

DRAWING INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C000
2	TYPICAL SECTIONS	C001
3	EXISTING CONDITIONS PLAN	C100
4	TREE PRESERVATION PLAN	C101
5	OVERALL SITE PLAN	C200
6	SITE PLAN	C201
7	SITE PLAN	C202
8	SITE PLAN	C203
9	FIRETRUCK ROUTE	C204
10	GRADING & UTILITY PLAN	C300
11	GRADING & UTILITY PLAN	C301
12	GRADING & UTILITY PLAN	C302
13	JACKSON PIKE WATER MAIN EXTENSION PLAN	C500
14	PHOTOMETRICS PLAN	C700
15	PHOTOMETRICS PLAN	C701
16	PHOTOMETRICS PLAN	C702
17	OVERALL LANDSCAPING PLAN	C800
18	LANDSCAPING PLAN	C801
19	LANDSCAPING PLAN	C802
20	LANDSCAPING PLAN	C803
21	LANDSCAPING PLAN	C804
22	LANDSCAPING PLAN	C805
23	LANDSCAPING PLAN	C806
24	LANDSCAPING PLAN	C807
25	LANDSCAPING PLAN	C808
26	LANDSCAPING ENLARGEMENT PLAN	C809
27	LANDSCAPING DETAILS	C810
28	TYP HOME LANDSCAPING	C811
29	MISCELLANEOUS DETAILS	C900
30	MISCELLANEOUS DETAILS	C901

CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWINGS	
C-GC-32	C-GC-80
C-GC-43DW	C-GC-90 (PAVEMENT COMPOSITION ONLY)
C-GC-46A	C-GC-95C
C-GC-57C	C-GC-98
C-GC-64	
C-GC-79	

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE DRAWINGS.

SITE STATISTICS

TOTAL ACREAGE: ±209.55 ACRES
 PROPOSED JACKSON PIKE R/W TAKE: ±2.96 ACRES
 REMAINING TOTAL ACREAGE: ±206.59 ACRES
 EXISTING ZONING: SURB SUBURBAN RESIDENTIAL (S), JACKSON TOWNSHIP

SINGLE FAMILY LOTS: 396
 ATTACHED SINGLE-FAMILY UNITS: 120

REMAINING TOTAL ACREAGE: ±206.59 ACRES
 PROPOSED ON-SITE R/W AREA: ±27.08 ACRES
 FLOODPLAIN AREA: ±24.66 ACRES
 TOTAL BASIN AREA: ±6.30 ACRES*
 PROPOSED SCHOOL SITE: ±10.71 ACRES
 PROPOSED ATTACHED SINGLE-FAMILY: ±21.37 ACRES
 PROPOSED SINGLE-FAMILY: ±81.32 ACRES
 OPEN SPACE (NOT INCLUDING SCHOOL): ±35.46 ACRES

REQUIRED OPEN SPACE: ±28.39 AC. (20 AC. PER 1,000 RESIDENTS)
 TOTAL GROSS SITE DENSITY: 2.48 UNITS/AC

* TOTAL BASIN AREA TAKEN AT PROPOSED NORMAL POOLING ELEVATION

50' MINIMUM
 FRONT YARD SETBACK: 20' MIN.
 REAR YARD SETBACK: 20'
 SIDE YARD SETBACK: 5' MIN., 10' TOTAL
 MINIMUM LOT AREA: 0.143 AC (6,250 SF)
 LOT DEPTH: 125' MIN.

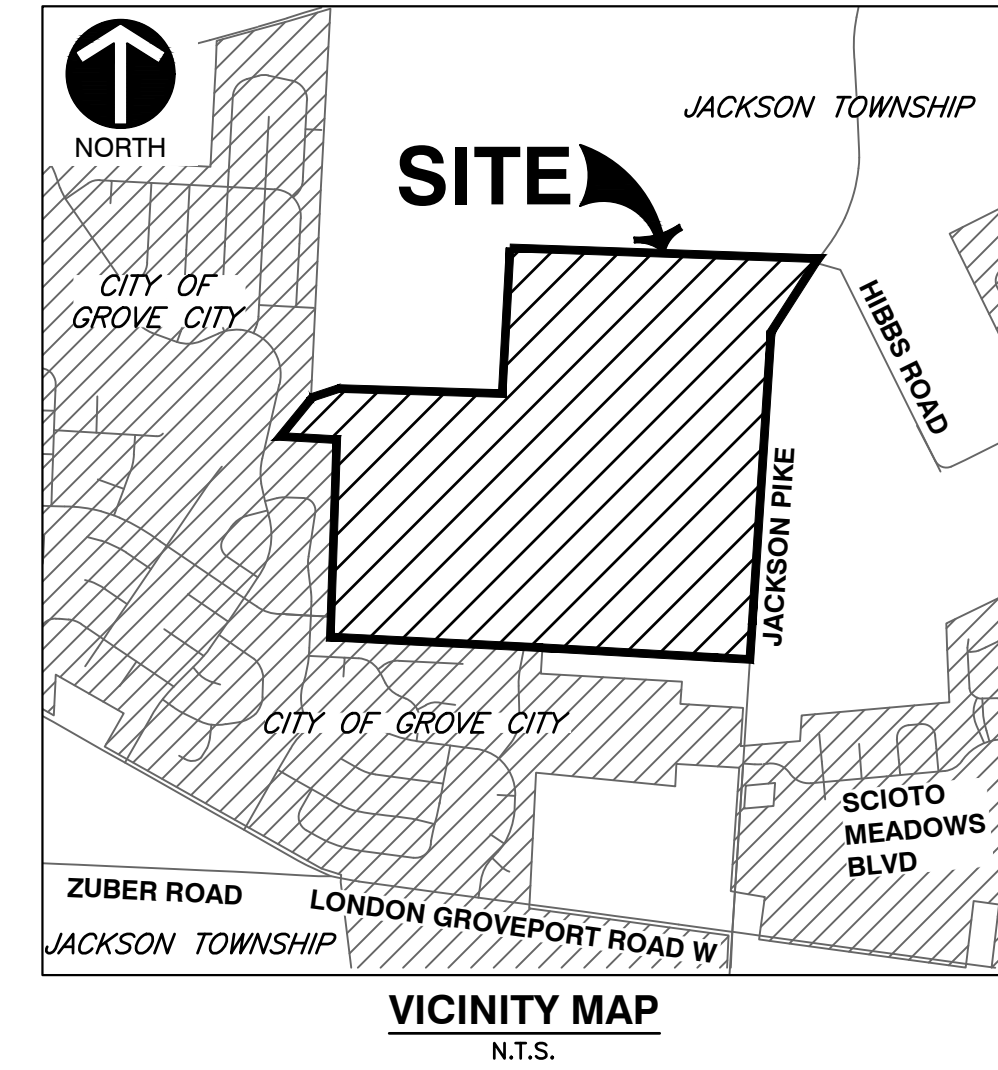
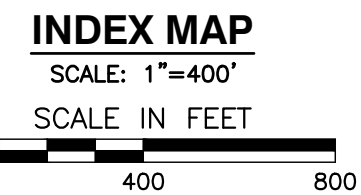
60' MINIMUM
 FRONT YARD SETBACK: 25' MIN.
 REAR YARD SETBACK: 20'
 SIDE YARD SETBACK: 5' MIN., 10' TOTAL
 MINIMUM LOT AREA: 0.172 AC (7,500 SF)
 LOT DEPTH: 130' MIN. (125' MIN. ABUTTING OPEN SPACE)

70' MINIMUM
 FRONT YARD SETBACK: 25' MIN.
 REAR YARD SETBACK: 20'
 SIDE YARD SETBACK: 5' MIN., 10' TOTAL
 MINIMUM LOT AREA: 0.209 AC (9,100 SF)
 LOT DEPTH: 130' MIN.

80' MINIMUM
 FRONT YARD SETBACK: 30' MIN.
 REAR YARD SETBACK: 20'
 SIDE YARD SETBACK: 5' MIN., 10' TOTAL
 MINIMUM LOT AREA: 0.225 AC (10,800 SF)
 LOT DEPTH: 135' MIN.

FINAL DEVELOPMENT PLAN FARMSTEAD JANUARY 2019

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



CITY OF GROVE CITY

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR _____ DATE _____

SERVICE DIRECTOR _____ DATE _____

REVIEW FOR THE CITY OF GROVE CITY _____ DATE _____

FIRE DEPARTMENT JACKSON TOWNSHIP _____ DATE _____



REGISTERED ENGINEER NO. E-68068 DATE 1/2/19

NO.	DATE	REVISION RECORD DESCRIPTION

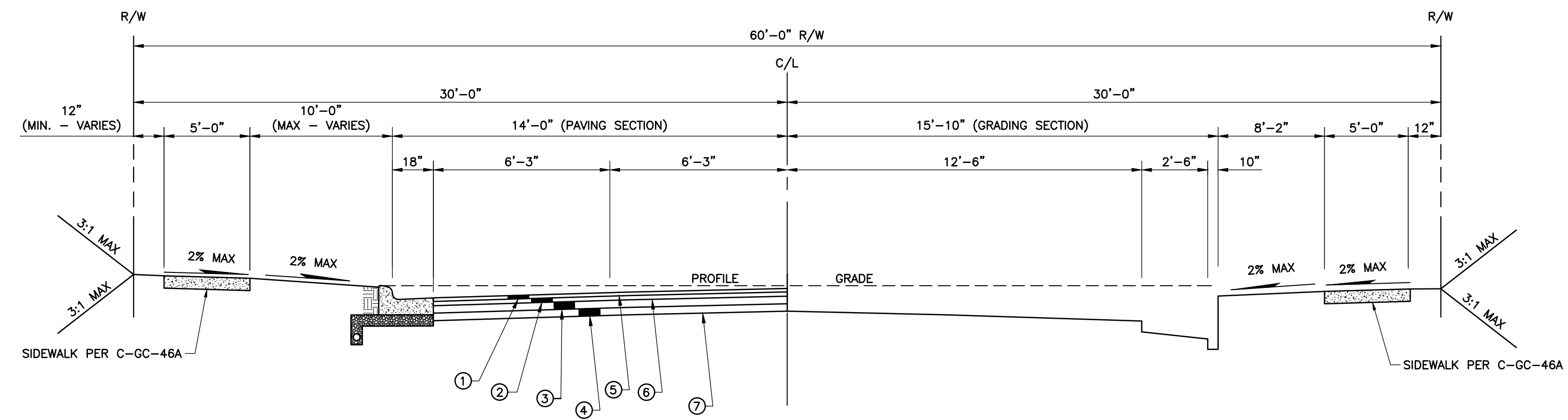
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 - 888-598-6808
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GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DATE	DRAWN BY	CHECKED BY	APPROVED BY
JANUARY 2019	JTH	TJV	TJV
DWG SCALE:	AS NOTED	CHECKED BY:	174-158
PROJECT NO.		APPROVED BY:	DRAFT

DRAWING NO. **C000**
 SHEET 1 OF 30

Received by
 City of Grove City
01-02-19



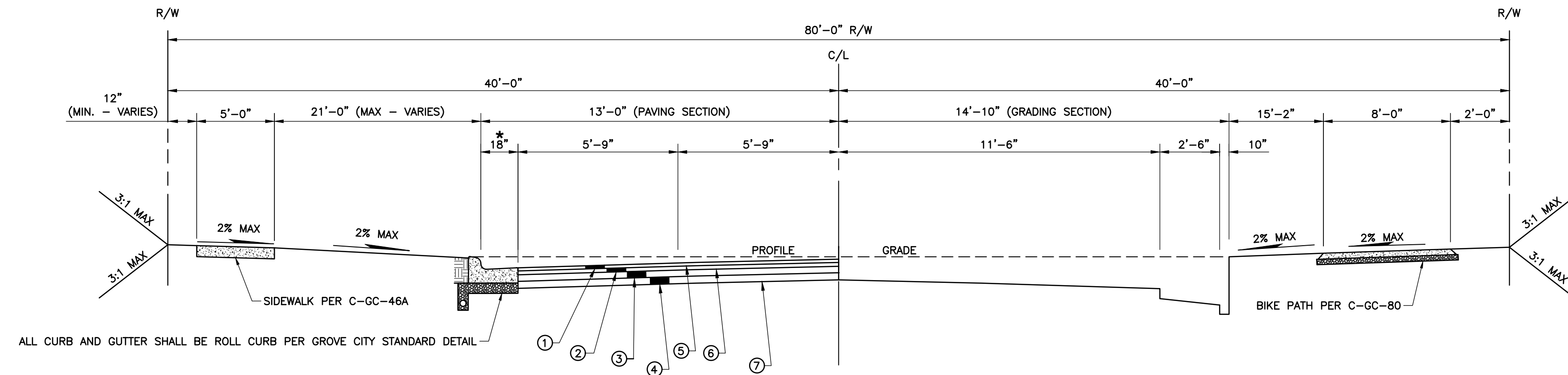
28' RESIDENTIAL PAVEMENT SECTION WITH COMBINED CURB AND GUTTER (C-GC-79)

NOT TO SCALE

LEGEND FLEXIBLE PAVEMENT DESIGN (PER C-GC-90)

- ① ITEM 448, 1.25 ASPHALT CONCRETE, SURFACE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ② ITEM 448, 1.75" ASPHALT CONCRETE, INTERMEDIATE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ③ ITEM 301, 5" ASPHALT CONCRETE BASE
- ④ ITEM 304, 6" AGGREGATE BASE
- ⑤ ITEM 407, NON-TRACKING TACK COAT
- ⑥ ITEM 407, NON-TRACKING TACK COAT
- ⑦ ITEM 204, SUBGRADE COMPACTION

- SWEET BASIL LANE
- LAVENDER FIELD
- MORNING BIRD COURT
- WILLOW ASTER GLEN
- WINDCLIFF DRIVE
- BLUEBERRY COVE
- BIRCH RUN
- HONEY FARM WAY
- MANORWOOD TRACE



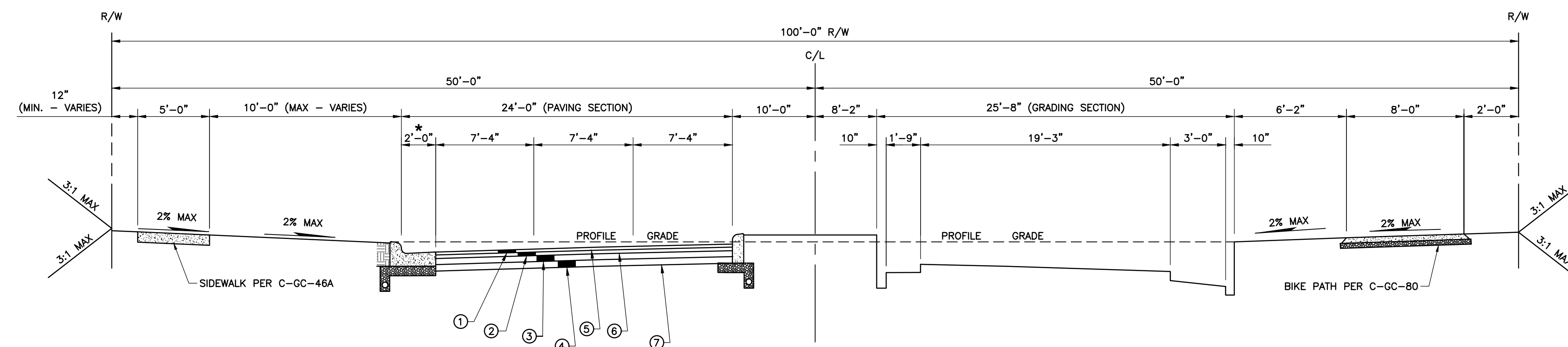
26' RESIDENTIAL PAVEMENT SECTION WITH COMBINED CURB AND GUTTER

NOT TO SCALE

HAWTHORNE PARKWAY (STA 7+06.72 TO 41+11.50)

LEGEND FLEXIBLE PAVEMENT DESIGN (PER C-GC-90)

- ① ITEM 448, 1.25 ASPHALT CONCRETE, SURFACE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ② ITEM 448, 1.75" ASPHALT CONCRETE, INTERMEDIATE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ③ ITEM 301, 5" ASPHALT CONCRETE BASE
- ④ ITEM 304, 6" AGGREGATE BASE
- ⑤ ITEM 407, NON-TRACKING TACK COAT
- ⑥ ITEM 407, NON-TRACKING TACK COAT
- ⑦ ITEM 204, SUBGRADE COMPACTION



COLLECTOR STREET 68' SECTION WITH CONCRETE CURB/COMBINED CURB & GUTTER (C-GC-64)

NOT TO SCALE

HAWTHORNE PARKWAY (STA 0+00 TO 7+06.72)

LEGEND FLEXIBLE PAVEMENT DESIGN (PER C-GC-90)

- ① ITEM 448, 1.25 ASPHALT CONCRETE, SURFACE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ② ITEM 448, 1.75" ASPHALT CONCRETE, INTERMEDIATE COURSE, (MEDIUM TRAFFIC) PG 64-22
- ③ ITEM 301, 5" ASPHALT CONCRETE BASE
- ④ ITEM 304, 6" AGGREGATE BASE
- ⑤ ITEM 407, NON-TRACKING TACK COAT
- ⑥ ITEM 407, NON-TRACKING TACK COAT
- ⑦ ITEM 204, SUBGRADE COMPACTION

NOTES

- * ALL CURB AND GUTTER SHALL BE ROLL CURB PER GROVE CITY STANDARD DETAIL.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.

REVISION RECORD

NO	DATE	DESCRIPTION

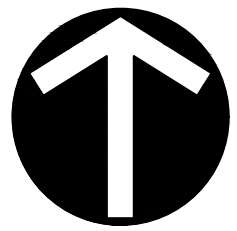
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FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

TYPICAL SECTIONS

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	AS NOTED	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

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NORTH

SCALE IN FEET



LEGEND

- 720- EXISTING INDEX CONTOUR
- 722- EXISTING INTERMEDIATE CONTOUR
- - - EXISTING EASEMENT
- - - EXISTING SUBJECT PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING WATER BODY
- - - EXISTING FEMA FLOODWAY
- - - EXISTING FEMA ZONE "X"
- - - EXISTING DRAINAGE SWALE
- - - EXISTING WETLAND
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING SANITARY MANHOLE
- - - EXISTING STORM SEWER LINE
- - - EXISTING STORM STRUCTURE
- - - EXISTING WATER LINE
- - - EXISTING FIRE HYDRANT
- - - EXISTING SOIL TYPE BOUNDARY
- - - EXISTING SOIL TYPE

CrB

REVISION RECORD

NO.	DATE	DESCRIPTION

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GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWS SCALE:	1"=200'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

DRAWING NO. **C100**
 SHEET 3 OF 30



SITE SOIL DATA

- CeB - CELINA SILT LOAM, 2 TO 6 PERCENT SLOPES (C/D)
- CeB2 - CELINA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED (C/D)
- CrA CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES (C/D)
- CrB - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES (C/D)
- Ee - EEL SILT LOAM, OCCASIONALLY FLOODED (B)
- HeE2 - HENEPIN AND MIAMIAN LOAMS, 18 TO 25 PERCENT SLOPES, ERODED (C)
- HeB - KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES (C)
- Ko - KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES (C/D)
- MkB - MIAMIAN SILT LOAM, 2 TO 6 PERCENT SLOPES (C/D)
- MIB2 - MIAMIAN SILTY CLAY LOAM, 2 TO 6 PERCENT SLOPES (C)
- MIC2 - MIAMIAN SILTY CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED (C)
- MID2 - MIAMIAN SILTY CLAY LOAM, 12 TO 18 PERCENT SLOPES, ERODED (C)
- MmC3 - MIAMIAN CLAY LOAM, SHALLOW TO DENSE TILL SUBSTRATUM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED (D)
- Mni3A - MINSTER SILTY CLAY LOAM, TILL SUBSTRATUM, 0 TO 1 PERCENT SLOPES (C/D)
- OCB - OCKLEY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES (B)
- So - SLOAN SILT LOAM, FREQUENTLY FLOODED (B/D)
- WdB - WARSAW SILT LOAM, 2 TO 6 PERCENT SLOPES (B)
- Wt - WESTLAND SILTY CLAY LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES (B/D)

FEMA NOTE

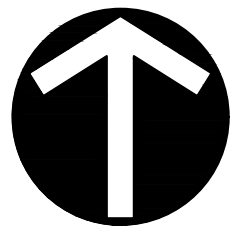
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 39049C0408K (DATED JUNE 17, 2008), A PORTION OF THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE AE.

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH THE DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE - THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED IN THIS AREA.

REFERENCES

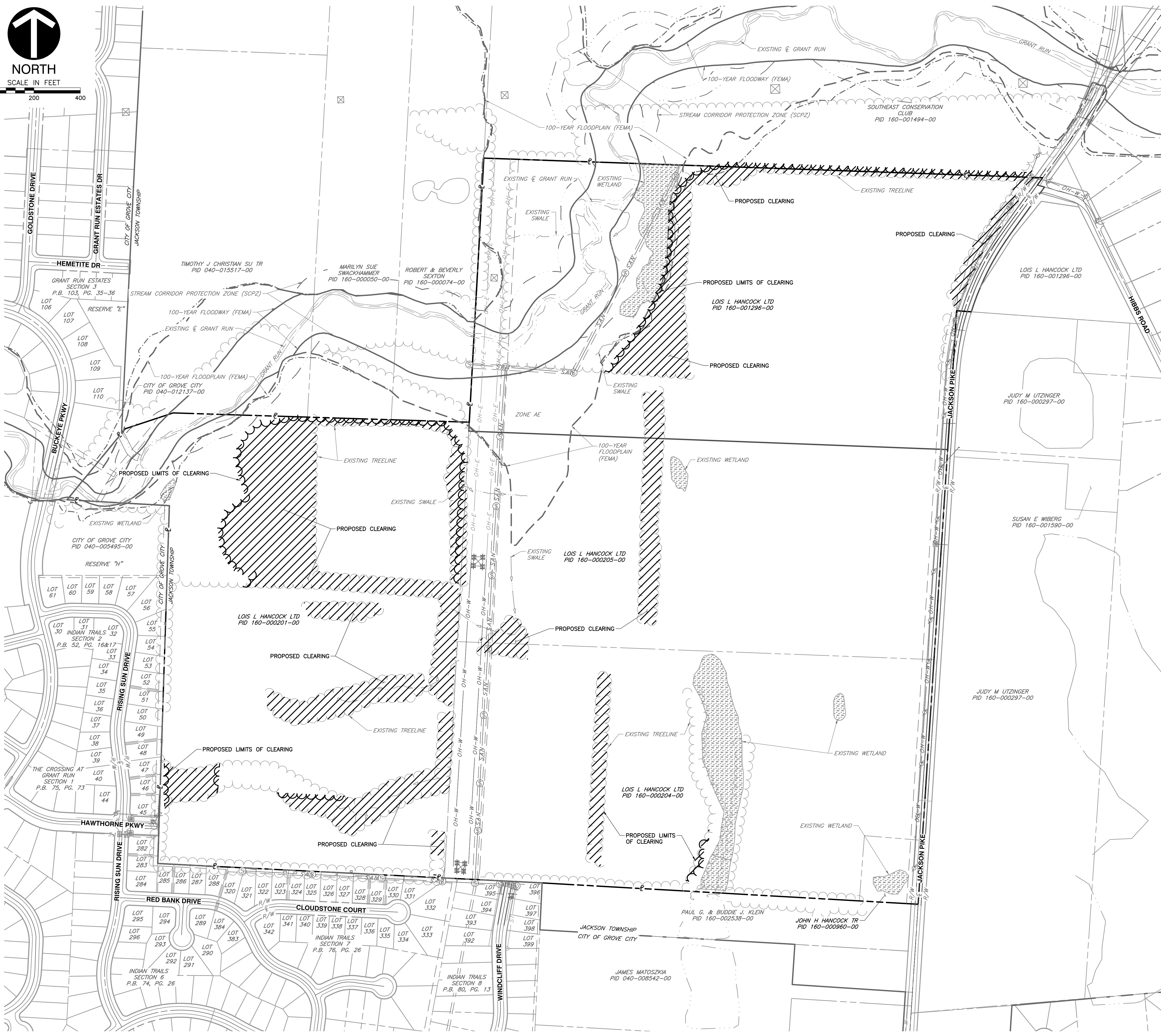
1. EXISTING TOPOGRAPHY SHOWN OBTAINED FROM SURVEY PERFORMED BY CEC FEBRUARY 2018.
2. EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS ACCESSED NOVEMBER 2017, AND BOUNDARY SURVEY COMPLETED BY CEC IN FEBRUARY 2018.
3. SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED NOVEMBER 2017.
4. WETLAND, STREAMS AND DRAINAGE DELINEATION COMPLETED BY CEC JANUARY, 2018.
5. EXISTING UTILITIES SHOWN ARE BASED OFF RECORD PLANS PROVIDED BY THE CITY OF GROVE CITY AND SURVEY COMPLETED BY CEC IN FEBRUARY 2018.

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NORTH

SCALE IN FEET



LEGEND

- - - - -720- - - - - EXISTING INDEX CONTOUR
- - - - -722- - - - - EXISTING INTERMEDIATE CONTOUR
- - - - - EXISTING EASEMENT
- - - - - EXISTING SUBJECT PROPERTY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EXISTING CENTERLINE
- - - - - EXISTING EDGE OF PAVEMENT
- - - - - EXISTING WATER BODY
- - - - - EXISTING FEMA FLOODPLAIN
- - - - - EXISTING FEMA ZONE "X"
- - - - - EXISTING DRAINAGE SWALE
- - - - - EXISTING WETLAND
- - - - - SAN EXISTING SANITARY SEWER LINE
- - - - - ST EXISTING SANITARY MANHOLE
- - - - - EXISTING STORM SEWER LINE
- - - - - EXISTING STORM STRUCTURE
- - - - - W EXISTING WATER LINE
- - - - - EXISTING FIRE HYDRANT
- - - - - PROPOSED LIMITS OF CLEARING
- /// PROPOSED CLEARING

NOTES

1. PROVIDE TEMPORARY FENCING AT TREE CLEARING LIMITS WITH SIGNAGE PER GROVE CITY STANDARDS. FINAL TREE CLEARING LIMITS SHALL BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTS.

REVISION RECORD

NO	DATE	DESCRIPTION

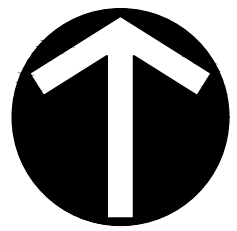
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GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

TREE PRESERVATION PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DATE SCALE: 1"=200' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

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NORTH

SCALE IN FEET

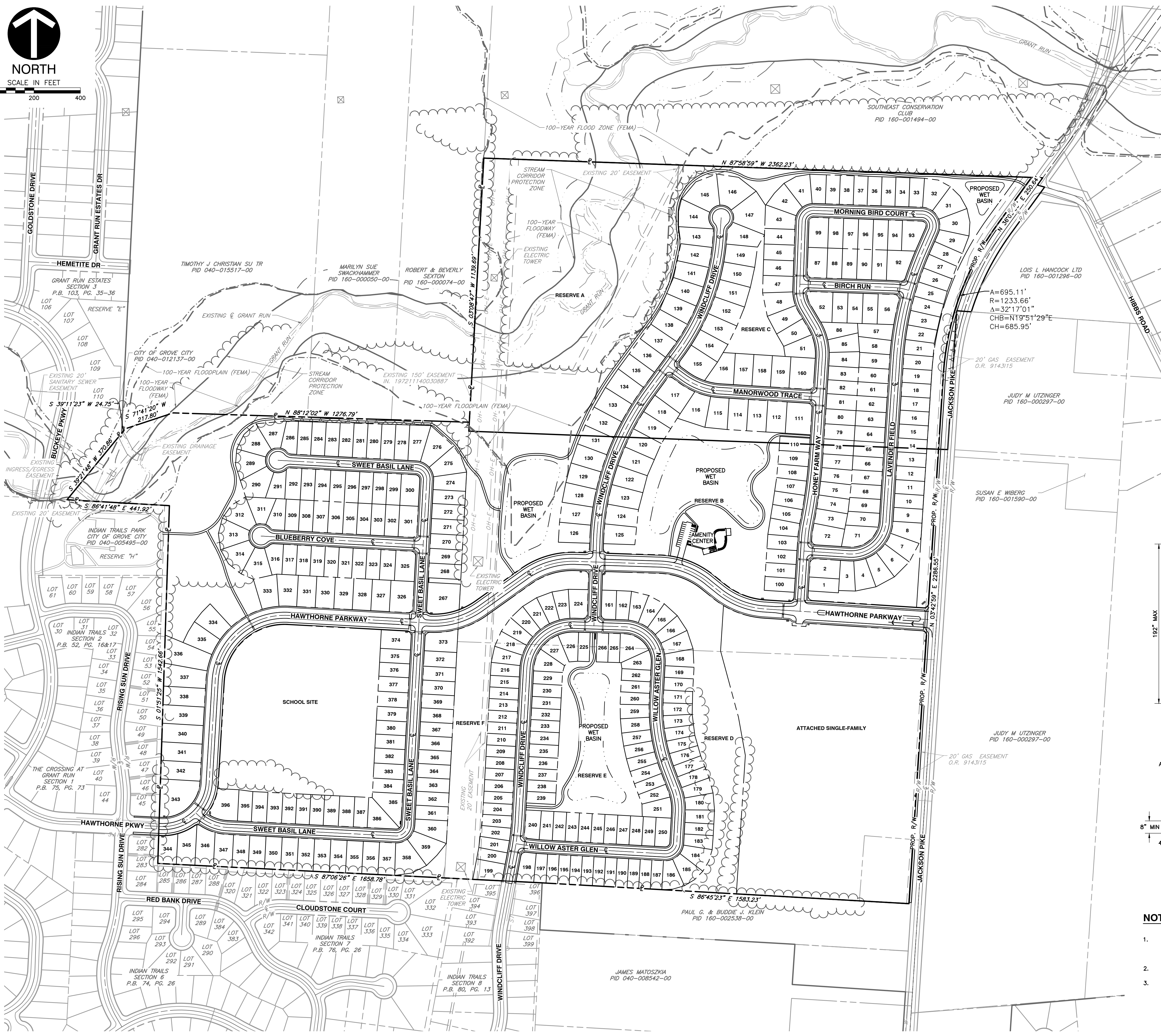
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LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER BODY
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED WATER BODY

REVISION RECORD

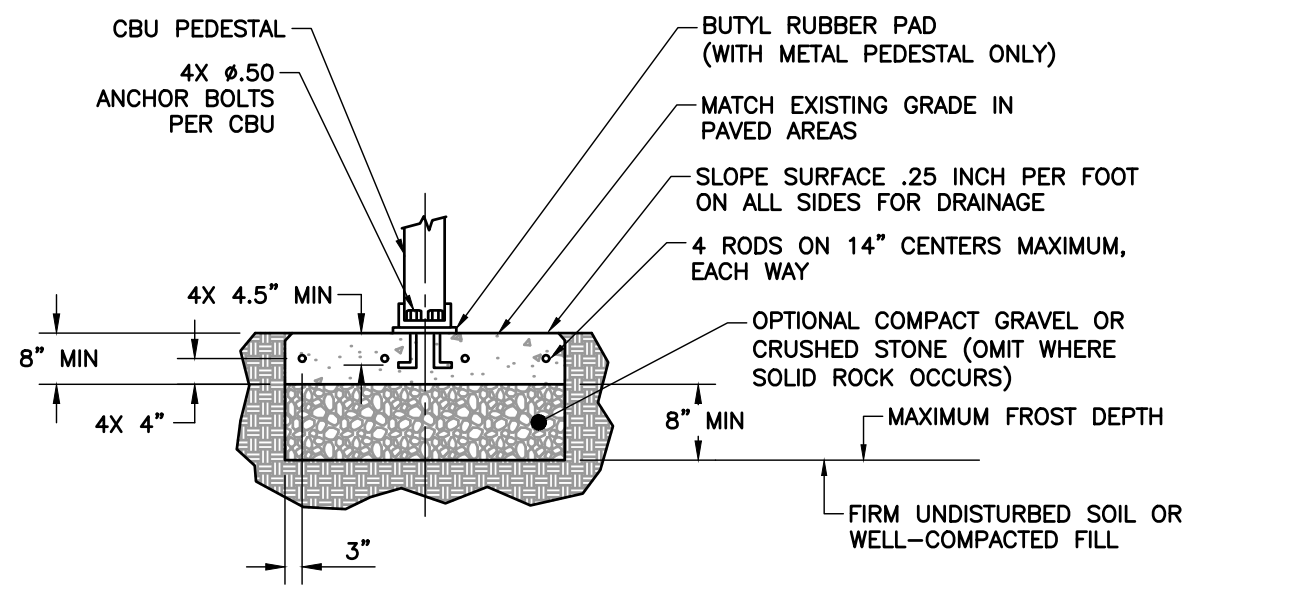
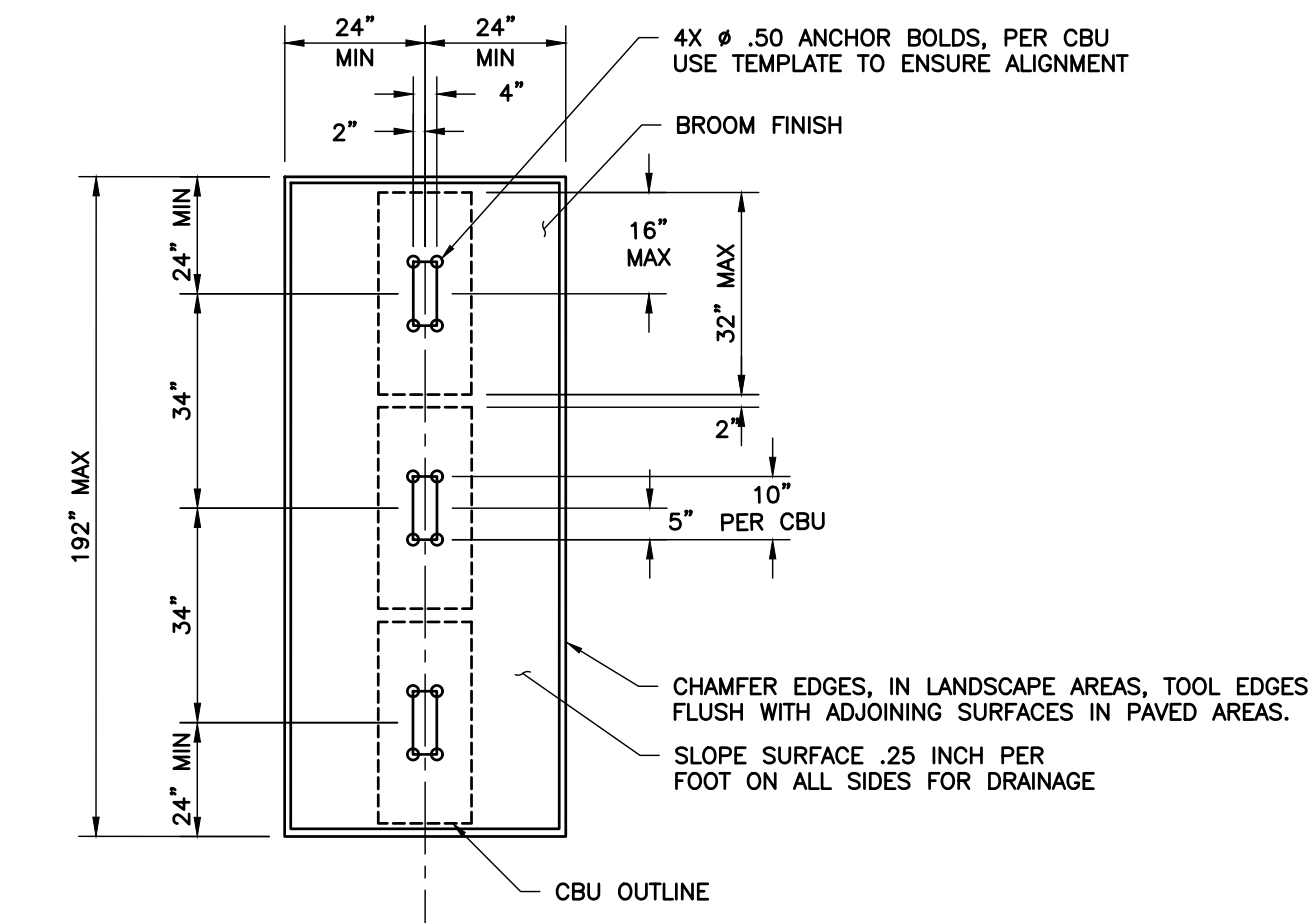
NO.	DATE	DESCRIPTION



CLUSTER BOX UNIT (TYP)
MODEL 1570 (F)
NOT TO SCALE

NO PARKING
FIRE LANE

NO PARKING
FIRE LANE SIGNS
NOT TO SCALE



NOTES:

1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN-6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE 88M, TYPE 315 STAINLESS STEEL.

CLUSTER BOX UNIT PAD DETAIL
NOT TO SCALE

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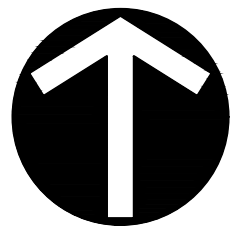
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FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

OVERALL SITE PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	1"=200'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

DRAWING NO. **C200**
SHEET 5 OF 30

A:1307174-158 - CADD [Imp] [010] - Final Development Plan 174-158-C200-Site Plan.dwg 1/15/2019 1:54 PM - LP: 1/2/2019 1:54 PM



NORTH

SCALE IN FEET

0 100 200

LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER BODY
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK
- PROPOSED WATER BODY
- PROPOSED CURB

- NOTES**
- ALL STREETS 28' SHALL HAVE PARKING PERMITTED ON ONE SIDE. NO PARKING SIGNS SHALL BE PROVIDED ALONG ONE SIDE OF THE STREET.
 - NO PARKING SHALL BE PERMITTED ON ALL STREETS NARROWER THAN 28' WIDE. NO PARKING SIGNS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 - PAVEMENT STRIPING ON SITE INCLUDING STOP BARS, CROSSWALKS AND OTHER STRIPING SHALL BE WHITE.

CENTERLINE TANGENT TABLE

LINE #	DIRECTION	LENGTH
L1	S 87°07'20" E	6.69'
L2	N 03°21'40" E	440.52'
L3	S 86°52'17" E	608.73'
L4	N 54°32'22" E	236.24'
L5	S 88°08'35" E	361.57'
L6	S 51°17'01" E	64.82'
L7	S 86°17'01" E	742.60'
L8	N 03°42'59" E	310.00'
L9	N 11°04'39" E	22.73'
L10	N 03°42'59" E	418.86'
L11	N 30°40'52" W	82.21'
L12	N 02°01'01" E	292.32'
L13	S 87°58'59" E	464.30'
L14	S 23°42'59" W	92.50'
L15	S 03°42'59" W	698.72'
L16	N 86°17'01" E	195.00'
L17	S 87°58'59" E	400.13'
L18	S 73°49'49" E	8.85'
L19	S 53°41'55" E	83.73'
L20	S 86°23'50" E	429.00'

CENTERLINE TANGENT TABLE

LINE #	DIRECTION	LENGTH
L21	N 01°51'25" E	86.91'
L22	N 36°18'05" E	214.10'
L23	N 03°42'59" E	80.56'
L24	N 01°51'25" E	275.00'
L25	N 10°40'17" E	134.48'
L26	N 03°07'43" E	652.56'
L27	S 88°08'35" E	83.24'
L28	S 88°08'35" E	132.36'
L29	S 03°07'43" W	149.64'
L30	S 20°52'30" E	88.23'
L31	S 03°14'37" W	129.94'
L32	N 86°45'23" W	521.46'
L33	N 81°02'00" W	20.57'
L34	S 45°09'51" E	6.90'
L35	S 87°06'26" E	726.74'
L36	N 03°07'43" E	873.84'
L37	N 03°07'43" E	615.00'
L38	N 86°52'17" W	595.00'
L39	S 86°52'17" E	700.00'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	200.00'	89°30'59"	312.47'	281.65'	N 48°07'10" E
C2	300.00'	89°46'03"	470.02'	423.40'	N 48°14'41" E
C3	350.00'	38°35'21"	235.73'	231.30'	N 73°50'02" E
C4	350.00'	37°19'03"	227.96'	223.95'	N 73°11'53" E
C5	350.00'	36°51'34"	225.16'	221.30'	S 69°42'48" E
C6	350.00'	35°00'00"	213.80'	210.49'	S 68°47'01" E
C7	500.00'	7°21'40"	64.24'	64.19'	N 07°23'49" E
C8	2180.00'	7°21'40"	280.08'	279.88'	N 07°23'49" E
C9	250.00'	34°23'51"	150.09'	147.84'	N 13°28'57" W
C10	150.00'	32°41'53"	85.60'	84.45'	N 14°19'56" W
C11	50.00'	90°00'00"	78.54'	70.71'	N 47°01'01" E
C12	50.00'	111°41'58"	97.48'	82.76'	S 32°08'00" E
C13	1400.00'	20°00'00"	488.69'	486.21'	S 13°42'59" W
C14	150.00'	90°00'00"	235.62'	212.13'	S 48°42'59" W
C15	250.00'	14°09'10"	61.75'	61.60'	S 80°54'24" E
C16	300.00'	32°41'55"	171.21'	168.90'	S 70°02'52" E
C17	1150.00'	34°26'41"	691.35'	680.98'	N 19°04'45" E
C18	950.00'	32°35'06"	540.28'	533.03'	N 20°00'32" E
C19	1000.00'	7°32'34"	131.65'	131.55'	N 06°54'00" E
C20	200.00'	88°43'42"	309.72'	279.69'	N 47°29'34" E
C21	150.00'	91°16'18"	238.95'	214.47'	S 42°30'26" E
C22	750.00'	24°00'13"	314.21'	311.91'	S 08°52'24" W
C23	250.00'	24°07'07"	105.24'	104.46'	S 66°08'09" E
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C28	50.00'	90°00'00"	78.54'	70.71'	N 41°52'17" W

REVISION RECORD

NO.	DATE	DESCRIPTION

Grand Communities, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

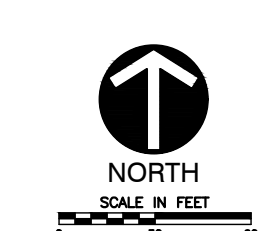
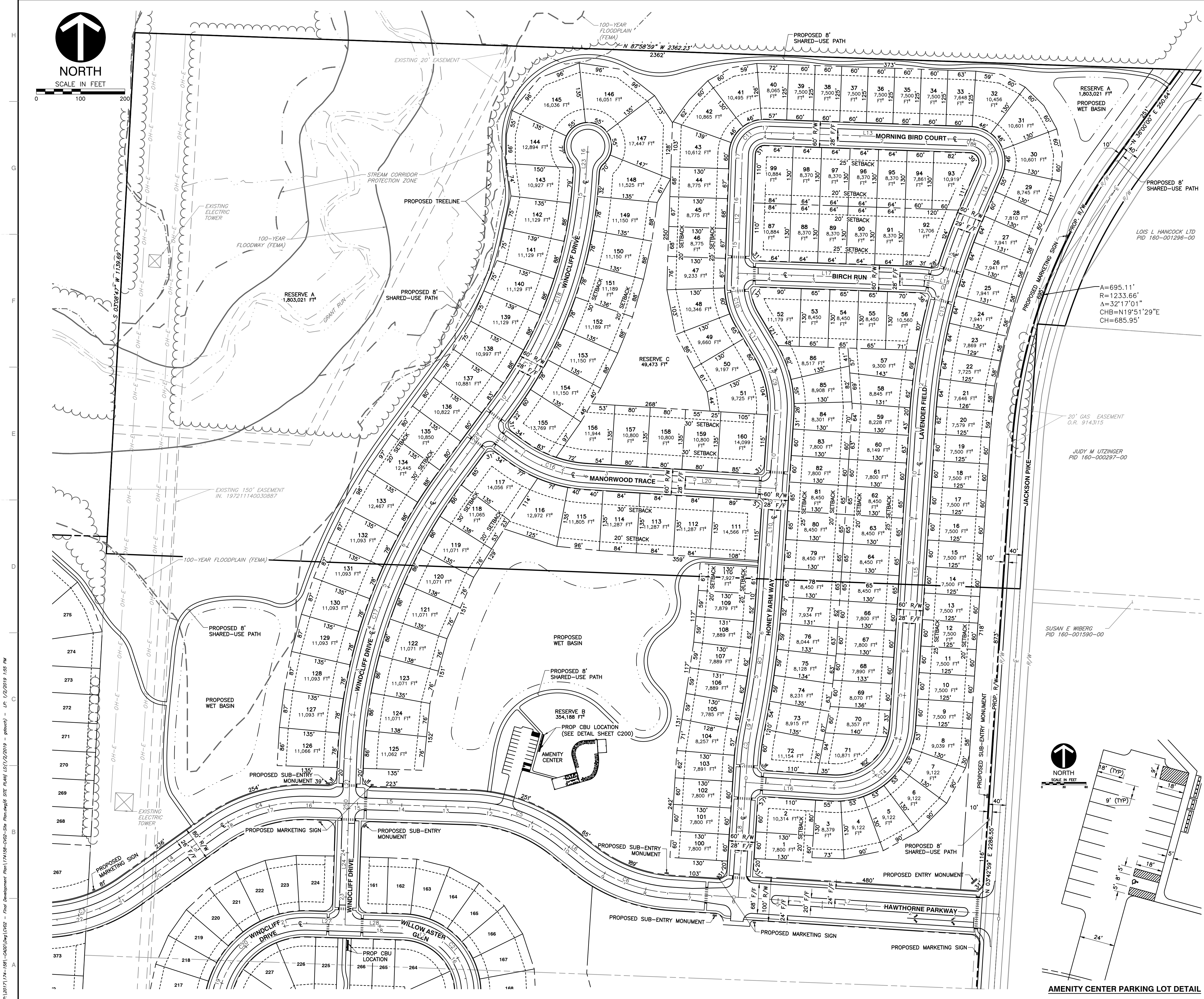
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 - 888-598-6808
 www.ceinc.com

GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SITE PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG. SCALE:	1"=100'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

DRAWING NO. **C201**
 SHEET 6 OF 30



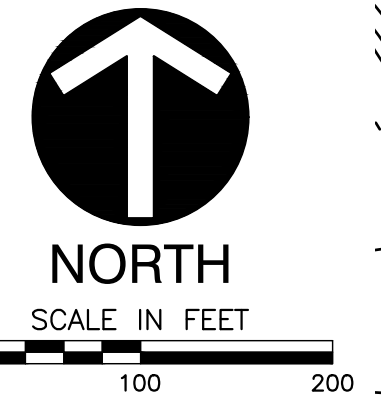
NORTH

SCALE IN FEET

0 100 200

AMENITY CENTER PARKING LOT DETAIL

A:1307174-158-CADD(Dwg)10102 - Final Development Plan 174158-C102-Site Plan.dwg SITE PLAN L1(1/2/2019 1:55 PM) - EP: 1/2/2019 1:55 PM



LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER BODY
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK
- PROPOSED WATER BODY
- PROPOSED CURB

- NOTES**
- ALL STREETS 28' SHALL HAVE PARKING PERMITTED ON ONE SIDE. NO PARKING SIGNS SHALL BE PROVIDED ALONG ONE SIDE OF THE STREET.
 - NO PARKING SHALL BE PERMITTED ON ALL STREETS NARROWER THAN 28' WIDE. NO PARKING SIGNS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 - PAVEMENT STRIPING ON SITE INCLUDING STOP BARS, CROSSWALKS AND OTHER STRIPING SHALL BE WHITE.

CENTERLINE TANGENT TABLE

LINE #	DIRECTION	LENGTH
L1	S 87°07'20" E	6.69'
L2	N 03°21'40" E	440.52'
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L4	N 54°32'22" E	236.24'
L5	S 88°08'35" E	361.57'
L6	S 51°17'01" E	64.82'
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L8	N 03°42'59" E	310.00'
L9	N 11°04'39" E	22.73'
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L17	S 87°58'59" E	400.13'
L18	S 73°49'49" E	8.85'
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L20	S 86°23'50" E	429.00'

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CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
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REVISION RECORD

NO.	DATE	DESCRIPTION

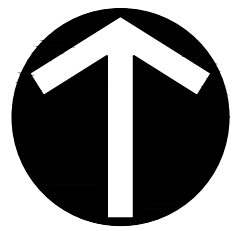
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

**GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**

SITE PLAN

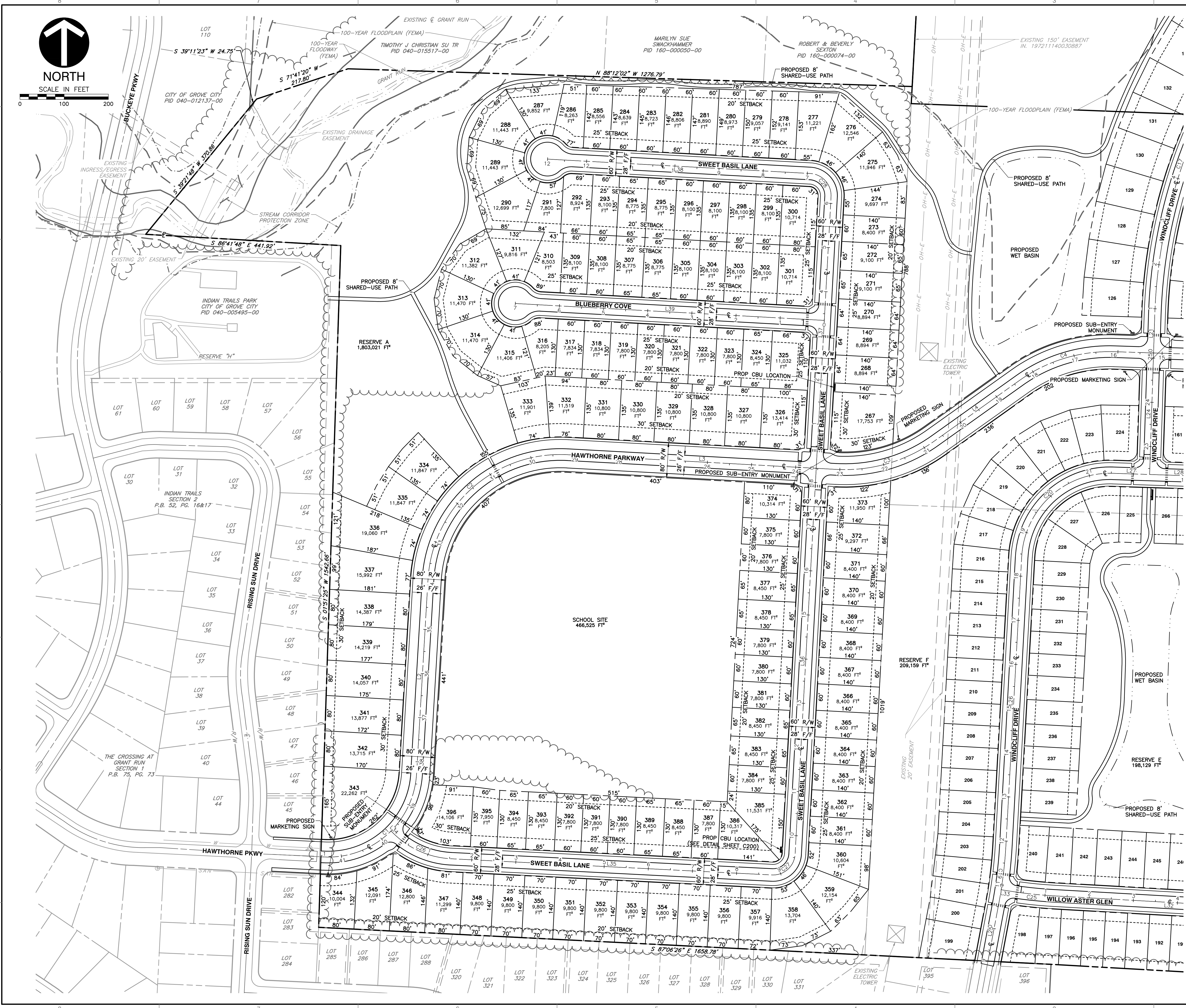
DATE: JANUARY 2019
DRAWN BY: JTH
DWG SCALE: 1"=100'
PROJECT NO: 174-158
CHECKED BY: TJV
APPROVED BY: DRAFT

1/17/2019 1:14:58 - Final Development Plan 174-158-020 - Site Plan (MNF) - SITE PLAN (LS) (1/17/2019 1:58 PM) - LP: 1/17/2019 1:58 PM



SCALE IN FEET
0 100 200

A:\2017\174-158-000\Draw\174-158-000-Site Plan.dwg SITE PLAN LS(1/2/2019 - gromov) - EP: 1/2/2019 1:57 PM



LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
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REVISION RECORD

NO.	DATE	DESCRIPTION

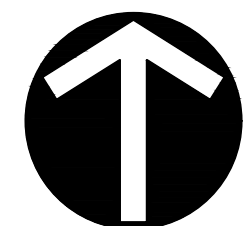
Grand Communities, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
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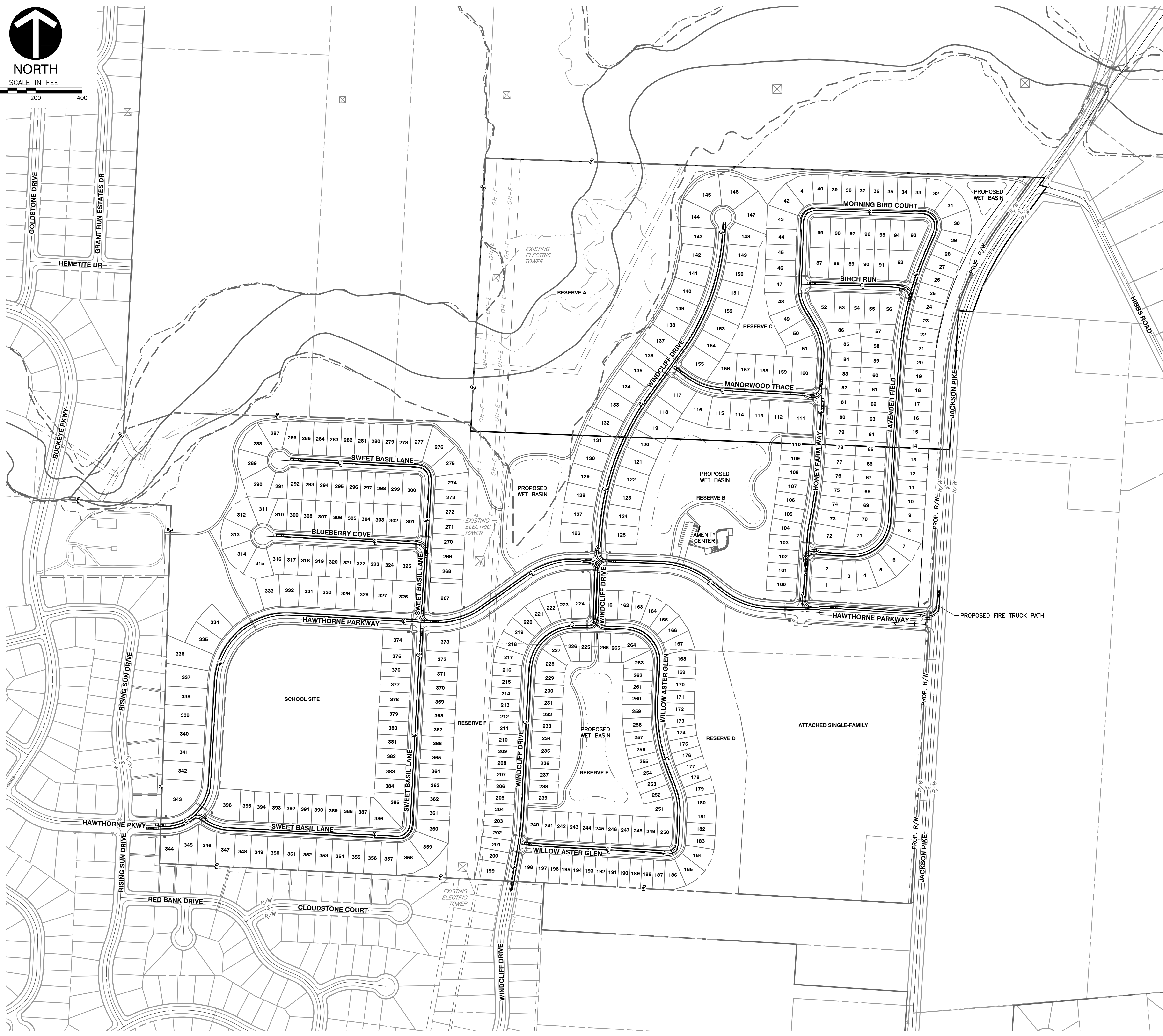
SITE PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=100' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT



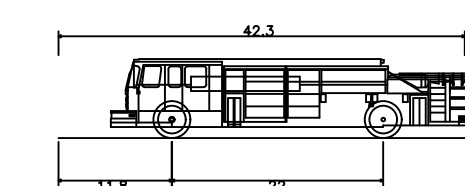
NORTH

SCALE IN FEET
0 200 400



LEGEND

- - - EXISTING EASEMENT
- - - EXISTING SUBJECT PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING WATER BODY
- - - PROPOSED SUBJECT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED CENTERLINE
- - - PROPOSED WATER BODY



Fire truck
Overall Length 42.300ft
Overall Width 60.500ft
Overall Body Height 6.333ft
Min Body Ground Clearance 1.143ft
Track Width 6.810ft
Lock-to-lock time 4.00s
Max Wheel Angle 33.33°

FIRE TRUCK PROFILE

NOT TO SCALE

REVISION RECORD	
NO.	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
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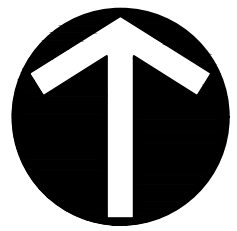
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

FIRETRUCK ROUTE

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	1"=200'	CHECKED BY:	TJV
PROJECT NO:	174-158	APPROVED BY:	DRAFT

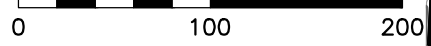
DRAWING NO.: **C204**
SHEET 9 OF 30

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NORTH

SCALE IN FEET



ROBERT & BEVERLY
SEXTON
PID 160-00074-00

S 03°08'47" W 1139.89'

EXISTING 150' EASEMENT
IN 197211140030887

100-YEAR FLOOD ZONE (FEMA)

PROPOSED WET BASIN

PROPOSED 8' SHARED-USE PATH

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

STREAM CORRIDOR PROTECTION ZONE

EXISTING 20' EASEMENT

100-YEAR FLOOD ZONE (FEMA)

N 87°58'59" W 2362.23'

PROPOSED 8' SHARED-USE PATH

SOUTHEAST CONSERVATION CLUB
PID 160-001494-00

PROPOSED 50' LANDSCAPE BUFFER

PROPOSED WET BASIN

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

PROPOSED ESMT

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LEGEND

- 720 EXISTING INDEX CONTOUR
- 722 EXISTING INTERMEDIATE CONTOUR
- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
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- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER BODY
- EXISTING FEMA ZONE "X"
- EXISTING DRAINAGE SWALE
- EXISTING WETLAND
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER LINE
- 710 PROPOSED INDEX CONTOUR
- 712 PROPOSED INTERMEDIATE CONTOUR
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK
- PROPOSED WATER BODY
- PROPOSED CURB
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED ELEVATION AT GRADE BREAK
- PROPOSED FINISHED GRADE
- PROPOSED STREET LIGHT
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY STRUCTURE
- PROPOSED WATER LINE
- PROPOSED WATER STRUCTURE

NO.	DATE	DESCRIPTION

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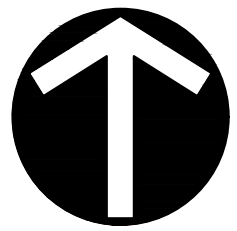
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CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

GRADING & UTILITY PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=100' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO.: **C300**
 SHEET 10 OF 30

A:\2017\174-158-1000-0000\Drawings\0302 - Final Development Plan\174-158-0302-Grading & Utility Plan.dwg (1/2/2019 1:58 PM)

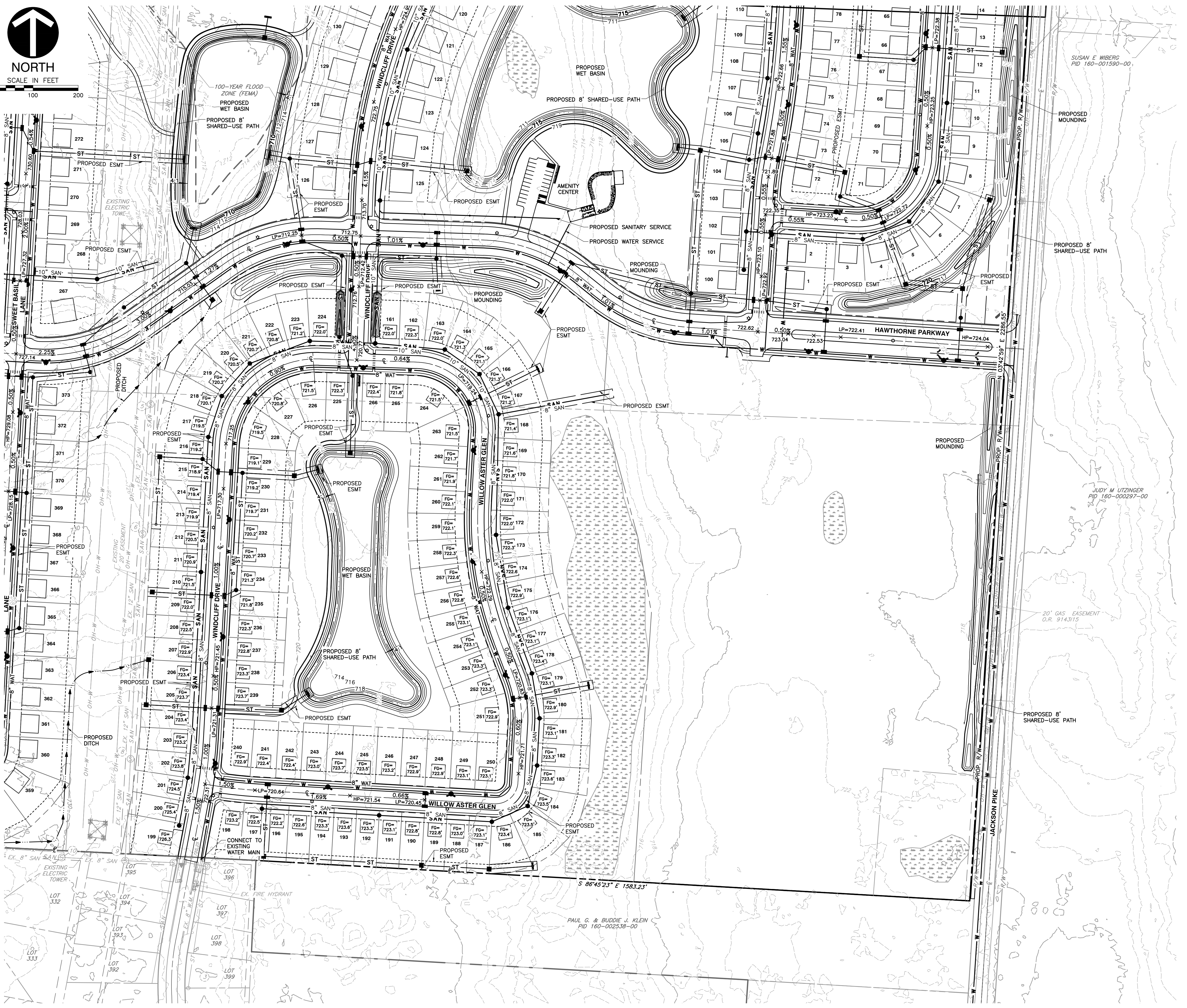


NORTH

SCALE IN FEET

0 100 200

LEGEND	
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING EASEMENT
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER BODY
	EXISTING FEMA ZONE "X"
	EXISTING DRAINAGE SWALE
	EXISTING WETLAND
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SUBJECT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED SETBACK
	PROPOSED WATER BODY
	PROPOSED CURB
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED ELEVATION AT GRADE BREAK
	PROPOSED FINISHED GRADE
	PROPOSED STREET LIGHT
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY STRUCTURE
	PROPOSED WATER LINE
	PROPOSED WATER STRUCTURE



REVISION RECORD		
NO.	DATE	DESCRIPTION

GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

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

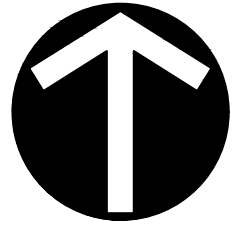
GRADING & UTILITY PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=100' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C301**

SHEET 11 OF 30

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NORTH

SCALE IN FEET

0 100 200

LEGEND

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	EXISTING INTERMEDIATE CONTOUR
	EXISTING EASEMENT
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER BODY
	EXISTING FEMA ZONE "X"
	EXISTING DRAINAGE SWALE
	EXISTING WETLAND
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SUBJECT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED SETBACK
	PROPOSED WATER BODY
	PROPOSED CURB
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED ELEVATION AT GRADE BREAK
	PROPOSED FINISHED GRADE
	PROPOSED STREET LIGHT
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY STRUCTURE
	PROPOSED WATER LINE
	PROPOSED WATER STRUCTURE

REVISION RECORD

NO.	DATE	DESCRIPTION

GRAND COMMUNITIES, LLC.
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CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

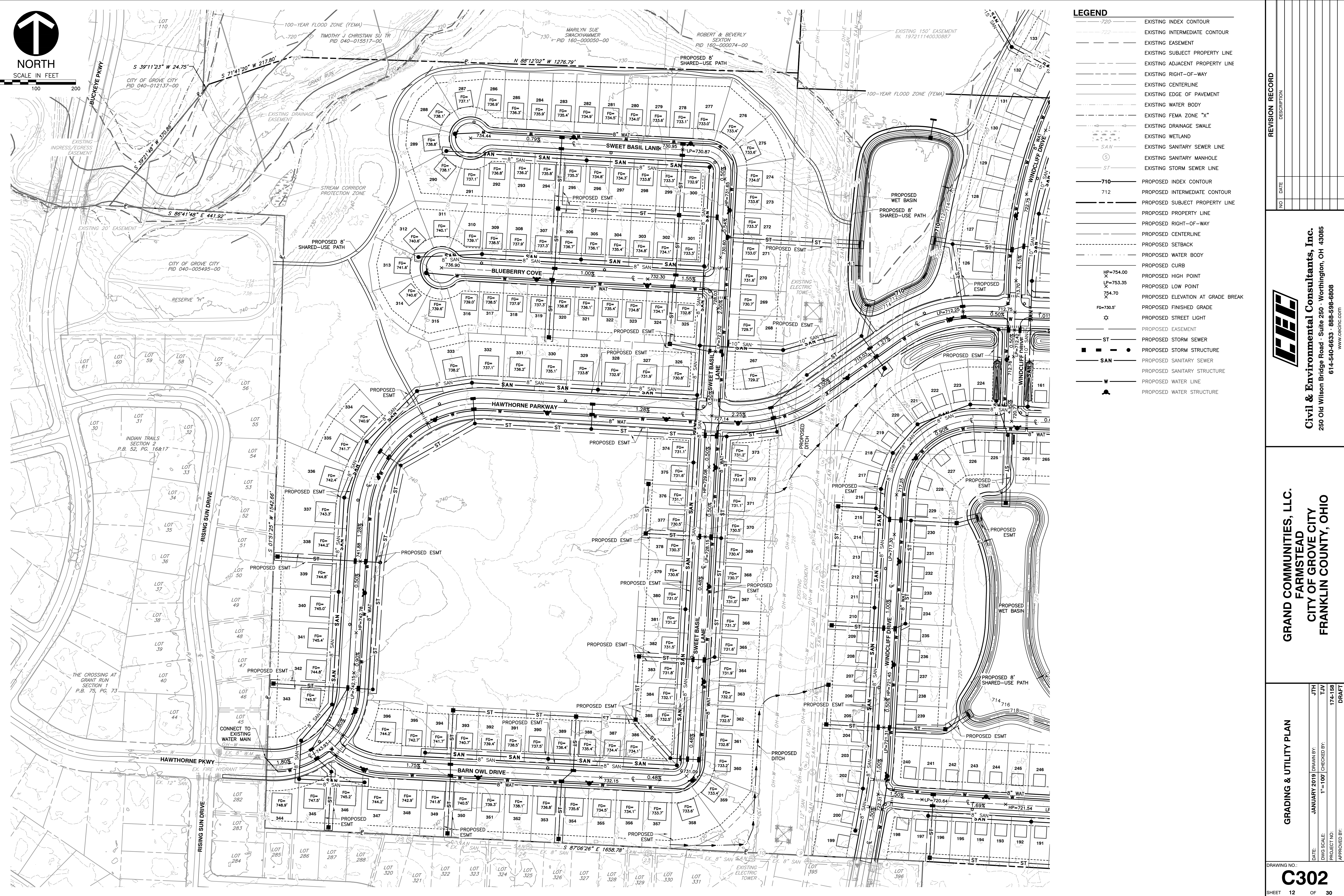
Civil & Environmental Consultants, Inc.
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FRANKLIN COUNTY, OHIO

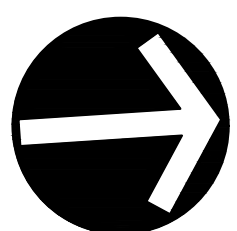
GRADING & UTILITY PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWS SCALE:	1"=100'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

DRAWING NO. **C302**
 SHEET 12 OF 30



PL 174-158-1581 - CADD [Date] - Final Development Plan 174-158-1581 (1/2/2019 - Approved) - LP: 1/2/2019 1:38 PM
 & UTILITY PLAN L51(1/2/2019 - Approved) - LP: 1/2/2019 1:38 PM



NORTH

SCALE IN FEET
0 60 120

JAMES MATOSZKA
PID 040-008542-00

JAMES G. BESST
PID 160-002466-00

PAUL G. & BUDDIE J. KLEIN
PID 160-002538-00

ATTACHED SINGLE-FAMILY

CITY OF GROVE CITY
JACKSON TOWNSHIP

EX. 16" WM (GC2549)

EXISTING PRIVATE DRIVE

EXISTING UTILITY POLE

PROP. 8" SHARED-USE PATH

PROP. R/W

HAWTHORNE PARKWAY

CONNECT TO EXISTING WATER MAIN

EXISTING EDGE OF PAVEMENT

PROP. 1682 LF 16" WATER MAIN EXTENSION

EXISTING EDGE OF PAVEMENT

EXISTING UTILITY POLE

JUDY M. UTZINGER
PID 160-000297-00

LEGEND

---720---	EXISTING INDEX CONTOUR	---	PROPOSED SUBJECT PROPERTY LINE
---722---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED PROPERTY LINE
---	EXISTING EASEMENT	---	PROPOSED RIGHT-OF-WAY
---	EXISTING SUBJECT PROPERTY LINE	---	PROPOSED CENTERLINE
---	EXISTING ADJACENT PROPERTY LINE	---	PROPOSED SETBACK
---	EXISTING RIGHT-OF-WAY	---	PROPOSED WATER BODY
---	EXISTING CENTERLINE	---	PROPOSED EASEMENT
---	EXISTING EDGE OF PAVEMENT	ST	PROPOSED STORM SEWER
---	EXISTING WATER BODY	■	PROPOSED STORM STRUCTURE
---	EXISTING FEMA ZONE "X"	SAN	PROPOSED SANITARY SEWER
---	EXISTING DRAINAGE SWALE	W	PROPOSED SANITARY STRUCTURE
---	EXISTING WETLAND	W	PROPOSED WATER LINE
SAN	EXISTING SANITARY SEWER LINE	W	PROPOSED WATER STRUCTURE
⊙	EXISTING SANITARY MANHOLE		
ST	EXISTING STORM SEWER LINE		

REVISION RECORD

NO.	DATE	DESCRIPTION

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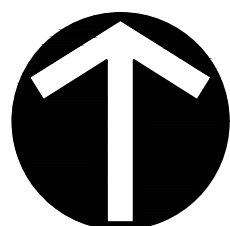
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

JACKSON PIKE WATER MAIN EXTENSION PLAN

DATE: JANUARY 2019 | DRAWN BY: JTH
 DATE: JANUARY 2019 | DRAWN BY: TJV
 DWS SCALE: 1"=60' | CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

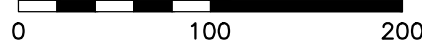
DRAWING NO.: **C500**
 SHEET 13 OF 30

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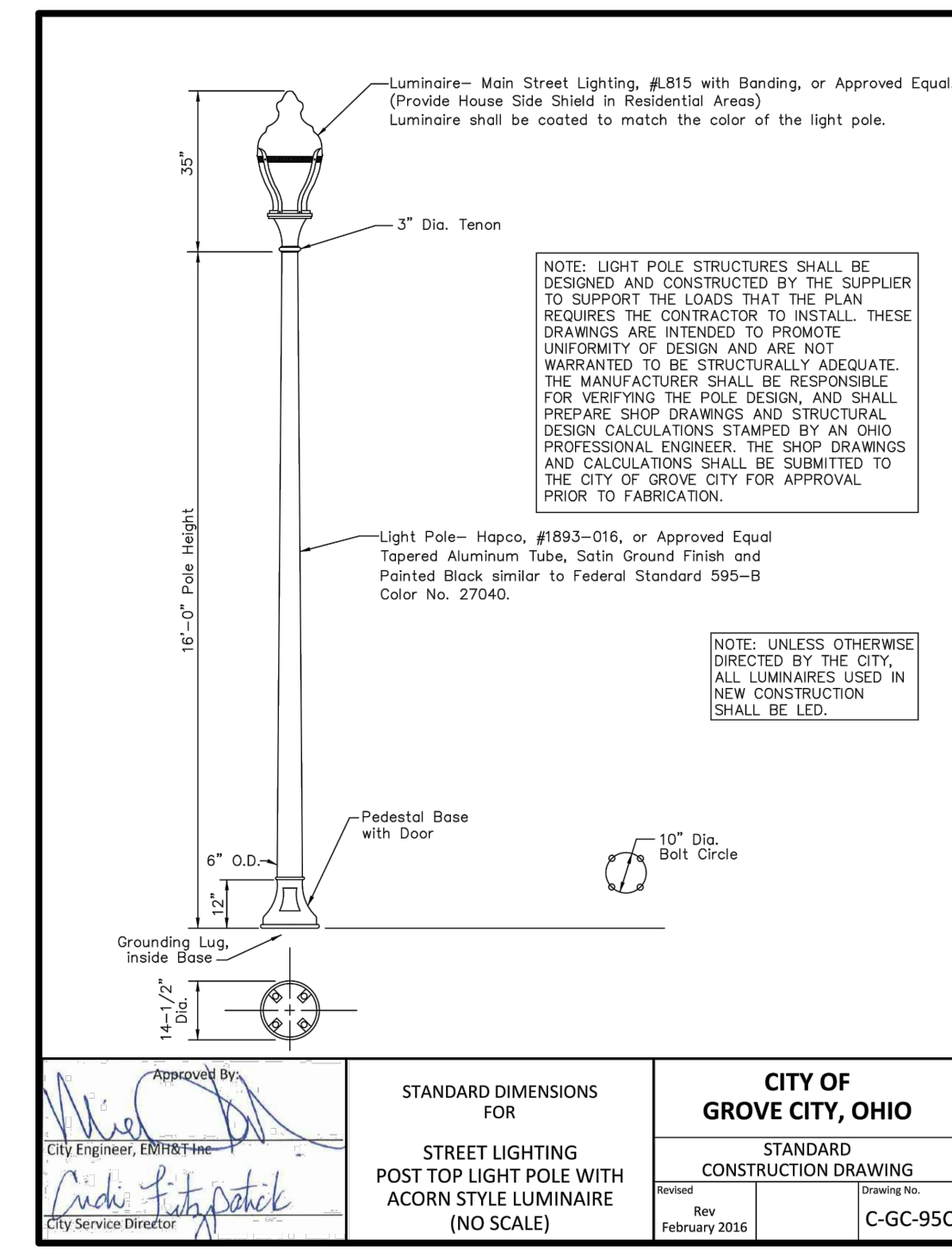
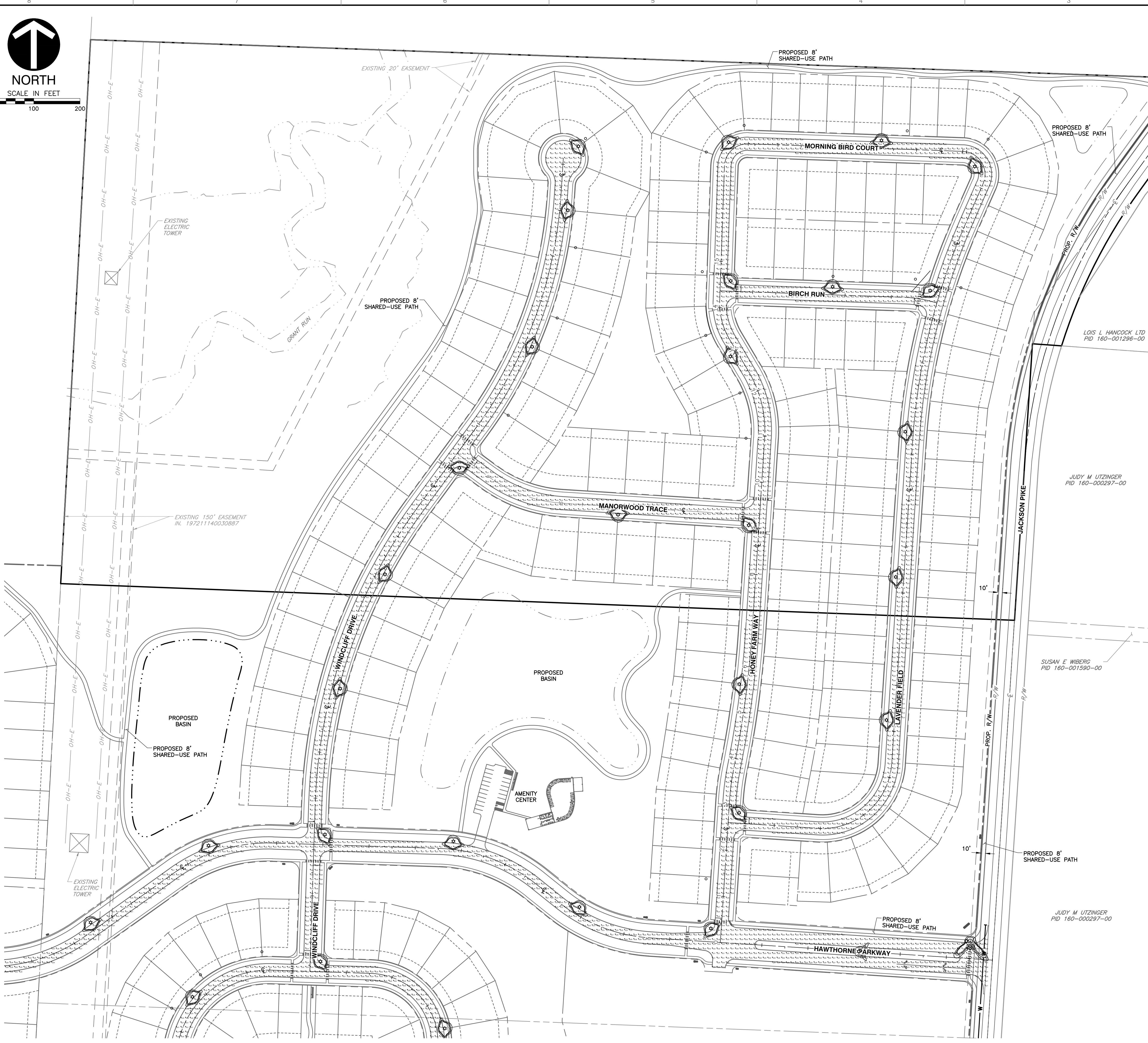
NORTH

SCALE IN FEET



LEGEND

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	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER BODY
	PROPOSED SUBJECT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED SETBACK
	PROPOSED WATER BODY
	PROPOSED CURB



REVISION RECORD

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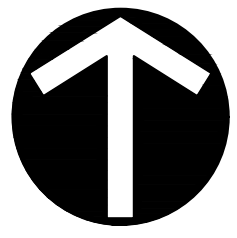
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FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

PHOTOMETRICS PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	1"=100'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT

DRAWING NO. **C700**
 SHEET 14 OF 30

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NORTH

SCALE IN FEET



LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER BODY
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK
- PROPOSED WATER BODY
- PROPOSED CURB

REVISION RECORD

NO	DATE	DESCRIPTION

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FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

PHOTOMETRICS PLAN

DATE: JANUARY 2019 | DRAWN BY: JTH
 DWG SCALE: 1"=100' | CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

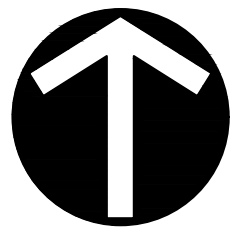
DRAWING NO.: **C701**

SHEET 15 OF 30

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	55	SS MAIN STREET LIGHTING	L815	MAIN STREET LIGHTING POST TOP L815-LED-60W-3000K-TYPE III-L20-270V L.C.L. 4.2" BELOW STRAP		1	06520.es	4084	1	56.4

A:\2017\174-158-10400\DWG\10402 - Final Development Plan\174-158-10402-Photometrics Plan.dwg 15 Photometrics Plan.dwg 1/2/2019 10:32 PM

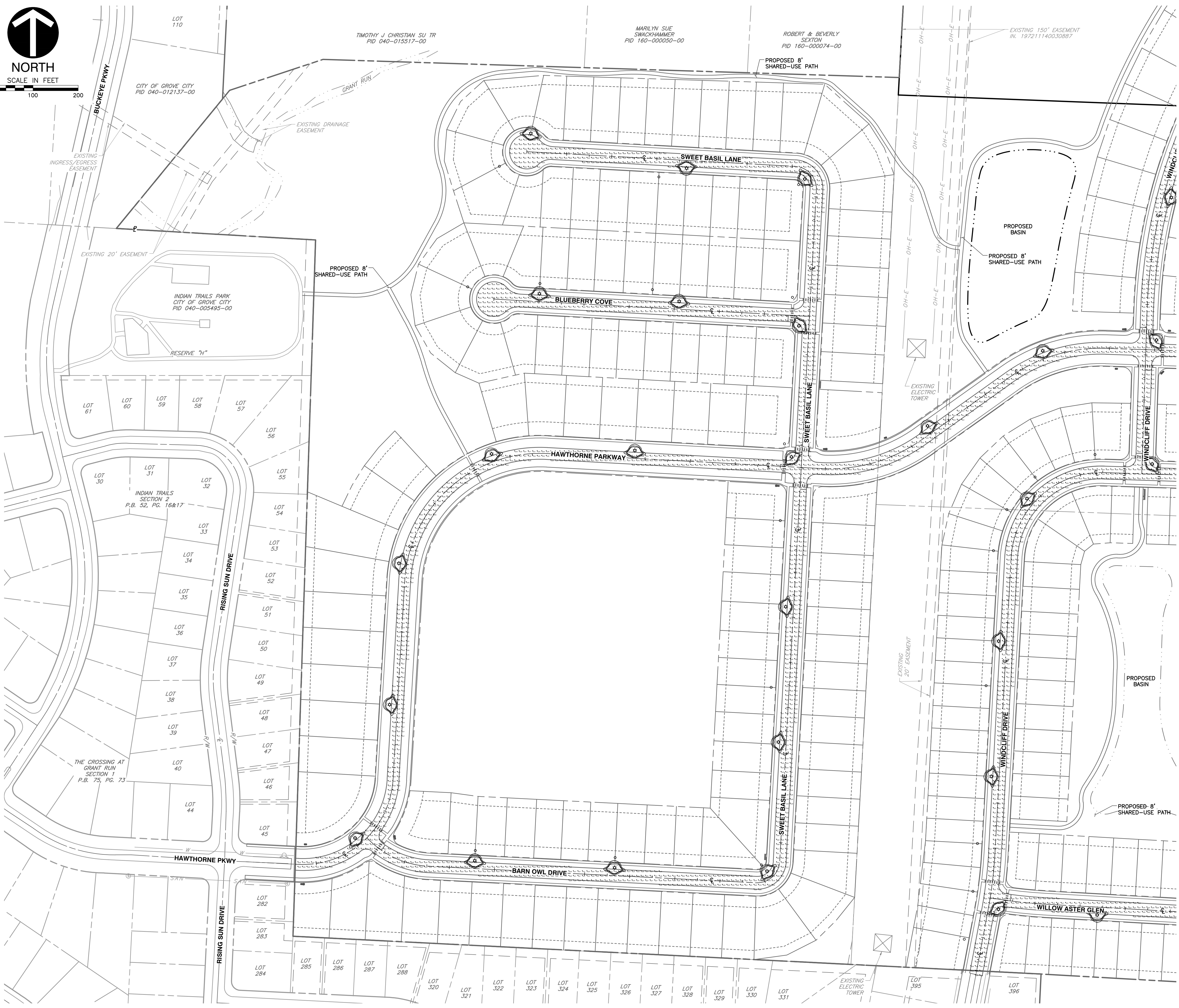


NORTH

SCALE IN FEET

0 100 200

A:\2017\174-158-0400\Draw\0402 - Final Development Plan\174158-0402-Photometrics Plan.dwg 16 PHOTO METRICS PLAN.LS(12/27/2018 - gbasu) - LP: 1/2/2019 10:32 PM



LEGEND

	EXISTING EASEMENT
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER BODY
	PROPOSED SUBJECT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED SETBACK
	PROPOSED WATER BODY
	PROPOSED CURB

REVISION RECORD

NO	DATE	DESCRIPTION

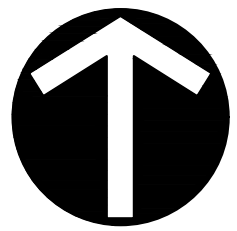
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GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

PHOTOMETRICS PLAN

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	1"=100'	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT
DRAWING NO.:	C702		

SHEET 16 OF 30



NORTH

SCALE IN FEET
0 200 400

GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2014", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL TREES PLANTED MUST HAVE ALL ROPES, BURLAP AND 50% WIRE CAGE, AND ALL TRUNK WRAPS REMOVED PRIOR TO CITY'S LANDSCAPE INSPECTION.
- PLANT MATERIAL TO BE INSTALLED TO MAINTAIN 4" MULCH EDGE AT MATURE GROWTH ADJACENT TO ALL HARDSCAPES.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT. ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS WILL BE REPLACED PER THE CITY OF GROVE CITY.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- ALL TURF AREAS ARE TO BE HYDROSEEDING UNLESS NOTED OTHERWISE. CONTRACTOR TO ONLY TO USE PENN MULCH OR APPROVED EQUAL. STRAW MULCH IS PROHIBITED.

KEY:

- 1 PLANT QUANTITY
- AG PLANT TYPE (SEE SHEET C808 FOR DETAILS)
- ST REQ. LOCATION (SEE BELOW)

SYMBOL	DESCRIPTION
BY	BUFFER YARD PLANTINGS
RB	RETENTION BASIN PLANTINGS
ST	STREET TREE PLANTINGS
IN	INTERIOR TREE PLANTINGS
IC	INTERIOR TREE PLANTINGS FROM SUB-AREA 'C'

NO.	DATE	DESCRIPTION

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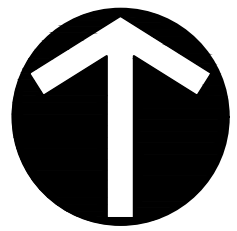
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

OVERALL LANDSCAPING PLAN

DATE: JANUARY 2019 | DRAWN BY: JTH
 DWG SCALE: 1"=200' | CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C800**
 SHEET 17 OF 30

A:\2017\174-158 - Final Development Plan\174-158-010-Landscaping Plan\Overall Landscaping Plan.dwg (OVERALL LANDSCAPING PLAN) LS(1/2/2019 - p000) - EP: 1/2/2019 2:14 PM



NORTH

SCALE IN FEET
0 50 100

GENERAL LANDSCAPE NOTES:

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- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2014", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
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- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- ALL TURF AREAS ARE TO BE HYDROSEED UNLESS NOTED OTHERWISE. CONTRACTOR TO ONLY USE PENN MULCH OR APPROVED EQUAL. STRAW MULCH IS PROHIBITED.

INDIVIDUAL PARCEL NOTES:

- EACH PARCEL SHALL HAVE MIN. 3 MEDIUM OR SMALL SIZE TREES. TREES TO BE ARRANGED AROUND ALL SIDES OF THE BLDG. WITHIN FRONT, SIDE OR REAR YARD AREAS WITH EMPHASIS ON THE FRONT FACADE. EXCEPT IN SUB-AREA C: PATIO HOMES, WHERE EACH PARCEL WILL HAVE 2 TREES AND THE THIRD TREE IS LOCATED IN OPEN AREAS THROUGHOUT THE DEVELOPMENT.
- MIN. OF ONE-THIRD (1/3) OF THE FACADE FRONTING STREET OR VEHICULAR USE AREA IS TO BE LANDSCAPED ADJACENT TO THE FOUNDATION WITH A MIN. OF 5 SHRUBS. PLANTS SHALL BE MIN. 24" IN HEIGHT AT TIME OF PLANTING.
- EXACT PLACEMENT OF TREES ON INDIVIDUAL LOTS TO BE DETERMINED BY HOMEOWNER.
- TREE TYPES MUST BE APPROVED BY THE CITY. THE FOLLOWING TYPES ARE ACCEPTABLE: LITTLELEAF LINDEN, JAPANESE SILK LIAC TREE, SERVICEBERRY (TREE FORM ONLY-NO MULTI-STEM) AMUR MAPLE, WINTER KING HAWTHORN.
- ALL TREES PLANTED MUST HAVE ALL ROPES, BURLAP, 50% OF WIRE CAGE AND TREE WRAPPINGS REMOVED PRIOR TO CITY'S LANDSCAPE INSPECTION. AFTER INSPECTION, WRAP AND STAKE ALL TREES PER DETAIL.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT AND CITY.

SYMBOL	DESCRIPTION	1
		PLANT QUANTITY
BY	BUFFER YARD PLANTINGS	AG
RB	RETENTION BASIN PLANTINGS	ST
ST	STREET TREE PLANTINGS	IN
IN	INTERIOR TREE PLANTINGS	IC
IC	INTERIOR TREE PLANTINGS FROM SUB-AREA C	

NOTE:
 1. REFER TO SHEET C810 FOR PLANT SCHEDULE AND PLANTING DETAIL INFORMATION.
 2. REFER TO SHEET C811 FOR TYPICAL SINGLE/PATIO HOME LANDSCAPE PLANS
 3. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. ONLY HYDRO OR PENN MULCH SHALL BE USED. STRAW MULCH IS PROHIBITED.

A:\2017\174-158-1-0400\Draw\0400 - Final Development Plan\174-158-0102-Landscape\Plan\01_LSP\2019-01-15\2019-01-15.dwg - 1/2/2019 2:14 PM

NO.	DATE	DESCRIPTION

Grand Communities, LLC.
Farmstead
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

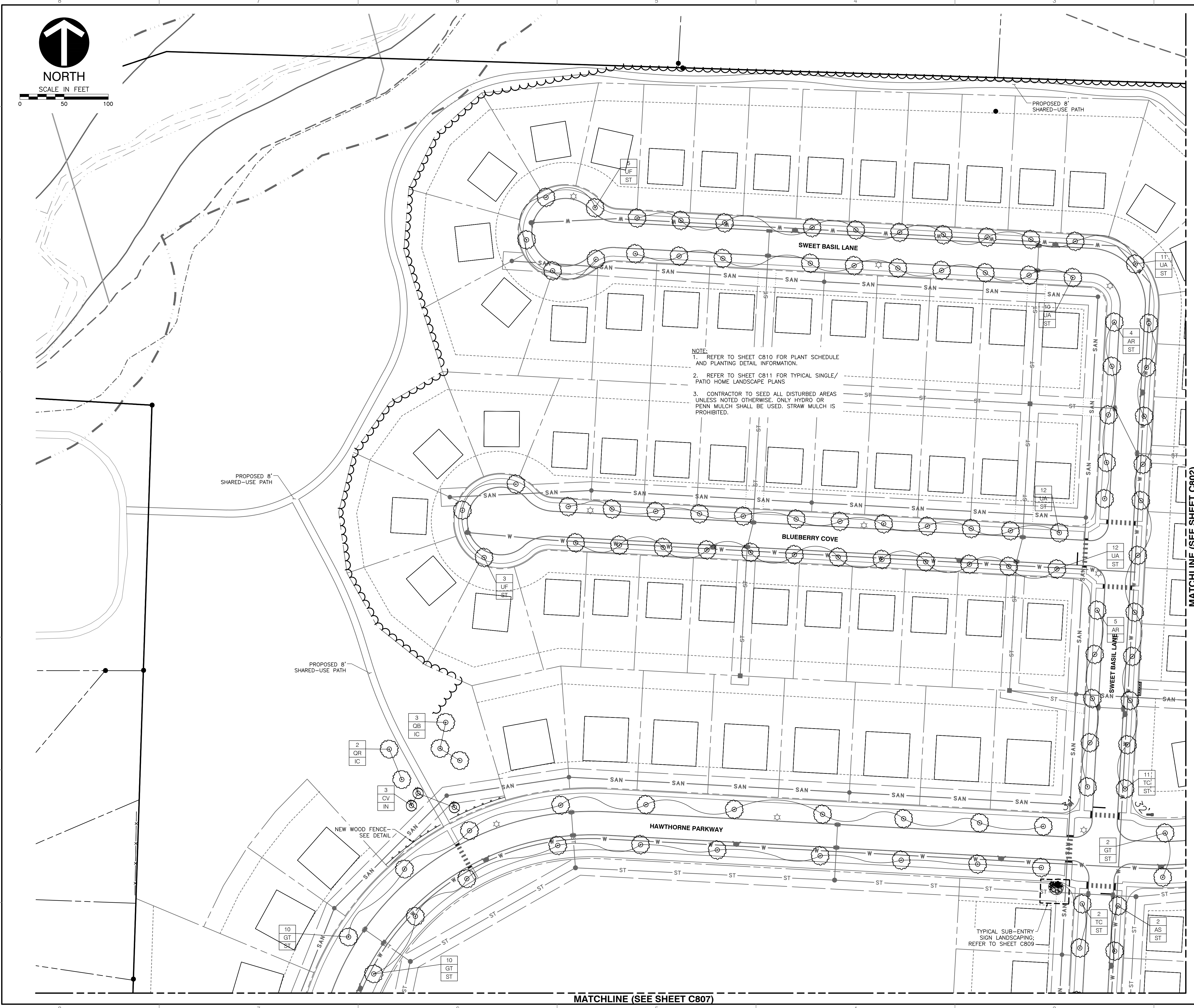
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 - 888-598-6808
 www.ceinc.com

LANDSCAPING PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DIVS SCALE: 1"=50' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C801**

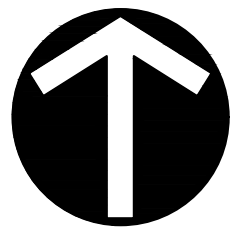
SHEET 18 OF 30



MATCHLINE (SEE SHEET C807)

MATCHLINE (SEE SHEET C802)

TYPICAL SUB-ENTRY SIGN LANDSCAPING; REFER TO SHEET C809



NORTH

SCALE IN FEET

0 50 100

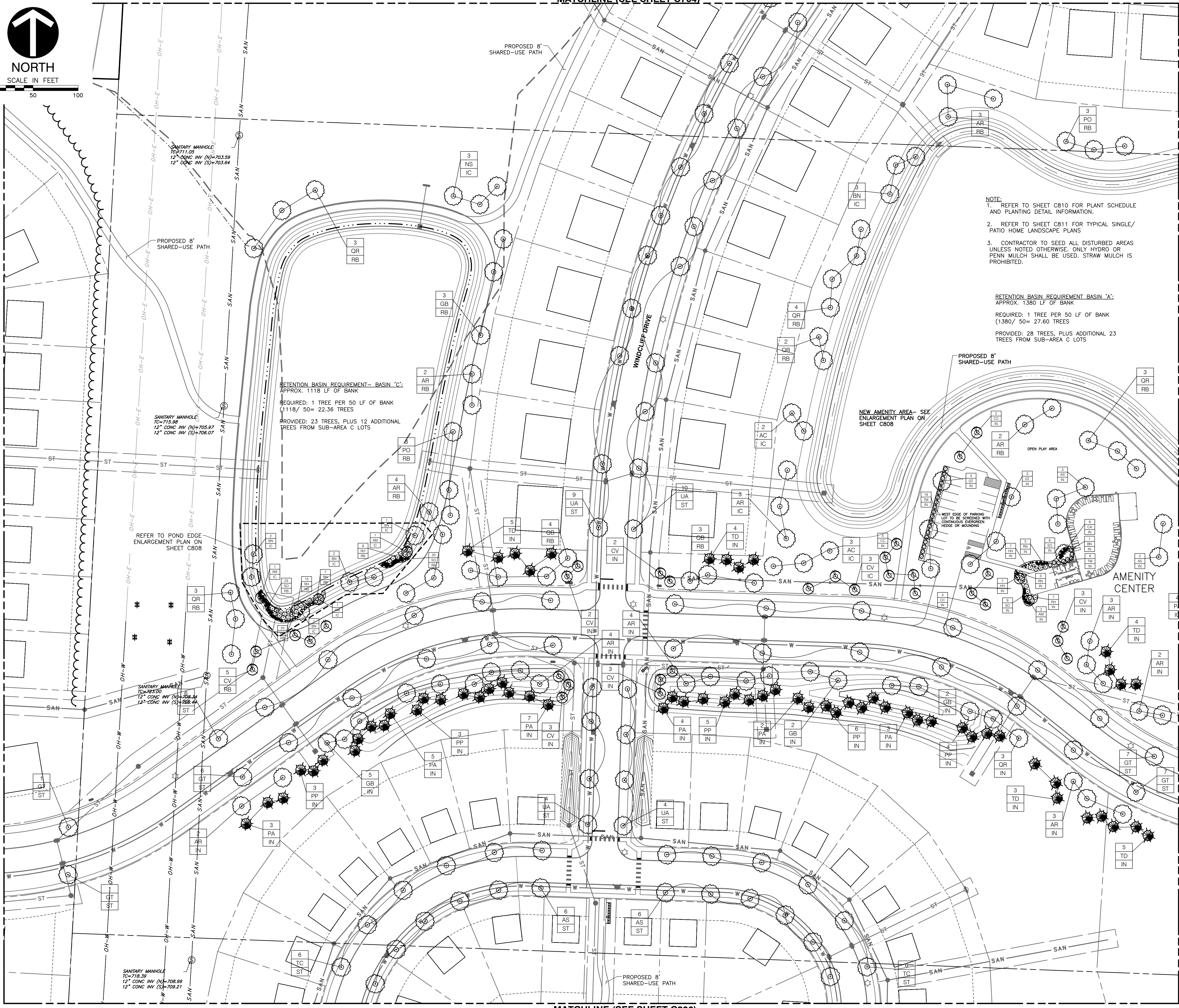
MATCHLINE (SEE SHEET C704)

MATCHLINE (SEE SHEET C801)

MATCHLINE (SEE SHEET C805)

MATCHLINE (SEE SHEET C806)

PL: 1/2/2019 2:14 PM
A:\2017\174-598 - Final Development Plan\174-598-C802-Landscape\Plan\01_LSP(1/2/2019 - plan) - LP: 1/2/2019 2:14 PM



NOTE:

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RETENTION BASIN REQUIREMENT BASIN 'A':
APPROX. 1380 LF OF BANK
REQUIRED: 1 TREE PER 50 LF OF BANK (1380/ 50= 27.60 TREES)
PROVIDED: 28 TREES, PLUS ADDITIONAL 23 TREES FROM SUB-AREA C LOTS

RETENTION BASIN REQUIREMENT- BASIN 'C':
APPROX. 1118 LF OF BANK
REQUIRED: 1 TREE PER 50 LF OF BANK (1118/ 50= 22.36 TREES)
PROVIDED: 23 TREES, PLUS 12 ADDITIONAL TREES FROM SUB-AREA C LOTS

REFER TO POND EDGE ENLARGEMENT PLAN ON SHEET C808

NEW AMENITY AREA- SEE ENLARGEMENT PLAN ON SHEET C808

GENERAL LANDSCAPE NOTES:

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- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
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- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2014", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
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- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TREE TO PREVENT GIRDLING OF TREE OR SHRUB.
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SYMBOL	DESCRIPTION	PLANT QUANTITY	
		PLANT TYPE	REQ. LOCATION
BY	BUFFER YARD PLANTINGS	1	
RB	RETENTION BASIN PLANTINGS	AG	
ST	STREET TREE PLANTINGS	ST	
IN	INTERIOR TREE PLANTINGS		
IC	INTERIOR TREE PLANTINGS FROM SUB-AREA C		

NO.	DATE	REVISION RECORD	DESCRIPTION

Grand Communities, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

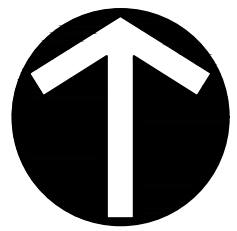
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LANDSCAPING PLAN

DATE: JANUARY 2019
 DRAWN BY: JTH
 DWG SCALE: 1"=50'
 PROJECT NO: 174-158
 CHECKED BY: TJV
 APPROVED BY: DRAFT

DRAWING NO. **C802**

SHEET 19 OF 30

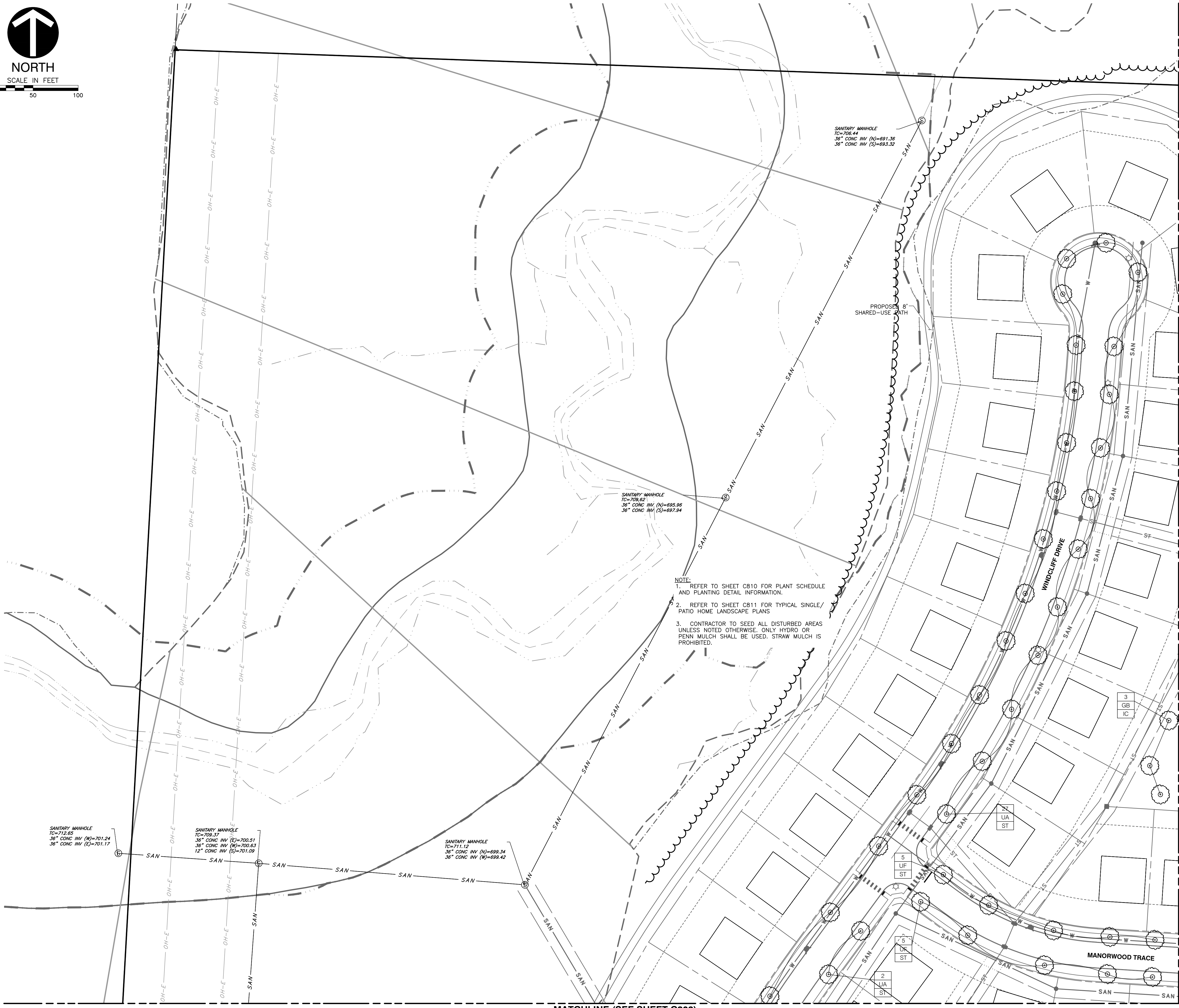


NORTH

SCALE IN FEET

0 50 100

PL 174-158-158 - Final Development Plan 174-158-010 - Landscape Plan (01) (S) (1/2/2019 - 2:14 PM) - LP 1/2/2019 2:14 PM



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SYMBOL	DESCRIPTION	1	PLANT QUANTITY
		AG	PLANT TYPE
ST	REQ. LOCATION		
BY	BUFFER YARD PLANTINGS		
RB	RETENTION BASIN PLANTINGS		
ST	STREET TREE PLANTINGS		
IN	INTERIOR TREE PLANTINGS		
IC	INTERIOR TREE PLANTINGS FROM SUB-AREA C		

NO.	DATE	DESCRIPTION

Grand Communities, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

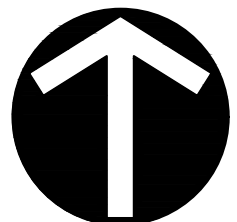
Civil & Environmental Consultants, Inc.
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LANDSCAPING PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=50' CHECKED BY: TJV
 PROJECT NO: 174-158
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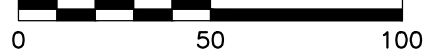
DRAWING NO. **C803**

SHEET 20 OF 30



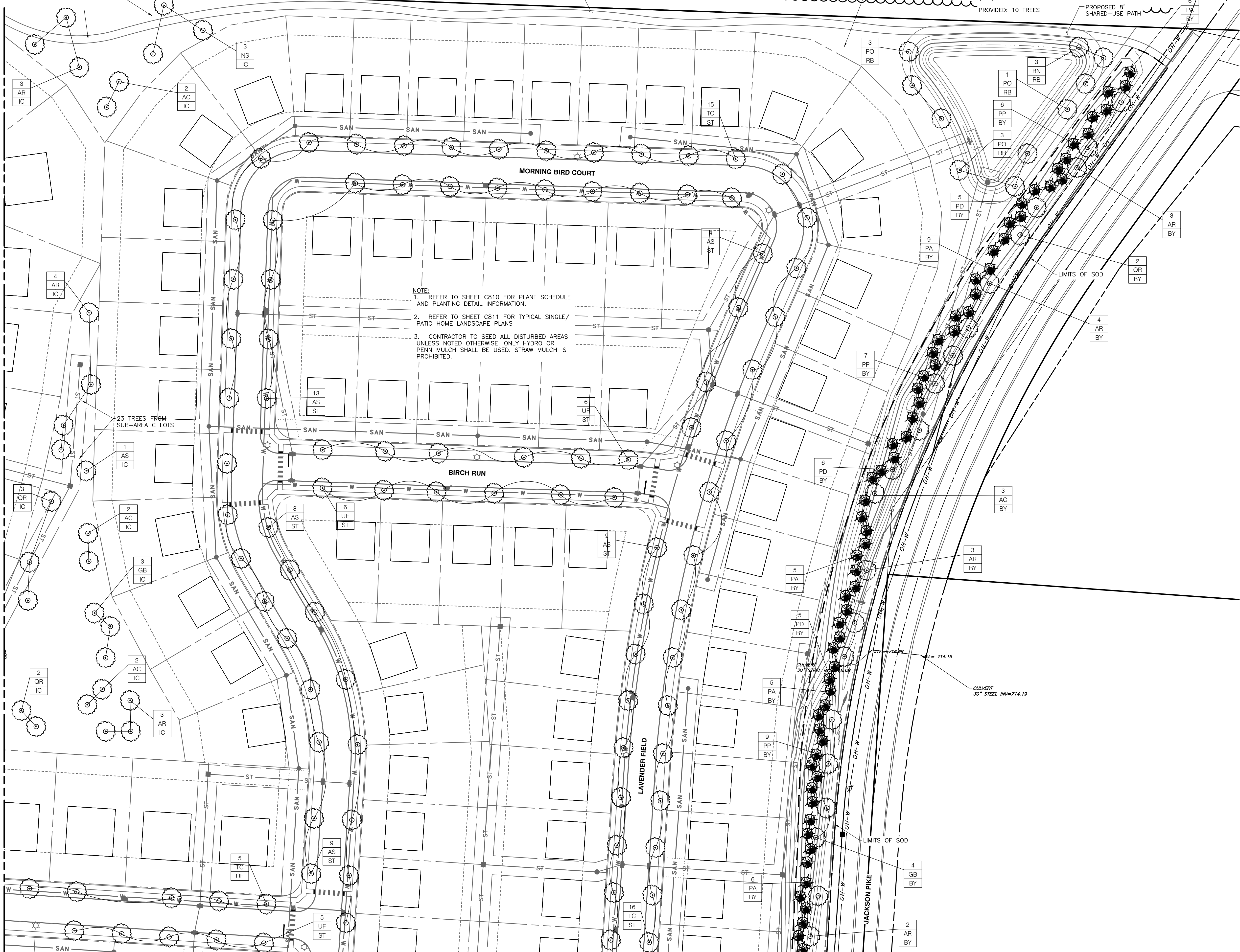
NORTH

SCALE IN FEET



MATCHLINE (SEE SHEET C703)

MATCHLINE (SEE SHEET C805)



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RETENTION BASIN REQUIREMENT BASIN 'E':
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 (495/ 50= 9.9 TREES)
 PROVIDED: 10 TREES

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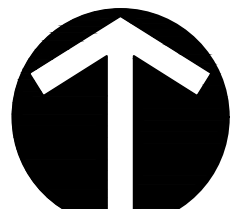
LANDSCAPING PLAN

DATE: JANUARY 2019 | DRAWN BY: JTH
 DIVS SCALE: 1"=50' | CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C804**

SHEET 21 OF 30

A:\2017\174-158 - Final Development Plan\174-158-C804-Landscaping Plan.dwg (MDC:RJM) (J) LS(1/2/2019 - gpaton) - LP: 1/2/2019 2:14 PM



NORTH
SCALE IN FEET
0 50 100

MATCHLINE (SEE SHEET C804)

MATCHLINE (SEE SHEET C802)

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REVISION RECORD

NO	DATE	DESCRIPTION

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

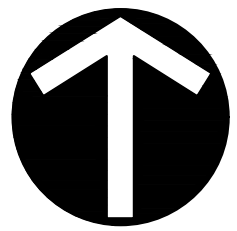
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

LANDSCAPING PLAN
 DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=50' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C805**
 SHEET 22 OF 30

PL: 1/2/2019 2:15 PM
 File Path: C:\Users\jth\OneDrive\Documents\174-158-C805-Landscaping Plan.dwg
 User: jth
 Date: 1/2/2019 2:15 PM

MATCHLINE (SEE SHEET C805)

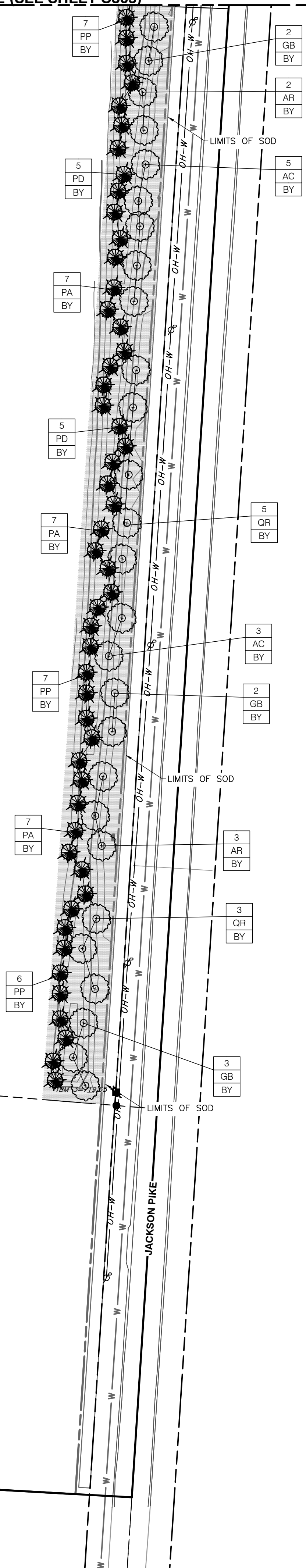


NORTH

SCALE IN FEET

MATCHLINE (SEE SHEET C807)

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C&E

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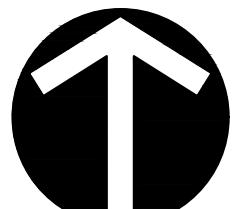
LANDSCAPING PLAN

DATE: JANUARY 2019 DRAWN BY: JTH
 DWG SCALE: 1"=50' CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

DRAWING NO. **C806**

SHEET 23 OF 30

A:\2017\174-158 - Final Development Plan\174-158-C806-Landscaping Plan.dwg (MDC:AWG PLM) (R) LS(1/2/2019 - gpatel) - LP: 1/2/2019 2:15 PM



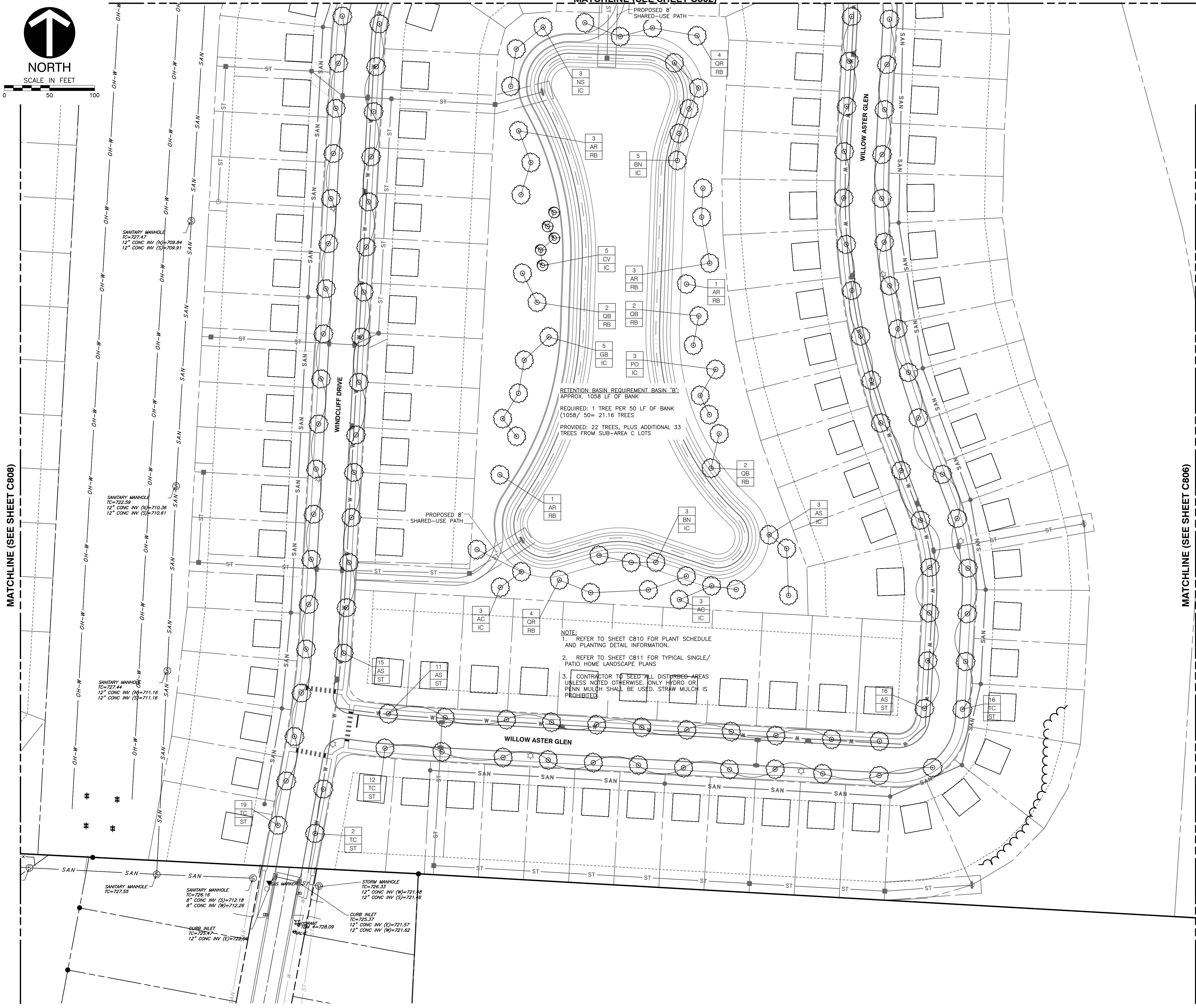
NORTH

SCALE IN FEET

MATCHLINE (SEE SHEET C808)

MATCHLINE (SEE SHEET C806)

MATCHLINE (SEE SHEET C802)



RETENTION BASIN REQUIREMENT BASIN 'B':
 APPROX. 1058 LF OF BANK
 REQUIRED: 1 TREE PER 50 LF OF BANK
 (1058/ 50= 21.16 TREES)
 PROVIDED: 22 TREES, PLUS ADDITIONAL 33
 TREES FROM SUB-AREA C LOTS

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NO.	DATE	REVISION RECORD	DESCRIPTION

Grand Communities, LLC.
FARMSTEAD
CITY OF GROVE CITY
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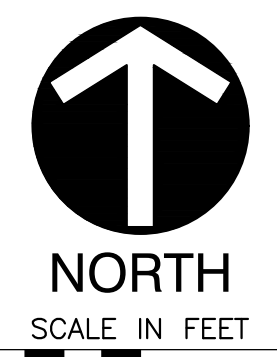
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LANDSCAPING PLAN

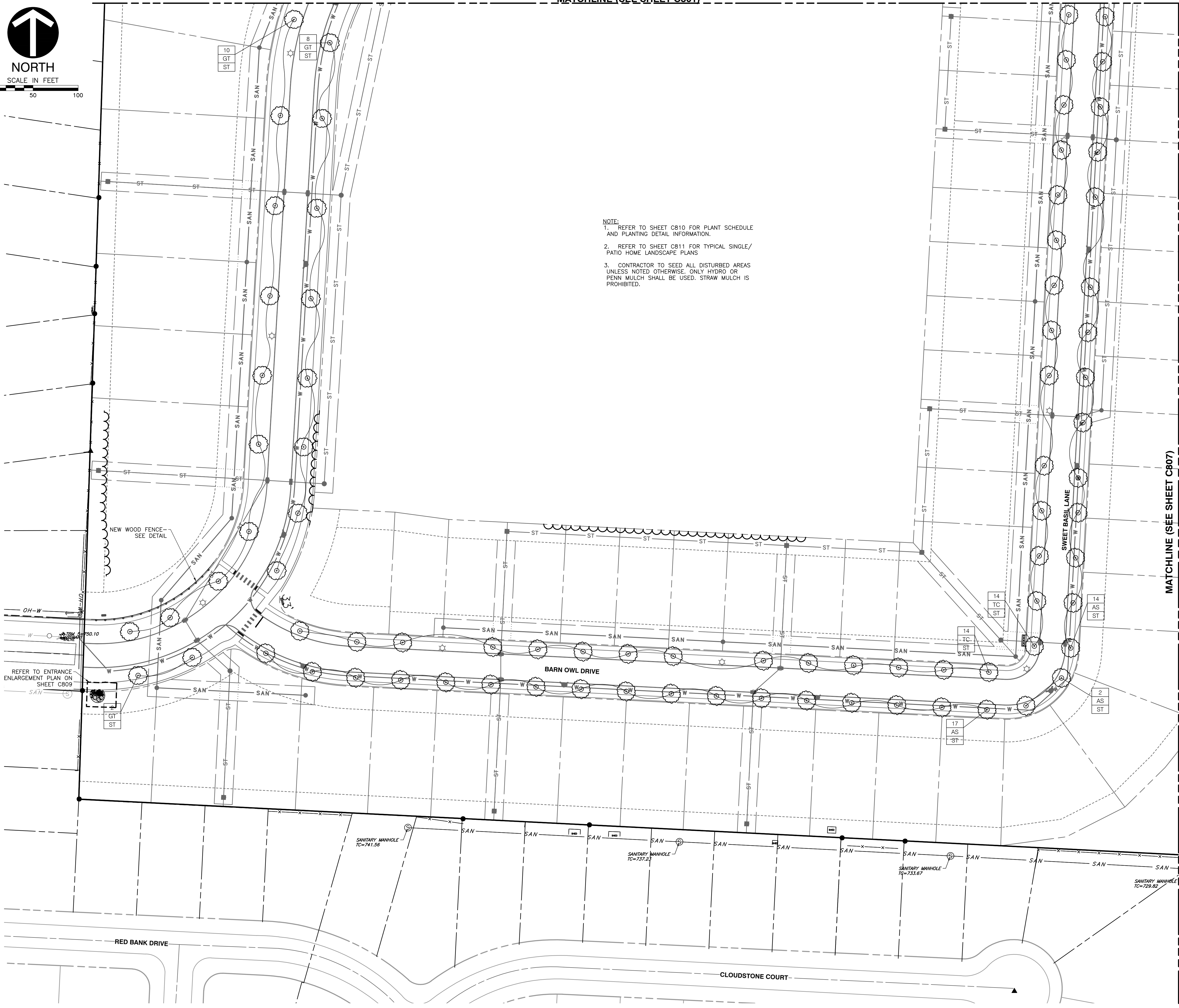
DATE: JANUARY 2019 DRAWN BY: JTH
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A:\2017\174-158-1\0400\DWG\0402 - Final Development Plan\174-158-0102-Landscaping Plan.dwg\LANDSCAPING PLAN (D) LST(1/2/2019 - gpatel) - LP: 1/2/2019 2:15 PM

MATCHLINE (SEE SHEET C801)



SCALE IN FEET



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4. TREE TYPES MUST BE APPROVED BY THE CITY. THE FOLLOWING TYPES ARE ACCEPTABLE- LITTLELEAF LINDEN, JAPANESE SILK LILAC TREE, SERVICEBERRY (TREE FORM ONLY-NO MULTI-STEM) AMUR MAPLE, WINTER KING HAWTHORN.
5. ALL TREES PLANTED MUST HAVE ALL ROPES, BURLAP, 50% OF WIRE CAGE AND TREE WRAPPINGS REMOVED PRIOR TO CITY'S LANDSCAPE INSPECTION. AFTER INSPECTION, WRAP AND STAKE ALL TREES PER DETAIL.
6. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT AND CITY.

SYMBOL	DESCRIPTION	1 AG ST	PLANT QUANTITY PLANT TYPE REQ. LOCATION
BY	BUFFER YARD PLANTINGS		
RB	RETENTION BASIN PLANTINGS		
ST	STREET TREE PLANTINGS		
IN	INTERIOR TREE PLANTINGS		
IC	INTERIOR TREE PLANTINGS FROM SUB-AREA C		

NO.	DATE	DESCRIPTION

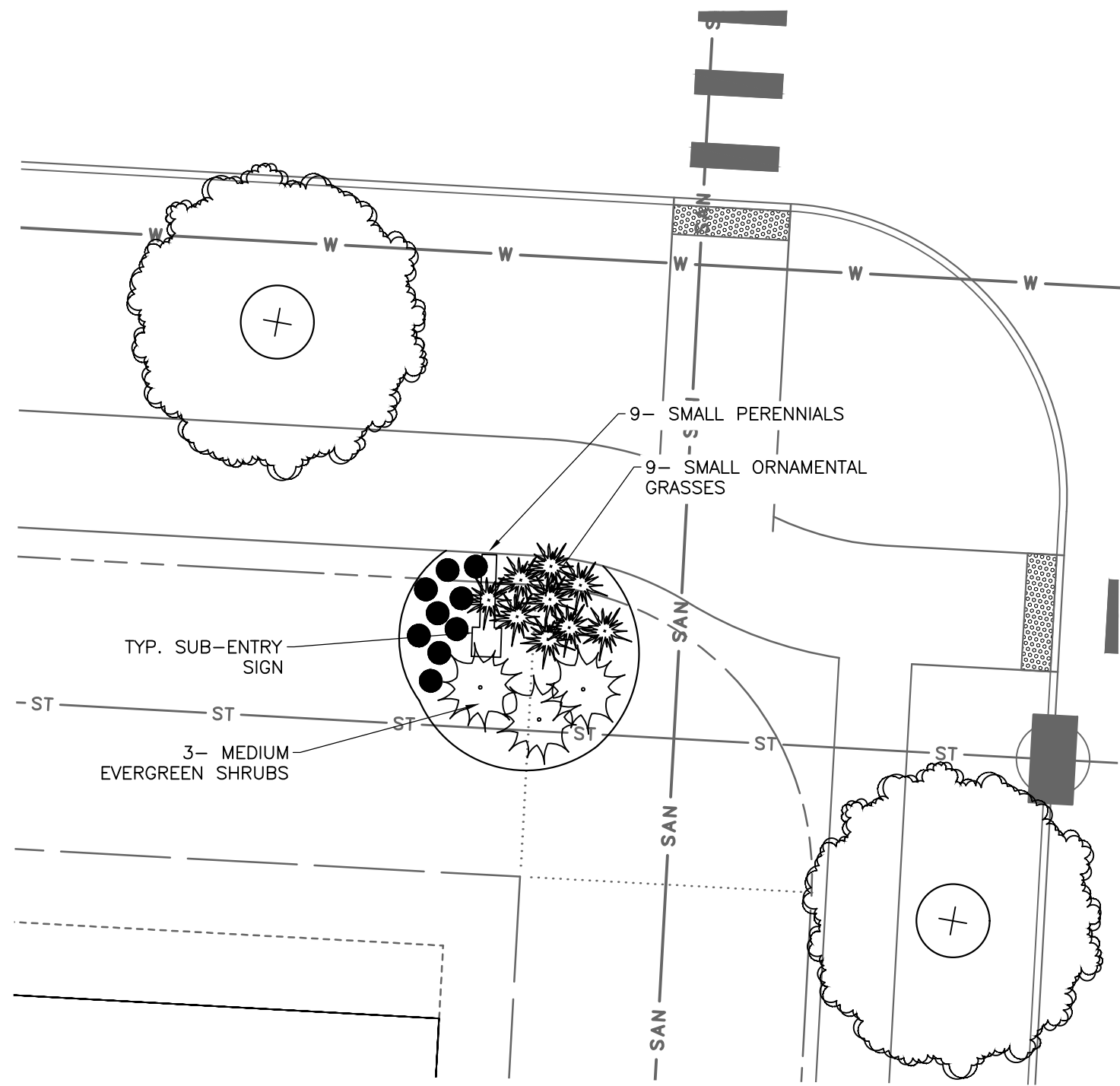
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 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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FRANKLIN COUNTY, OHIO

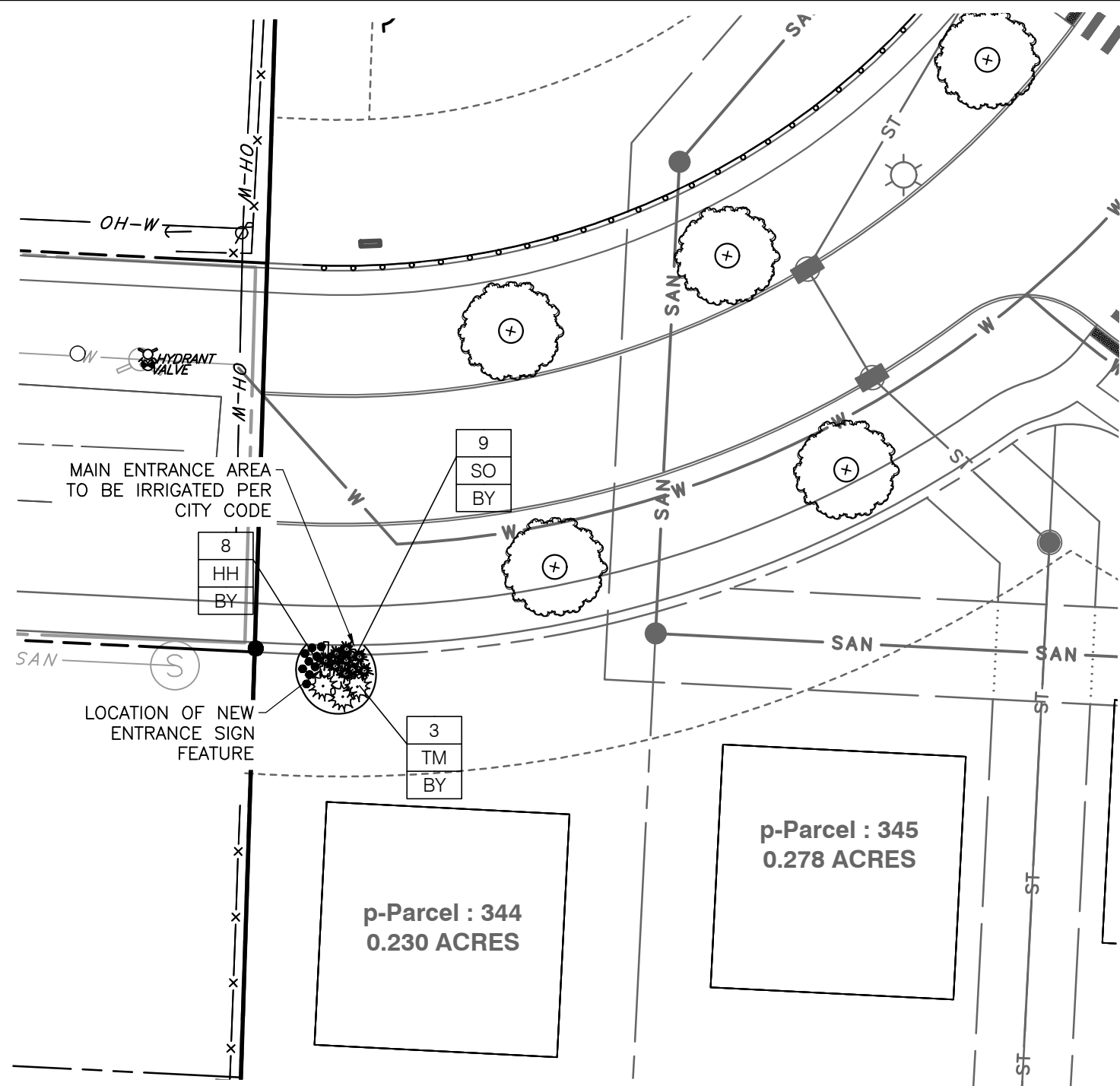
LANDSCAPING PLAN

DATE: JANUARY 2019 | DRAWN BY: JTH
 DIVS SCALE: 1"=50' | CHECKED BY: TJV
 PROJECT NO: 174-158
 APPROVED BY: DRAFT

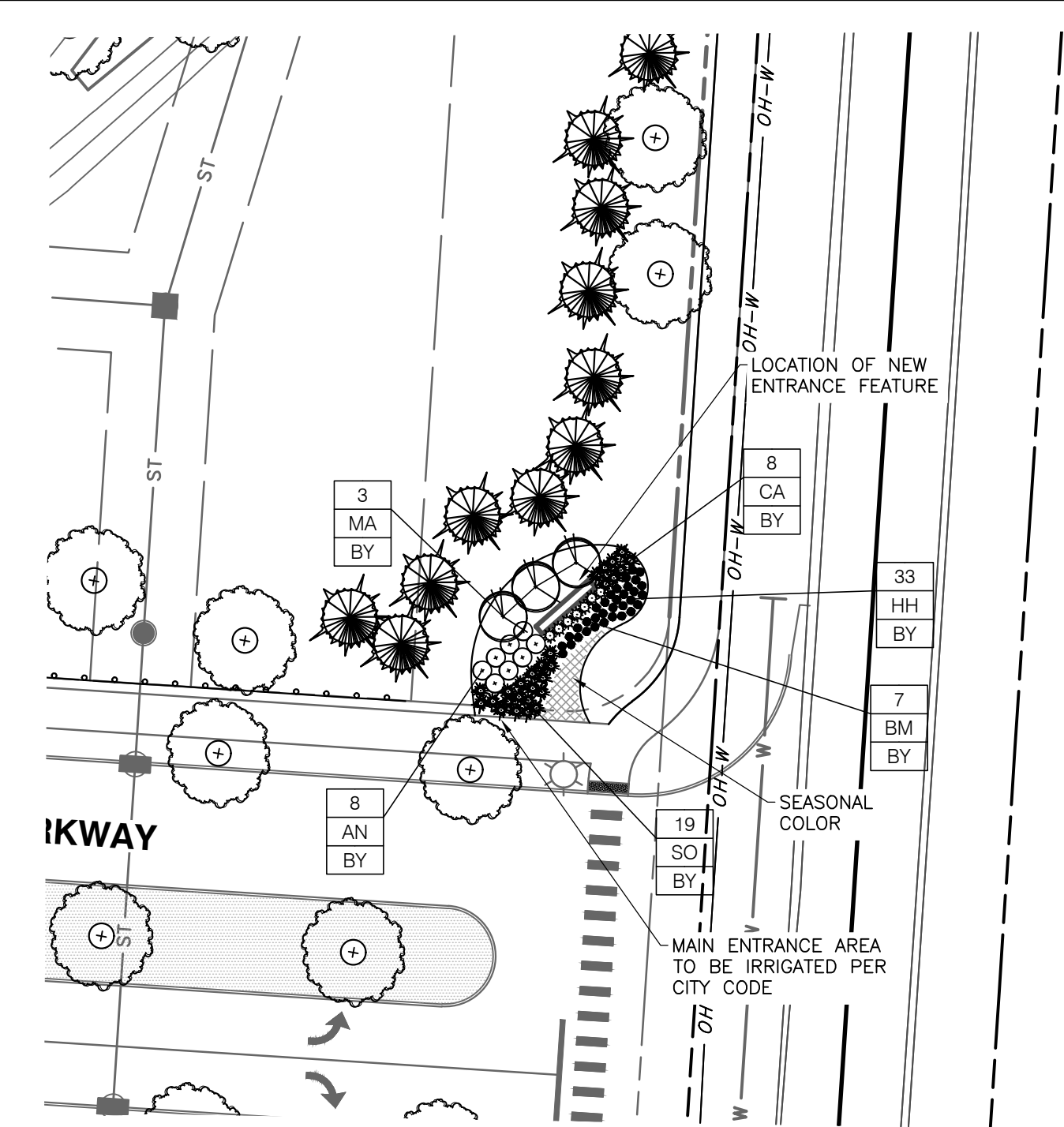
PL 174-158-158 - Final Development Plan 174-158-010 - Landscaping Plan (Landscape) - 1/2/2019 2:15 PM
 PL 174-158-158 - Final Development Plan 174-158-010 - Landscaping Plan (Landscape) - 1/2/2019 2:15 PM



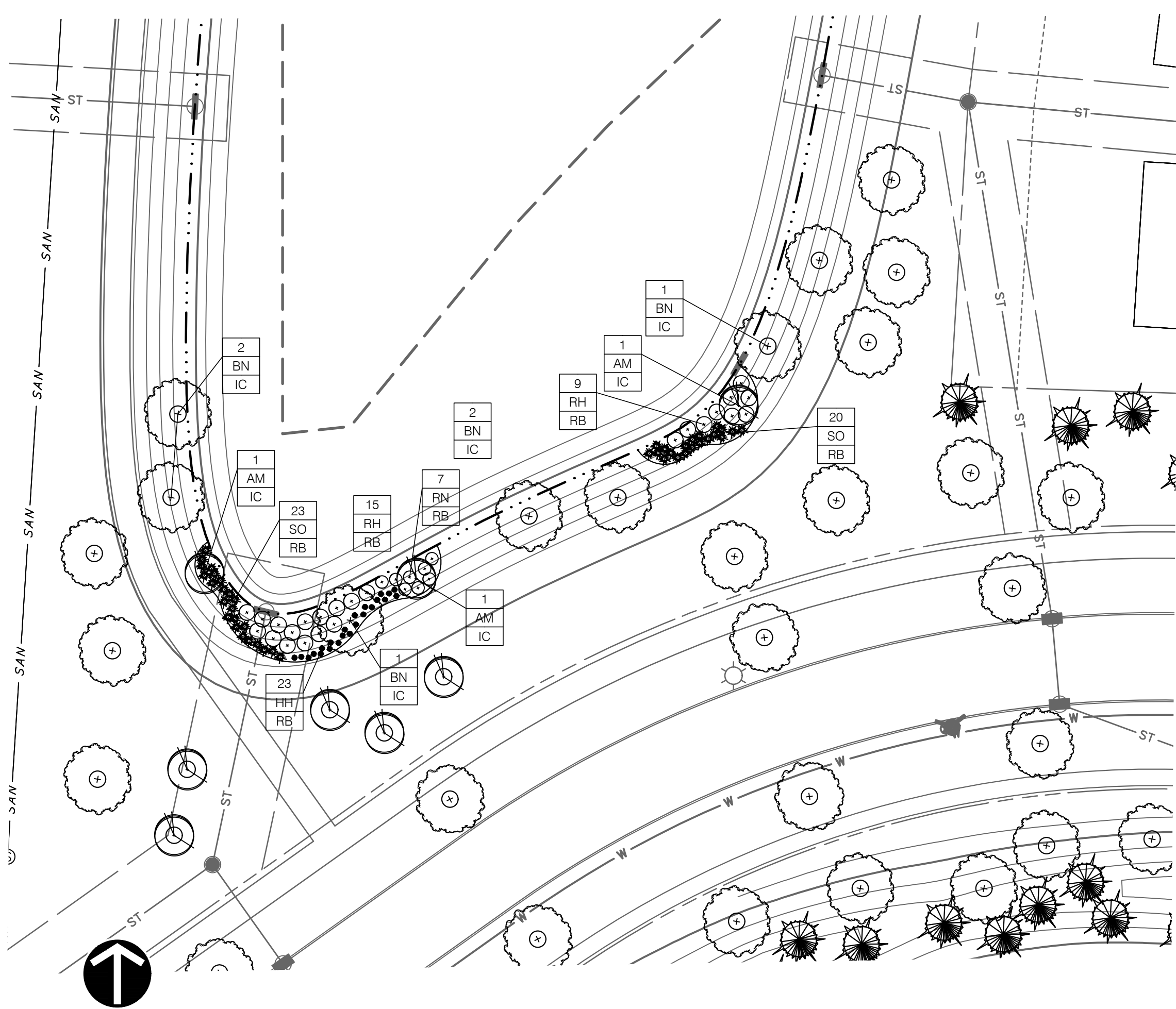
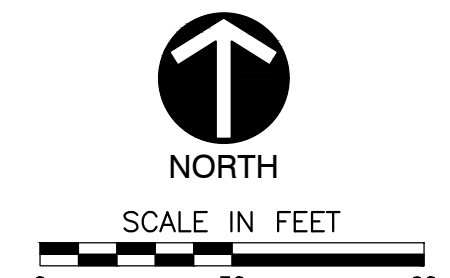
TYPICAL SUB-ENTRY LANDSCAPE PLAN
SCALE: 1"=10'-0"



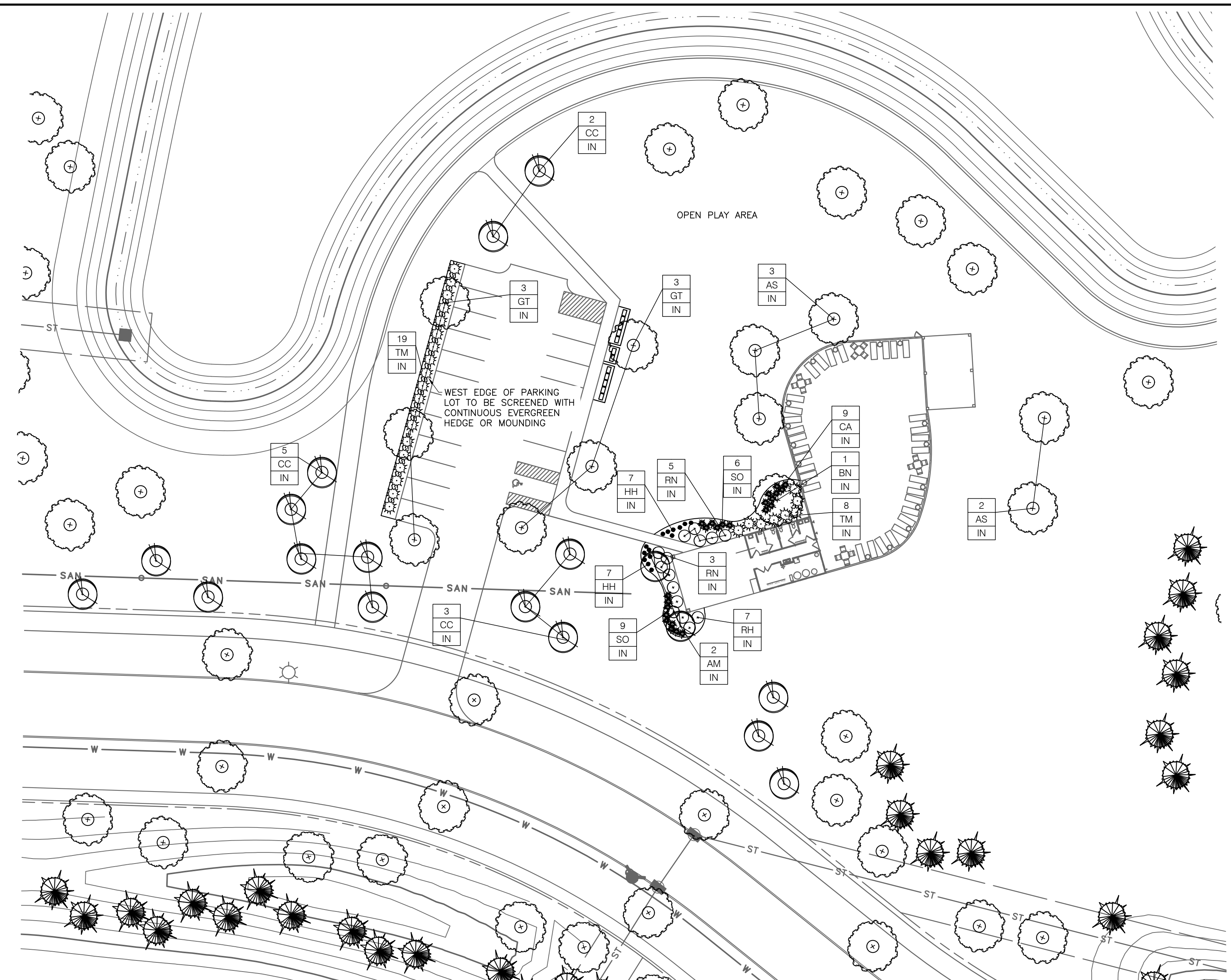
ENTRANCE @ INDIAN TRAILS NEIGHBORHOOD ENLARGEMENT PLAN
SCALE: 1"=30'-0"



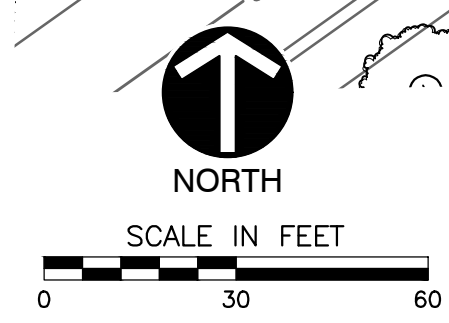
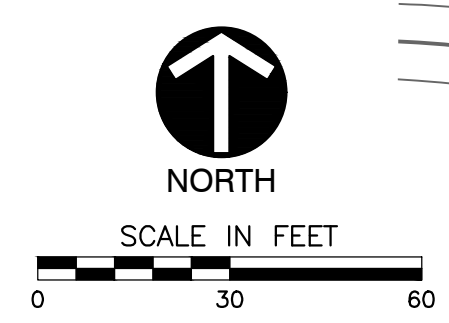
MAIN ENTRANCE @ JACKSON PIKE ENLARGEMENT PLAN
SCALE: 1"=30'-0"



BASIN C- POND EDGE ENLARGEMENT PLAN
SCALE: 1"=30'-0"



AMENITY AREA ENLARGEMENT PLAN
SCALE: 1"=30'-0"



NO	DATE	REVISION RECORD	DESCRIPTION

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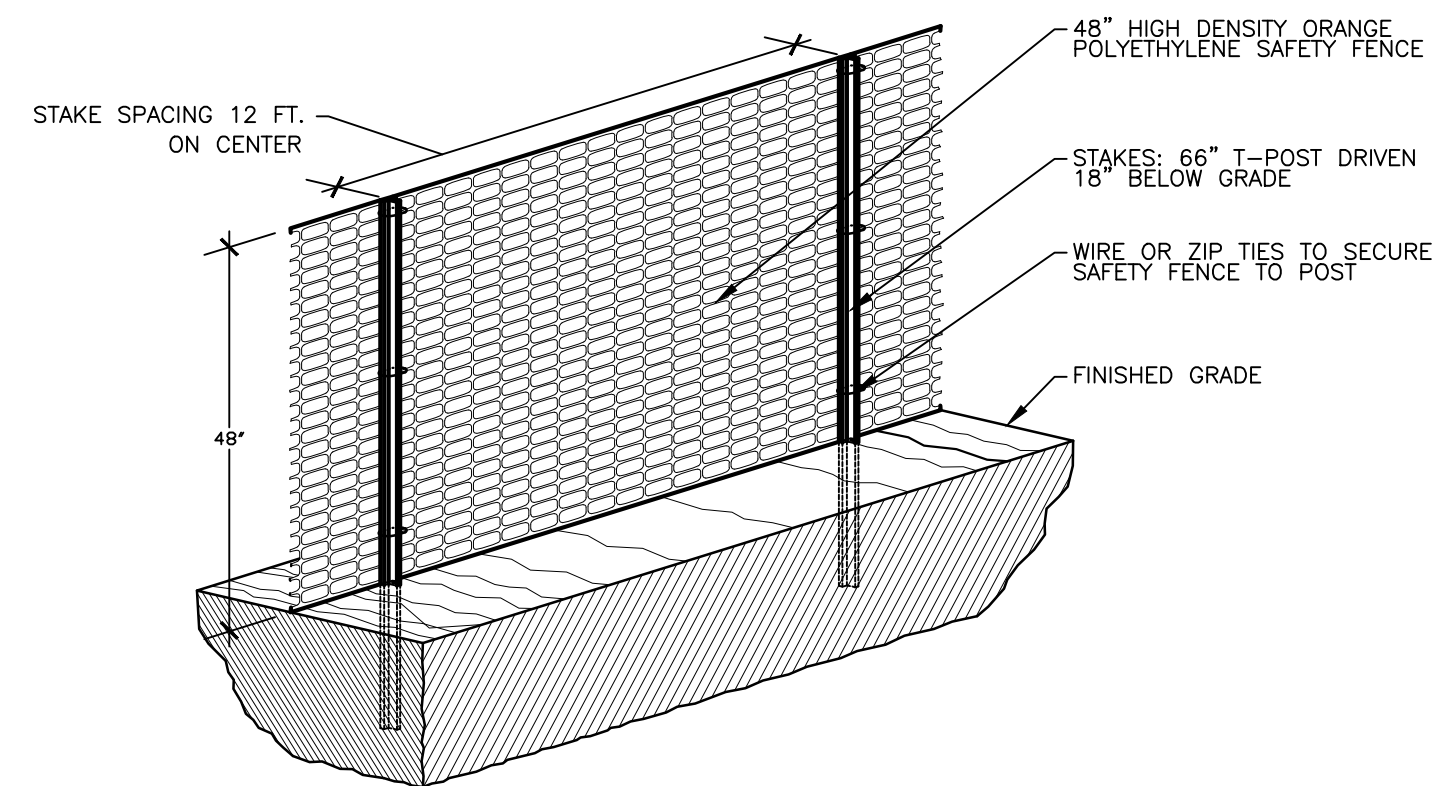
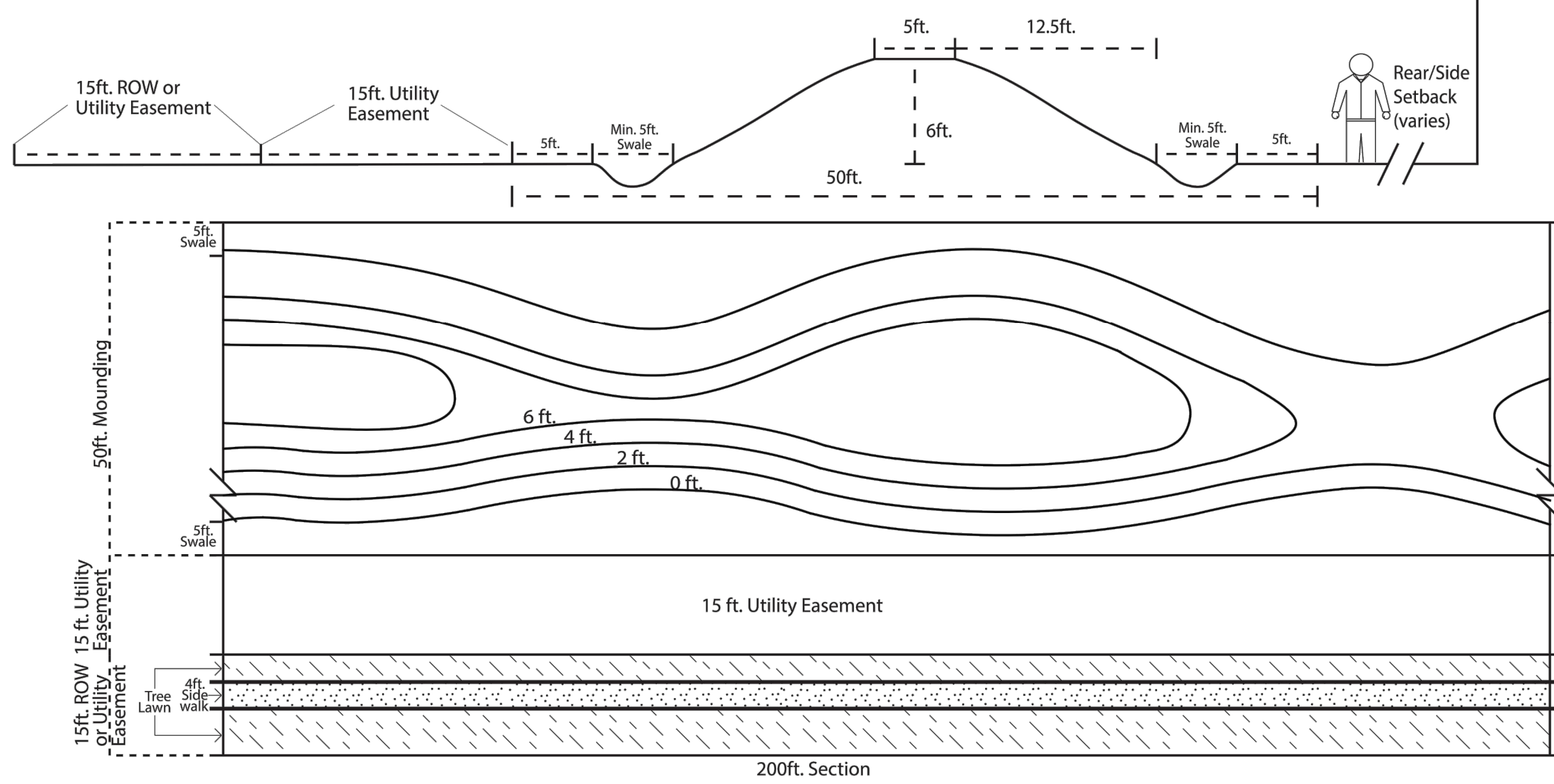
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

ENLARGEMENT LANDSCAPE PLANS	
DATE:	JANUARY 2019
DRAWN BY:	JTH
CHECKED BY:	TJV
PROJECT NO.:	174-158
APPROVED BY:	DRAFT

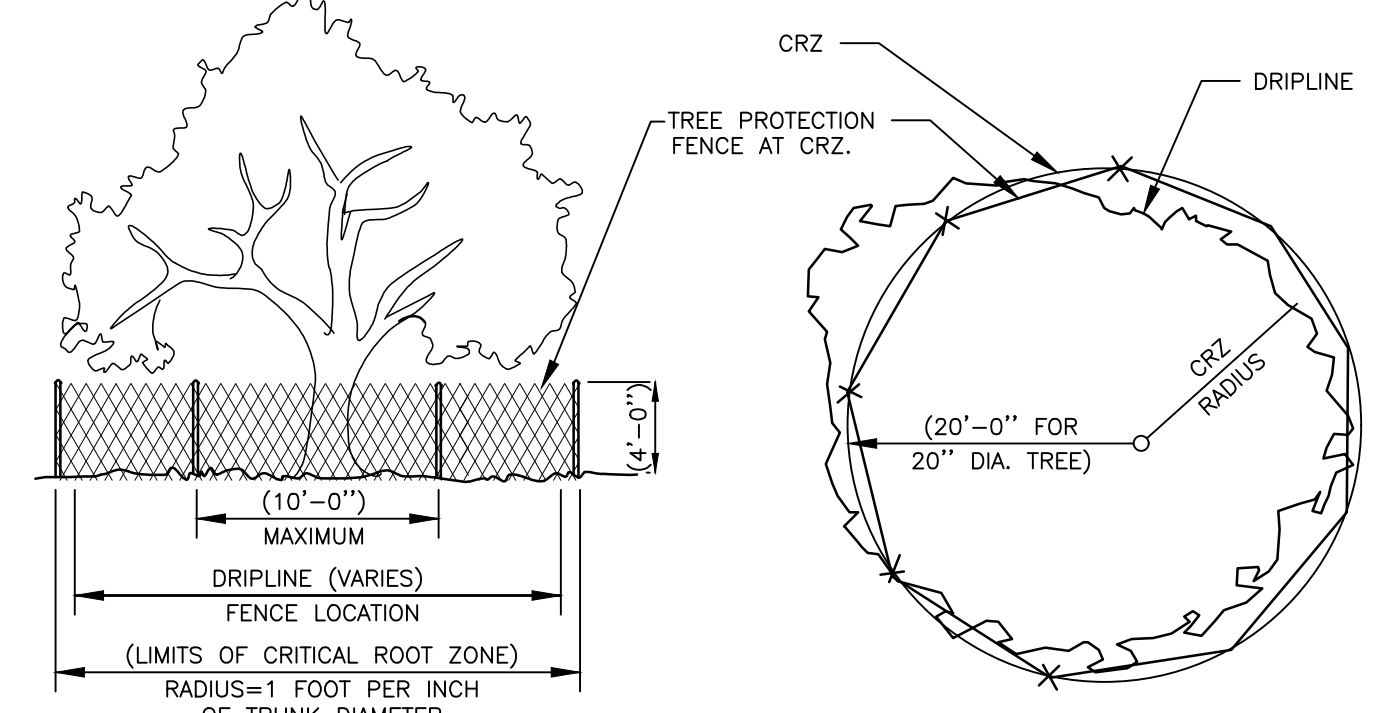
DRAWING NO.: **C809**
SHEET 26 OF 30

AL1907174-1581-0000 (Orig 1/20) - Final Development Plan 174-158-0102 - Landscaping Plan (MDC) - ENLARGEMENT PLAN (1/2/2019 - present) - LP: 1/2/2019 2:16 PM

Typical 50' Section (6' Height)



DETAIL 704 - 48" SAFETY FENCE DETAIL
NOT TO SCALE



DETAIL 703 TREE PROTECTION DETAIL
NOT TO SCALE

OVERALL PLANTING SCHEDULE									
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND.	REMARKS	HEIGHT AT MATURITY	SPREAD AT MATURITY	
AR	97		Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal. B & B	Deciduous Tree	40'-50'	30'-50'	
AS	205		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" Cal. B & B	Deciduous Tree	50'		
AC	29		Aeculus x cornea 'Bristol'	Red Horse Chestnut	2" Cal. B & B	Deciduous Tree	20'-30'	30'	
AM	5		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"-8" HL. B & B	Ornamental Tree	12'-14'	12'-15'	
AN	20		Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	2 1/2" No. 7 Cont.	Deciduous Shrub	4'-5'	4'-5'	
BN	21		Betula nigra (min. 3 stems)	Clump River Birch	10"-12" HL. B & B	Deciduous Tree	20'-30'	20'-30'	
BM	7		Buxus 'Green Velvet'	Green Velvet Boxwood	12"-15" HL. B & B	Evergreen Shrub	2'-3'	2'-3'	
CA	17		Calamagrostis x acutiflor 'Karl Foerster'	Karl Foerster Reed Grass	12"-18" No. 3 Cont.	Ornamental Grass	3'	3'	
CC	10		Cercis canadensis	Eastern Redbud	2" Cal. B & B	Ornamental Tree	20'-25'	20'-25'	
CV	43		Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Cal. B & B	Ornamental Tree	20'-25'	20'-25'	
GB	39		Ginkgo biloba 'Saratoga'	Saratoga Ginkgo	2" Cal. B & B	Deciduous Tree	50'	25'	
GT	102		Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2" Cal. B & B	Deciduous Tree	50'	30'	
HH	71		Hemerocallis ssp. 'Happy Returns'	Happy Returns Daylily	12" No. 2 Cont.	Perennial O.C.	18"	18"	
MA	3		Magnolia ssp 'Ann'	Ann Magnolia	6" HL. No. 7 Cont.	Deciduous Shrub	5'-6'	5'-6'	
NS	11		Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2" Cal. B & B	Deciduous Tree	60'	30'	
PA	123		Picea abies	Norway Spruce	6" HL. B & B	Evergreen Tree	40'-50'	25'-30'	
PD	36		Picea glauca 'Demaris'	White Spruce	6" HL. B & B	Evergreen Tree	40'-50'	25'-30'	
PP	88		Picea pungens	Blue Spruce	6" HL. B & B	Evergreen Tree	40'-50'	25'-30'	
PO	16		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	2" Cal. B & B	Deciduous Tree	50'-75'	60'-75'	
QB	22		Quercus bicolor	Swamp White Oak	2" Cal. B & B	Deciduous Tree	50'	40'	
QR	49		Quercus rubra	Red Oak	2" Cal. B & B	Deciduous Tree	50'	40'	
RH	24		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18" No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'	
RN	15		Rosa ssp. 'Nearly Wild'	Nearly Wild Rose	18" No. 5 Cont.	Deciduous Shrub	2'-3'	3'-4'	
SO	86		Sporobolus heterolepis	Prairie Dropseed	12" No. 3 Cont.	Native Grass	2'-3'	2'-3'	
TD	21		Taxodium distichum	Bald Cypress	6" HL. B & B	Evergreen Tree	40'-50'	15'-20'	
TM	30		Taxus x media 'Densiformis'	Densi Yew	24" No. 5 Cont.	Evergreen Shrub	4'-5'	4'-5'	
TC	118		Thuja cordata 'Greenspire'	Greenspire Littledod Linden	2" Cal. B & B	Deciduous Tree	40'	30'	
UA	97		Ulmus americana 'Princeton'	Princeton American Elm	2" Cal. B & B	Deciduous Tree	50'	40'	
UF	40		Ulmus americana 'Valley Forge'	Valley Forge American Elm	2" Cal. B & B	Deciduous Tree	50'	40'	

REVISION RECORD
NO. DATE DESCRIPTION

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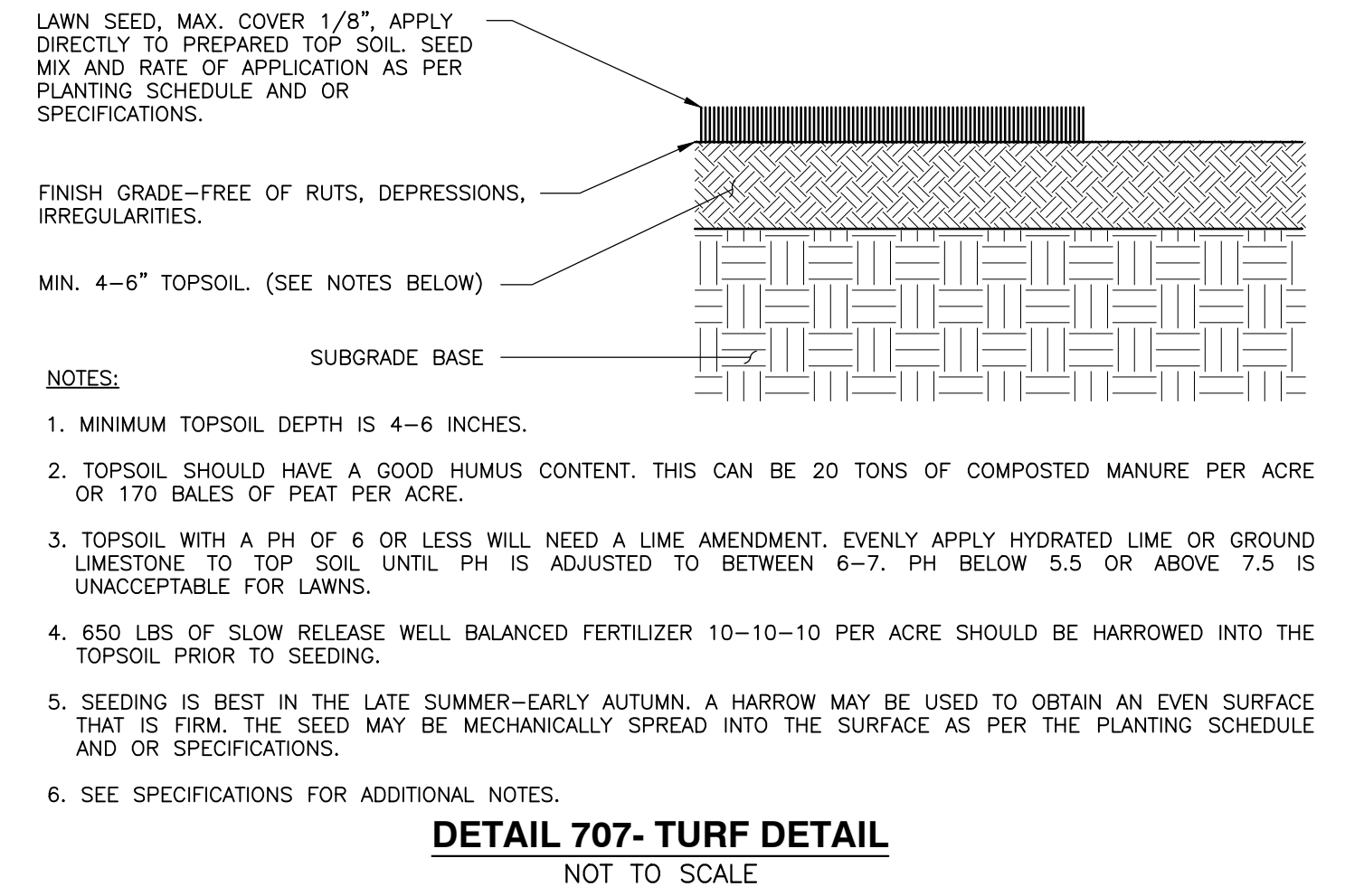
GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

LANDSCAPING DETAILS
DATE: JANUARY 2019 DRAWN BY: JTH
DWG SCALE: AS NOTED CHECKED BY: TJV
PROJECT NO: 174-158
APPROVED BY: DRAFT

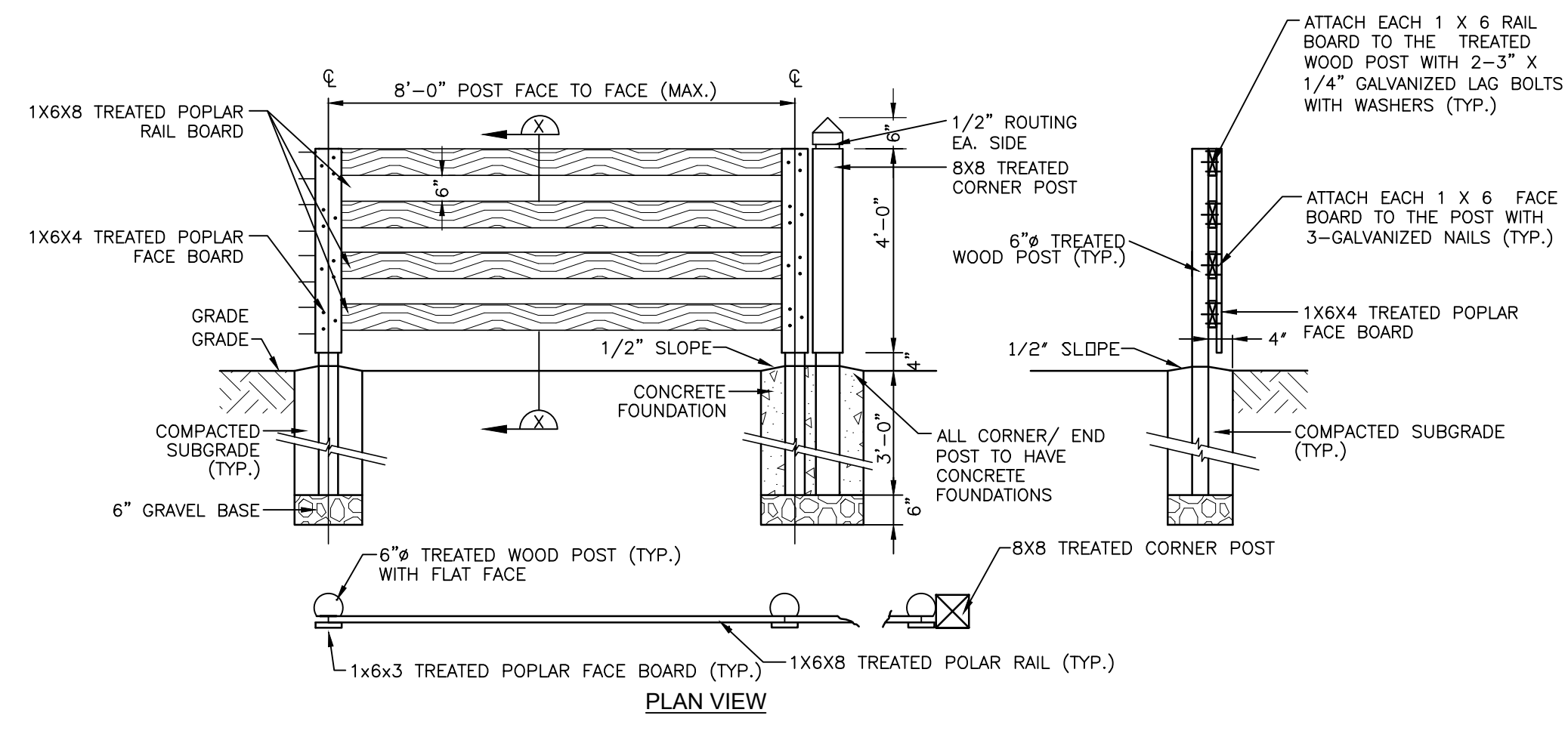
DRAWING NO.: **C810**
SHEET 27 OF 30

NO. OF PLANTS / SF	
6" O.C. 5.2"	4.61
8" O.C. 6.93"	2.60
10" O.C. 8.66"	1.66
12" O.C. 10.4"	1.15
15" O.C. 13.0"	0.738
18" O.C. 15.6"	0.512
24" O.C. 20.8"	0.29
30" O.C. 26.0"	0.185
36" O.C. 30.0"	0.128

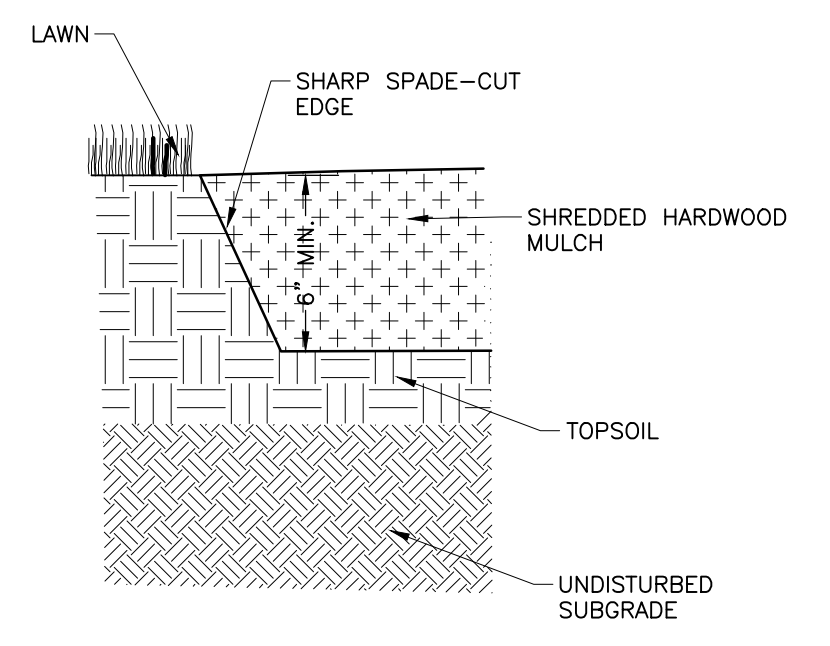
DETAIL 710- PLANTING SPACING- STAGGERED
NOT TO SCALE



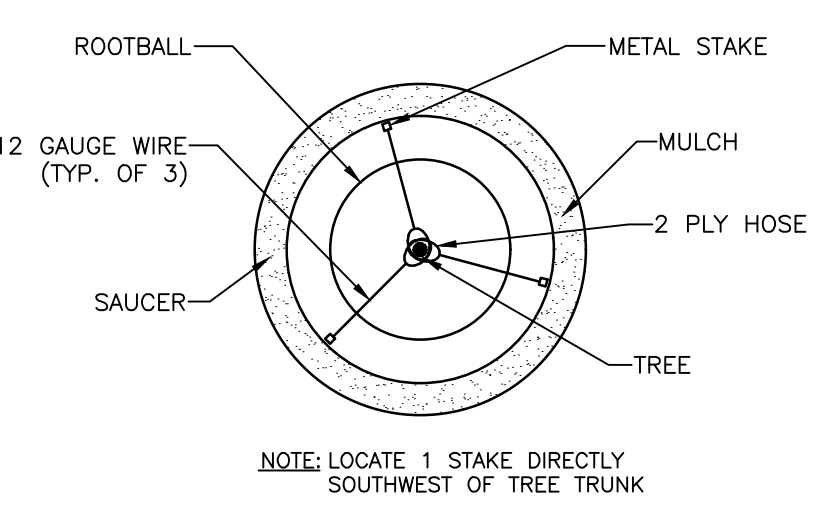
DETAIL 707- TURF DETAIL
NOT TO SCALE



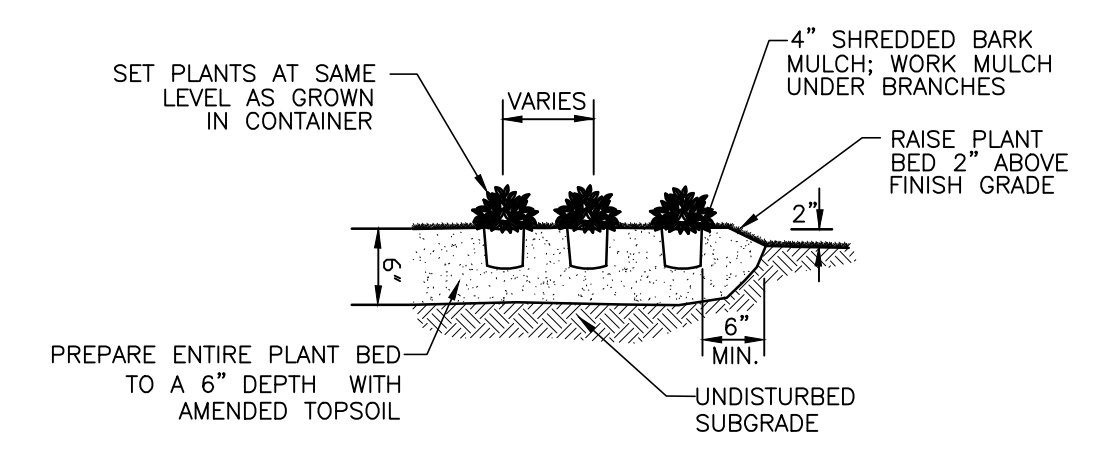
DETAIL 702- FOUR RAIL WOOD FENCE DETAIL
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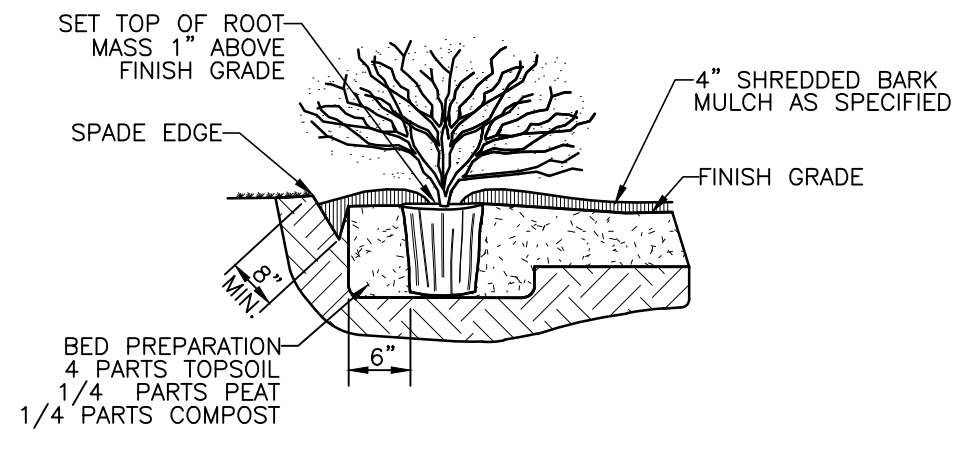
DETAIL 709 - SPADE EDGING DETAIL
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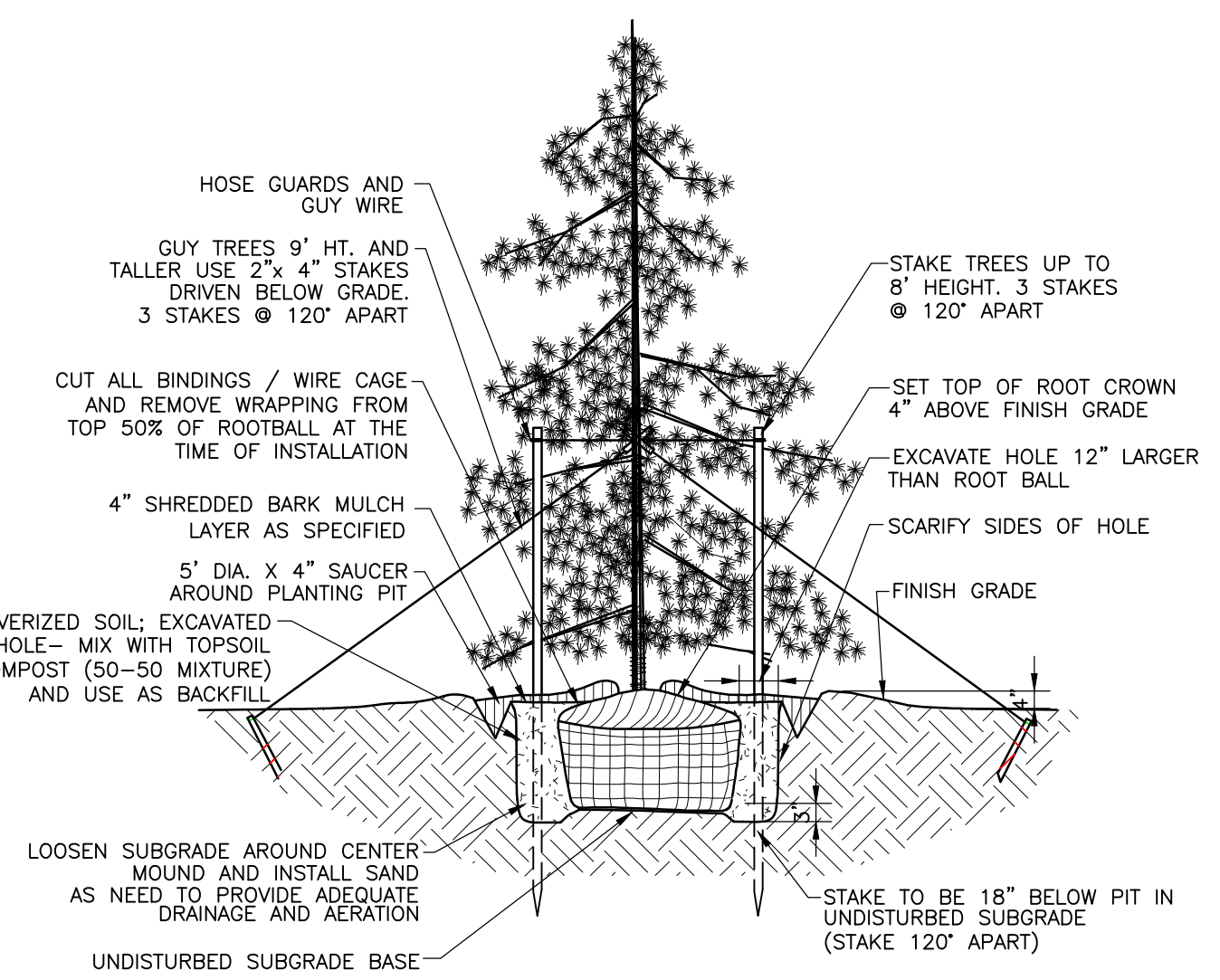
DETAIL 708 - TREE STAKING DETAIL
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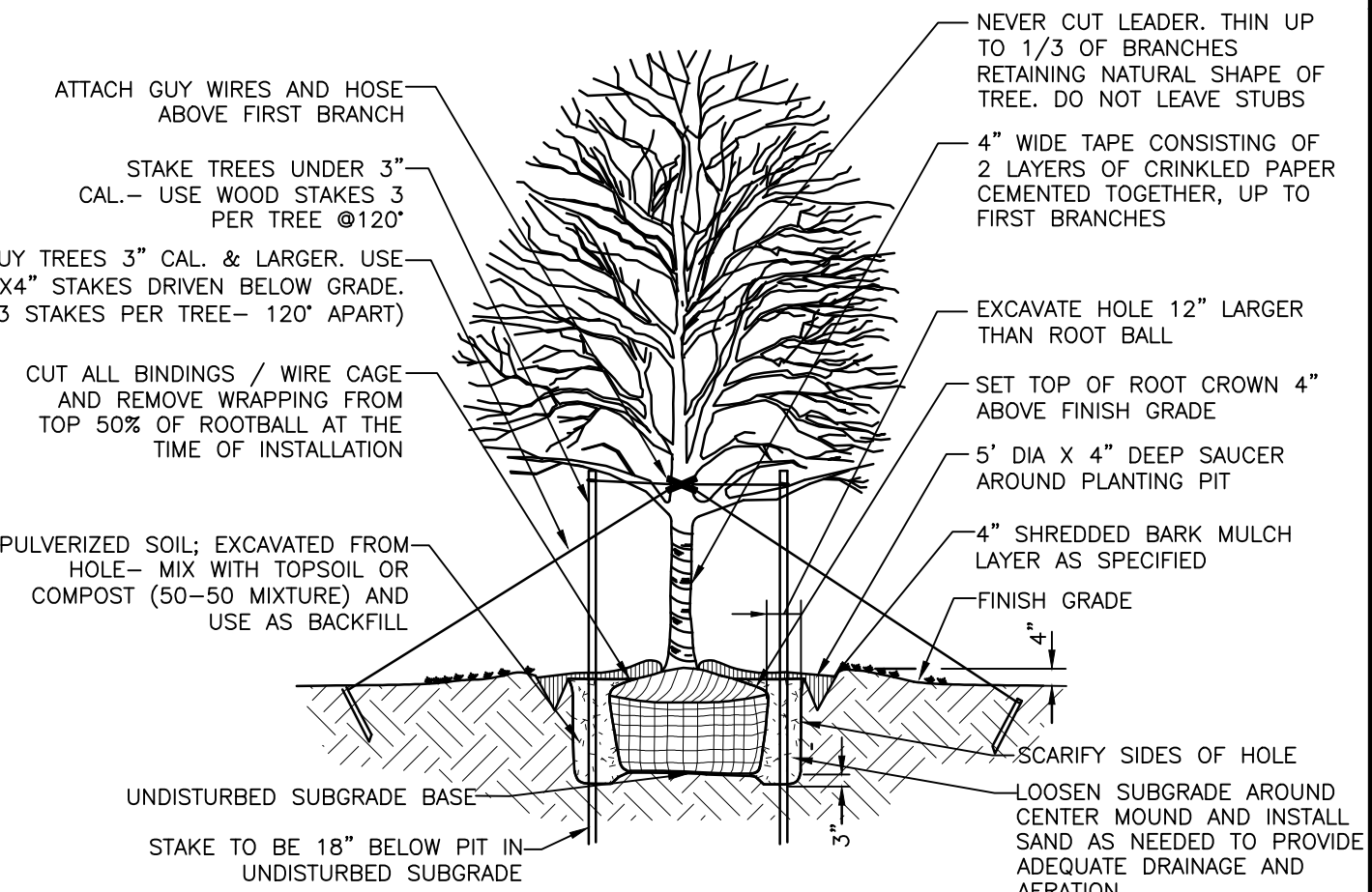
DETAIL 706 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



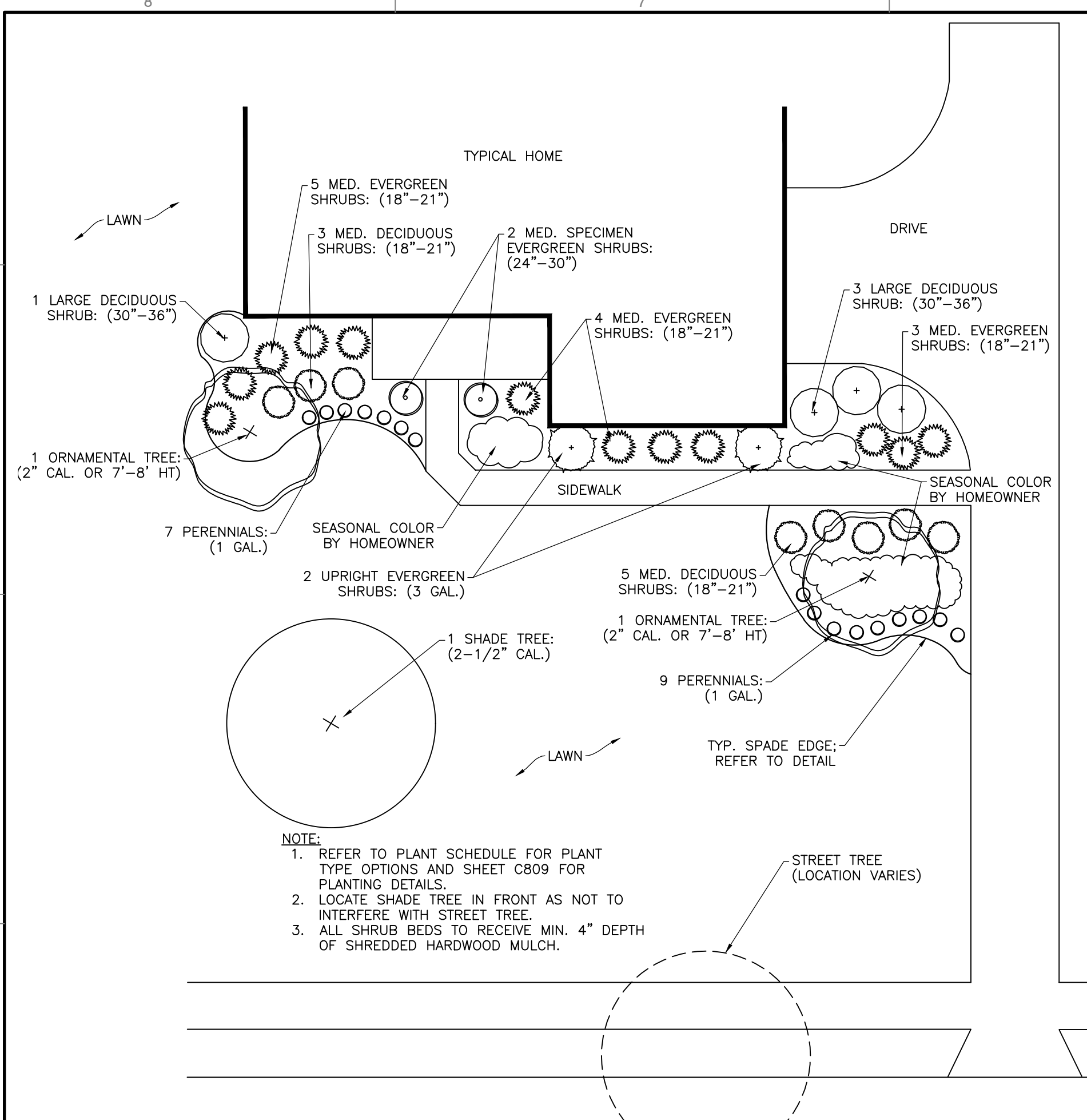
DETAIL 705 - SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



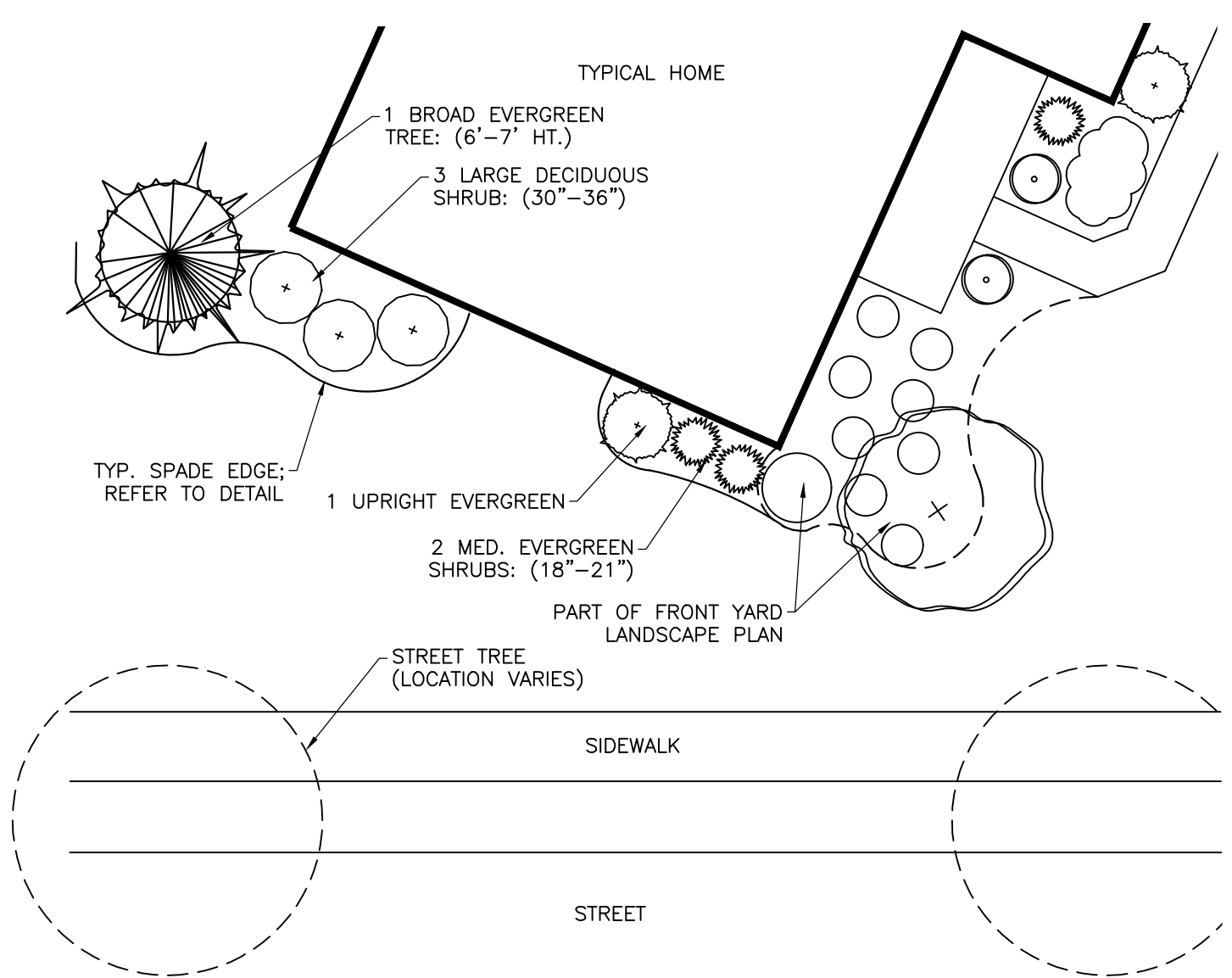
DETAIL 701 - EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



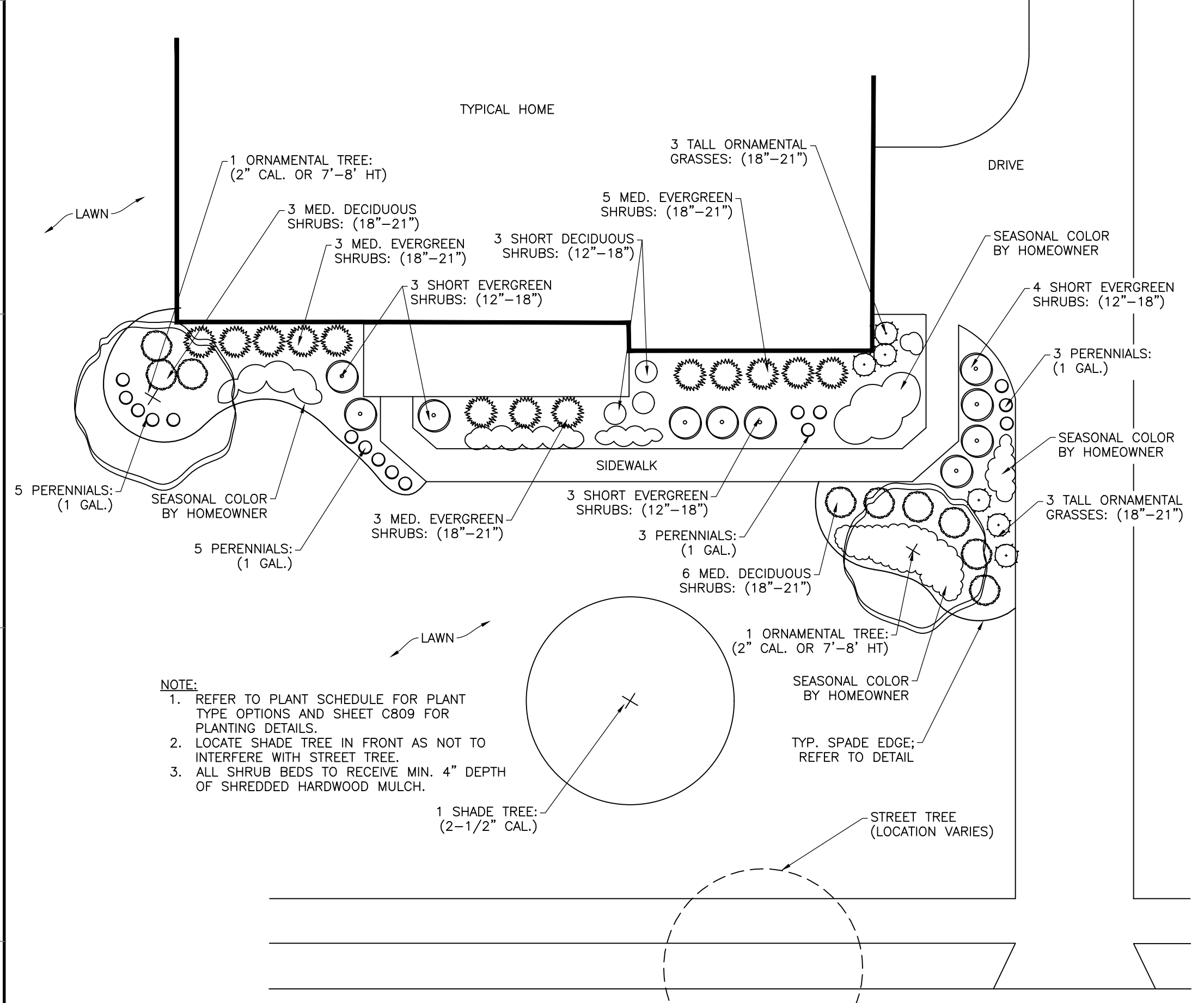
DETAIL 700 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



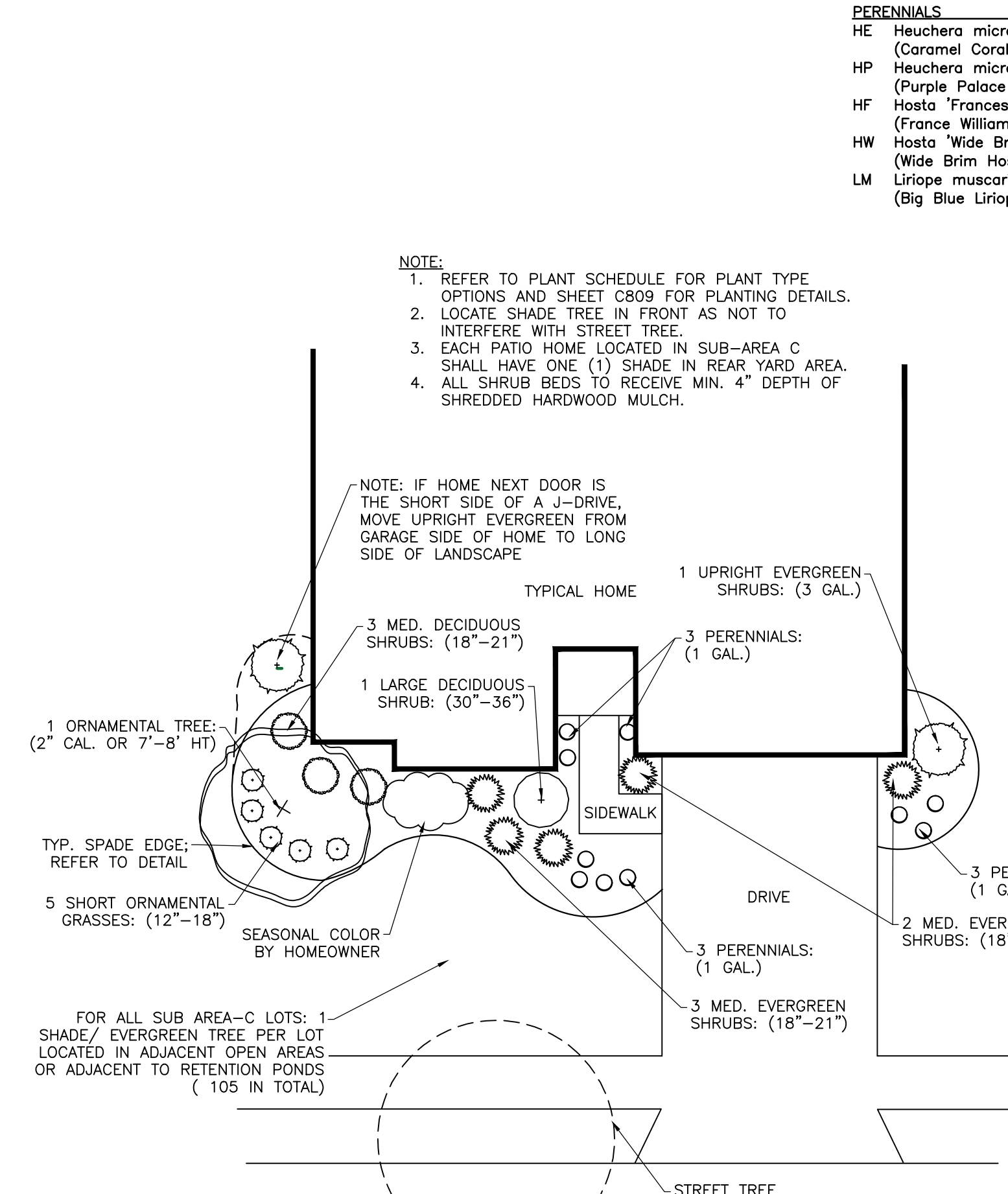
TYPICAL DESIGNER HOME LANDSCAPE PLAN
SCALE: 1"=10'-0"



TYPICAL HIGH IMPACT SIDE YARD LANDSCAPE PLAN
SCALE: 1"=10'-0"



TYPICAL MASTERPIECE HOME LANDSCAPE PLAN
SCALE: 1"=10'-0"



TYPICAL PATIO HOME LANDSCAPE PLAN
SCALE: 1"=10'-0"

PLANTING SCHEDULE 'B' - NORTHERN/ EASTERN EXPOSURE

KEY	BOTANICAL NAME/ COMMON NAME	SIZE	COND.	SPACING	REMARKS
SHADE TREES					
AR	Acer rubrum 'October Glory' (October Glory Red Maple)	2" Cal.	B&B	As shown	
AS	Acer saccharum 'Green Mountain' (Green Mountain Sugar Maple)	2" Cal.	B&B	As shown	
GB	Ginkgo biloba 'Saratoga' (Saratoga Ginkgo)	2" Cal.	B&B	As shown	Males var. only
NS	Nyssa sylvatica 'Green Gable' (Green Gable Blackgum)	2" Cal.	B&B	As shown	
QC	Quercus coccinea (Scarlet Oak)	2" Cal.	B&B	As shown	
QR	Quercus rubrum (Red Oak)	2" Cal.	B&B	As shown	
SMALL ORNAMENTAL TREES					
AM	Amelanchier x grandiflora 'Autumn Brilliance' (Autumn Brilliance Serviceberry)	6'-7" Ht.	B&B	As shown	Multi-stem
CC	Cercis canadensis (Eastern Redbud)	2" Cal.	B&B	As shown	
CV	Crataegus viridis 'Winter King' (Winter King Hawthorn)	2" Cal.	B&B	As shown	
MA	Magnolia x 'Ann' (Ann Magnolia)	5'-6" Ht.	B&B	As shown	
MI	Malus ssp. 'Indian Magic' (Indian Magic Crabapple)	2" Cal.	B&B	As shown	
MR	Malus ssp. 'Red Splendor' (Red Splendor Crabapple)	2" Cal.	B&B	As shown	
SY	Syringa reticulata 'Ivory Silk' (Ivory Silk Lilac Tree)	2" Cal.	B&B	As shown	
UPRIGHT EVERGREEN SHRUBS					
BX	Buxus x 'Green Mountain' (Green Mountain Boxwood)	30" ht.	#3 Cont.	Per plan	Pyramidal
MEDIUM EVERGREEN SHRUBS					
TM	Taxus x media 'Densiformis' (Densi Yew)	24" Ht.	#3 Cont.	Per plan	
LOW EVERGREEN SHRUBS					
MI	Microbiota decussata 'Celtic Pride' (Celtic Pride Russian Cypress)	12"-18"	#3 Cont.	Per plan	
TA	Taxus x media 'Everlow'	12"-18"	#3 Cont.	Per plan	
LARGE DECIDUOUS SHRUBS					
AN	Aronia melanocarpa 'Iroquois Beauty' (Iroquois Beauty Black Chokeberry)	24"-30"	#3 Cont.	Per plan	
CL	Clethra alnifolia 'Sixteen Candles' (Sixteen Candles Clethra)	24"-30"	#3 Cont.	Per plan	
HY	Hydrangea quercifolia 'Snow Queen' (Snow Queen Hydrangea)	24"-30"	#3 Cont.	Per plan	
VC	Viburnum catesbeii 'Spice Baby' (Spice Baby Viburnum)	24"-30"	#3 Cont.	Per plan	
VD	Viburnum dentatum 'Blue Muffin'	24"-30"	#3 Cont.	Per plan	
SMALL DECIDUOUS SHRUBS					
FO	Fothergilla gardenii 'Blue Mist' (Blue Mist Fothergilla)	18"-24"	#3 Cont.	Per plan	
HQ	Hydrangea quercifolia 'Pee Wee' (Pee Wee Hydrangea)	18"-24"	#3 Cont.	Per plan	
IT	Itea virginica 'Sprich' (Little Henry Itea)	18"-24"	#3 Cont.	Per plan	
TALL ORNAMENTAL GRASSES					
CA	Calamagrostis x acutiflora 'Karl Foerster' (Karl Foerster Reed Grass)	12"	1 Gal.	Per plan	
SHORT ORNAMENTAL GRASSES					
HA	Hakonechloa macra 'Aureola' (Japanese Forest Grass)	12"	1 Gal.	Per plan	
PERENNIALS					
HE	Heuchera micrantha 'Caramel' (Caramel Coralbells)	12"	1 Gal.	Per plan	
HP	Heuchera micrantha 'Purple Palace' (Purple Palace Coralbells)	12"	1 Gal.	Per plan	
HF	Hosta 'Frances Williams' (France Williams Hosta)	12"	1 Gal.	Per plan	
HW	Hosta 'Wide Brim' (Wide Brim Hosta)	12"	1 Gal.	Per plan	
LM	Liriope muscari 'Big Blue' (Big Blue Liriope)	12"	1 Gal.	Per plan	

PLANTING SCHEDULE 'A' - SOUTHERN/ WESTERN EXPOSURE

KEY	BOTANICAL NAME/ COMMON NAME	SIZE	COND.	SPACING	REMARKS
SHADE TREES					
AR	Acer rubrum 'October Glory' (October Glory Red Maple)	2" Cal.	B&B	As shown	
AS	Acer saccharum 'Green Mountain' (Green Mountain Sugar Maple)	2" Cal.	B&B	As shown	
GB	Ginkgo biloba 'Saratoga' (Saratoga Ginkgo)	2" Cal.	B&B	As shown	Males var. only
NS	Nyssa sylvatica 'Green Gable' (Green Gable Blackgum)	2" Cal.	B&B	As shown	
QC	Quercus coccinea (Scarlet Oak)	2" Cal.	B&B	As shown	
QR	Quercus rubrum (Red Oak)	2" Cal.	B&B	As shown	
SMALL ORNAMENTAL TREES					
AM	Amelanchier x grandiflora 'Autumn Brilliance' (Autumn Brilliance Serviceberry)	6'-7" Ht.	B&B	As shown	Multi-stem
CC	Cercis canadensis (Eastern Redbud)	2" Cal.	B&B	As shown	
CV	Crataegus viridis 'Winter King' (Winter King Hawthorn)	2" Cal.	B&B	As shown	
MA	Magnolia x 'Ann' (Ann Magnolia)	5'-6" Ht.	B&B	As shown	
MI	Malus ssp. 'Indian Magic' (Indian Magic Crabapple)	2" Cal.	B&B	As shown	
MR	Malus ssp. 'Red Splendor' (Red Splendor Crabapple)	2" Cal.	B&B	As shown	
SY	Syringa reticulata 'Ivory Silk' (Ivory Silk Lilac Tree)	2" Cal.	B&B	As shown	
UPRIGHT EVERGREEN SHRUBS					
TJ	Thuja occidentalis 'Emerald Green' (Emerald Green Arborvitae)	30" ht.	#3 Cont.	Per plan	Pyramidal
MEDIUM EVERGREEN SHRUBS					
TM	Taxus x media 'Densiformis' (Densi Yew)	24" Ht.	#3 Cont.	Per plan	
JV	Juniperus virginiana 'Grey Owl' (Grey Owl Juniper)	12"-18"	#3 Cont.	Per plan	
LOW EVERGREEN SHRUBS					
JH	Juniperus horizontalis 'Plumosa Compacta' (Compact Plumosa Juniper)	12"-18"	#3 Cont.	Per plan	
TA	Taxus x media 'Everlow'	12"-18"	#3 Cont.	Per plan	
LARGE DECIDUOUS SHRUBS					
AN	Aronia melanocarpa 'Iroquois Beauty' (Iroquois Beauty Black Chokeberry)	24"-30"	#3 Cont.	Per plan	
CL	Clethra alnifolia 'Sixteen Candles' (Sixteen Candles Clethra)	24"-30"	#3 Cont.	Per plan	
HY	Hydrangea quercifolia 'Snow Queen' (Snow Queen Hydrangea)	24"-30"	#3 Cont.	Per plan	
VC	Viburnum catesbeii 'Spice Baby' (Spice Baby Viburnum)	24"-30"	#3 Cont.	Per plan	
VD	Viburnum dentatum 'Blue Muffin'	24"-30"	#3 Cont.	Per plan	
SMALL DECIDUOUS SHRUBS					
RH	Rhus aromatica 'Gro-Low' (Gro-Low Sumac)	18"-24"	#3 Cont.	Per plan	
SN	Rosa 'Nearly Wild' (Nearly Wild Shrub Rose)	18"-24"	#3 Cont.	Per plan	
RP	Spiraea japonica 'Gold Mound' (Gold Mound Spirea)	18"-24"	#3 Cont.	Per plan	
SB	Spiraea bumalda 'Anthony Waterer' (Anthony Waterer Spirea)	18"-24"	#3 Cont.	Per plan	
TALL ORNAMENTAL GRASSES					
CA	Calamagrostis x acutiflora 'Karl Foerster' (Karl Foerster Reed Grass)	12"	1 Gal.	Per plan	
SHORT ORNAMENTAL GRASSES					
SO	Sporobolus heterolepis (Prairie Dropseed Grass)	12"	1 Gal.	Per plan	
PERENNIALS					
EC	Echinacea purpurea 'Little Giant' (Little Giant Coneflower)	12"	1 Gal.	Per plan	
HM	Hemerocallis 'Happy Returns' (Happy Returns Daylily)	12"	1 Gal.	Per plan	
HP	Heuchera micrantha 'Purple Palace' (Purple Palace Coralbells)	12"	1 Gal.	Per plan	
NF	Nepeta x faassenii 'Walker's Low' (Walker's Low Catmint)	12"	1 Gal.	Per plan	

INDIVIDUAL PARCEL NOTES:

- THIS PLAN IS TYPICAL DESIGN, CHANGES MAY NEED TO OCCUR PER HOMESTEAD CONDITIONS SUCH AS BUT NOT EXCLUSIVE OF: CHANGES IN GRADE, EASEMENTS, UTILITY LOCATIONS, SUN ORIENTATION, PLANT AVAILABILITY, SOIL CONDITIONS, AND DRAINAGE CONDITIONS. THESE CONDITIONS WILL NEED TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- EACH PARCEL SHALL HAVE MIN. 3 TREES. TREES TO BE ARRANGED AROUND ALL SIDES OF THE BLDG. WITHIN FRONT, SIDE OR REAR YARD AREAS WITH EMPHASIS ON THE FRONT FACADE. EXCEPT IN SUB-AREA C= PATIO HOMES, WHERE EACH PARCEL WILL HAVE 2 TREES (ONE LOCATED IN THE REAR YARD) AND THE THIRD TREE IS LOCATED IN OPEN AREAS THROUGHOUT DEVELOPMENT.
- MIN. OF ONE-THIRD (1/3) OF THE FACADE FRONTING STREET OR VEHICULAR USE AREA IS TO BE LANDSCAPED ADJACENT TO THE FOUNDATION WITH A MIN. OF 5 SHRUBS. PLANTS SHALL BE MIN. 24" IN HEIGHT AT TIME OF PLANTING.
- EXACT PLACEMENT OF TREES ON INDIVIDUAL LOTS TO BE DETERMINED BY HOMEOWNER.
- ALL TREES PLANTED MUST HAVE ALL ROPES, BURLAP, 50% OF WIRE CAGE AND TREE WRAPPINGS REMOVED PRIOR TO CITY'S LANDSCAPE INSPECTION. AFTER INSPECTION, WRAP AND STAKE ALL TREES PER DETAIL.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT AND CITY.
- ALL TURF AREAS ADJACENT TO PUBLIC R.O.W. TO BE SODDED, FRONT YARD, SIDE YARDS AND AT LEAST 10' OFF THE BACK OF EACH HOUSE TO BE SODDED. REMAINING AREAS TO BE SEEDED WITH HYDRO OR PENN MULCH- NO STRAW MULCH TO BE USED WHEN SEEDING.
- ALL ABOVE-GRADE SERVICE STRUCTURES TO BE SCREENED PER GROVE CITY CODE SECTION 1136.08.

NO.	DATE	DESCRIPTION

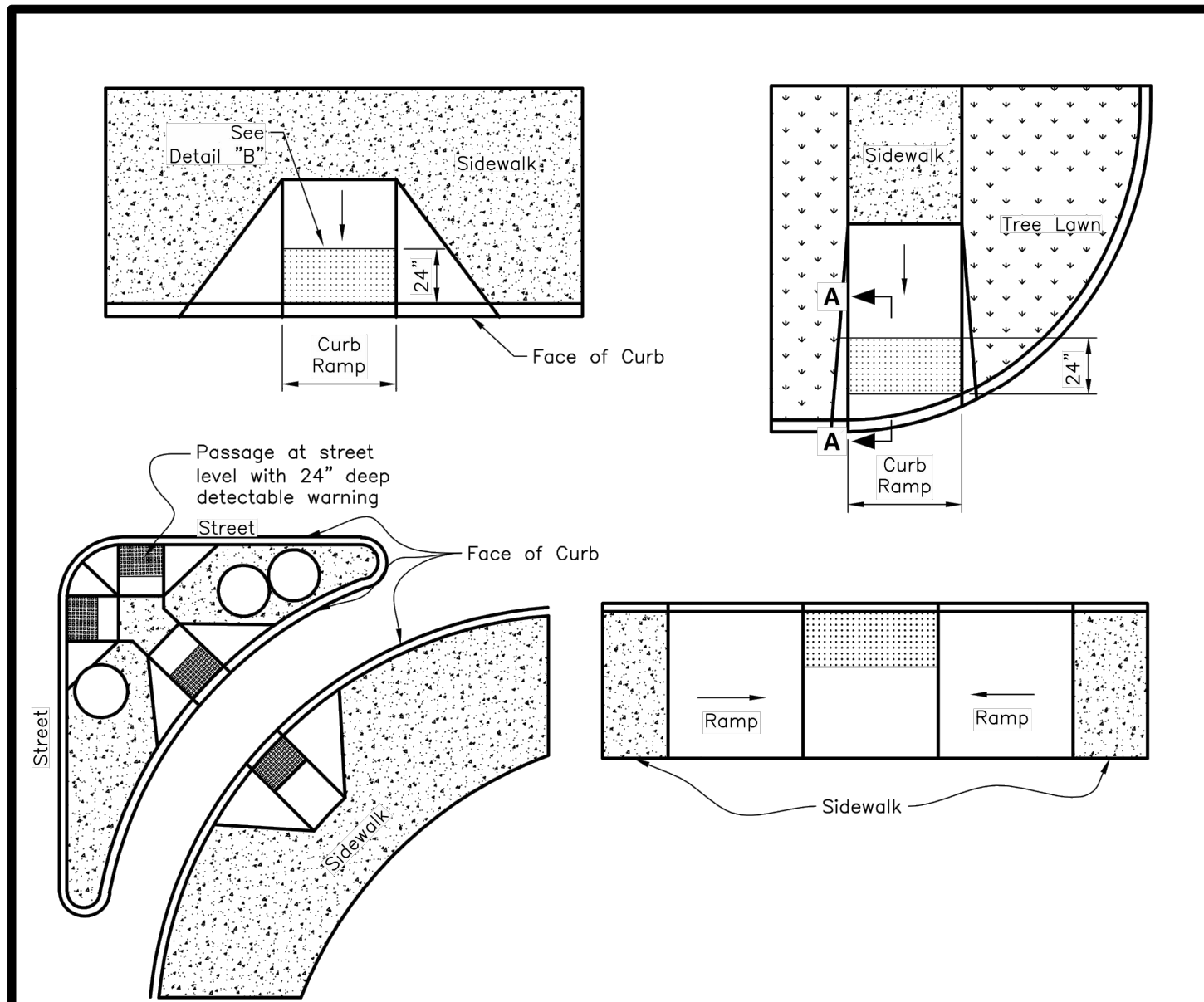
Grand Communities, LLC.
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cedcinc.com

GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

TYPICAL SINGLE HOME LANDSCAPE PLANS

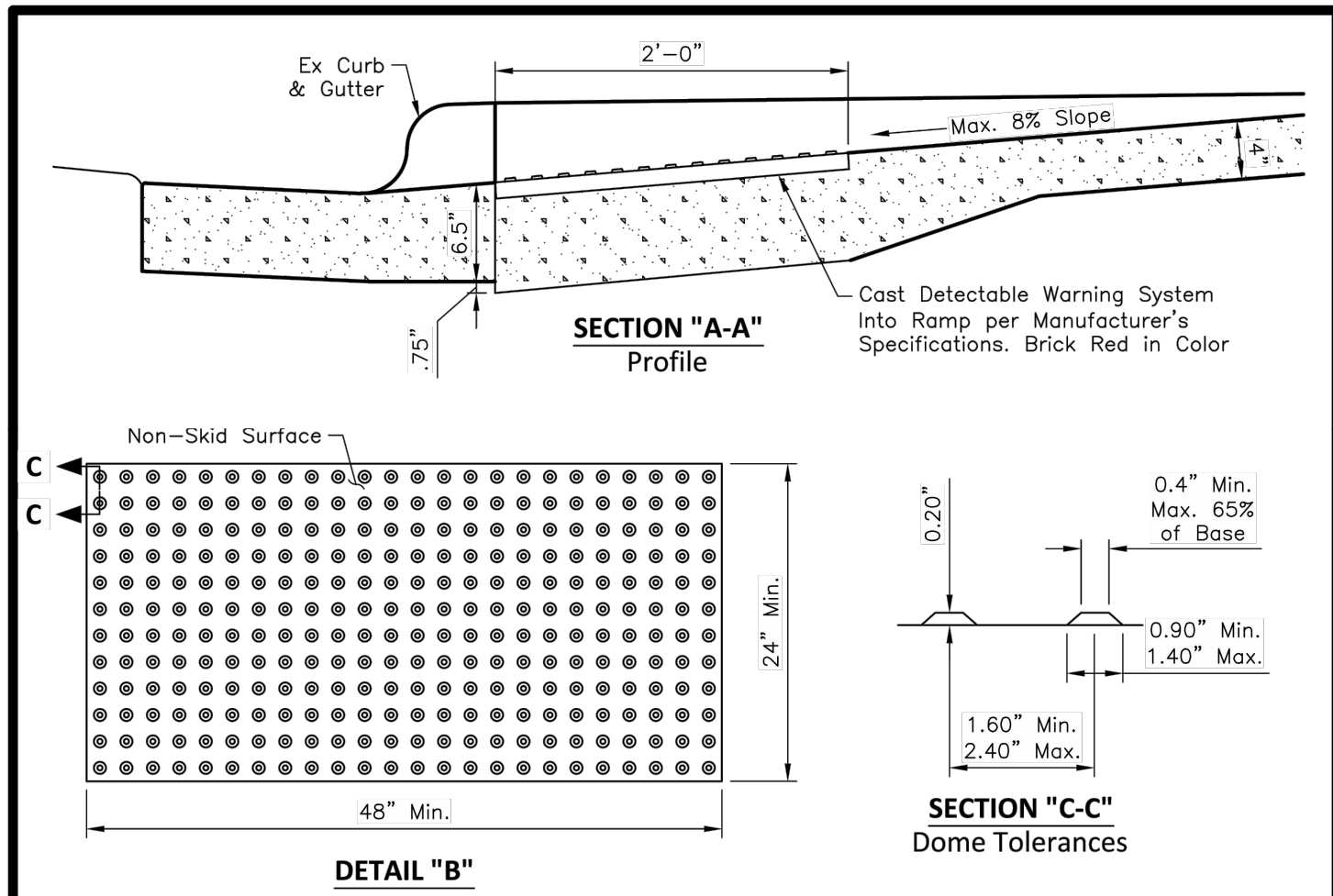
DATE: JANUARY 2019 DRAWN BY: JTH
DWG SCALE: AS NOTED CHECKED BY: TJV
PROJECT NO: 174-158
APPROVED BY: DRAFT

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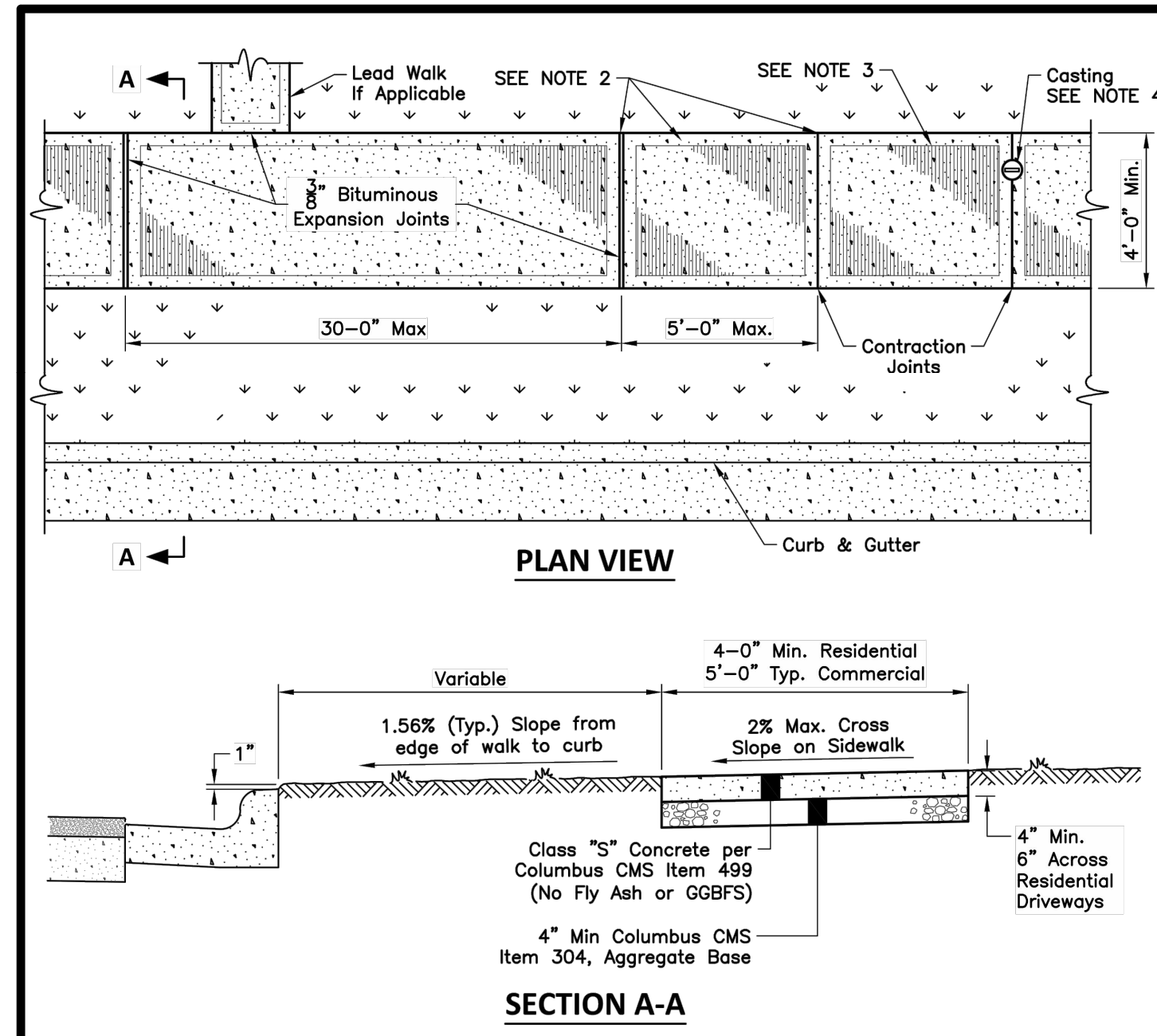
- DETAIL NOTES**
1. Detectable warnings shall be provided wherever a curb ramp crosses a vehicular way, excluding unsignalized driveway crossings, and shall align exactly with the required direction of travel.
 2. Detectable warnings shall be provided 24 inches in the direction of travel and extend the full width of the curb ramp or flush surface. The detectable warning shall be located adjacent to the curb line.
 3. Materials shall comply with sheet 2 of this drawing.
 4. Detectable warnings shall be placed 6" to 8" behind face of curb and behind the curb joint.

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR ADA CURB RAMP DETECTABLE WARNING SURFACE	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-43DW
Revised February 2016	Sheet 1/2	Drawing No. C-GC-43DW	



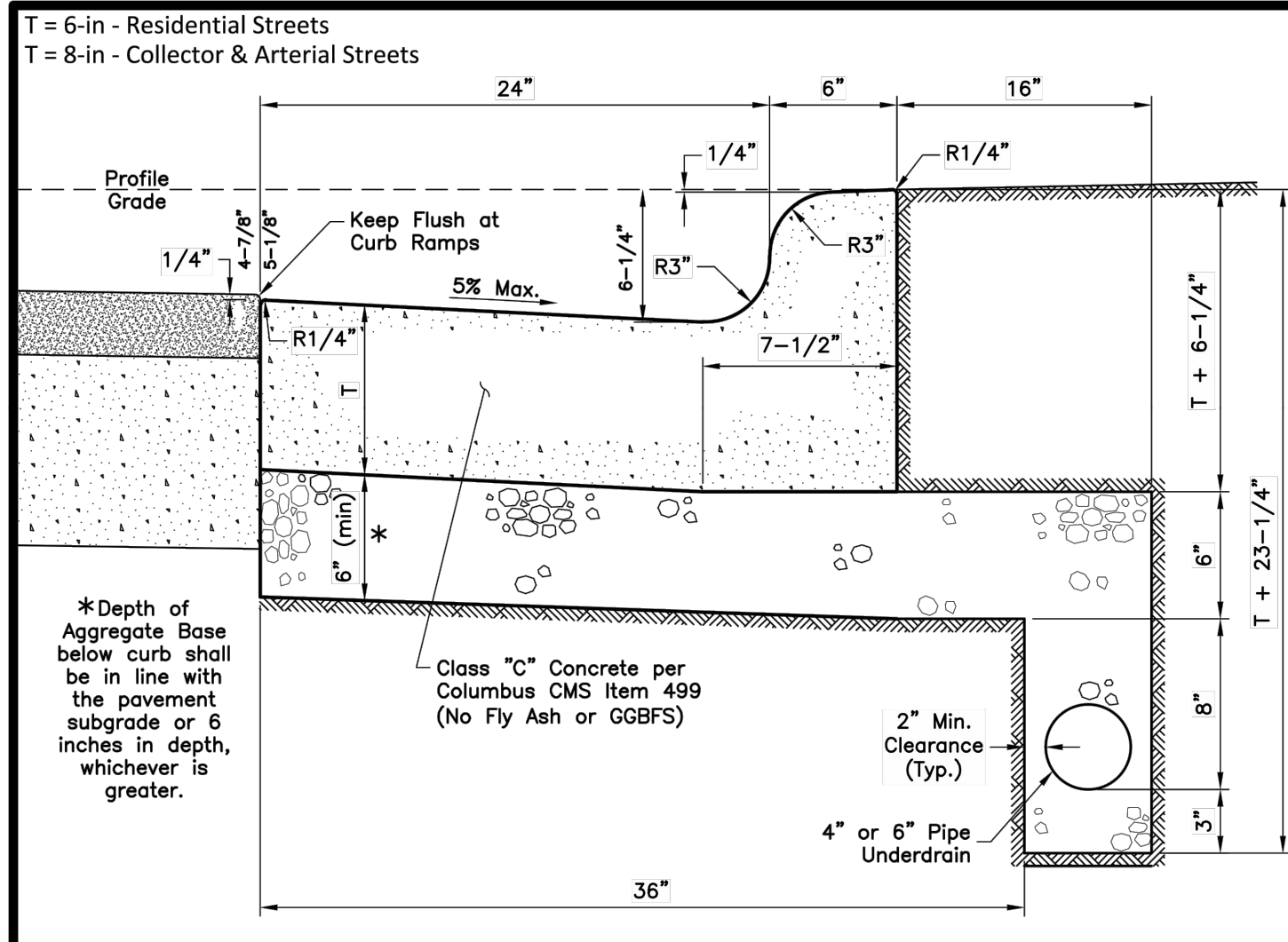
- DETAIL NOTES CONT.**
5. Detectable Warning Surfaces shall be provided as required by the ADA Accessibility Guideline (ADAAG) 4.29.2 and as modified by Section 1108 of the Architectural and Transportation Barriers Compliance Board's "Draft Guidelines for Accessible Public Rights-of-Way", dated June 17, 2002 as amended, supplemented and adopted.
 6. The material used shall be as specified in the City of Columbus Supplemental Specifications, 1551, Type "E", red in color, with replaceable surface (Armor-Tile Herculete Series, ADA Solutions Cast in Place Replaceable, or Approved Equal).
 7. Detectable warnings shall be as shown in Detail "B" and provide a visual contrast with adjoining surfaces. The material used shall provide a slip-resistant surface.
 8. This item shall include all layout, pre-marking, surface preparation, and finishing in accordance with the manufacturers specifications.
 9. Tolerances shown in Section "C-C" shall be used for inspection criteria.

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR ADA CURB RAMP DETECTABLE WARNING SURFACE	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-43DW
Revised February 2016	Sheet 2/2	Drawing No. C-GC-43DW	



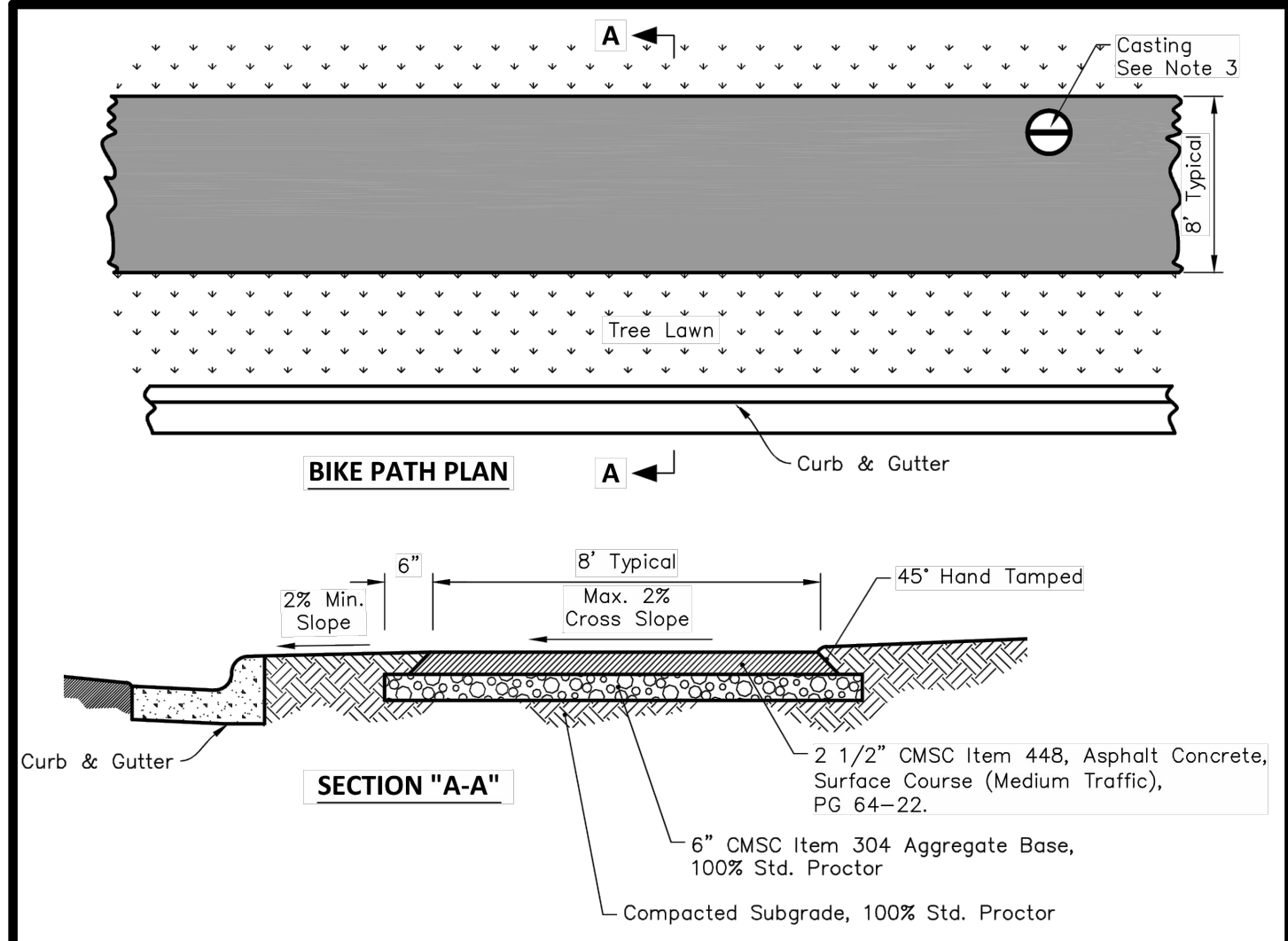
- DETAIL NOTES**
1. Sidewalks shall be constructed according to Columbus CMS Item 608.
 2. All joints and edges shall be tooled after broom finish.
 3. Sidewalk surface shall have a broom finish.
 4. All castings shall be set to proper grade. Where feasible, tool a joint at the casting location to control cracking.
 5. All concrete shall contain 6% ±2% air entrainment.
 6. Contraction joints shall be not less than 2-in in depth.
 7. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR TYPICAL SIDEWALK DETAIL	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-46A
Revised March 2016	Sheet 	Drawing No. C-GC-46A	



- DETAIL NOTES**
1. Curb & gutter shall consist of 1.26 C.F. (6-in) of concrete per linear foot for residential or local streets and 1.59 C.F. (8-in) of concrete for collector or arterial streets.
 2. All exposed surfaces of concrete curb & gutter shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
 3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
 4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
 5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.
 6. The letter "W" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including hydrant watch valves. Letters shall be 3-in high/wide with 1/4-in thick bars, imprinted 1/2-in into the face of the curb, 2-1/2-in above the gutter.

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR ITEM 609: 30" CONCRETE COMBINED CURB & GUTTER (BOULEVARD)	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-57C
Revised October 2015	Sheet 	Drawing No. C-GC-57C	

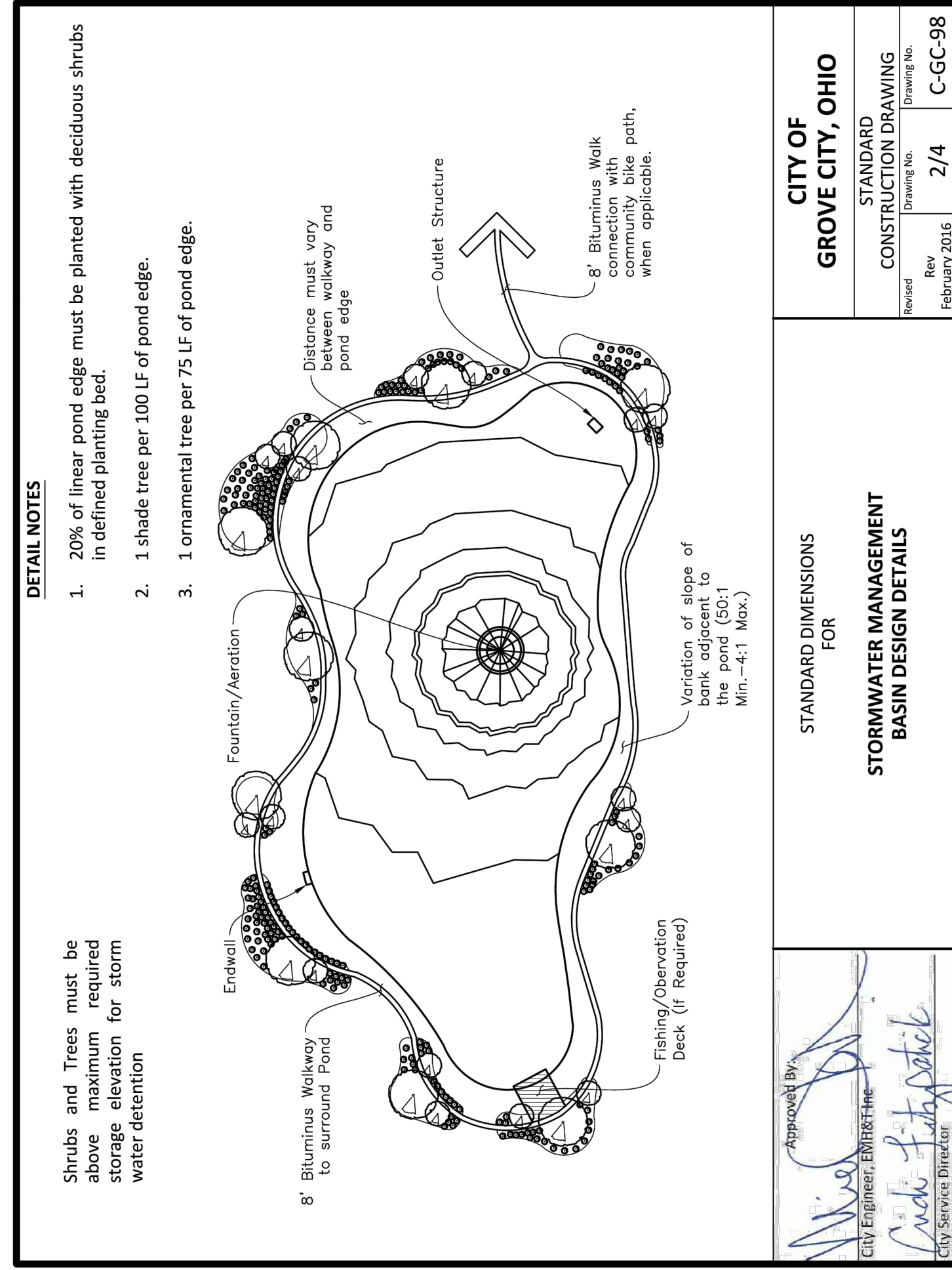


- NOTES**
1. An approved soil sterilant shall be applied prior to the placement of base material.
 2. All topsoil, or otherwise unsuitable material, shall be removed and replaced with compactable granular load-bearing material. All disturbed areas, including fills, shall be seeded according to ODOT Item 659.
 3. All castings within bike path, when unavoidable, shall be set flush with concrete and bolted down.
 4. 2'0" graded section on each side of bike path shall be clear of obstructions.
 5. Vertical clearance to obstructions above path shall be 8'6". Vertical clearance to traffic signs beside path shall be 7'0" to bottom of sign.
 6. Bike paths shall meet the most current specifications of the ADA Accessibility Guidelines (ADAAG).
 7. Pavement markings and signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD).
 8. Design speeds and radii shall be as follows:

DESIGN SPEED (MPH)	MINIMUM RADIUS (FT.)
20 (Min.)	70
25	90
30*	125*

*Shall be used when grade exceeds 4%; however, grades greater than 5% are undesirable.

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR BIKE PATH PAVEMENT DETAIL	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-80
Revised October 2015	Sheet 	Drawing No. C-GC-80	



- DETAIL NOTES**
1. 20% of linear pond edge must be planted with deciduous shrubs in defined planting bed.
 2. 1 shade tree per 100 LF of pond edge.
 3. 1 ornamental tree per 75 LF of pond edge.

CITY OF GROVE CITY, OHIO	
STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-98
Revised February 2016	Sheet 2/4

Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR STORMWATER MANAGEMENT BASIN DESIGN DETAILS	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	Drawing No. C-GC-98
Revised February 2016	Sheet 2/4	Drawing No. C-GC-98	

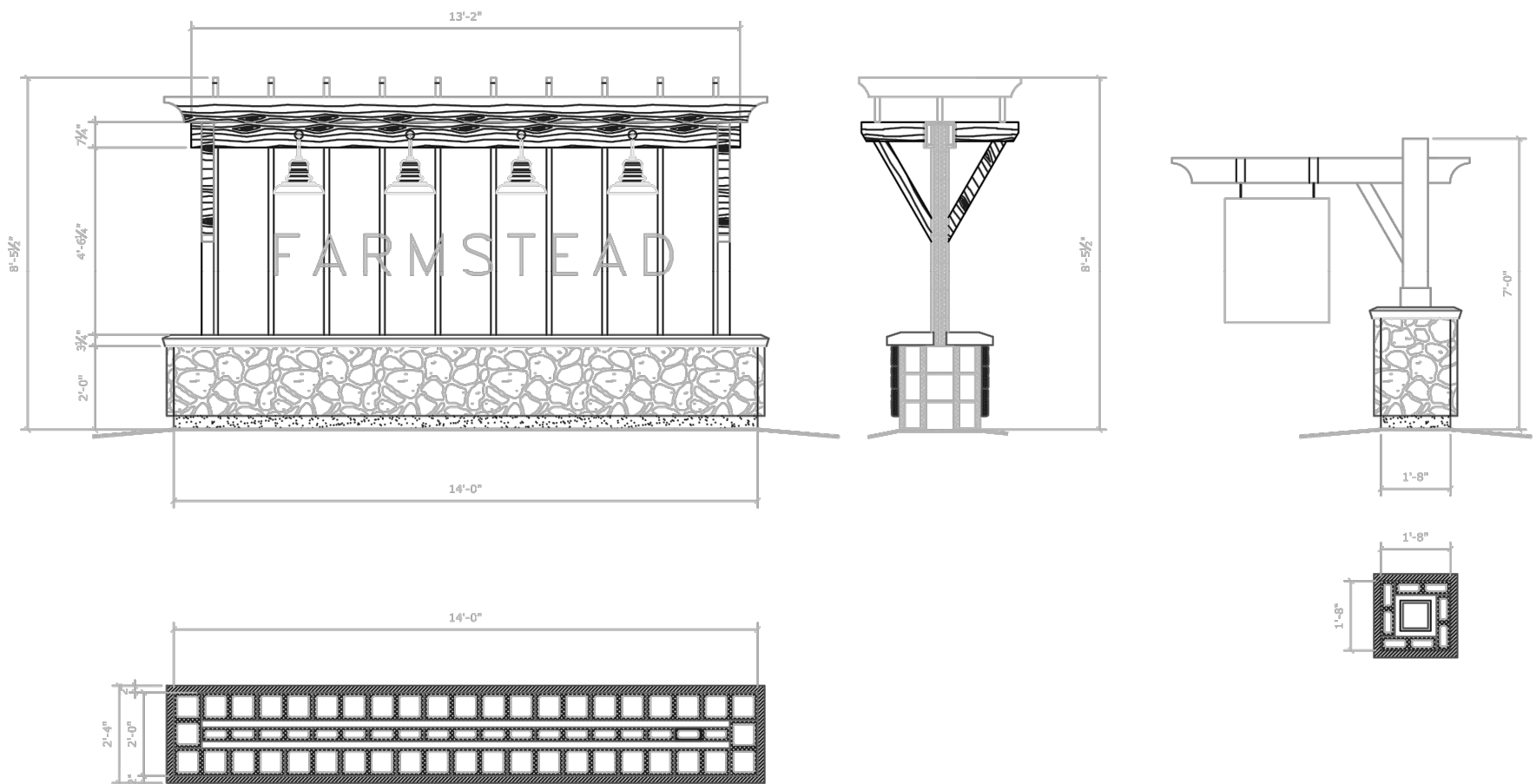
REVISION RECORD		
NO.	DATE	DESCRIPTION

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

MISCELLANEOUS DETAILS	
GRAND COMMUNITIES, LLC. FARMSTEAD CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
DATE: JANUARY 2019	DRAWN BY: JTH
DWS SCALE: AS NOTED	CHECKED BY: TJV
PROJECT NO: 174-158	DRAFT
APPROVED BY: City Engineer, EMH&T Inc. City Service Director	
DRAWING NO.: C900	
SHEET 29	OF 30

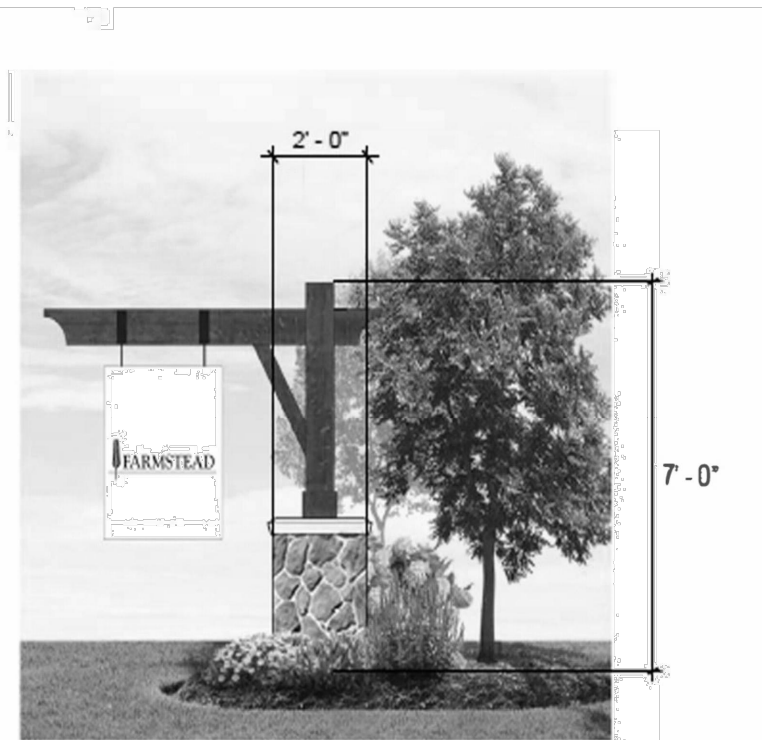
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FISCHER HOMES
 3940 Olympic Blvd, Suite 100, Erlanger, KY 41018 . (P) 859.341.4709 * Main Office
 HOME SITE#: ENTRY_MONUMENT
 COMMUNITY: FARMSTEAD
 RECORDED: (DATE)
 ADDRESS: (ADDRESS)
 COUNTY/STATE: GROVE CITY OHIO
 SCALE OF DRAWING: 1/4"=1'
 DRAWN BY: NDS-859.344.3133
 DATE: 12/5/2018

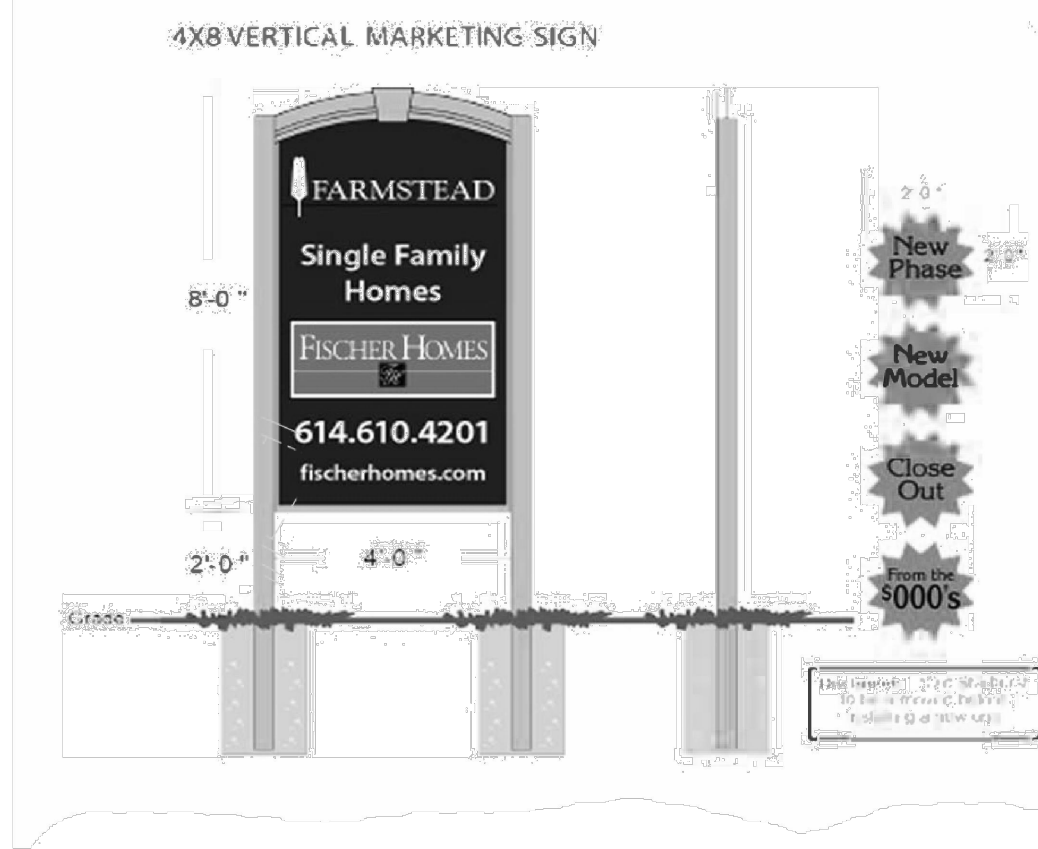


RECORD PLAT

SETBACK REQUIREMENTS		FISCHER
FRONT	ZONING FRONT	FISCHER.F
REAR	ZONING REAR	FISCHER.R
SIDEWAYS CORNER LOT/WORKER SIDEYARD		
SIDEWAYS SIDEWALKS		



Proposed Community Sub Entry Monument



NO	DATE	REVISION RECORD	DESCRIPTION

CEE
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 www.ceehinc.com

GRAND COMMUNITIES, LLC.
FARMSTEAD
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

MISCELLANEOUS DETAILS

DATE:	JANUARY 2019	DRAWN BY:	JTH
DWG SCALE:	AS NOTED	CHECKED BY:	TJV
PROJECT NO.:	174-158	APPROVED BY:	DRAFT