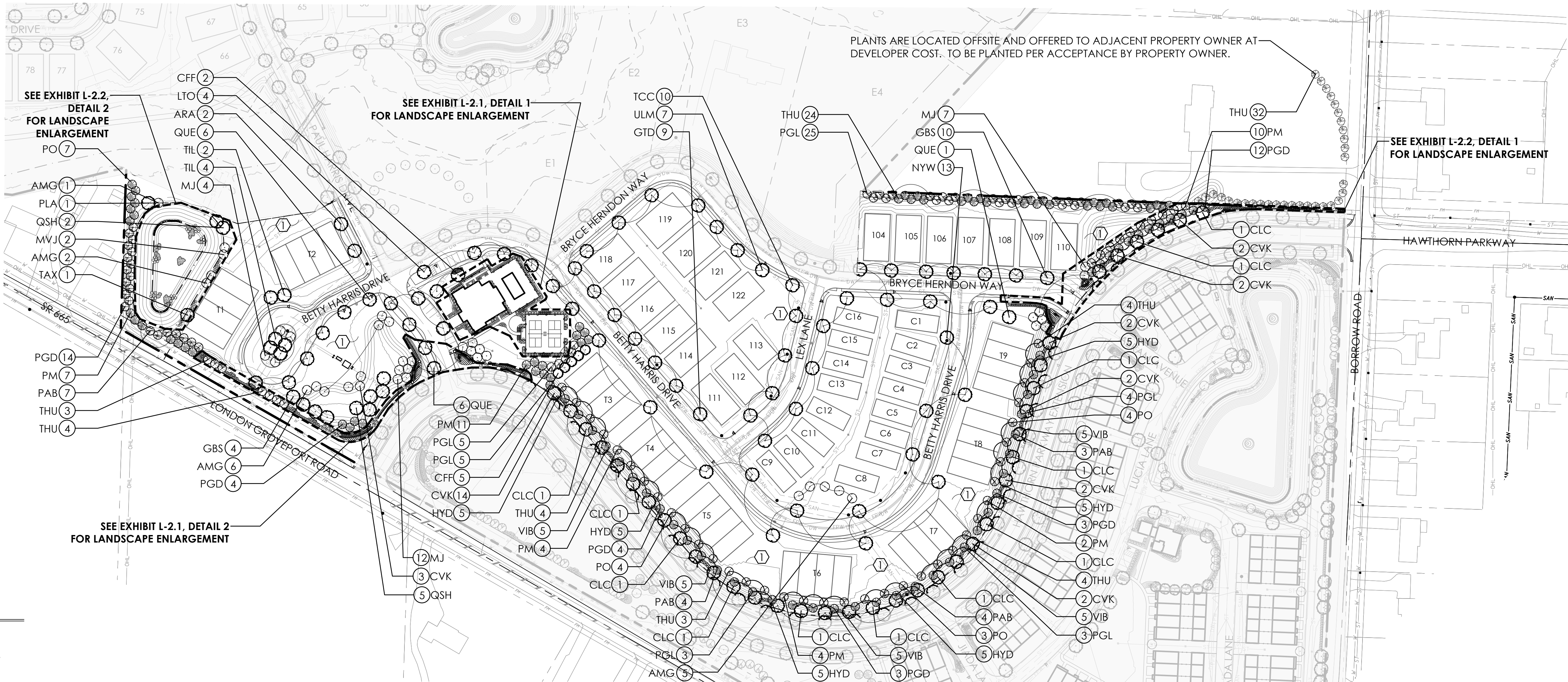
CONSTRUCTION NOTES

- 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

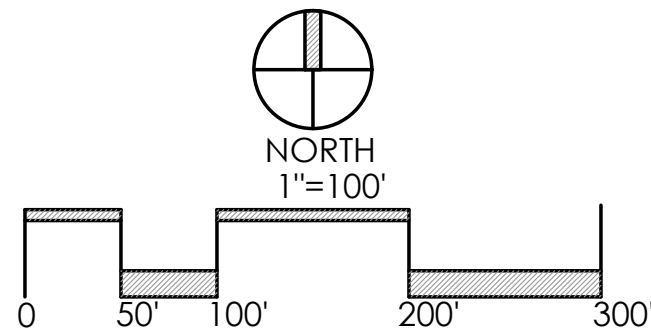
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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	LIRODENDRON 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

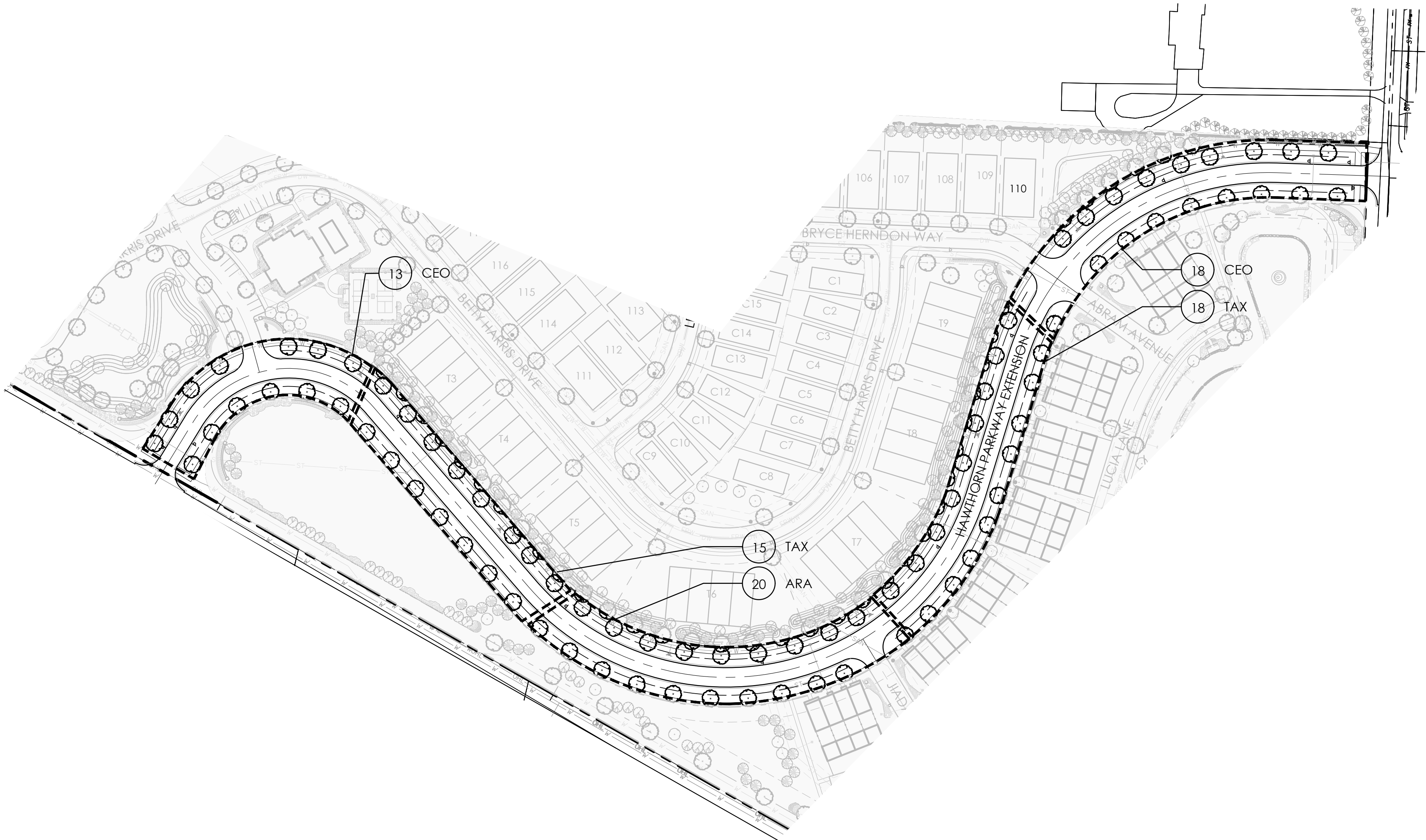
LAND PLANNING
LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1964
www.farisplanninganddesign.com

DATE 4/23/24

PROJECT 22079

SHEET

L-1.1



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

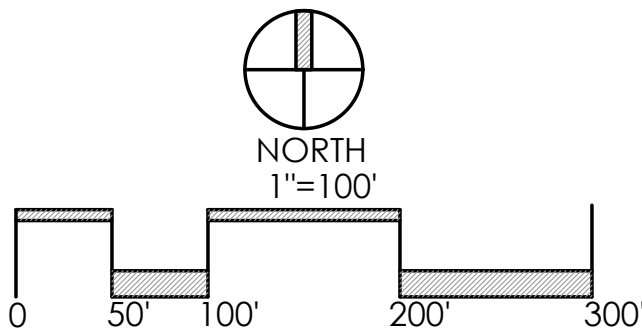
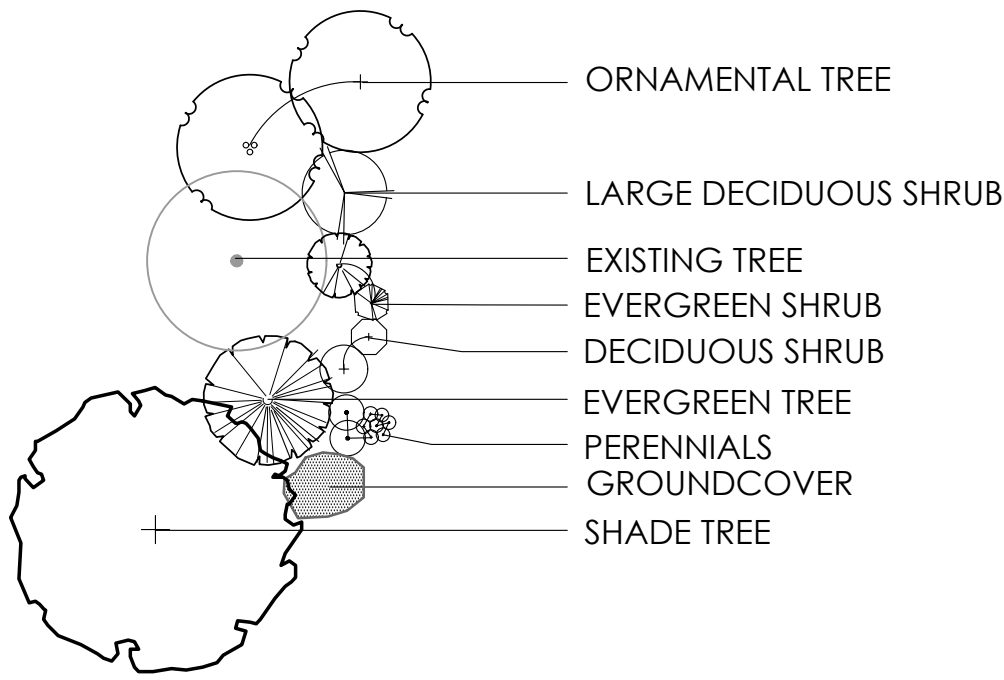
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
20	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
31	CEO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B
33	TAX	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	2" CAL.	B&B

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

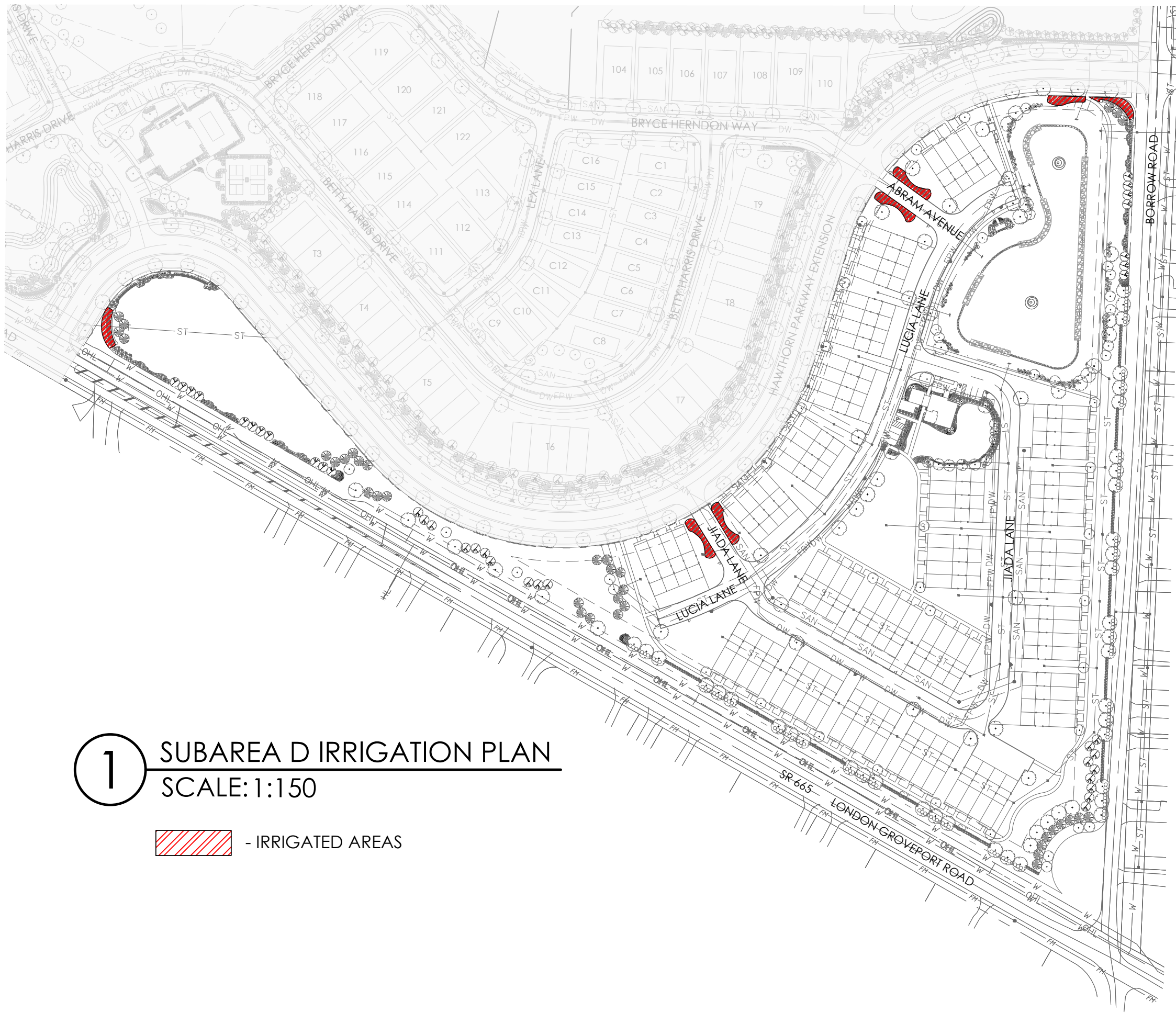
HARRIS FARM
PREPARED FOR
HAWTHORN PARKWAY
INFRASTRUCTURE

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. (614) 467-1764
Hilliard, OH 43026
www.farisplanninganddesign.com

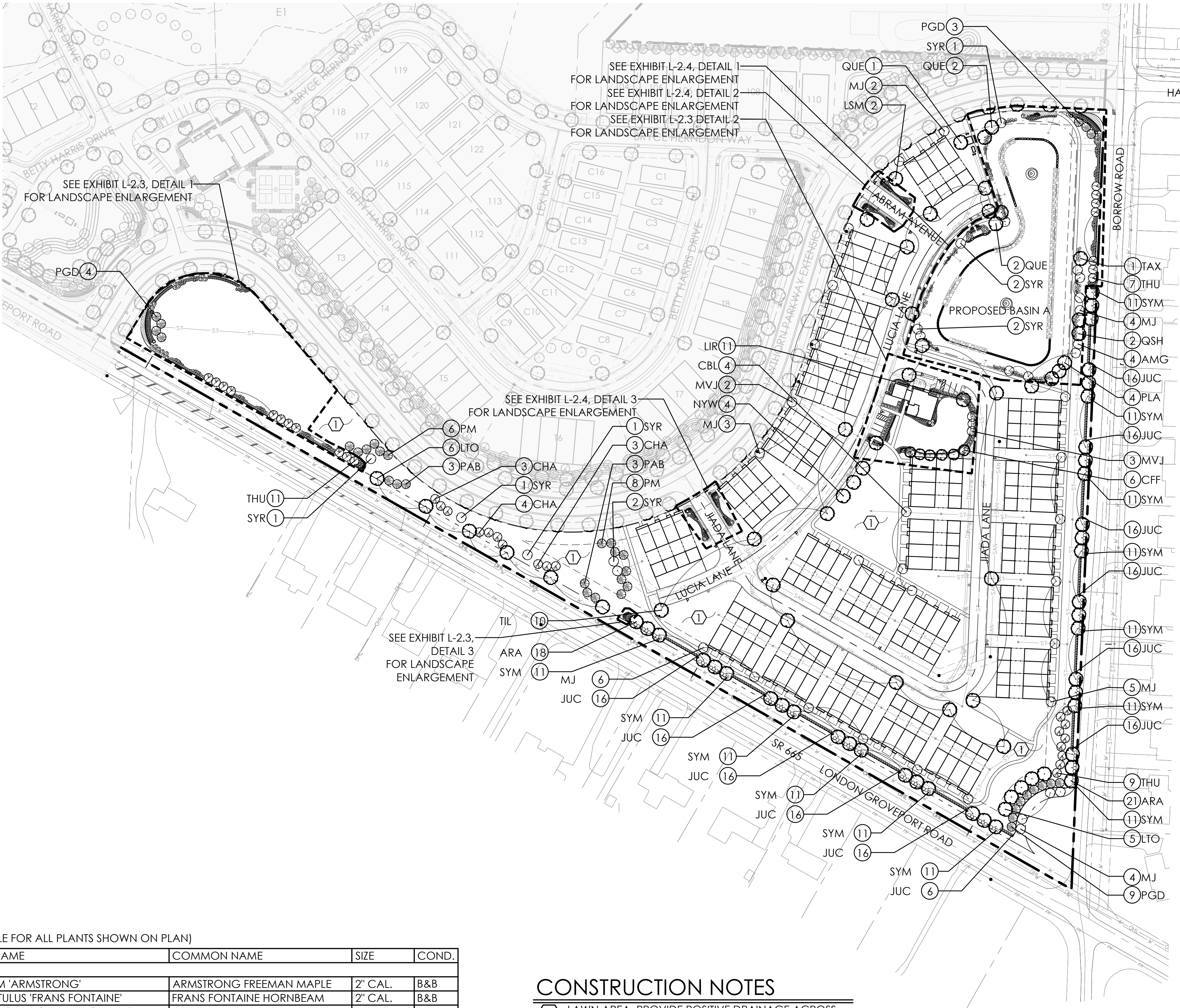
DATE	04/23/24
PROJECT	22079
SHEET	

L-1.2



1 SUBAREA D IRRIGATION PLAN
SCALE: 1:150

 - IRRIGATED AREAS



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

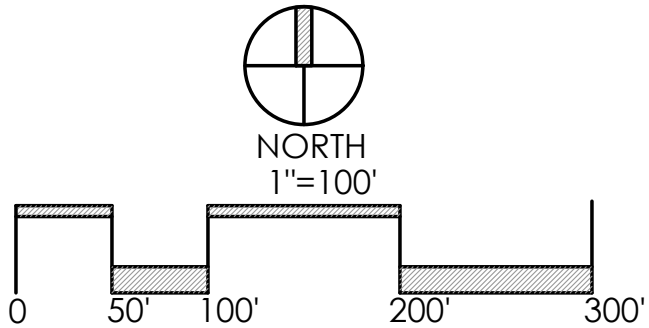
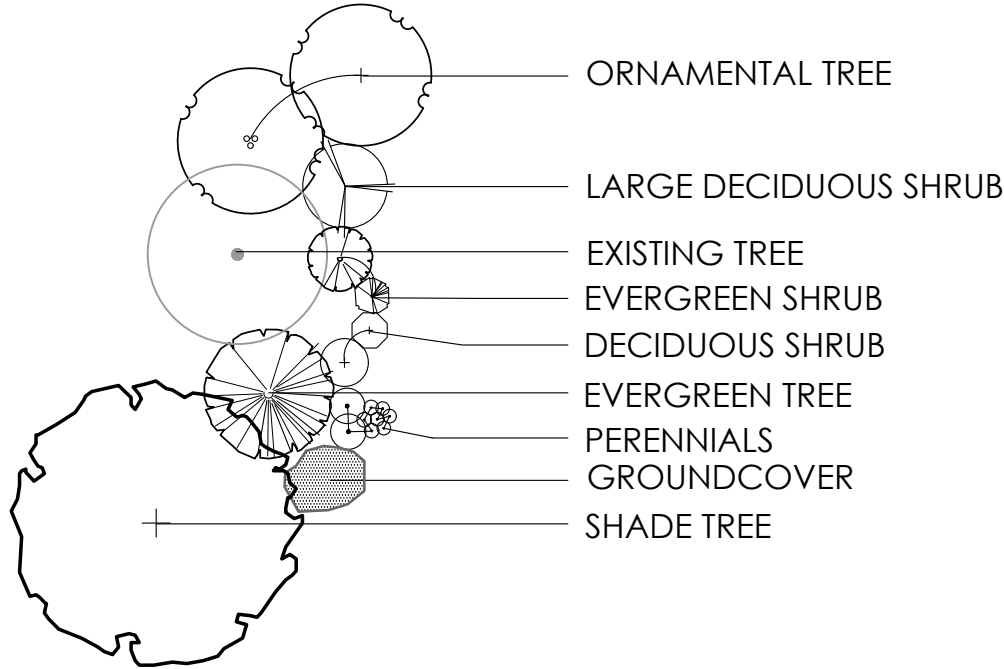
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
39	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
6	CFF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2" CAL.	B&B
2	LSM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ'	MORAINÉ SWEET GUM	2" CAL.	B&B
11	LIR	LIRIODENDRON TULIPIFERA '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 MAGNOLIA	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

Faris Planning & Design

LAND PLANNING
LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1964
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DATE 04/23/24

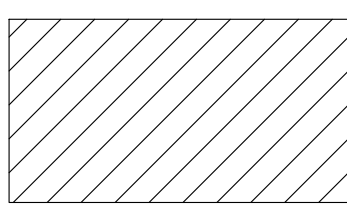
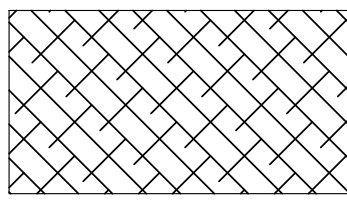
PROJECT 22079

SHEET

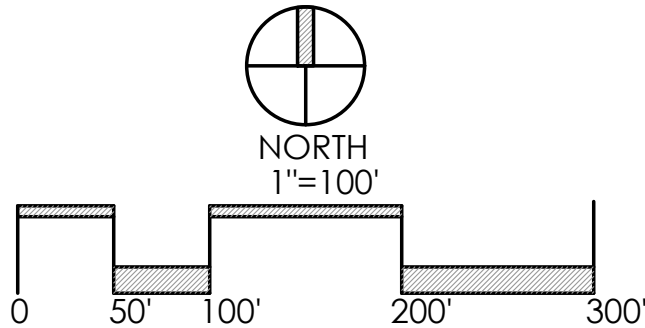
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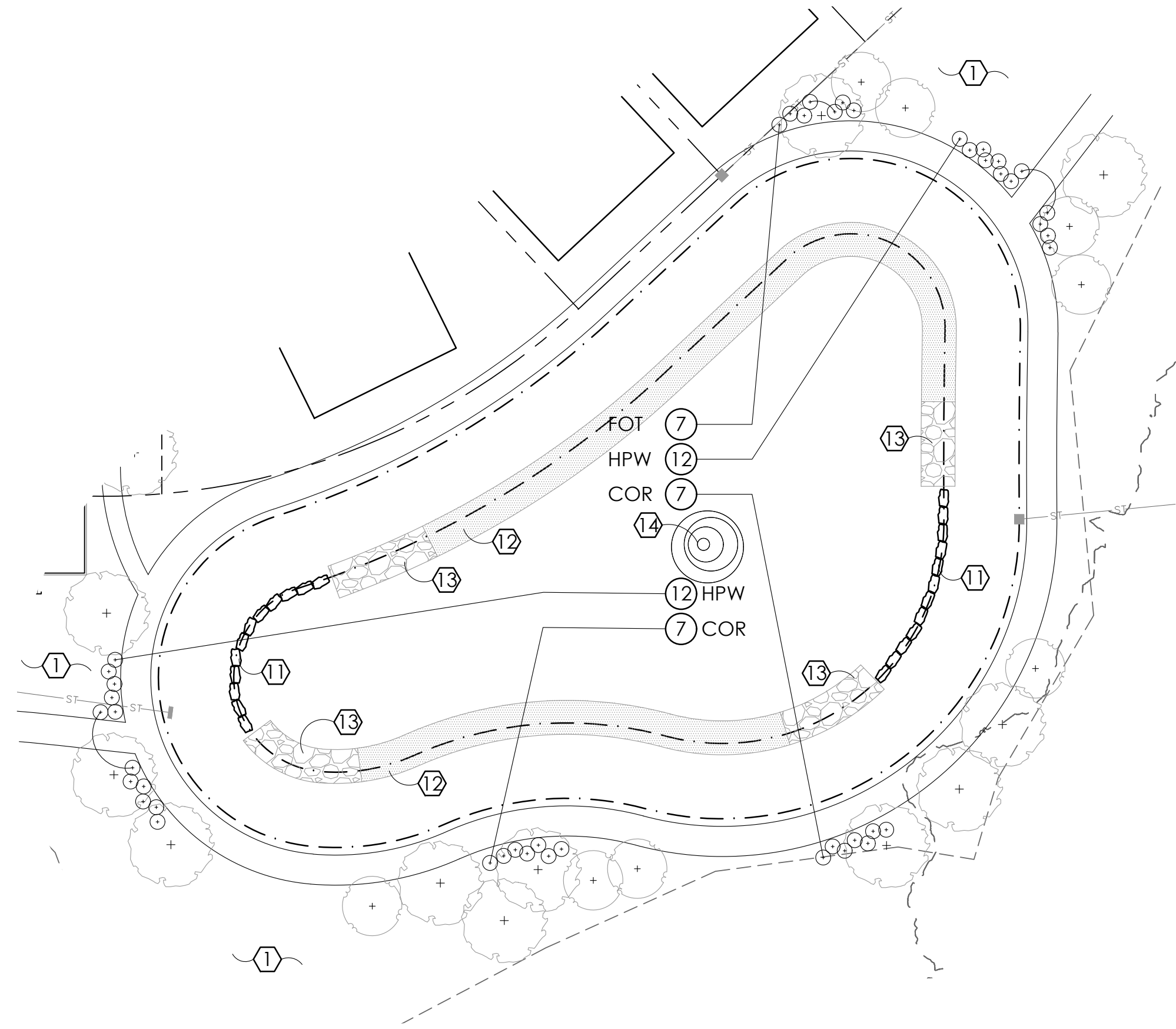
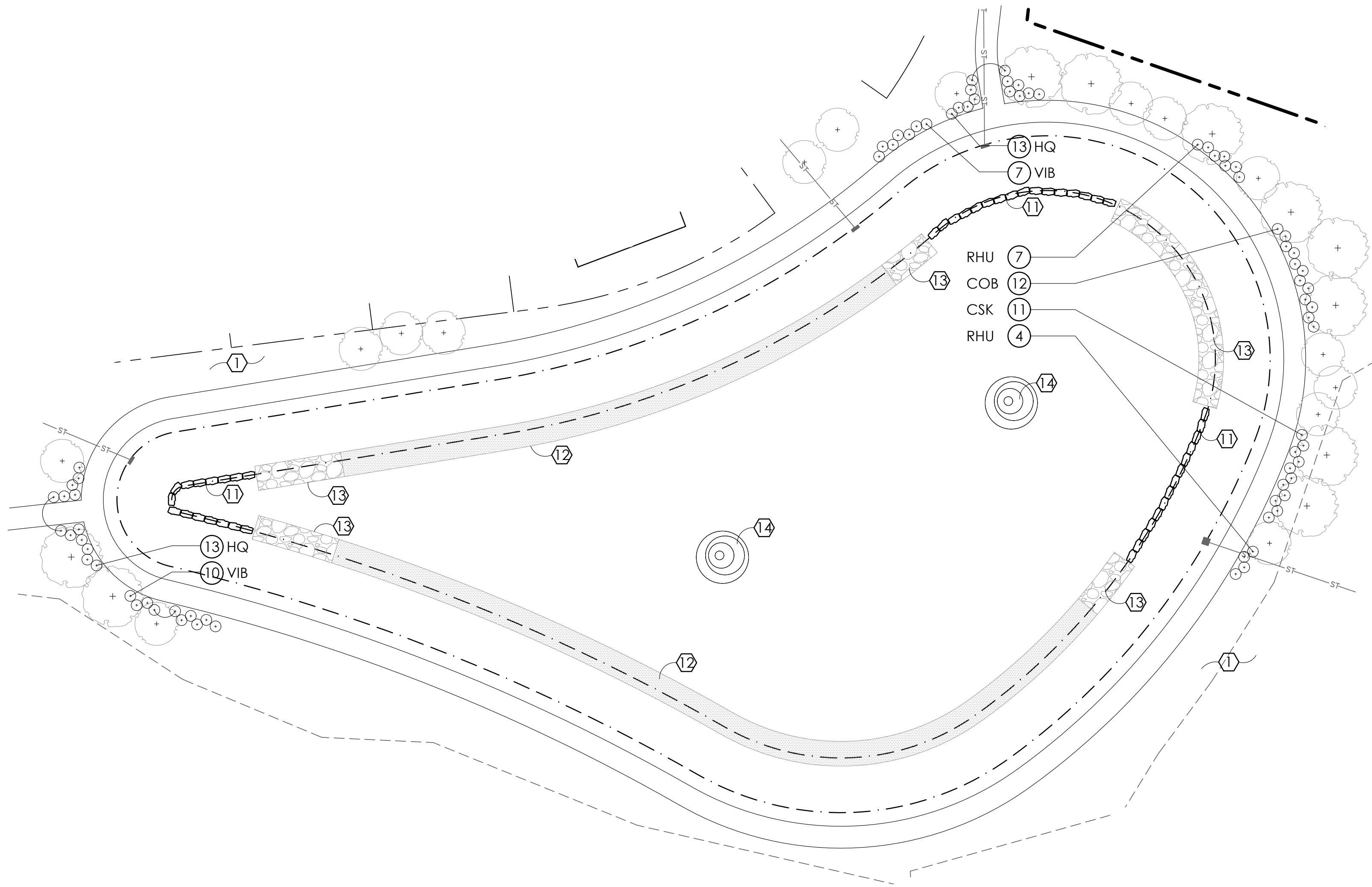
SEEDING/SOD LEGEND

	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
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SHEET	
L-1.4	



1 SUBAREA A BASIN B2 LANDSCAPE ENLARGEMENT
SCALE: 1:30

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

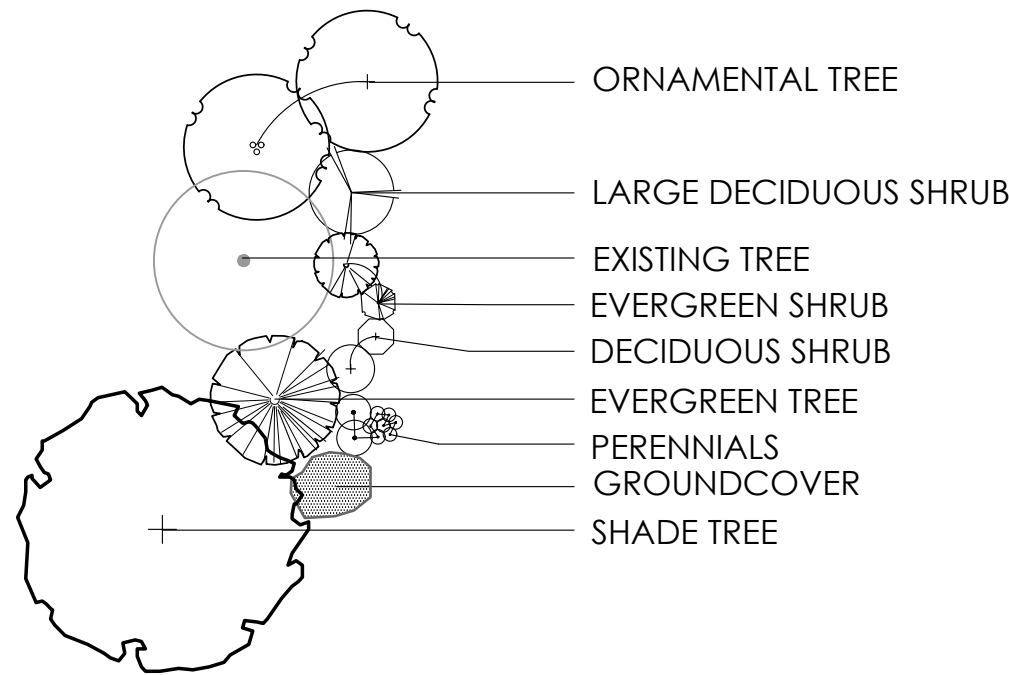
PLANT LIST

(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

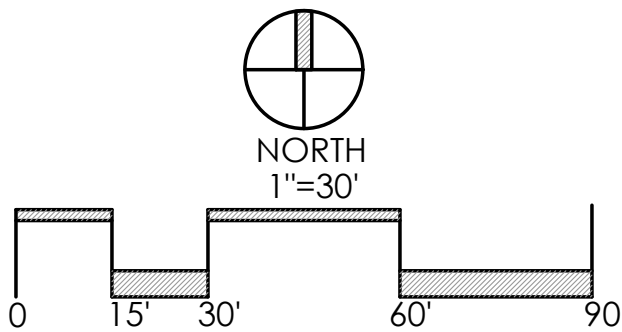
PLANT KEY TYPICALS

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

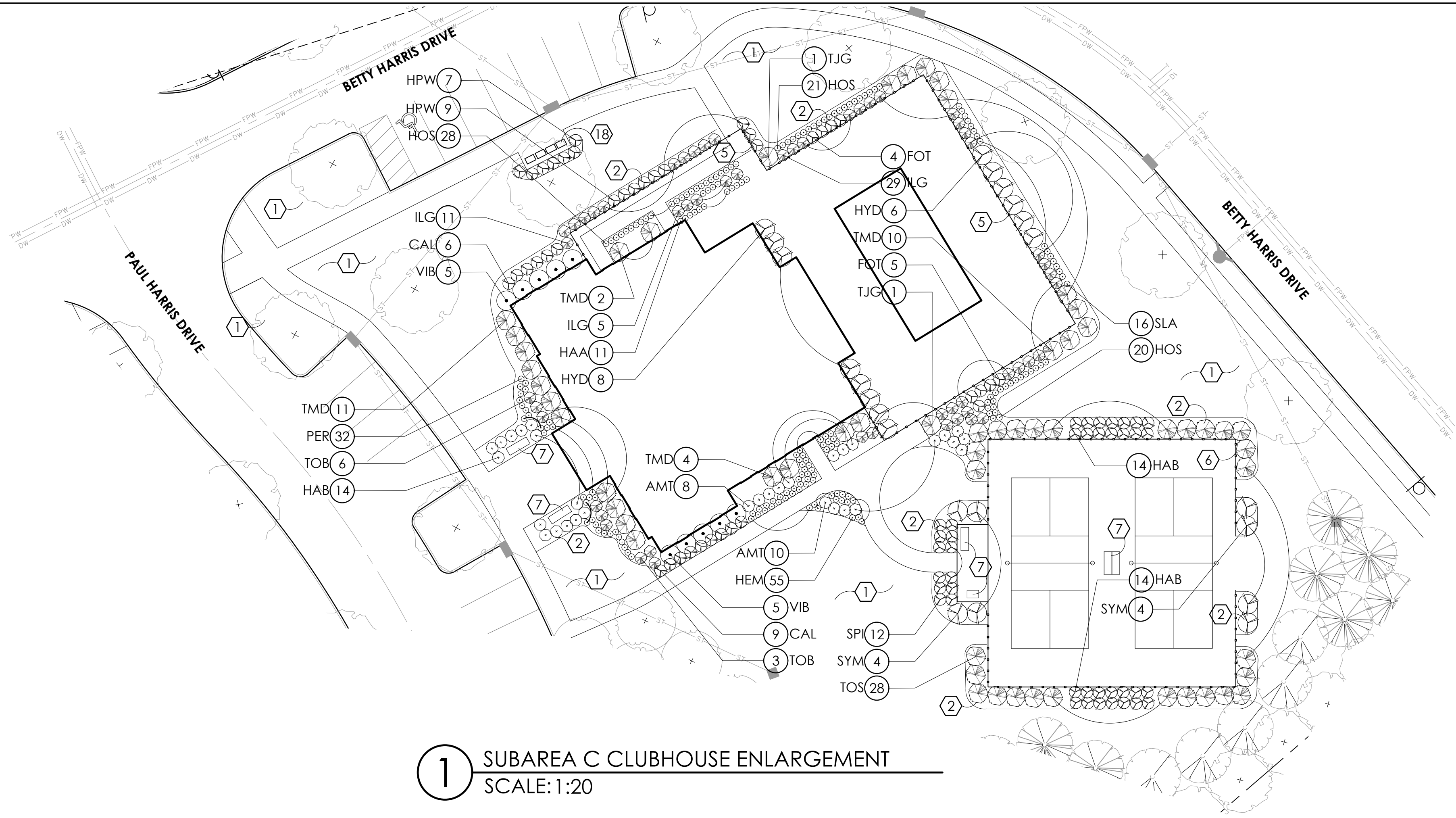
LANDSCAPE
ENLARGEMENT
PLAN - SUBAREA A

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

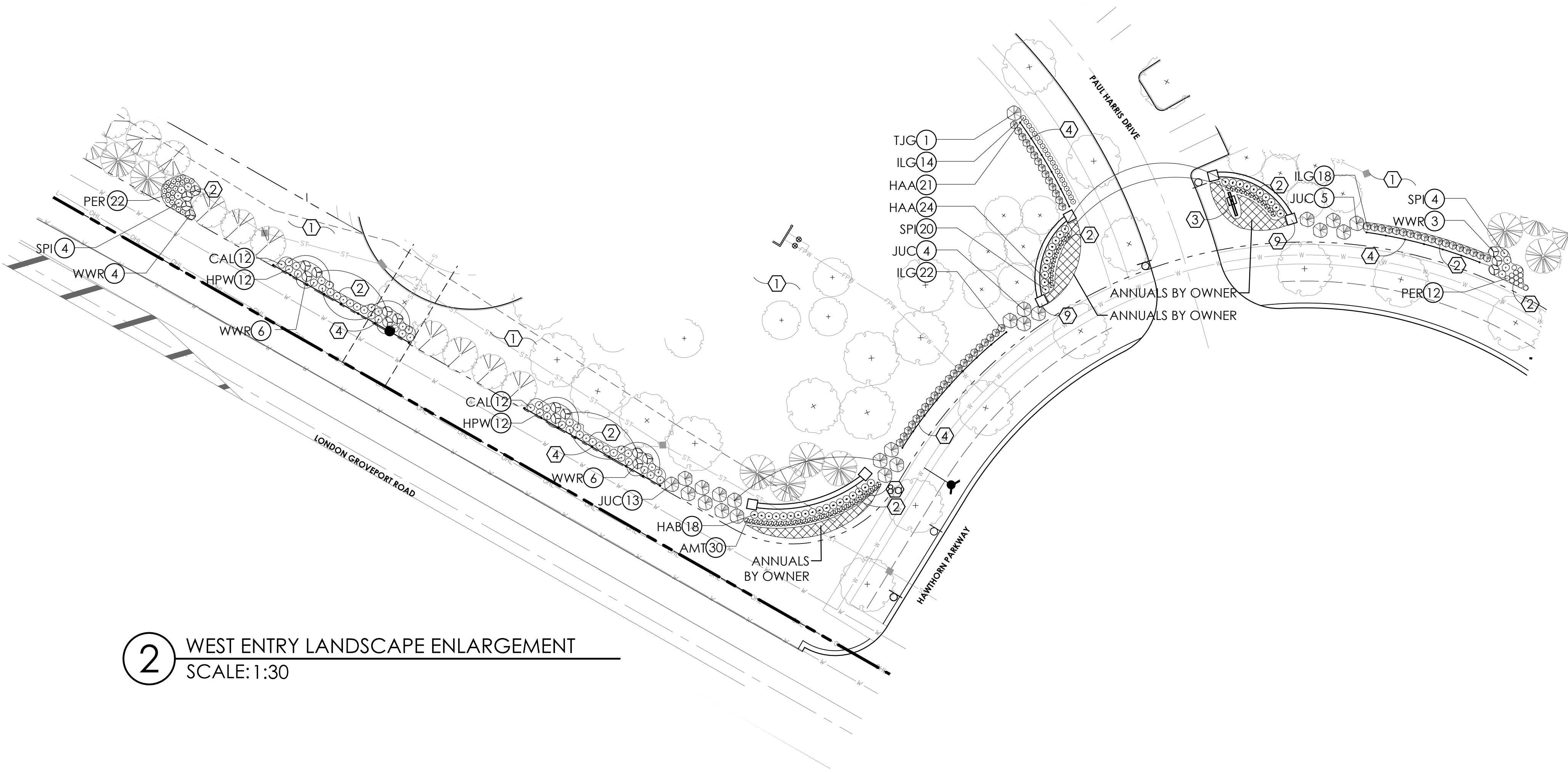
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L-2



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)

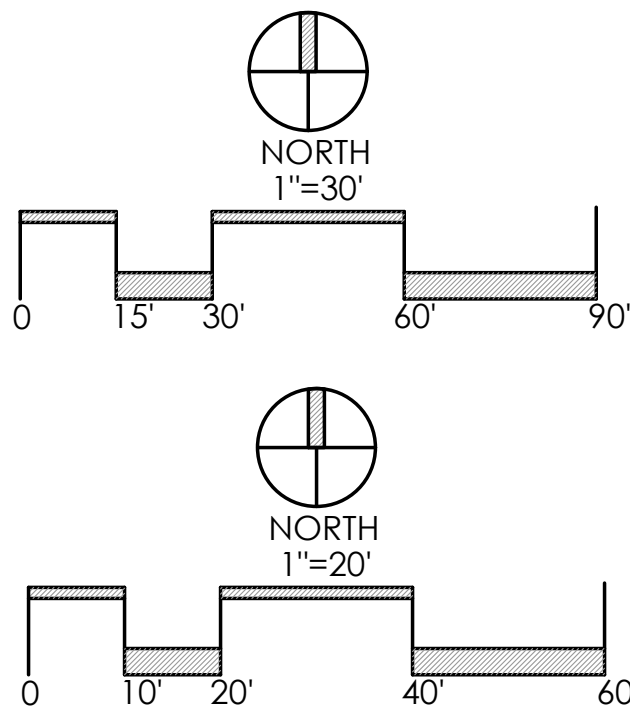
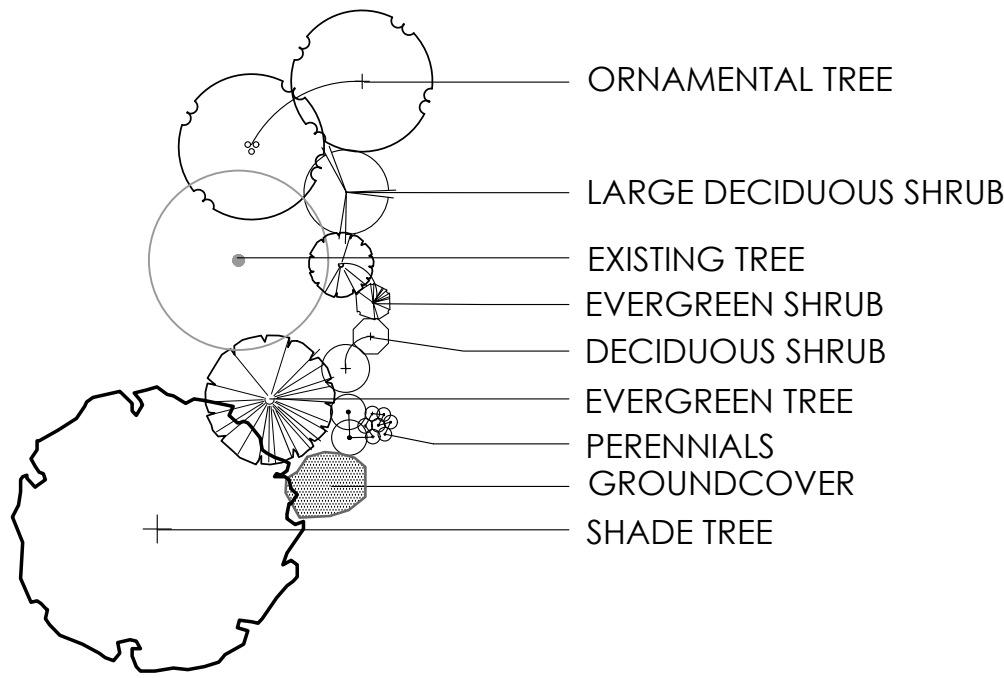
QT Y	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
9	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
60	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
14	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
40	HPW	HYDRANGEA QUERCIFOLIA '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
- 8 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

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

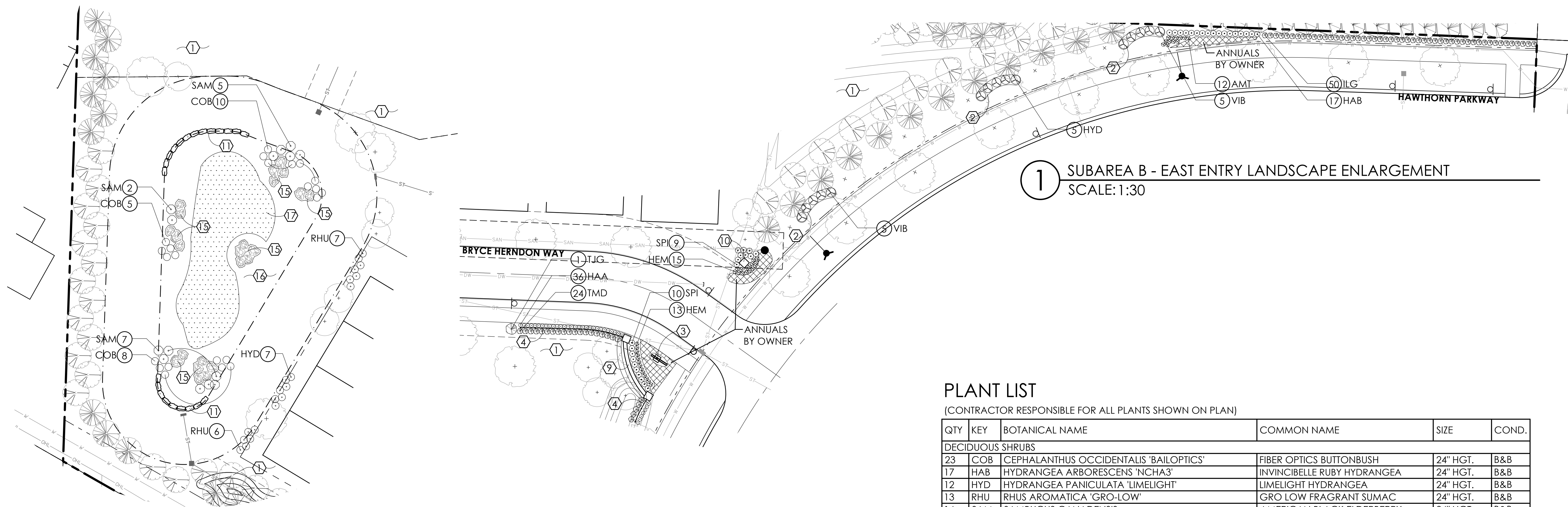
LANDSCAPE
ENLARGEMENT
PLANS - SUBAREA B

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

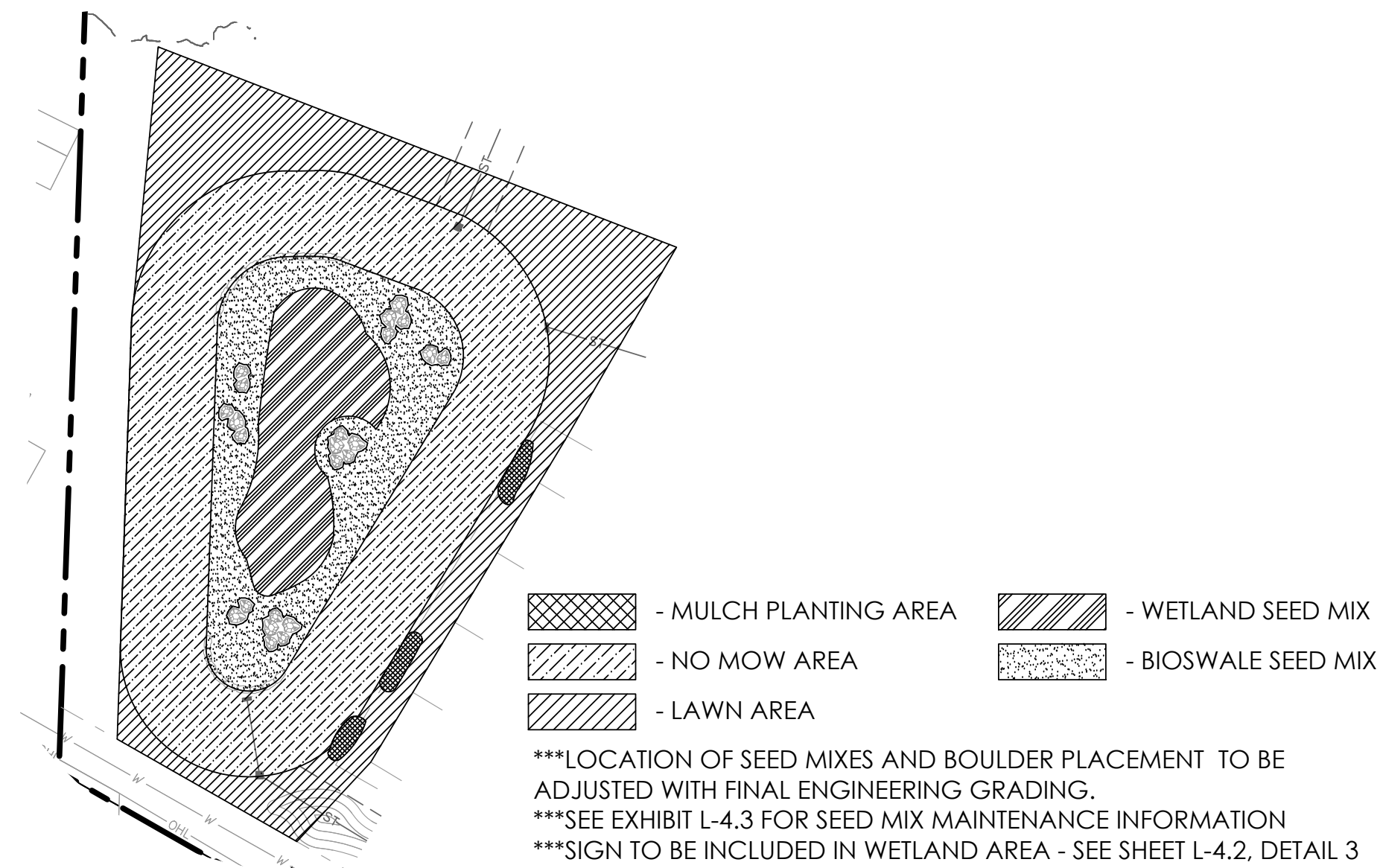
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Hilliard, OH 43026

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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)

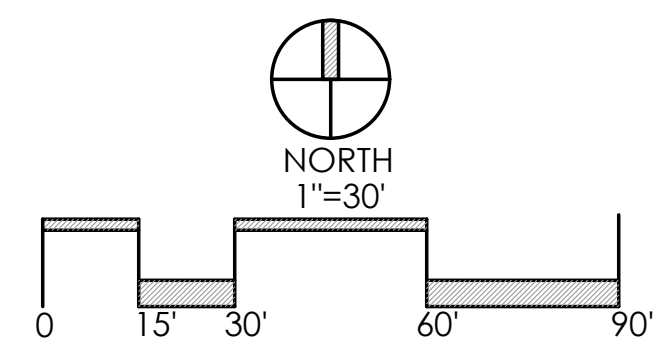
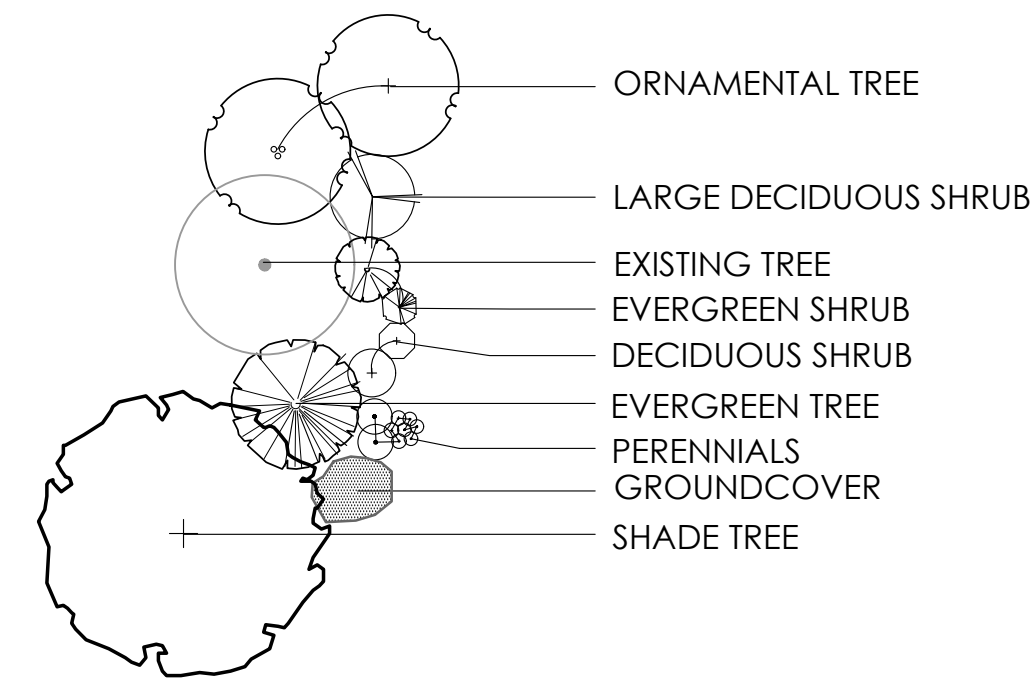
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
23	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
17	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
12	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
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

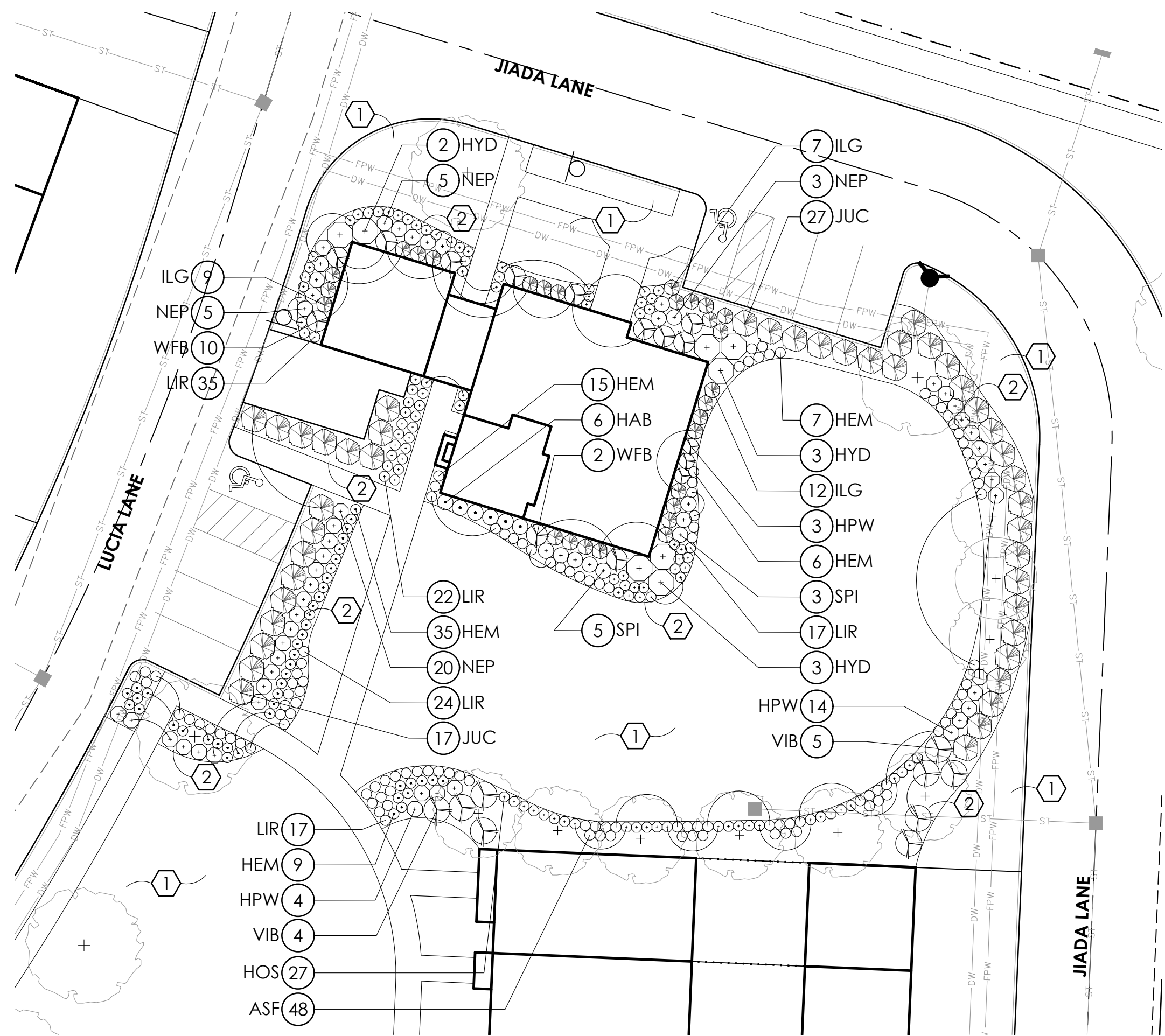
PREPARED FOR
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Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 467-1964
www.parisplanninganddesign.com
Hilliard, OH 43026

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L-2.2



2 SUBAREA D CLUBHOUSE ENLARGEMENT
SCALE: 1:20

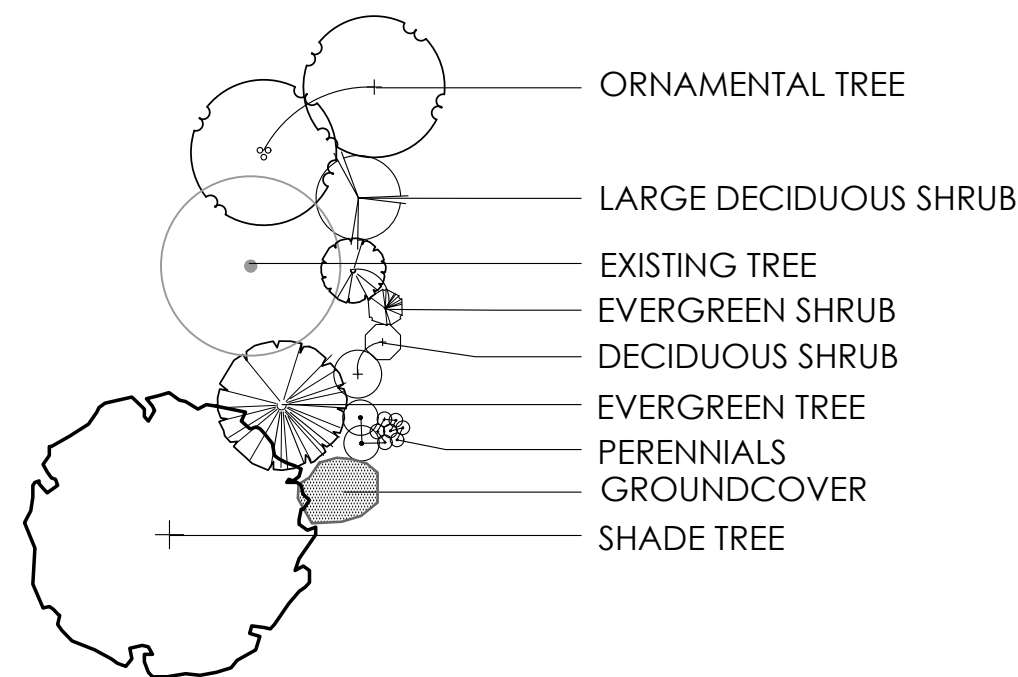
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
24	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
8	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
69	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	24" HGT.	B&B
20	SPI	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	24" HGT.	B&B
9	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B
12	WFB	WEIGELA FLORIDA 'BOKRASOPIN'	SONIC BLOOM PINK WEIGELA	24" HGT.	B&B
36	WWR	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HGT.	B&B
EVERGREEN SHRUBS					
63	JUC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B
59	ILG	ILEX GLABRA 'SMNIGAB17'	GEM BOX INKBERRY	24" HGT.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
30	AMT	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STORM CLOUD BLUESTAR FLOWER	1 GAL.	CONT.
48	ASF	ASTILBE X ARENDsii 'FANAL'	FANAL FALSE SPIREA		
36	CAL	CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
72	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.
27	HOS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	1 GAL.	CONT.
115	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	1 GAL.	CONT.
33	NEP	NEPETA 'JUNIOR WALKER'	JUNIOR WALKER'S LOW CATMINT	1 GAL.	CONT.
57	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.

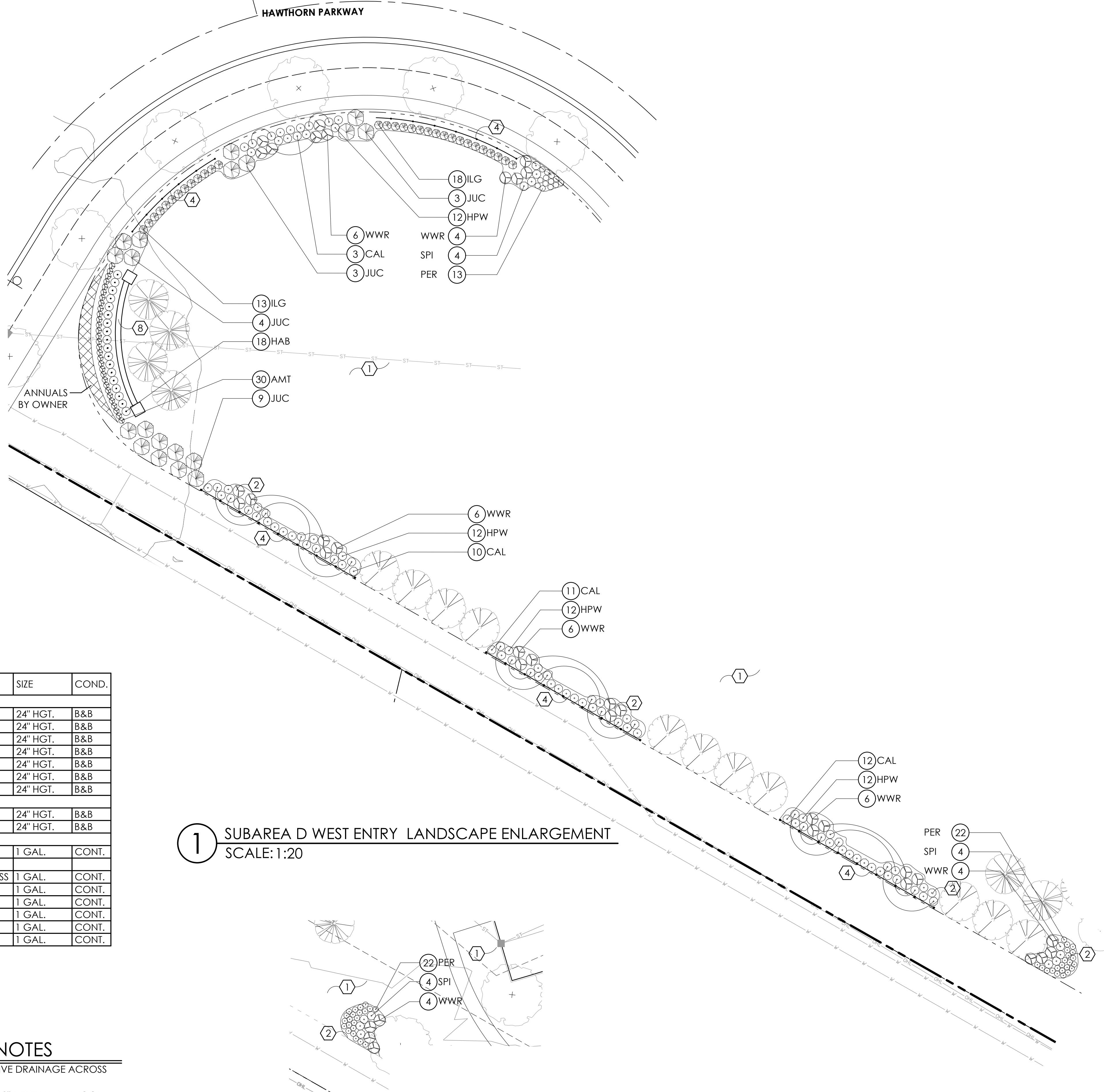
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



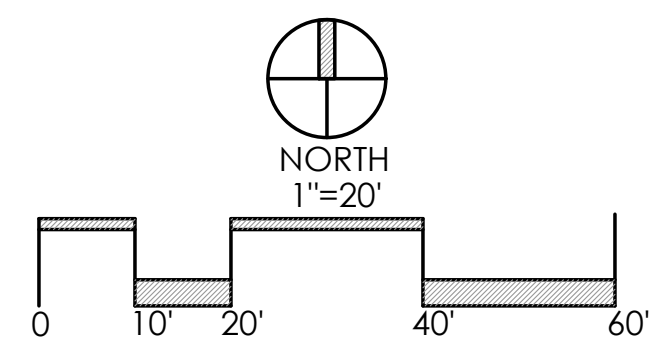
CONSTRUCTION NOTES

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES. ***INSTALL 6" DIAMETER MULCH RING PER TREE***
- CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- MAIN ENTRY WALL - SEE SHEET L-4, DETAIL 1



1 SUBAREA D WEST ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1:20

3 SUBAREA D LANDSCAPE ENLARGEMENT
SCALE: 1:20



REVISIONS

LANDSCAPE ENLARGEMENT PLAN - SUBAREA D

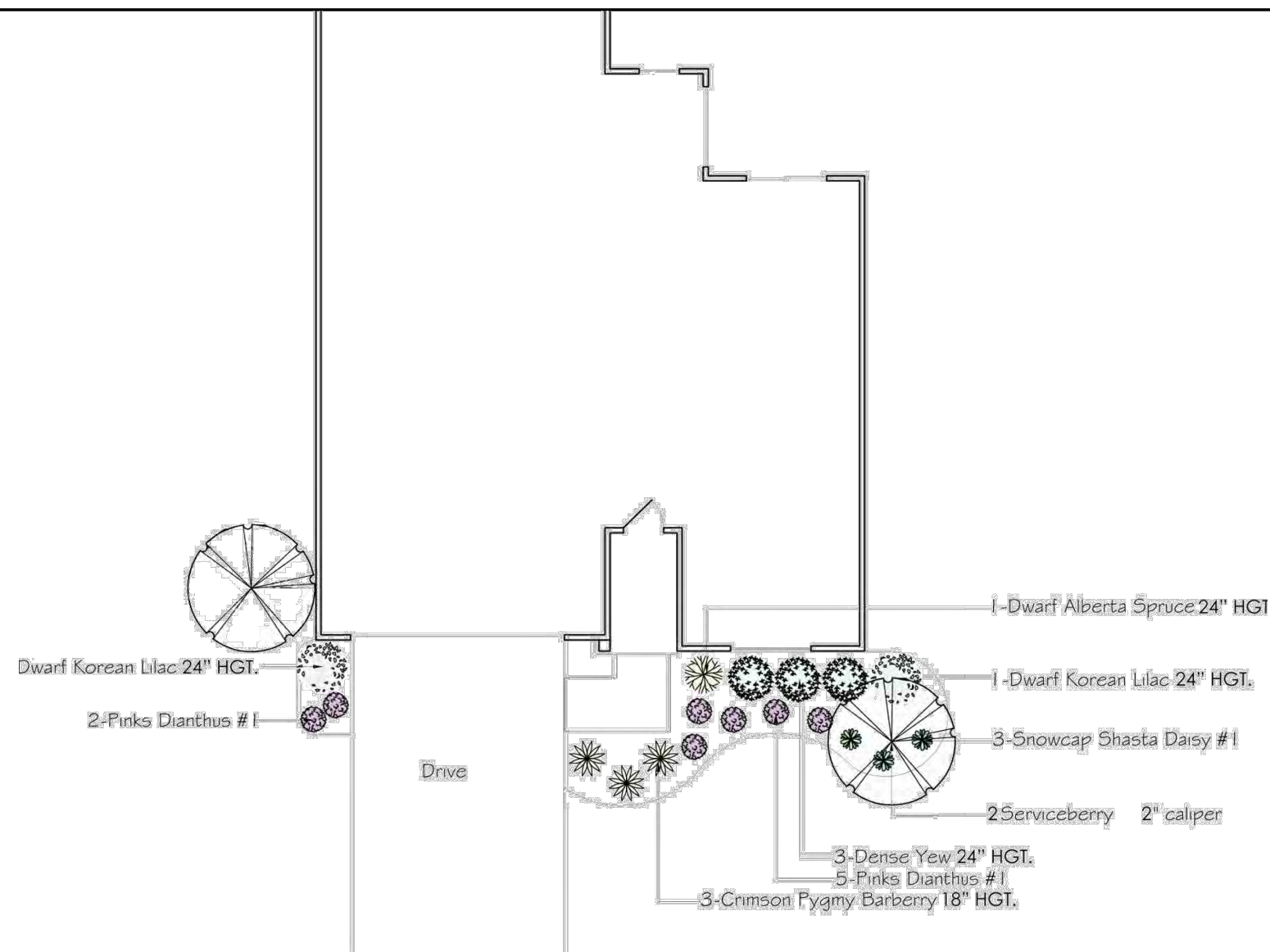
HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

Faris Planning & Design
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
www.farisplanninganddesign.com

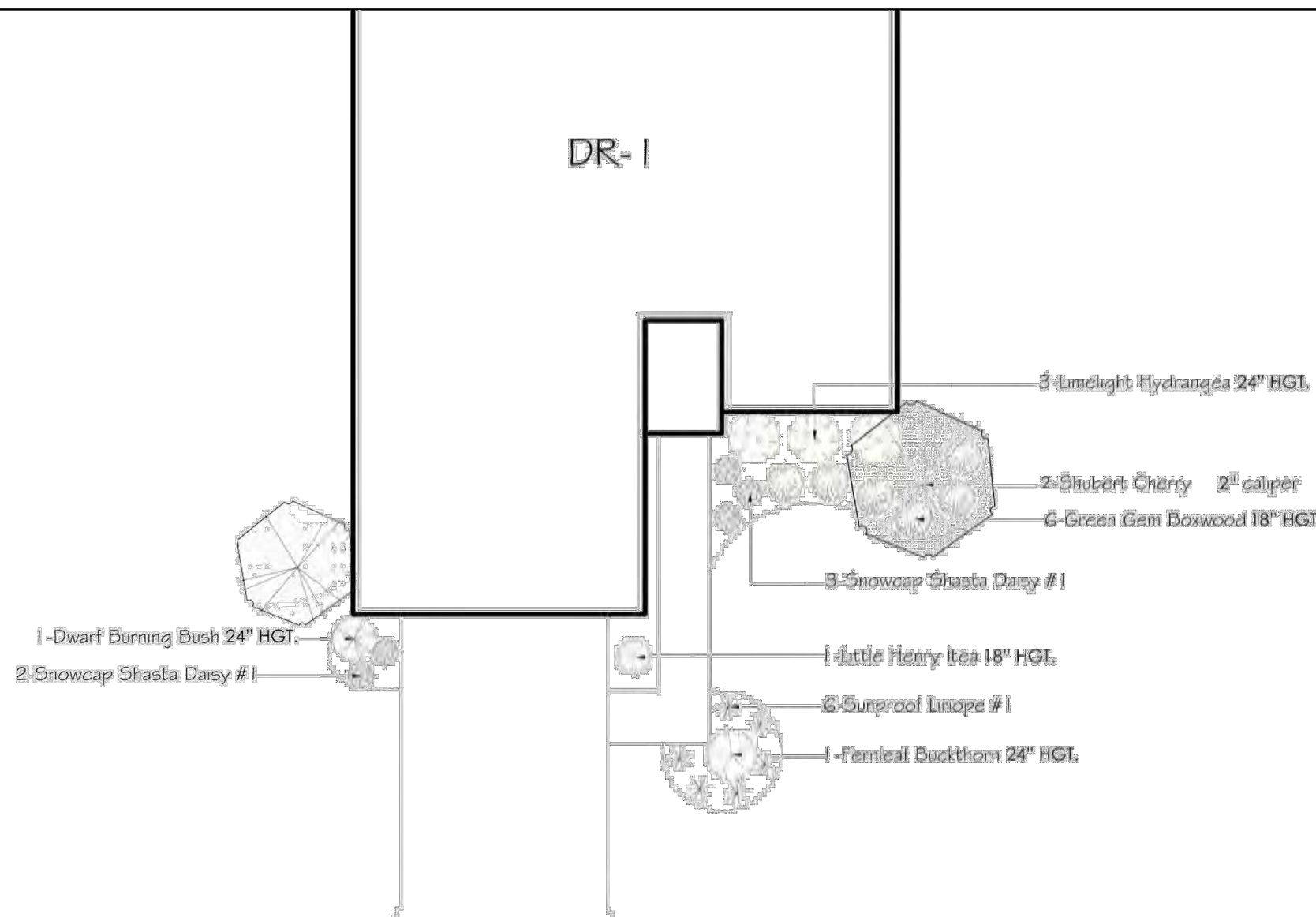
DATE	04/23/24
PROJECT	22079
SHEET	

L-2.3

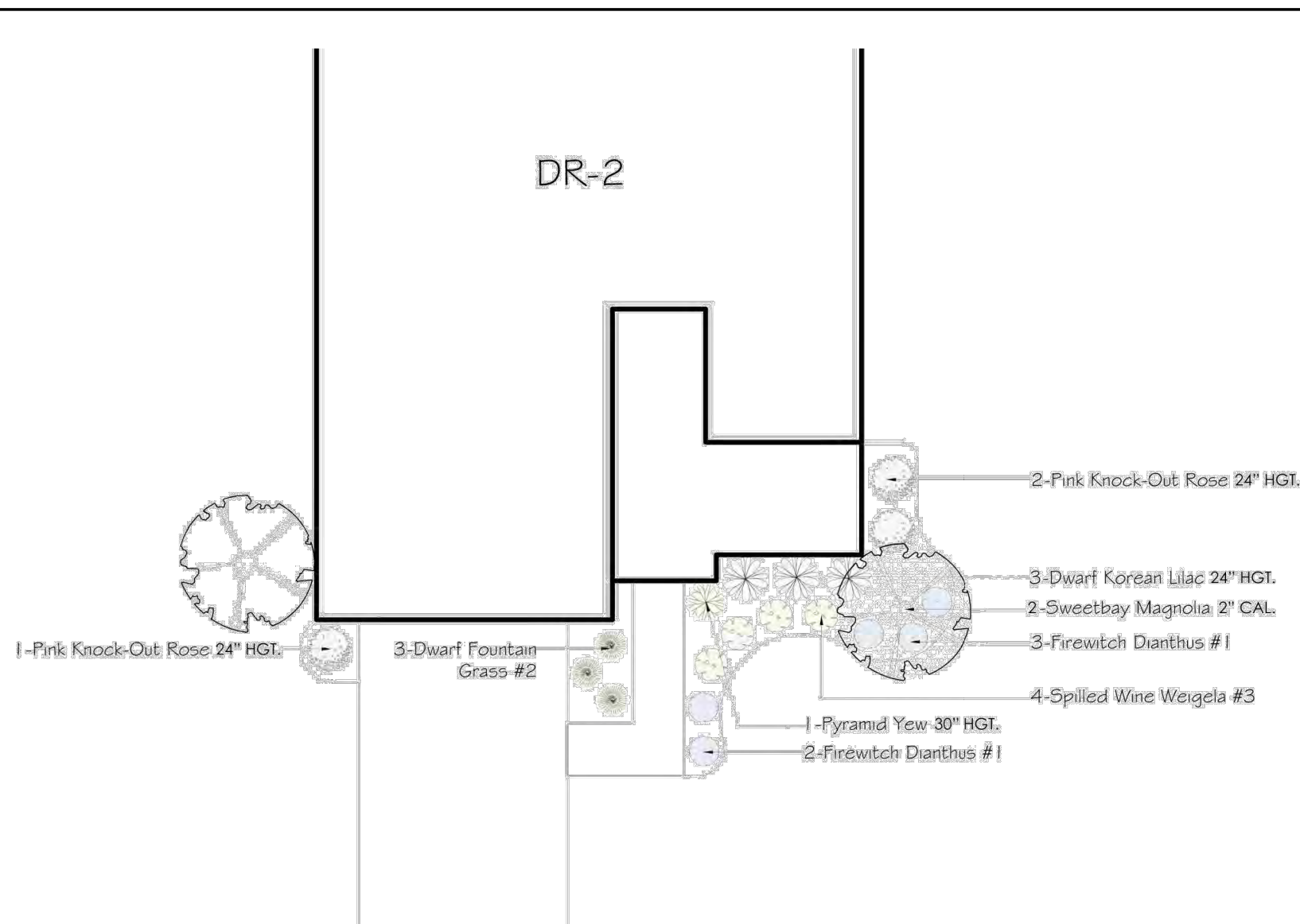




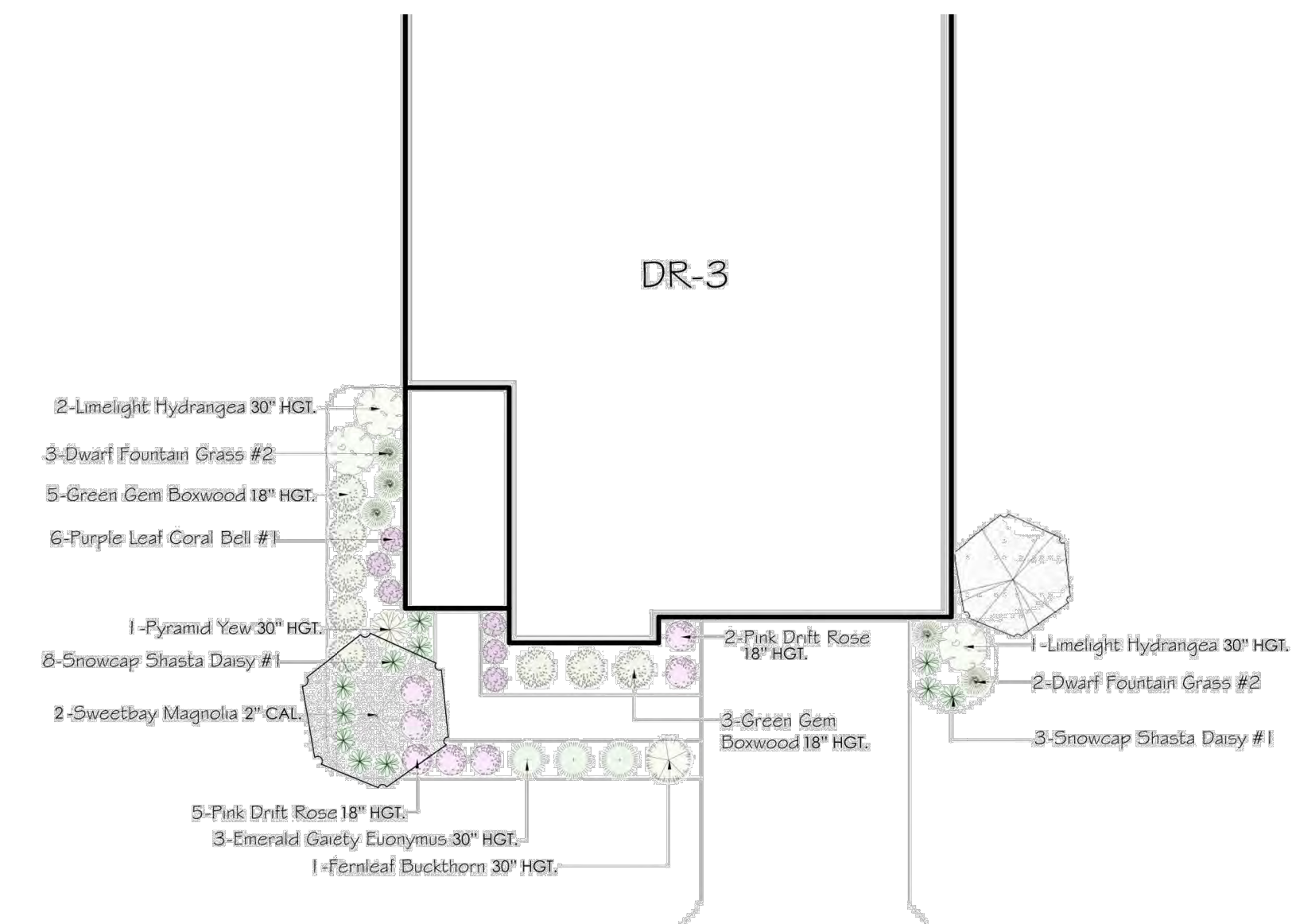
1 CAPRI (DR-0) TYPICAL FRONT LANDSCAPE PLAN
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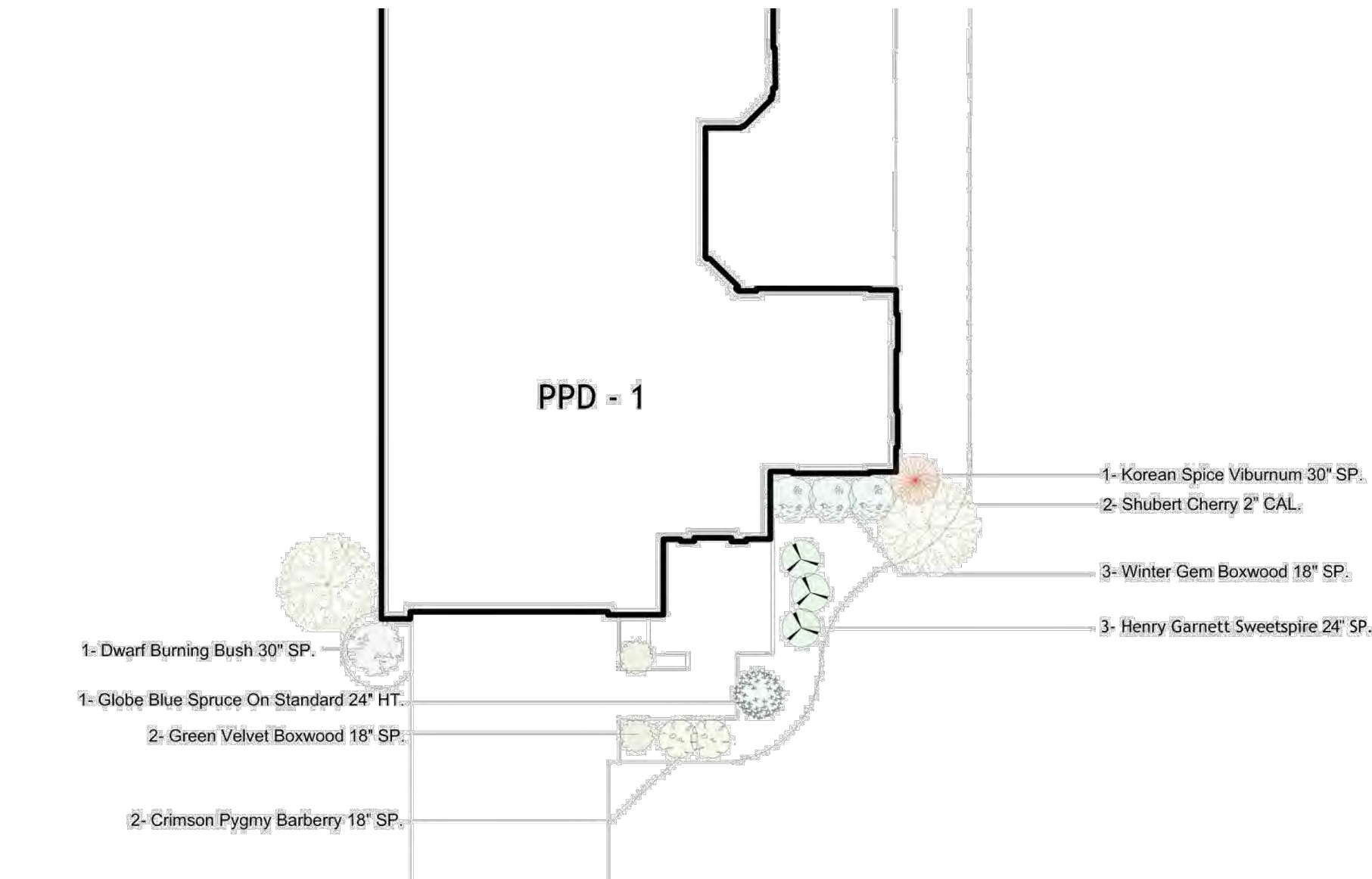
2 SALERNO (DR-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



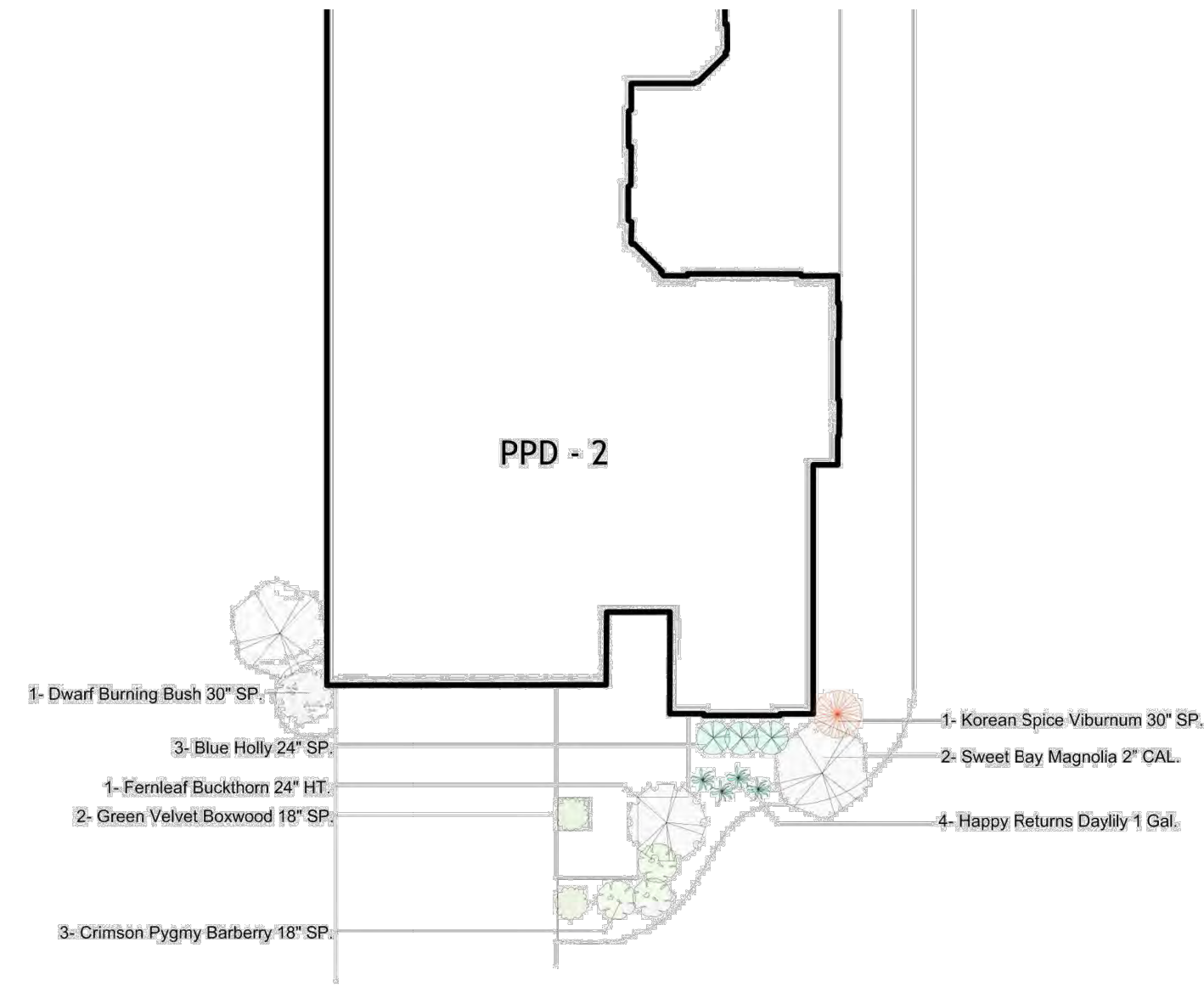
3 TORINO (DR-2) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



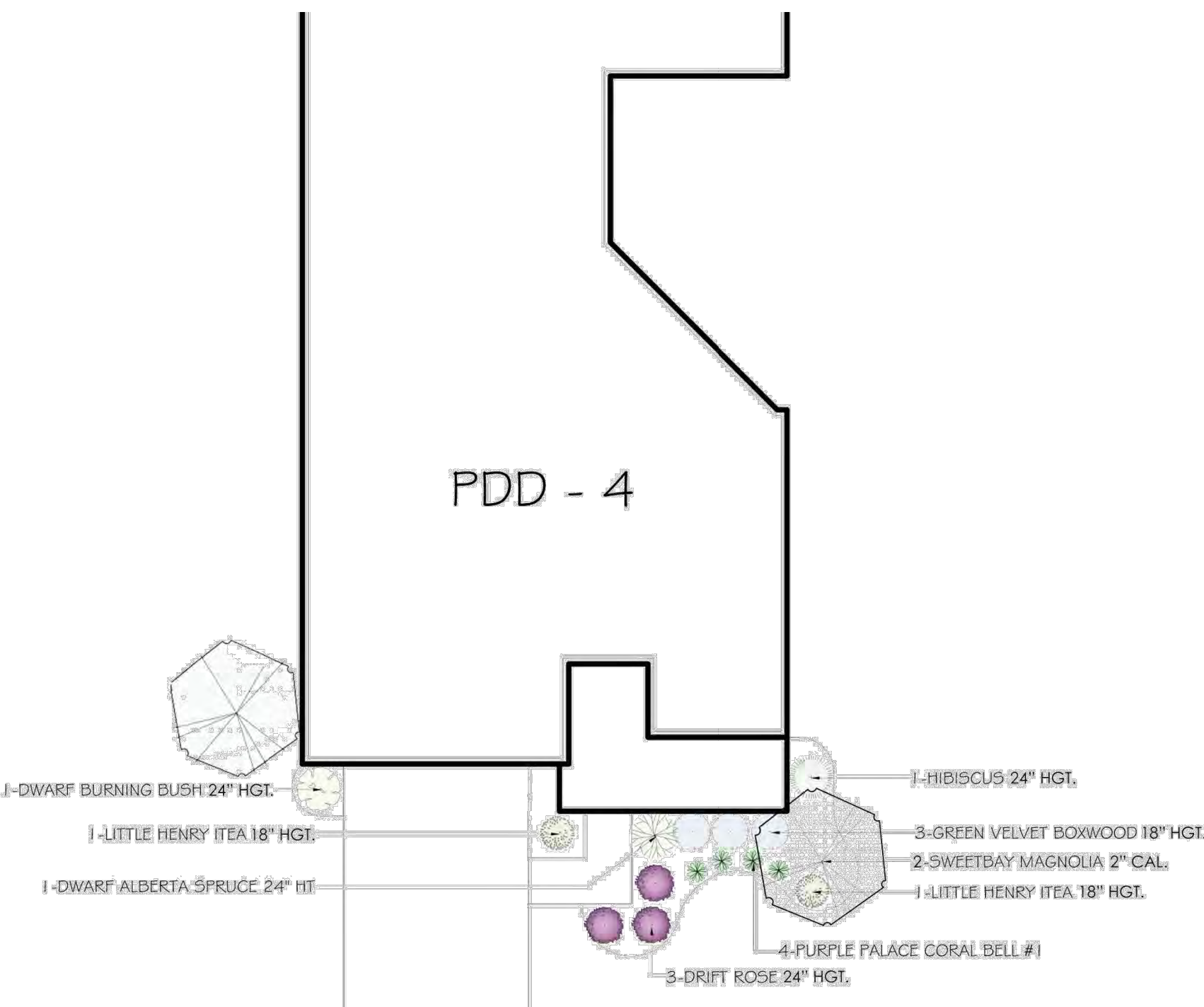
4 VERONA (DR-3) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



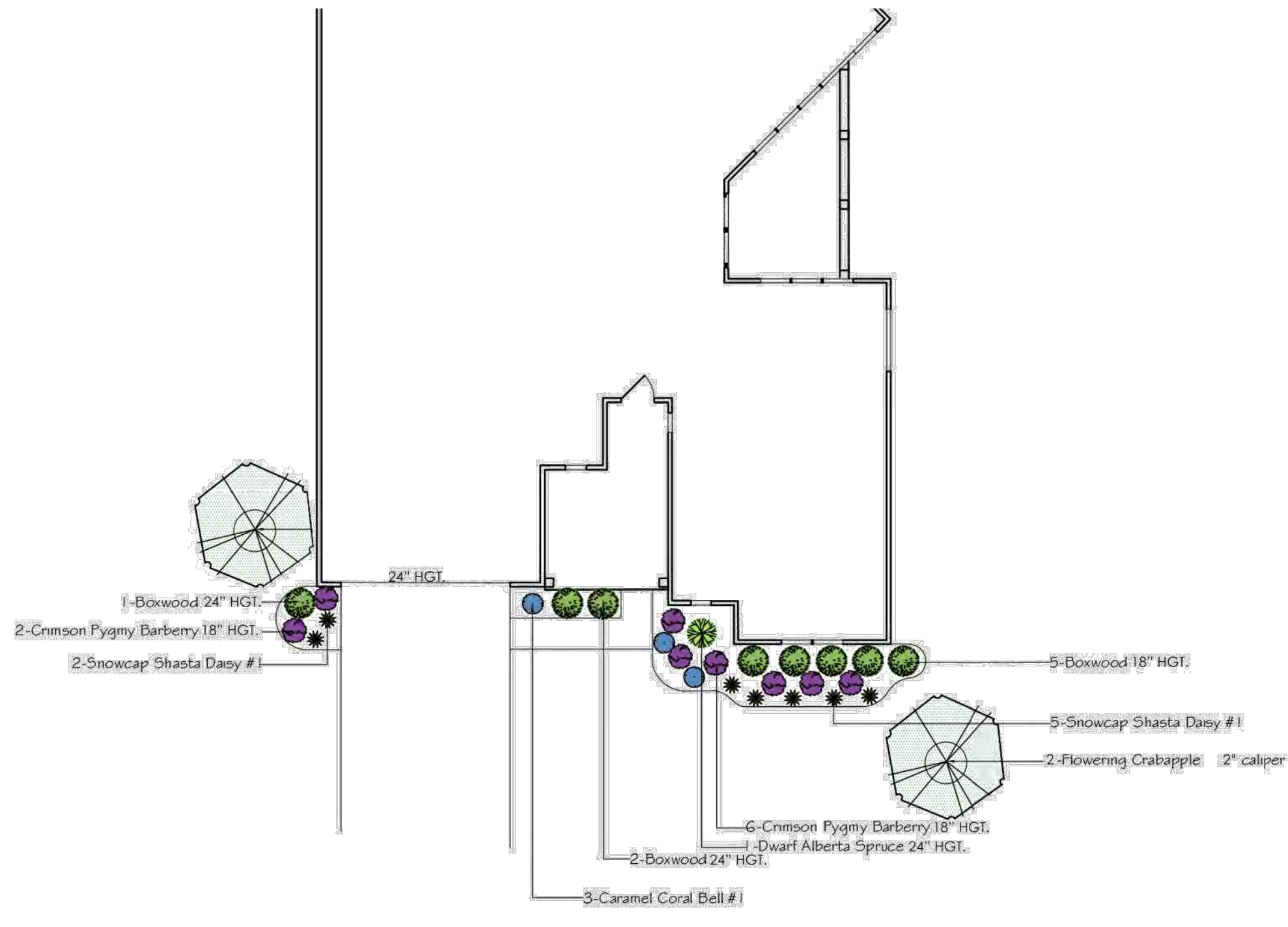
5 PALAZZO (D-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



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"

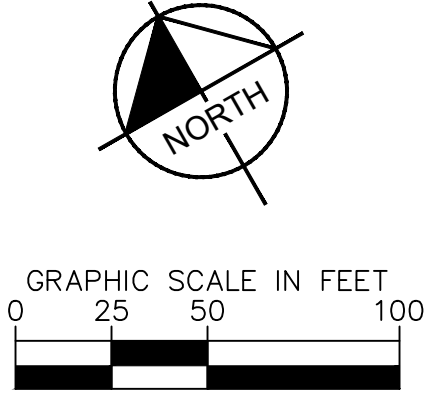
COURTYARDS AT HARRIS FARM
PREPARED FOR EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 467-1764
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\Exhibit\Tree survey.dwg Layout1 Apr 24, 2024 8:05pm by: tyer-jackson
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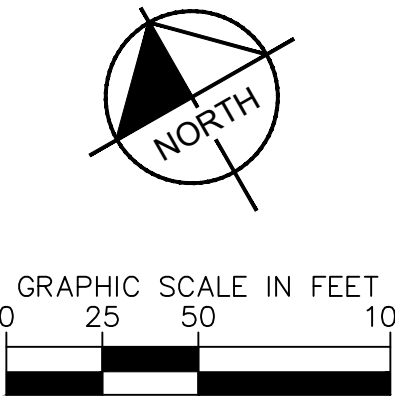


HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		TREE SURVEY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE 614-44-4699 WWW.KIMLEY-HORN.COM			
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER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

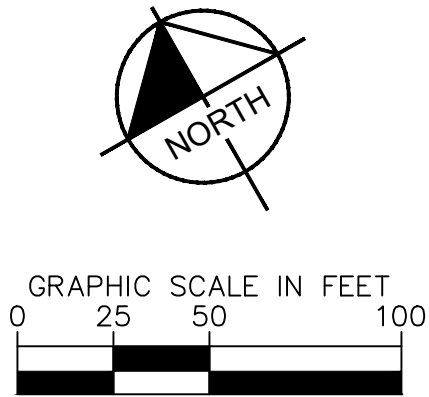
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SCALE: 1"=50' DESIGNED BY: TGI DRAWN BY: DOM CHECKED BY: MCR	TREE SURVEY	HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	ORIGINAL ISSUE: 03/18/2024 KHA PROJECT NO. 190017006 SHEET NUMBER 2
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[illegible]

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. _____	
ORIGINAL ISSUE: 03/18/2024		DESIGNED BY: TCJ		SCALE: 1"=50'		DATE _____	
KHA PROJECT NO. 190017006		DRAWN BY: DOM		CHECKED BY: MCR		BY _____	
SHEET NUMBER 4						APR DATE _____	

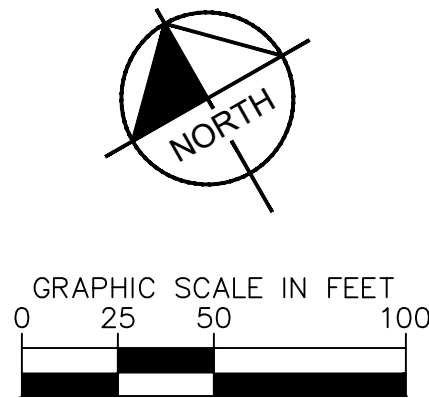
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MATCHLINE - SEE SHEET 4



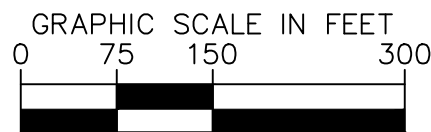
NOTES

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



HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		Kimley»Horn © 2024, KIMLEY-HORN AND ASSOCIATES, INC. 10000 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43235 PH: 614.885.1000 WWW.KIMLEY-HORN.COM		SCALE: 1"=50'	
		DESIGNED BY: TCJ			
		DRAWN BY: DOM			
		CHECKED BY: MGR			
		DATE		BY	
		REVISIONS		APR BY	
		No.		APR DATE	

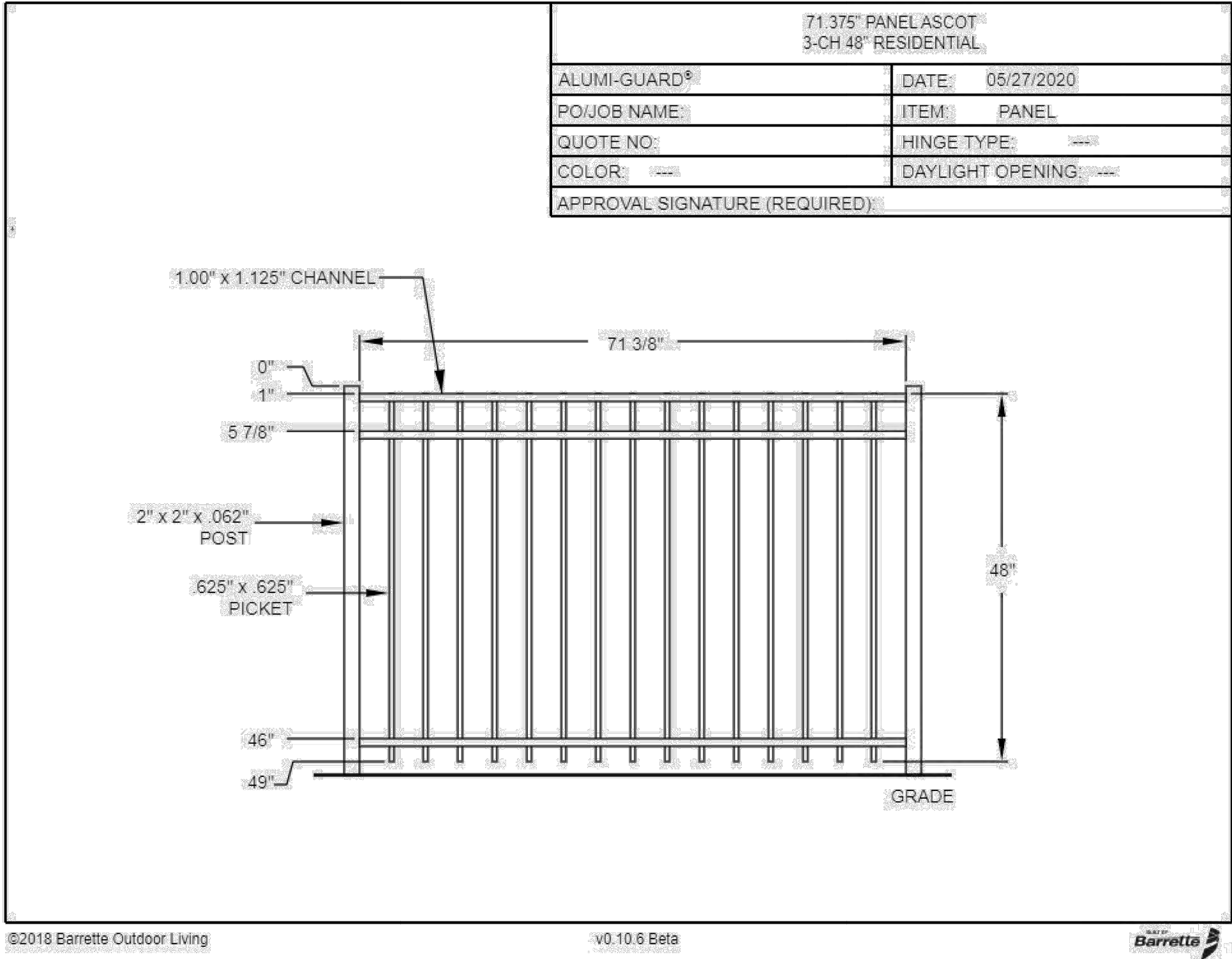
This aerial map displays a residential development with various site plan overlays. The map includes a grid of numbered lots (1-122) and several labeled areas: T1, T3, T4, T5, T6, T7, T8, T9, C1-C16, and CH. A large area of green circles represents a tree canopy, while red circles indicate specific points of interest. A dashed line outlines a boundary, and a solid line marks a road or path. The map also shows surrounding residential areas, a golf course, and a body of water.

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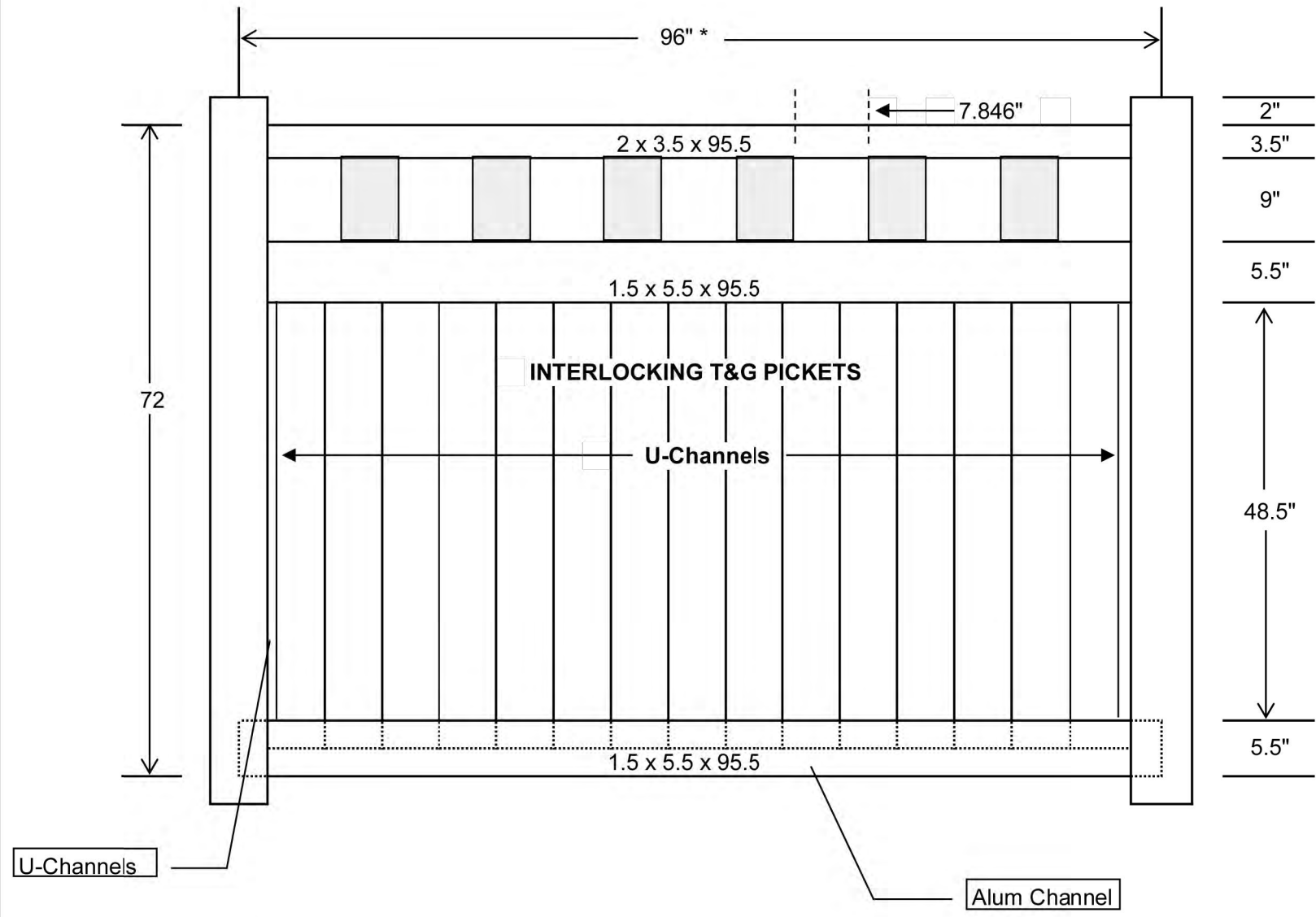
Drawing name: K:\CB_LIVE\190017006_Cmmlwls_Horns_Property_Grove_City_V2_Design\CAD\Exhibit\Tree survey.dwg Layout: 1 (NOT IN SHEET SET) (2) Apr 24, 2024 8:02pm By: bkr-jedon This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for 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.																								
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					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	32.2	Fair	111	<i>Pyrus calleryana</i>	Bradford pear	14	Good	222			12.4	Dead	332			6.8	Dead					
12	<i>Juglans nigra</i>	Black walnut	13.8	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	19.4	Good	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	13.1	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					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					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	<i>Fraxinus americana</i>	White ash	20.8	Poor	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					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					119	<i>Pyrus calleryana</i>	Bradford pear	7.4	Good	230			21	Good	340			7	Dead					
20					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>Juglans nigra</i>	Black walnut	35.4	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>Quercus muehlenbergii</i>	Chinkapin oak	18.1	Good	122	<i>Pyrus calleryana</i>	Bradford pear	7.3	Good	233			21.9	Dead	343			8	Dead					
23	<i>Acer saccharinum</i>	Silver maple	21.5	Fair	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>Fraxinus americana</i>	White ash	11.7	Good	124	<i>Pyrus calleryana</i>	Bradford pear	8.5	Good	235			44.6	Dead	345	<i>Fraxinus americana</i>	White ash	9	Fair					
25					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					126	<i>Pyrus calleryana</i>	Bradford pear	7	Good	237			22.7	Dead	347			8.5	Dead					
27					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					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					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					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					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					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	15.7	Dead	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					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					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					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					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					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					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					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>Ulmus rubra</i>	Slippery elm	30.2	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>Platanus x acerifolia</i>	London planetree	21.5	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	9	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	7.1	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	9.4	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	9.1	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	11.2	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>Acer rubrum</i>	Red maple	14	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>Pyrus calleryana</i>	Bradford pear	10.8	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>Pyrus calleryana</i>	Bradford pear	15.3	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>Acer saccharum</i>	Sugar maple	11.8	Good	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	11.2	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	11.6	Poor	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	14.8	Good	155			9.1	Dead	266			9.3	Dead	376	<i>Prunus serotina</i>	Black cherry	6.3	Good					
56			9	Good	156	<i>Acer rubrum</i>	Red maple	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	9	Good	157	<i>Juglans nigra</i>	Black walnut	7.0	Dead	268	<i>Lonicera tatarica</i>	Bush honeysuckle	10.3	Fair	378	<i>Lonicera tatarica</i>	Bush honeysuckle	12.8	Fair					
58			16	Dead	158			9.2	Dead	269			15.4	Dead	379	<i>Prunus serotina</i>	Black cherry	8.1	Fair					
59	<i>Pyrus calleryana</i>	Bradford pear	13.9	Good	159	<i>Juglans nigra</i>	Black walnut	12.5	Good	270	<i>Aesculus glabra</i>	Ohio Buckeye	9.2	Fair	380	<i>Lonicera tatarica</i>	Bush honeysuckle	12.7	Fair					
60	<i>Morus alba</i>	White mulberry	10.5	Good	160	<i>Celtis occidentalis</i>	Common hackberry	6.3	Good	271	<i>Populus deltoides</i>	Eastern cottonwood	35.7	Good	381	<i>Prunus serotina</i>	Black cherry	9.1	Fair					
61	<i>Morus alba</i>	White mulberry	7.6	Fair	161	<i>Juglans nigra</i>	Black walnut	6.5	Fair	272	<i>Juglans nigra</i>	Black walnut	8.1	Good	382			6	Poor					
62	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	162	<i>Populus deltoides</i>	Eastern cottonwood	6.3	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	17.2	Fair	163	<i>Populus deltoides</i>	Eastern cottonwood	11.1	Good	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	17.1	Good	164	<i>Celtis occidentalis</i>	Common hackberry	14.5	Good	275	<i>Juglans nigra</i>	Black walnut	7.9	Poor	385	<i>Quercus bicolor</i>	Swamp white oak	11.1	Good					
65	<i>Pyrus calleryana</i>	Bradford pear	7.5	Good	165	<i>Quercus palustris</i>	Pin oak	13.0	Dead	276	<i>Gleditsia triacanthos</i>	Honey locust	15.2	Fair	386			25.9	Dead					
66	<i>Pyrus calleryana</i>	Bradford pear	21	Good																				



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

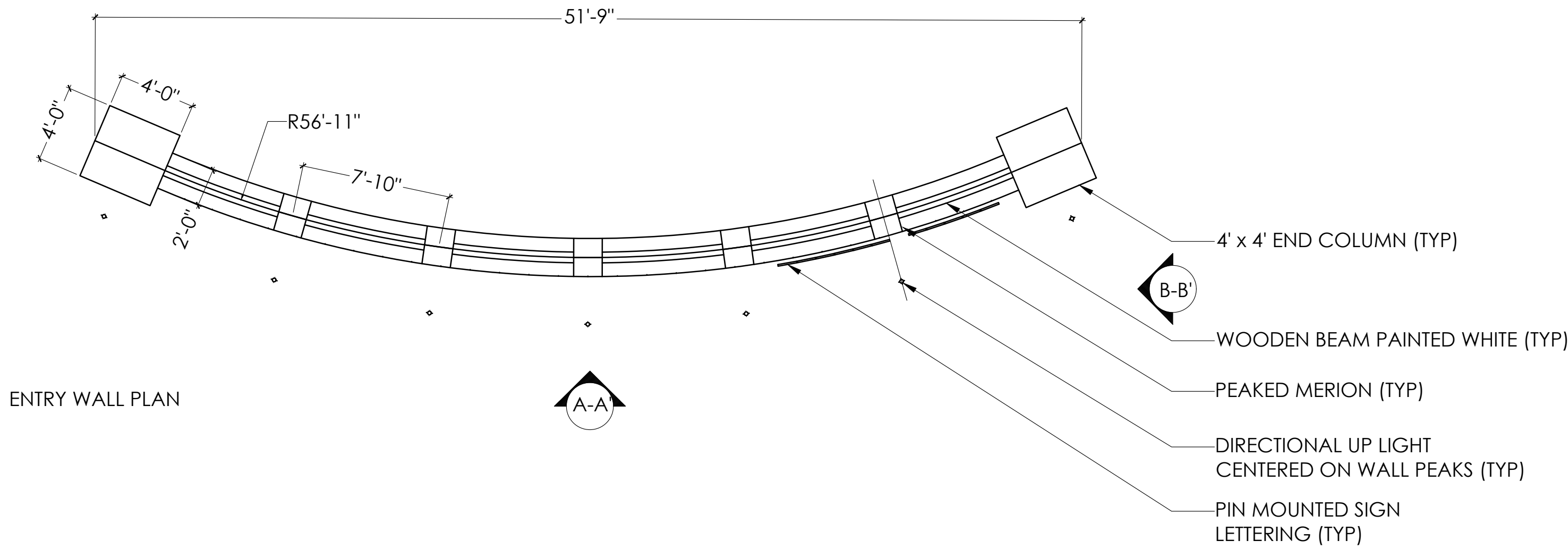
TYPICAL FENCING
OPTIONS -
SUBAREAS "A" & "B"

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

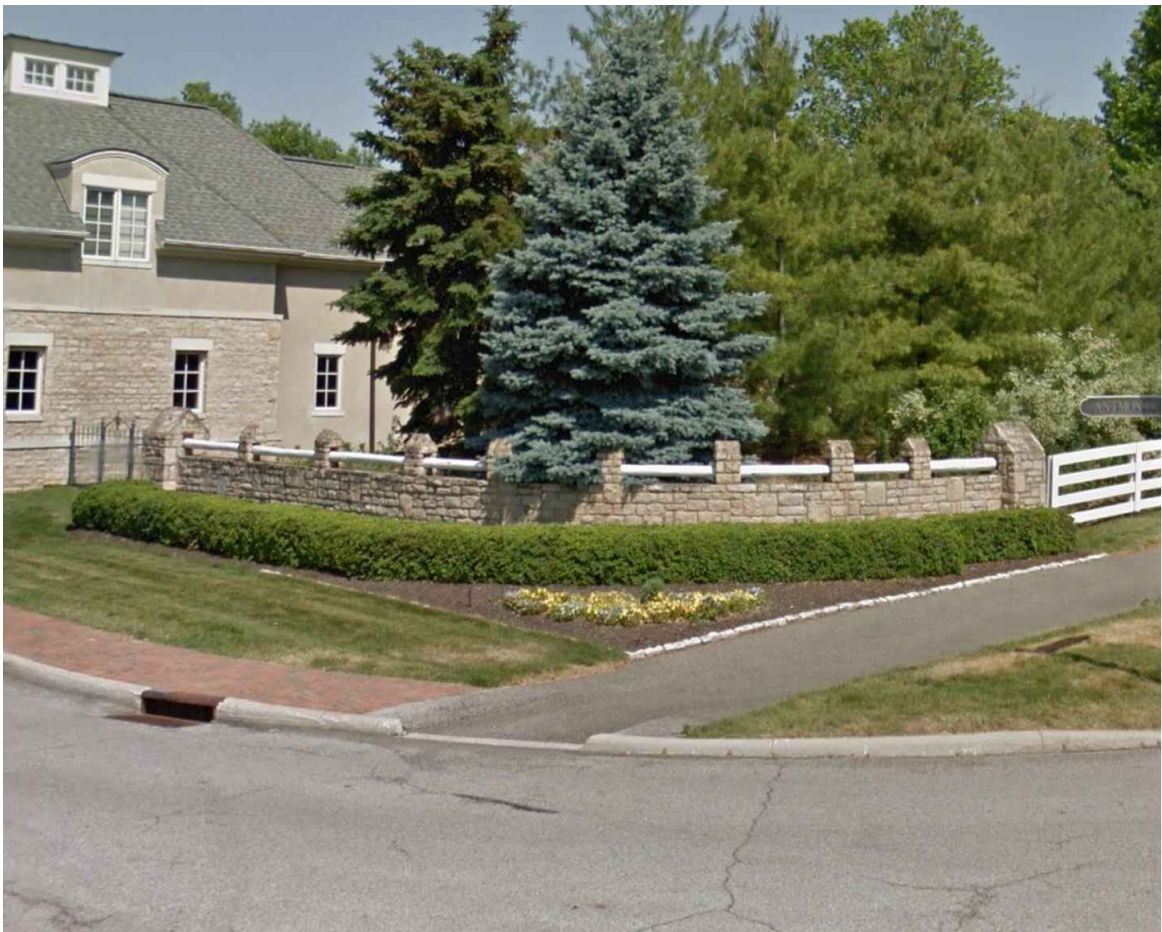
Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1764
www.parisplanninganddesign.com
Hilliard, OH 43026

DATE	04/23/24
PROJECT	22079
SHEET	

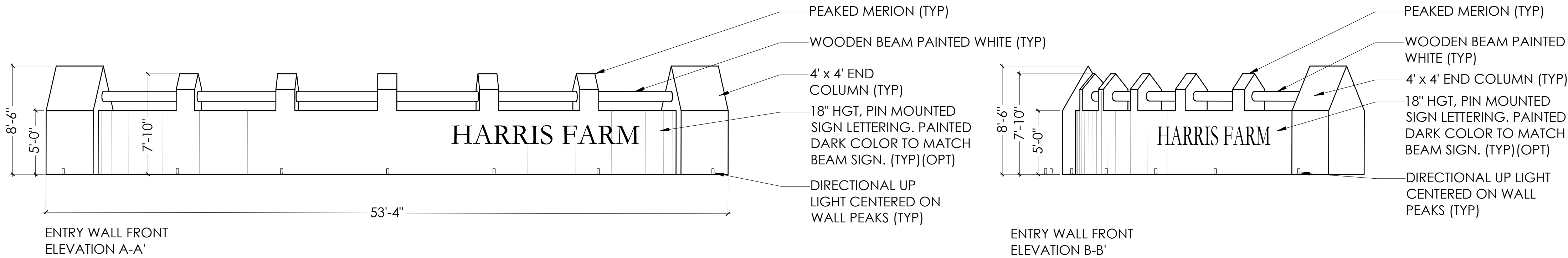
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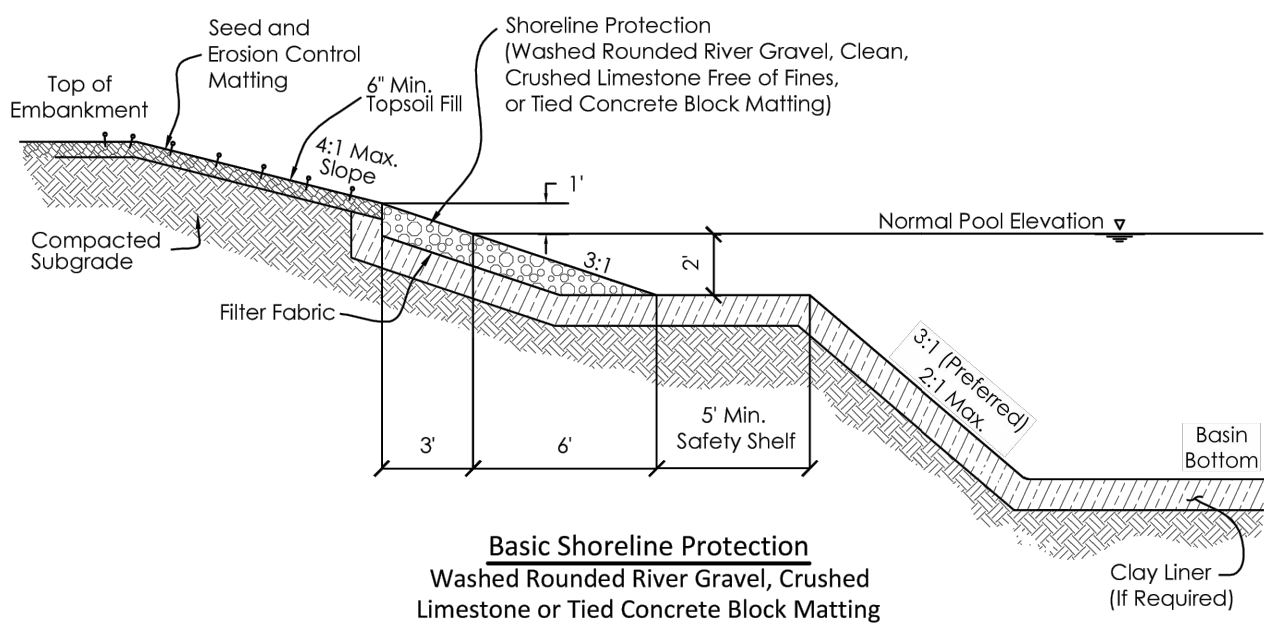
ENTRY WALL PLAN



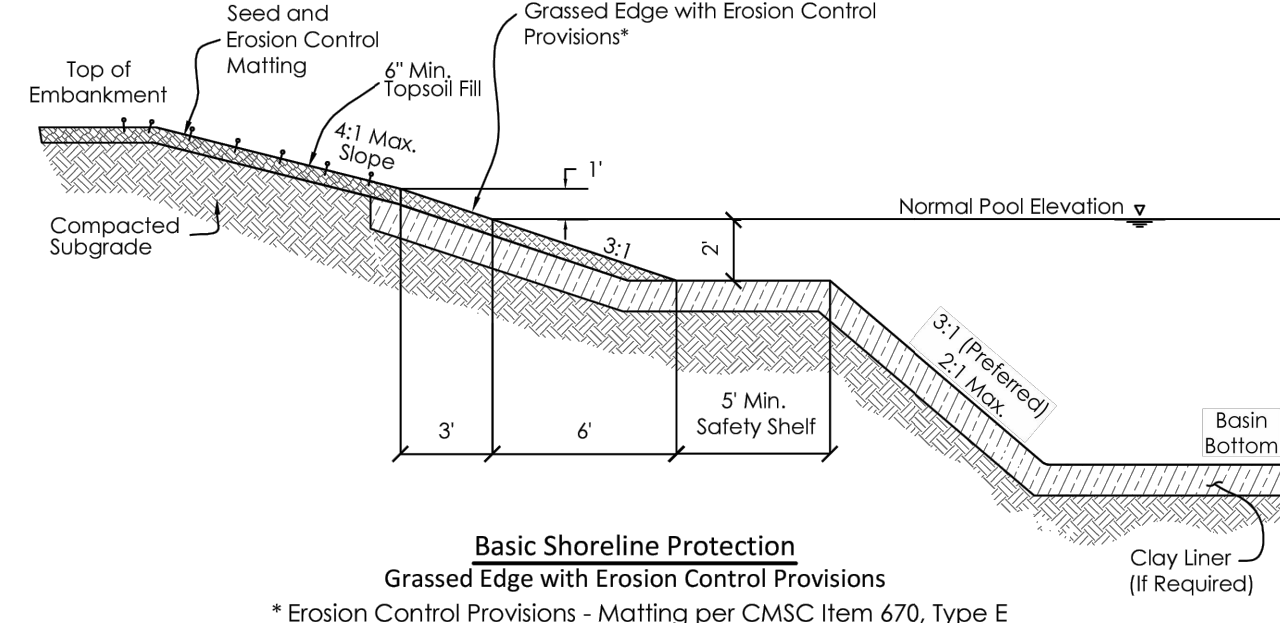
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



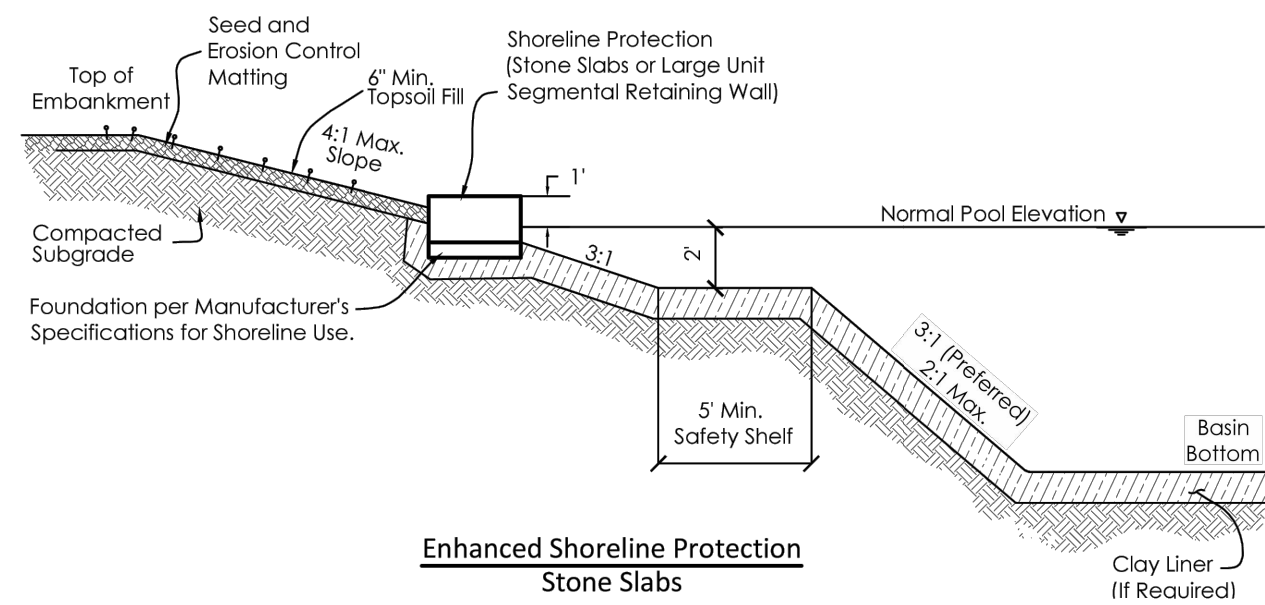
1 MAIN ENTRY WALL
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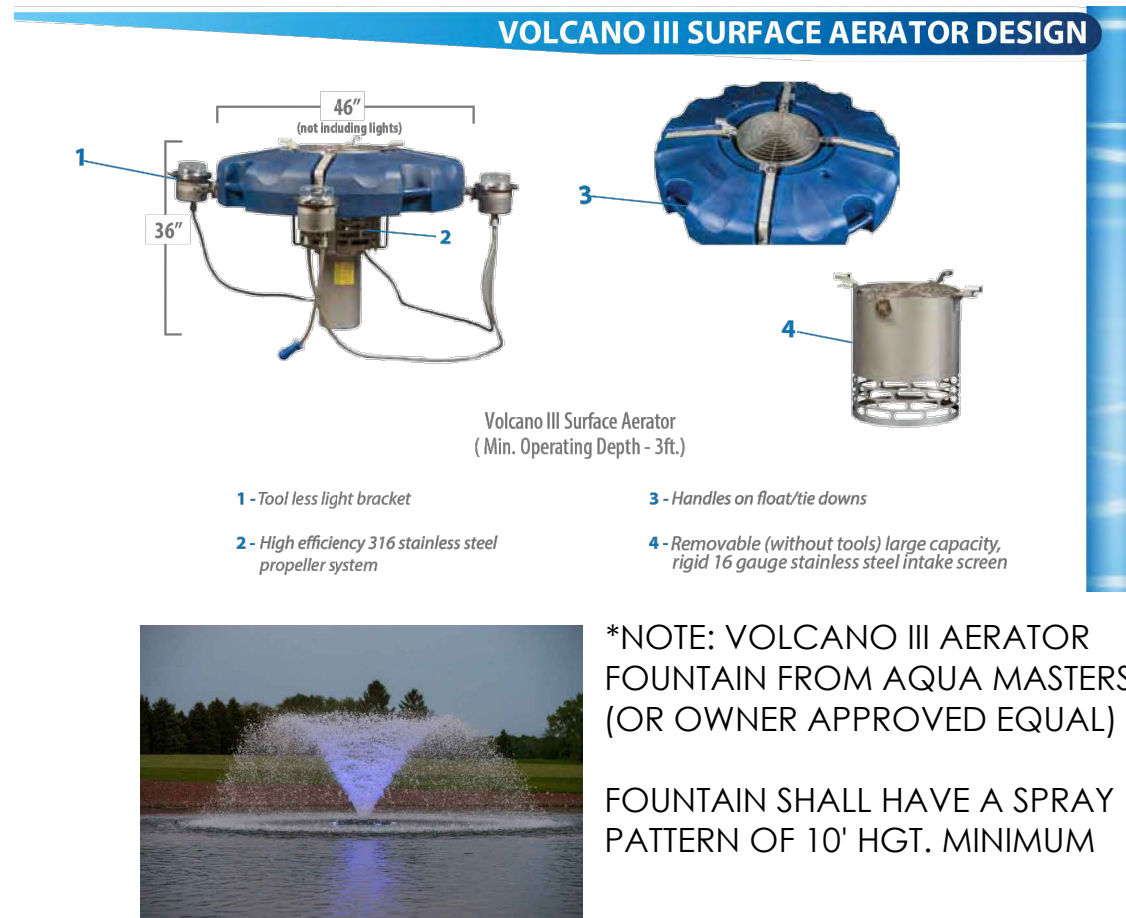
5 BASIC SHORELINE PROTECTION - GRAVEL
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



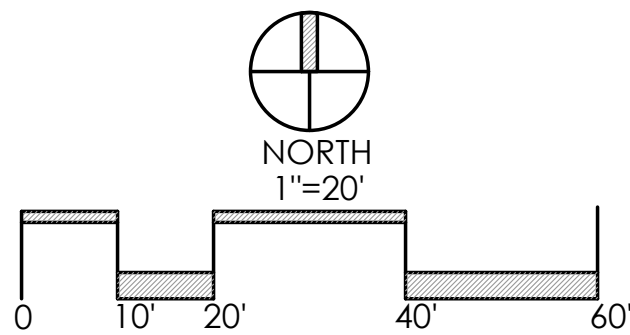
4 BASIC SHORELINE PROTECTION - GRASSED EDGE
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



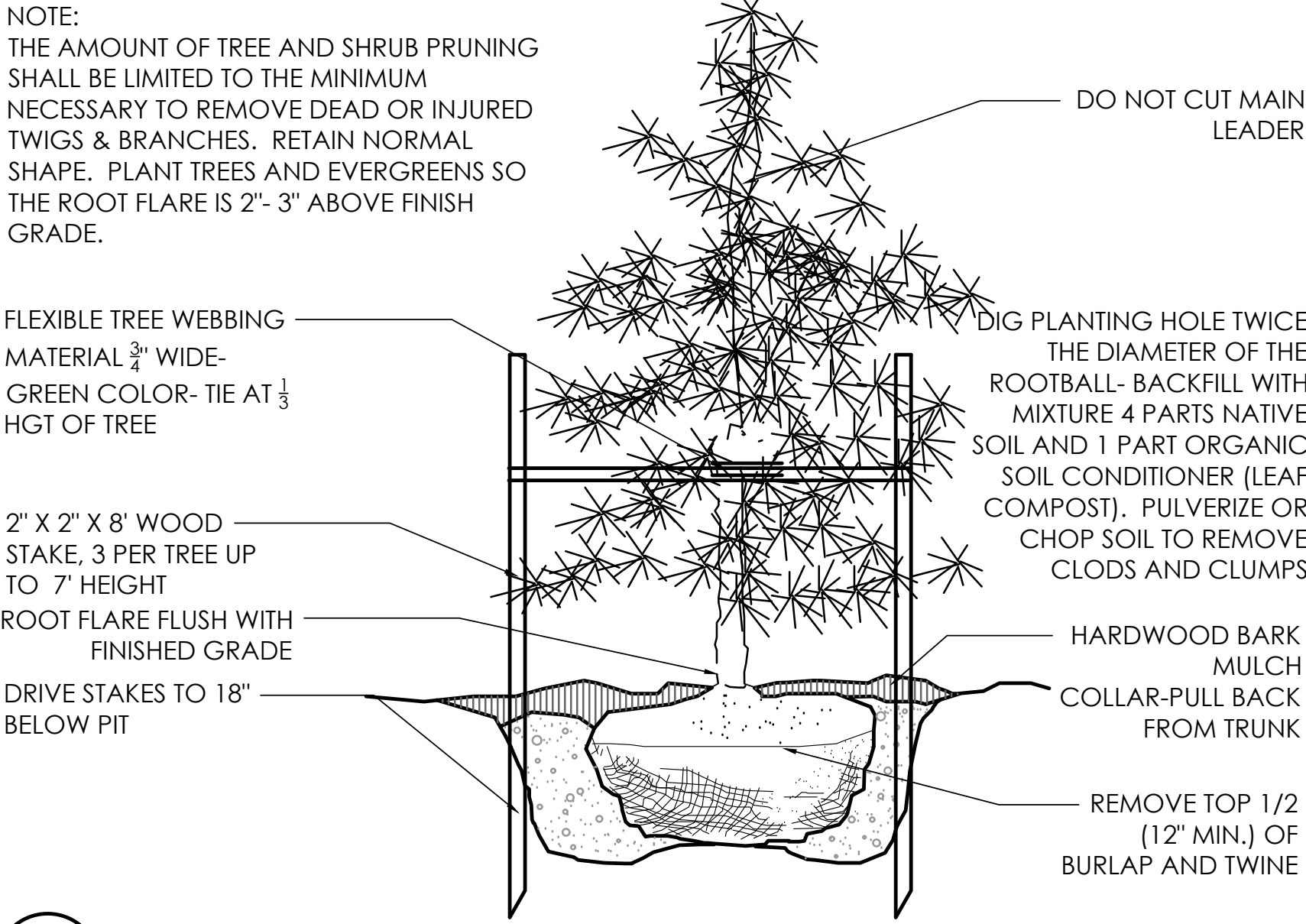
3 ENHANCED SHORELINE PROTECTION
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



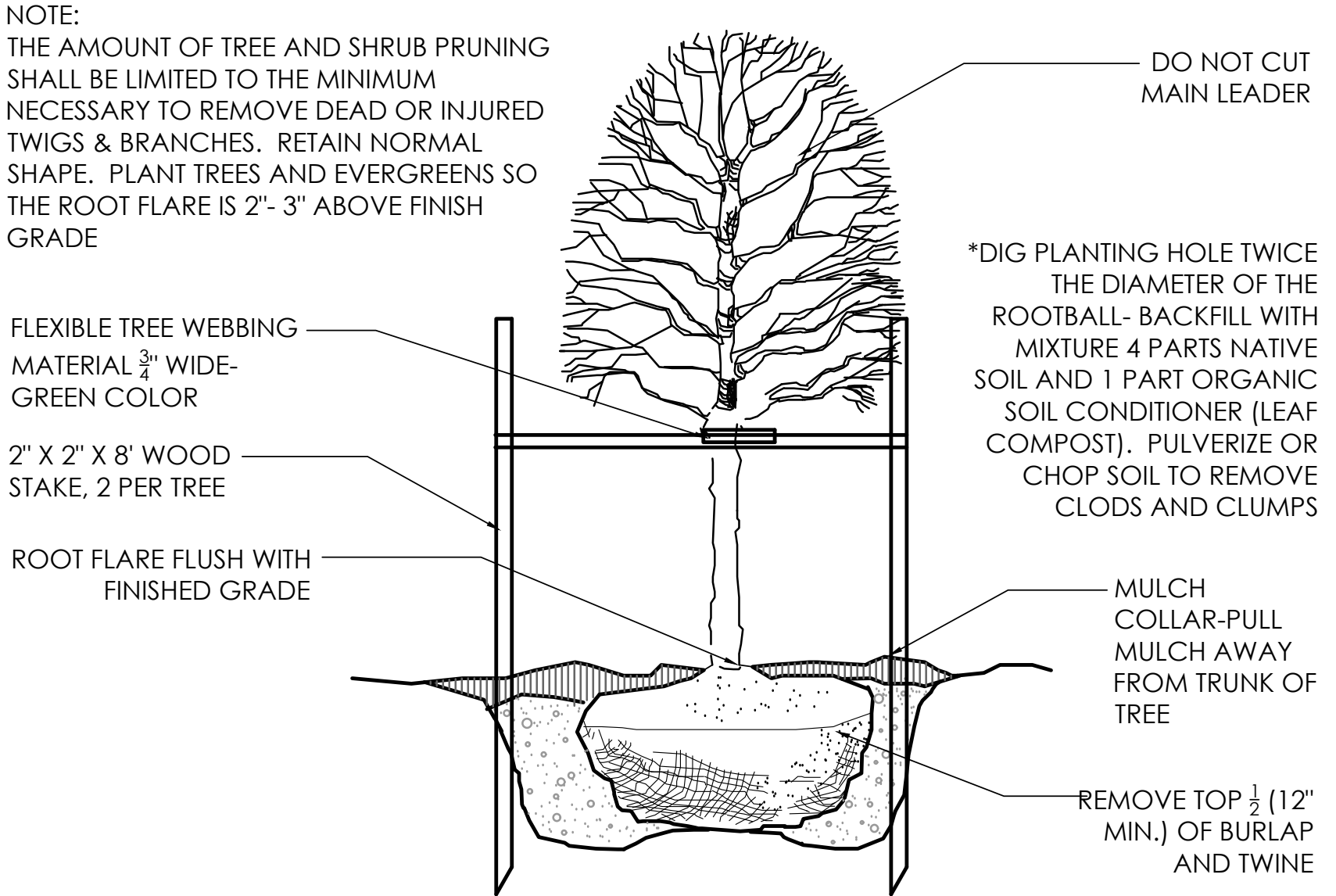
2 AERATOR FOUNTAIN
(OR OWNER APPROVED EQUAL)



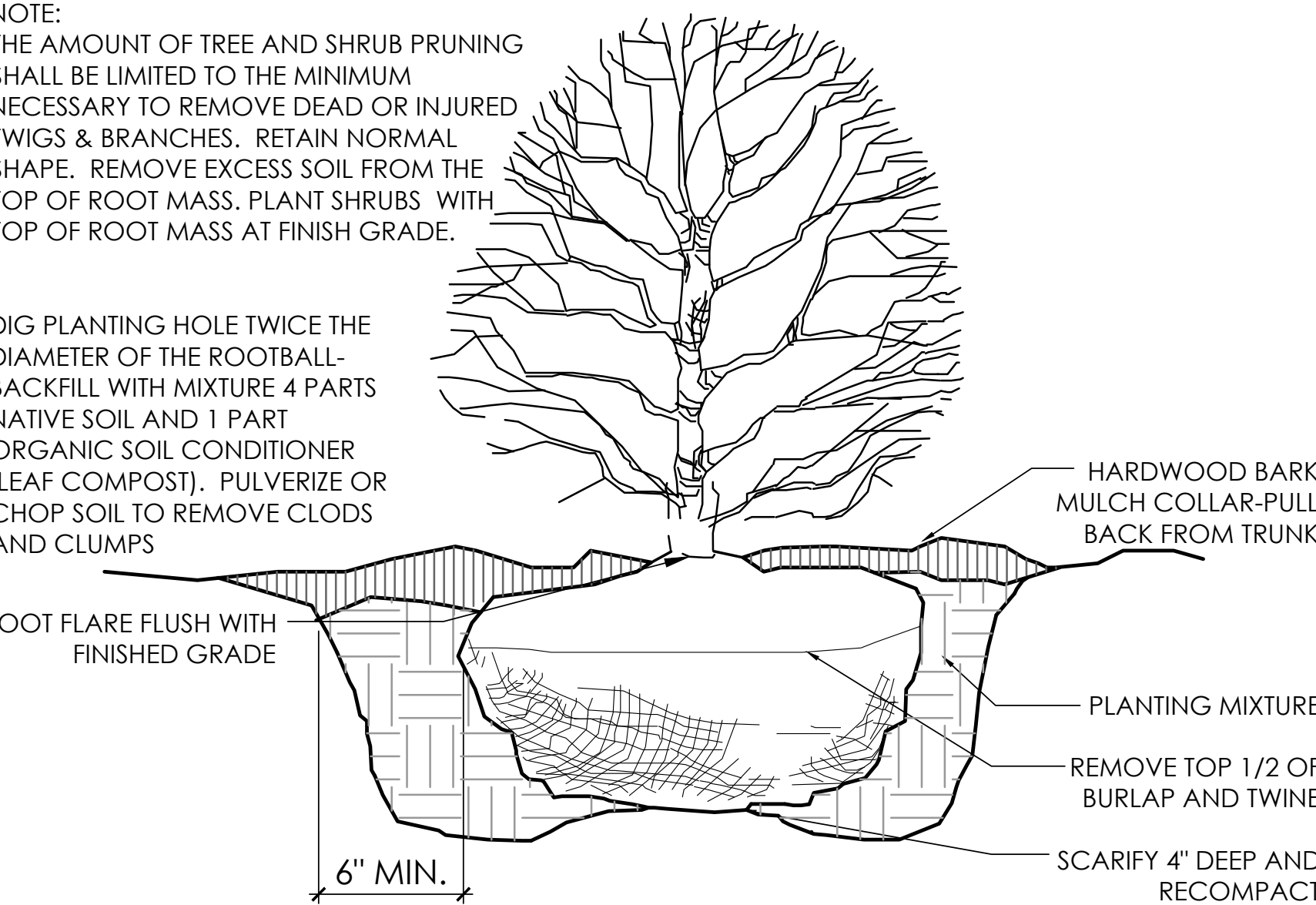
REVISIONS	
SITE DETAILS - ALL SUBAREAS	
COURTYARDS AT HARRIS FARM PREPARED FOR EPCON INC 500 STONEHENGE PARKWAY, DUBLIN OH 43017	
Faris Planning & Design LAND PLANNING LANDSCAPE ARCHITECTURE 4876 Cemetery Road Hilliard, OH 43026 p (614) 467-1764 www.farisplanninganddesign.com	
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SHEET	
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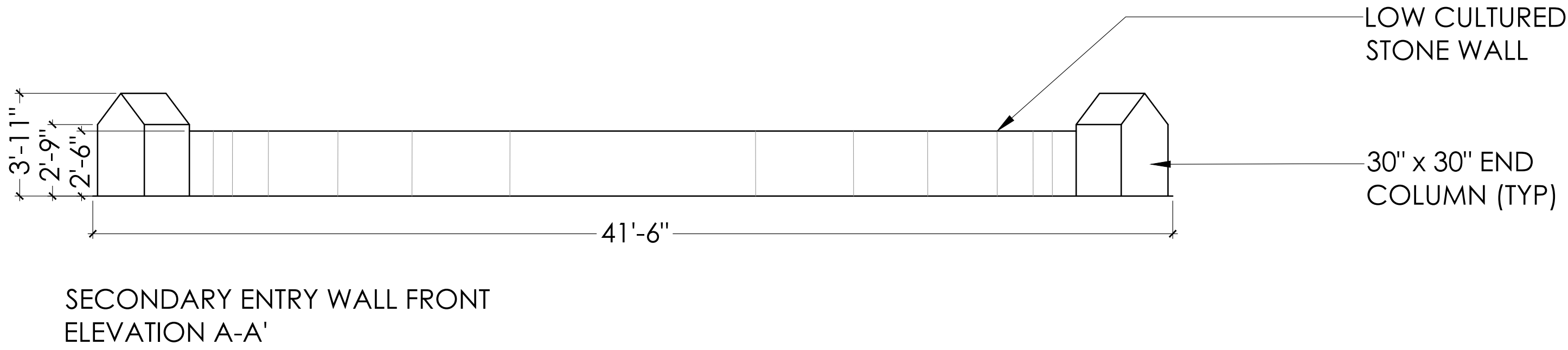
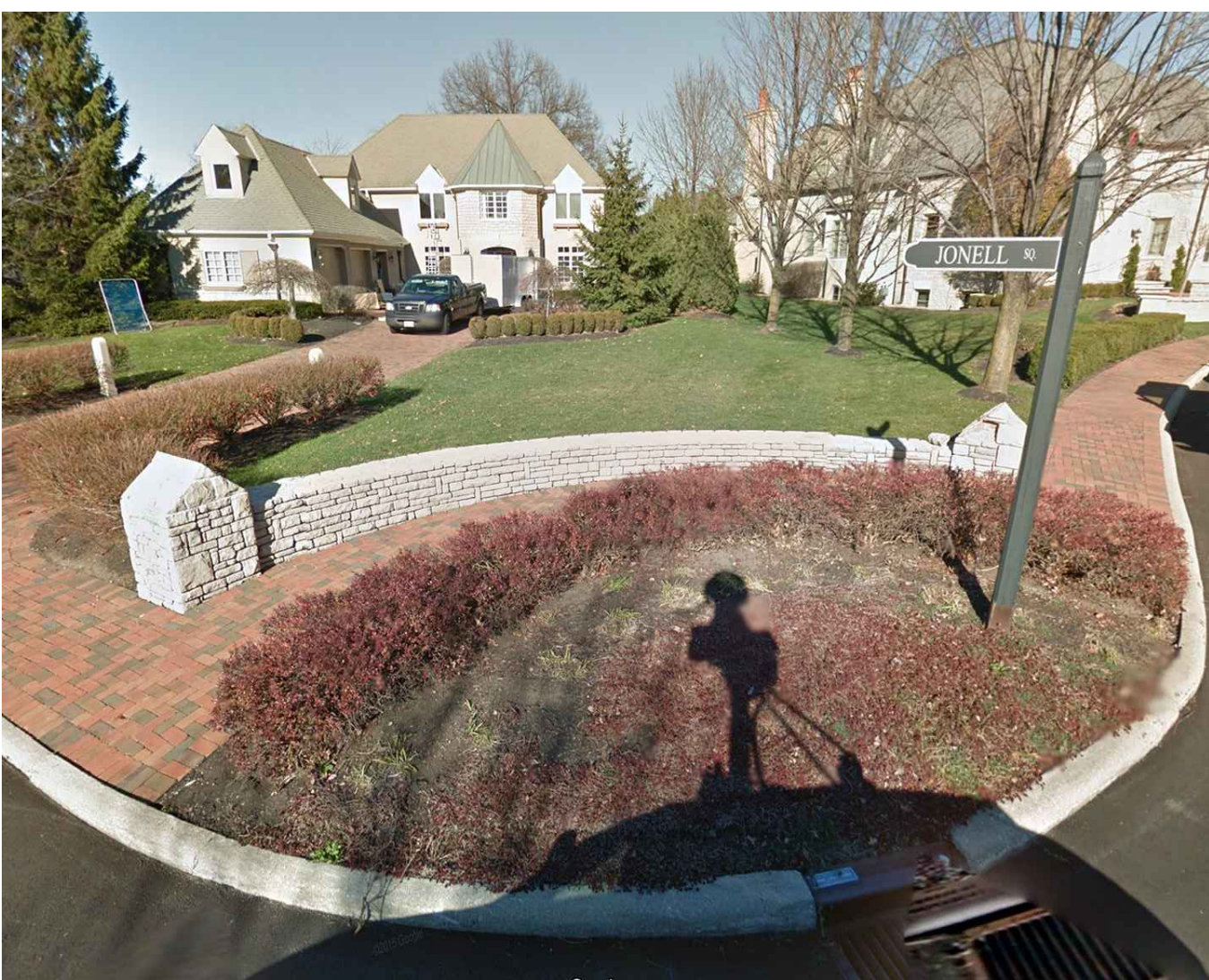
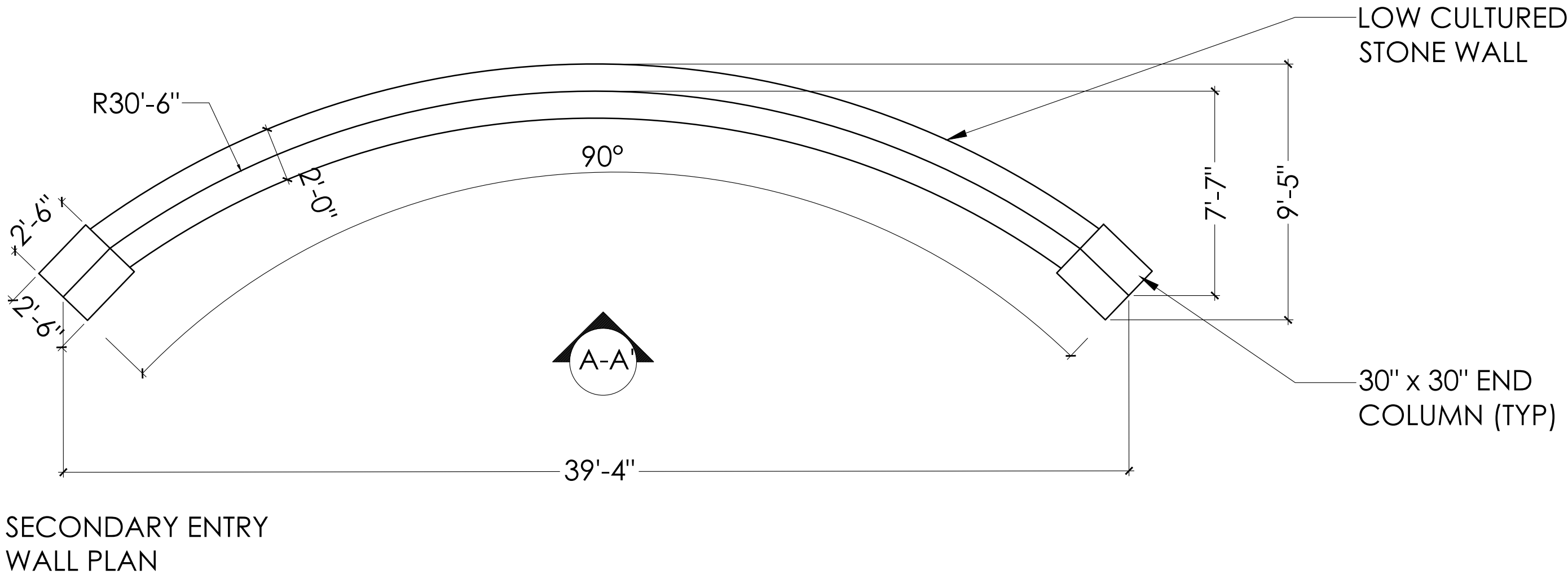
3 EVERGREEN TREE UNDER 7' HGT. N.T.S. 01-1100



4 DECIDUOUS TREE N.T.S. 01-1001

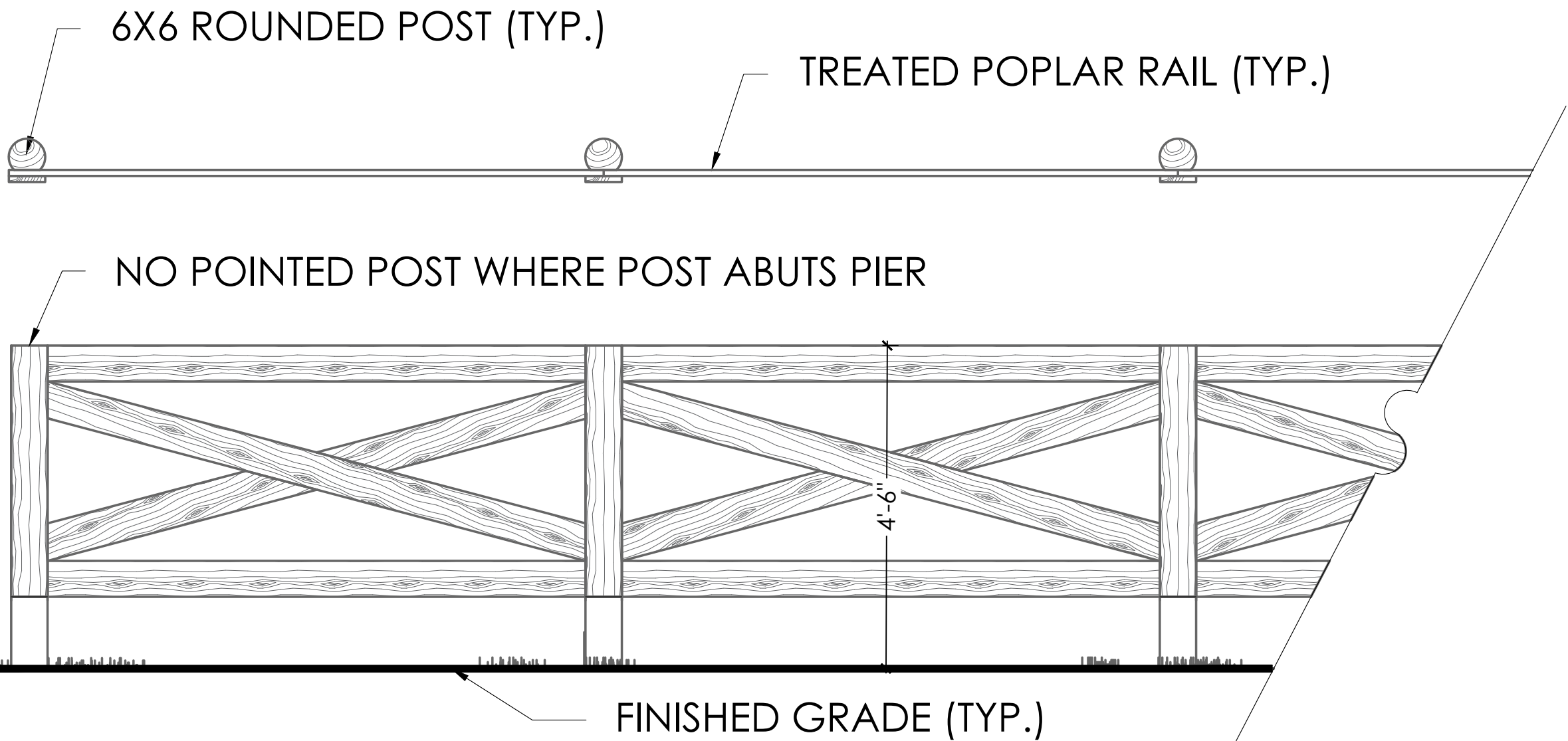


5 SHRUB PLANTING DETAIL N.T.S. 01-1300

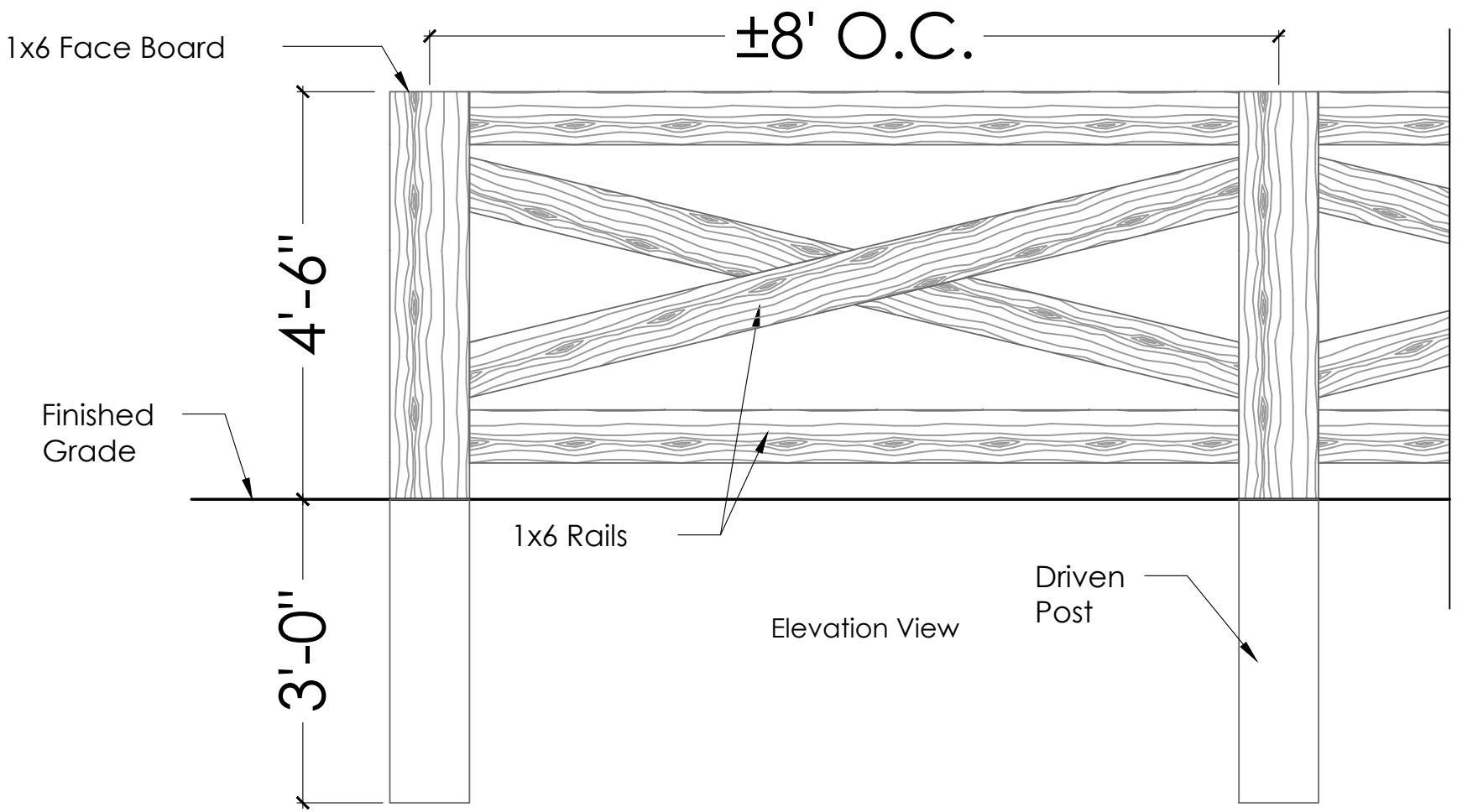
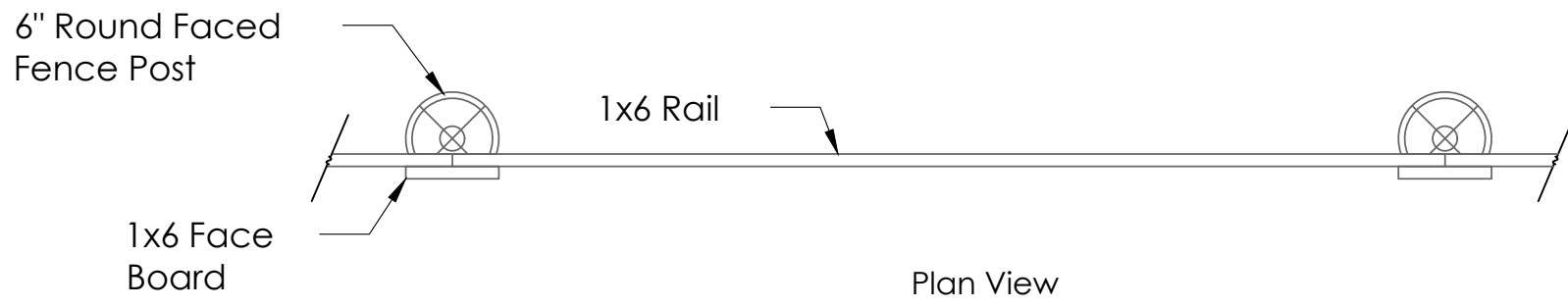


NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.

1 LOW SECONDARY ENTRY WALL N.T.S.



2 SCALE: N.T.S.



Cross Buck Fence No Scale

REVISIONS

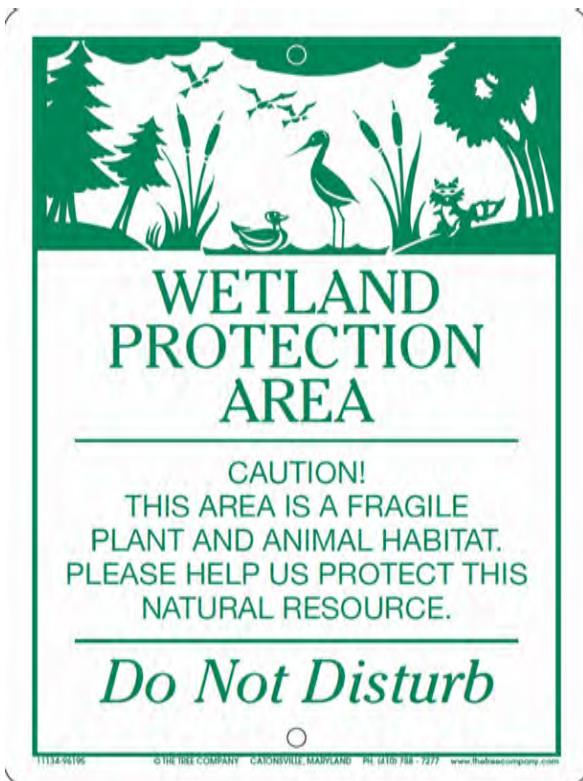
SITE DETAILS - ALL SUBAREAS

COURTYARDS AT HARRIS FARM
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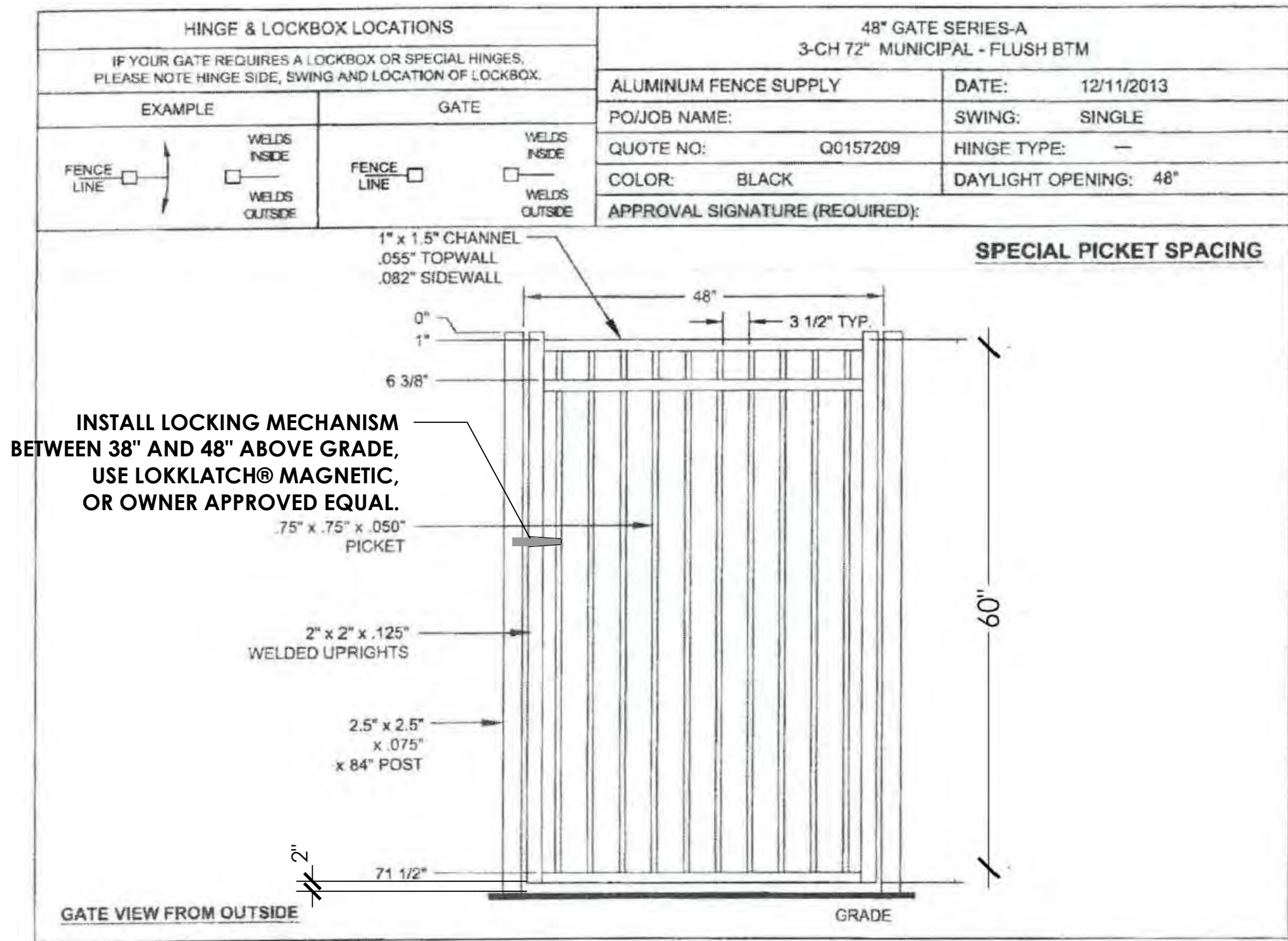
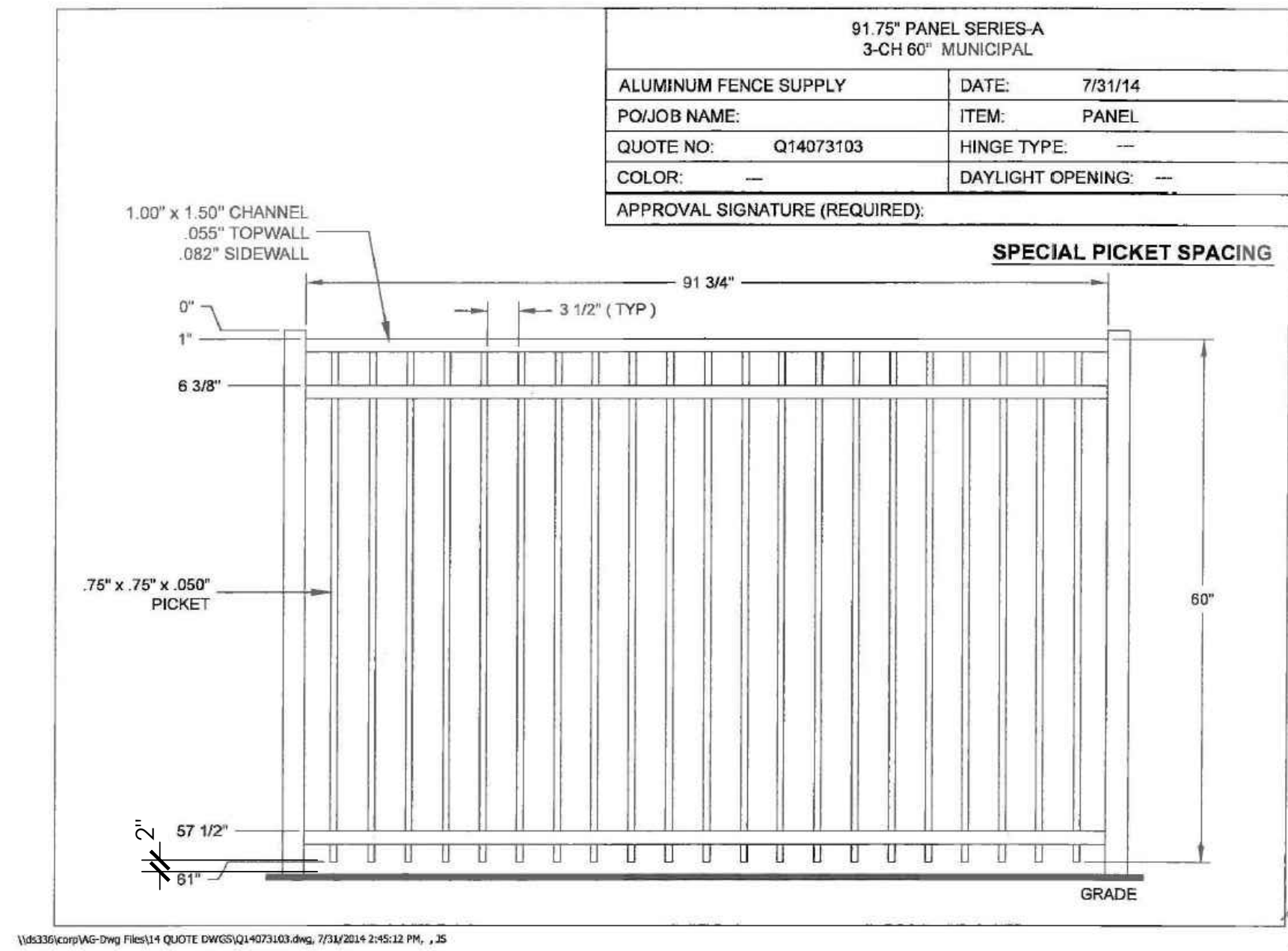
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 467-1964
www.farisplanninganddesign.com

DATE	04/23/24
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SHEET	

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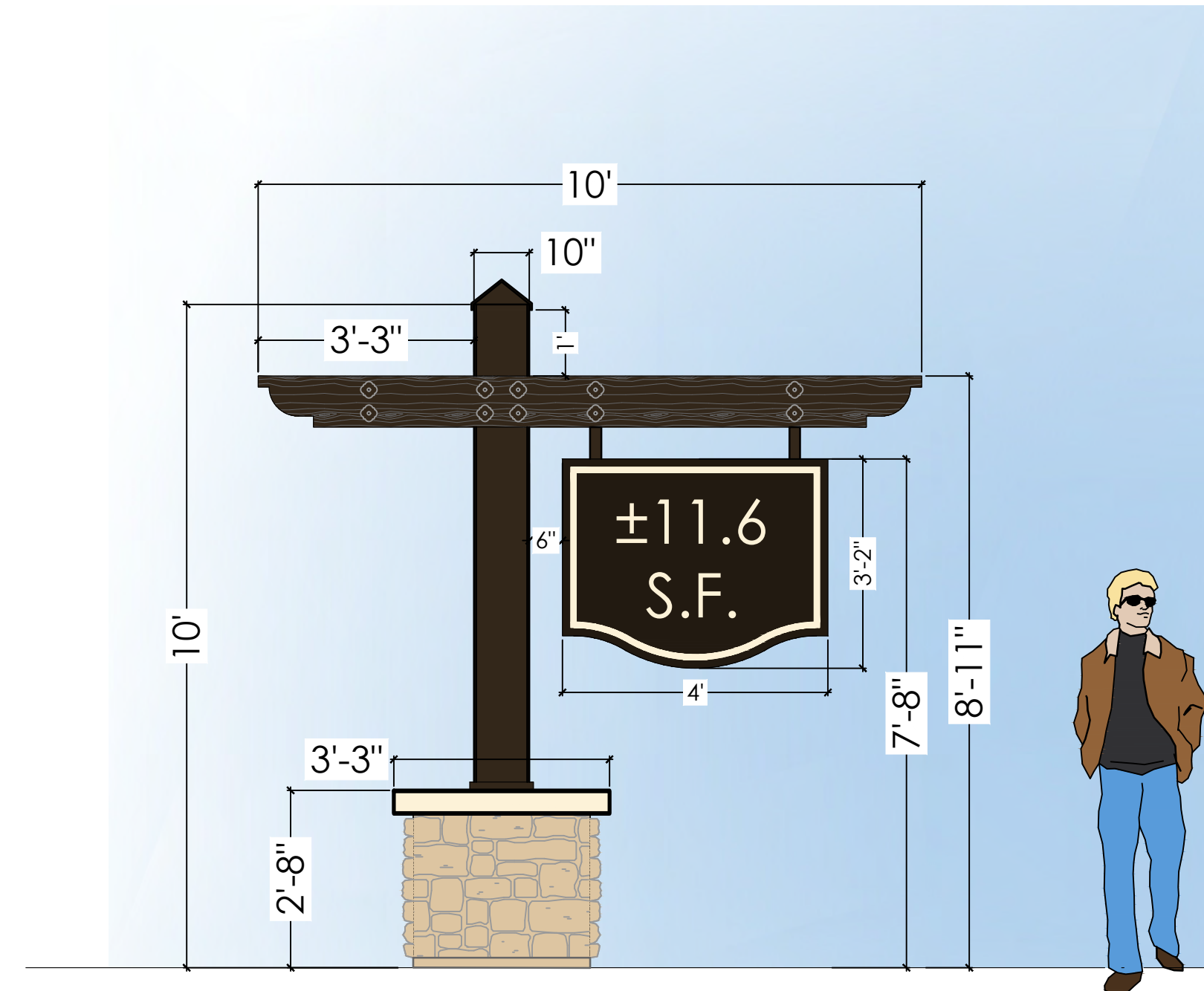
3 WETLAND SIGN
N.T.S.



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

- NOTES:
1. GATE TO BE SELF-CLOSING.
 2. USE MANUFACTURER'S SPECIFIED GATE.
 3. 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
 4. LOCK TO BE SELF-LATCHING AND LOCKABLE.

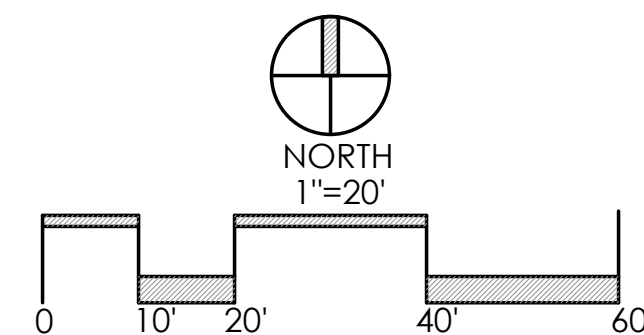
- NOTES:
- SIGN COLOR, BACKGROUND: DARK COLOR
 - SIGN COLOR, TEXT: CREAM
 - SIGN COLOR, BORDER: CREAM
 - FENCE COLOR: ADJACENT FENCE TO MATCH COLOR OF YARD-ARM POST
 - MAXIMUM SIGN PANEL AREA: ± 11.6 SQ. FT. PER FACE
 - TEXT HEIGHT: MAXIMUM 8". SIGN PANEL DESIGN TO BE COORDINATED WITH EPCON MARKETING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

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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 DIVERSE 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

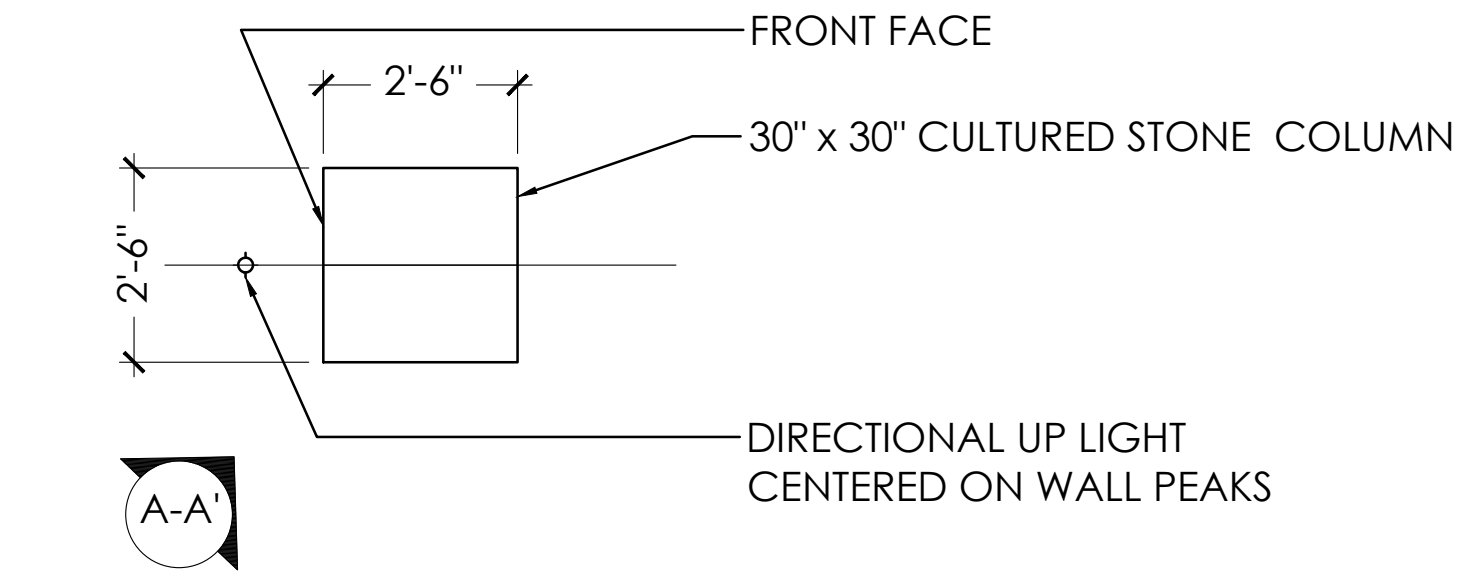
LAND PLANNING LANDSCAPE ARCHITECTURE

487½ Cemetery Road p 614 467-1964

Hilliard, OH 43026 www.parisplanninganddesign.com

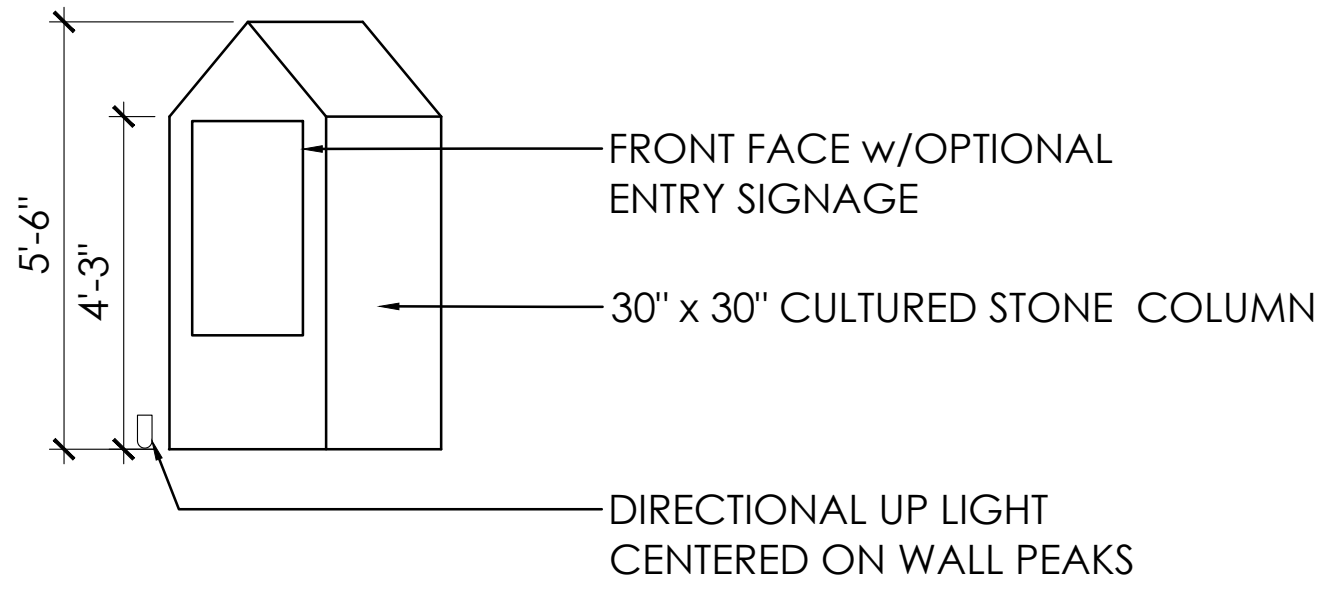
	04/23/24
PROJECT	22079
SHEET	

L-4.3



ENTRY COLUMN PLAN

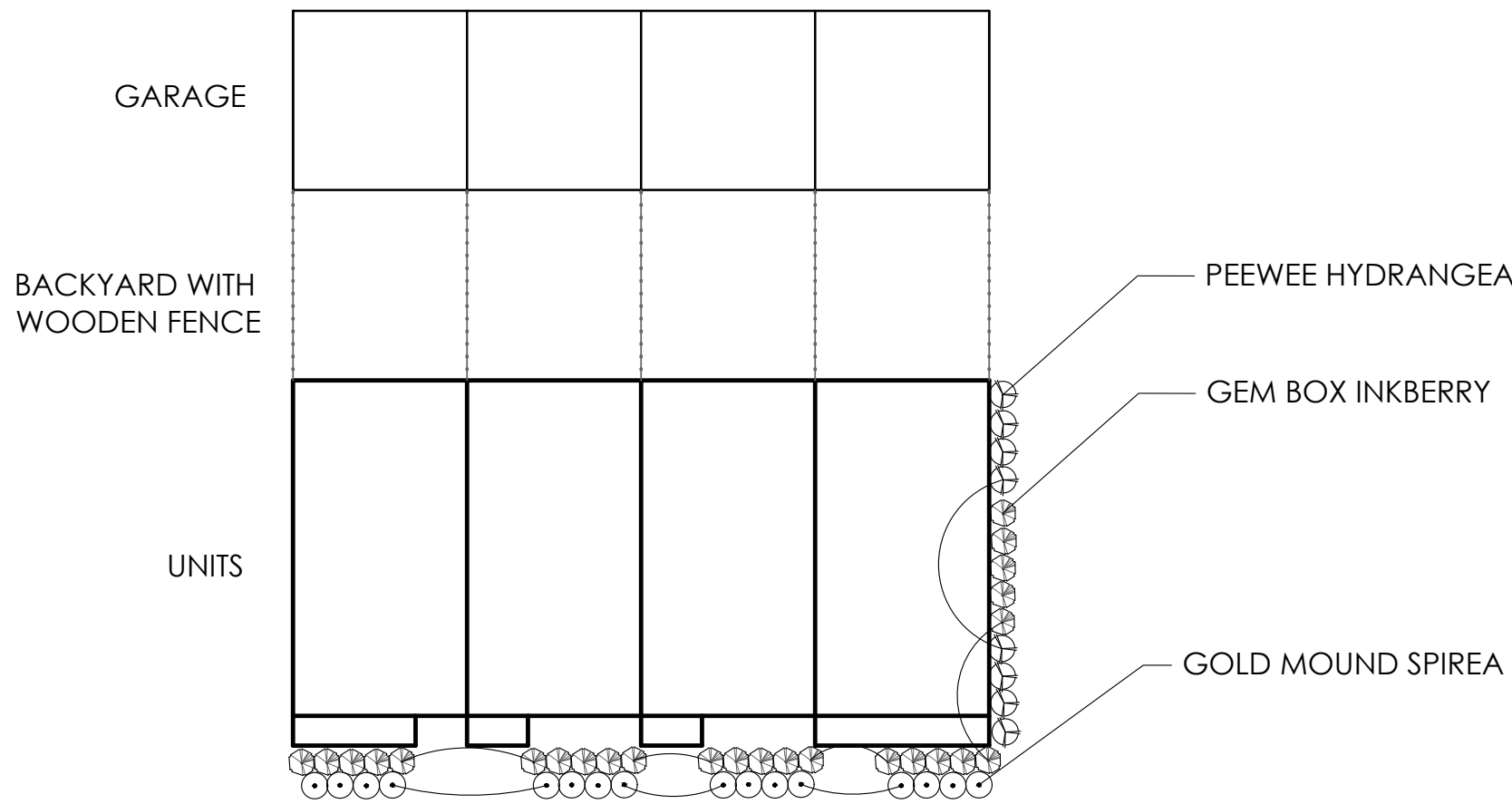
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



ENTRY ENTRY COLUMN ELEVATION A-A'

1

SECONDARY ENTRY COLUMN
SCALE:N.T.S.

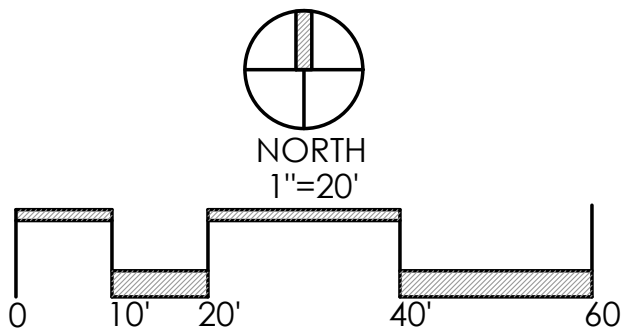


2

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

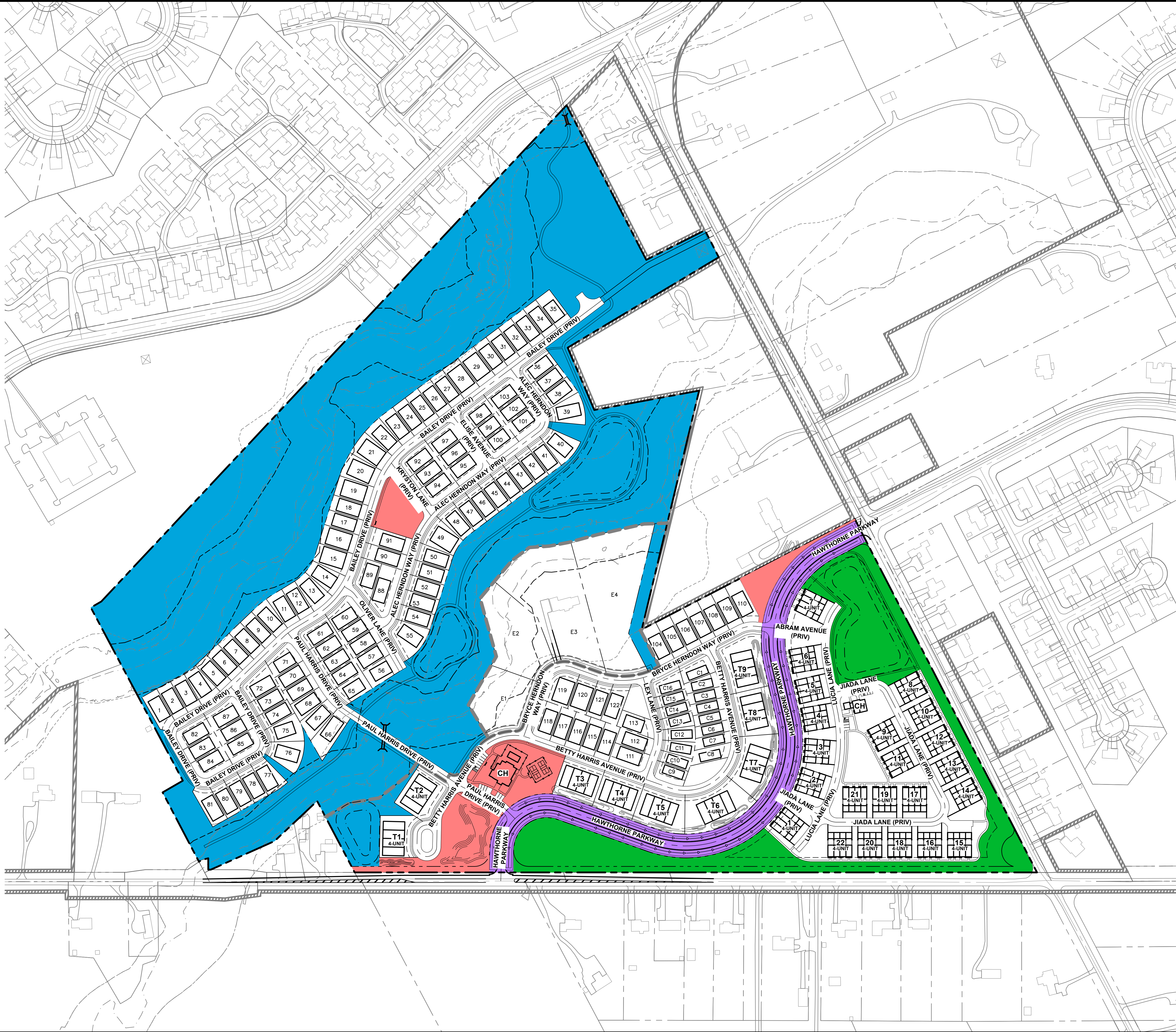
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 467-1764 www.farisplanninganddesign.com

DATE	04/23/24
PROJECT	22079
SHEET	

L-4.4

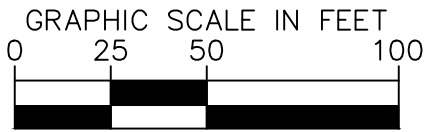
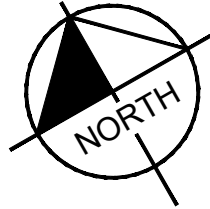
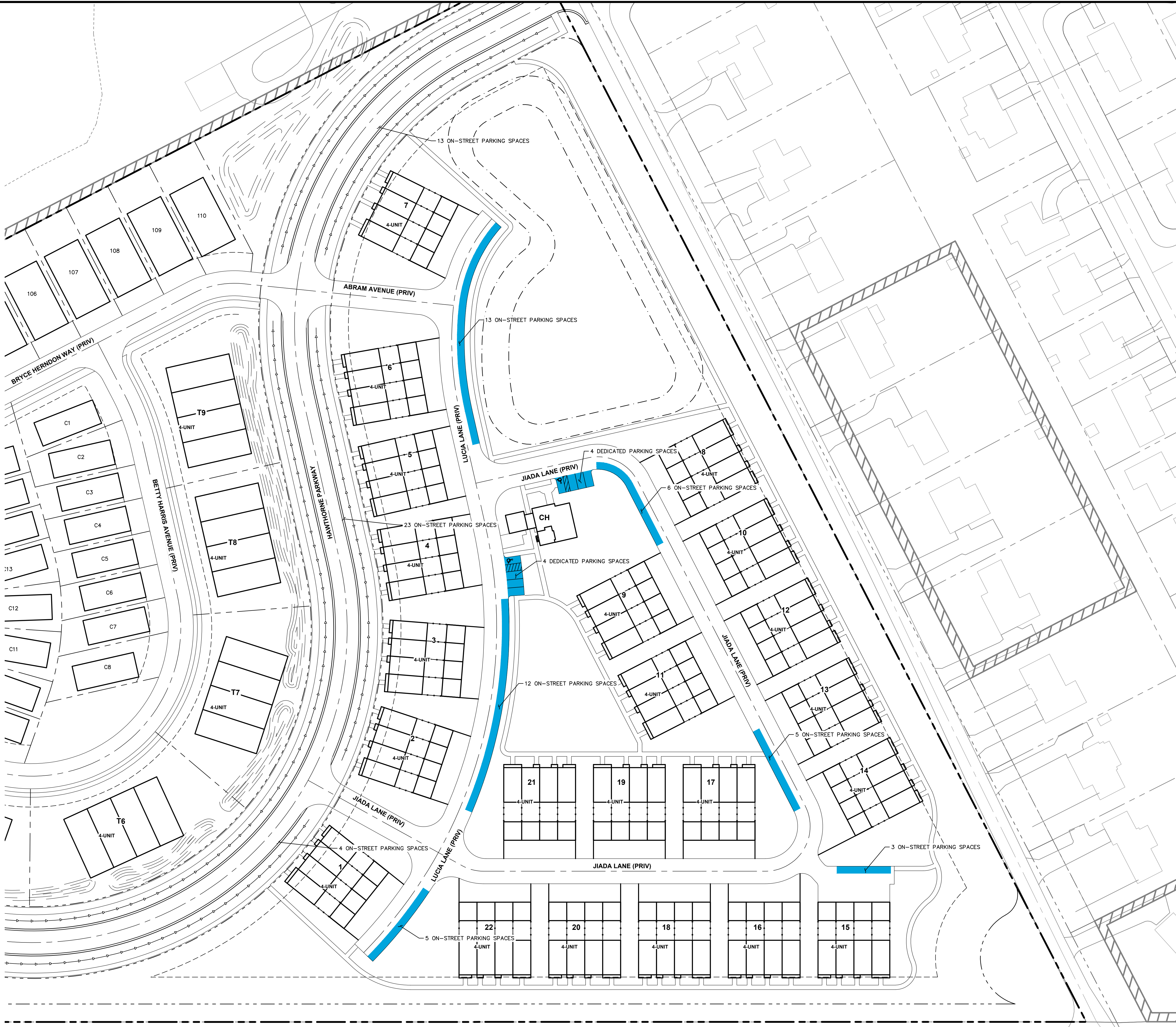
Drawing name: K:\GIS_LIVE\190017006_Cinnella_Horns_Property_Grove_City\2_Design\CAD\PropSheets\2_Final_Development_Plan\Overall_Site_Plan.dwg Apr 24, 2024 8:05pm by: ltyerjackson

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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)

Received By:
Grove City Development
4/24/24

No.		DATE	BY	APR DATE	APR BY
REVISIONS					
SCALE: 1"=50'		DESIGNED BY: TCJ	DRAWN BY: DOM	CHECKED BY: WCR	
SUB AREA D PARKING EXHIBIT		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			
Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 PLEASANTON, OH 43084 PHONE: 614-444-6699 WWW.KIMLEY-HORN.COM			

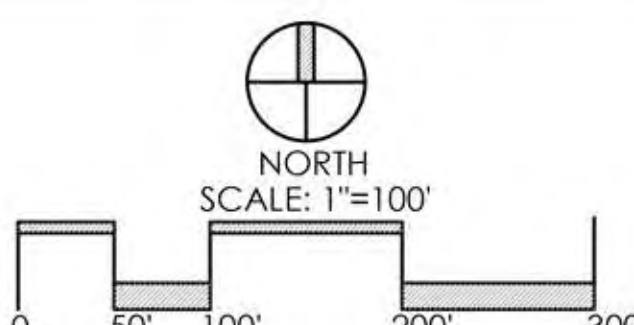


SITE DATA - OVERALL	
TOTAL ACRES	± 96.694 AC
TOTAL LOTS	262 LOTS/UNITS
DENSITY	± 2.71 D.U./AC
OPEN SPACE PROVIDED	± 33.26AC (35%)

Received By:
Grove City Development
4/24/24

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

Received By:
Grove City Development
4/24/24

Date: 07-17-24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Boso
Approved: Mr. Sigrist
Emergency: 30 Days: X
Current Expense: _____

No.: C-29-24
1st Reading: 08/05/24
Public Notice: 08/06/24
2nd Reading: 08/19/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-29-24

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO CONVEY EXCESS PERSONAL PROPERTY THAT IS NO LONGER NEEDED FOR CITY BUSINESS

WHEREAS, the City has a 2020 Ford Explorer (VIN# 1FM5K8AW4LGC63424) that is no longer needed for City business; and

WHEREAS, the City has a 2019 Ford Explorer (VIN# 1FM5K8AR7KGB44565) that is no longer needed for City business; and

WHEREAS, the City has a 2020 Ford Explorer (VIN# 1FM5K8AW6LGC63425) that is no longer needed for City business; and

WHEREAS, the City has a 2007 Chevrolet Impala (VIN# 2G1WS55R879361736) that is no longer needed for City business; and

WHEREAS, the City has a 2013 Chevrolet pick-up with plow (VIN# 1GC0KVCG4DZ306930) that is no longer needed for City business; and

WHEREAS, the City has a 2011 Ford F-250 with plow (VIN# 1FTBF2B67BEA79838) that is no longer needed for City business; and

WHEREAS, the City has a 2020 Ford Explorer Pursuit (VIN# 1FM5K8AW0LGC63422) that is no longer needed for City business; and

WHEREAS, the vehicles will be used for public purposes by the recipient set forth below.

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

SECTION 1. Pursuant to Section 133.05(b), Council approves the donation of all the vehicles described above to the South-Western City School District for use and/or educational training programs at the South-Western Career Academy.

SECTION 2. The City Council hereby authorizes the City Administrator to take all necessary actions to convey, at no cost, the vehicles described above.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 08-13-24
Introduced Mr. Sigrist
Committee: Finance
Originated By: C. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-34-24
1st Reading: 08-19-24
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-34-24

A RESOLUTION AUTHORIZING THE CITY ADMINSTRATOR TO SEEK FINANCIAL ASSISTANCE FROM THE STATE CAPITAL IMPROVEMENT PROGRAM/LOCAL TRANSPORTATION IMPROVEMENT PROGRAM FOR FUNDING OF THE MCDOWELL ROAD IMPROVEMENTS PROJECT

WHEREAS, pursuant to Article VIII, Section 2K of the Ohio Constitution, the State of Ohio is authorized to issue bonds and other obligations of the State for the purpose of financing public infrastructure capital improvements of political subdivisions as designated by law; and

WHEREAS, pursuant to Section 164.06 of the Ohio Revised Code, the District Three Public Works Integrating Committee has been created to accept, evaluate and recommend applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, pursuant to Section 164.05 of the Ohio Revised Code, the Ohio Public Works Commission has been created to accept and approve applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, the City of Grove City has conducted a capital inventory and needs assessment and has determined that it is necessary to submit applications for financial assistance for the capital infrastructure improvement project,

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure, and

WHEREAS, the City of Grove City is planning to make capital improvements to McDowell Road,

WHEREAS, the Bicycle Transportation Task Force has identified McDowell Road as a priority corridor for pedestrian connectivity; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs,

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

SECTION 1: The City Administrator is hereby authorized to apply to District Three Public Works Integrating Committee and the Ohio Public Works Commission for financial assistance for the following capital infrastructure improvement project:

McDowell Road Improvements

SECTION 2: The City Administrator is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3: This resolution 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, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law