



GROVE CITY, OHIO - CITY COUNCIL Agenda

September 3, 2024

7:00 PM

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

- | | |
|----------------------------|--|
| <u>Ordinance C-30-24</u> | Accept the Plat of Farmstead, Phase 11. Second reading and public hearing |
| <u>Ordinance C-31-24</u> | Accept the Plat of Farmstead, Subarea H - Phase 4. Second reading and public hearing. |
| <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-33-24</u> | Appropriate \$10,712,737.88 from various funds for the Current Expense of the Columbus Street Improvement Project. First reading. |
| <u>Ordinance C-34-24</u> | Authorize the City Administrator to enter into an Agreement with OARnet - VMware ELA for operating the City's virtual environment. First reading. |
| <u>Resolution CR-36-24</u> | Declare eligibility and designate banking institutions to receive active and interim funds of the City. |

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
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ON FILE Minutes of: 08/19/24 Council; 08/26/24 BZA

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:

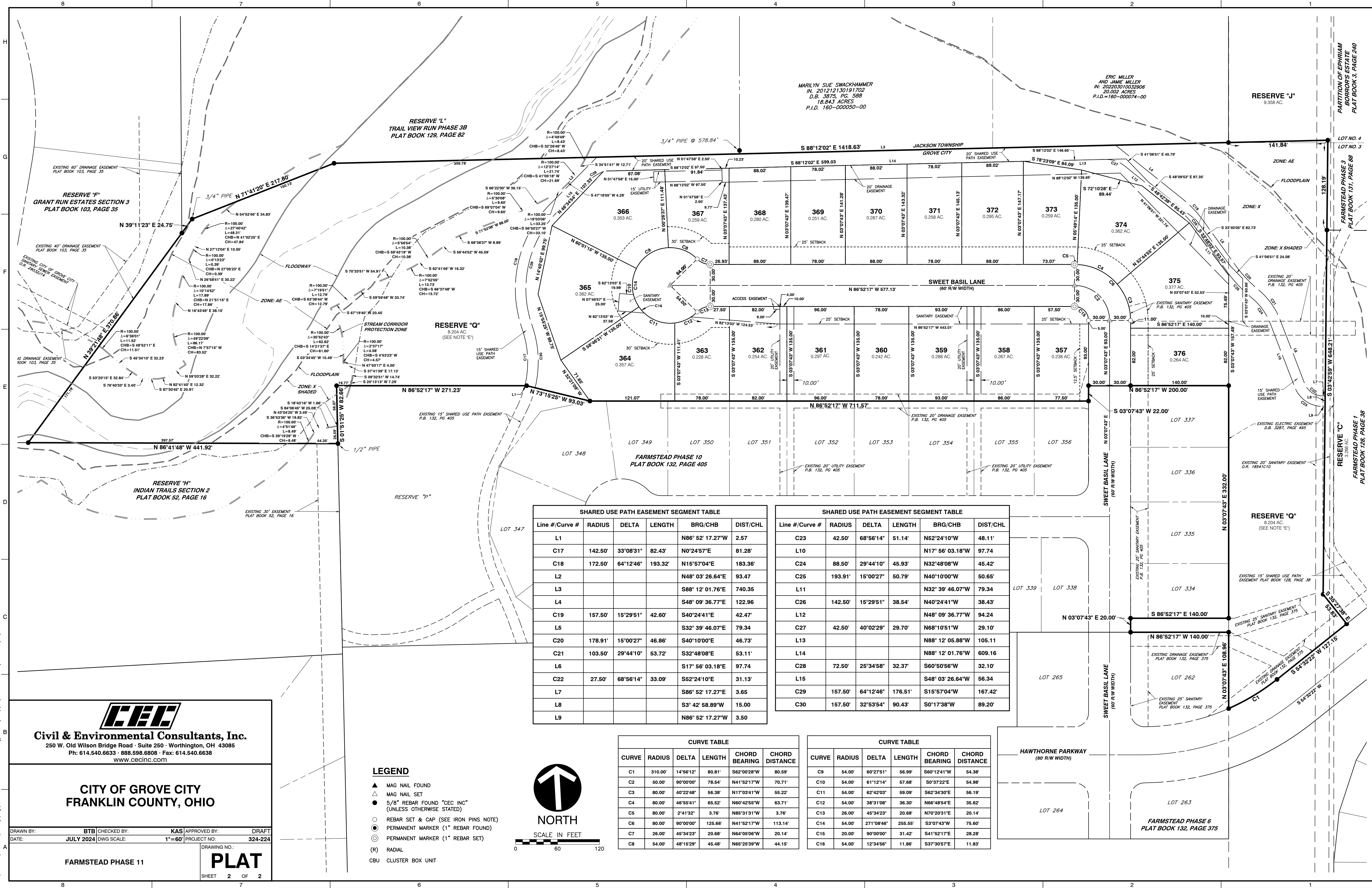
Attest:

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 11:40:11 AM) - 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

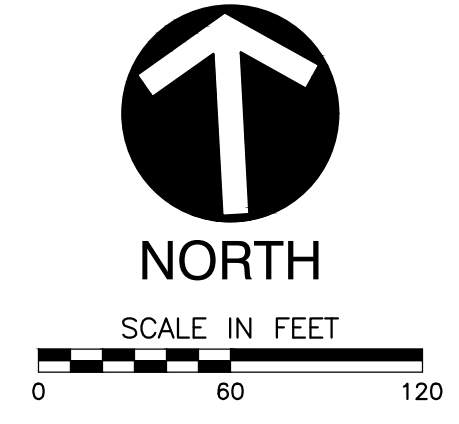
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

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

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115

MAYOR

PLANNING COMMISSION CHAIR

CITY ENGINEER

DIRECTOR OF PUBLIC SERVICE

PASSED THIS DAY OF _____, _____, WHEREIN JACKSON PIKE, HONEY FARM WAY AND BUMBLEBEE END ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

CITY CLERK / COUNCIL CLERK

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

RECORDED, FRANKLIN COUNTY, OHIO

FEE \$_____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATE _____

A site map showing the location of the proposed development. The map includes Borror Road to the north, Jackson Pike to the east, and a street labeled 'SITE' to the west. A north arrow is located in the upper center of the map.

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD OF RECORD IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.

**CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**

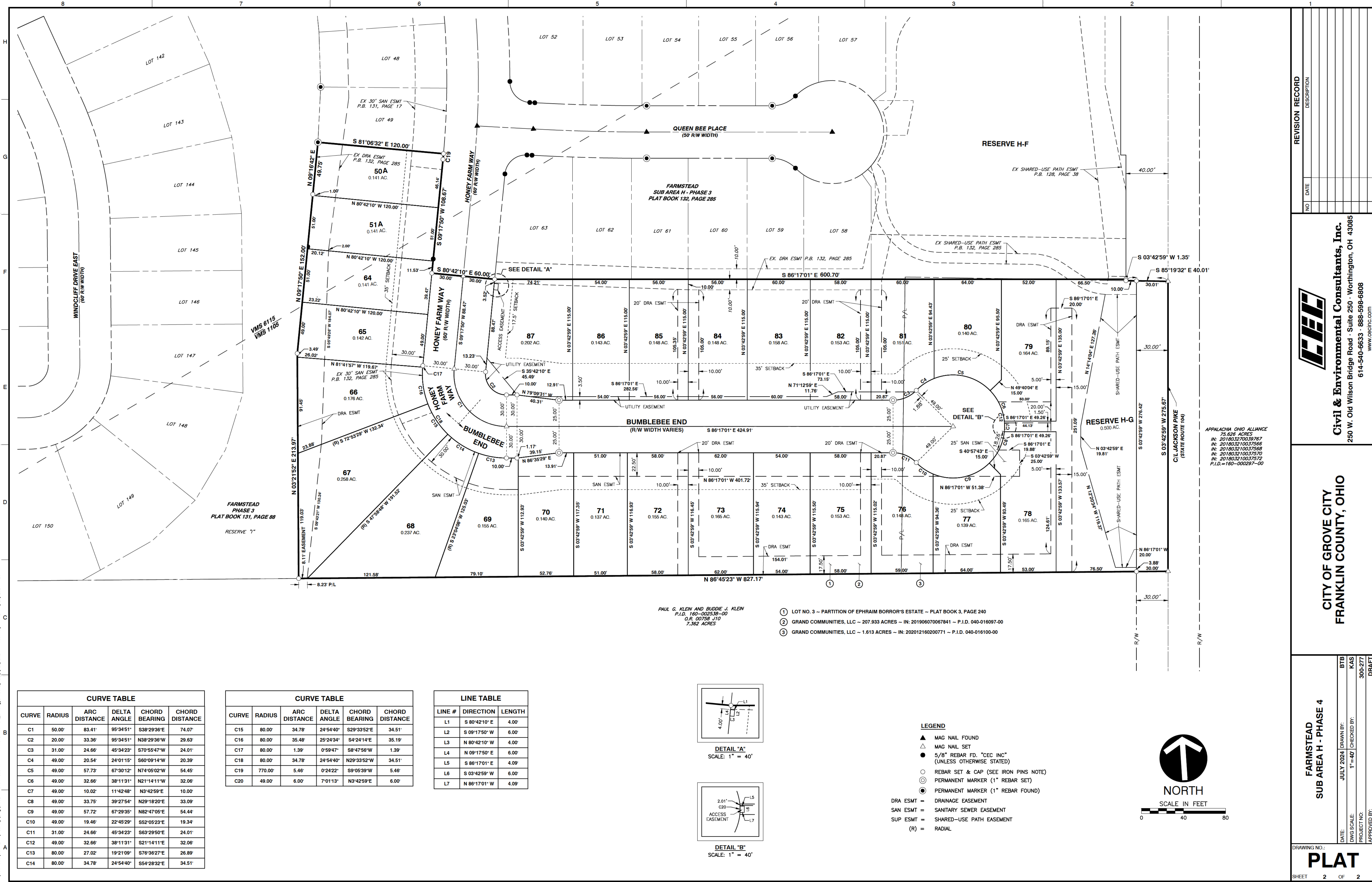
**FARMSTEAD
SUB AREA H - PHASE 4**

DRAWING NO.:

PLAT

SHEET 1 OF 2

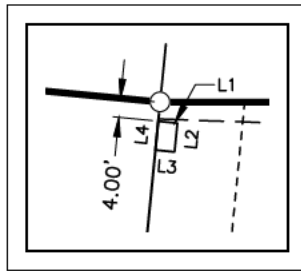
P:\300-000\300-271-Survey\Draw\20227-SUB H-4 - REVISED With 50.51.meg\A0002\LS\722\2024 - H-4.dwg - 12/21/2024 7:20 AM



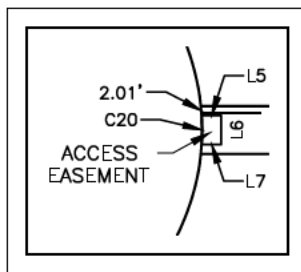
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	83.41'	95°34'51"	S38°29'36"E	74.07'
C2	20.00'	33.36'	95°34'51"	N38°29'36"W	29.63'
C3	31.00'	24.66'	45°34'23"	S70°55'47"W	24.01'
C4	49.00'	20.54'	24°01'15"	S60°09'14"W	20.39'
C5	49.00'	57.73'	67°30'12"	N74°05'02"W	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'

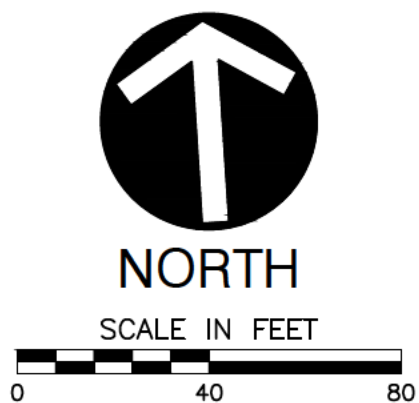


DETAIL "A"
SCALE: 1" = 40'



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. 160-0002538-00
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:	BTB
DWG SCALE:	1"=40'	CHECKED BY:	KAS
PROJECT NO.	300-277	APPROVED BY:	DRAFT

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:

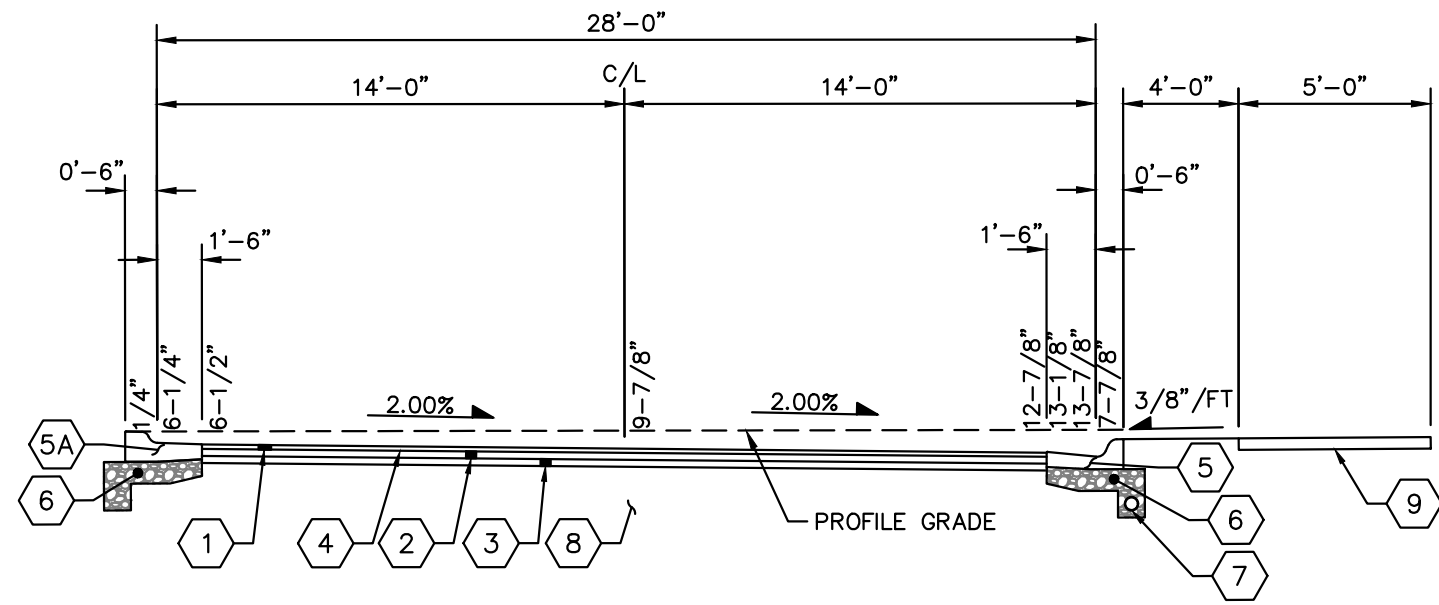
Attest:

Tami K. Kelly, MMC, Clerk of Council

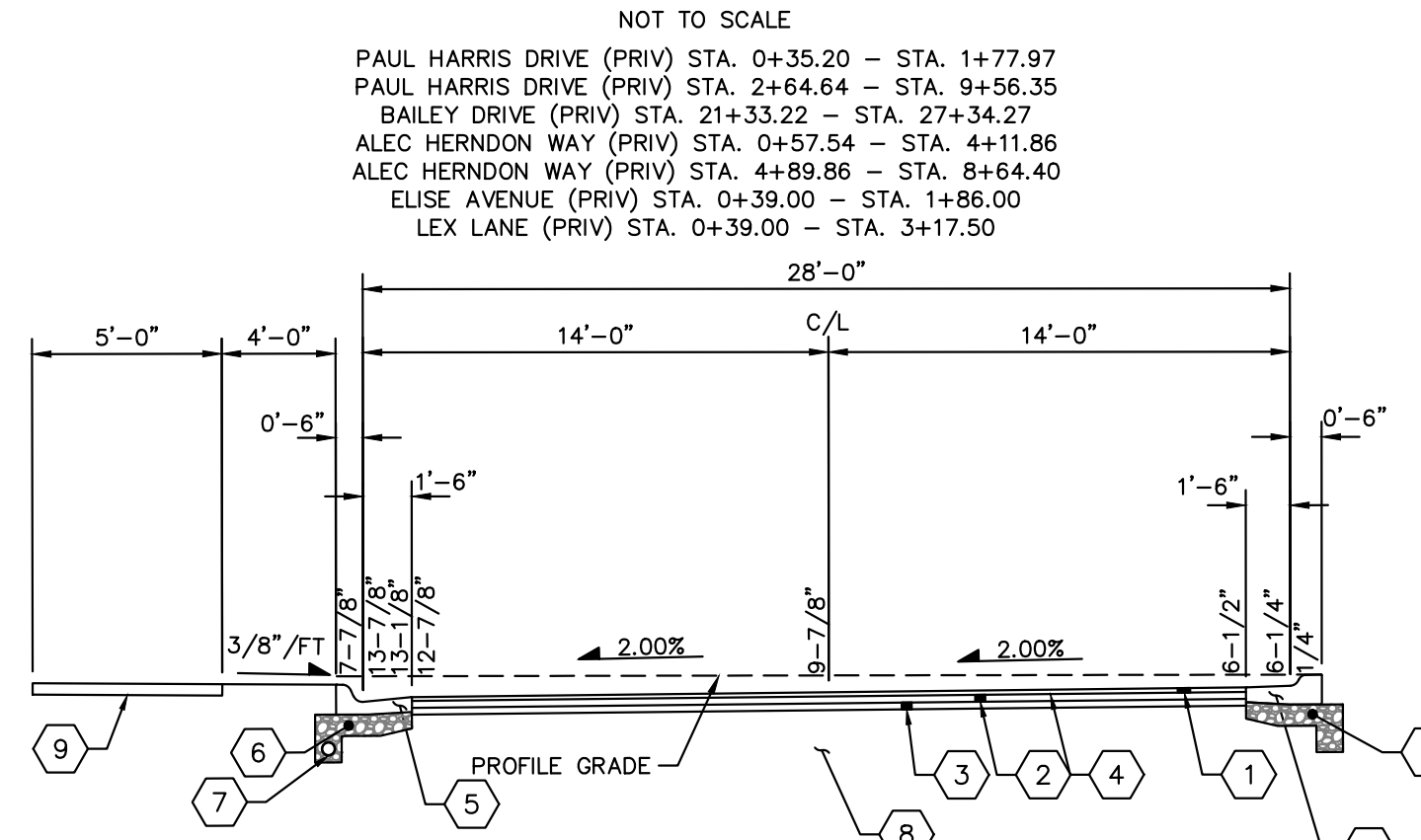
I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

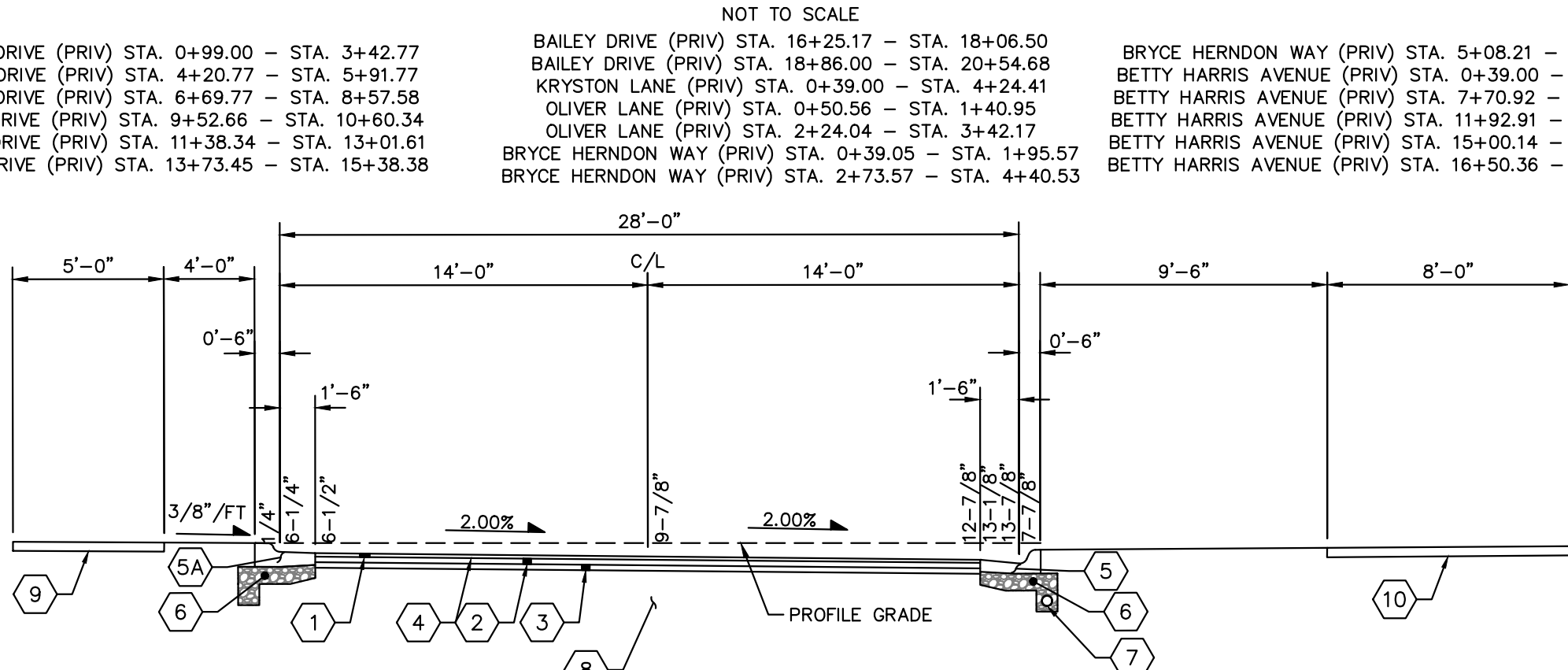
Drawing name: K:\CB_LIVE\190017006_Cornelio_Harris_Property_Deve_City\2_Design\CAD\PropSheet\2_Finl Development Plan\SITE DETAILS.dwg Layout1 (2) Apr 24, 2024 6:17pm by: Iyer-Jackson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only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



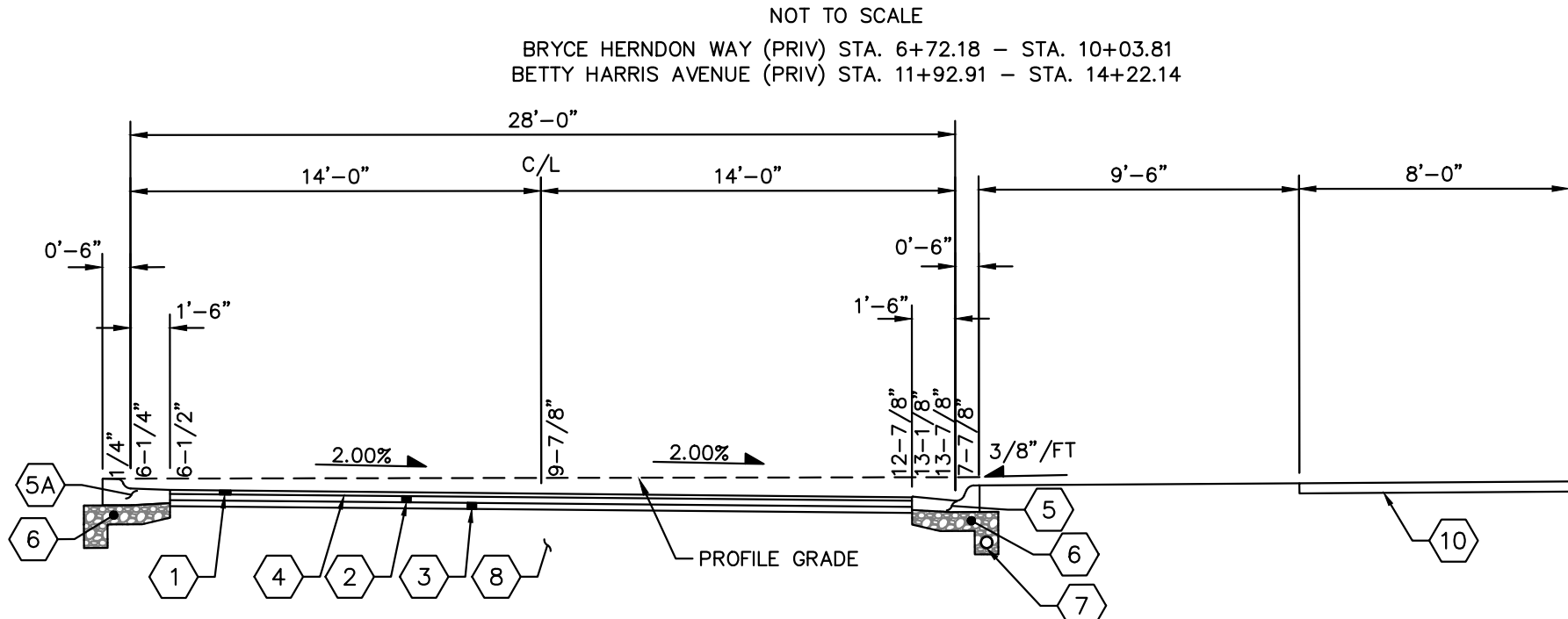
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED RIGHT W/ SIDEWALK RIGHT



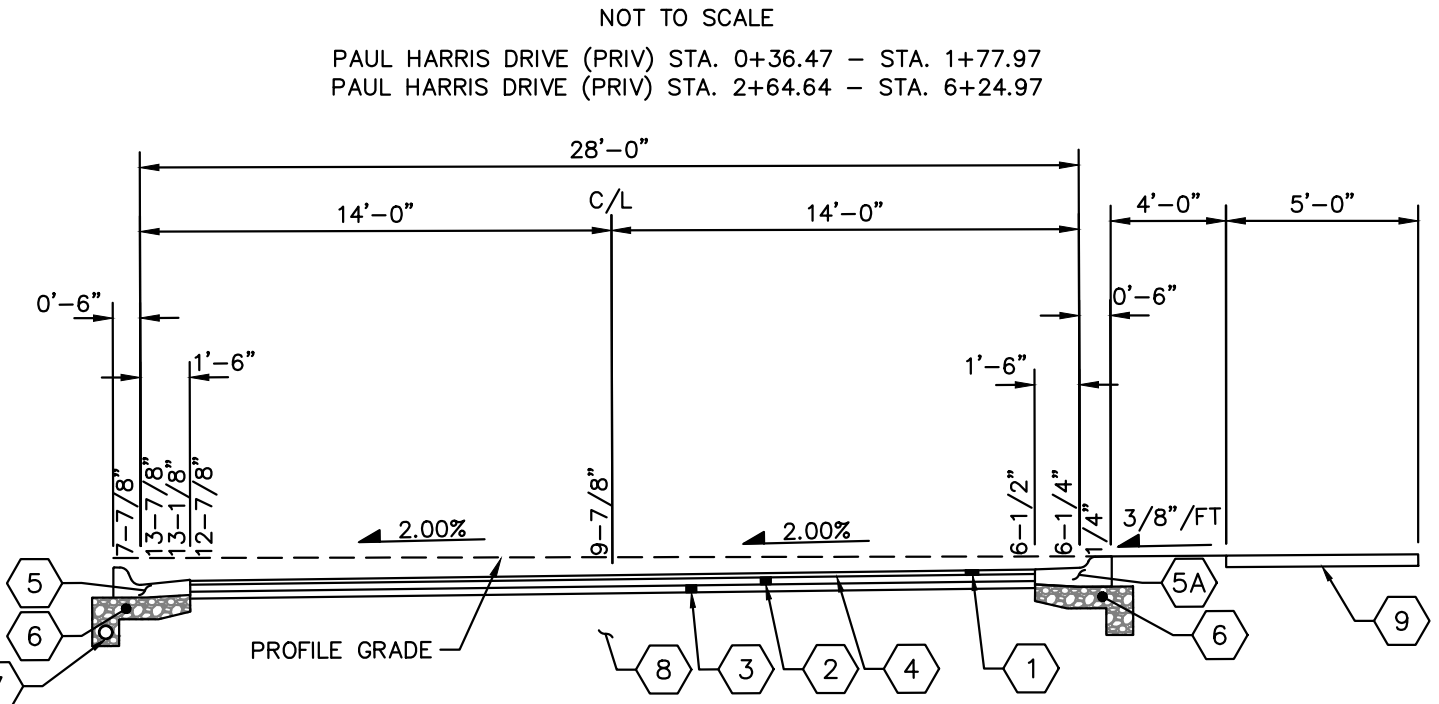
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED LEFT W/ SIDEWALK LEFT



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



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



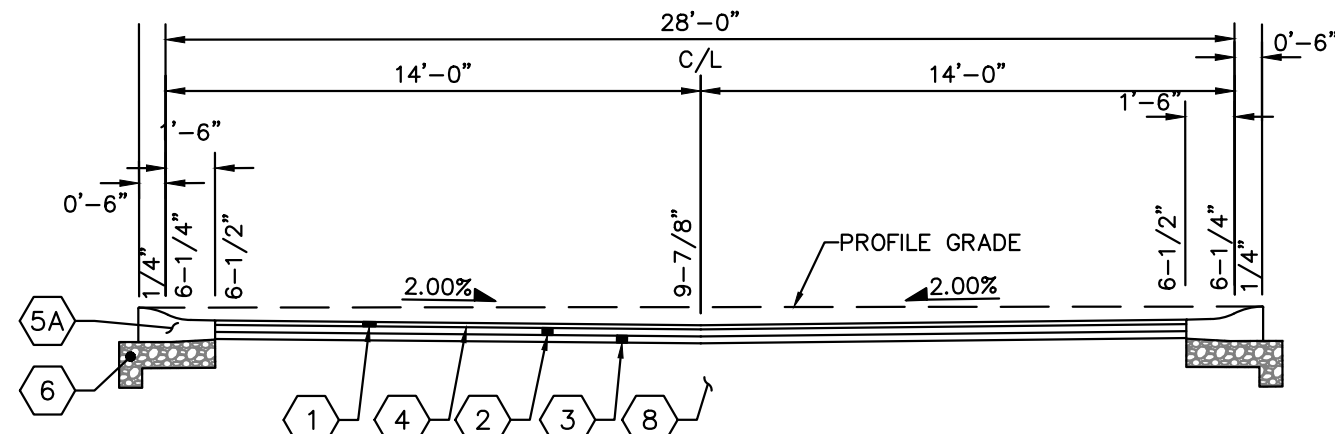
PRIVATE STREET 28' F/F TYPICAL SECTION - CROSS-SLOPED LEFT W/ SIDEWALK RIGHT

PRIVATE STREET RCC PAVEMENT LEGEND

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

PUBLIC STREET FLEXIBLE PAVEMENT LEGEND

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



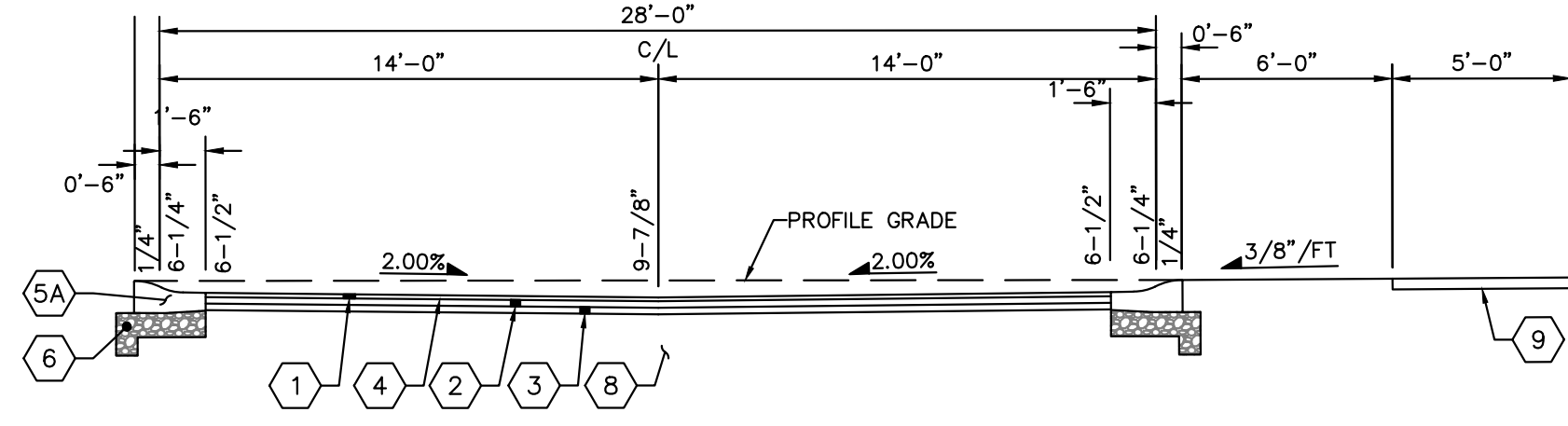
TYPICAL 28' F/F INVERTED CROWN PRIVATE STREET

PRIVATE STREET FLEXIBLE PAVEMENT LEGEND (ALT)

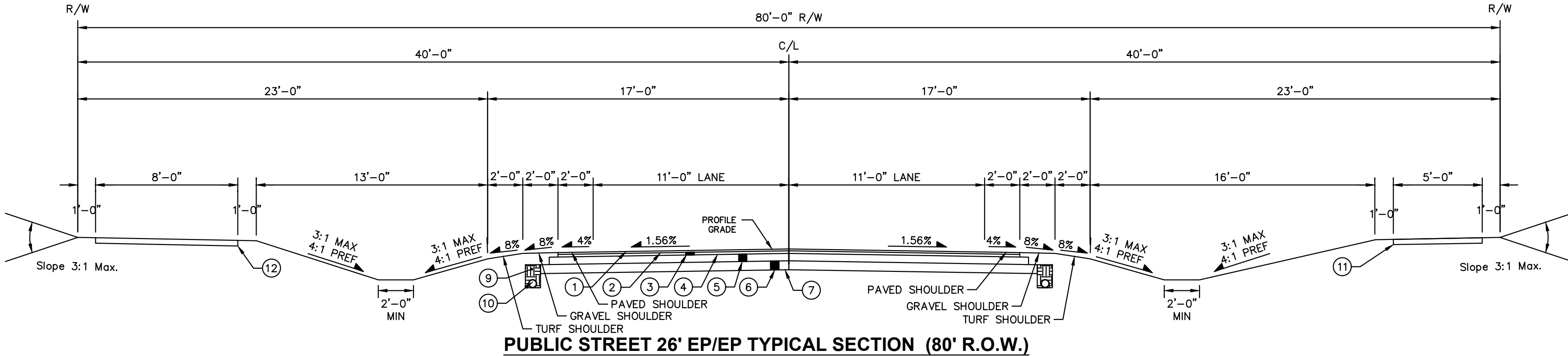
- 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22, ITEM 441
- 3" ASPHALT CONCRETE BASE, ITEM 301
- 6" AGGREGATE BASE, ITEM 304
- TACK COAT, ITEM 407 (NEW ASPHALT APPLIED AT 0.05 GAL/SY)
- COMBINATION CURB & GUTTER, TYPE STANDARD (STD. DWG. C-GC-57A), ITEM 609
- TILT OUT CURB & GUTTER,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

PUBLIC STREET ALTERNATE PAVEMENT LEGEND

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



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

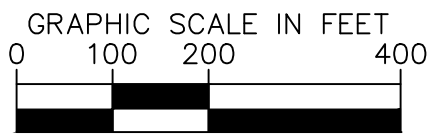
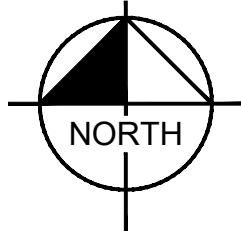


PUBLIC STREET 26' EP/EP TYPICAL SECTION (80' R.O.W.)

- 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

DESIGNED BY: TCU	DRAWN BY: DOM	CHECKED BY: MCR
SCALE:	DESIGNED BY: TCU	DRAWN BY: DOM
DATE	BY	APR BY
REVISIONS	DATE	BY
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TYPICAL SECTIONS		
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ORIGINAL ISSUE: 03/18/2024		
KHA PROJECT NO. 190017006		
SHEET NUMBER		
3		
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Drawing name: K:\CB_LIVE\190017006_Correll-Horn_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\2000 PLAN.dwg Layout1 Apr 24, 2024 8:17pm by: tye.jackson
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LEGEND

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

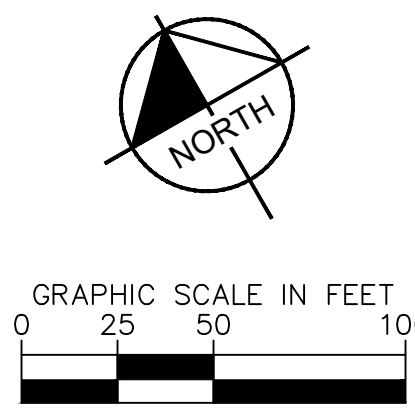
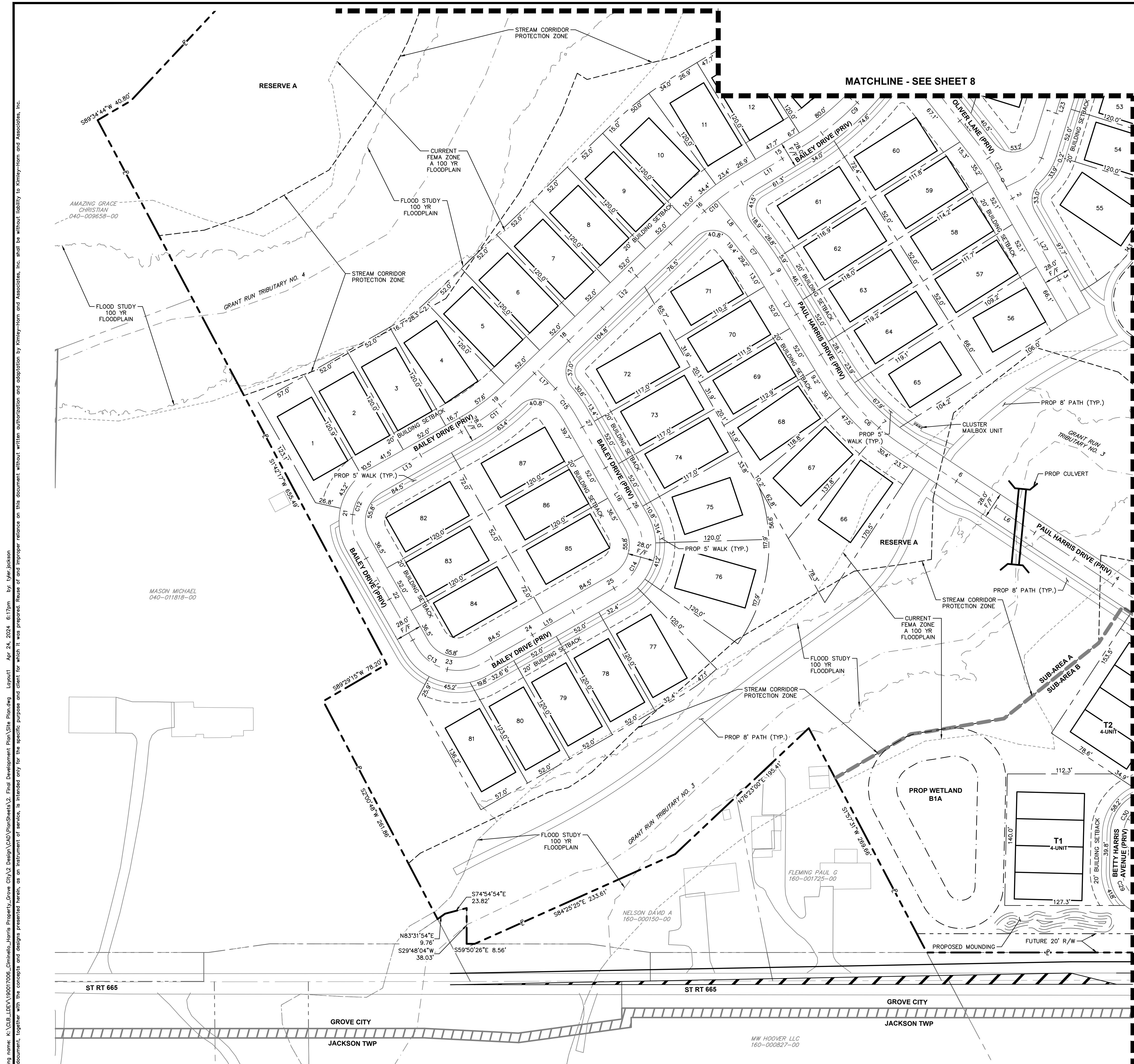
EXISTING PARCEL INFORMATION

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
Kc - KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
MkB - MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES
MIC2 - MIAMI SILTY CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED

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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			



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

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

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

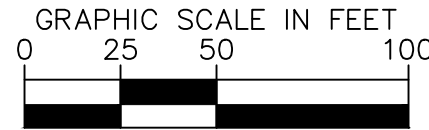
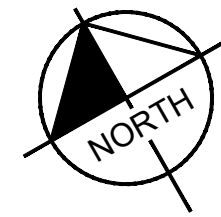
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MATCHLINE - SEE SHEET 5

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 PLAN.

LINE TABLE

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

CURVE TABLE

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

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DESIGNED BY: TCU
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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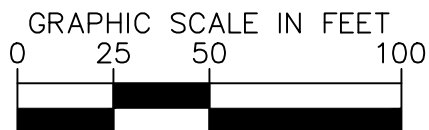
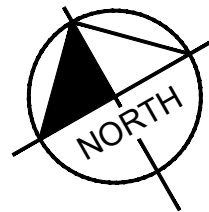
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KHA PROJECT NO. 190017006			
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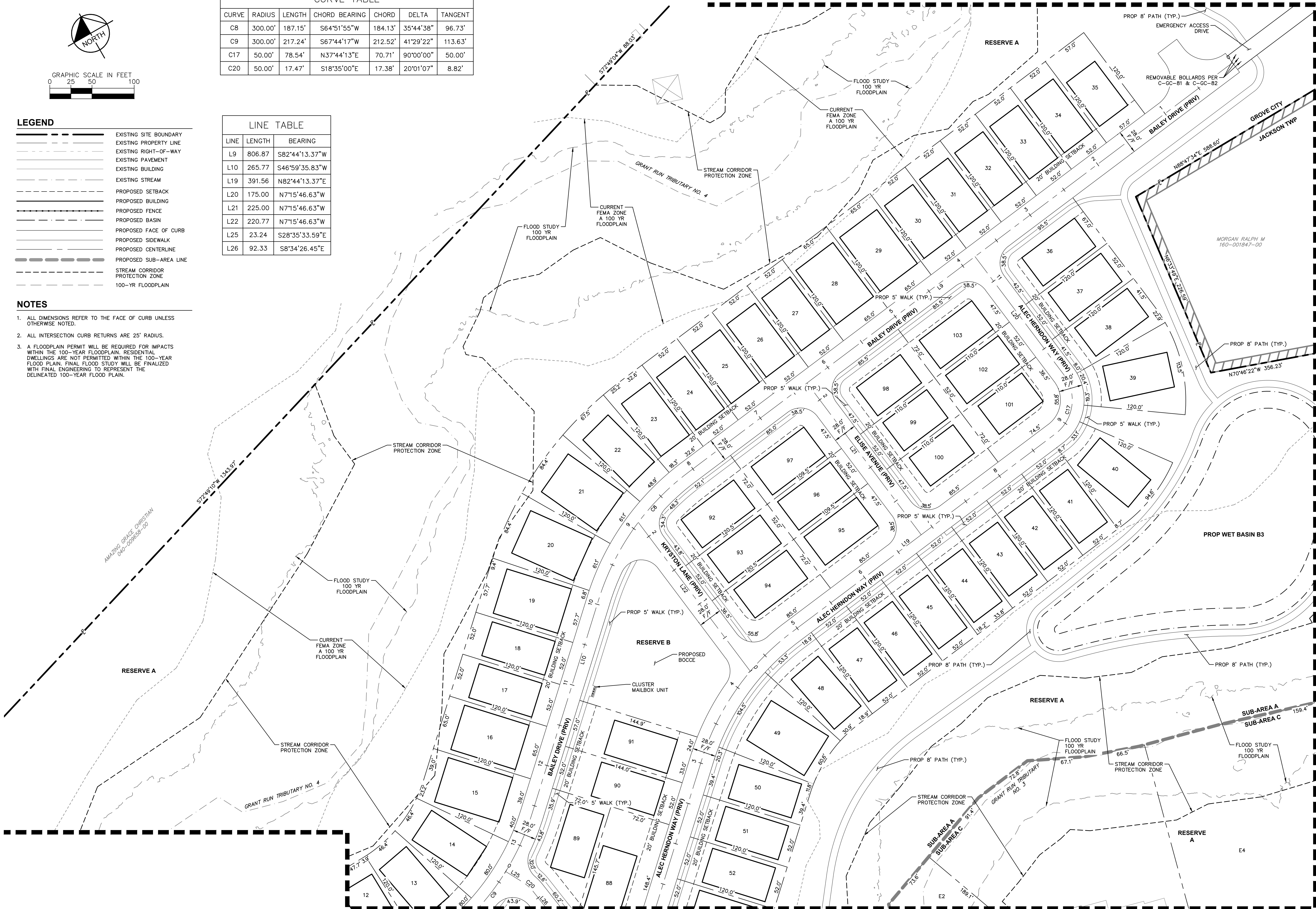
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	PROPOSED BUILDING
	PROPOSED FENCE
	PROPOSED BASIN
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SUB-AREA LINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN

NOTES

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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

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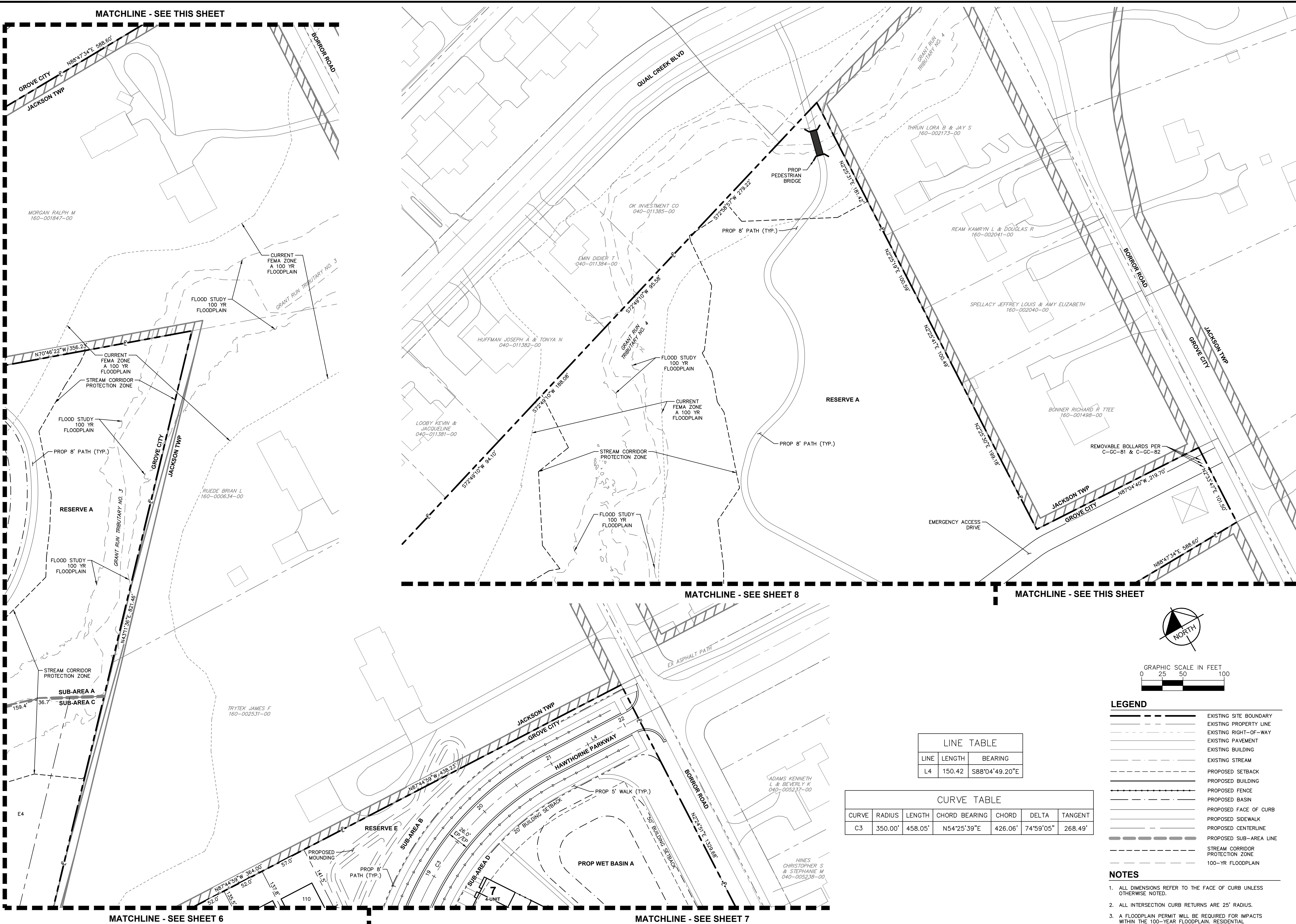
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DRAWN BY: DOM
CHECKED BY: MCR

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MATCHLINE - SEE SHEET 8



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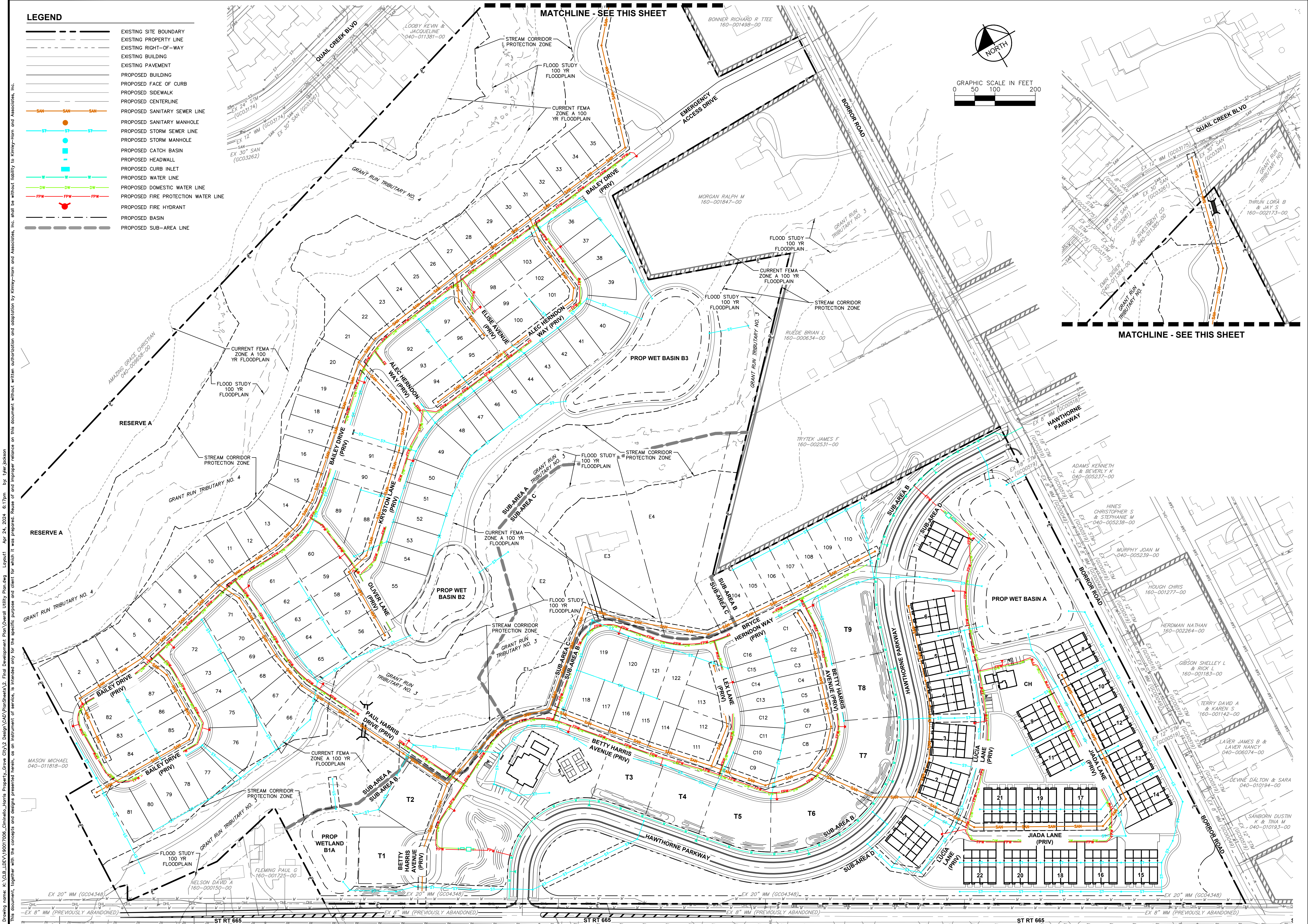
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SITE PLAN

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

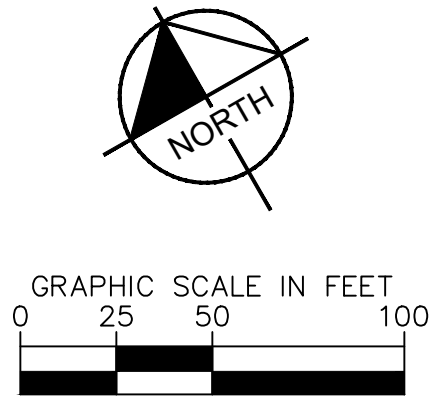
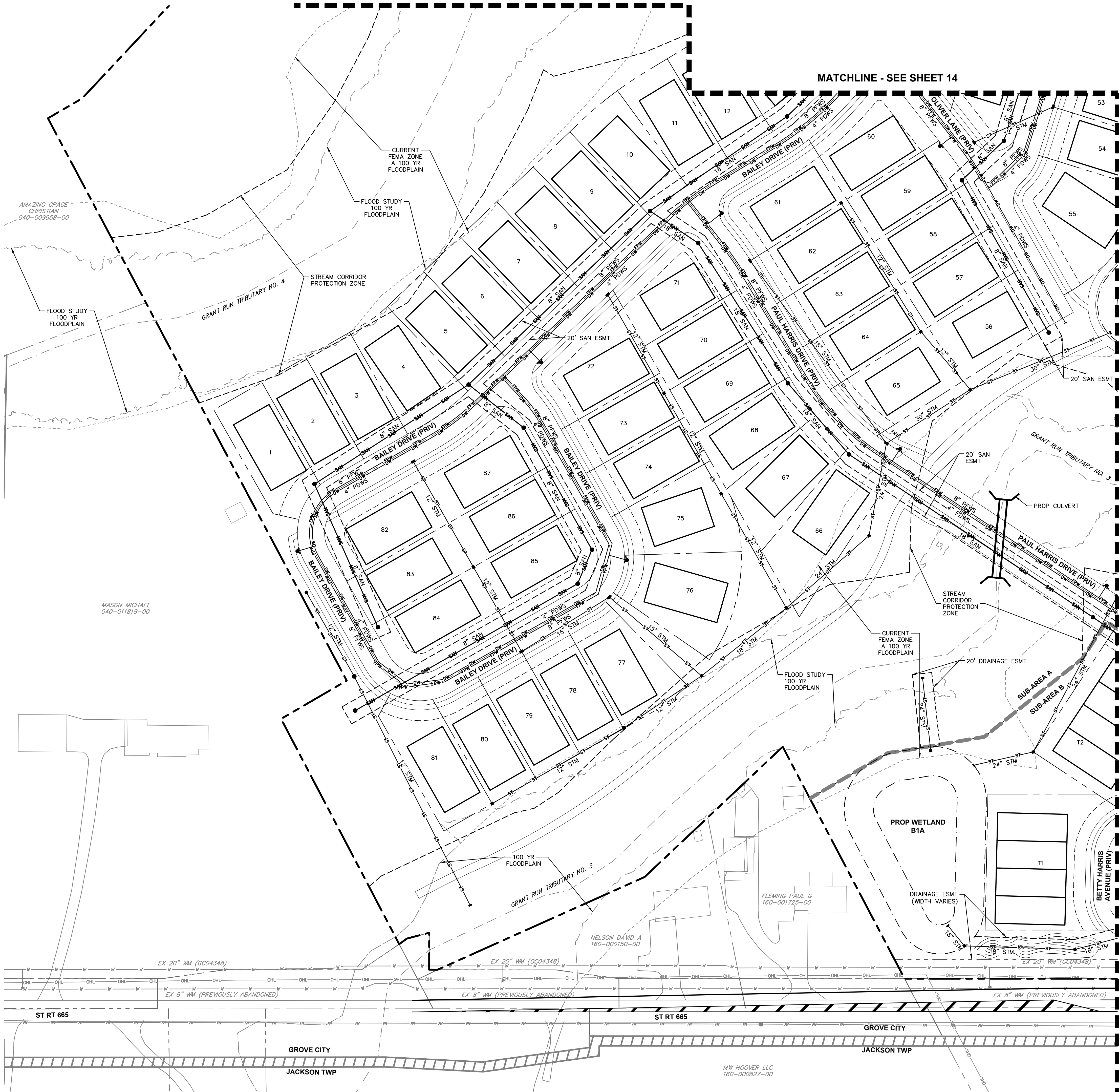
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KHA PROJECT NO.
190017006
SHEET NUMBER
9
OF 27



Drawing name: K:\GIS\DEV\190017006_Cinnella_Harris_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\Overall Utility Plan.dwg Layout: Apr 24, 2024 8:17pm by: tyler-jackson
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SCALE: 1"=100'	DESIGNED BY: TCU			
	DRAWN BY: DOM			
	CHECKED BY: MCR			
OVERALL UTILITY PLAN				
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123				
ORIGINAL ISSUE: 03/18/2024 KHA PROJECT NO. 190017006 SHEET NUMBER 10 OF 27				
No.	DATE	BY	APR DATE	APR BY

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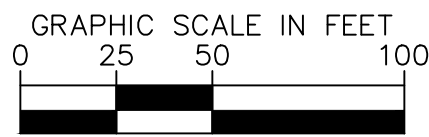
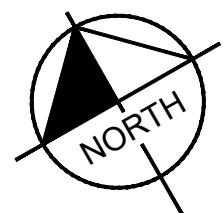
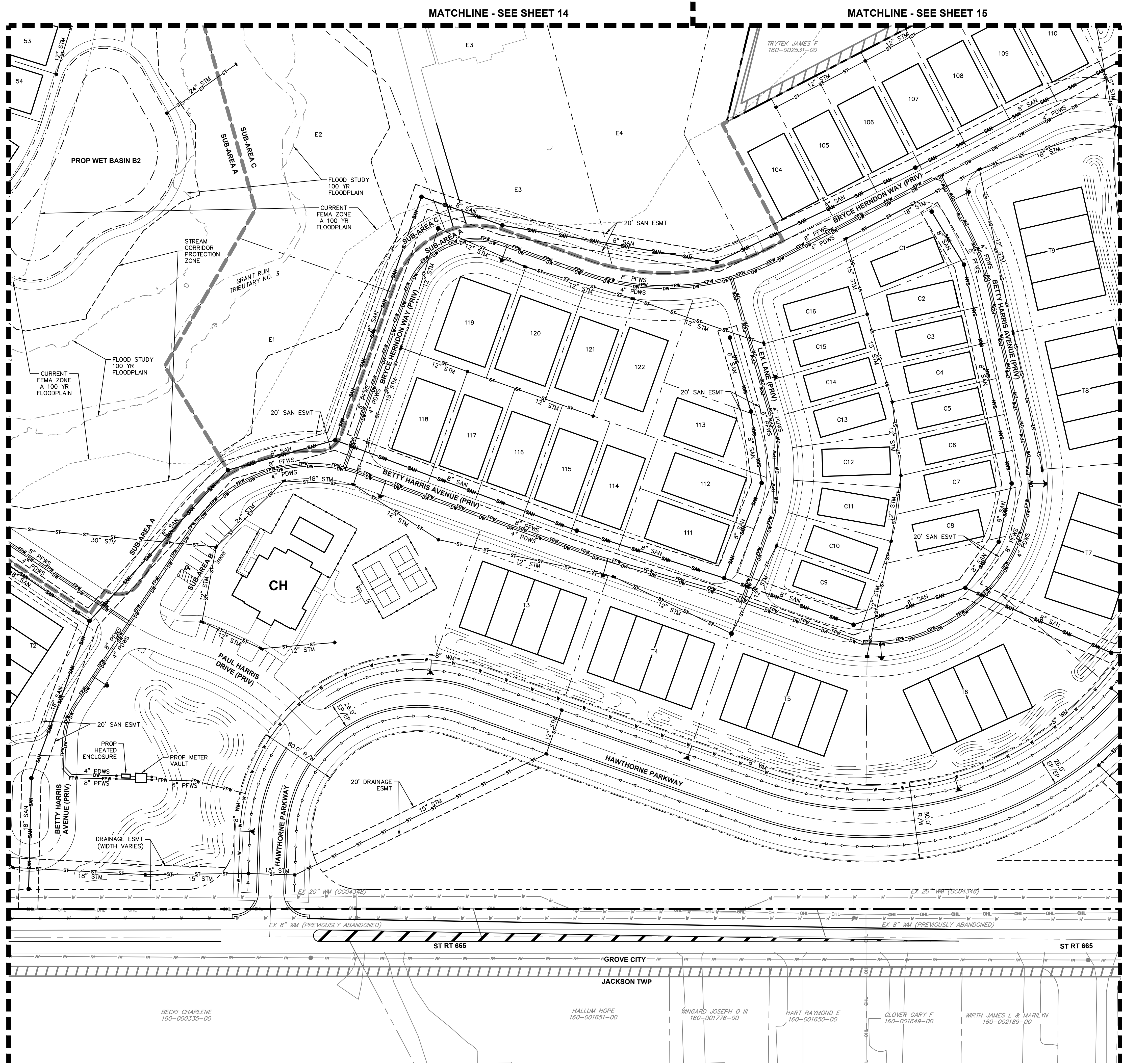


LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM MANHOLE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

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

Drawing name: K:\GIS_LIVE\160017006_Grovesville_Horns_Property_Grove_City\2_Design\CAD\PropSheet\3_Final Development Plan\Utility Plan.dwg Layout: (2) Apr 24, 2024 8:17pm by: tye.jackson
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MATCHLINE - SEE SHEET 11



LEGEND

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

MATCHLINE - SEE SHEET 13

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SCALE: 1"=50'	DESIGNED BY: TCJ
DRAWN BY: DOM	
CHECKED BY: MCR	
DATE: BY: APR. DATE: APR. BY:	
REVISIONS	
No.	
UTILITY PLAN	
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	
ORIGINAL ISSUE: 03/18/2024	
KHA PROJECT NO. 190017006	
SHEET NUMBER	
12	
OF 27	

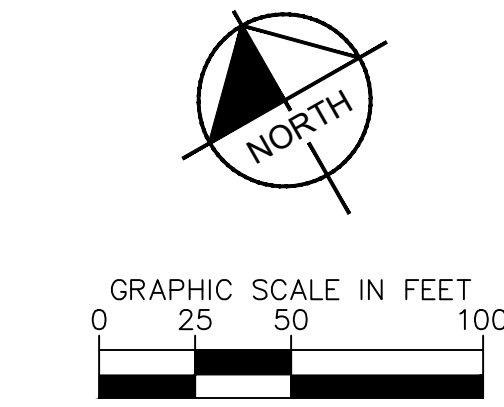
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MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 15

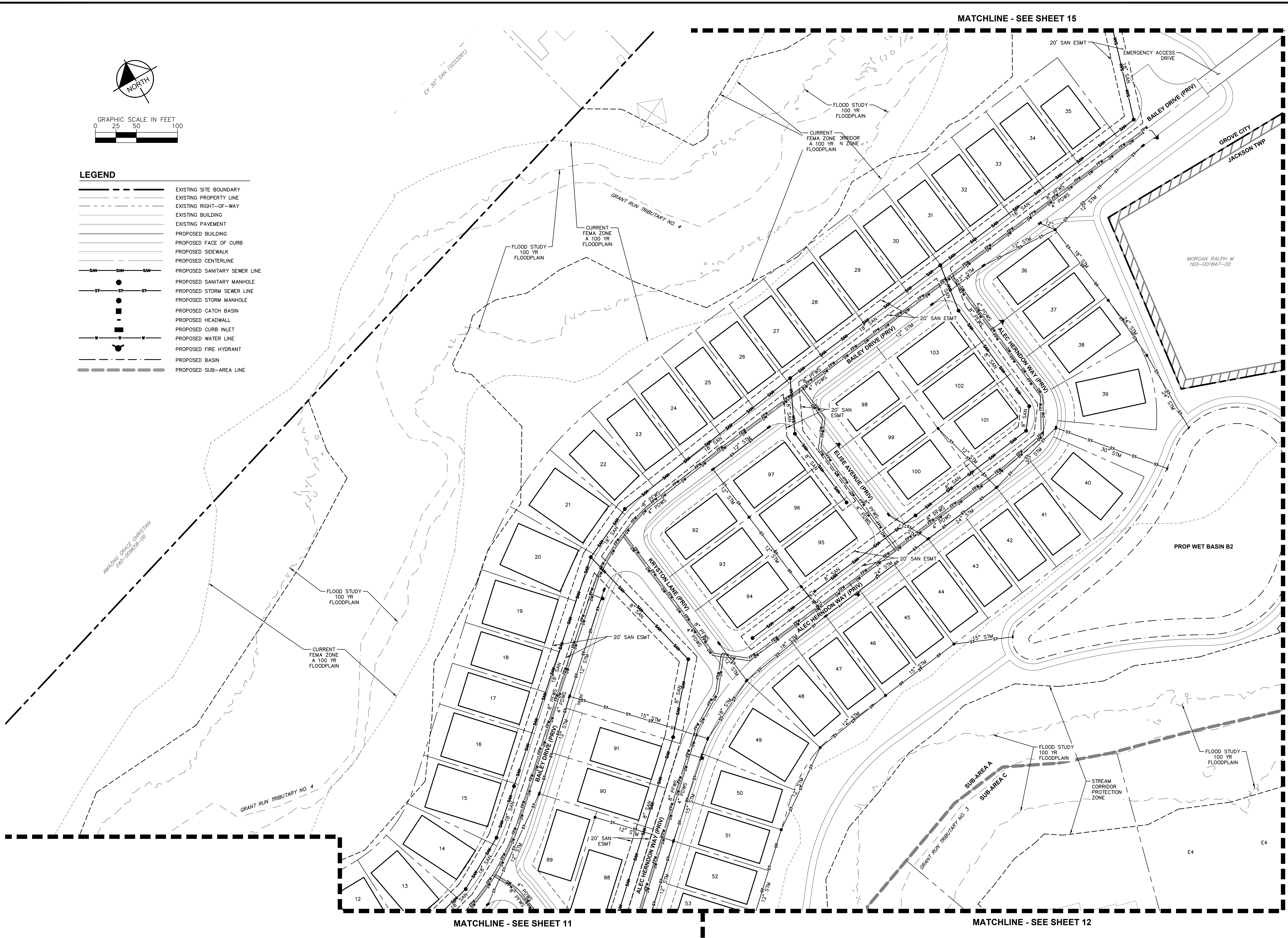


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LEGEND

	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
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	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

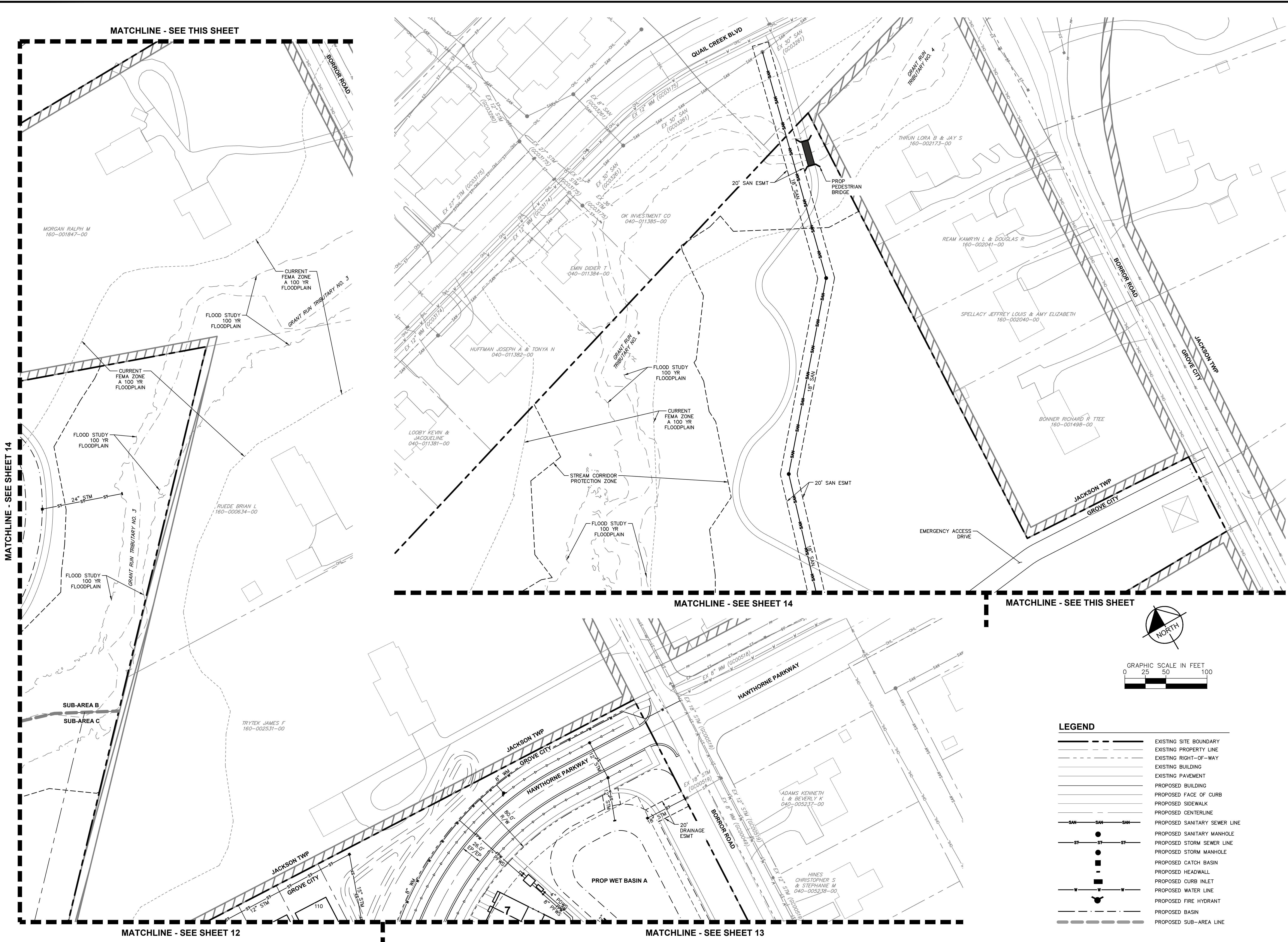
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03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER

14
OF 27

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	APR DATE	APR BY
TCJ	DOM	MCR				

Drawing name: K:\GIS_LIVE\190017006_Cinnella_Harris_Property_Grove_City\2_Design\CAD\PropSheet\2_Final Development Plan\Utility Plan.dwg Layout: (5) Apr 24, 2024 8:17pm by: tye.jackson
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LEGEND

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| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
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| | EXISTING BUILDING |
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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 |

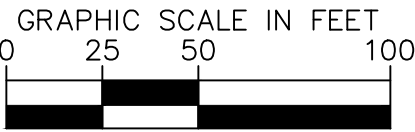
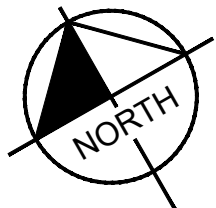
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No.		DATE		BY		APR DATE	
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UTILITY PLAN							
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 685 & BORROR ROAD GROVE CITY, OH 43123							
ORIGINAL ISSUE: 03/18/2024							
KHA PROJECT NO. 190017006							
SHEET NUMBER 15 OF 27							

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MATCHLINE - SEE SHEET 17



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- 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

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DESIGNED BY: TCI

DRAWN BY: DOM

CHECKED BY: MCR

SCALE: 1"=50'

DATE

BY

APR DATE

APR BY

GRADING PLAN

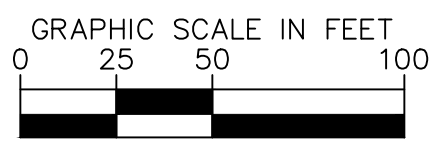
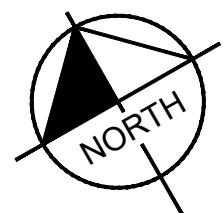
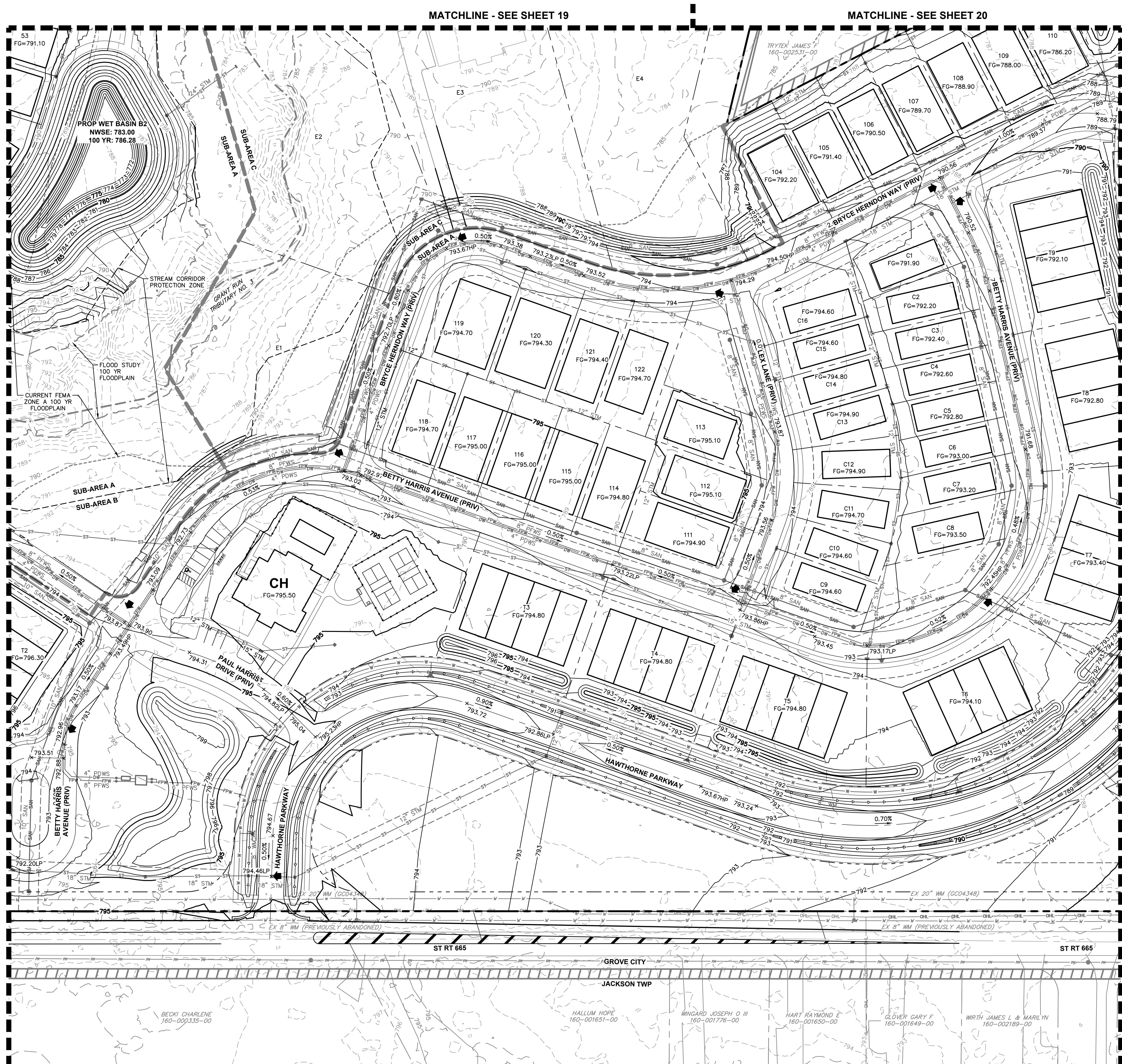
HARRIS PROPERTY
FINAL DEVELOPMENT PLAN
SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
03/18/2024
KHA PROJECT NO.
190017006
SHEET NUMBER
16
OF 27

Page 24 of 71

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MATCHLINE - SEE SHEET 16



LEGEND

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| | 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 |

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DRAWN BY: DOM	REVISIONS
CHECKED BY: MCR	No.
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ORIGINAL ISSUE: 03/18/2024	
KHA PROJECT NO. 190017006	
SHEET NUMBER 17 OF 27	

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GRAPHIC SCALE IN FEET



0 25 50 100

LEGEND

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| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING BUILDING |
| | EXISTING PAVEMENT |
| | PROPOSED BUILDING |
| | PROPOSED FACE OF CURB |
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| | PROPOSED HEADWALL |
| | PROPOSED CURB INLET |
| | PROPOSED WATER LINE |
| | PROPOSED FIRE HYDRANT |
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| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED FINISH GROUND ELEVATION |
| | PROPOSED SPOT ELEVATION |

SCALE: 1"=50'

DESIGNED BY: TGU

DRAWN BY: DCM

CHECKED BY: MCR

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GRADING PLAN

HARRIS PROPERTY FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/18/2024

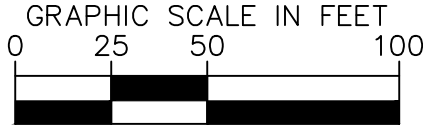
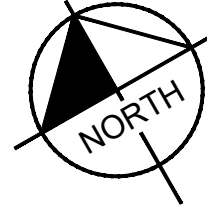
KHA PROJECT NO.
190017006

SHEET NUMBER

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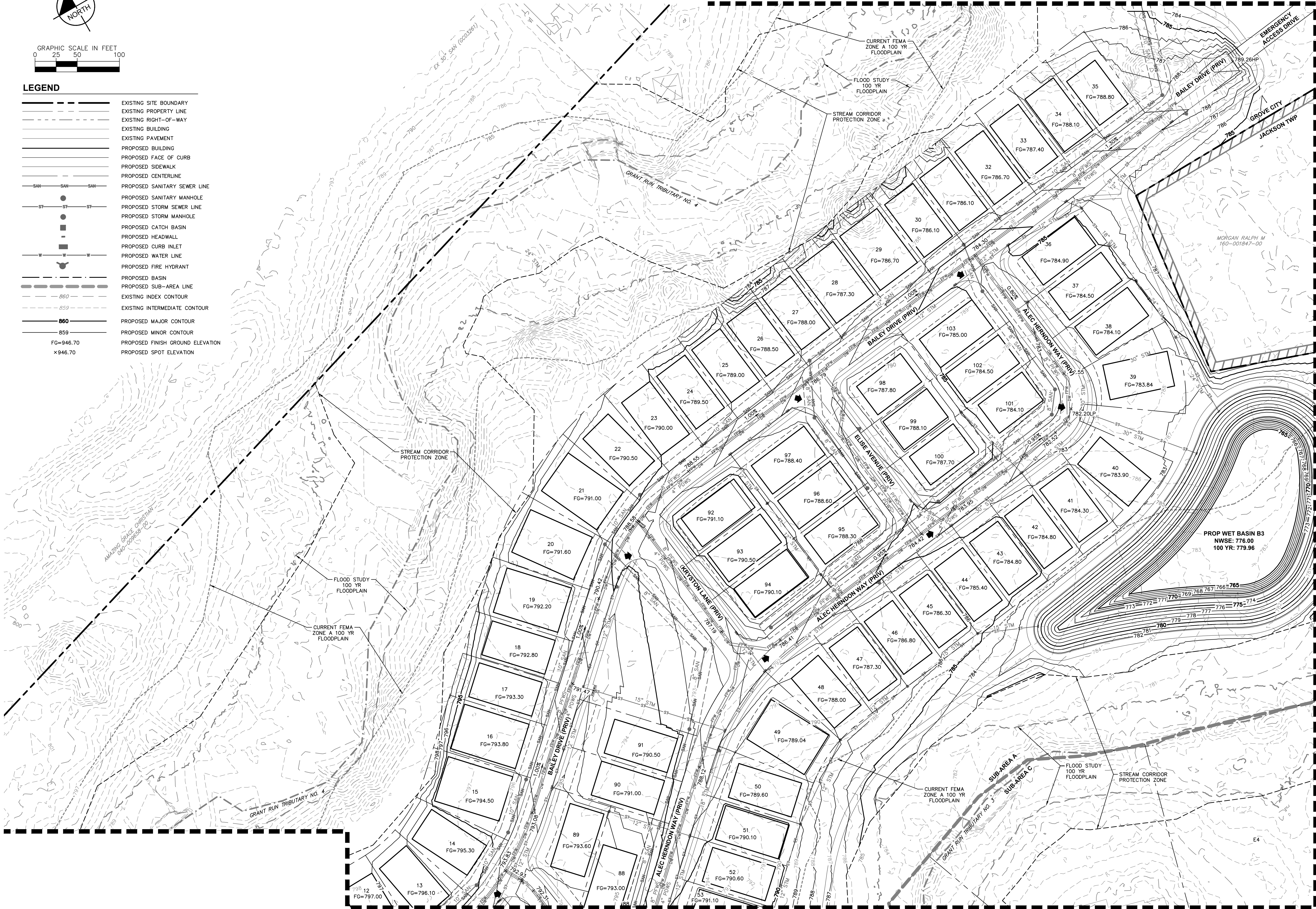
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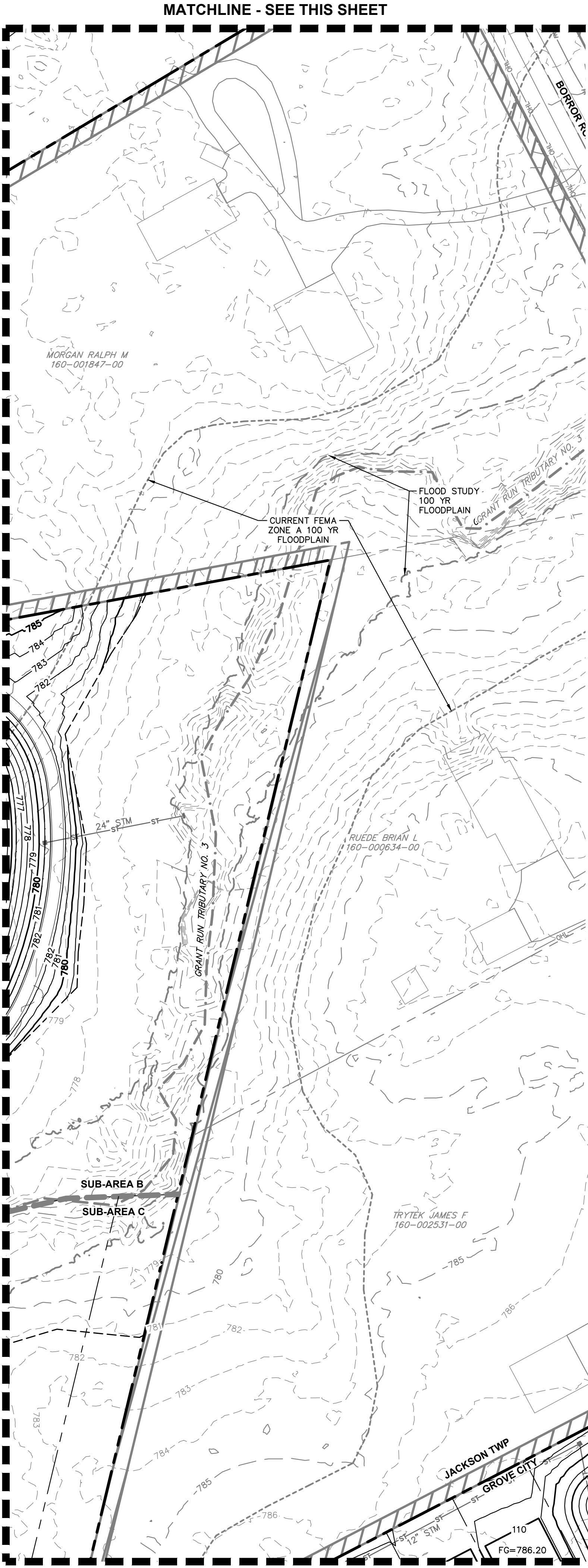
LEGEND

- 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
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BASIN
- PROPOSED SUB-AREA LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
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- PROPOSED MINOR CONTOUR
- PROPOSED FINISH GROUND ELEVATION
- PROPOSED SPOT ELEVATION

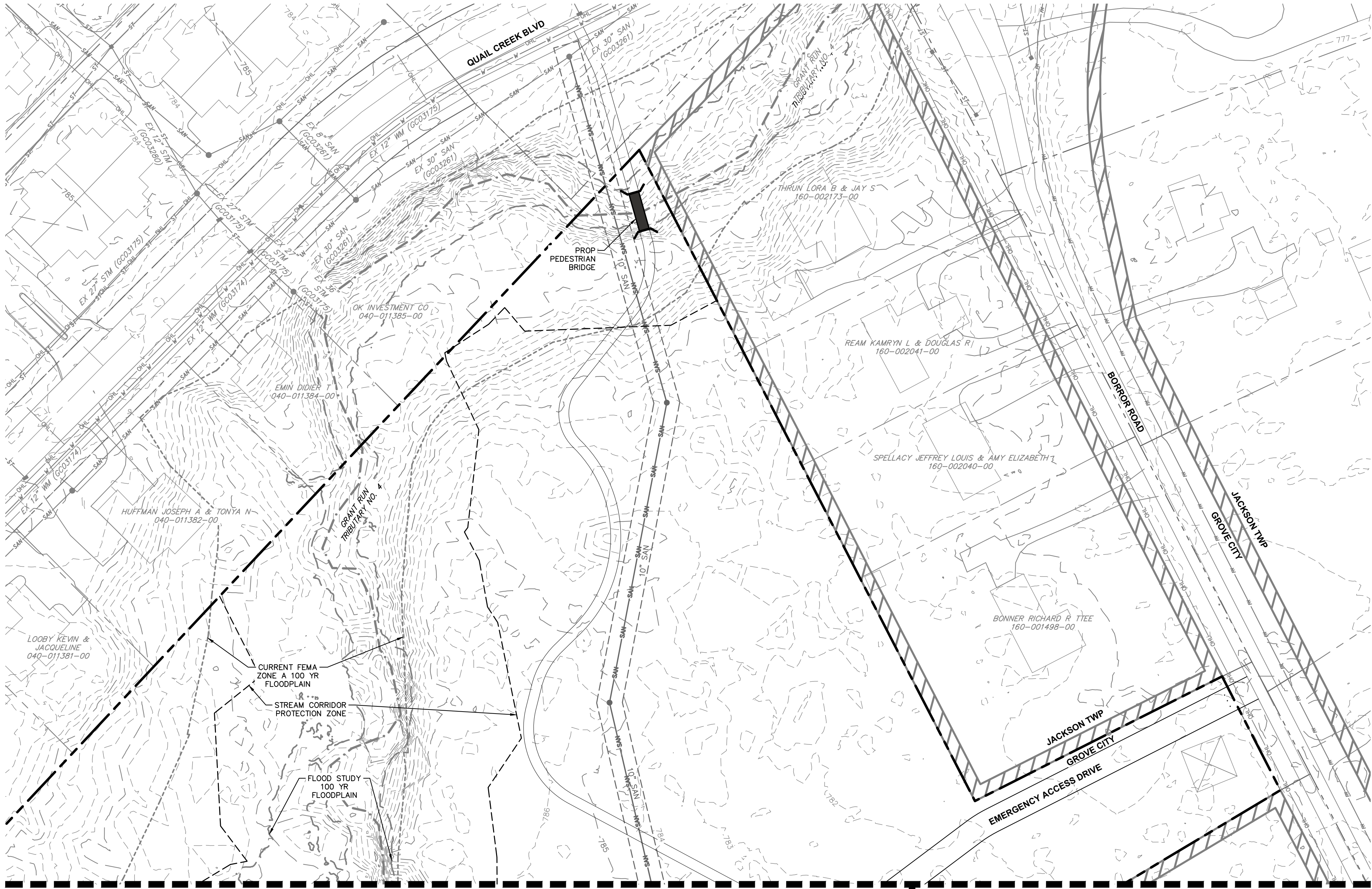


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MATCHLINE - SEE SHEET 19

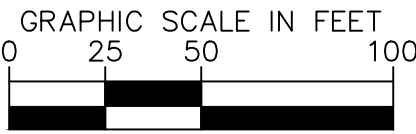
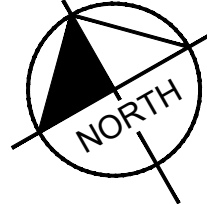


MATCHLINE - SEE THIS SHEET



MATCHLINE - SEE SHEET 19

MATCHLINE - SEE THIS SHEET

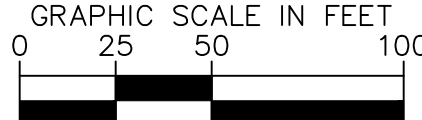
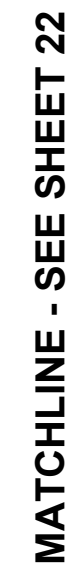


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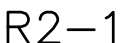
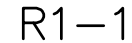
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| | EXISTING SITE BOUNDARY |
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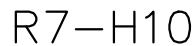
Kimley»Horn		DESIGNED BY: TCU		DATE		BY		APR		BY	
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HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		CHECKED BY: WCR		No.		DATE		BY		APR	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER 20		OF 27		Page 28 of 71			



- 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



PRIV. SPEED
LIMIT SIGN



NOT TO SCALE

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

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SCALE: 1"=50'

DESIGNED BY: TGJ

DRAWN BY: DCM

CHECKED BY: MCR

LIGHTING AND SIGNAGE PLAN

HARRIS PROPERTY FINAL DEVELOPMENT PLAN

SR 665 & BORROR ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:

03/18/2024

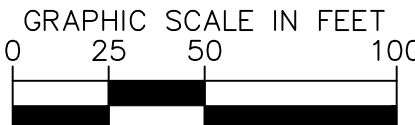
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190017006

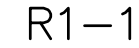
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OF 27

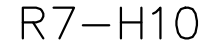
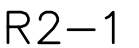
MATCHLINE - SEE SHEET 25



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



PRIV. SPEED
LIMIT SIGN



NOT TO SCALE

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

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DESIGNED BY: TQ

CHECKED BY: M

**HARRIS PROPERTY
FINAL DEVELOPMENT PLAN**

KHA PROJECT NO.	190017006
SHEET NUMBER	

SHEET NUMBER

OF 27

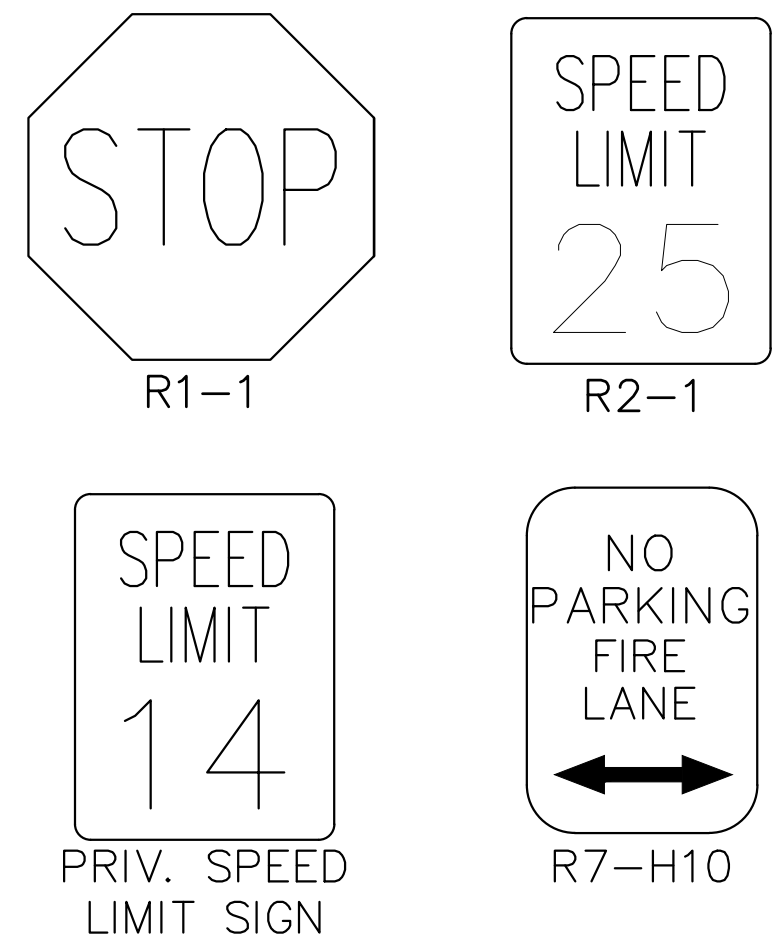
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MATCHLINE - SEE SHEET 22

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

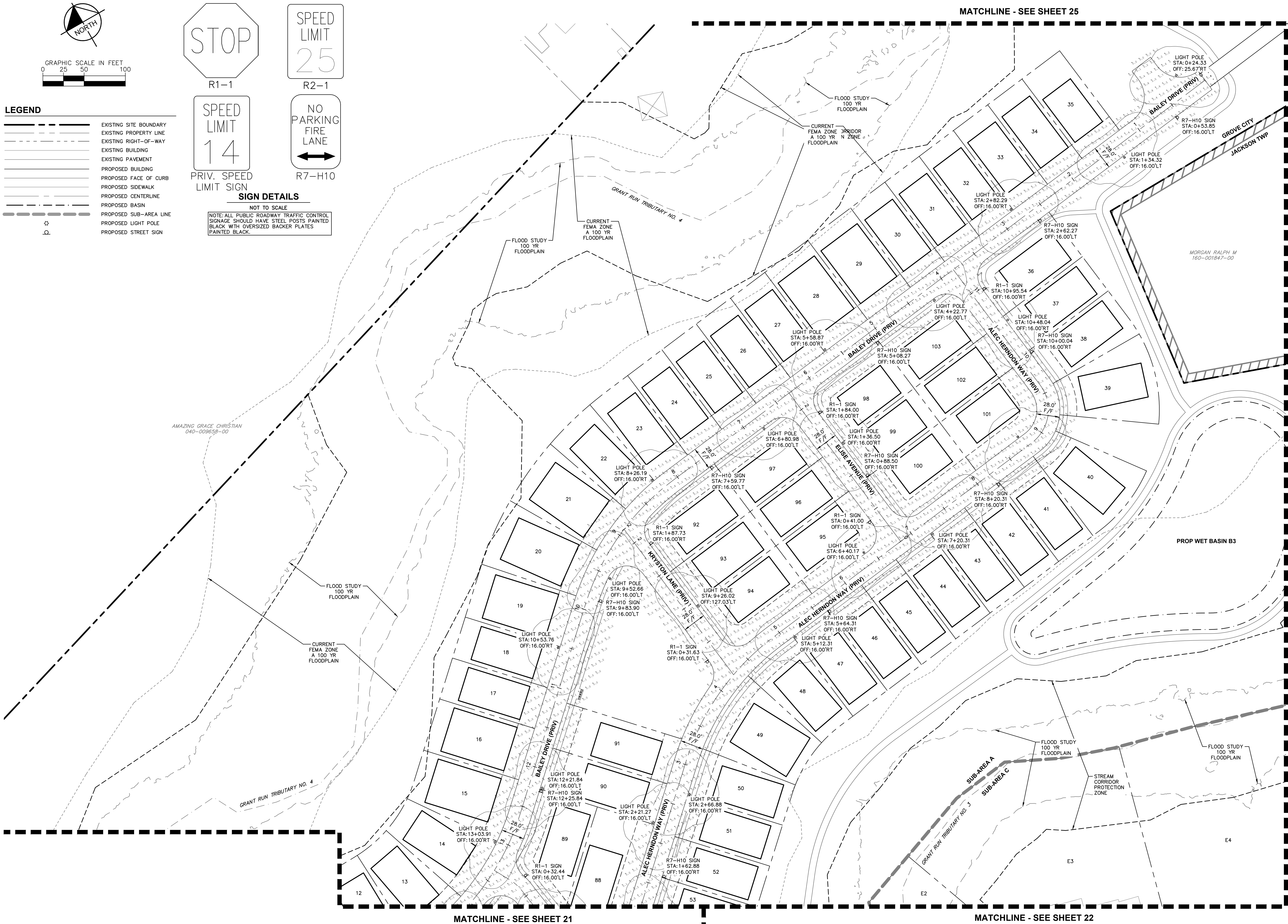


SIGN DETAILS
NOT TO SCALE

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 45244-6699 WWW.KIMLEY-HORN.COM							
SCALE: 1"=50'	DESIGNED BY: TCJ	DRAWN BY: DOM	CHECKED BY: WCR				
LIGHTING AND SIGNAGE PLAN							
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123							
ORIGINAL ISSUE: 03/18/2024 KHA PROJECT NO. 190017006 SHEET NUMBER							
23 OF 27							

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



MATCHLINE - SEE SHEET 25

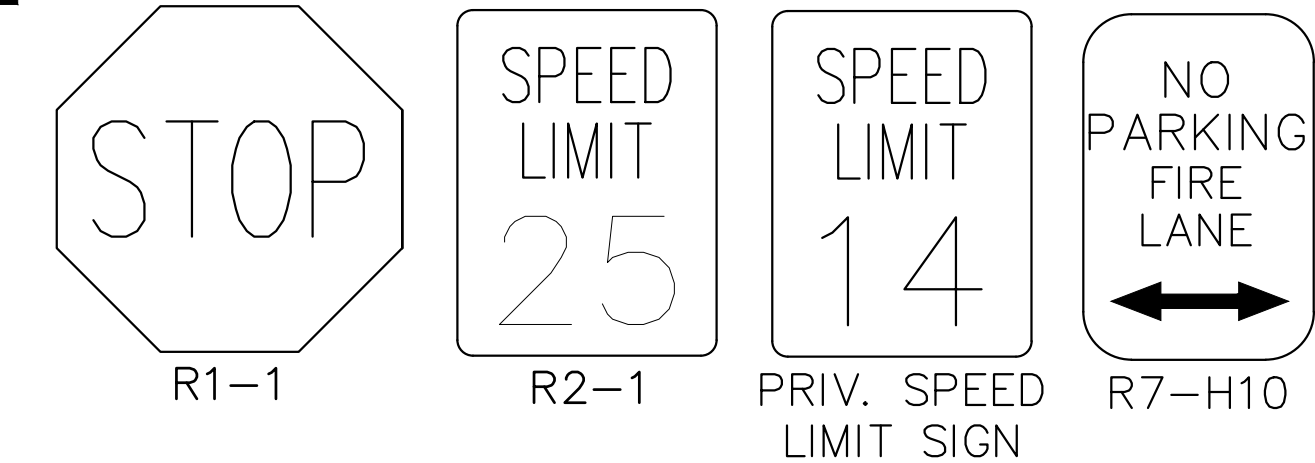
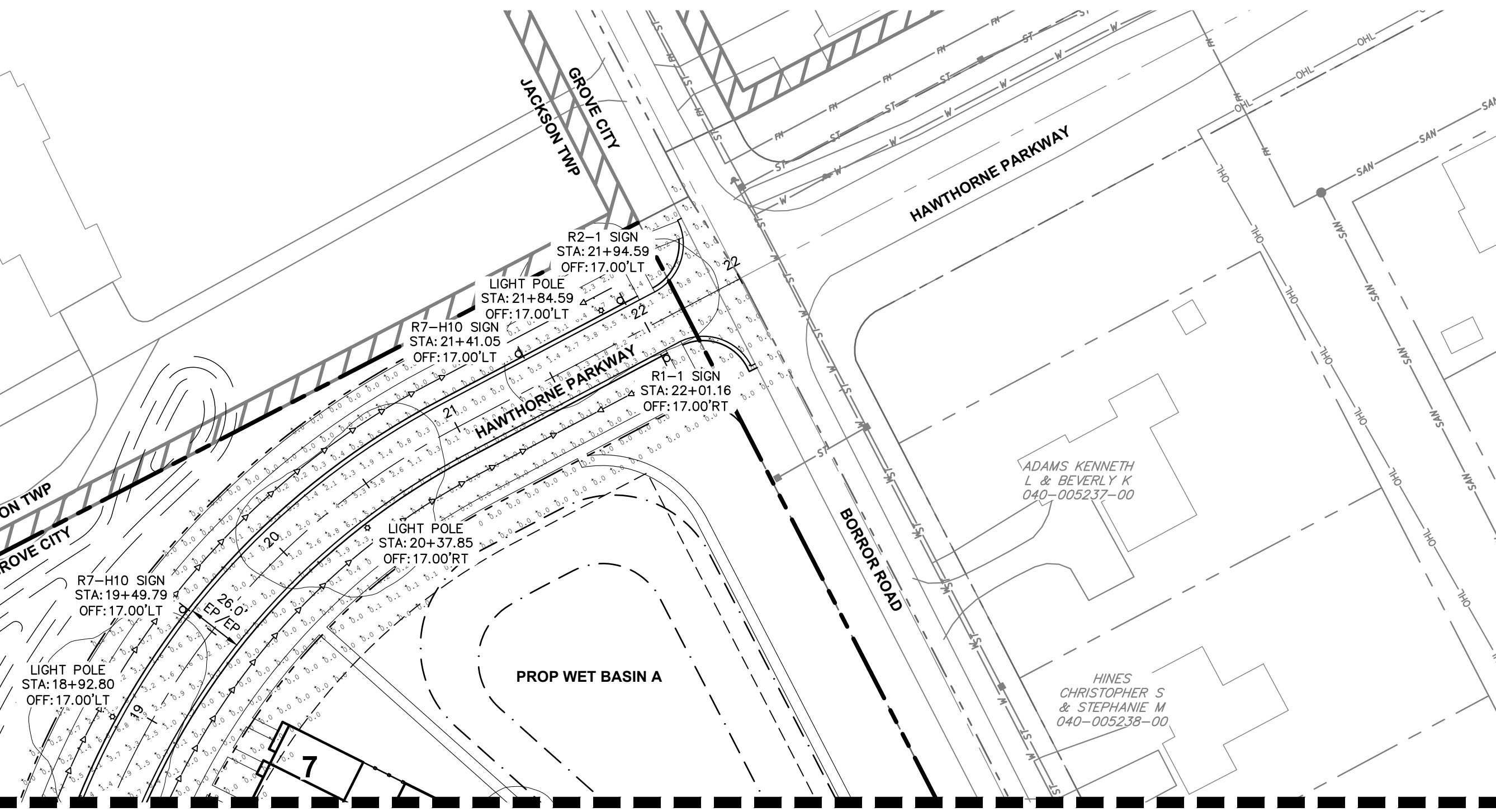
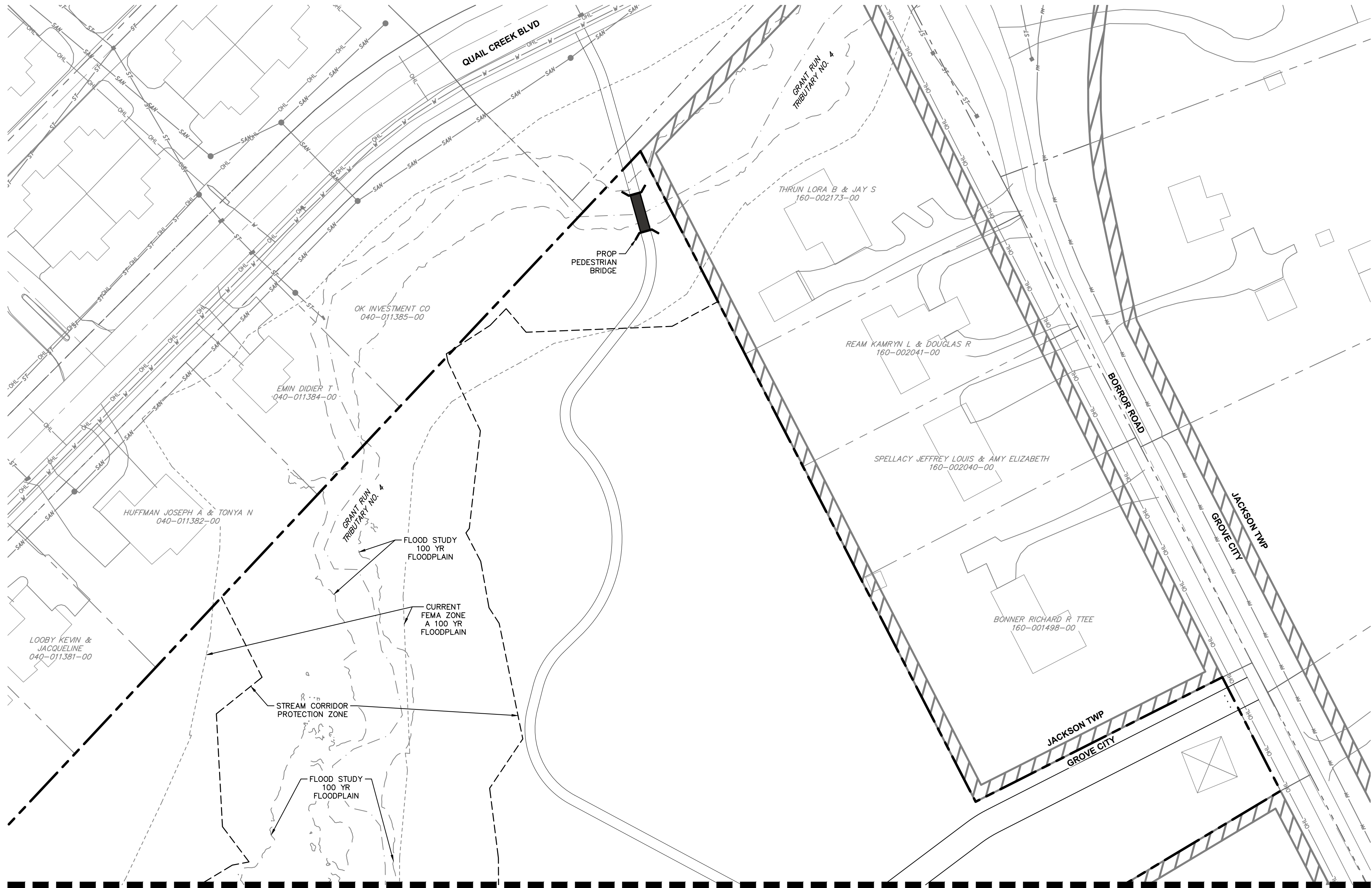
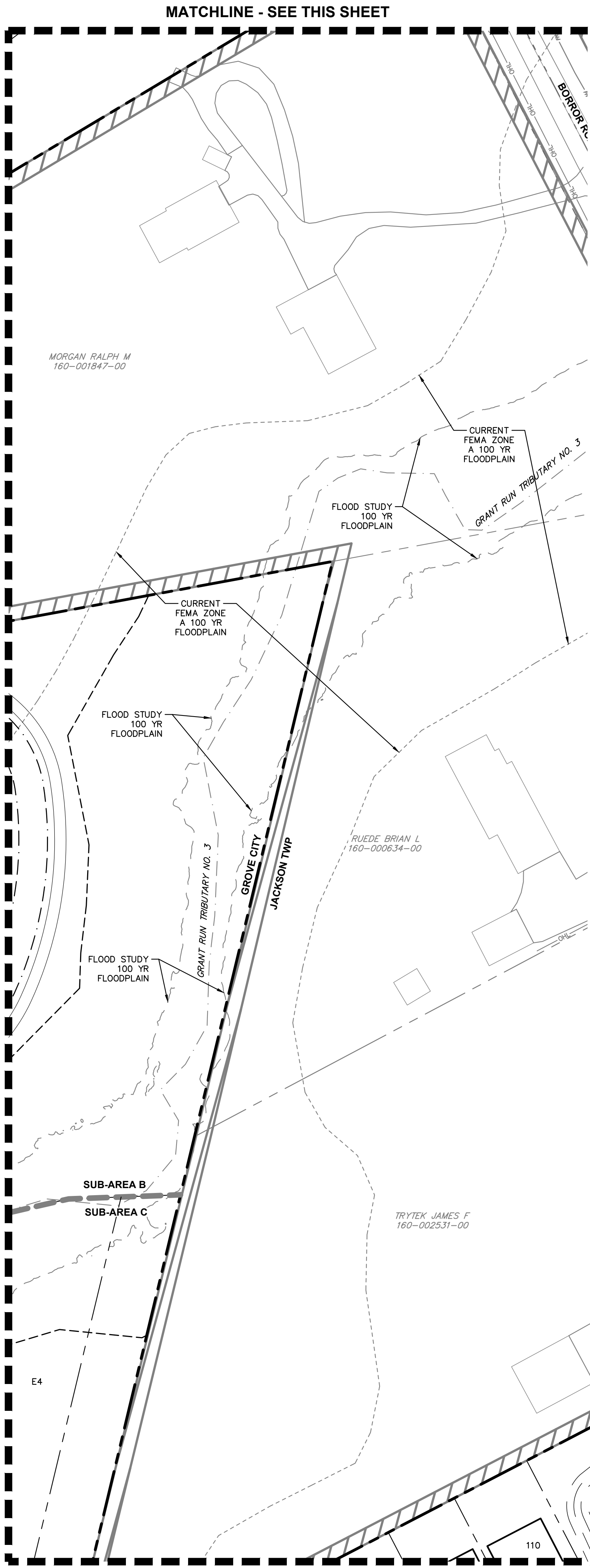
MATCHLINE - SEE SHEET 21

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

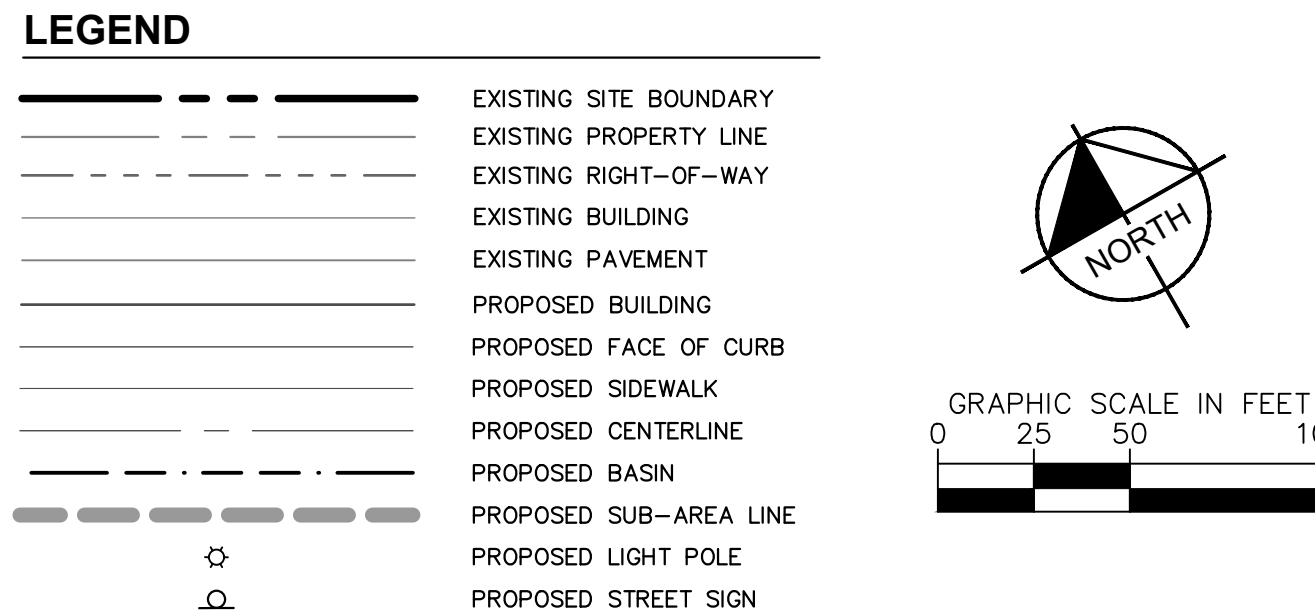
Drawing name: K:\GIS\DEV\190017006_Cinnella_Harris_Property_Grove_City\2_Design\GD\PropSheet\2_Final Development Plan\Lighting and Signage Plan.dwg Layout (3) Apr 24, 2024 8:17pm by: Myr-Jackson
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 24

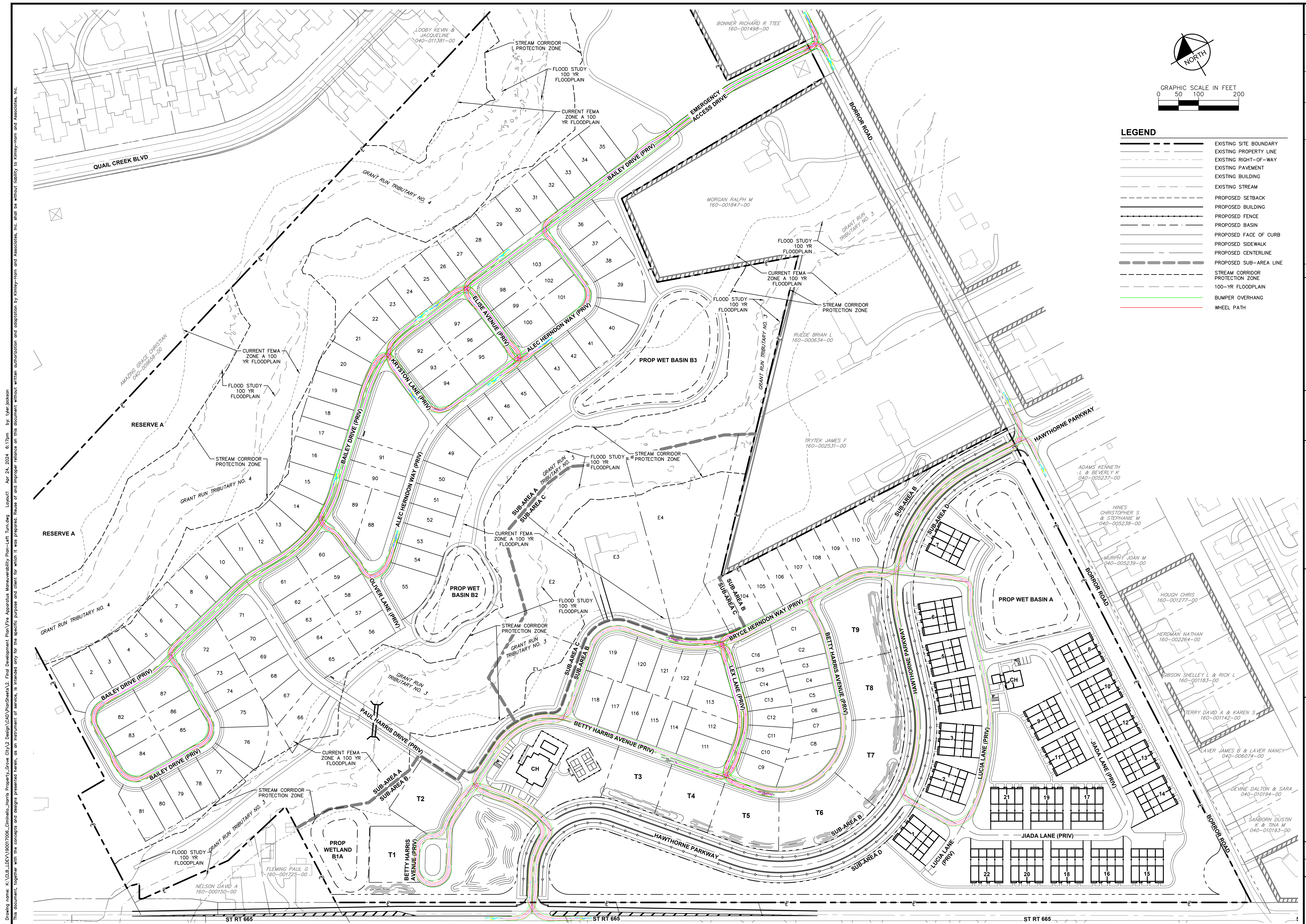


SIGN DETAILS
NOT TO SCALE

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



HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 PO BOX 50435 CINCINNATI, OH 45250 PHONE 614-44-4699 WWW.KIMLEY-HORN.COM		No.	
ORIGINAL ISSUE: 03/18/2024		DESIGNED BY: TCJ		DATE	
KHA PROJECT NO. 190017006		DRAWN BY: DOM		BY	
SHEET NUMBER 25 OF 27		CHECKED BY: WCR		APR BY	

[illegible]

A horizontal scale bar with alternating black and white segments. It is labeled with the numbers 0, 50, 100, and 200.

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
	BUMPER OVERHANG
	WHEEL PATH

HARRIS PROPERTY FINAL DEVELOPMENT PLAN SR 665 & BORROR ROAD GROVE CITY, OH 43123	FIRE APPARATUS MANEUVERABILITY PLAN - LEFT TURN	SCALE: 1"=100'	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. COLUMBUS, OH 43235 (614) 447-1100 WWW.KIMLEY-HORN.COM						
		DESIGNED BY: TGI							
		DRAWN BY: DDM							
		CHECKED BY: MCF							
		No.							
SHEET NUMBER	27								

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

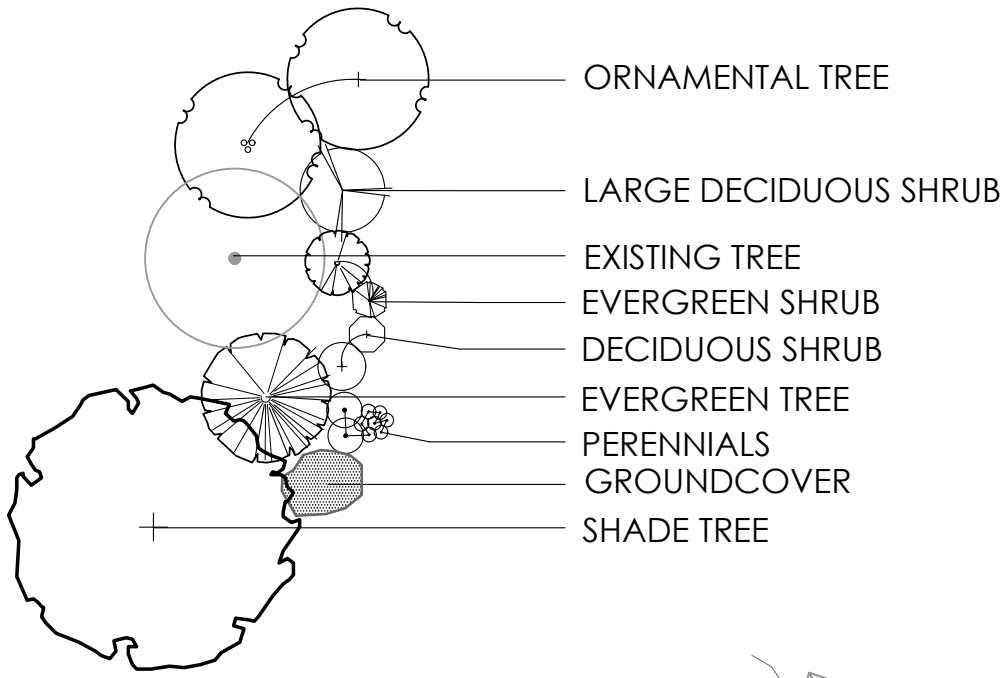
- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
"INSTALL 6" DIAMETER MULCH RING PER TREE"
- 18
- CBU, SEE ENGINEERING DRAWINGS FOR MORE INFORMATION

GENERAL NOTES:

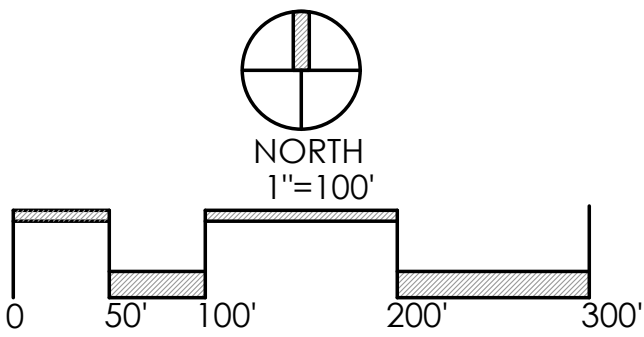
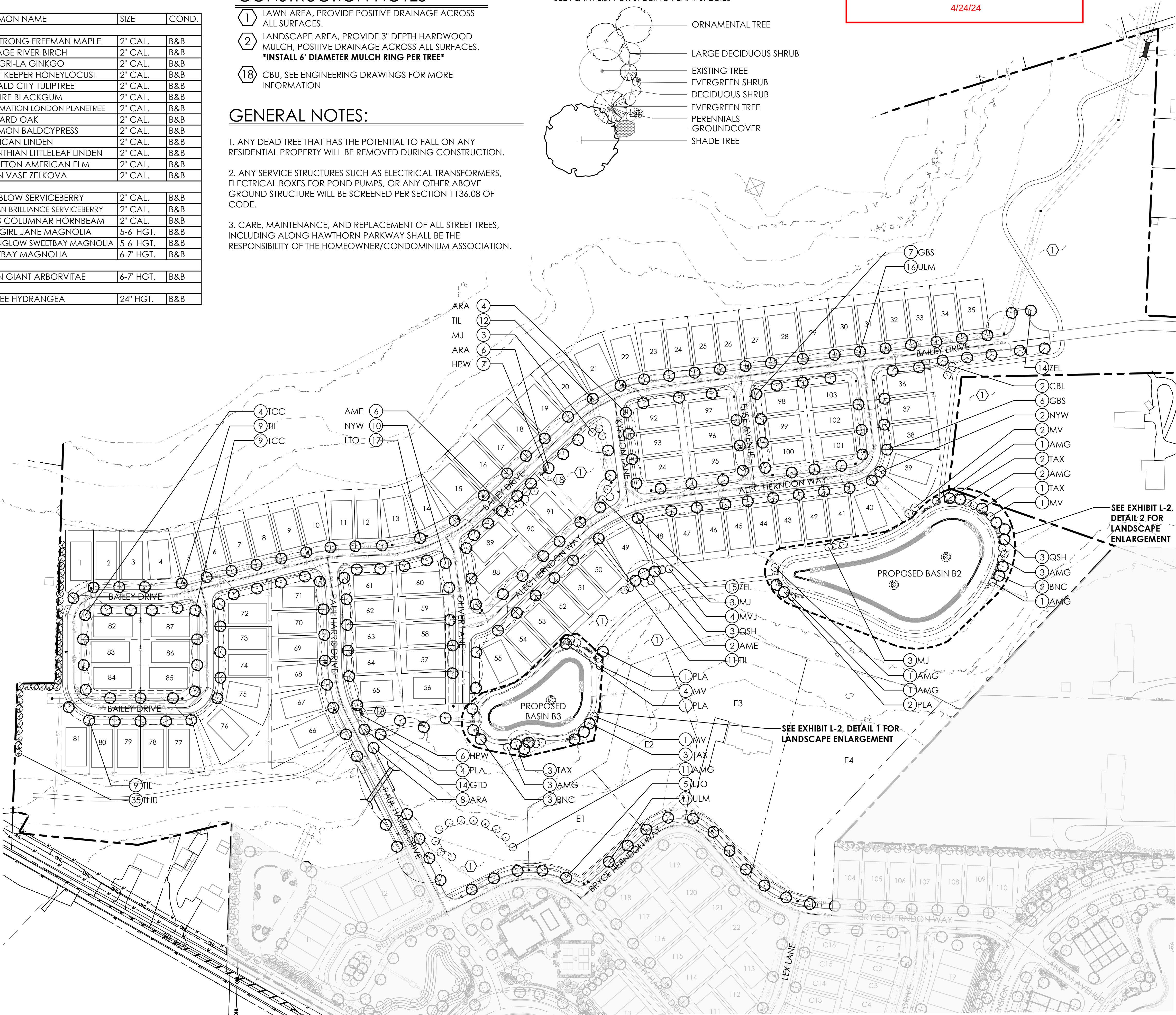
1. ANY DEAD TREE THAT HAS THE POTENTIAL TO FALL ON ANY RESIDENTIAL PROPERTY WILL BE REMOVED DURING CONSTRUCTION.
2. ANY SERVICE STRUCTURES SUCH AS ELECTRICAL TRANSFORMERS, ELECTRICAL BOXES FOR POND PUMPS, OR ANY OTHER ABOVE GROUND STRUCTURE WILL BE SCREENED PER SECTION 1136.08 OF CODE.
3. CARE, MAINTENANCE,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

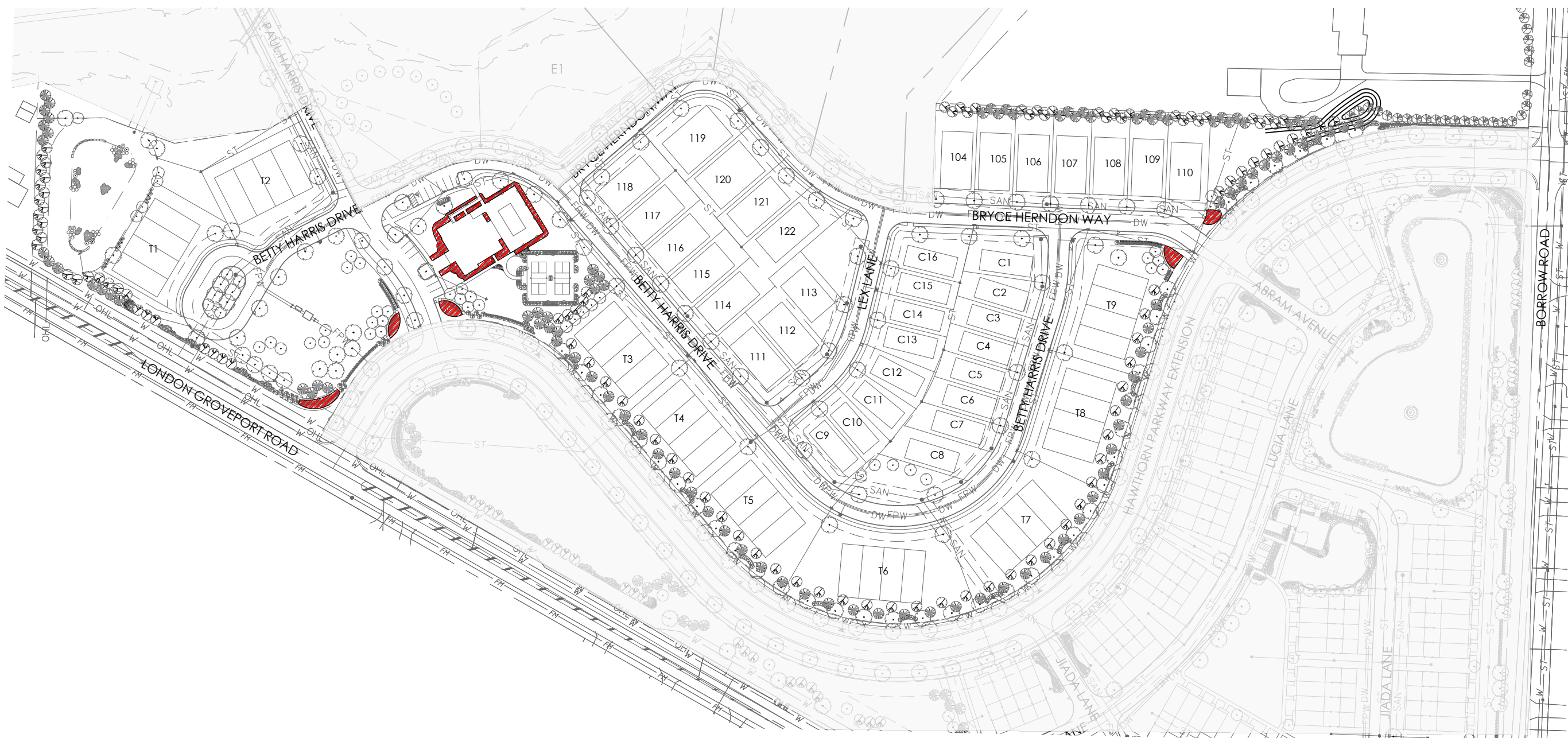
OVERALL
LANDSCAPE PLAN -
SUBAREAS "A" & "C"

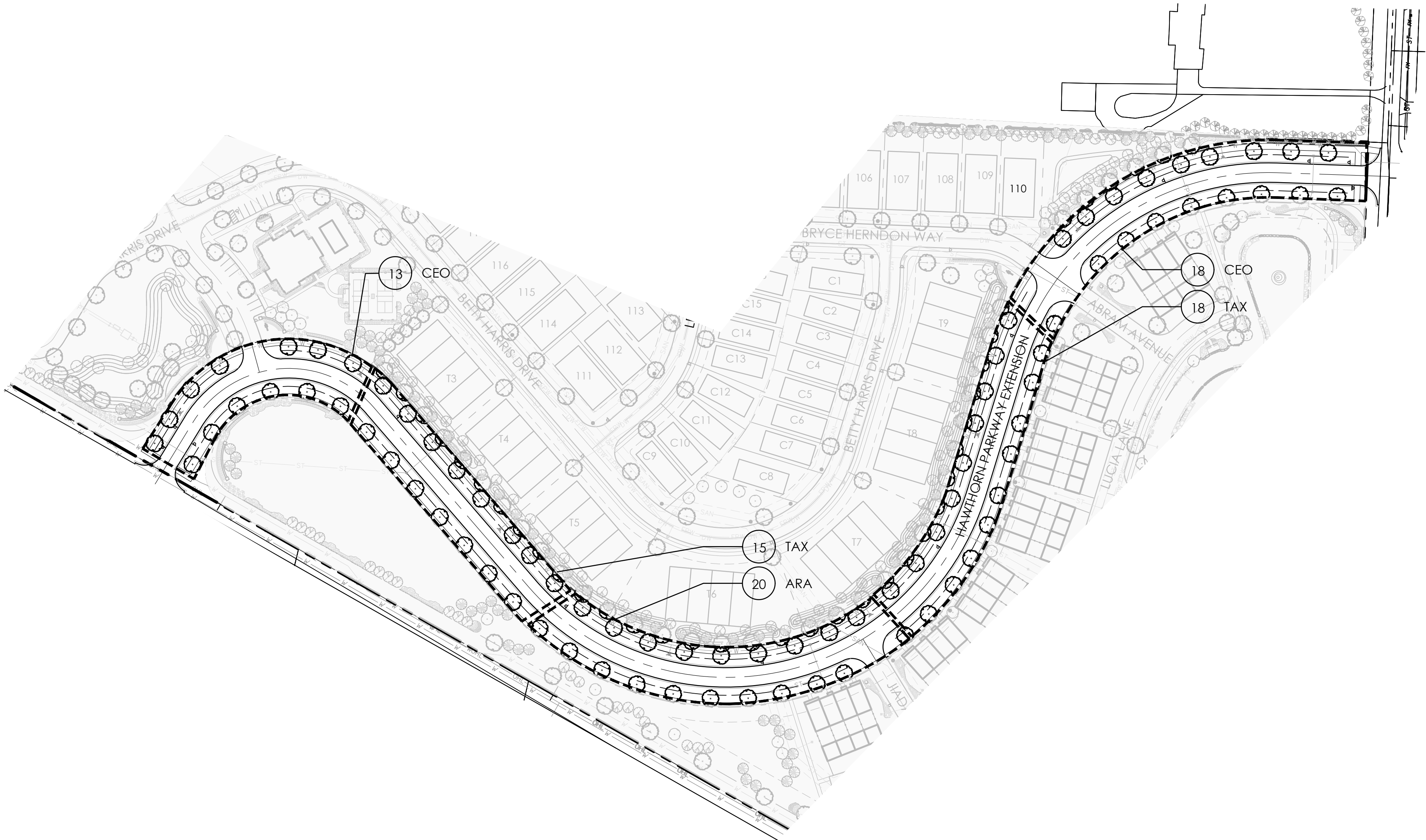
COURTYARDS AT
HARRIS FARM
PREPARED FOR
EPCON INC
500 STONEHENGE PARKWAY, DUBLIN OH 43017

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	

L-1





PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

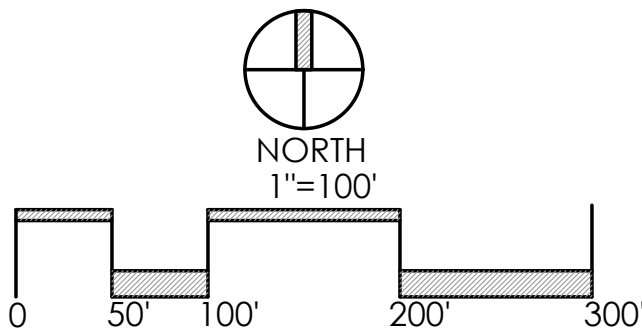
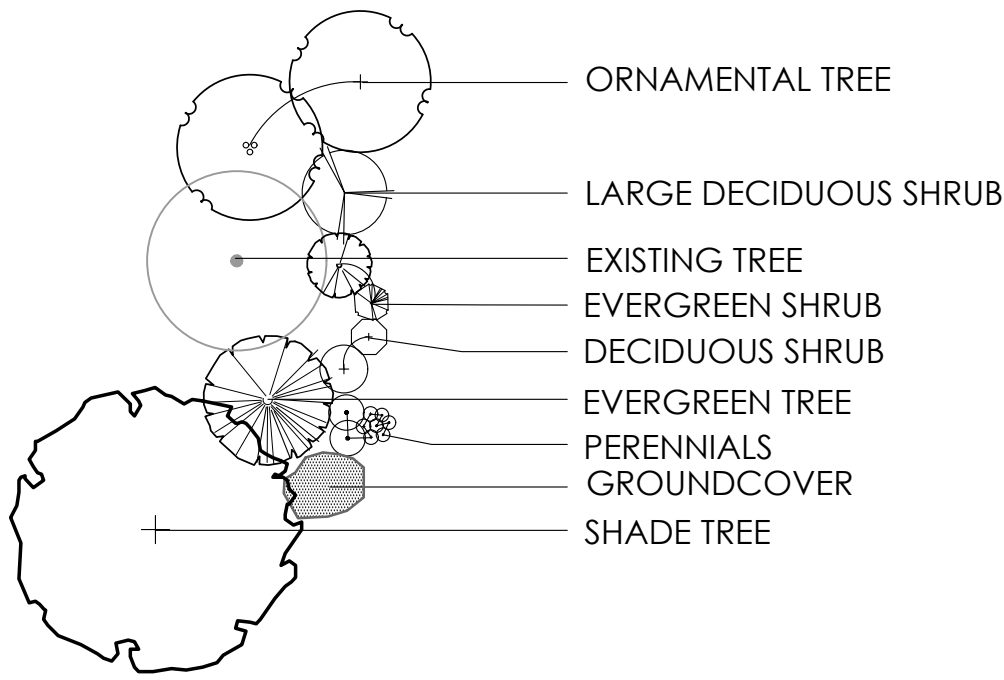
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
20	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B
31	CEO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B
33	TAX	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	2" CAL.	B&B

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

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p. (614) 467-1764
Hilliard, OH 43026
www.farisplanninganddesign.com

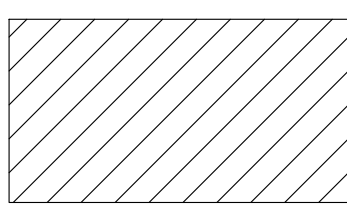
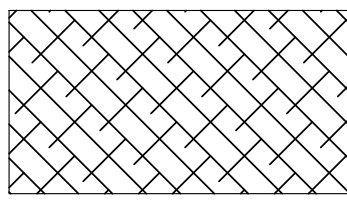
DATE	04/23/24
PROJECT	22079
SHEET	

L-1.2

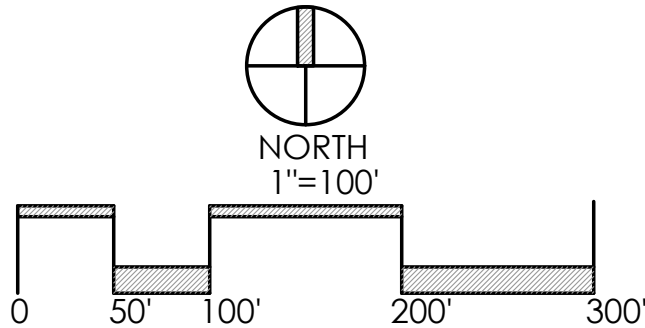




SEEDING/SOD LEGEND

	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
p. 614.467.1764

Hilliard, OH 43026

www.farisplanninganddesign.com

DATE

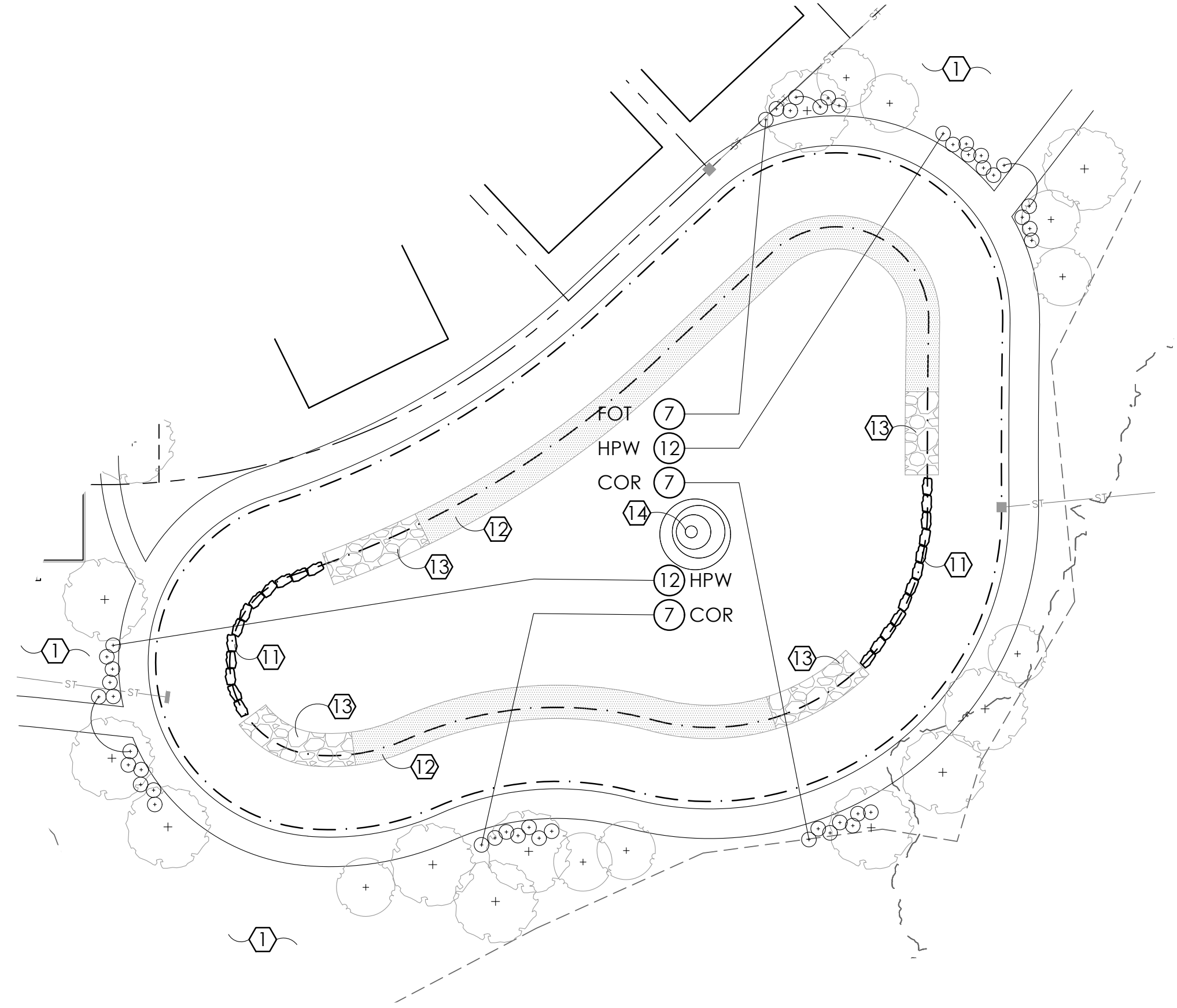
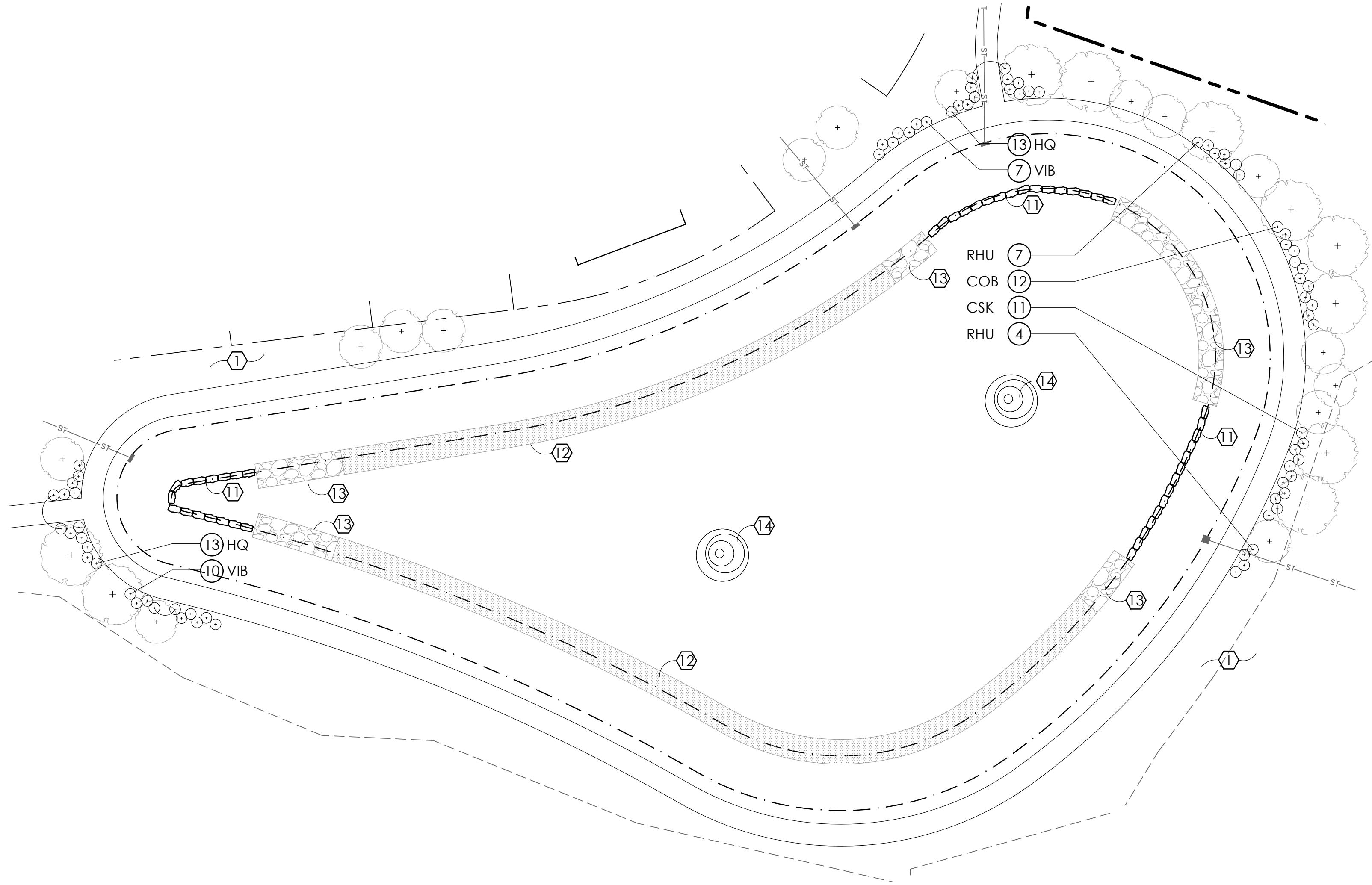
04/23/24

PROJECT

22079

SHEET

L-1.4



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

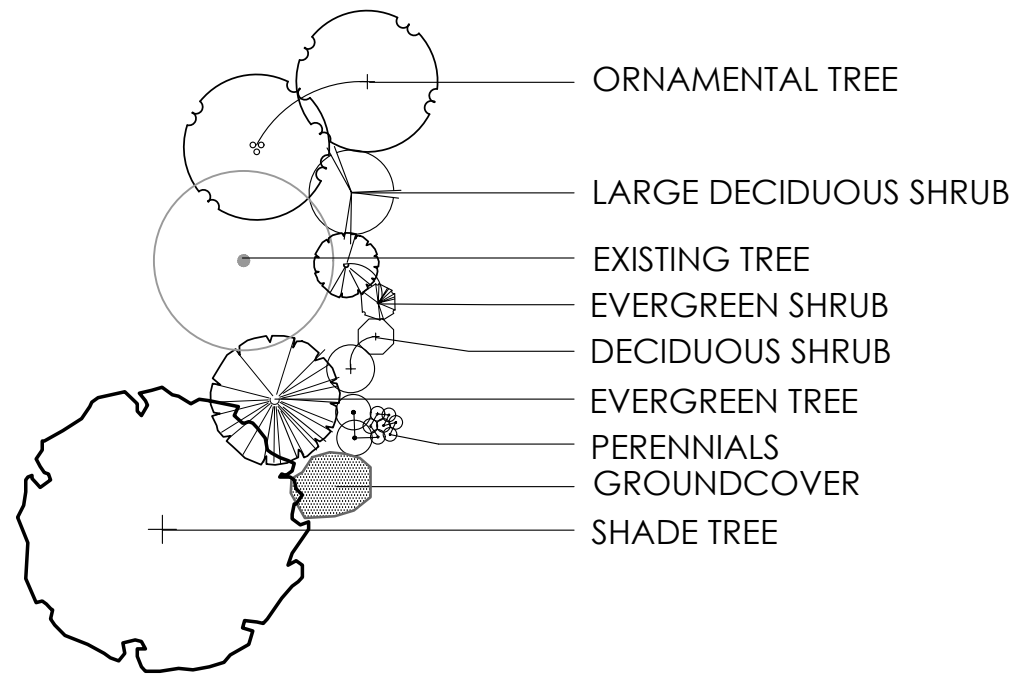
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
12	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
11	CSK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED TWIG DOGWOOD	24" HGT.	B&B
14	COR	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL RED TWIG DOGWOOD	24" HGT.	B&B
7	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
26	HQ	HYDRANGAEA QUERCIFOLIA	OAKLEAF HYDRANGAEA	24" HGT.	B&B
24	HPW	HYDRANGAEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGAEA	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

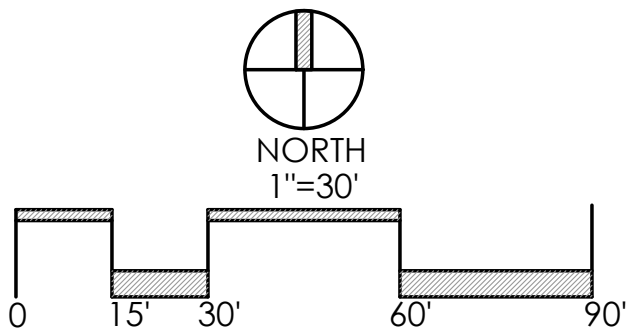
PLANT KEY TYPICALS

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

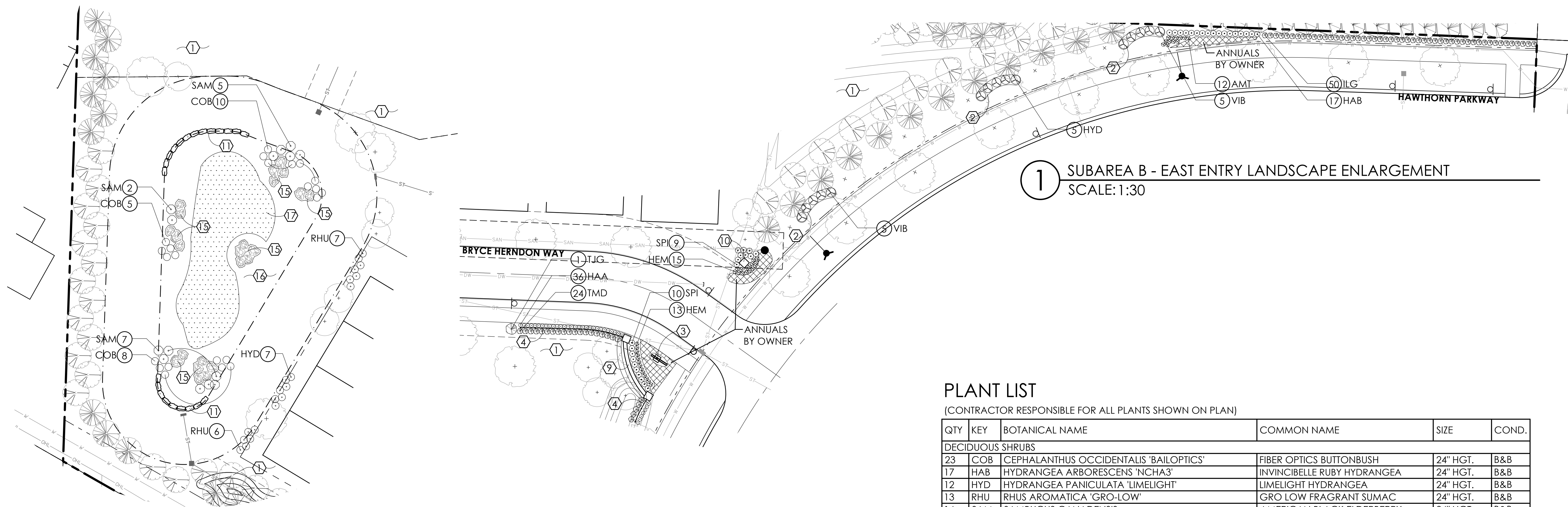
COURTYARDS AT
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DATE	04/23/24
PROJECT	
SHEET	

L-2





1 SUBAREA B - EAST ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1:30

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

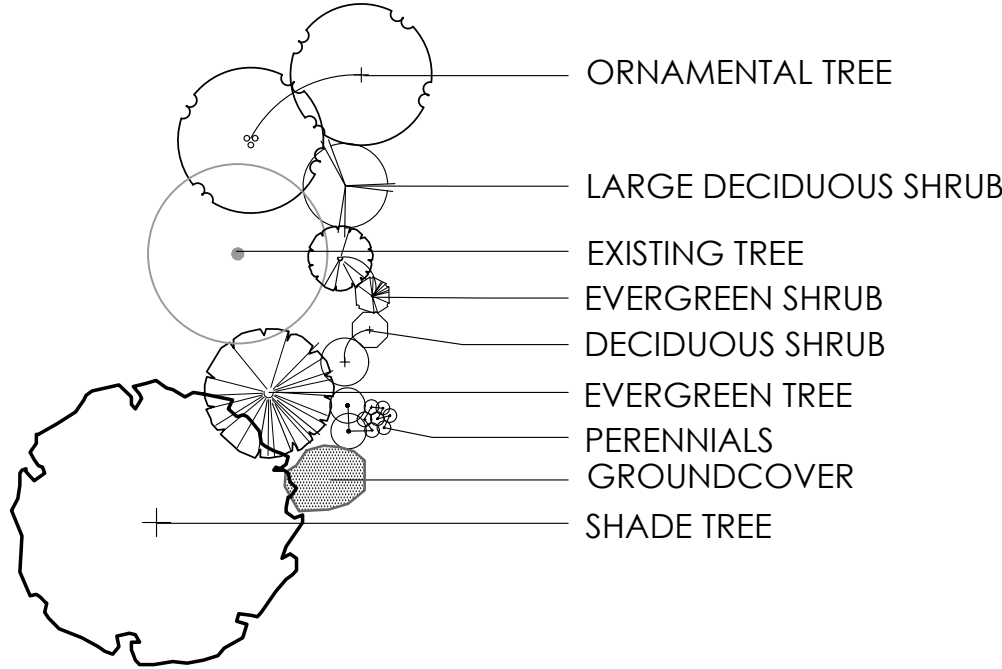
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
23	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
17	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
12	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B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

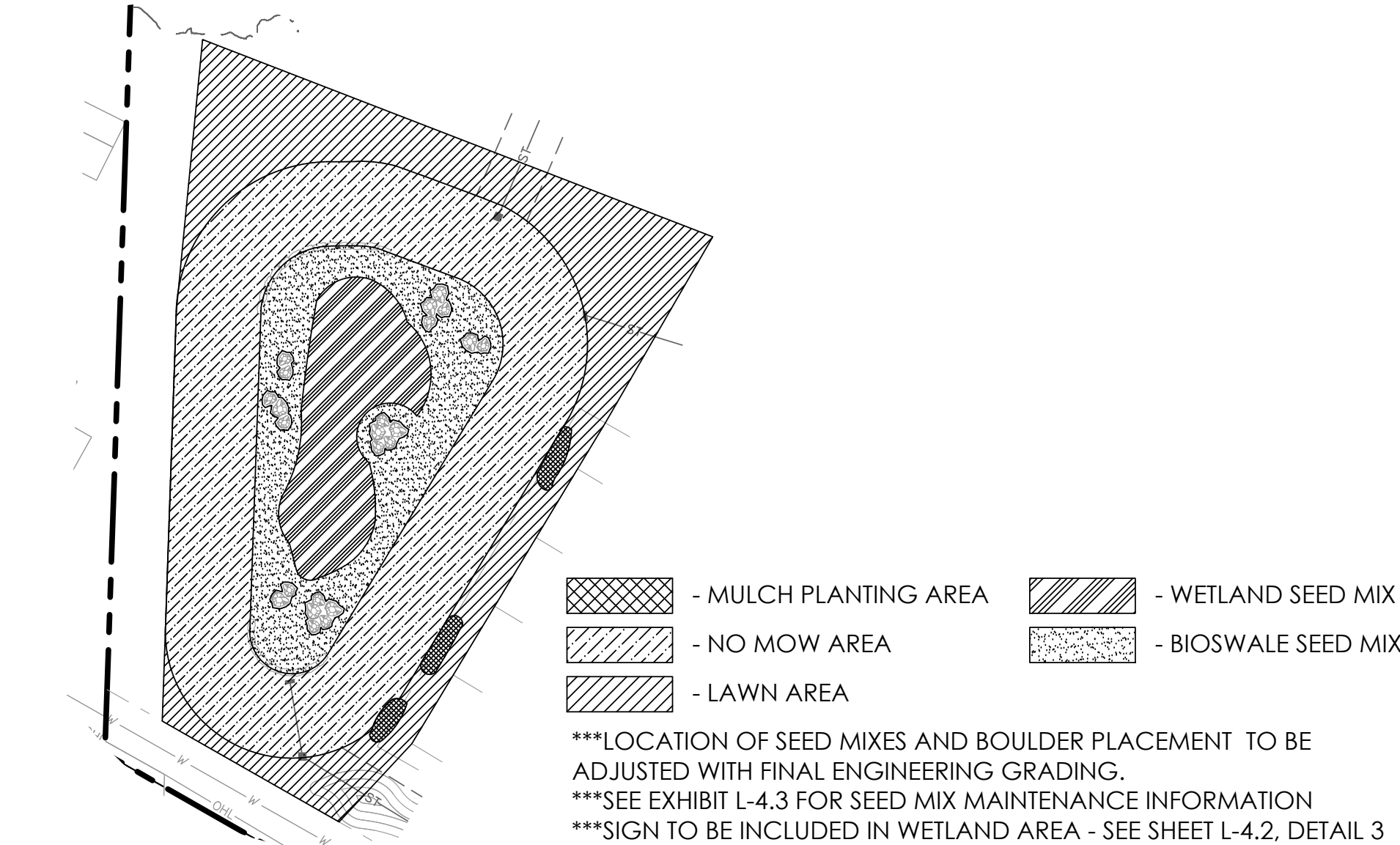
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



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'

REVISIONS

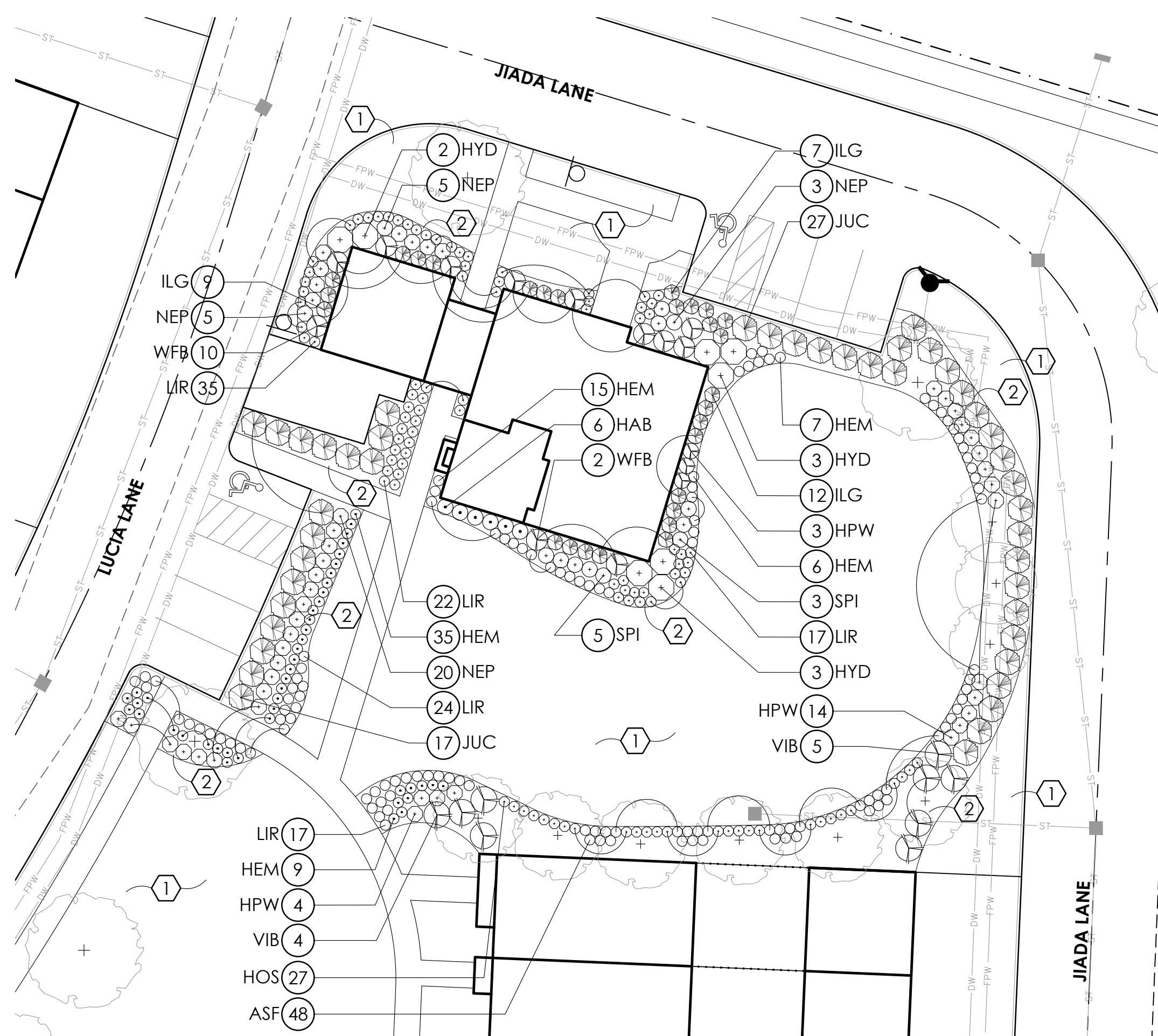
LANDSCAPE
ENLARGEMENT
PLANS - SUBAREA B

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

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
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Hilliard, OH 43026

DATE	04/23/24
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SHEET	

L-2.2



2 SUBAREA D CLUBHOUSE ENLARGEMENT
SCALE: 1:20

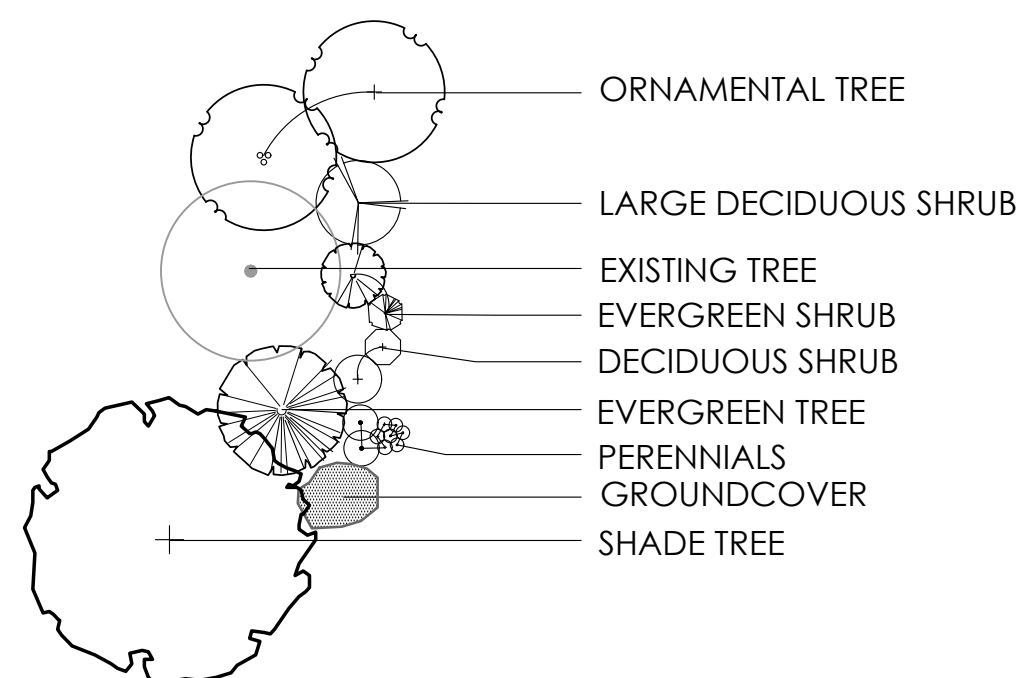
PLANT LIST

(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					
3	AMT	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STORM CLOUD BLUESTAR FLOWER	1 GAL.	CONT.
48	ASF	ASTILBE X ARENDsii 'FANAL'	FANAL FEASTE SPIREA		
36	CAL	CALAMAGROSTIS 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 'SILVERLY SUNPROOF'	SILVERLY 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.

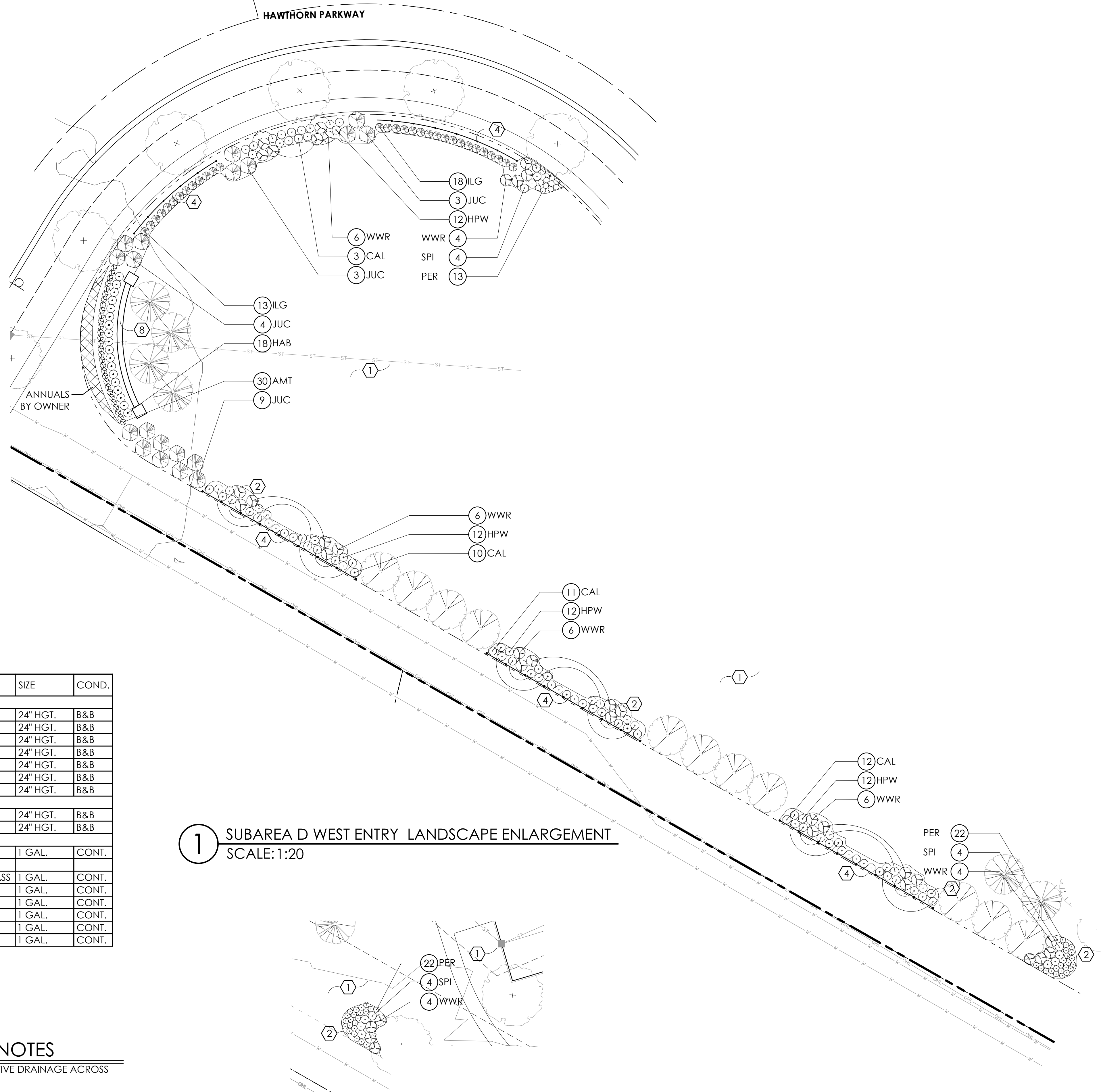
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



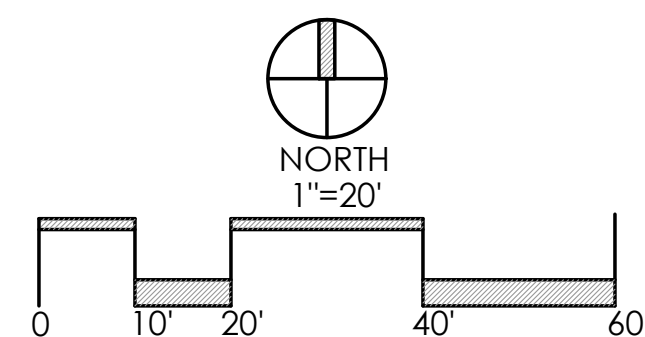
CONSTRUCTION NOTES

- 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
- 4 CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- 8 MAIN ENTRY WALL - SEE SHEET L-4, DETAIL 1



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

3 SUBAREA D LANDSCAPE ENLARGEMENT



REVISIONS	

LANDSCAPE
ENLARGEMENT
PLAN - SUBAREA D

HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

Paris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
1876 Cemetery Road Hilliard, OH 43026
503 (614) 487-1964
www.farisplanninganddesign.com

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PROJECT	22079
SHEET	

L-2.3



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS SHRUBS					
23	COB	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HGT.	B&B
26	CSK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED TWIG DOGWOOD	24" HGT.	B&B
4	COR	CORNUS ALBA 'LITTLE REBEL'	LITTLE REBEL RED TWIG DOGWOOD	24" HGT.	B&B
23	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B
24	HAB	HYDRANGEA ARBORESCENS 'NCHA3'	INVINCIBELLE RUBY HYDRANGEA	24" HGT.	B&B
7	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B
30	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	15-18" HGT.	B&B
22	RHU	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	24" HGT.	B&B
5	SPI	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	15-18" HGT.	CONT.
52	SPL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18" HGT.	CONT.
5	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B
16	WWR	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HGT.	B&B
EVERGREEN SHRUBS					
5	JUC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B
17	ILG	ILEX GLABRA 'SMNIGAB17'	GEM BOX INKBERRY	24" HGT.	B&B
9	TJG	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	24" HGT.	B&B
56	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
44	AMT	AMSONIA TABERNAEMONTANA 'STORM CLOUD'	STORM CLOUD BLUESTAR FLOWER	1 GAL.	CONT.
58	CAL	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
100	HAA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	1 GAL.	CONT.
16	LIR	LIRIOPE MUSCARI 'SILVERLY SUNPROOF'	SILVERLY SUNPROOF LIRIOPE	1 GAL.	CONT.
6	PAN	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT.
10	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.
6	SLA	SALVIA HYBRID 'AZURE SNOW'	AZURE SNOW GARDEN SAGE	1 GAL.	CONT.

- 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
- 4 CROSS BUCK FENCE - SEE SHEET L-4.1, DETAIL 2
- 7 BENCH - BY OWNER
- 8 MAIN ENTRY WALL - SEE SHEET L-4, DETAIL 1
- 10 SECONDARY ENTRY COLUMN - SEE SHEET L-4.3, DETAIL 1
- 11 $\pm 30"$ MINIMUM LENGTH, MINIMUM $\pm 18"$ DEPTH, AND MINIMUM $\pm 8"$ HEIGHT LIMESTONE OR SANDSTONE ROCK SLAB
- 12 GRASS EDGE WITH EROSION CONTROL PROVISIONS AS PER GROVE CITY STORMWATER DESIGN MANUAL
- 13 2" - 8" ROUNDED RIVER GRAVEL, CRUSHED LIMESTONE, OR TIED CONCRETE BLOCK MATTING : PER GROVE CITY STORMWATER DESIGN MANUAL
- 14 FOUNTAIN - SEE SHEET L-4, DETAIL 2

ORNAMENTAL TREE

LARGE DECIDUOUS SHRUB

EXISTING TREE

EVERGREEN SHRUB

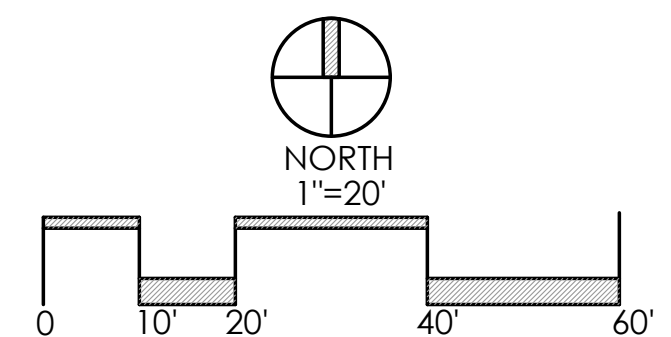
DECIDUOUS SHRUB

EVERGREEN TREE

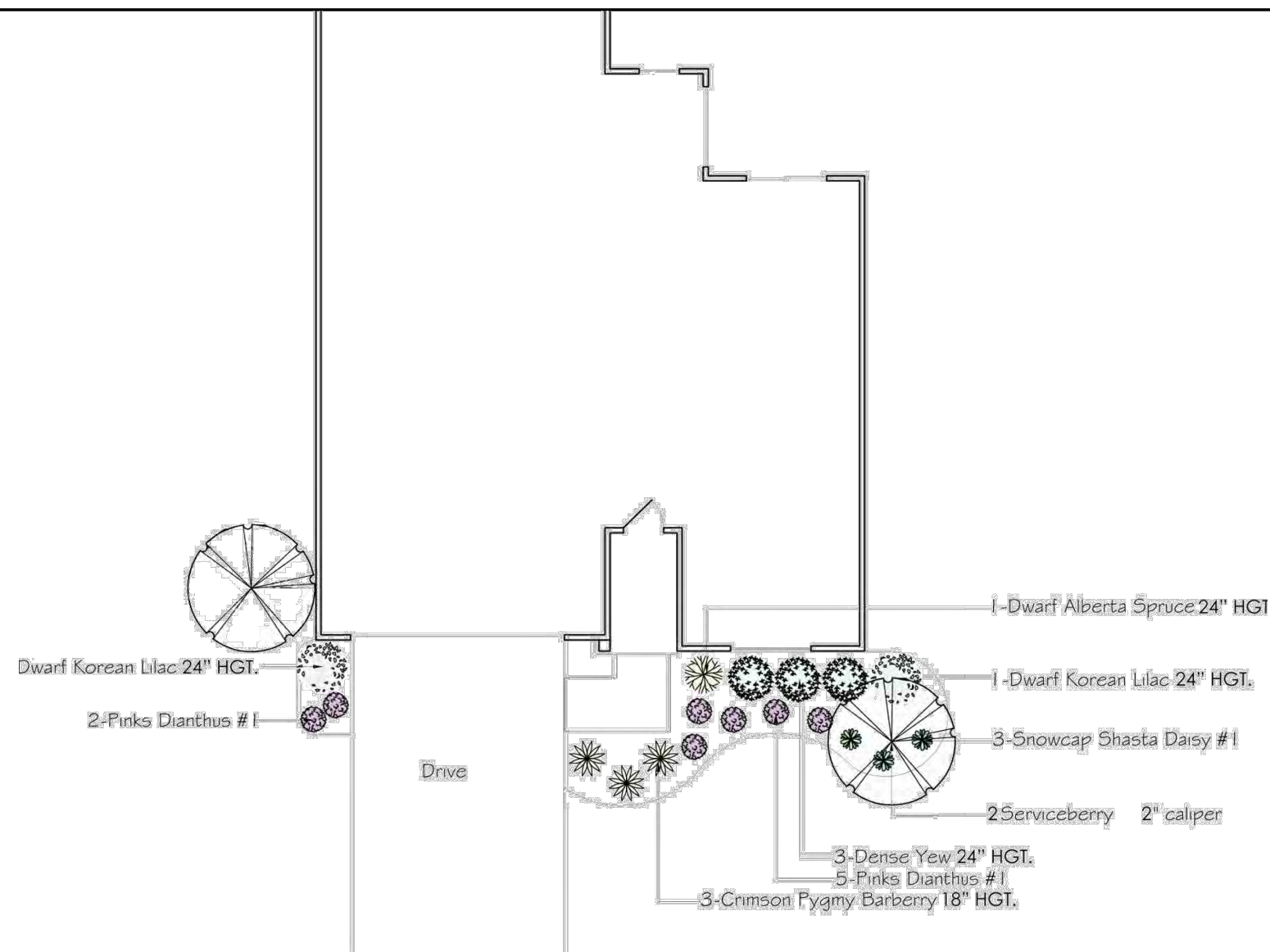
PERENNIALS

GROUND COVER

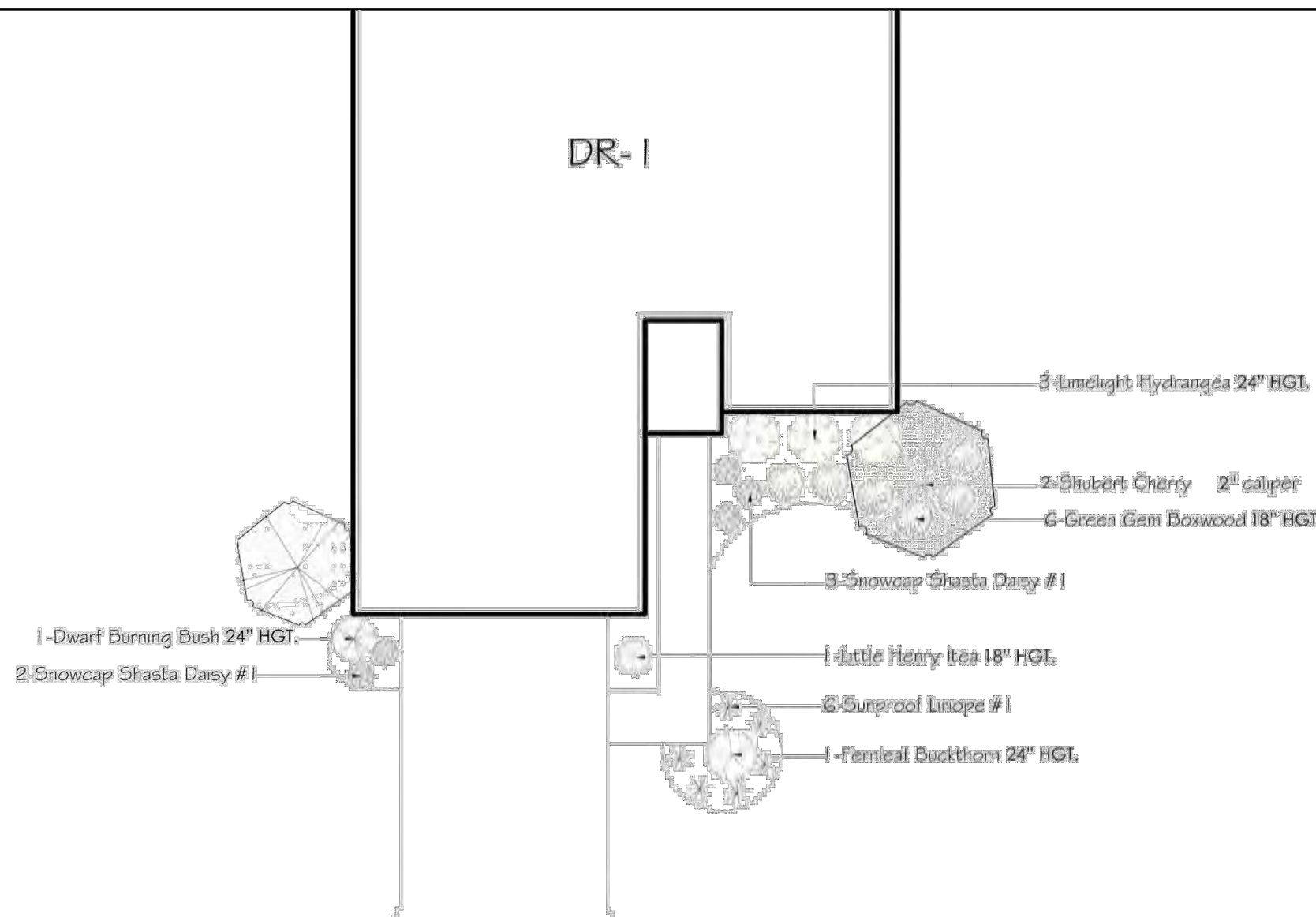
SHADE TREE



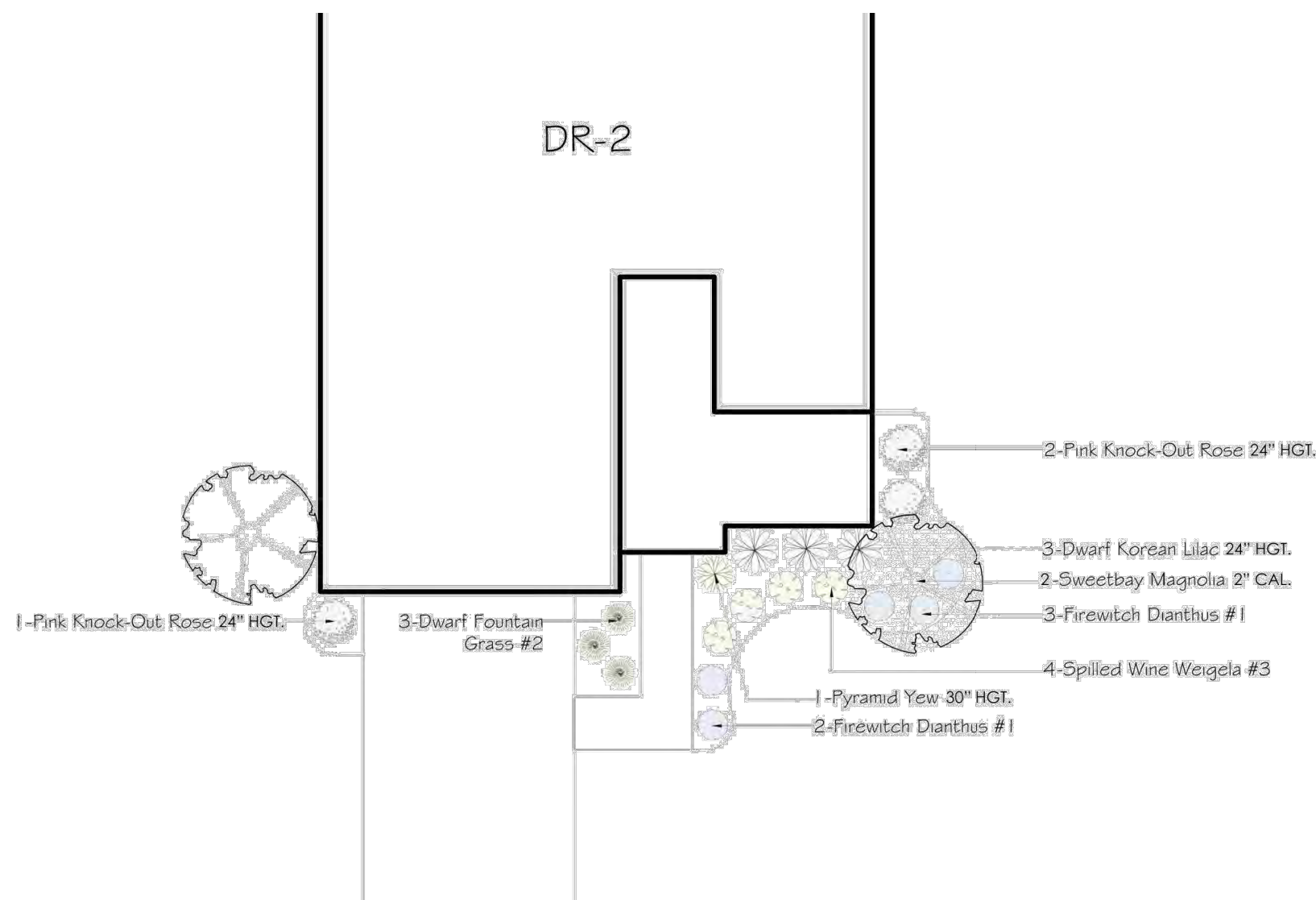
L-2.4



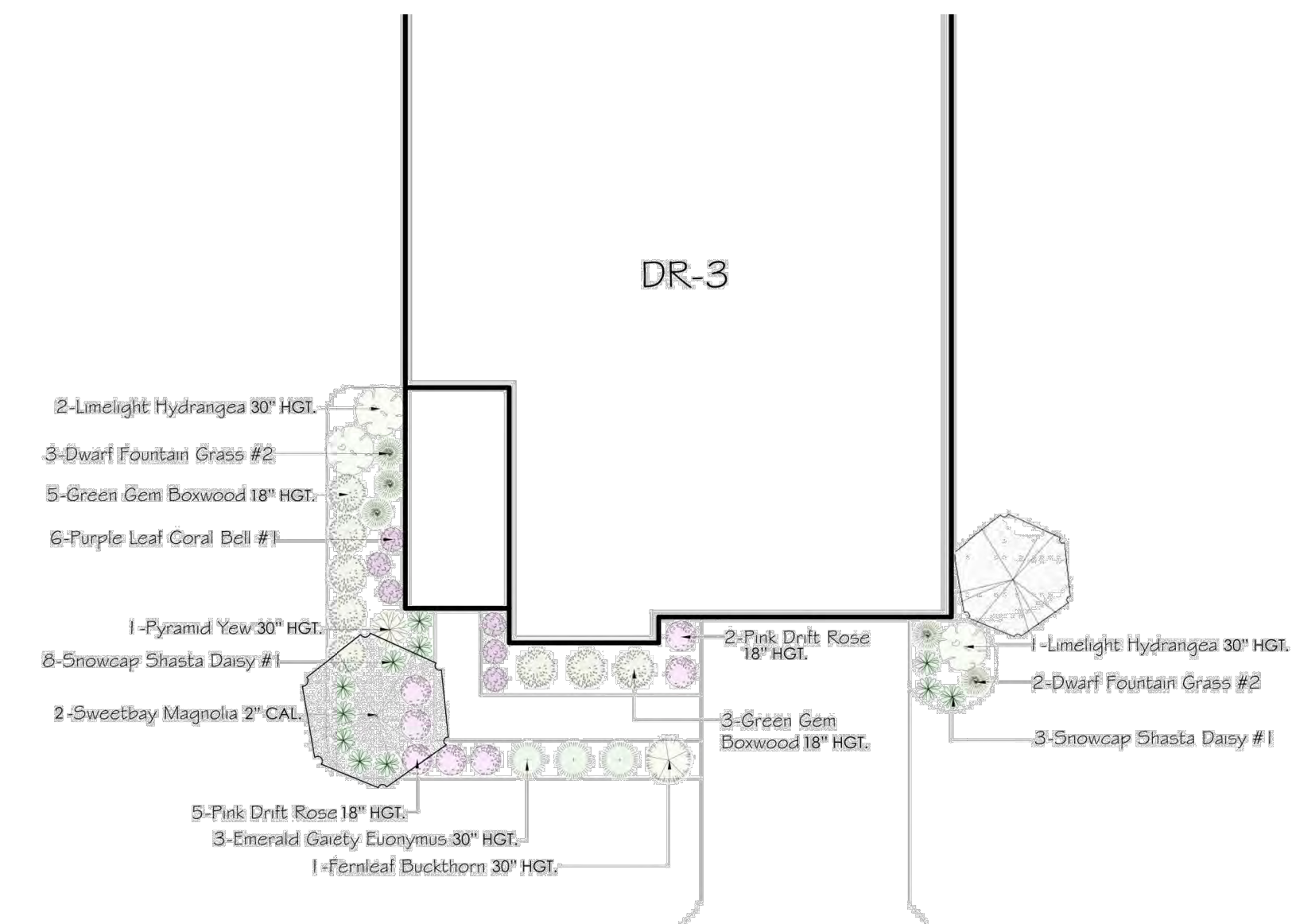
1 CAPRI (DR-0) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



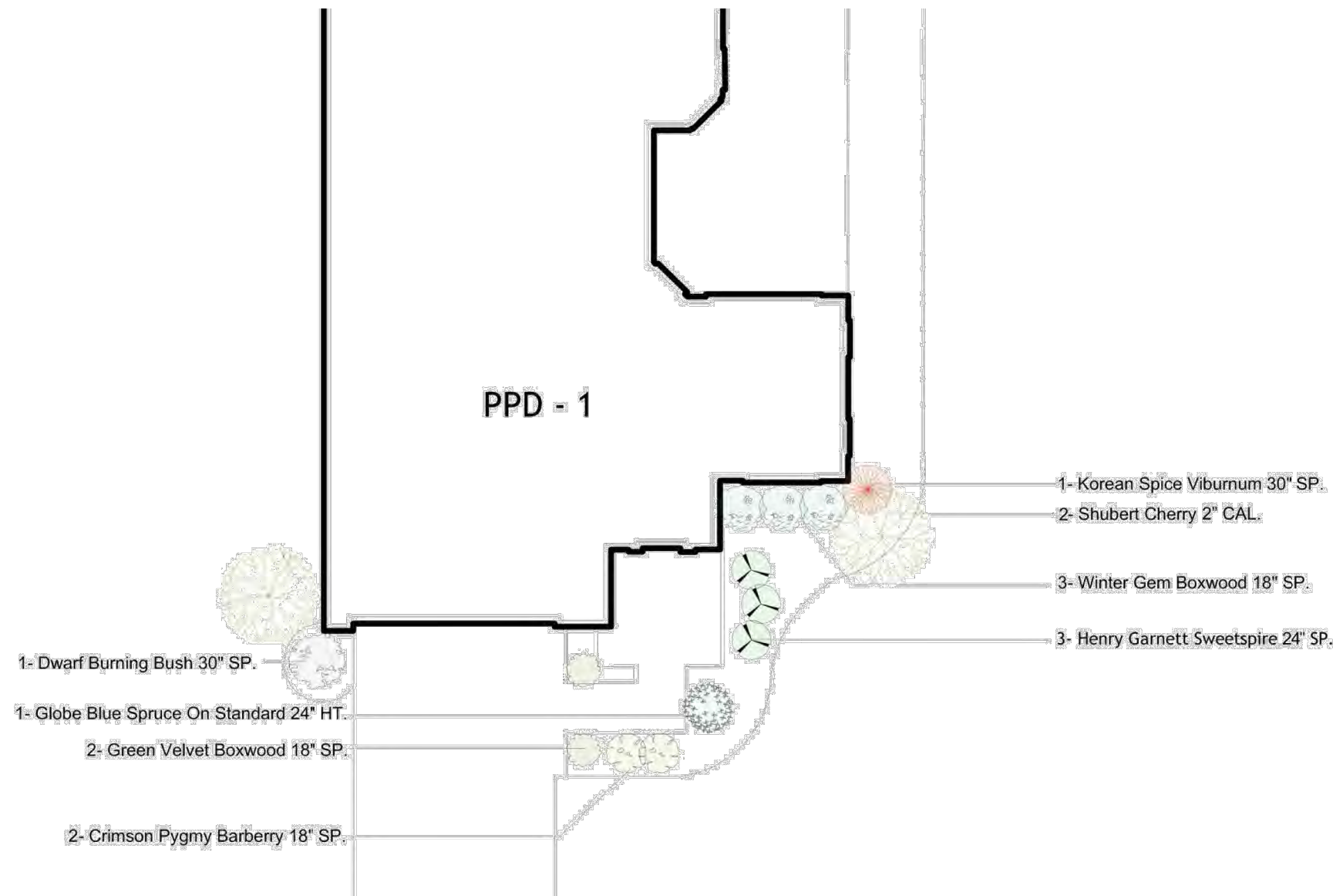
2 SALERNO (DR-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



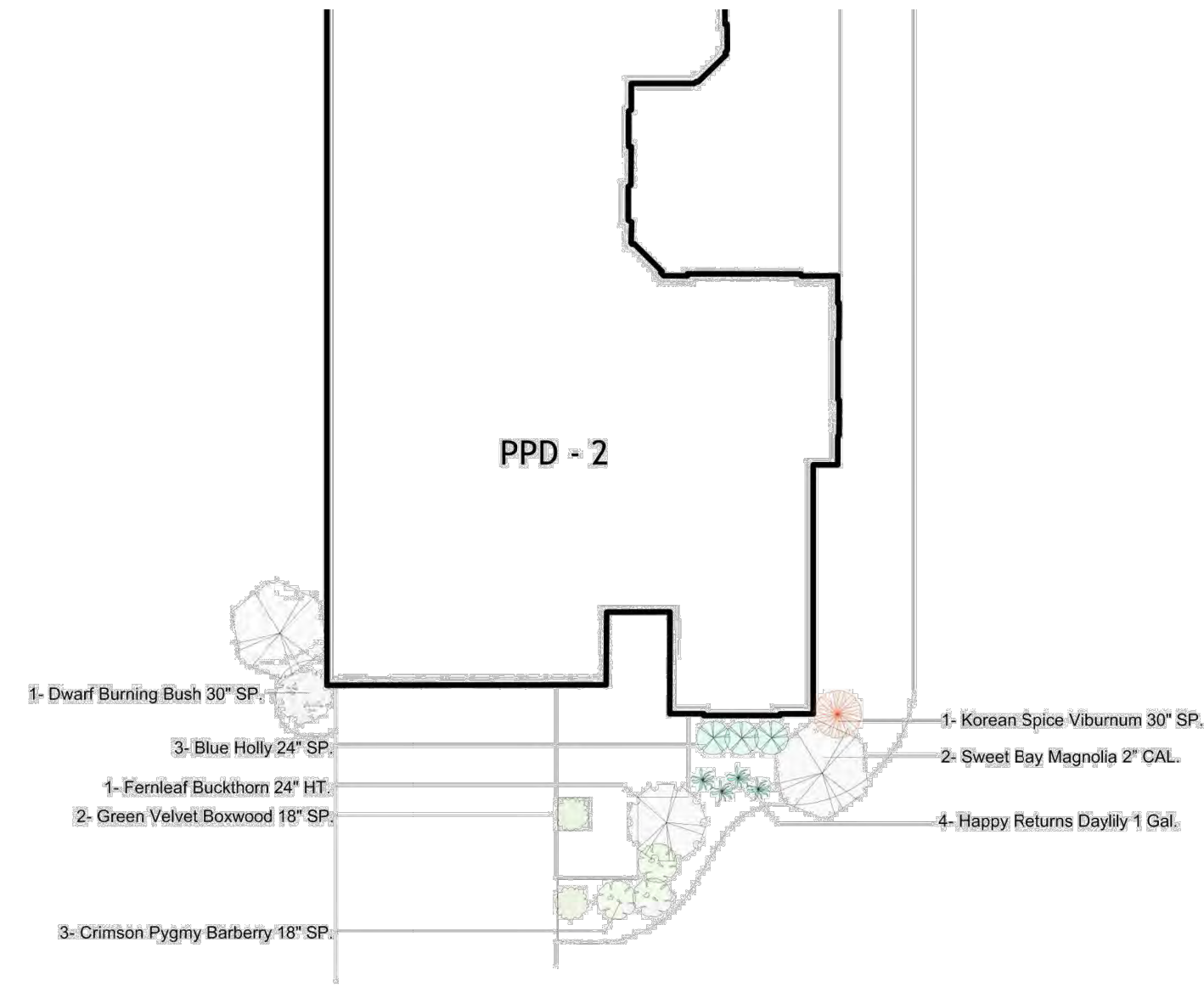
3 TORINO (DR-2) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



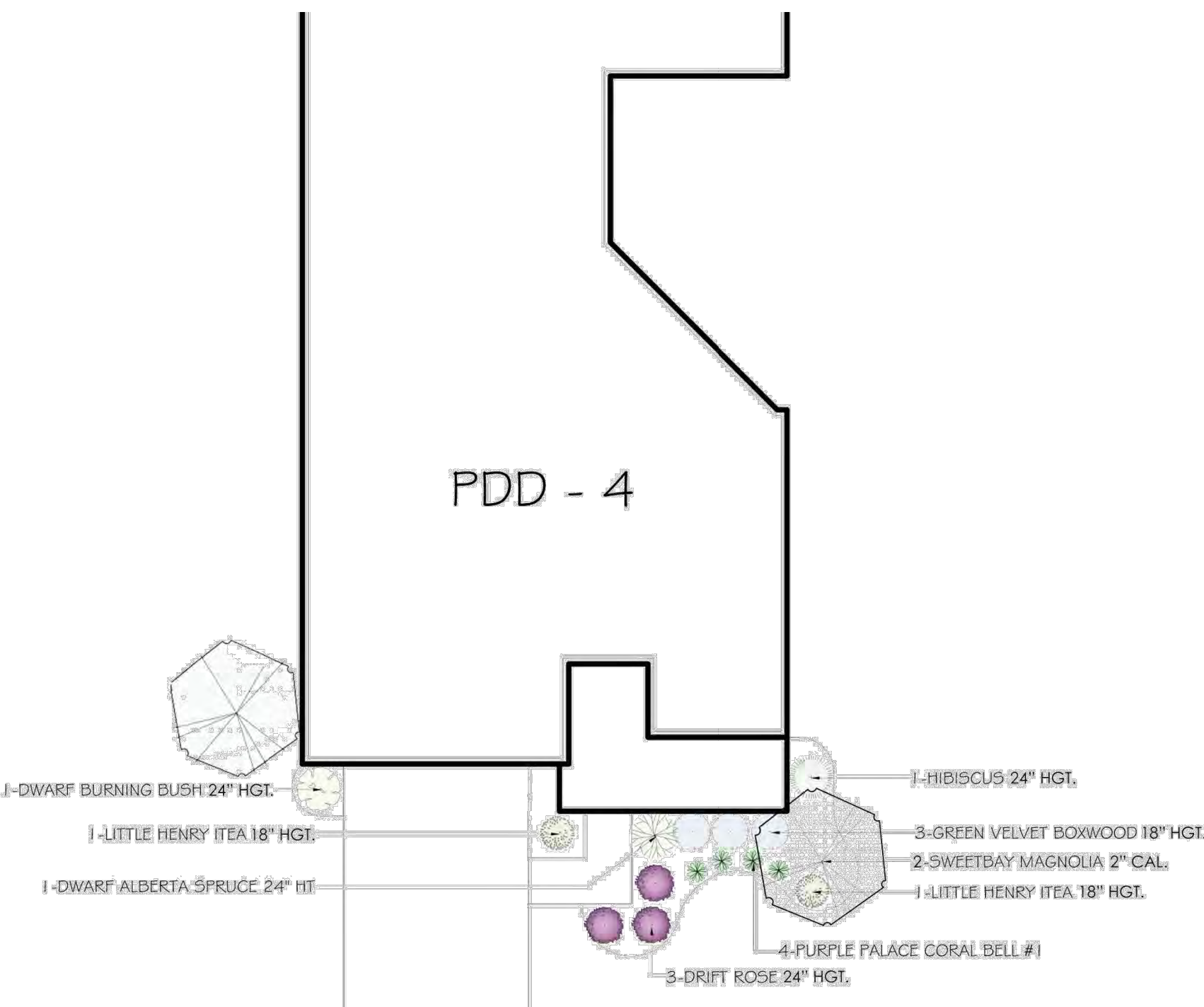
4 VERONA (DR-3) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



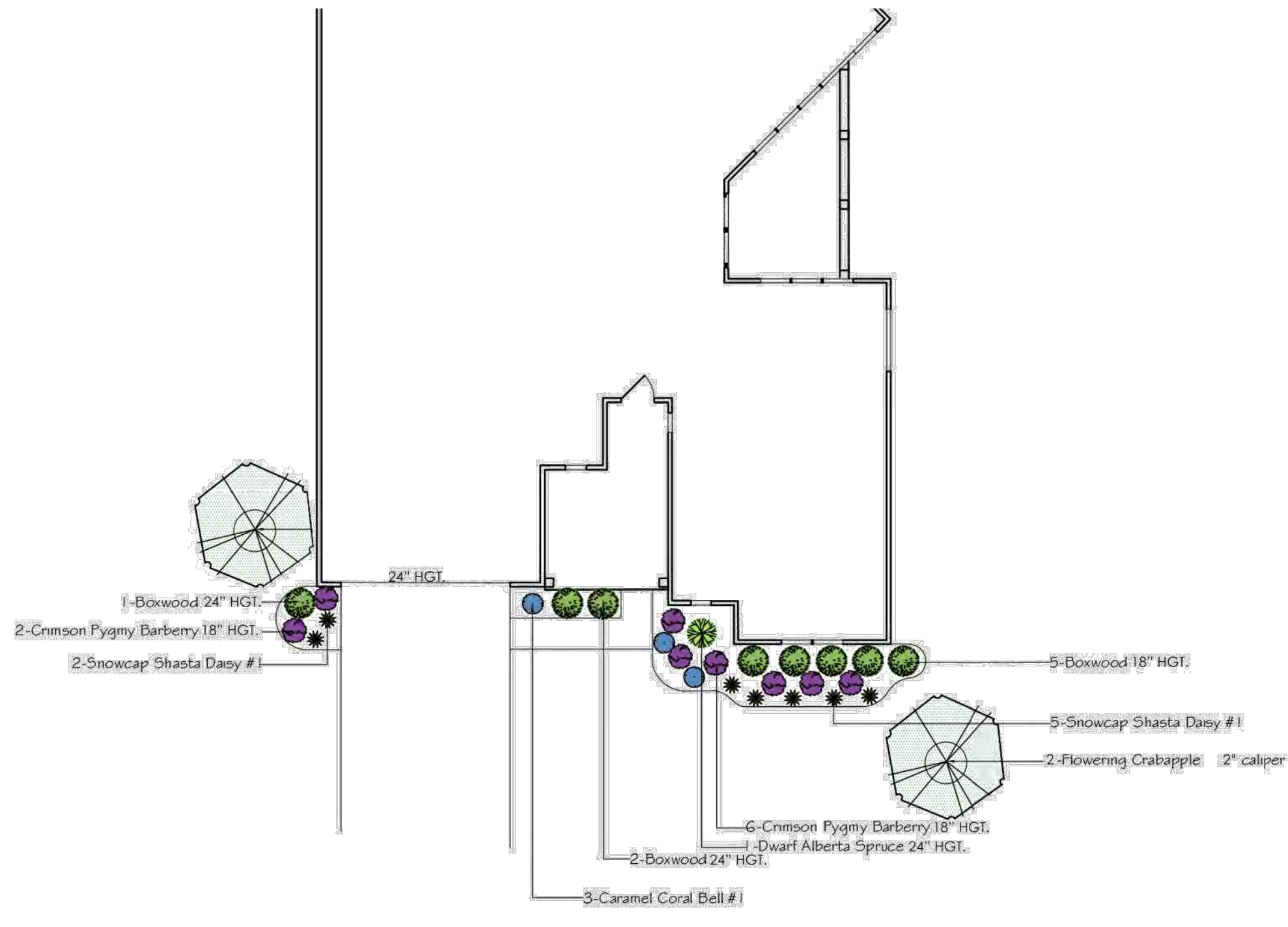
5 PALAZZO (D-1) TYPICAL FRONT LANDSCAPE PLAN
SCALE: N.T.S.



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



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



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

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

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

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

REVISIONS	

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

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

Paris Planning & Design

LAND PLANNING

4876 Cemetery Road
p. 614.467.1764

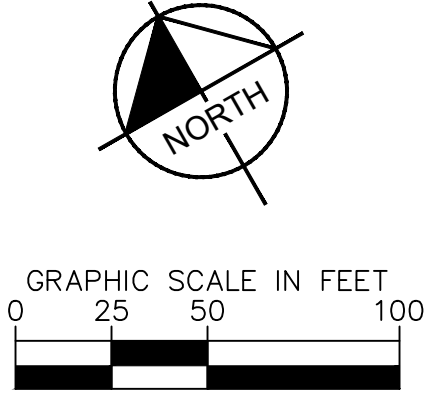
LANDSCAPE ARCHITECTURE

Hilliard, OH 43026
www.parisplanninganddesign.com

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PROJECT	22079
SHEET	

L-3

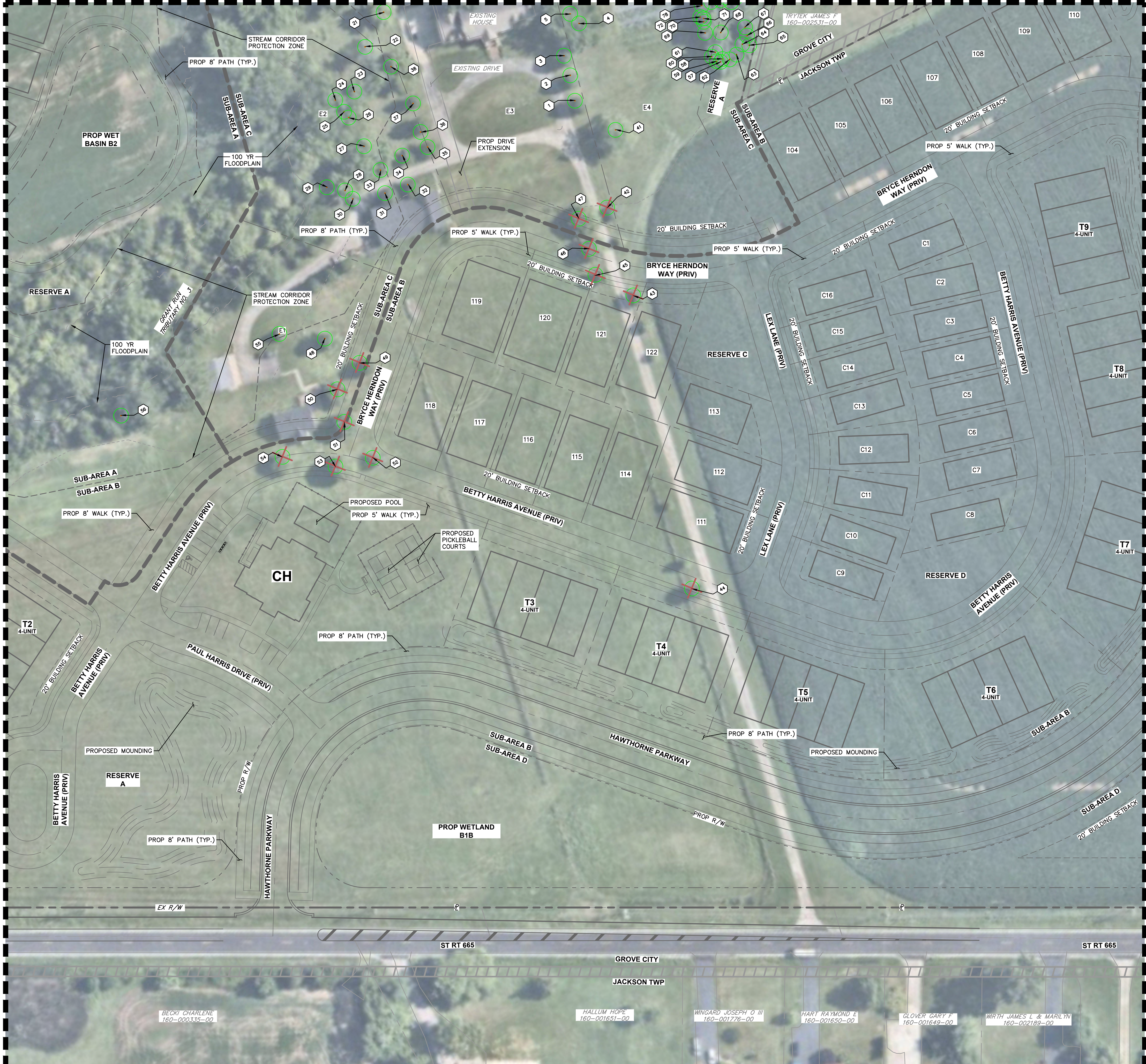
Drawing name: K:\CB_LIVE\190017006_Groves Property_Grove City\2_Design\CAD\Exhibits\Tree survey.dwg Layout1 Apr 24, 2024 8:05pm by: tye-jackson
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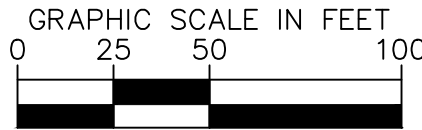
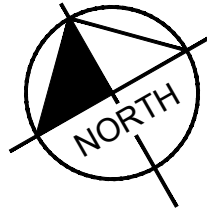
HARRIS PROPERTY FINAL DEVELOPMENT PLAN SHT 665 & BORROR ROAD GROVE CITY, OH 43123		TREE SURVEY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE 614-44-4699 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY		APR DATE		APR BY	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER 1		SCALE: 1"=50'		DESIGNED BY: TCJ		DRAWN BY: DOM		CHECKED BY: MCR		No.		No.	

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



MATCHLINE - SEE SHEET 3



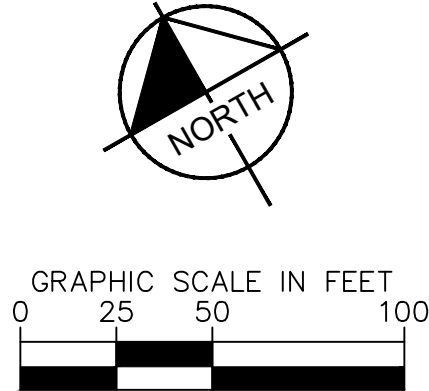
Received By:
Grove City Development
4/24/24

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: 614-44-6899 WWW.KIMLEY-HORN.COM		No.	
ORIGINAL ISSUE: 03/18/2024		KHA PROJECT NO. 190017006		SHEET NUMBER		2	
SCALE: 1"=50'		DESIGNED BY: TGI		DRAWN BY: DDM		CHECKED BY: MCF	

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

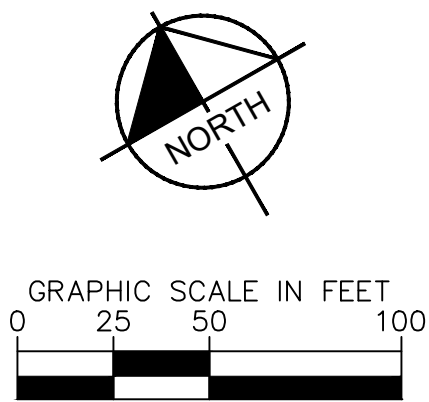
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MATCHLINE - SEE SHEET 2



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SCALE: 1"=50'		DESIGNED BY: TCJ		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 3							

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 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 4		SCALE: 1"=50'		DESIGNED BY: TCJ		DRAWN BY: DOM		CHECKED BY: MCR		No.		REVISIONS		DATE		BY		APR DATE		APR BY	

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Drawing name: K:\BOW_IDEAM\1900077006-Chinnello_Harris Property_Grove_CINV2 design\CAD\Exhibits\survey\wg Layout 1 (NOT IN SHEET SET) April 24, 2024 8:02pm by: Eric-Jackson

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A compass rose with a circle and four lines representing North, South, East, and West. The word "NORTH" is written near the top. A shaded sector is located between the North line and the North-East line.

GRAPHIC SCALE IN FEET

0 75 150 300

SCALE: 1"=150'		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM
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DRAWN BY: DCM		
CHECKED BY: MGR		

SCALE: 1"=150'

DESIGNED BY: TGJ

DRAWN BY: DCM

CHECKED BY: MCR

OVERALL
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

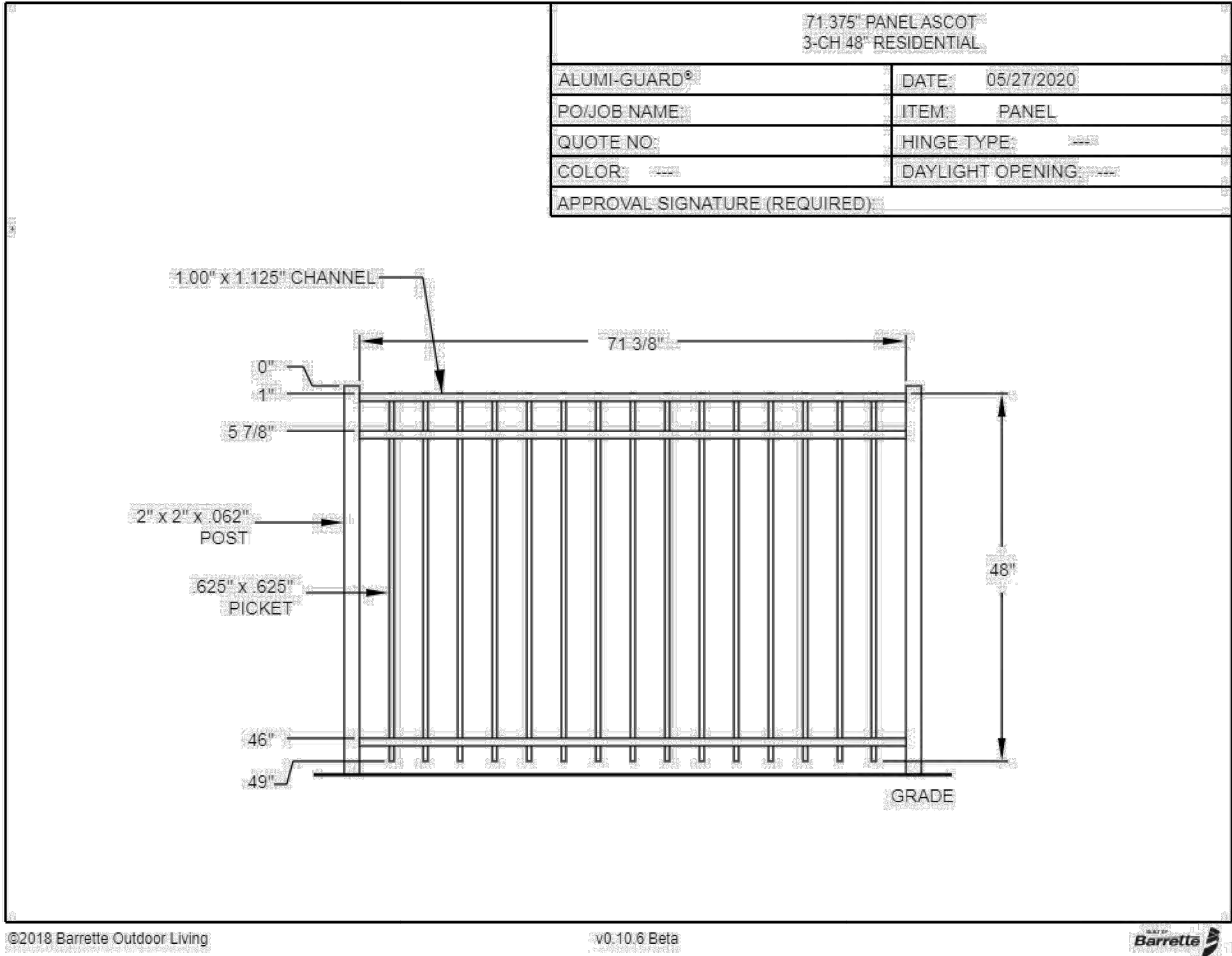
6

No.	REVISIONS	DATE	BY	APR DATE	APR BY			

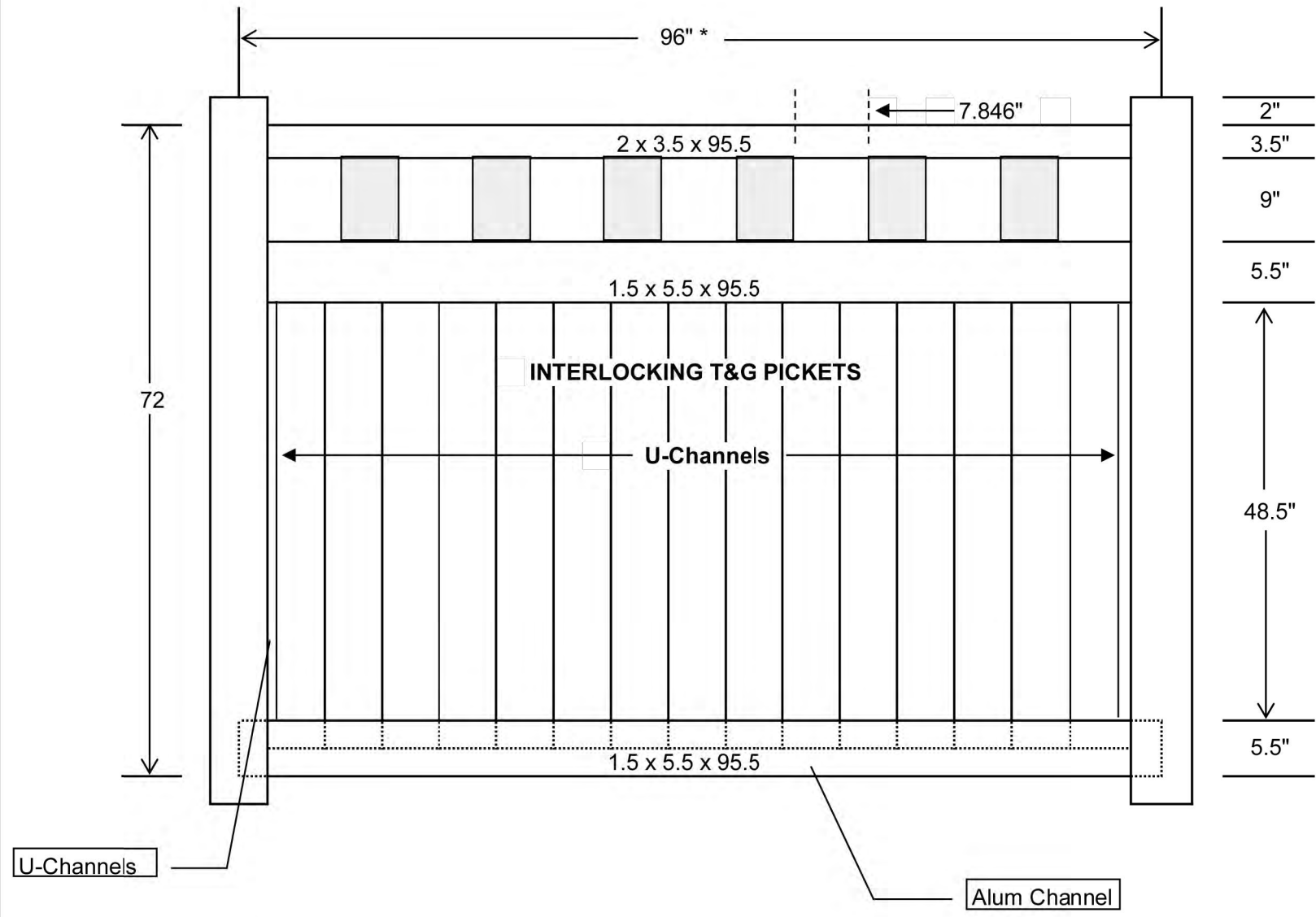
Drawing name: K:\CB_LIVE\190017006_Cmmlwls_horns_Property_Deve City\2_Design\CAD Exhibit\Tree survey.dwg Layout: 1 (NOT IN SHEET SET) (2) Apr 24, 2024 8:02pm By: bkr-jedon This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for 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	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
1	<i>Pyrus calleryana</i>	Bradford pear	11.1	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
2	<i>Pyrus calleryana</i>	Bradford pear	11.5	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
3	<i>Pyrus calleryana</i>	Bradford pear	12	Good	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
4	<i>Juglans nigra</i>	Black Walnut	26.2	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
5	<i>Juglans nigra</i>	Black Walnut	19.3	Fair	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
6	<i>Celtis occidentalis</i>	Common hackberry	26.5	Good	107	<i>Pyrus calleryana</i>	Bradford pear	9.5	Good	218	<i>Acer saccharinum</i>	Silver maple	7.4	Good	328			12.9	Dead
7	<i>Celtis occidentalis</i>	Common hackberry	22.3	Fair	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
8	<i>Juglans nigra</i>	Black walnut	32.2	Fair	109	<i>Pyrus calleryana</i>	Bradford pear	8.4	Good	220	<i>Acer rubrum</i>	Red maple	7.5	Poor	330	<i>Fraxinus americana</i>	White ash	6.7	Good
9	<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
10	<i>Juglans nigra</i>	Black walnut	13.8	Good	111	<i>Pyrus calleryana</i>	Bradford pear	14	Good	222			12.4	Dead	332			6.8	Dead
11	<i>Juglans nigra</i>	Black walnut	19.4	Good	112	<i>Malclura pomifera</i>	Osage orange	11.7	Good	223	<i>Juglans nigra</i>	Black walnut	14	Good	333			5.6	Dead
12	<i>Juglans nigra</i>	Black walnut	13.1	Fair	113	<i>Pyrus calleryana</i>	Bradford pear	7.7	Good	224	<i>Juglans nigra</i>	Black walnut	13.1	Good	334	<i>Acer saccharinum</i>	Silver maple	6.3	Good
13	<i>Juglans nigra</i>	Black walnut	12	Fair	114	<i>Pyrus calleryana</i>	Bradford pear	12.2	Good	225	<i>Juglans nigra</i>	Black walnut	20	Fair	335			6.7	Dead
14			10.4	Dead	115	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	226	<i>Quercus alba</i>	White oak	6.2	Fair	336	<i>Juglans nigra</i>	Black walnut	7.3	Good
15	<i>Fraxinus americana</i>	White ash	20.8	Poor	116	<i>Pyrus calleryana</i>	Bradford pear	10.5	Good	227	<i>Morus rubra</i>	Red mulberry	26.1	Fair	337	<i>Fraxinus americana</i>	White ash	18.4	Poor
16			18	Dead	117	<i>Pyrus calleryana</i>	Bradford pear	11.6	Good	228	<i>Celtis occidentalis</i>	Common hackberry	21.5	Good	338	<i>Juglans nigra</i>	Black walnut	7.3	Fair
17			21.6	Dead	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
18	<i>Juglans nigra</i>	Black walnut	35.4	Good	119	<i>Pyrus calleryana</i>	Bradford pear	7.4	Good	230	<i>Juglans nigra</i>	Black walnut	21	Good	340			7	Dead
19	<i>Juglans nigra</i>	Black walnut	18.1	Good	120	<i>Pyrus calleryana</i>	Bradford pear	6.9	Good	231			18.5	Dead	341			8.3	Dead
20	<i>Quercus muehlenbergii</i>	Chinkapin oak	21.5	Fair	121	<i>Pyrus calleryana</i>	Bradford pear	7.7	Good	232	<i>Juglans nigra</i>	Black walnut	11.3	Good	342			5.9	Dead
21	<i>Acer saccharinum</i>	Silver maple	11.7	Good	122	<i>Pyrus calleryana</i>	Bradford pear	7.3	Good	233			21.9	Dead	343			8	Dead
22	<i>Fraxinus americana</i>	White ash	19.5	Poor	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
23	<i>Juglans nigra</i>	Black walnut	19.7	Good	124	<i>Pyrus calleryana</i>	Bradford pear	8.5	Good	235			44.6	Dead	345	<i>Fraxinus americana</i>	White ash	9	Fair
24	<i>Juglans nigra</i>	Black walnut	9.8	Fair	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
25	<i>Juglans nigra</i>	Black walnut	11.7	Poor	126	<i>Pyrus calleryana</i>	Bradford pear	7	Good	237			22.7	Dead	347			8.5	Dead
26	<i>Juglans nigra</i>	Black walnut	32.4	Good	127	<i>Pyrus calleryana</i>	Bradford pear	6.4	Good	238	<i>Gleditsia triacanthos</i>	Honey locust	18	Fair	348	<i>Quercus rubra</i>	Northern red oak	6.1	Poor
27	<i>Juglans nigra</i>	Black walnut	18.5	Good	128	<i>Pyrus calleryana</i>	Bradford pear	6.2	Good	239	<i>Juglans nigra</i>	Black walnut	6.5	Good	349			8.3	Dead
28			15	Dead	129	<i>Pyrus calleryana</i>	Bradford pear	9.3	Good	240	<i>Populus deltoides</i>	Eastern cottonwood	6.4	Good	350			6.1	Dead
29			9.1	Dead	130	<i>Pyrus calleryana</i>	Bradford pear	10.9	Good	241	<i>Gleditsia triacanthos</i>	Honey locust	21.3	Good	351	<i>Acer negundo</i>	Boxelder	8.3	Poor
30			15.7	Dead	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
31	<i>Pyrus calleryana</i>	Bradford pear	11.7	Good	132	<i>Pyrus calleryana</i>	Bradford pear	6.2	Good	243	<i>Pyrus calleryana</i>	Bradford pear	18.6	Poor	353			6	Dead
32	<i>Pyrus calleryana</i>	Bradford pear	10.8	Good	133	<i>Pyrus calleryana</i>	Bradford pear	8.7	Good	244	<i>Acer saccharinum</i>	Silver maple	13.9	Fair	354			6.5	Dead
33	<i>Pyrus calleryana</i>	Bradford pear	6.4	Good	134	<i>Pyrus calleryana</i>	Bradford pear	9.2	Good	245	<i>Acer rubrum</i>	Red maple	6.9	Good	355	<i>Fraxinus americana</i>	White ash	9.2	Good
34	<i>Pyrus calleryana</i>	Bradford pear	7.9	Good	135	<i>Pyrus calleryana</i>	Bradford pear	7.0	Fair	246	<i>Quercus palustris</i>	Pin oak	22	Good	356	<i>Fraxinus americana</i>	White ash	7.6	Good
35	<i>Pyrus calleryana</i>	Bradford pear	13.3	Good	136	<i>Pyrus calleryana</i>	Bradford pear	10.5	Good	247	<i>Fraxinus americana</i>	White ash	10.6	Fair	357			6.7	Dead
36	<i>Pyrus calleryana</i>	Bradford pear	11.1	Good	137	<i>Pyrus calleryana</i>	Bradford pear	7.0	Good	248	<i>Quercus rubra</i>	Northern red oak	8.7	Good	358			3.9	Dead
37	<i>Pyrus calleryana</i>	Bradford pear	9.1	Good	138	<i>Pyrus calleryana</i>	Bradford pear	8.7	Good	249	<i>Juglans cinerea</i>	Butternut walnut	7.2	Good	359			7.5	Dead
38	<i>Pyrus calleryana</i>	Bradford pear	16.2	Good	139	<i>Pyrus calleryana</i>	Bradford pear	8.4	Good	250			17.7	Dead	360	<i>Fraxinus americana</i>	White ash	7.6	Good
39	<i>Juglans nigra</i>	Black walnut	21.5	Good	140	<i>Pyrus calleryana</i>	Bradford pear	6.7	Good	251	<i>Celtis occidentalis</i>	Common hackberry	11.5	Fair	361	<i>Fraxinus americana</i>	White ash	7.3	Poor
40	<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
41	<i>Platanus x acerifolia</i>	London planetree	19.4	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
42	<i>Acer rubrum</i>	Red maple	9.1	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
43	<i>Acer rubrum</i>	Red maple	7	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
44	<i>Acer rubrum</i>	Red maple	9.4	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
45	<i>Acer rubrum</i>	Red maple	9.1	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
46	<i>Acer rubrum</i>	Red maple	11.2	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
47	<i>Acer rubrum</i>	Red maple	14	Good	148	<i>Pyrus calleryana</i>	Bradford pear	8.6	Good	259	<i>Juglans nigra</i>	Black walnut	14.2	Fair	369	<i>Juglans nigra</i>	Black walnut	8.6	Good
48	<i>Acer rubrum</i>	Red maple	10.8	Good	149			22.7	Dead	260	<i>Gleditsia triacanthos</i>	Honey locust	34	Good	370	<i>Celtis occidentalis</i>	Common hackberry	19.2	Good
49	<i>Pyrus calleryana</i>	Bradford pear	15.3	Good	150	<i>Juglans nigra</i>	Black walnut	7.3	Fair	261	<i>Prunus serotina</i>	Black cherry	6	Poor	371			18.3	Dead
50	<i>Acer saccharum</i>	Sugar maple	11.8	Good	151	<i>Pyrus calleryana</i>	Bradford pear	9.2	Good	262	<i>Gleditsia triacanthos</i>	Honey locust	8.3	Good	372			12	Dead
51	<i>Acer rubrum</i>	Red maple	11.2	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
52	<i>Populus alba</i>	White poplar	11.6	Poor	153	<i>Juglans nigra</i>	Black walnut	6.0	Good	264			18	Dead	374			15.3	Dead
53	<i>Acer rubrum</i>	Red maple	14.8	Good	154	<i>Pyrus calleryana</i>	Bradford pear	8.3	Good	265	<i>Acer saccharinum</i>	Silver maple	11.7	Poor	375			22.8	Dead
54	<i>Acer rubrum</i>	Red maple	9	Good	155	<i>Pyrus calleryana</i>	Bradford pear	9.1	Dead	266			9.3	Dead	376	<i>Prunus serotina</i>	Black cherry	6.3	Good
55	<i>Picea pungens</i>	Colorado blue spruce	9	Good	156			22.4	Fair	267	<i>Fraxinus pennsylvanica</i>	Green ash	12.6	Fair	377	<i>Ulmus americana</i>	American elm	6	Fair
56			16	Dead	157	<i>Acer rubrum</i>	Red maple	9.6	Poor	268	<i>Lonicera tatarica</i>	Bush honeysuckle	10.3	Fair	378	<i>Lonicera tatarica</i>	Bush honeysuckle	12.8	Fair
57	<i>Pyrus calleryana</i>	Bradford pear	13.9	Good	158	<i>Juglans nigra</i>	Black walnut	7.0	Dead	269			15.4	Dead	379	<i>Prunus serotina</i>	Black cherry	8.1	Fair
58	<i>Morus alba</i>	White mulberry	10.5	Good	159			9.2	Dead	270	<i>Aesculus glabra</i>	Ohio Buckeye	9.2	Fair	380	<i>Lonicera tatarica</i>	Bush honeysuckle	12.7	Fair
59	<i>Morus alba</i>	White mulberry	7.6	Fair	160	<i>Juglans nigra</i>	Black walnut	12.5	Good	271	<i>Populus deltoides</i>	Eastern cottonwood	35.7	Good	381	<i>Prunus serotina</i>	Black cherry	8.1	Fair
60	<i>Pyrus calleryana</i>	Bradford pear	11.5	Good	161	<i>Celtis occidentalis</i>	Common hackberry	6.3	Good	272	<i>Juglans nigra</i>	Black walnut	8.1	Good	382			9.1	Dead
61	<i>Pyrus calleryana</i>	Bradford pear	17.2	Fair	162	<i>Juglans nigra</i>	Black walnut	6.5	Fair	273	<i>Juglans nigra</i>	Black walnut	11.1	Good	383	<i>Acer platanoides</i>	Norway maple	6	Poor
62	<i>Pyrus calleryana</i>	Bradford pear	17.1	Good	163	<i>Populus deltoides</i>	Eastern cottonwood	6.3	Fair	274	<i>Gleditsia triacanthos</i>	Honey locust	8.2	Good	384	<i>Lonicera tatarica</i>	Bush honeysuckle	7.2	Good
63	<i>Pyrus calleryana</i>	Bradford pear	7.5	Good	164	<i>Celtis occidentalis</i>	Common hackberry	11.1	Good	275	<i>Juglans nigra</i>	Black walnut	7.9	Poor	385	<i>Quercus bicolor</i>	Swamp white oak	11.1	Good
64	<i>Pyrus calleryana</i>	Bradford pear	21	Good	165	<i>Quercus palustris</i>	Pin oak	14.5	Good	276	<i>Gleditsia triacanthos</i>	Honey locust	15.2	Fair	386			25.9	Dead
65	<i>Pyrus calleryana</i>	Bradford pear	19	Good	166			13.0	Dead	277	<i>Gleditsia triacanthos</i>	Honey locust	24.7	Good	387	<i>Celtis occidentalis</i>	Common hackberry	8.4	Good
66	<i>Pyrus calleryana</i>	Bradford pear	13.7	Good	167	<i>Populus deltoides</i>	Eastern cottonwood	5.1	Good	278	<i>Fraxinus pennsylvanica</i>	Green ash	10.5	Fair	388	<i>Juglans nigra</i>	Black walnut	14.9	Poor
67	<i>Pyrus calleryana</i>	Bradford pear	22.5	Good	168			5.6	Dead	279			20.1	Dead	389	<i>Ulmus americana</i>	American elm	6	Good
68	<i>Morus alba</i>	White mulberry	10.6	Fair	169	<i>Juglans nigra</i>	Black walnut	21.6	Fair	280	<i>Gleditsia triacanthos</i>	Honey locust	16.4	Good	390			6.9	Dead
69	<i>Juglans nigra</i>	Black walnut	6.3	Fair	170	<i>Juglans nigra</i>	Black walnut	10.9	Poor	281	<i>Fraxinus pennsylvanica</i>	Green ash	8.5	Fair	391			12.8	Dead
70	<i>Juglans nigra</i>	Black walnut	8.2	Fair	171			7.7	Dead	282	<i>Juglans nigra</i>	Black walnut	13.5	Good	392	<i>Prunus serotina</i>	Black cherry	7.2	Fair
71	<i>Juglans nigra</i>	Black walnut	6.4	Good	172	<i>Populus deltoides</i>	Eastern cottonwood	8.3	Good	283	<i>Juglans nigra</i>	Black walnut	6.2	Good	393	<i>Prunus serotina</i> </			



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



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



Received By:
Grove City Development
4/24/24

REVISIONS

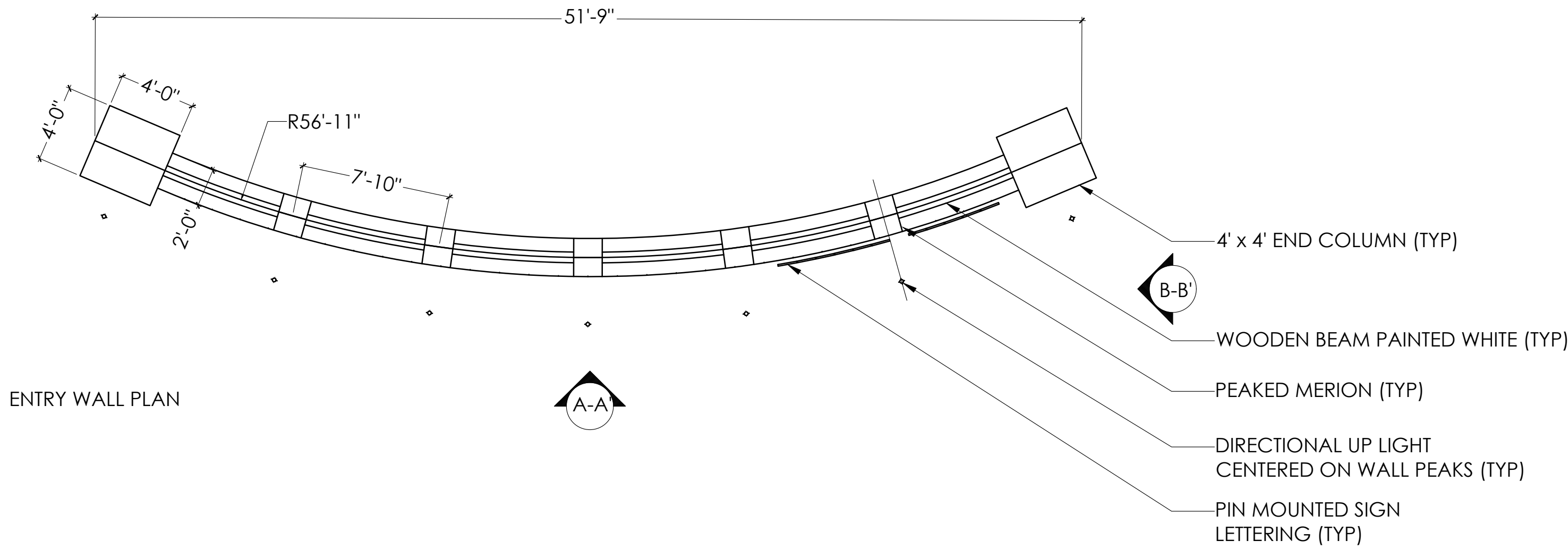
TYPICAL FENCING
OPTIONS -
SUBAREAS "A" & "B"

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

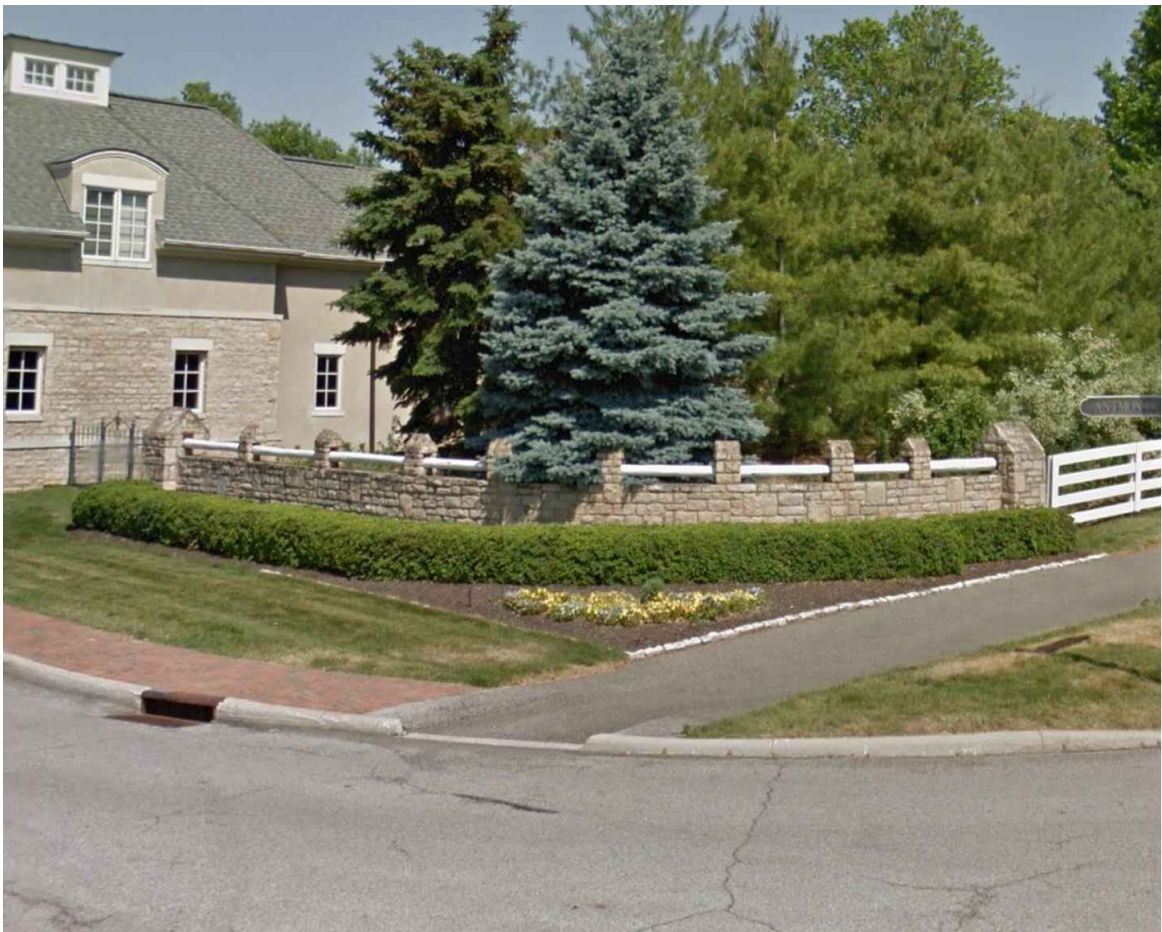
Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p. 614.467.1764
www.parisplanninganddesign.com
Hilliard, OH 43026

DATE	04/23/24
PROJECT	22079
SHEET	

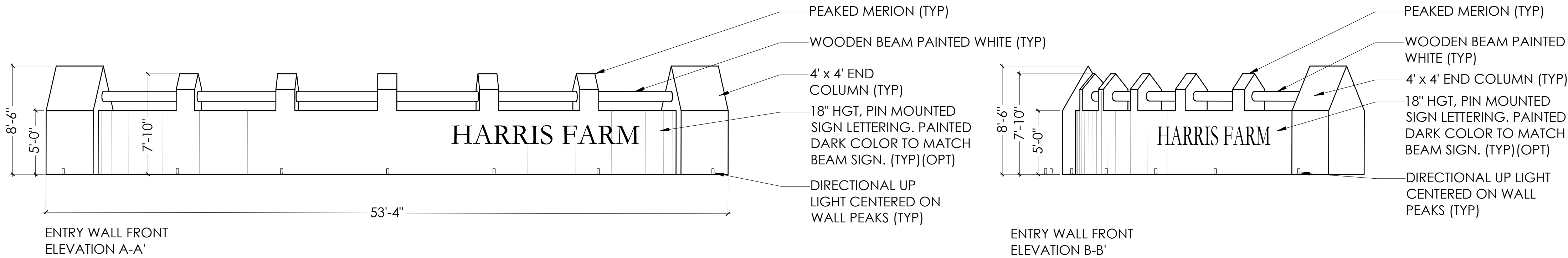
L-3.1



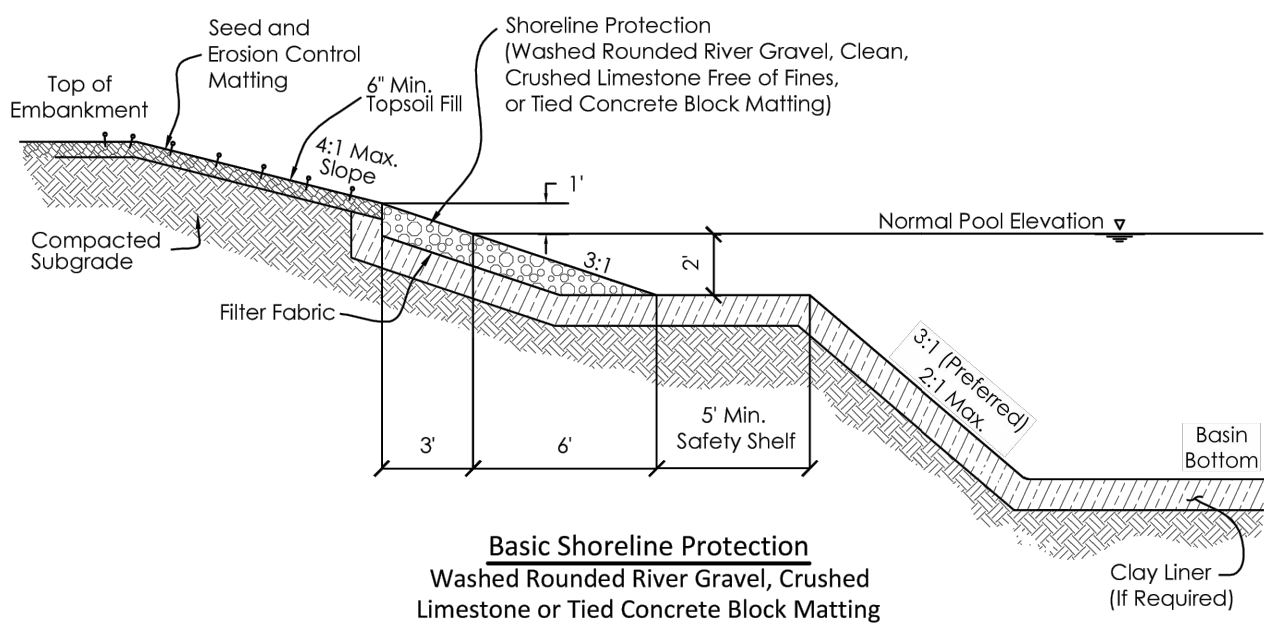
ENTRY WALL PLAN



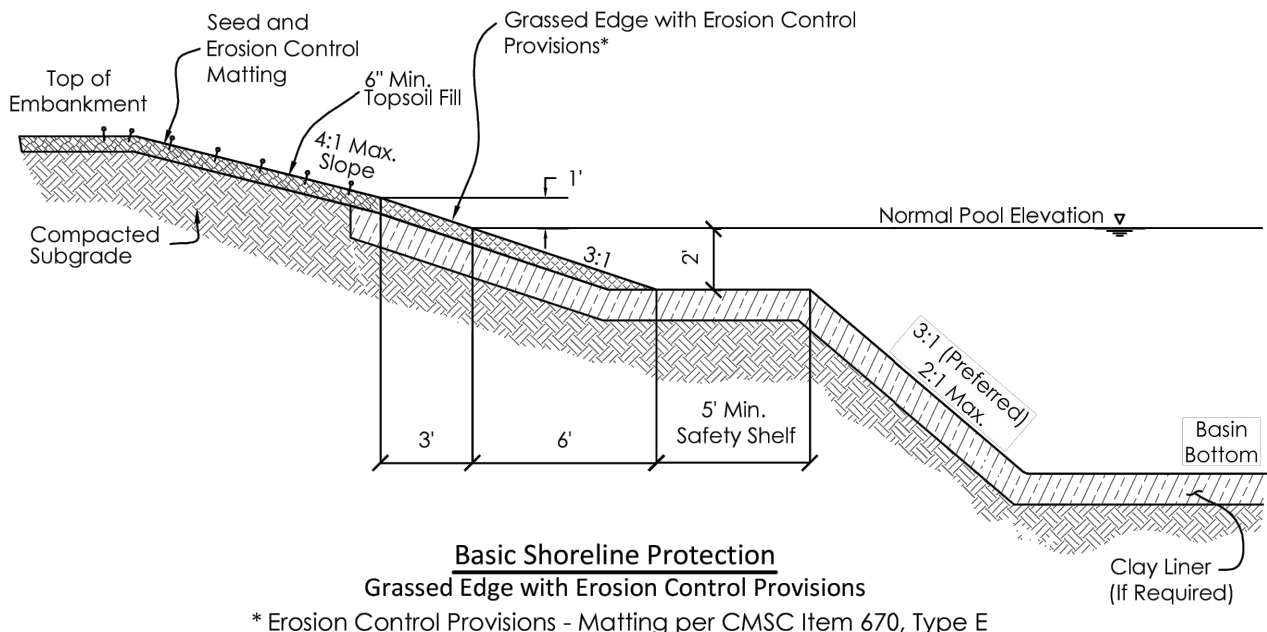
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



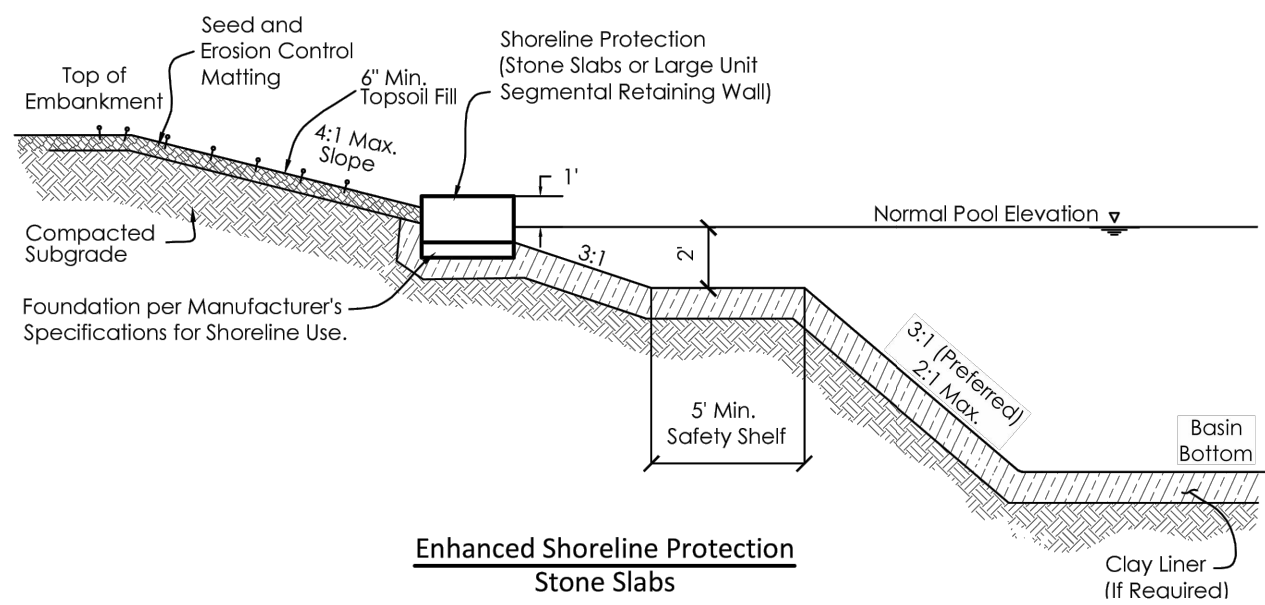
1 MAIN ENTRY WALL
N.T.S.



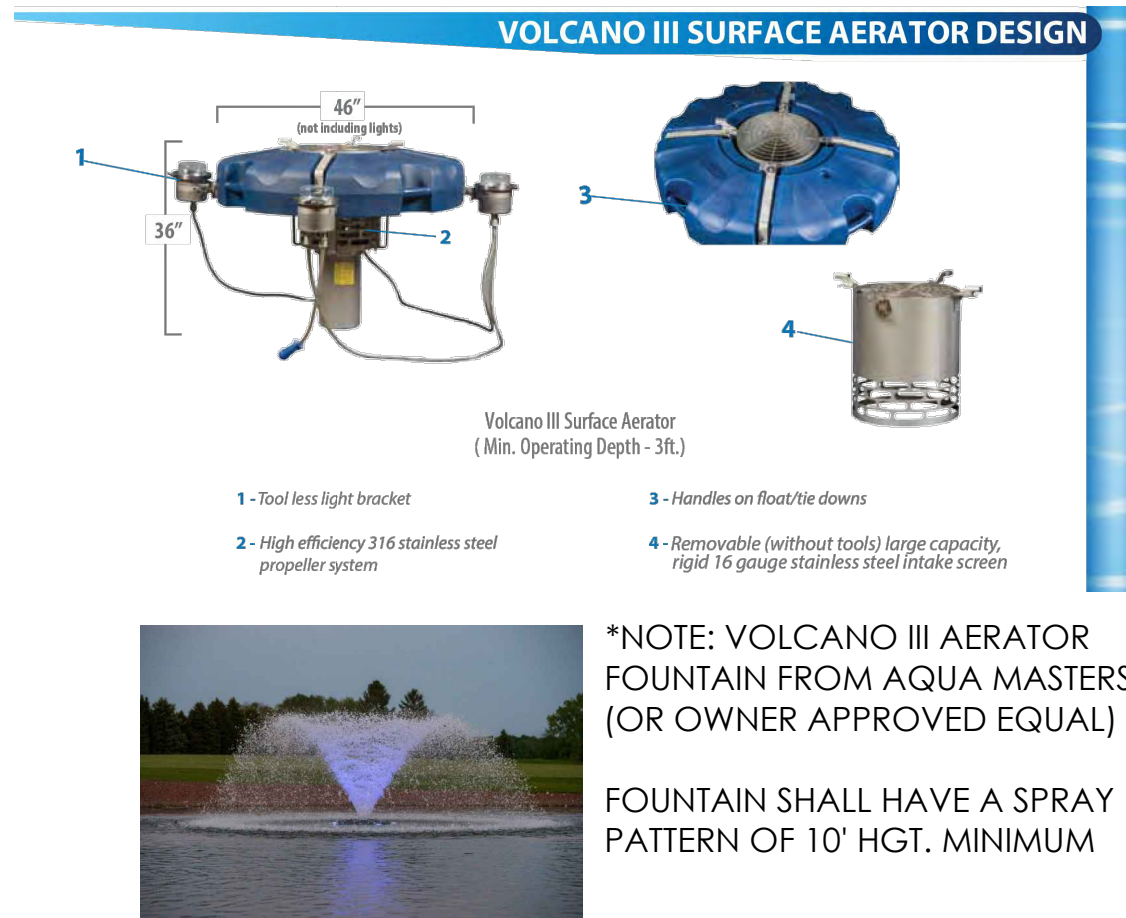
5 BASIC SHORELINE PROTECTION - GRAVEL
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



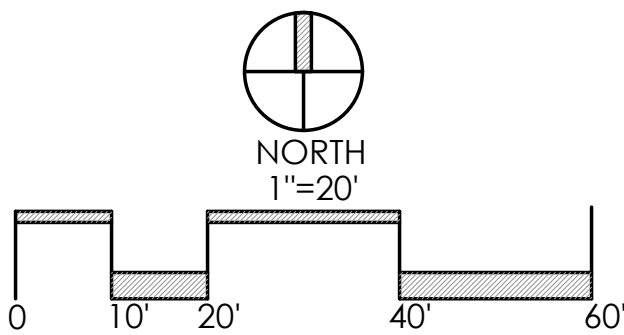
4 BASIC SHORELINE PROTECTION - GRASSED EDGE
SCALE: N.T.S.
(FROM GROVE CITY STORMWATER DESIGN MANUAL)



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

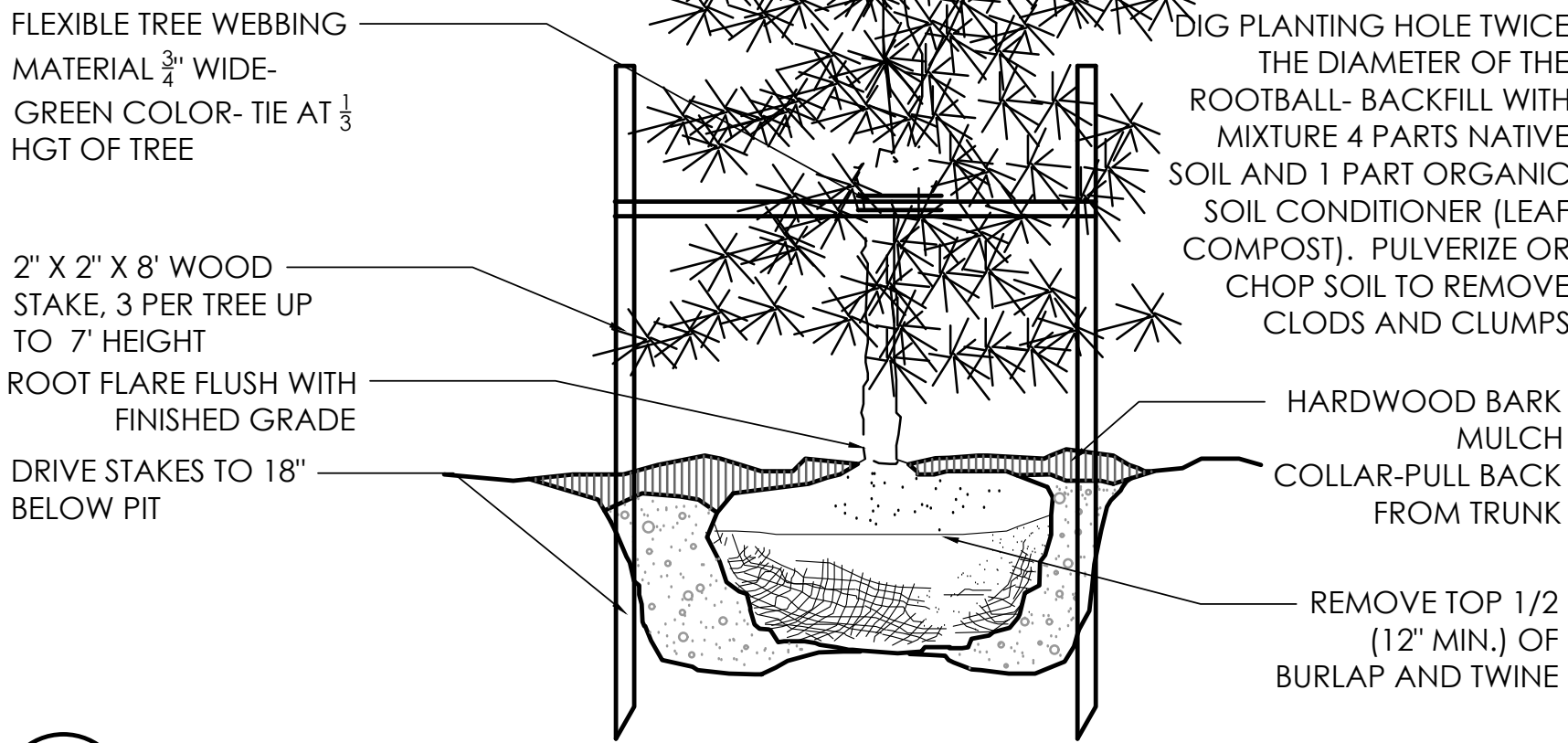


2 AERATOR FOUNTAIN
(OR OWNER APPROVED EQUAL)



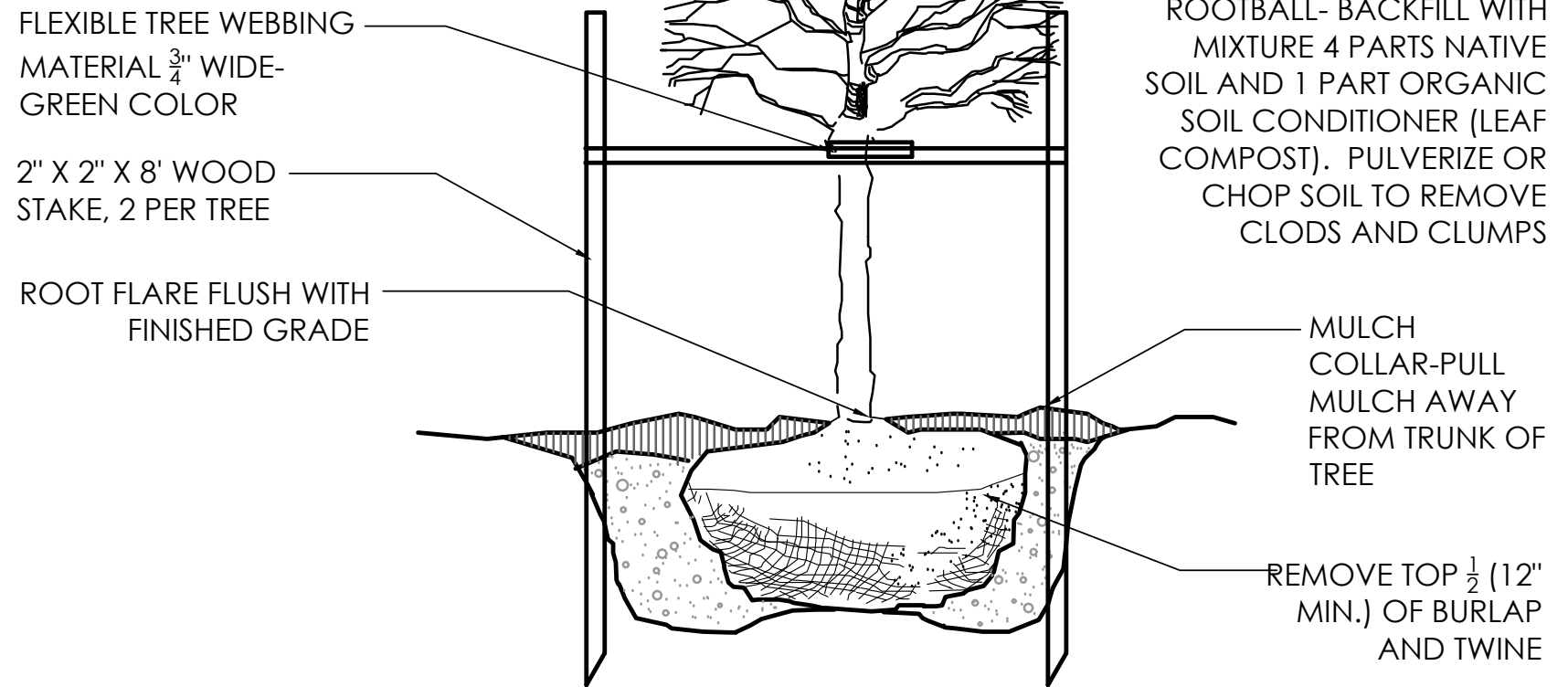
REVISIONS	
SITE DETAILS - ALL SUBAREAS	
COURTYARDS AT HARRIS FARM PREPARED FOR EPCON INC 500 STONEHENGE PARKWAY, DUBLIN OH 43017	
Faris Planning & Design LAND PLANNING LANDSCAPE ARCHITECTURE 487 1/2 Cemetery Road Hilliard, OH 43026 p. 614.467.1764 www.farisplanninganddesign.com	
DATE	04/23/24
PROJECT	22079
SHEET	
L-4	

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'- 3" ABOVE FINISH GRADE.



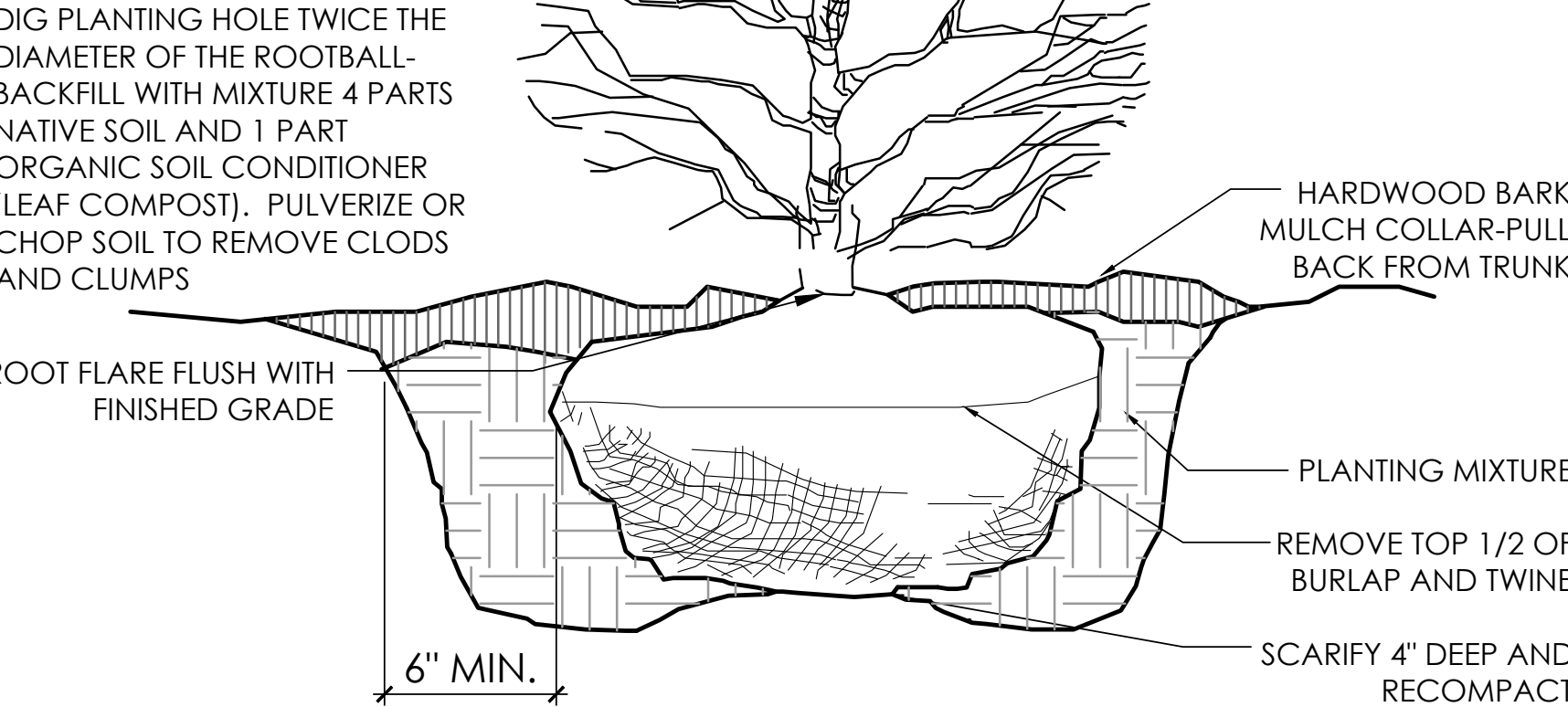
3 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'- 3" ABOVE FINISH GRADE

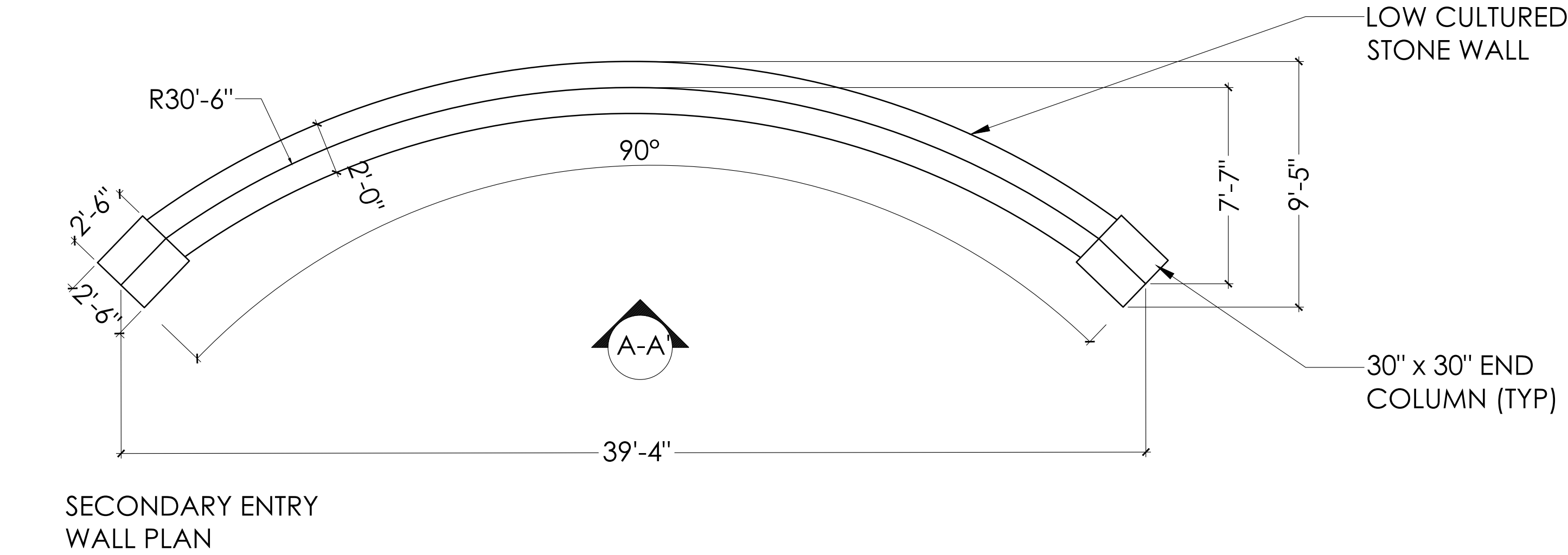


4 DECIDUOUS TREE 01-1001
N.T.S.

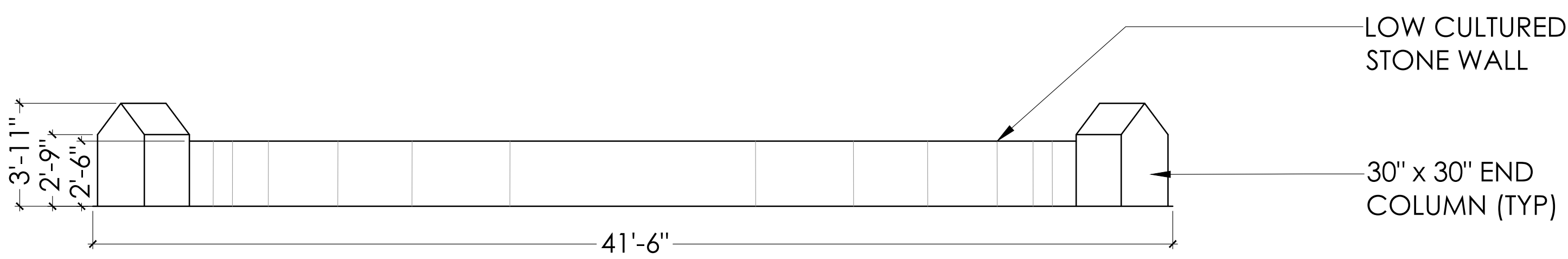
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



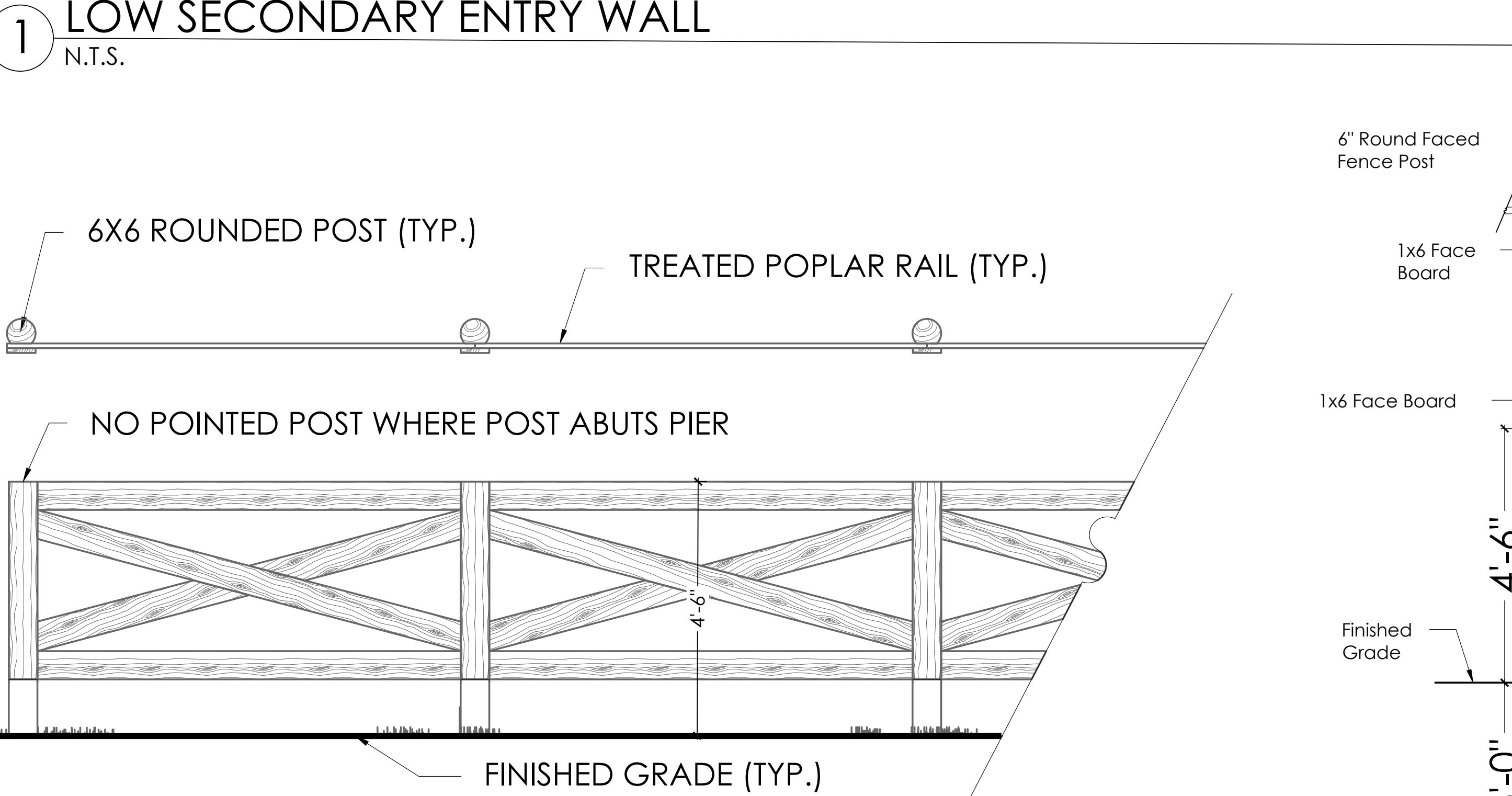
5 SHRUB PLANTING DETAIL 01-1300
N.T.S.



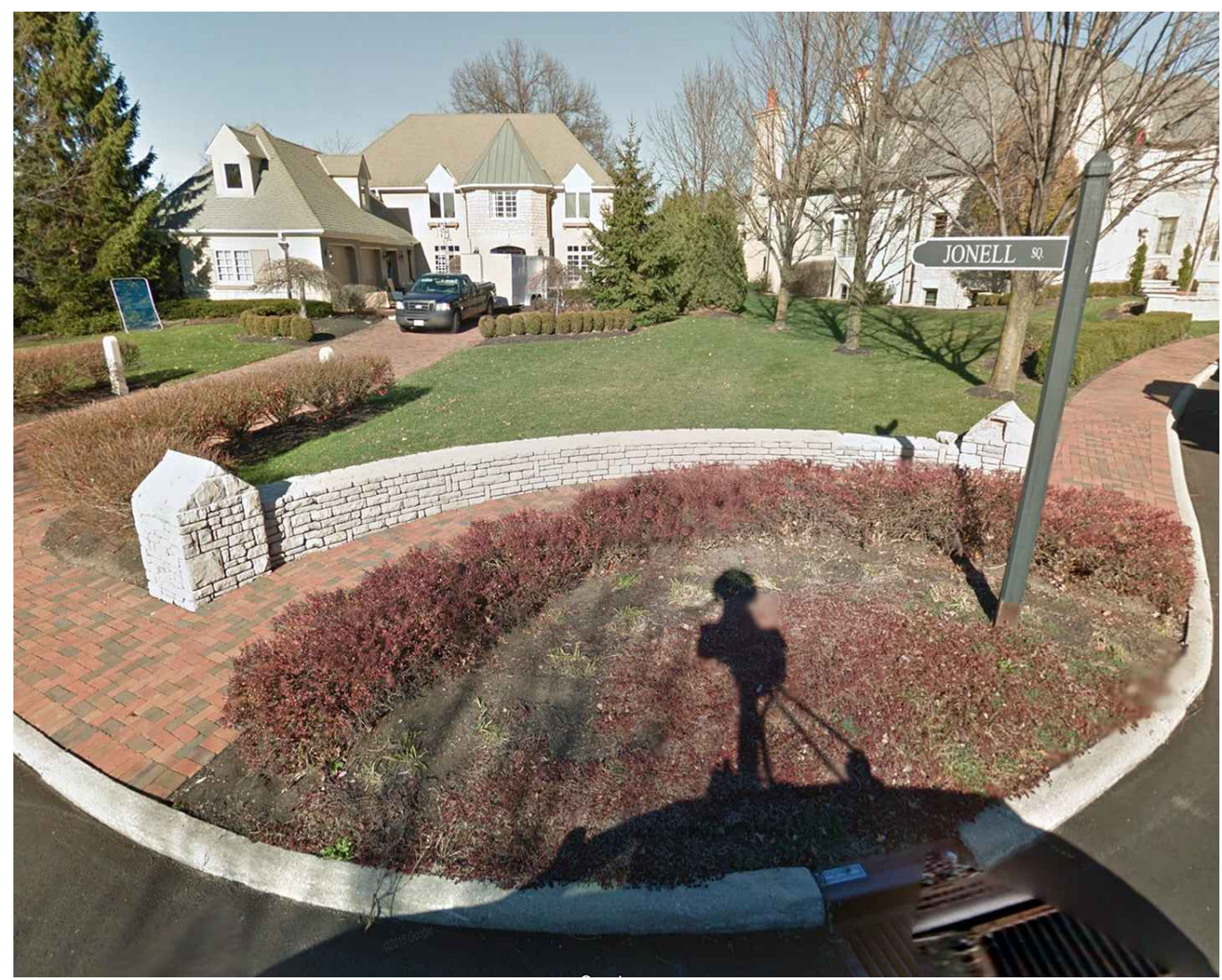
1 LOW SECONDARY ENTRY WALL N.T.S.



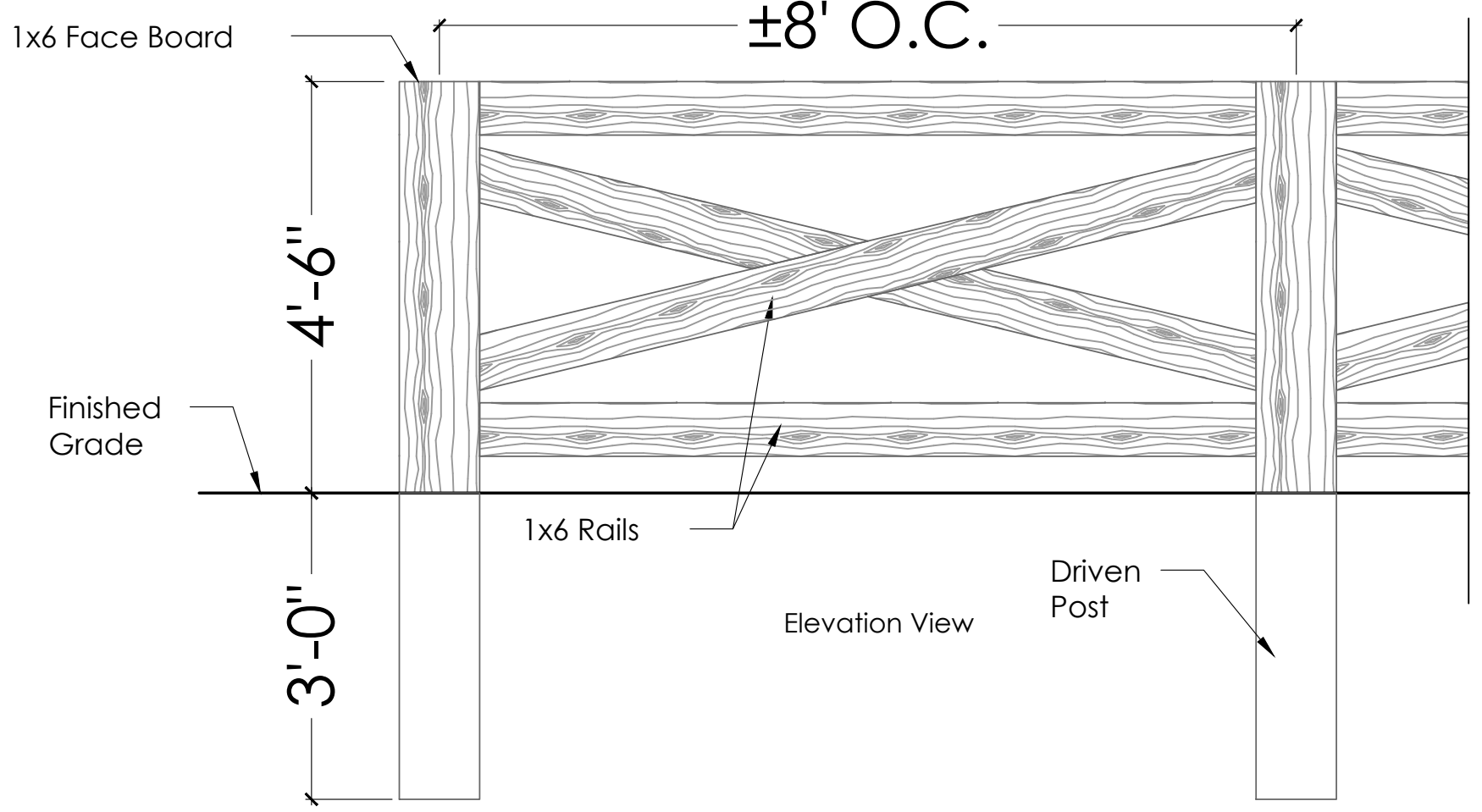
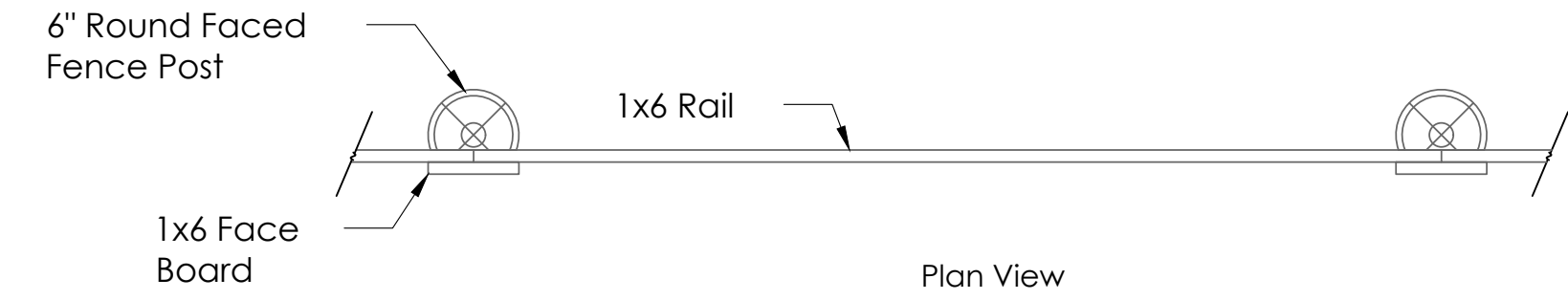
2 CROSS BUCK FENCE (PAINTED WHITE) SCALE: N.T.S.



2 CROSS BUCK FENCE (PAINTED WHITE) SCALE: N.T.S.

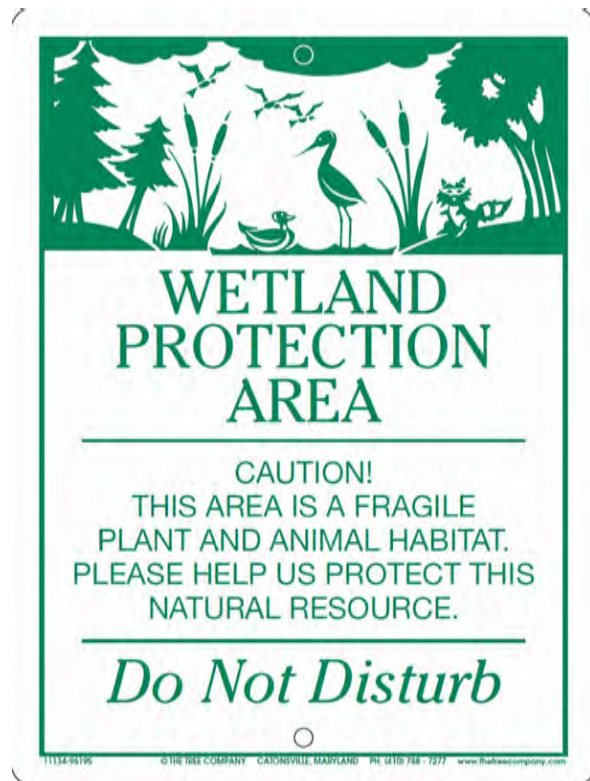


NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.

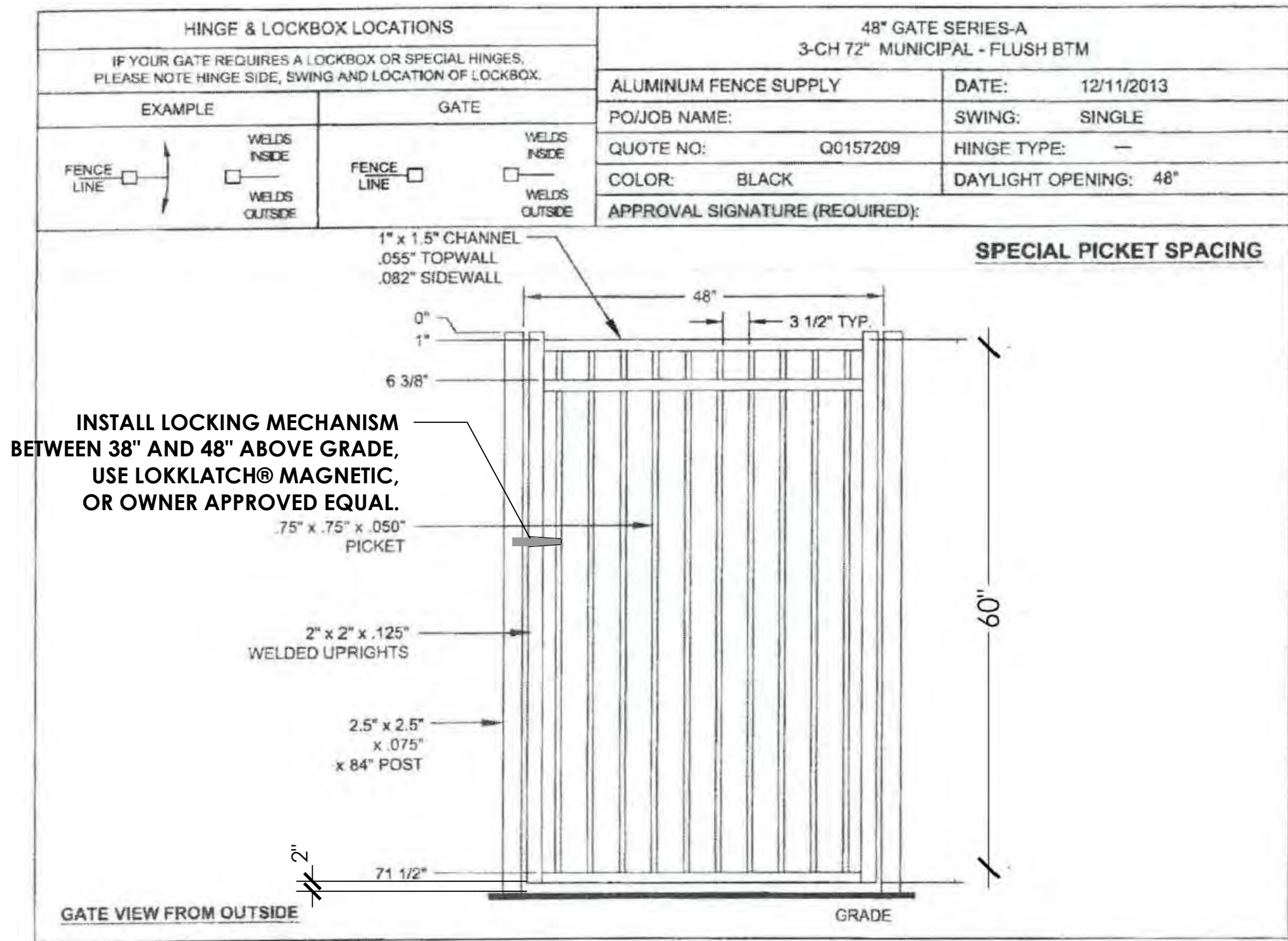
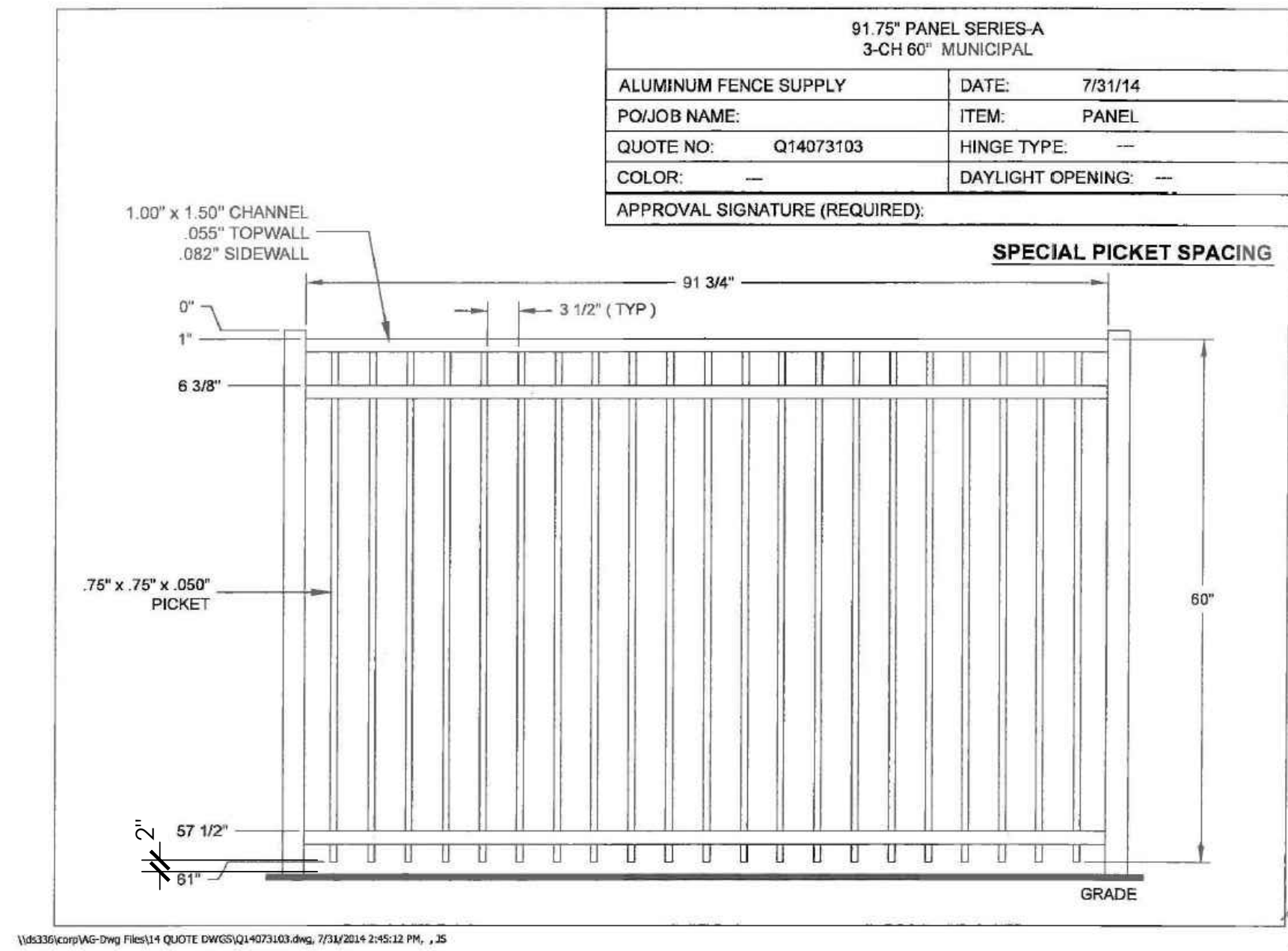


Cross Buck Fence No Scale

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 p 616 447-1964 www.farisplanninganddesign.com Hilliard, OH 43026	
DATE	04/23/24
PROJECT	22079
SHEET	
L-4.1	



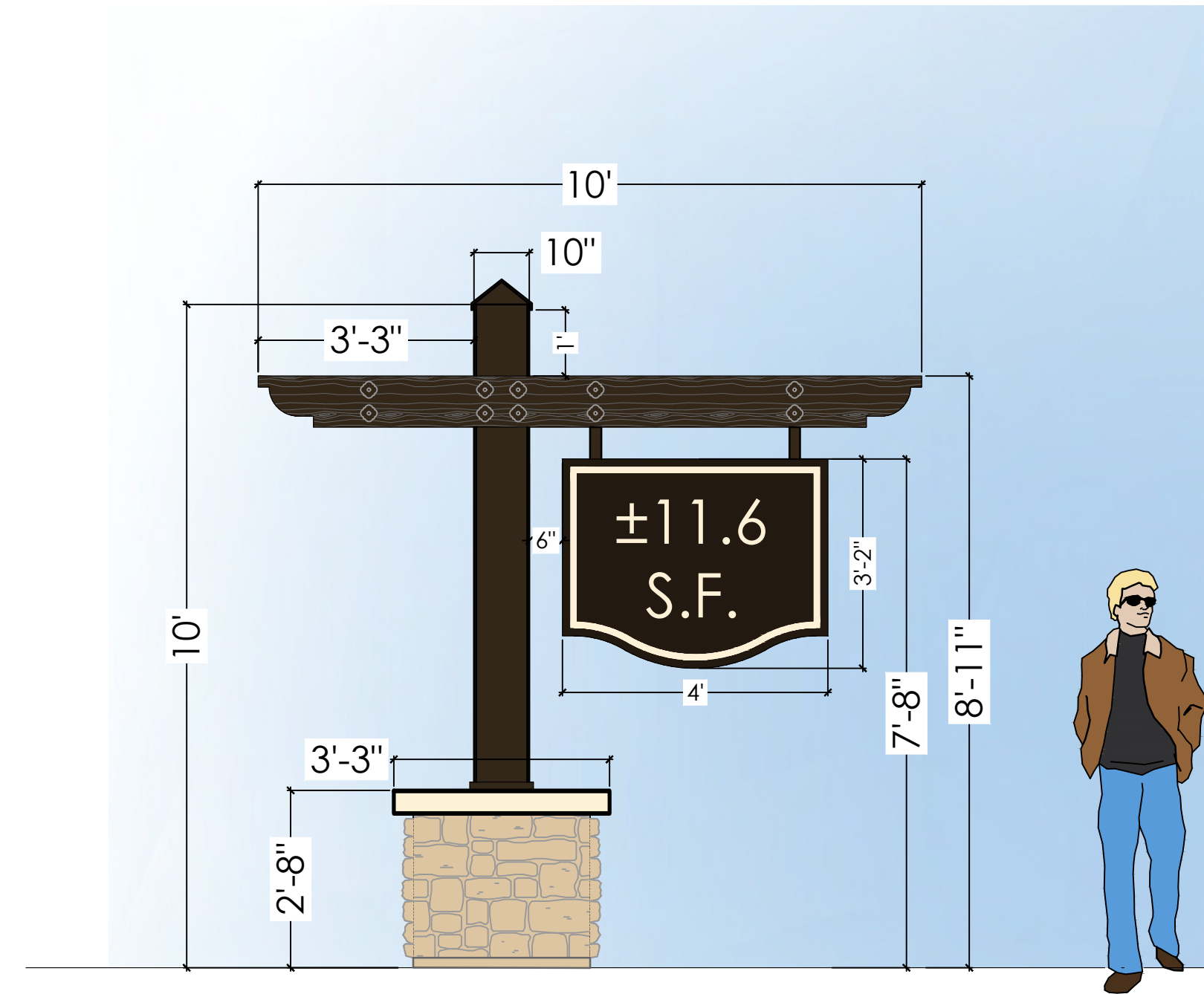
3 WETLAND SIGN
N.T.S.



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

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

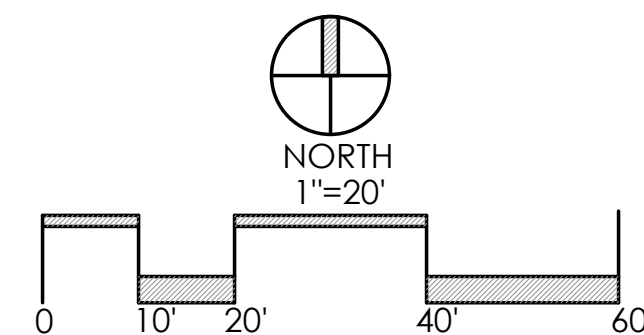
- NOTES:
- SIGN COLOR, BACKGROUND: DARK COLOR
 - SIGN COLOR, TEXT: CREAM
 - SIGN COLOR, BORDER: CREAM
 - FENCE COLOR: ADJACENT FENCE TO MATCH COLOR OF YARD-ARM POST
 - MAXIMUM SIGN PANEL AREA: ±11.6 SQ. FT. PER FACE
 - TEXT HEIGHT: MAXIMUM 8". SIGN PANEL DESIGN TO BE COORDINATED WITH EPCON MARKETING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



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



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



REVISIONS

SITE DETAILS -
SUBAREAS A & B

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

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
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Hilliard, OH 43026

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

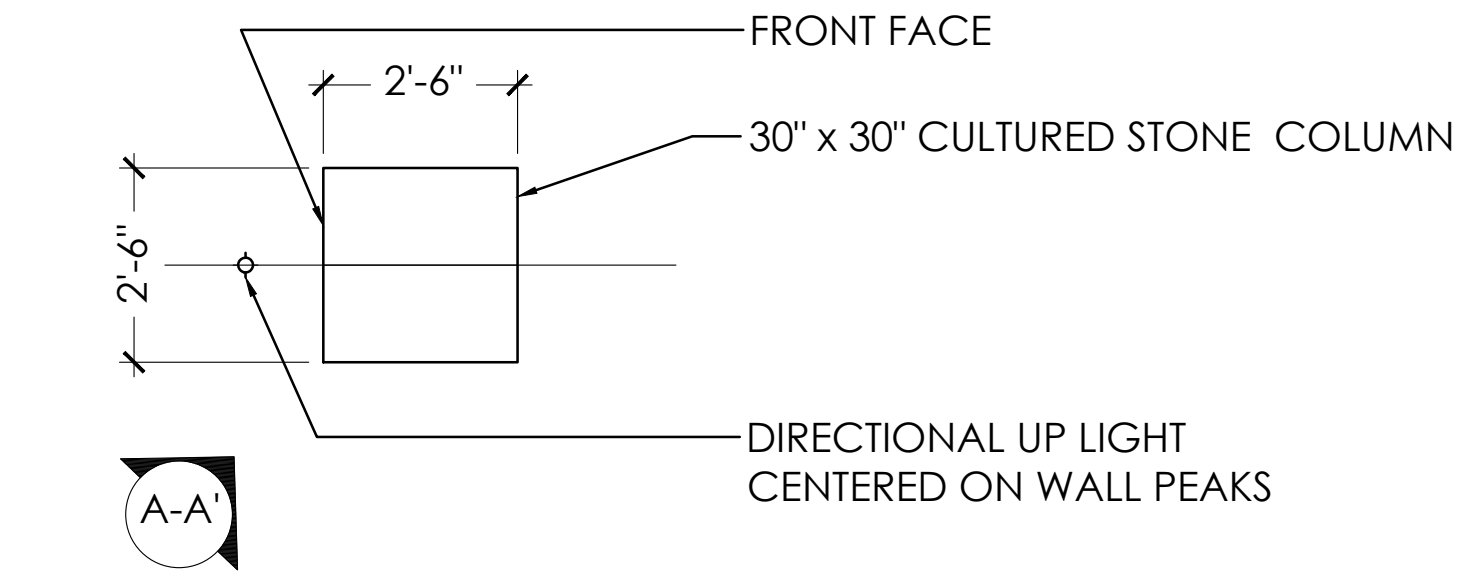
LAND PLANNING LANDSCAPE ARCHITECTURE

487 1/2 Cemetery Road p 614 467-1964

Hilliard, OH 43026 www.parisplanninganddesign.com

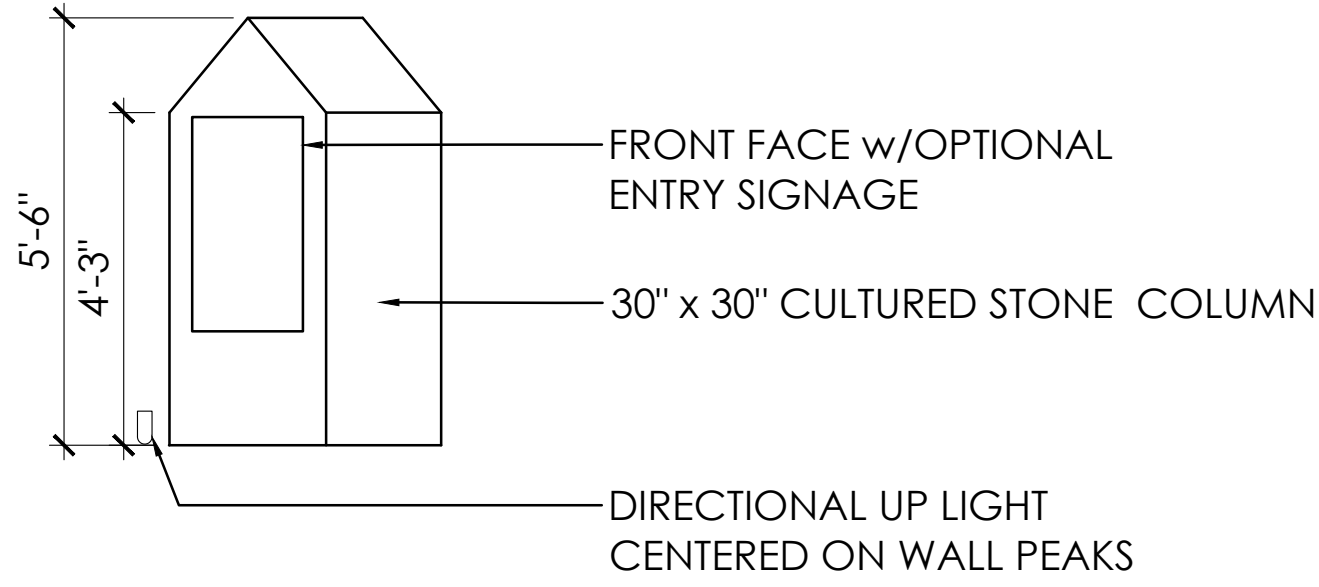
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ENTRY COLUMN PLAN

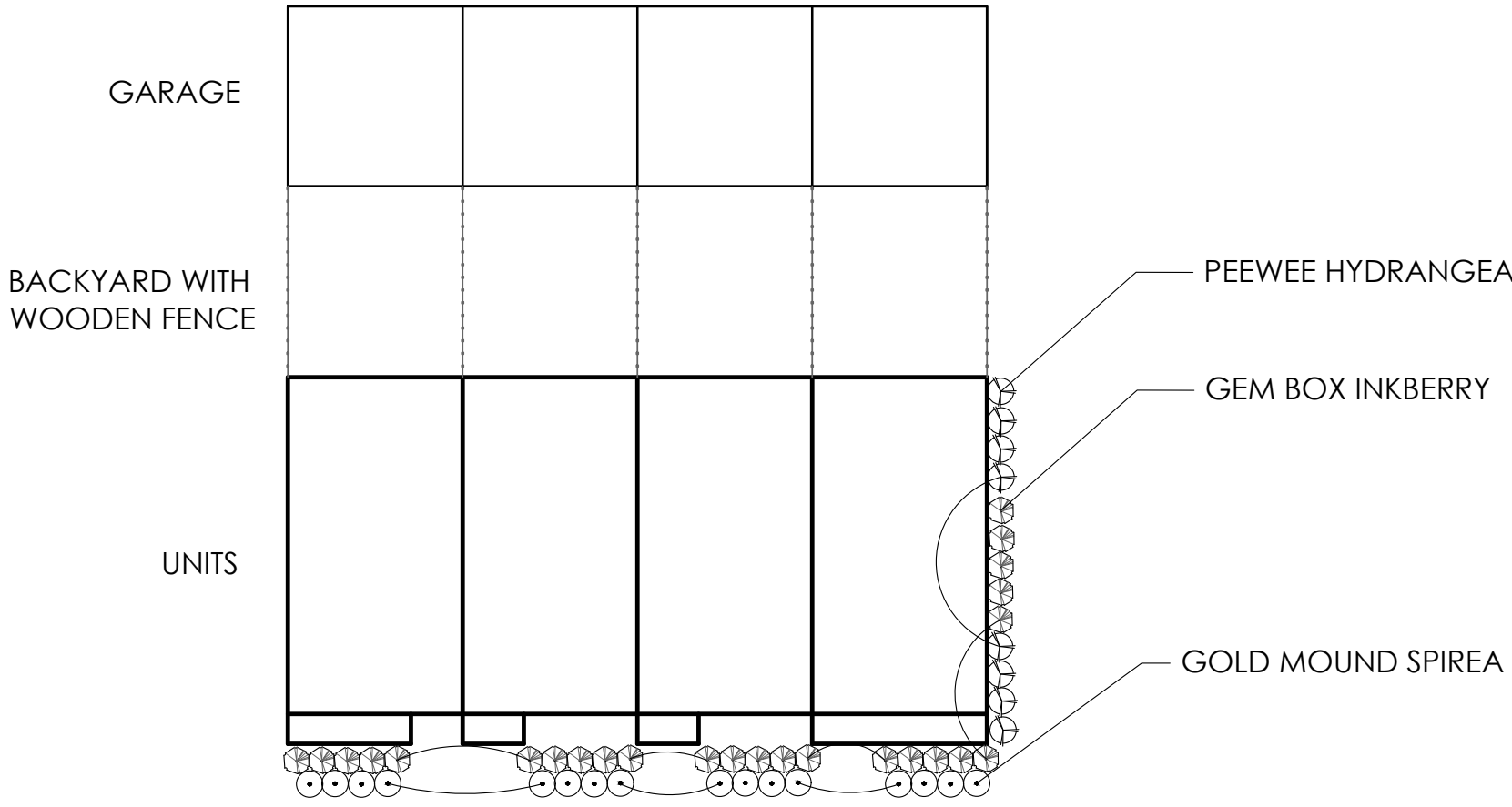
NOTE: WALL TO BE MASONRY BLOCK WALL WITH A CULTURED LIMESTONE VENEER. CONSULT STRUCTURAL ENGINEER FOR FOOTER AND STRUCTURAL SPECIFICATIONS.



ENTRY ENTRY COLUMN ELEVATION A-A'

1

SECONDARY ENTRY COLUMN
SCALE:N.T.S.

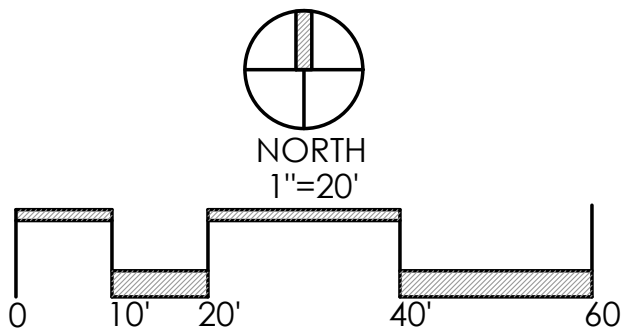


2

TYPICAL TOWNHOME LANDSCAPE - SUBAREA D
SCALE: 1:20

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

**SOD TO BE INSTALLED ON ALL UNITS AT FRONT



REVISIONS	

SITE DETAILS -
SUBAREA D

HARRIS FARM
PREPARED FOR
CIMINELLO INC.
COMPANY ADDRESS

Faris Planning & Design

LAND PLANNING

487 1/2 Cemetery Road
p. 614.467.1764

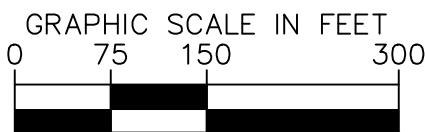
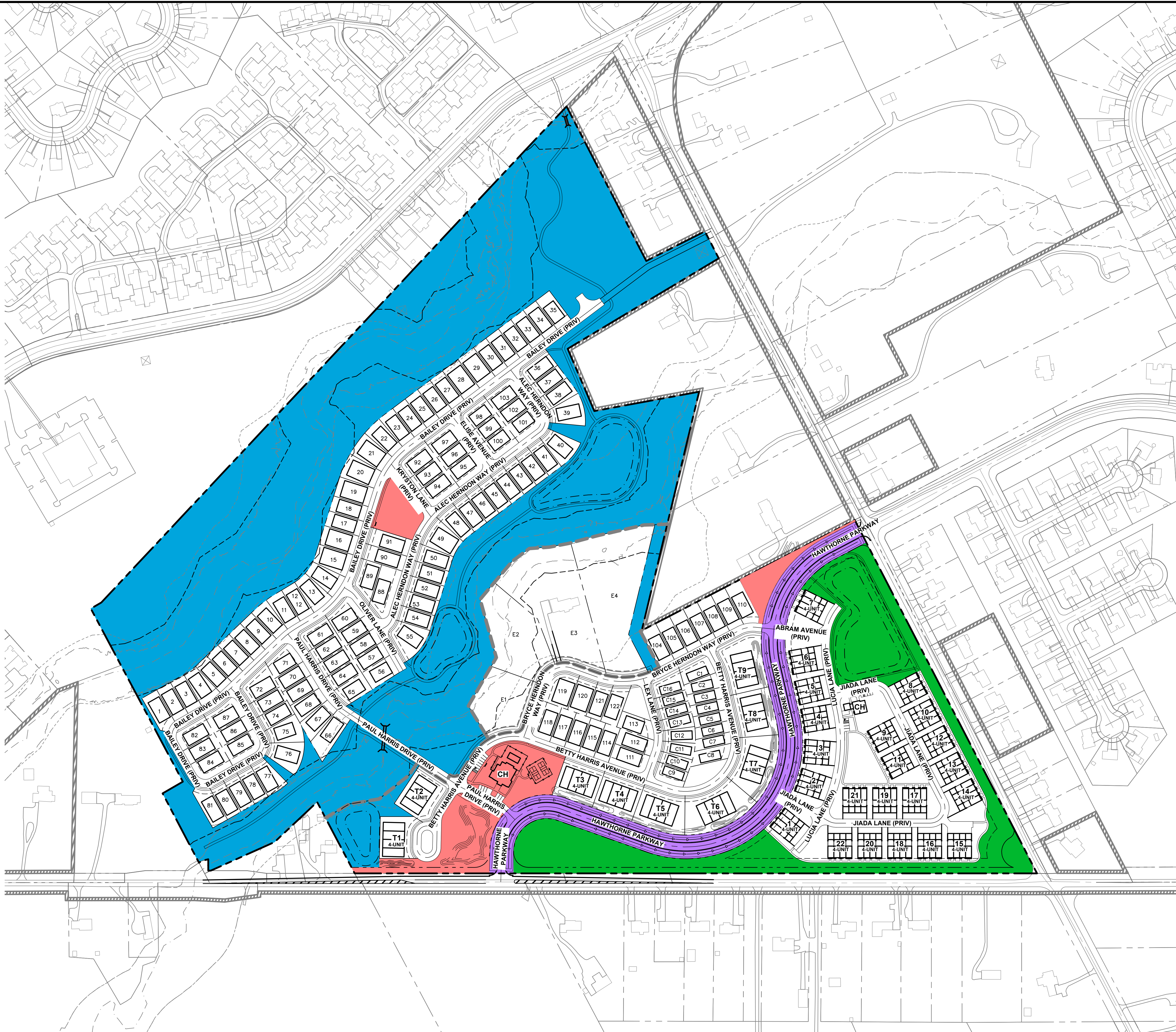
LANDSCAPE ARCHITECTURE

Hilliard, OH 43026

www.farisplanninganddesign.com

DATE	04/23/24
PROJECT	22079
SHEET	

L-4.4



100

PUBLIC RIGHT OF WAY OWNED AND
MAINTAINED BY THE CITY OF GROVE CITY



OPEN SPACE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR SUB-AREAS A & B. MULTI-USE PATHS WILL BE OWNED AND MAINTAINED BY THE CITY OF GROVE CITY.



OPEN SPACE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION FOR
SUB-AREAS A & B



OPEN SPACE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION FOR
SUB-AREA D

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: 1"=150'

DESIGNED BY: TGJ

DRAWN BY: DCM

CHECKED BY: MCR

OWNERSHIP & MAINTENANCE EXHIBIT

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

ORIGINAL ISSUE:
4/24/2024

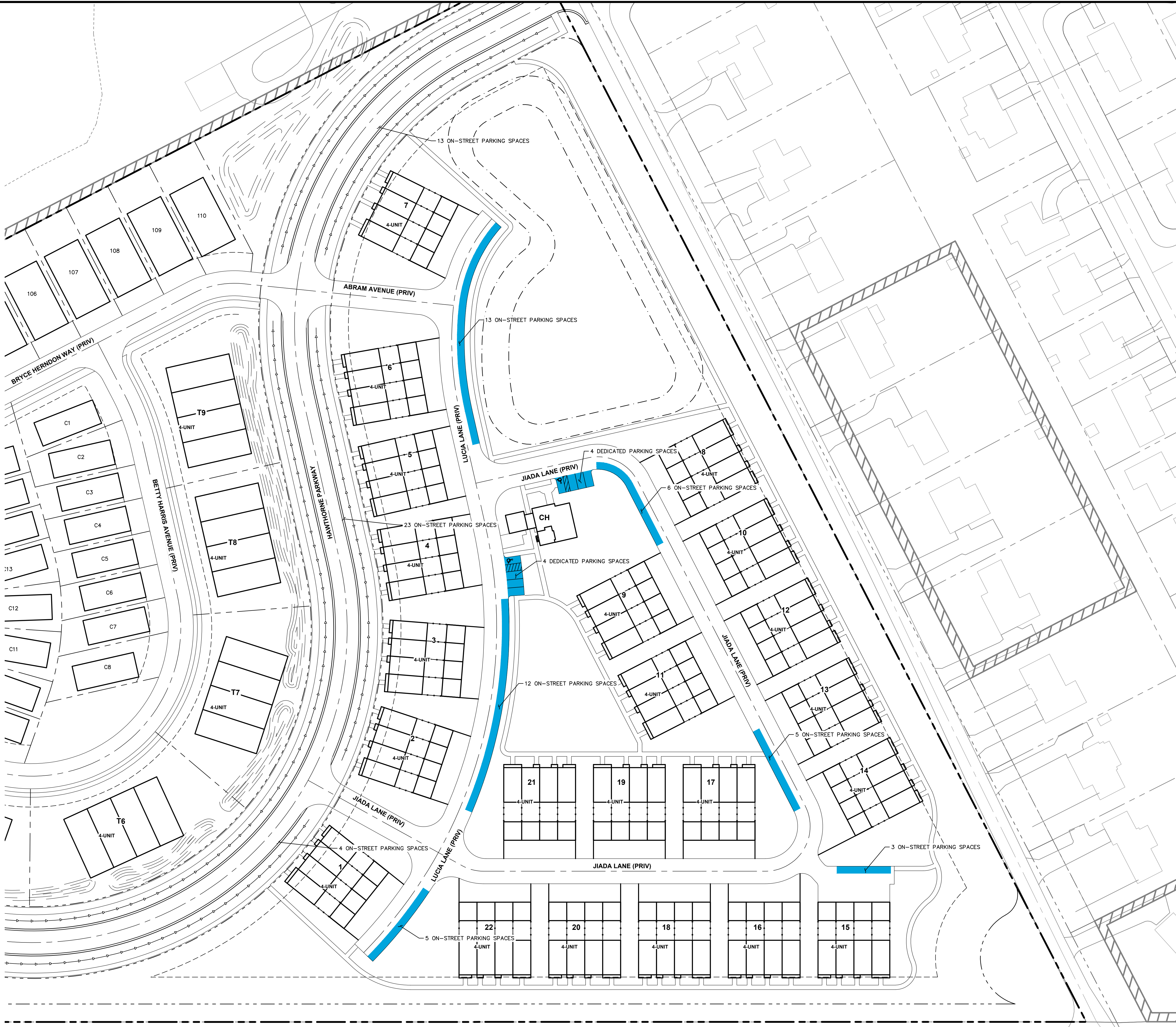
KHA PROJECT NO

SHEET NUMBER

EX

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

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.



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

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



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



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: 08-26-24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-33-24
1st Reading: 09/03/24
Public Notice: 09/04/24
2nd Reading: 09/16/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-33-24

AN ORDINANCE TO APPROPRIATE \$10,712,737.88 FROM VARIOUS FUNDS FOR THE CURRENT EXPENSE OF THE COLUMBUS STREET IMPROVEMENT PROJECT

WHEREAS, the City of Grove City has received competitive bids to improve the Columbus Street Corridor; and

WHEREAS, improvements to the corridor include increased sanitary sewer and stormwater effectiveness in the West Water Run and Grove City Creek watersheds as well as improvements to Columbus Street between Dudley Avenue and Hoover Road to support safe vehicular, pedestrian and bicycle traffic; and

WHEREAS, the City has applied for and received an award from the Ohio Public Works Commission for the improvements in the amount of \$3,499,999.00 which includes a grant of \$2,621,499.00 and a loan of \$878,500.00; and

WHEREAS, the City has applied for and received a loan from the Water Pollution Control Loan Fund in the amount of \$2,550,040.14; and

WHEREAS, the City has American Recovery Plan Act funds in the amount of \$3,570,758.77 which are eligible for this project; and

WHEREAS, the total project cost is estimated to be \$10,712,737.88; and

WHEREAS, an appropriation from the general fund in the amount of \$1,091,939.97 is necessary to proceed with the project; and

WHEREAS, this funding will support the construction phase of the improvement, including construction and construction management.

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

SECTION 1. There is hereby appropriated \$3,499,999.00 from the unappropriated monies of the Capital Improvement Fund to account number 305000.603283 for current expenses of the Columbus Street Project.

SECTION 2. There is hereby appropriated \$2,550,040.14 from the unappropriated monies of the Sewer Fund to account number 502800.577000 for current expenses of the Columbus Street Project.

SECTION 3. There is hereby appropriated \$3,570,758.77 from the unappropriated monies of the Local Fiscal Recovery Fund to account number 141000.578000 for current expenses of the Columbus Street Project.

SECTION 4. There is hereby appropriated \$1,091,939.97 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603283 for current expenses of the Columbus Street Project.

SECTION 5. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

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

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 08-26-24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-34-24
1st Reading: 09/03/24
Public Notice: 09/04/24
2nd Reading: 09/16/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH OARnet – VMware ELA FOR OPERATING THE CITY’S VIRTUAL ENVIRONMENT

WHEREAS, the City utilizes VMware Cloud Foundation Plus software and services to manage and operate its virtualization environment; and

WHEREAS, the current Agreement is expiring and a new, multi-year agreement is required in order to secure the best pricing; and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with OARnet – VMware ELA for licensing and support of our virtual environment as set forth in Exhibit A.

SECTION 2. This Ordinance shall take effect at the earliest date permitted 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



1224 Kinnear Road Columbus, Ohio 43212 • Phone: (614) 292-9191 • Fax: (614) 292-9397 • www.oar.net

TO: Kevin Litman
Web Manager
City of Grove City
3226 Kingston Ave
Grove City, OH 43123 USA

FROM: OARnet
1224 Kinnear Rd
Columbus, OH 43212

EMAIL: klitman@grovecityohio.gov

EMAIL: oarnetvmware@oar.net

WEB: www.oar.net

PHONE: (614) 277-3005

FAX: (614) 292-9397

TERMS: OARnet-VMware ELA
Remit to: The Ohio State University
Accounts Receivable
PO Box 182905, Columbus, Ohio 43218-2905
Payment Terms: Net 30
Credit Cards: VISA/MasterCard/AMEX/DISCOVER (2.85% processing fee)

QUOTE NO: 40434720
QUOTE DATE: 08/21/2024
QUOTE EXPIRES: 10/05/2024
TOTAL QUOTE: \$161,040.96

LINE NO.	PRODUCT SKU	DESCRIPTION	PRODUCT PRICE	CO-TERM COST	QTY	SUBTOTAL
YEAR 1						
1	VCF-CLD-FND-5	VMware Cloud Foundation 5 Start Date: 10/05/2024 End Date: 07/30/2025	\$95.00	\$79.17	288	\$22,800.96
YEAR 1 SUBTOTAL:						\$22,800.96
YEAR 2						
2	VCF-CLD-FND-5	VMware Cloud Foundation 5 Start Date: 07/31/2025 End Date: 07/30/2026	\$105.00	\$105.00	288	\$30,240.00
YEAR 2 SUBTOTAL:						\$30,240.00
YEAR 3						
3	VCF-CLD-FND-5	VMware Cloud Foundation 5 Start Date: 07/31/2026 End Date: 07/30/2027	\$115.00	\$115.00	288	\$33,120.00
YEAR 3 SUBTOTAL:						\$33,120.00
YEAR 4						
4	VCF-CLD-FND-5	VMware Cloud Foundation 5 Start Date: 07/31/2027 End Date: 07/30/2028	\$125.00	\$125.00	288	\$36,000.00
YEAR 4 SUBTOTAL:						\$36,000.00
YEAR 5						
5	VCF-CLD-FND-5	VMware Cloud Foundation 5 Start Date: 07/31/2028 End Date: 07/30/2029	\$135.00	\$135.00	288	\$38,880.00
YEAR 5 SUBTOTAL:						\$38,880.00
SUBTOTAL:						\$161,040.96
TOTAL QUOTE:						\$161,040.96

Please note, by executing this quote, you agree to purchase the above software through July 30, 2029. You have the ability to pay for the entire amount or for the current year listed. This quote reflects current pricing and is valid through the above expiration date. Prior to submitting a PO, ensure this quote has not expired. If the quote has expired, please request a refreshed quote.

TO ORDER: Submit a copy of this quote along with your PO to: oarnetvmware@oar.net. Quote number should be referenced on your Purchase Order.

OARnet Terms and Conditions

The use of these products and services are governed by the following terms and conditions provided herein.

VMware by Broadcom Terms and Conditions

The terms and condition OARnet negotiated with VMware by Broadcom are shown in the VMware by Broadcom Foundation Agreement available for review on the OARnet website at <https://www.oar.net/services/application>. These terms and conditions cannot be changed.

OARnet Terms and Conditions

1. Payment Terms

Failure to Pay: End User shall pay to OARnet the amounts set forth for the Products and Services within this quote. Payment is due upon 30 days of receipt of invoice. Pursuant to Section 2 below, OARnet may terminate this Agreement and demand End User no longer use the Product upon the failure of End User to pay charges when due. Such termination or denial will not relieve End User of responsibility of the payment of all accrued charges, plus reasonable interest, and any collection fees as allowable under Ohio Revised Code

2. Term and Termination

The initial term of this Agreement shall commence on the date this Agreement is executed and shall continue until July 30, 2029. OARnet may terminate this Agreement upon 30 days' notice for End User's failure to pay invoice(s) when due or immediately for material breach of any other term of this Agreement and demand End User no longer use the Product. If the Term of this Agreement extends into fiscal years subsequent such continuation may be contingent upon the appropriation of funds from the Ohio Legislature or Controlling Board or legal funding entity. If such funds are not appropriated, End User may terminate this Agreement in whole upon written notice to OARnet.

3. Early Termination

In the event of Early Termination, the End User will be responsible for 100% of the unpaid balance for the remaining term of the contract unless the termination is the result of a non-appropriation of funds.

4. Limitation of Liability

OARnet shall not be liable to End User for any damage arising out of any event that is beyond the control of OARnet. OARnet shall not be liable to End User for any indirect, special, incidental, exemplary, consequential or other form of money damages, including but not limited to lost profits or damages of any kind, however caused, arising out of or in connection with the use or provision of the Product, whether based in contract, tort or any other legal theory, and whether or not OARnet has been made aware of the possibility of those damages.

5. Compliance with Applicable Law and Other Obligations

End User must comply with all laws, regulations, and policies applicable to their use of the Product, including, without limitation, U.S. export laws concerning use of the Product.

7. Governing Law and Jurisdiction

This Agreement shall be subject to and construed in accordance with Ohio law. Any action based in whole or in part on this agreement must be brought in an Ohio court of competent jurisdiction.

8. Entire Agreement; Amendments

This Agreement constitutes the entire Agreement between the parties and supersedes all prior agreements and understandings with respect to the same subject matter. This Agreement may not be modified by and shall supersede any additional or contradictory term or condition of, any current or future purchase order from End User unless OARnet expressly agrees otherwise in writing. No amendment or modification of this Agreement shall be effective unless in writing and signed by both parties.

END USER CONTACT INFORMATION

Entity/Customer/End User Name: _____

Portal Folder Name (if known): _____

Technical Contact (Primary):

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Billing Contact:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

IN WITNESS WHEREOF, customer hereto warrants and represents that this order form has been executed by a duly authorized representative, and it constitutes the legal, valid, and binding obligation.

Signature: _____

Name: _____

Title: _____

Date: _____

Date: 08/26/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-36-24
1st Reading: 09-03-24
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-36-24

A RESOLUTION TO DECLARE ELIGIBILITY AND DESIGNATE BANKING INSTITUTIONS TO RECEIVE ACTIVE AND INTERIM FUNDS OF THE CITY

WHEREAS, applications were received by the Director of Finance for the deposit of the City's Active and Interim Funds pursuant to Chapter 135 of the Ohio Revised Code titled Uniform Depository Act; and

WHEREAS, it is necessary to designate banking institutions as eligible depositories for the City's accounts.

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

SECTION 1. In accordance with the provisions of Resolution CR-49-13 and Chapter 135 of the Ohio Revised Code, any commercial bank operating a branch in Grove City is eligible to receive the City's Active and Interim Funds for the period October 1, 2024 to September 30, 2029.

SECTION 2. The Director of Finance is hereby authorized to establish accounts for active and interim deposits with any commercial bank operating a branch in Grove City for the period October 1, 2024 to September 30, 2029.

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,