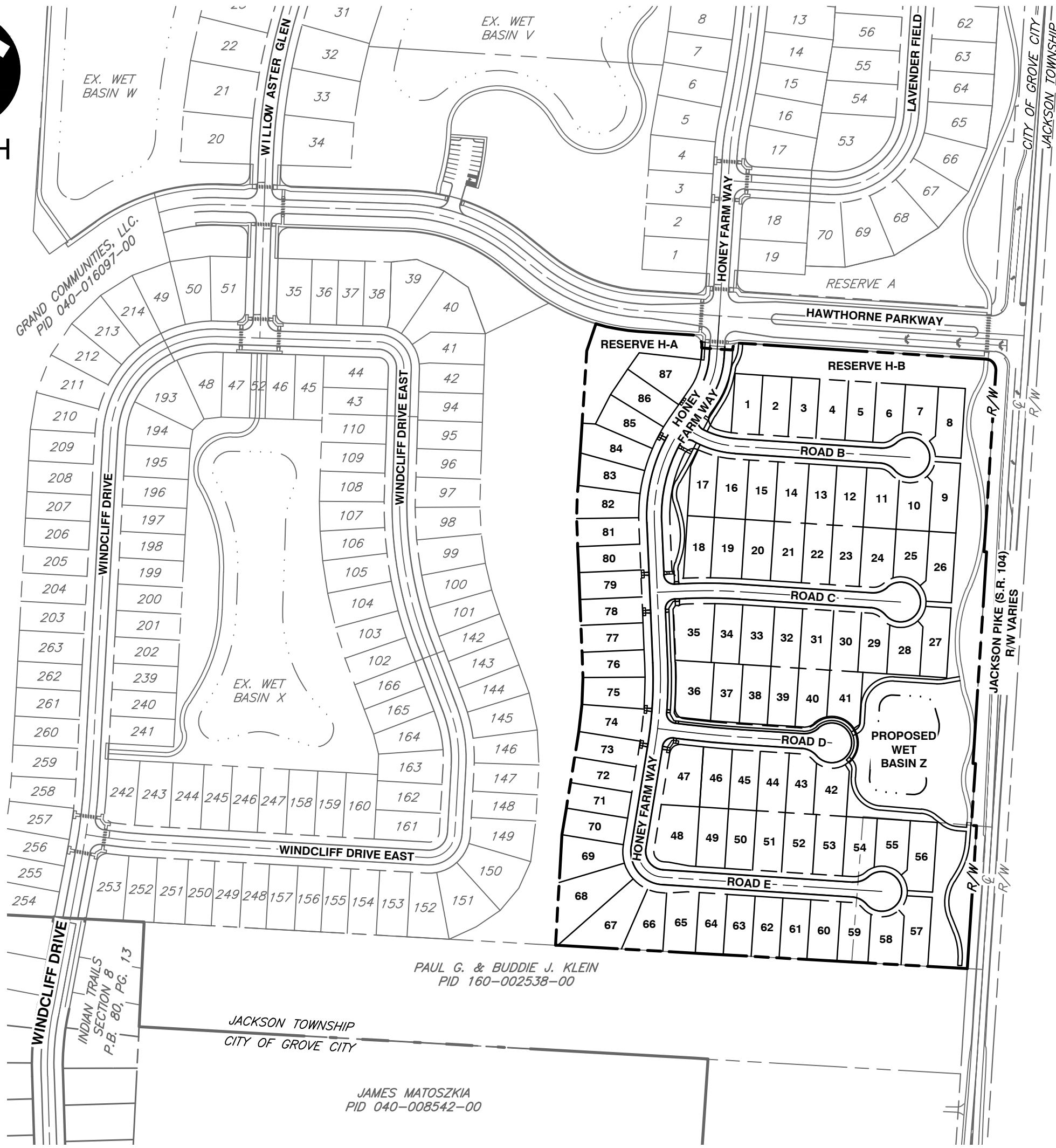


FINAL DEVELOPMENT PLAN FOR FARMSTEAD - SUB AREA H

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
APRIL 2020

Received by
City of Grove City
04-24-20



DRAWING INDEX		
NUMBER	DESCRIPTION	TITLE
1	C000	COVER SHEET
2	C001	TYPICAL SECTIONS & DETAILS
3	C100	EXISTING CONDITIONS AND DEMOLITION PLAN
4	C200	SITE PLAN
5	C201	FIRE TRUCK ROUTE
6	C300	GRADING & UTILITY PLAN
7	C700	LANDSCAPE PLAN
8	C701	LANDSCAPE DETAILS
9	C702	TYPICAL SINGLE HOME LANDSCAPE PLAN
10	C703	PHOTOMETRICS PLAN
11	C800	MISCELLANEOUS DETAILS

CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWINGS		
C-GC-32		C-GC-80
C-GC-43A		C-GC-83
C-GC-43DW		C-GC-84
C-GC-46A	C-GC-90	(PAVEMENT COMPOSITION ONLY)
C-GC-57A		C-GC-95C
C-GC-65		C-GC-98

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

SITE STATISTICS

TOTAL ACREAGE:	21.52 AC.
NUMBER OF LOTS:	87 LOTS
PROPOSED R/W AREA:	3.82 AC.
ONSITE OPEN SPACE:	4.11 AC.
AVERAGE LOT SIZE:	0.154 AC.
GROSS SITE DENSITY:	4.04 LOTS/AC.
FRONT YARD SETBACK:	25' MIN.* AND 35' MIN.*
REAR YARD SETBACK:	20'
SIDE YARD SETBACK:	5' MIN., 10' TOTAL
MINIMUM LOT AREA:	0.138 AC (6,000 SF)
MINIMUM LOT DEPTH:	115' MIN.

* CORNER LOTS SHALL HAVE A SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY ONE HALF (½) THE MINIMUM FRONT SETBACK.

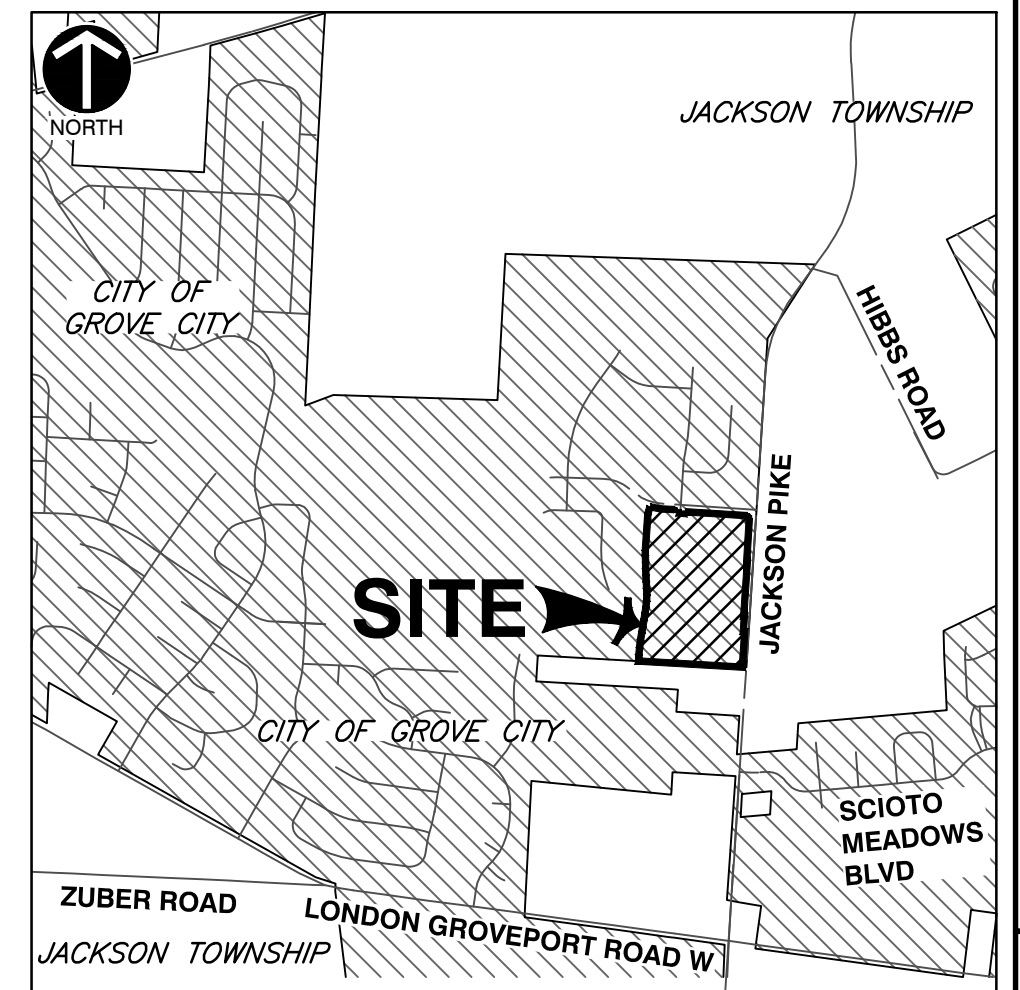
REFERENCES

- EXISTING TOPOGRAPHY SHOWN OBTAINED FROM LIDAR PERFORMED BY CEC FEBRUARY 2018 AND PROPOSED MASS EXCAVATION GRADING FOR THE FARMSTEAD DEVELOPMENT.
- EXISTING UTILITIES SHOWN ARE FROM THE PROPOSED FARMSTEAD DEVELOPMENT AND RECORD PLANS PROVIDED BY THE CITY OF GROVE CITY AND SURVEY COMPLETED BY CEC IN FEBRUARY 2018 AND JANUARY 2019.
- EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS ACCESSED NOVEMBER 2017, AND SURVEY COMPLETED BY CEC IN FEBRUARY 2018.
- SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED NOVEMBER 2017.
- WETLAND, STREAMS AND DRAINAGE DELINEATION COMPLETED BY CEC JANUARY, 2018.

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORthingTON, OHIO 43085
CONTACT: TIM VOLCHKO
PHONE: (614) 540-6633
EMAIL: TVOLCHKO@CECINC.COM

OWNER/DEVELOPER
GRAND COMMUNITIES, LLC.
3940 OLYMPIC BOULEVARD, SUITE 250
ERLANGER, KENTUCKY 41019
CONTACT: MICHAEL KADY
PHONE: (859) 344-2708
EMAIL: MKADY@FISCHERHOMES.COM

INDEX MAP
SCALE: 1" = 200'
SCALE IN FEET



VICINITY MAP
SCALE: N.T.S.

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 _____

REVIEWER FOR THE CITY OF GROVE CITY _____ DATE _____

FIRE DEPARTMENT JACKSON TOWNSHIP _____ DATE _____

REGISTERED ENGINEER NO. **E-68068** DATE **4/24/20**

REVISION RECORD	
NO	DATE

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250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
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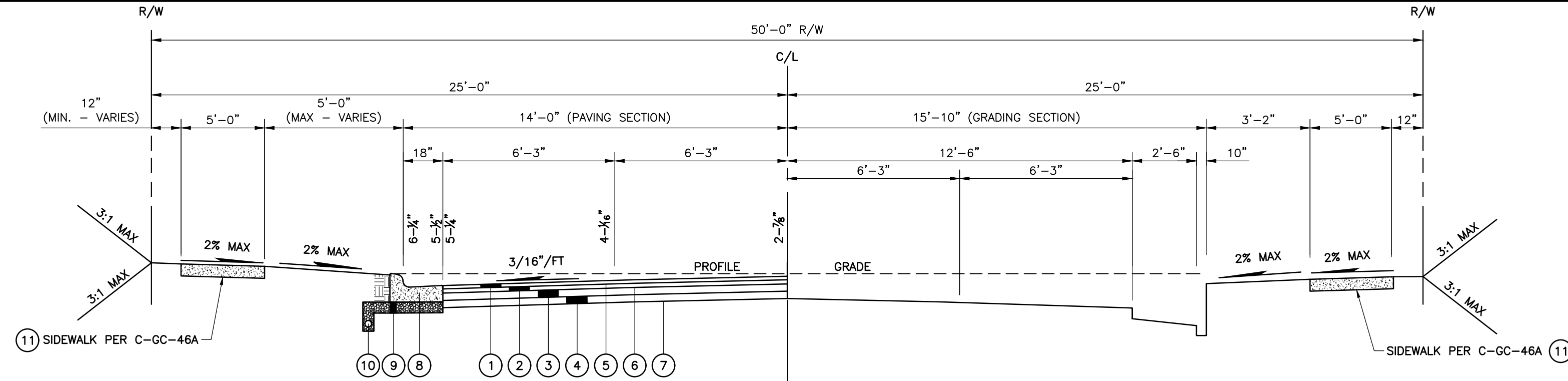
**GRAND COMMUNITIES, LLC.
FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**

COVER SHEET

DATE: APRIL 2020 DRAWN BY: JTH
DWG SCALE: AS NOTED CHECKED BY: T-V
PROJECT NO: 300-277
APPROVED BY: [Signature]
DRAFT

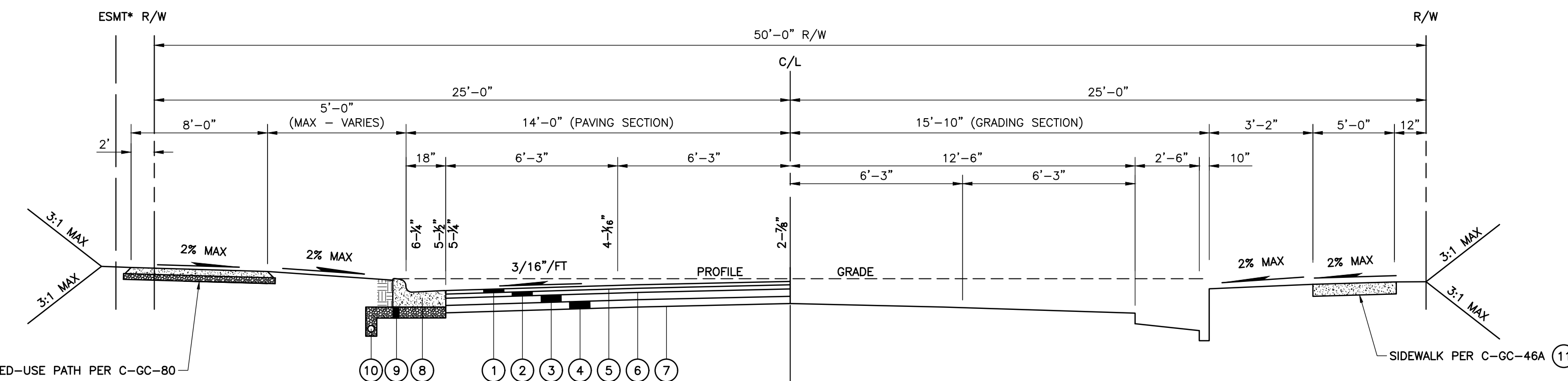
DRAWING NO.: **C000**
SHEET 1 OF 11





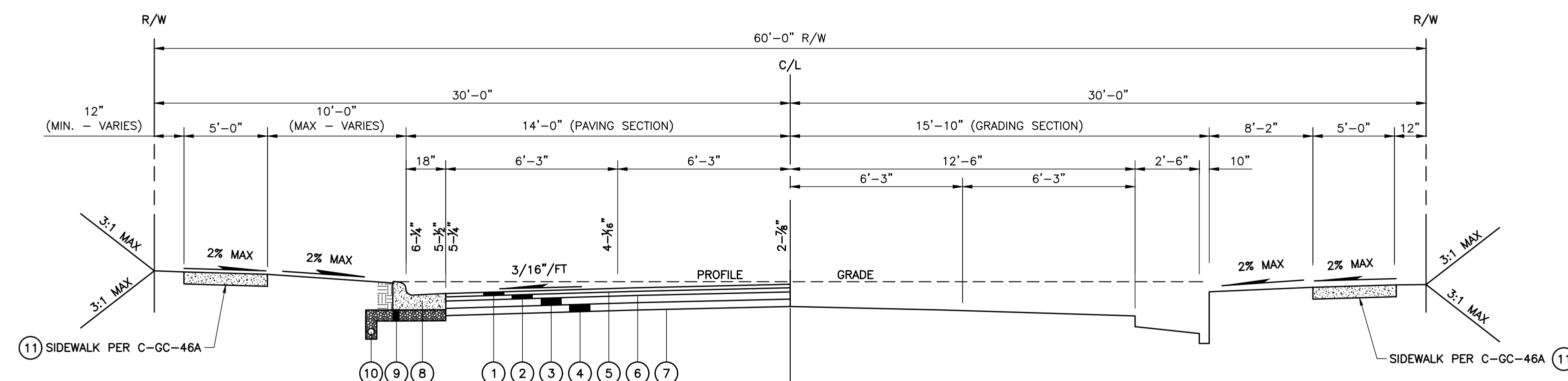
28' RESIDENTIAL PAVEMENT SECTION WITH COMBINED CURB AND GUTTER (C-GC-65)

NOT TO SCALE
ROAD B, ROAD D, ROAD E



28' RESIDENTIAL PAVEMENT SECTION WITH COMBINED CURB AND GUTTER AND SHARED-USE PATH (C-GC-65)

NOT TO SCALE
ROAD C



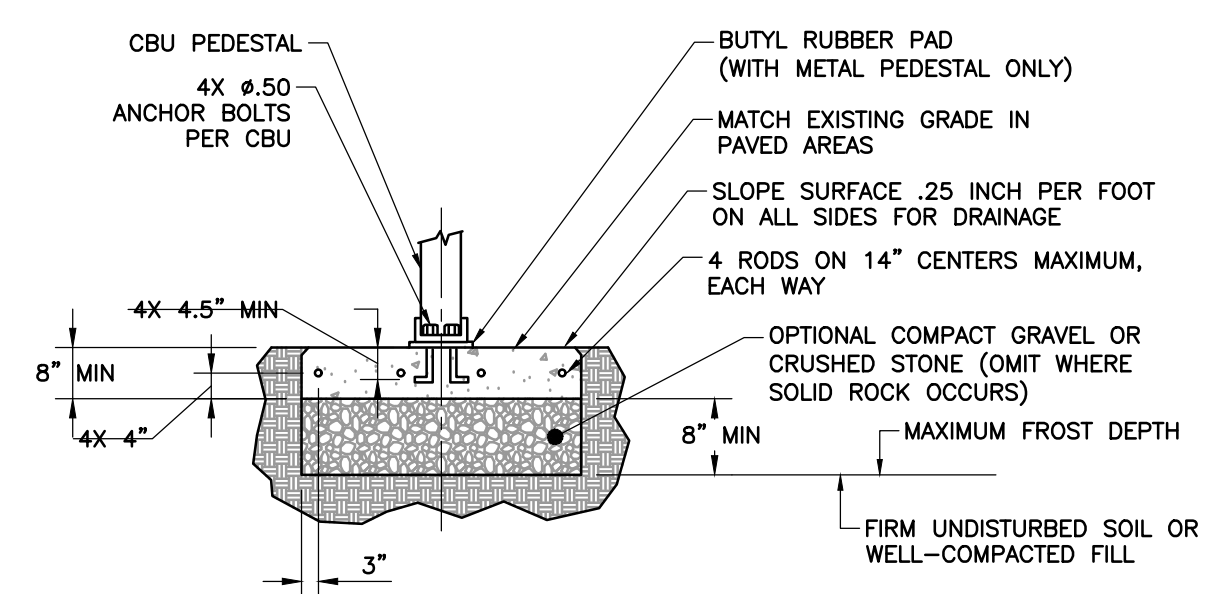
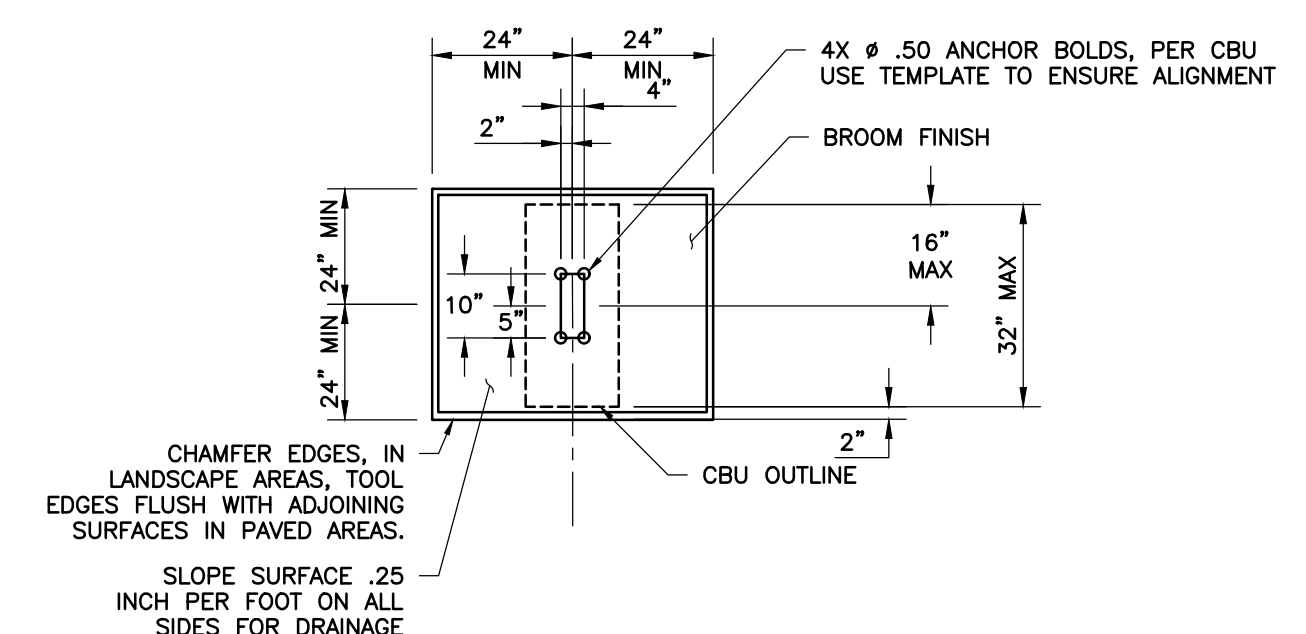
28' RESIDENTIAL PAVEMENT SECTION WITH COMBINED CURB AND GUTTER (C-GC-65)

NOT TO SCALE
HONEY FARM WAY



**CLUSTER BOX UNIT (TYP)
MODEL 1570 (F)**

NOT TO SCALE



NOTES:

- 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.
- REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 315 STAINLESS STEEL.

CLUSTER BOX UNIT PAD DETAIL

NOT TO SCALE

LEGEND

- FLEXIBLE PAVEMENT DESIGN (PER C-GC-90)**
- ITEM 448, 1.25" ASPHALT CONCRETE, SURFACE COURSE, (MEDIUM TRAFFIC) PG 64-22
 - ITEM 448, 1.75" ASPHALT CONCRETE, INTERMEDIATE COURSE, (MEDIUM TRAFFIC) PG 64-22
 - ITEM 301, 5" ASPHALT CONCRETE BASE
 - ITEM 304, 6" AGGREGATE BASE
 - ITEM 407, NON-TRACKING TACK COAT
 - ITEM 407, NON-TRACKING TACK COAT
 - ITEM 204, SUBGRADE COMPACTION
 - CITY OF GROVE CITY STANDARD COMBINED CURB & GUTTER PER STD DWG C-GC-57A
 - NO. 8 OR NO. 57 AGGREGATE
 - 6" PIPE UNDERDRAIN
 - CONCRETE SIDEWALK, SEE STD DWG C-GC-46A
 - SHARED-USE PATH, SEE STD DWG C-GC-80
- NOTE: ROLLER COMPACTED CONCRETE MAY BE USED AS AN ALTERNATIVE PAVEMENT SECTION PER CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWING C-GC-90.

NOTES

- ALL SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.
- SHARED-USE PATH EASEMENT SHALL ENCOMPASS PATH WHEN LOCATED OUTSIDE OF TYPICAL RIGHT-OF-WAY.

NO	DATE	DESCRIPTION

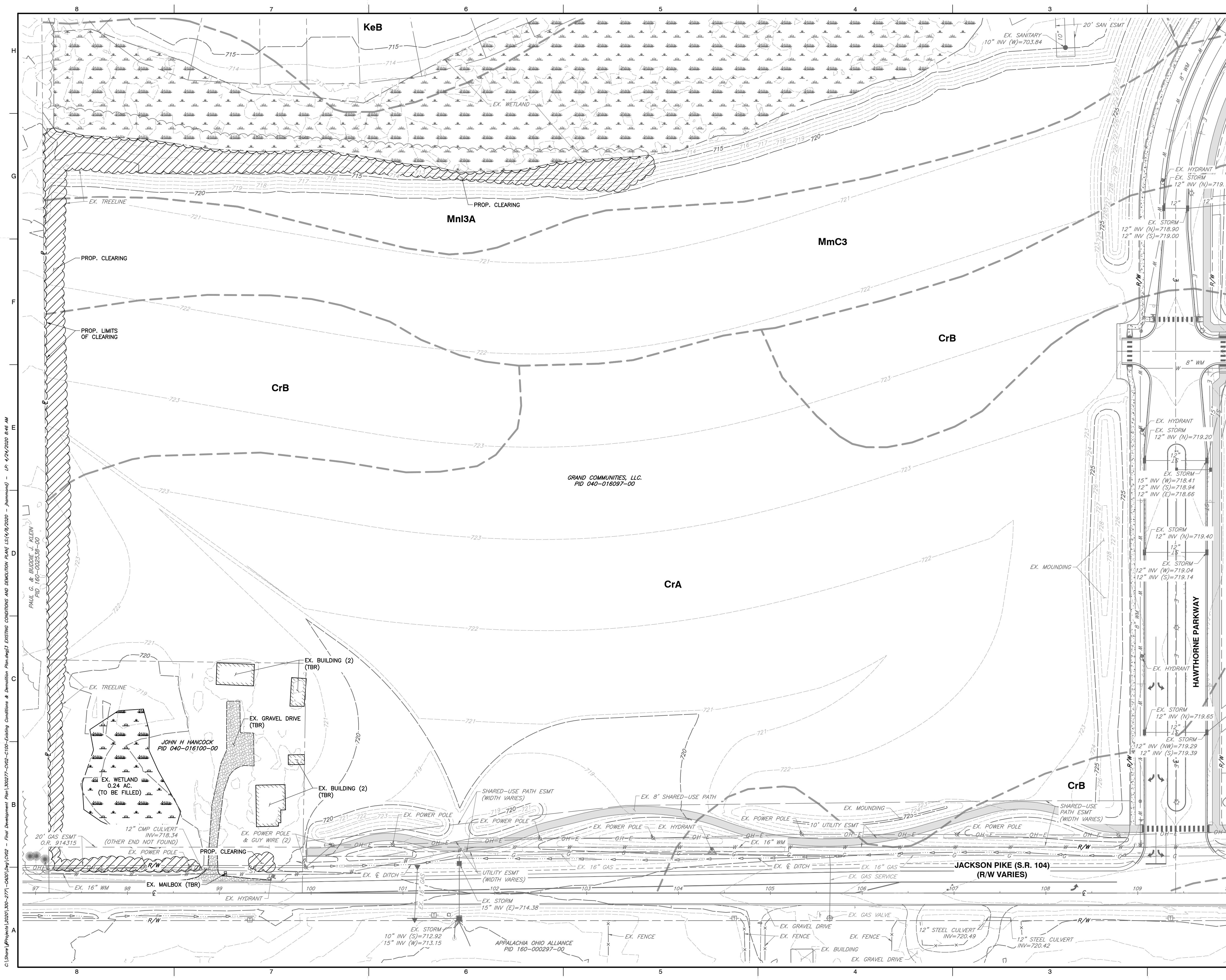
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614-540-6633 · 888-598-6808
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FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

TYPICAL SECTIONS & DETAILS	
DATE:	APRIL 2020
DRAWN BY:	JTH
CHECKED BY:	TJV
PROJECT NO.:	300-277
APPROVED BY:	DRAFT

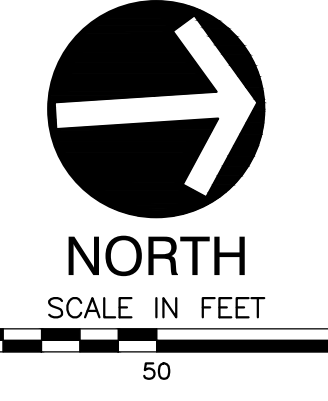
DRAWING NO.: **C001**
SHEET 2 OF 11

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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 FLOODPLAIN
=====	EXISTING FEMA ZONE "X"
=====	EXISTING DRAINAGE SWALE
=====	EXISTING WETLAND
SAN	EXISTING SANITARY SEWER LINE
ST	EXISTING SANITARY MANHOLE
W	EXISTING STORM SEWER LINE
W	EXISTING STORM STRUCTURE
W	EXISTING WATER LINE
W	EXISTING FIRE HYDRANT
G	EXISTING GAS MAIN



REVISION RECORD

NO.	DATE	DESCRIPTION

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**GRAND COMMUNITIES, LLC.
 FARMSTEAD - SUB AREA H
 FINAL DEVELOPMENT PLAN
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO**

EXISTING CONDITIONS AND DEMOLITION PLAN

DATE:	APRIL 2020	DRAWN BY:	JTH
DWG. SCALE:	T=50	CHECKED BY:	TJV
PROJECT NO.:	300-277	APPROVED BY:	DRAFT

SITE SOIL DATA
 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)
 KeB - KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES (C)
 MmC3 - MIAMIAN CLAY LOAM, SHALLOW TO DENSE TILL SUBSTRATUM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED (D)
 Mnl3A - MINSTER SILTY CLAY LOAM, TILL SUBSTRATUM, 0 TO 1 PERCENT SLOPES (C/D)

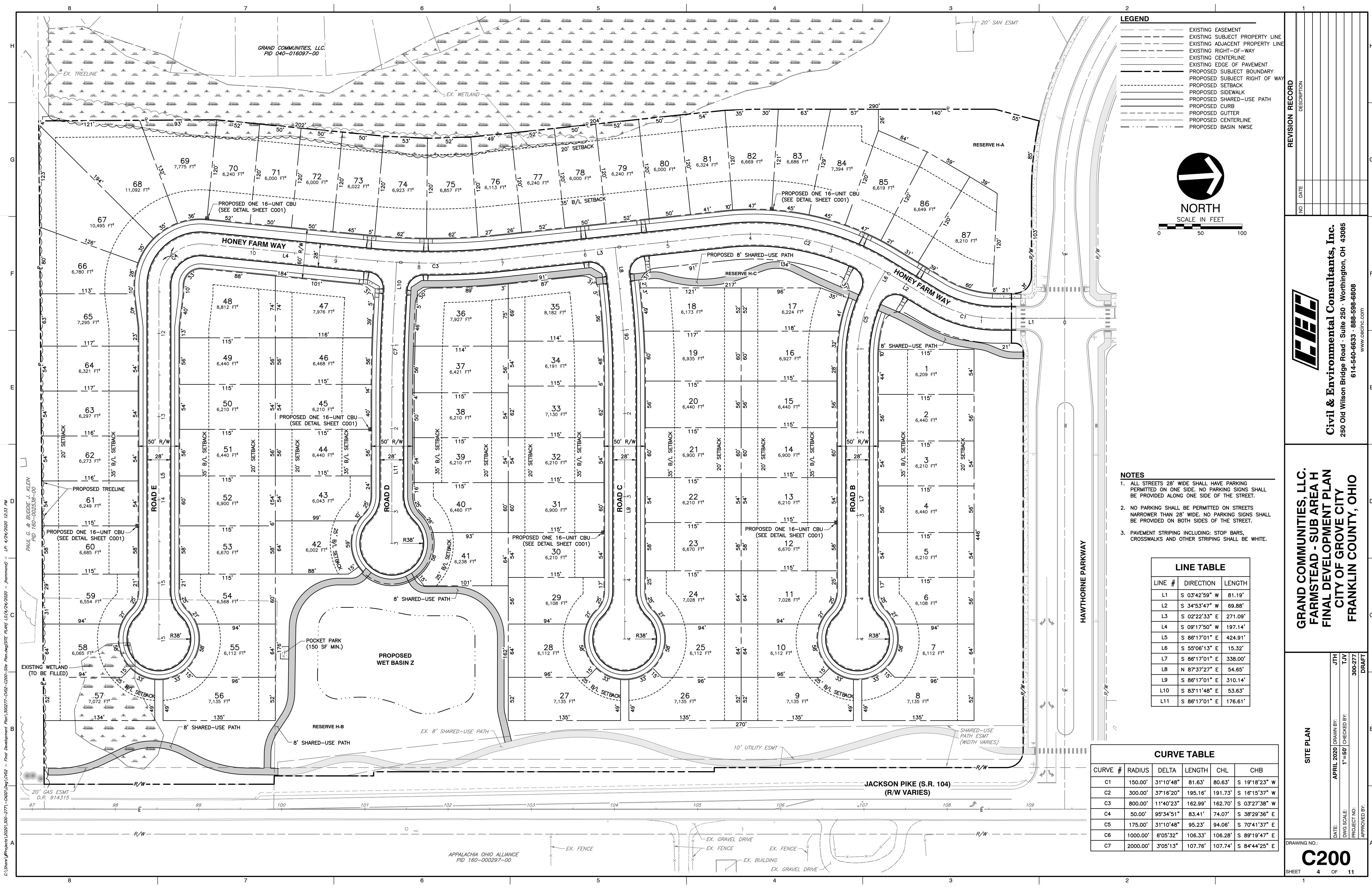
FEMA NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 39049C0408K (DATED JUNE 17, 2008), THE ENTIRETY OF THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X.

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.

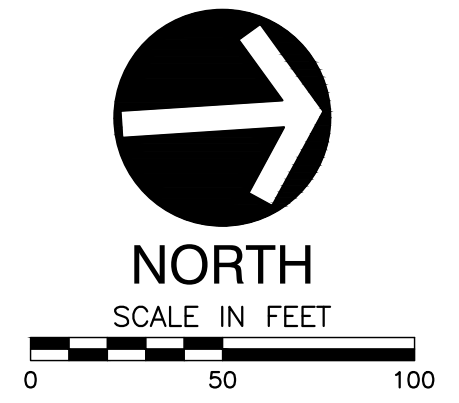
ZONE AE - THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED IN THIS AREA.

C:\Share\Projects\2020\100-277-5400\Draw\1010 - Final Development Plan\100277-010-Existing Conditions and Demolition Plan.dwg\3 EXISTING CONDITIONS AND DEMOLITION PLAN.rvt 4/24/2020 8:46 AM
 PAUL G. & BUDDIE J. KLEIN
 PID 160-002538-00
 JOHN H HANCOCK
 PID 040-016100-00
 APPALACHIA OHIO ALLIANCE
 PID 160-000297-00



LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED SUBJECT BOUNDARY
- PROPOSED SUBJECT RIGHT OF WAY
- PROPOSED SETBACK
- PROPOSED SIDEWALK
- PROPOSED SHARED-USE PATH
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED CENTERLINE
- PROPOSED BASIN NWSE



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 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

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

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 03°42'59" W	81.19'
L2	S 34°53'47" W	69.88'
L3	S 02°22'33" E	271.09'
L4	S 09°17'50" W	197.14'
L5	S 86°17'01" E	424.91'
L6	S 55°06'13" E	15.32'
L7	S 86°17'01" E	338.00'
L8	N 87°37'27" E	54.65'
L9	S 86°17'01" E	310.14'
L10	S 83°11'48" E	53.63'
L11	S 86°17'01" E	176.61'

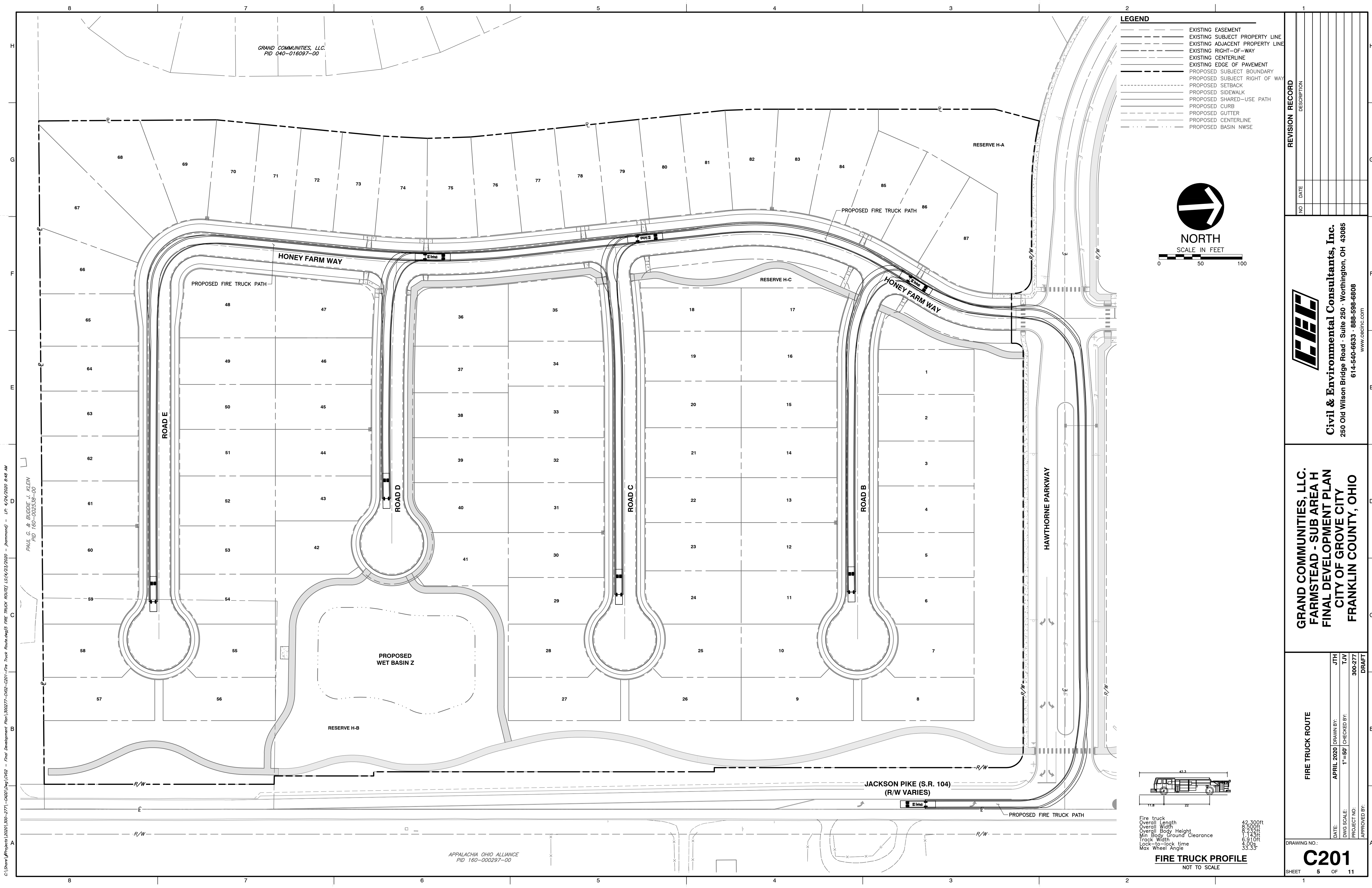
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	150.00'	31°10'48"	81.63'	80.63'	S 19°18'23" W
C2	300.00'	37°16'20"	195.16'	191.73'	S 16°15'37" W
C3	800.00'	11°40'23"	162.99'	162.70'	S 03°27'38" W
C4	50.00'	95°34'51"	83.41'	74.07'	S 38°29'36" E
C5	175.00'	31°10'48"	95.23'	94.06'	S 70°41'37" E
C6	1000.00'	6°05'32"	106.33'	106.28'	S 89°19'47" E
C7	2000.00'	3°05'13"	107.76'	107.74'	S 84°44'25" E

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 PAUL G. & BUDDIE J. KLEIN
 PID 160-00297-00

SITE PLAN

DATE: APRIL 2020
 DRAWN BY: JTH
 DWG SCALE: T=50'
 PROJECT NO: 300-2771
 CHECKED BY: TCV
 APPROVED BY: DRAFT



REVISION RECORD

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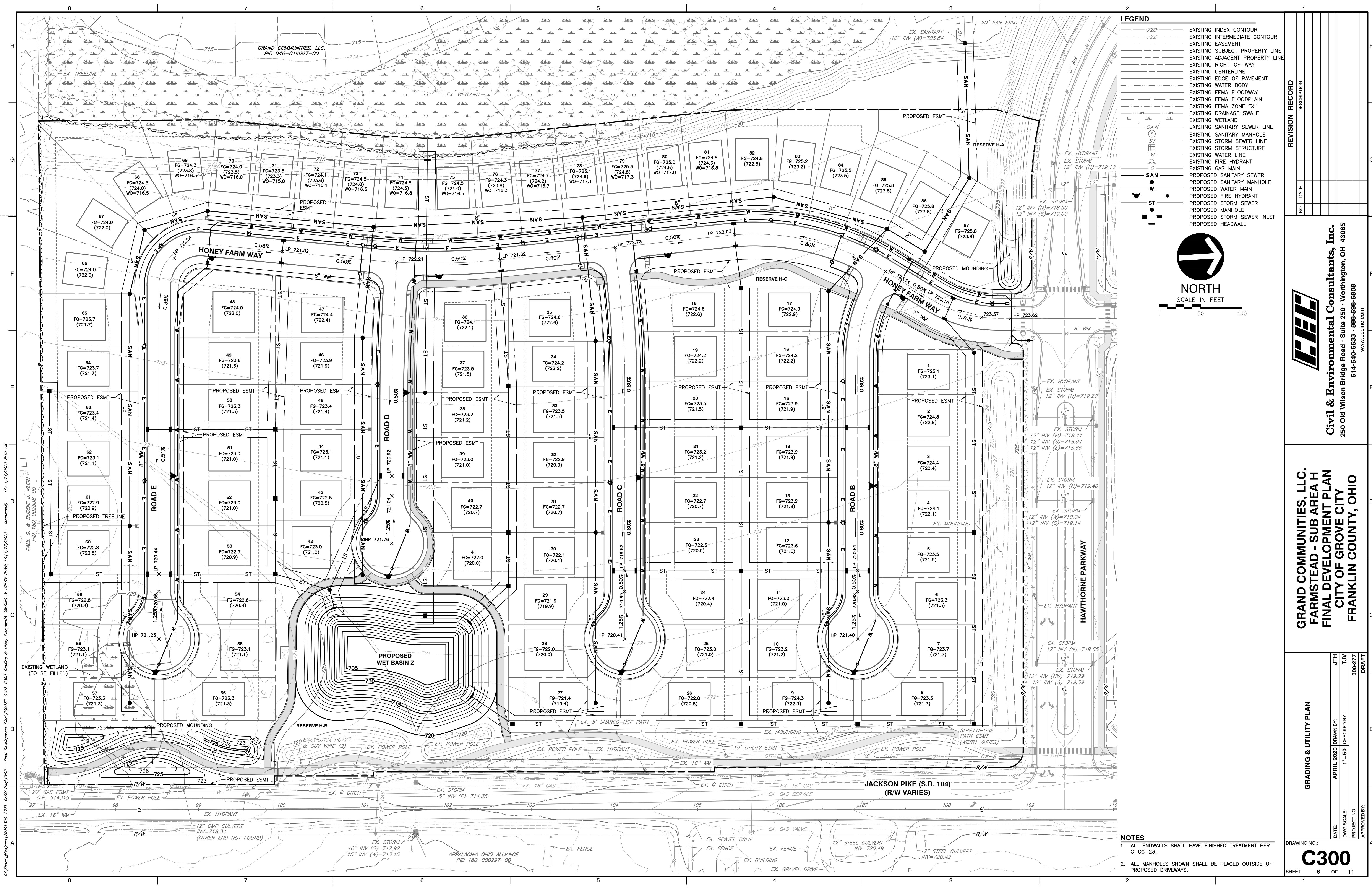
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FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
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FIRE TRUCK ROUTE

DATE:	APRIL 2020	DRAWN BY:	JTH
DWG. SCALE:	T=50	CHECKED BY:	TJV
PROJECT NO.:	300-277	APPROVED BY:	DRAFT

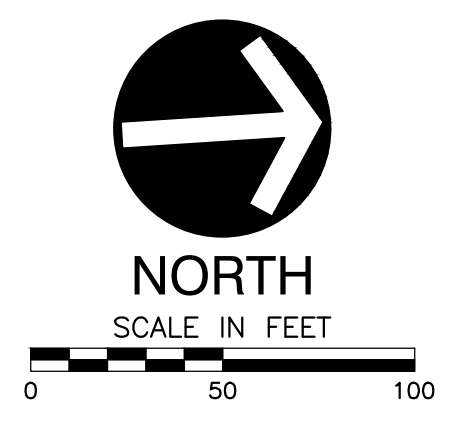
DRAWING NO.: **C201**
SHEET 5 OF 11

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LEGEND

---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING EASEMENT
---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
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---	EXISTING FEMA FLOODPLAIN
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---	EXISTING DRAINAGE SWALE
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---	EXISTING STORM SEWER LINE
---	EXISTING STORM STRUCTURE
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED FIRE HYDRANT
---	PROPOSED STORM SEWER
---	PROPOSED MANHOLE
---	PROPOSED STORM SEWER INLET
---	PROPOSED HEADWALL



REVISION RECORD

NO.	DATE	DESCRIPTION

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GRAND COMMUNITIES, LLC.
FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

GRADING & UTILITY PLAN

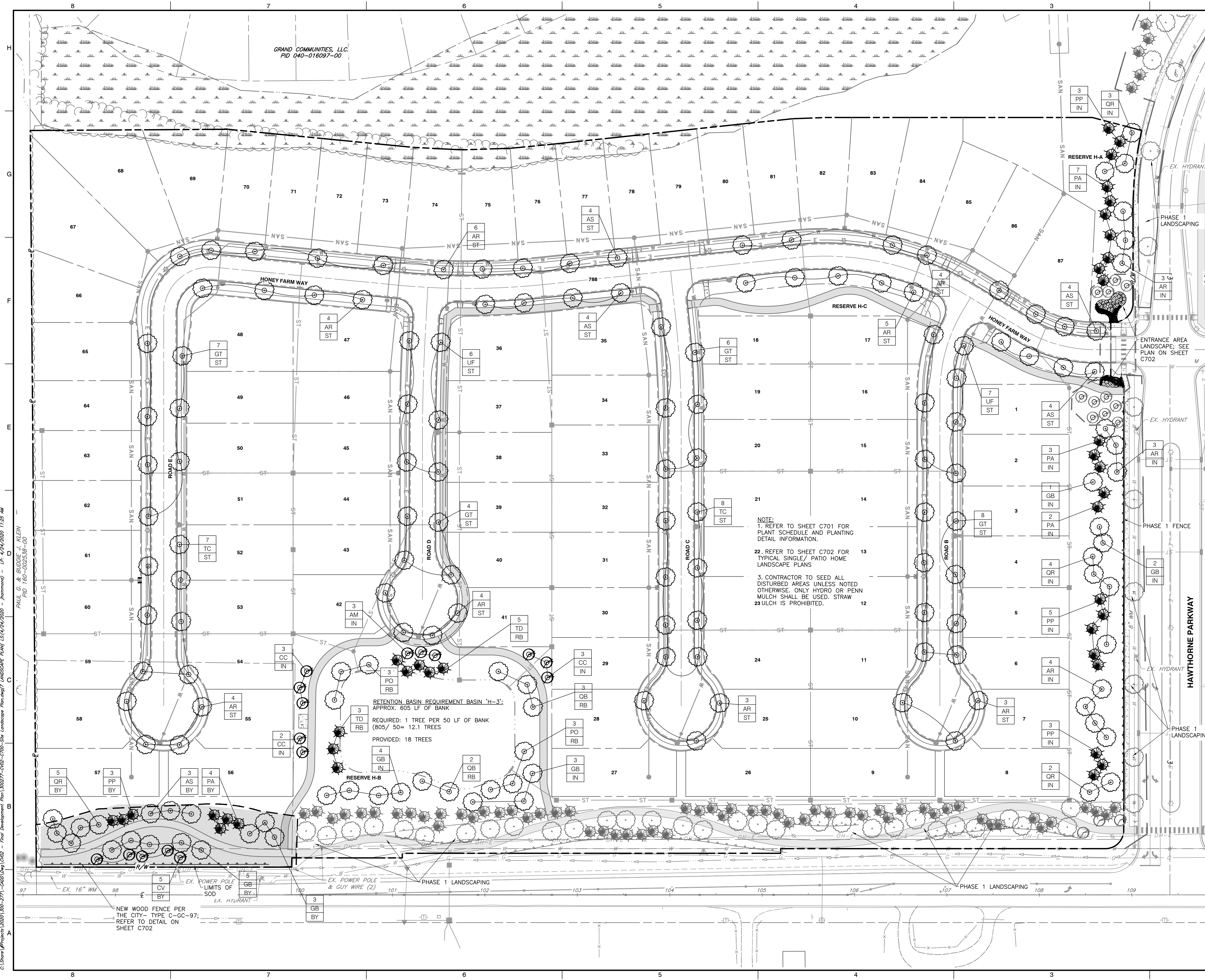
DATE: APRIL 2020
 DRAWN BY: JTH
 DWG SCALE: T=50
 PROJECT NO: 300-277
 APPROVED BY: DRAFT

DRAWING NO: C-300
 SHEET 6 OF 11

NOTES

- ALL ENDWALLS SHALL HAVE FINISHED TREATMENT PER C-GC-23.
- ALL MANHOLES SHOWN SHALL BE PLACED OUTSIDE OF PROPOSED DRIVEWAYS.

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 PAUL G. & BUDDIE J. KLEIN
 PID 160-002335-00



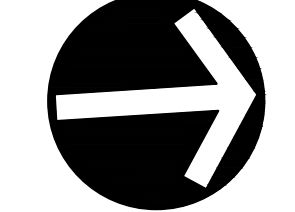
GRAND COMMUNITIES, LLC
 PID 040-016097-00
 PHILIP G. & AUDIE J. KLEIN
 PID 160-002538-00
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 DATE: 4/24/2020 11:23 AM
 L.P. 4/24/2020

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- 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 NURSERYMAN.
 - 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 GROW 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 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.

- INDIVIDUAL PARCEL NOTES:**
- THIS PLAN IS TYPICAL DESIGN, CHANGES MAY NEED TO OCCUR PER HOMESITE 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. MEDIUM OR SMALL 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. A MIN. OF 1 TREE MUST BE PLANTED IN FRONT, THE REMAINING ALONG THE SIDE OR REAR YARD AREAS.
 - 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.

SYMBOL	DESCRIPTION	PLANT QUANTITY	PLANT TYPE	REQ. LOCATION
BY	BUFFER YARD PLANTINGS	1	AG	IN
RB	RETENTION BASIN PLANTINGS	3	ST	IN
ST	STREET TREE PLANTINGS			
IN	INTERIOR TREE PLANTINGS			



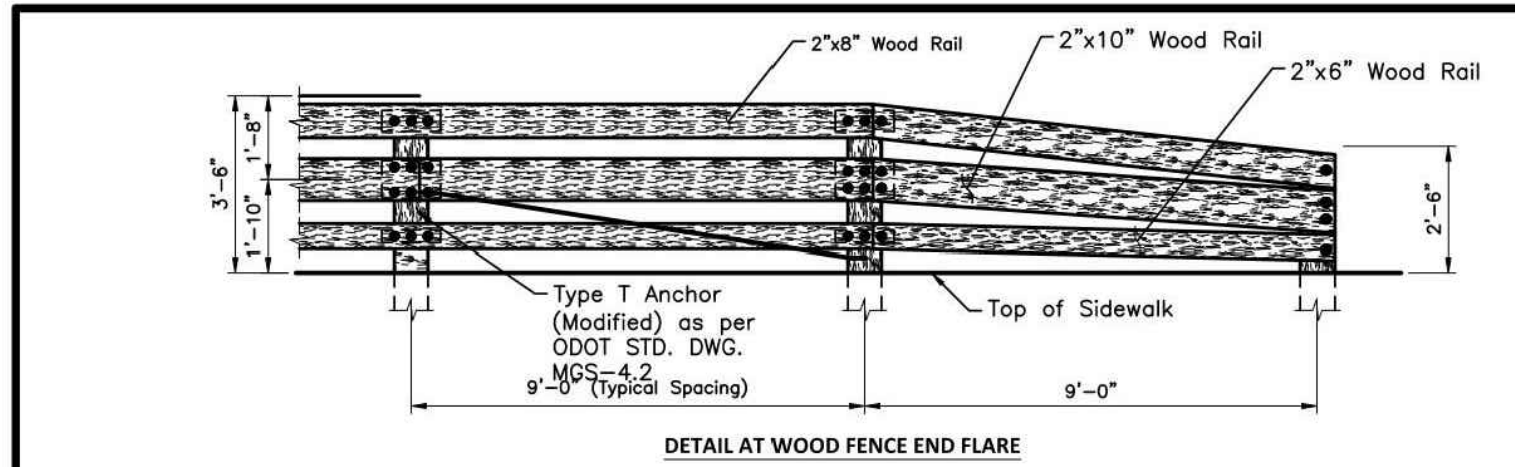
NO.	DATE	DESCRIPTION

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

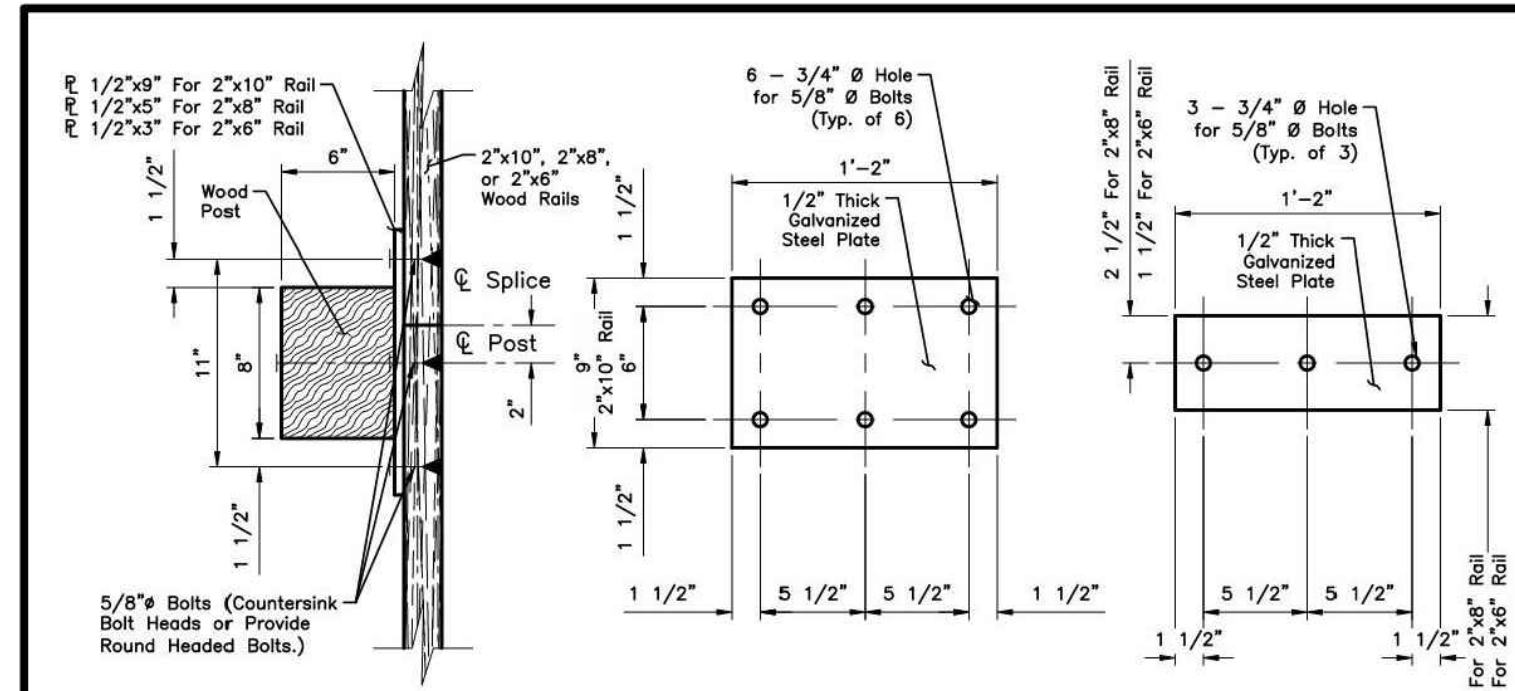
GRAND COMMUNITIES, LLC.
FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

LANDSCAPE PLAN
 DATE: APRIL 2020
 DRAWN BY: JTH
 DWG SCALE: T=50
 CHECKED BY: TCV
 PROJECT NO: 300-2771
 APPROVED BY: DRAFT

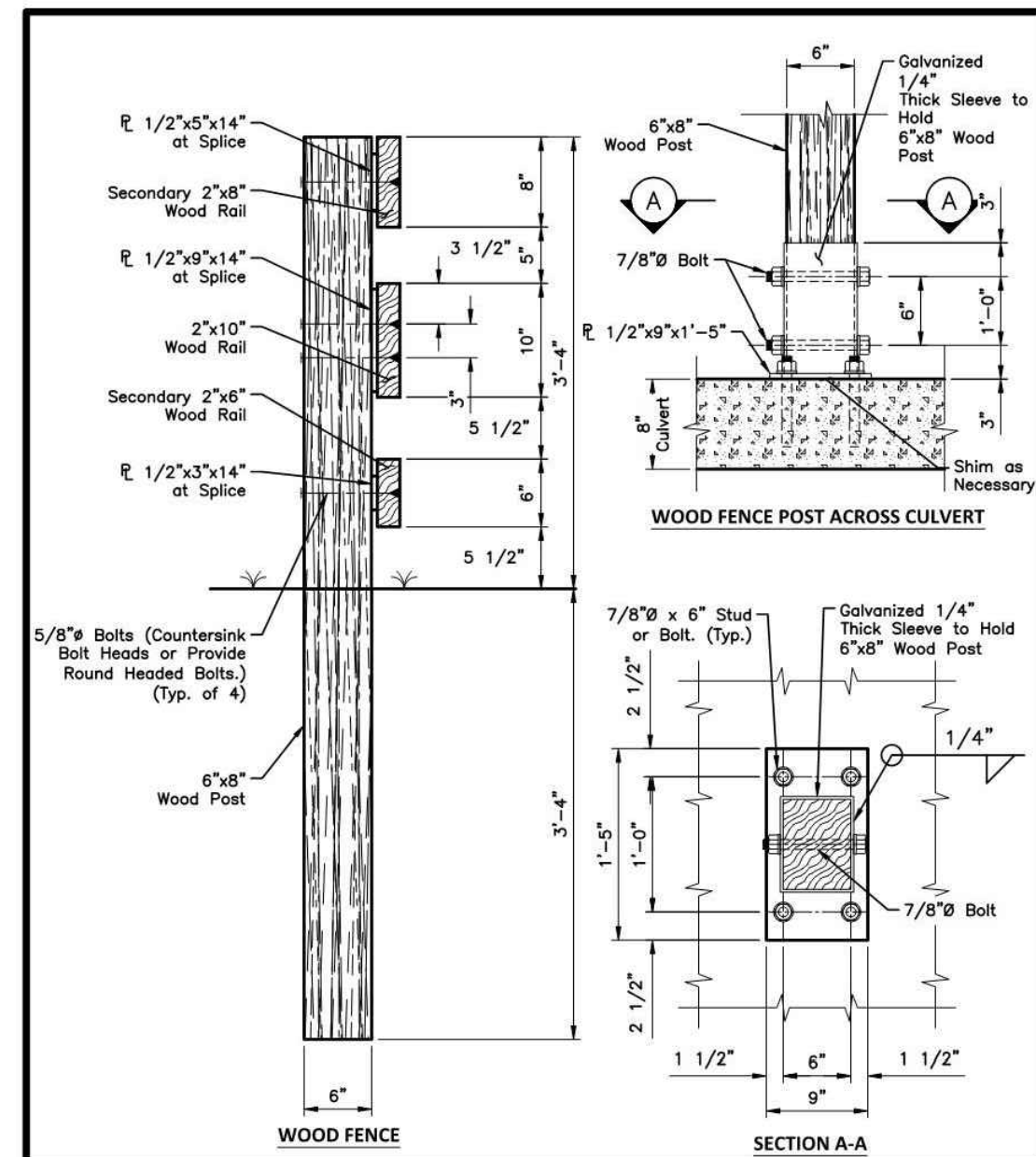
DRAWING NO: **C700**
 SHEET 7 OF 11



Approved By: City Engineer, EMBR/Fine City Service Director	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO	
	TIMBER PEDESTRIAN FENCE		STANDARD CONSTRUCTION DRAWING
	Revised	Sheet	Drawing No.
	February 2016	1/4	C-GC-97



Approved By: City Engineer, EMBR/Fine City Service Director	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO	
	TIMBER PEDESTRIAN FENCE		STANDARD CONSTRUCTION DRAWING
	Revised	Sheet	Drawing No.
	February 2016	2/4	C-GC-97

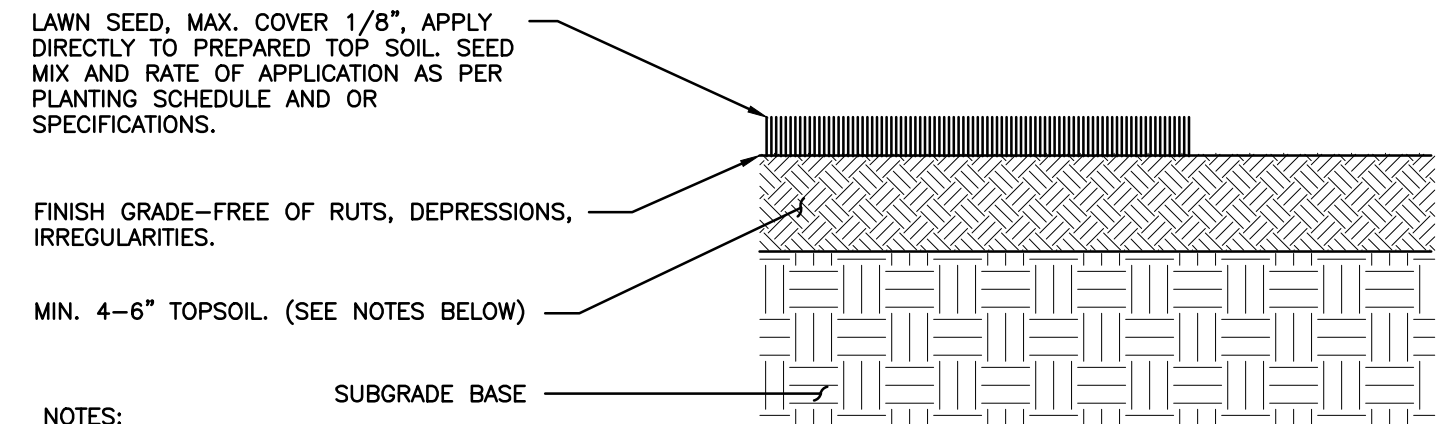


Approved By: City Engineer, EMBR/Fine City Service Director	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO	
	TIMBER PEDESTRIAN FENCE		STANDARD CONSTRUCTION DRAWING
	Revised	Sheet	Drawing No.
	February 2016	3/4	C-GC-97

OVERALL PLANTING SCHEDULE									
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS	HEIGHT AT MATURITY	
					W	D		SPREAD	AT MATURITY
(+)	AR	38	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B & B	Deciduous Tree	40'-50'	30'-50'
(+)	AS	15	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" Cal.	B & B	Deciduous Tree	50'	50'
(+)	AM	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B & B	Ornamental Tree	12'-15'	12'-15'
(+)	AN	14	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	2 1/2"	No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'
(+)	CC	8	Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Ornamental Tree (dump form)	20'-25'	20'-25'
(+)	CV	13	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Cal.	B & B	Ornamental Tree	20'-25'	20'-25'
(+)	GB	18	Ginkgo biloba 'Saratoga'	Saratoga Ginkgo	2" Cal.	B & B	Deciduous Tree	50'	25'
(+)	GT	25	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2" Cal.	B & B	Deciduous Tree	50'	50'
(+)	HH	45	Hemerocallis ssp. 'Happy Returns'	Happy Returns Daylily	12"	No. 2 Cont. Space 18" O.C.	Perennial	18"	18"
(+)	PA	16	Picea abies	Norway Spruce	6" Ht.	B & B	Evergreen Tree	40'-50'	25'-30'
(+)	PP	14	Picea pungens	Blue Spruce	6" Ht.	B & B	Evergreen Tree	40'-50'	25'-30'
(+)	PO	6	Platanus x acerifolia 'Exclamation'	Exclamation London Plane Tree	2" Cal.	B & B	Deciduous Tree	50'-75'	60'-75'
(+)	QB	5	Quercus bicolor	Swamp White Oak	2" Cal.	B & B	Deciduous Tree	50'	40'
(+)	QR	14	Quercus rubra	Red Oak	2" Cal.	B & B	Deciduous Tree	50'	40'
(+)	SO	54	Sporobolus heterolepis	Prairie Dropseed	12"	No. 3 Cont.	Native Grass	2'-3'	2'-3'
(+)	RH	17	Rhus aromatica 'Gro Low'	Gro-Low Sumac	18"	No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'
(+)	TD	8	Taxodium distichum	Bald Cypress	6" Ht.	B & B	Evergreen Tree	40'-50'	15'-20'
(+)	TC	15	Thuja occidentalis 'GreenSPIRE'	GreenSPIRE Littleleaf Linden	2" Cal.	B & B	Deciduous Tree	40'	30'
(+)	UF	13	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2" Cal.	B & B	Deciduous Tree	50'	40'

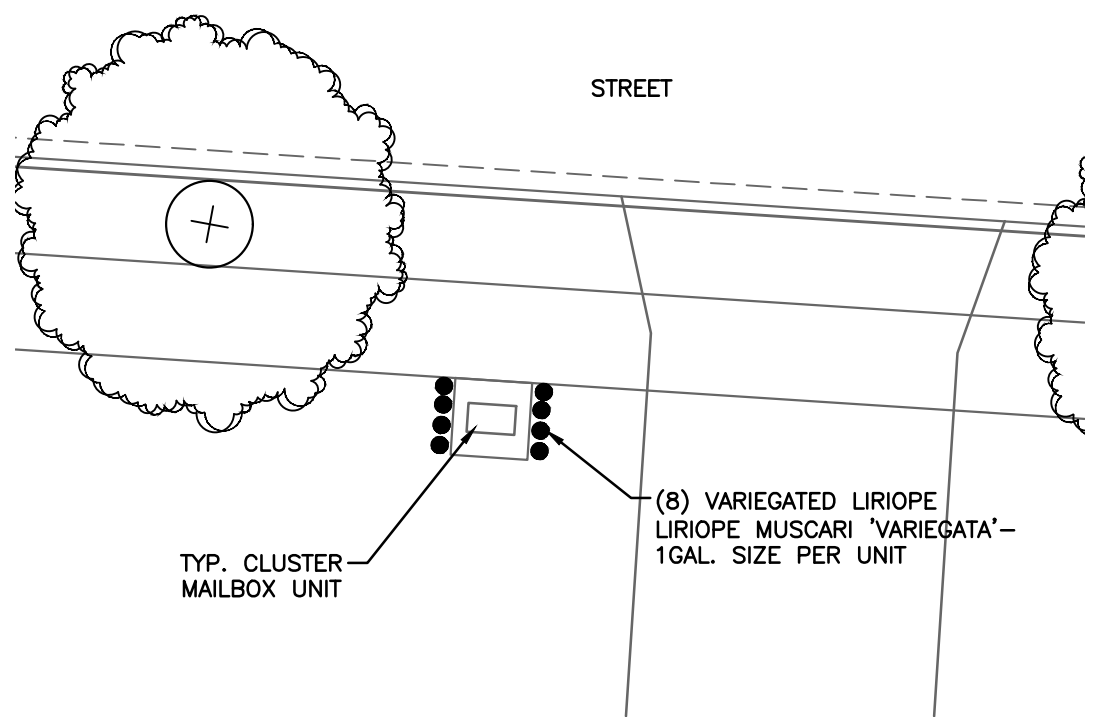
- NOTES:**
- Details provided on this drawing refer to the wood fence and the secondary wood pedestrian rails on the modified Steel-backed Timber Pedestrian Fence. For details of the modified Steel-backed Timber Pedestrian Fence, including but not limited to the timber post, 6 x 10 timber rail, hardware, material and installation refer to FHWA standard drawings 617-60, 617-61 and 617-63.
 - Upon completion of construction and when dry, 2 coats of a water repellent stain/sealer for wood shall be applied to all exposed wood surfaces. Water Repellent shall be Behr DECKplus Solid Color Waterproofing Wood Stain No. 213 Deep Base or approved equal.
 - This detail shall not be used as a substitute for guardrail and/or in areas where guardrail is required by Federal Highway Administration and/or Ohio Department of Transportation Specifications and guidelines.
 - WOOD FENCE AND SECONDARY RAILING ON TIMBER PEDESTRIAN FENCE
Horizontal wood railing and 8"x6" wood fence posts shall be nominal sizes. All wood for fence and secondary railing components shall be pressure treated southern yellow pine #1 grade.
When field cutting wood, treat the exposed cut surface with bituminous asphalt based roof cement, copper naphthenate, or approved preservation system.
 - MATERIALS**
Wood railing shall conform to ODOT specification 710.14 and 712.06. Wood components reclaimed from use in another application shall not be permitted. Wood components that meet material specifications listed but have been in storage for more than one year will also not be allowed. Wood components that meet material specifications listed but are subsequently torn down to meet plan component cross section dimensions shall be pressure treated again after resizing and prior to placement as shown on the plans.
All steel plate shall conform to ASTM-A572 with minimum yield strength of 50 ksi. All steel components shall be galvanized in accordance with ASTM-A123 or ASTM-153 and rated for corrosion protection for use in A-C treated lumber. All anchor bolts, nuts, washers and studs for the wood fence shall conform to the physical properties of ASTM-A325 except that elongation shall be 10%. The chemical properties are waived. All anchor bolts, nuts, washers and studs for the Steel-Backed Reinforced Fence, including those in the secondary rail, shall be weathering steel and conform to the specifications noted in the FHWA Standard Drawing 617-60.
 - WOOD COMPONENT PREVENTATIVE MAINTENANCE**
For long term durability it is strongly recommended that the owner periodically re-apply the water repellent sealer listed in note 2 to all exposed wood surfaces. The frequency of maintenance will be dependent on sound judgement in conjunction with the manufacturer's instructions and recommendations of the selected sealer.

Approved By: City Engineer, EMBR/Fine City Service Director	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO	
	TIMBER PEDESTRIAN FENCE		STANDARD CONSTRUCTION DRAWING
	Revised	Sheet	Drawing No.
	February 2016	4/4	C-GC-97

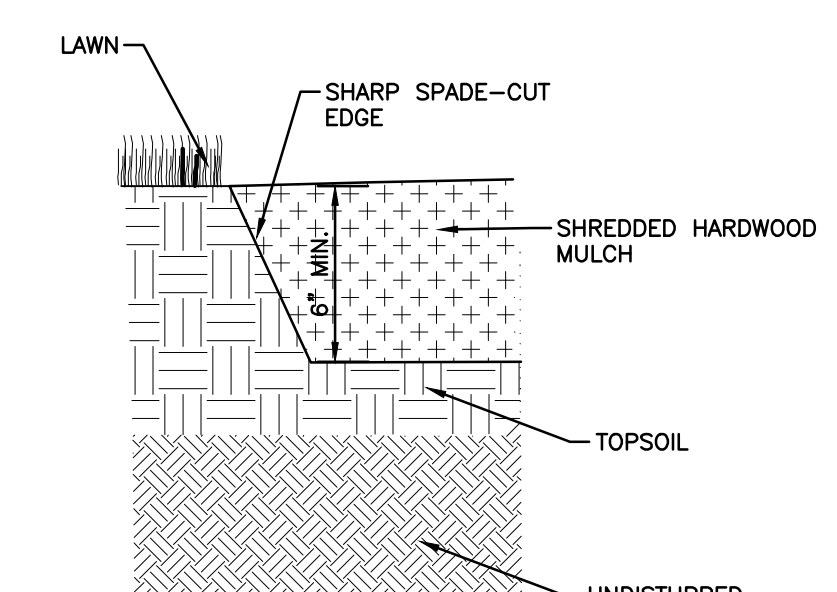


- NOTES:**
- MINIMUM TOPSOIL DEPTH IS 4-6 INCHES.
 - TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
 - TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6-7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
 - 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10-10-10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
 - SEEDING IS BEST IN THE LATE SUMMER-EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE AS PER THE PLANTING SCHEDULE AND OR SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR ADDITIONAL NOTES.

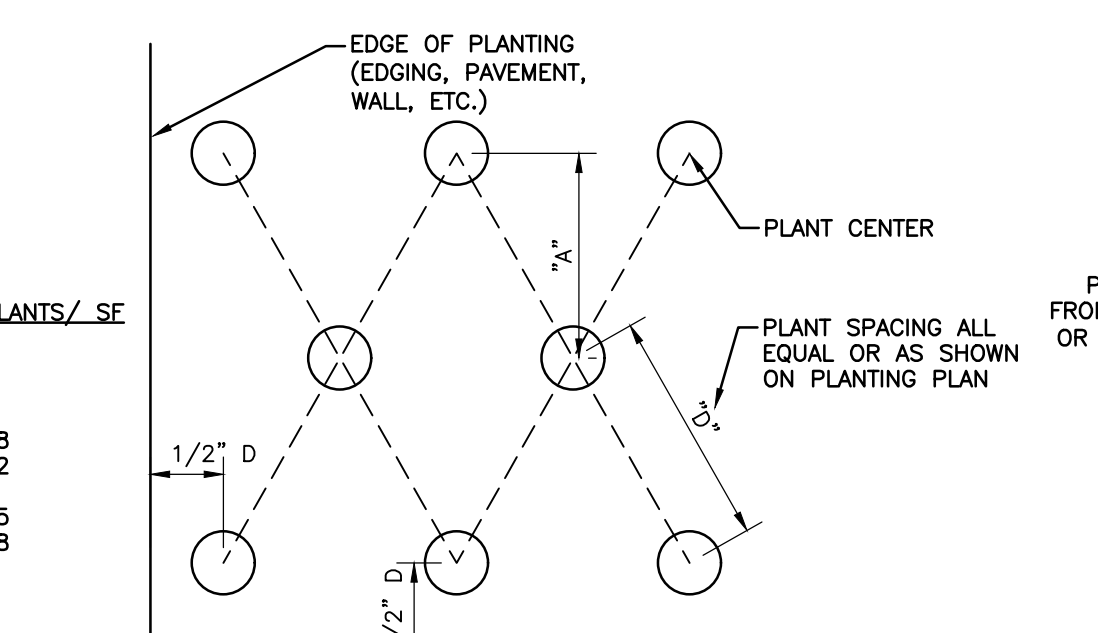
DETAIL 705- TURF DETAIL
NOT TO SCALE



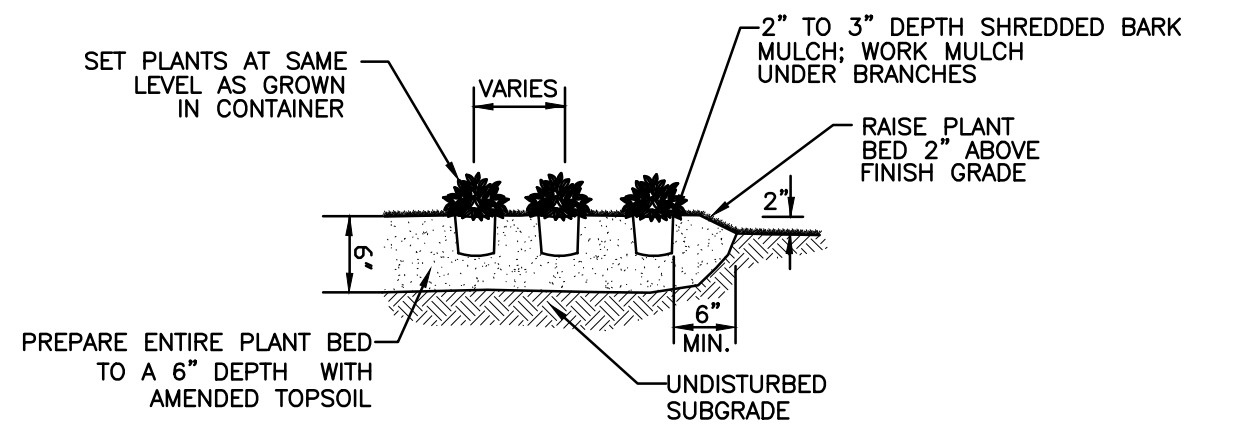
TYPICAL CLUSTER MAILBOX ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



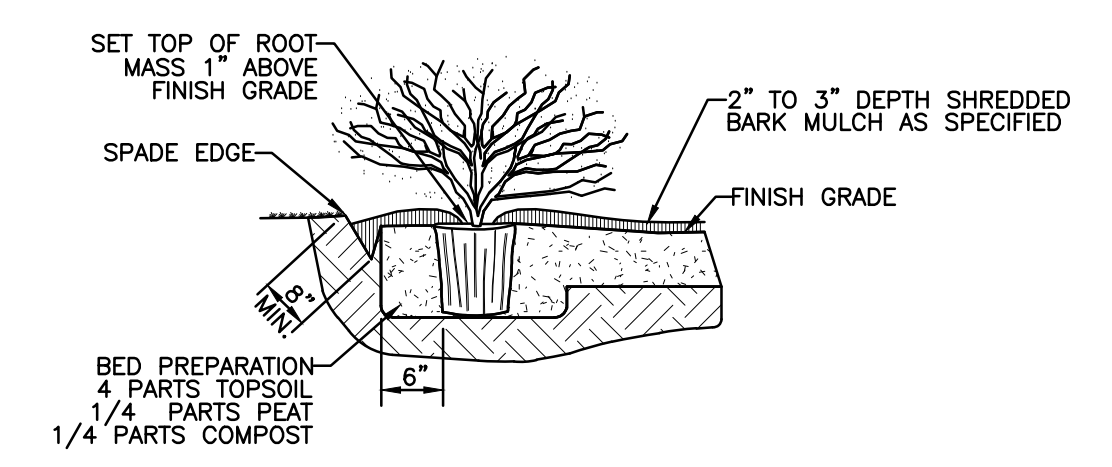
DETAIL 708 - SPADE EDGING DETAIL
NOT TO SCALE



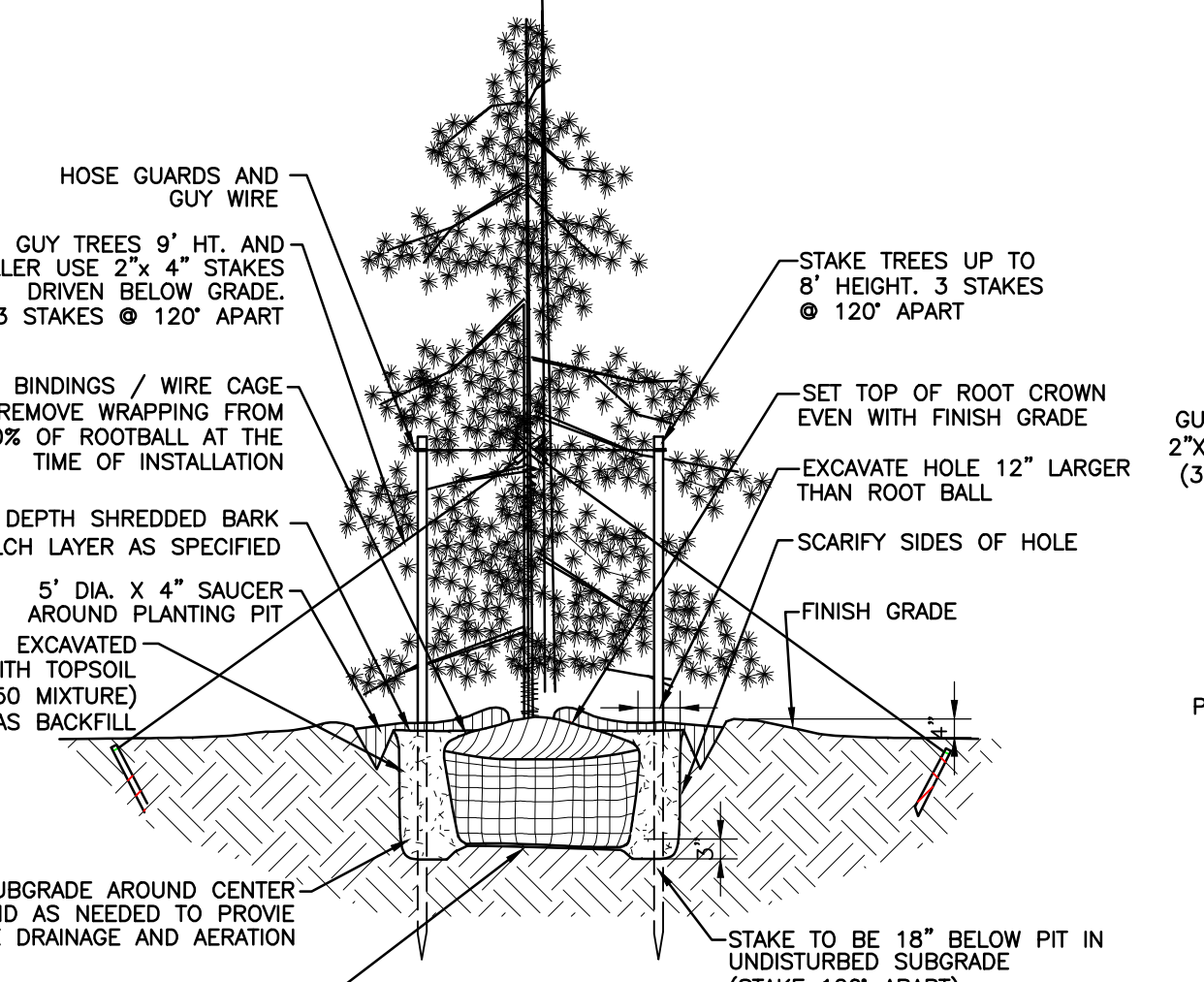
DETAIL 706- PLANTING SPACING- STAGGERED
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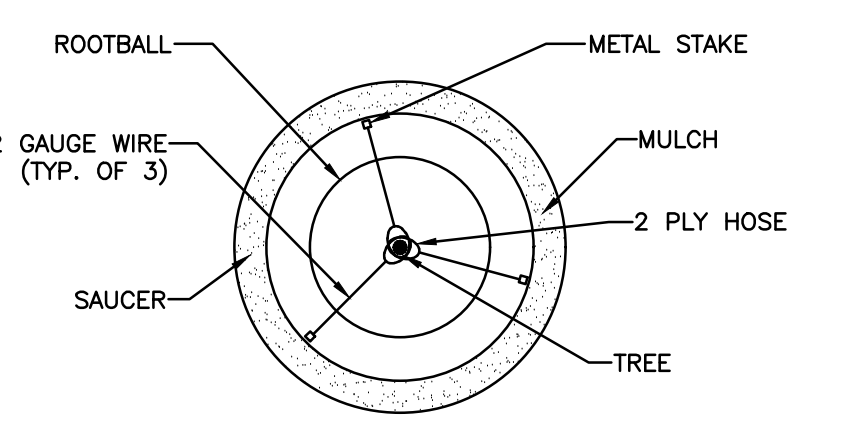
DETAIL 704 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



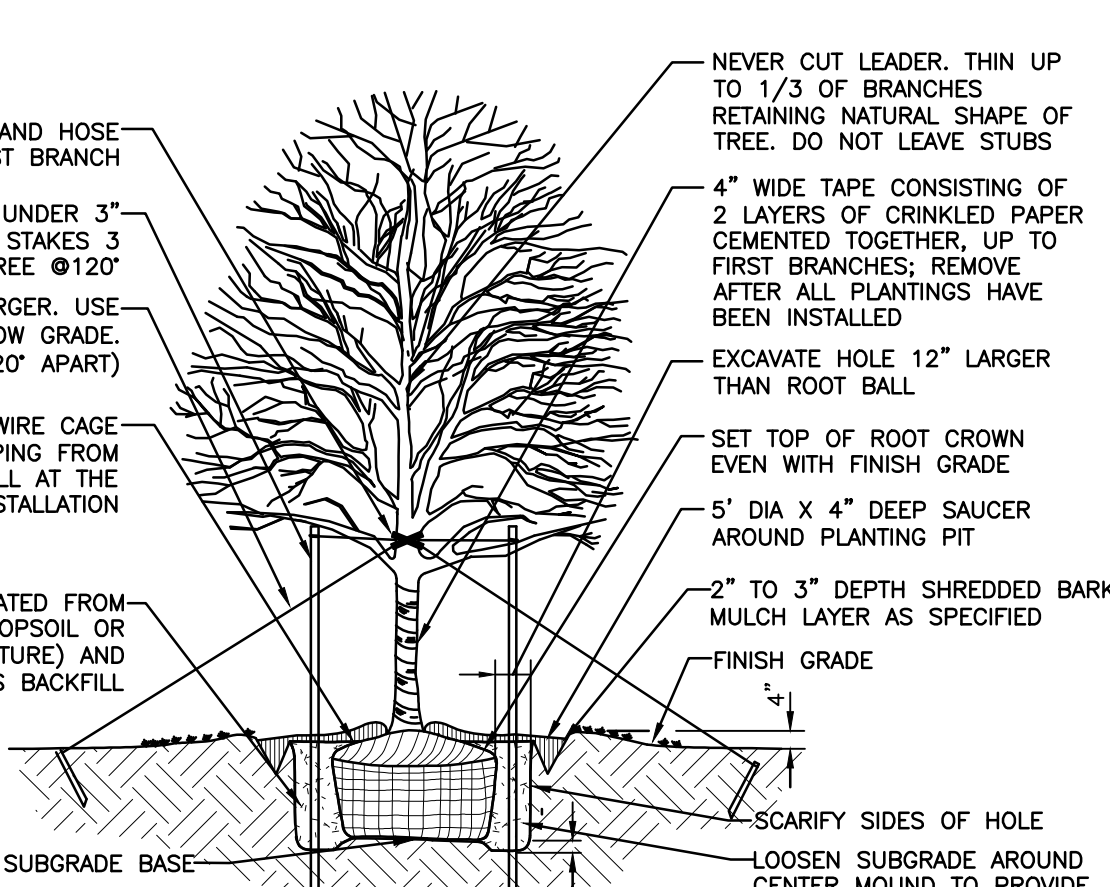
DETAIL 703 - SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 702 - EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 701- TREE STAKING DETAIL
NOT TO SCALE



DETAIL 700 - SHADE TREE PLANTING DETAIL
NOT TO SCALE

REVISION RECORD	
NO.	DATE

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

GRAND COMMUNITIES, LLC.
FARMSTEAD - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DATE:	JTH
DWG. SCALE:	TJV
PROJECT NO.:	300-277
APPROVED BY:	DRAFT
DATE:	APRIL 2020
DRAWN BY:	AS NOTED
CHECKED BY:	AS NOTED

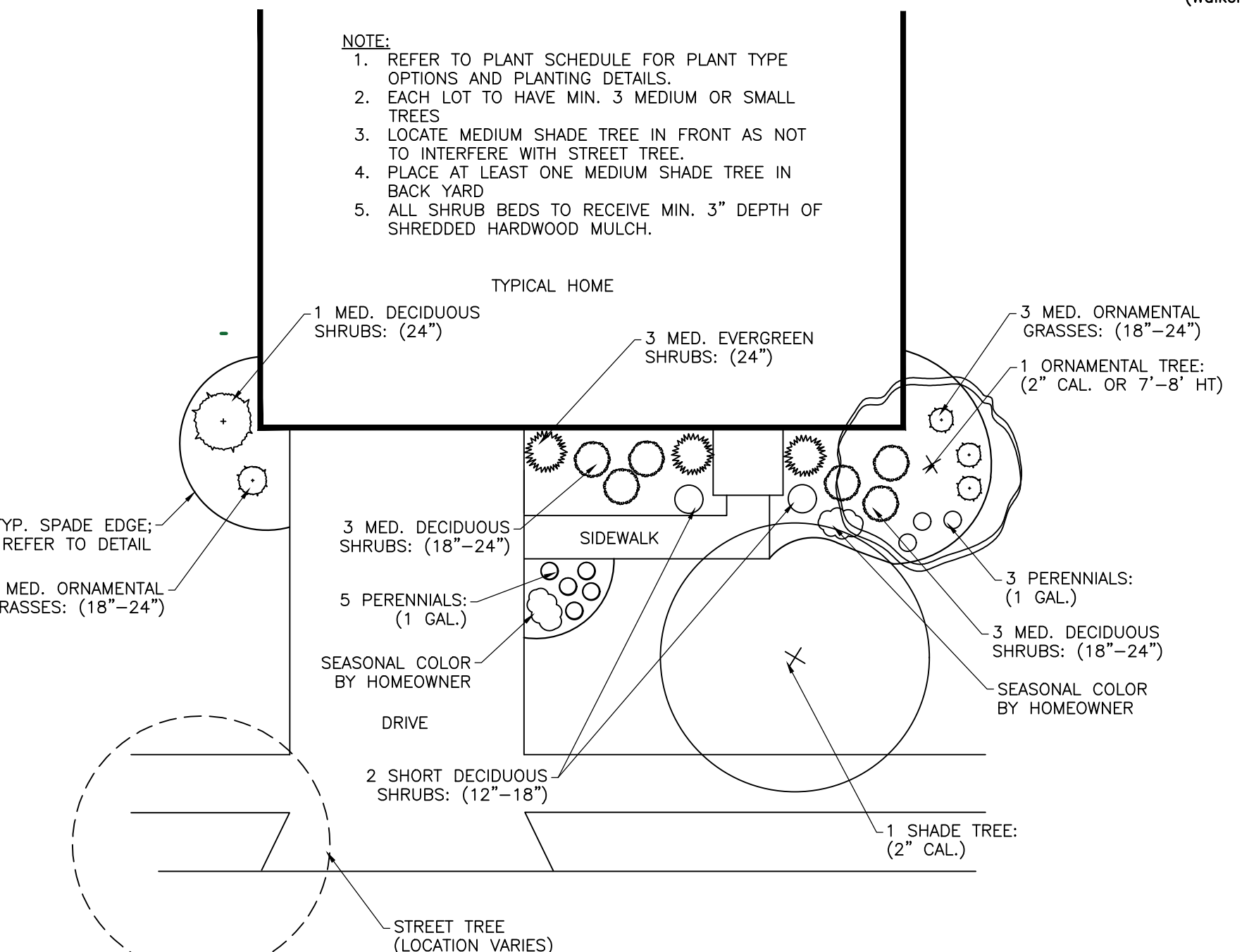
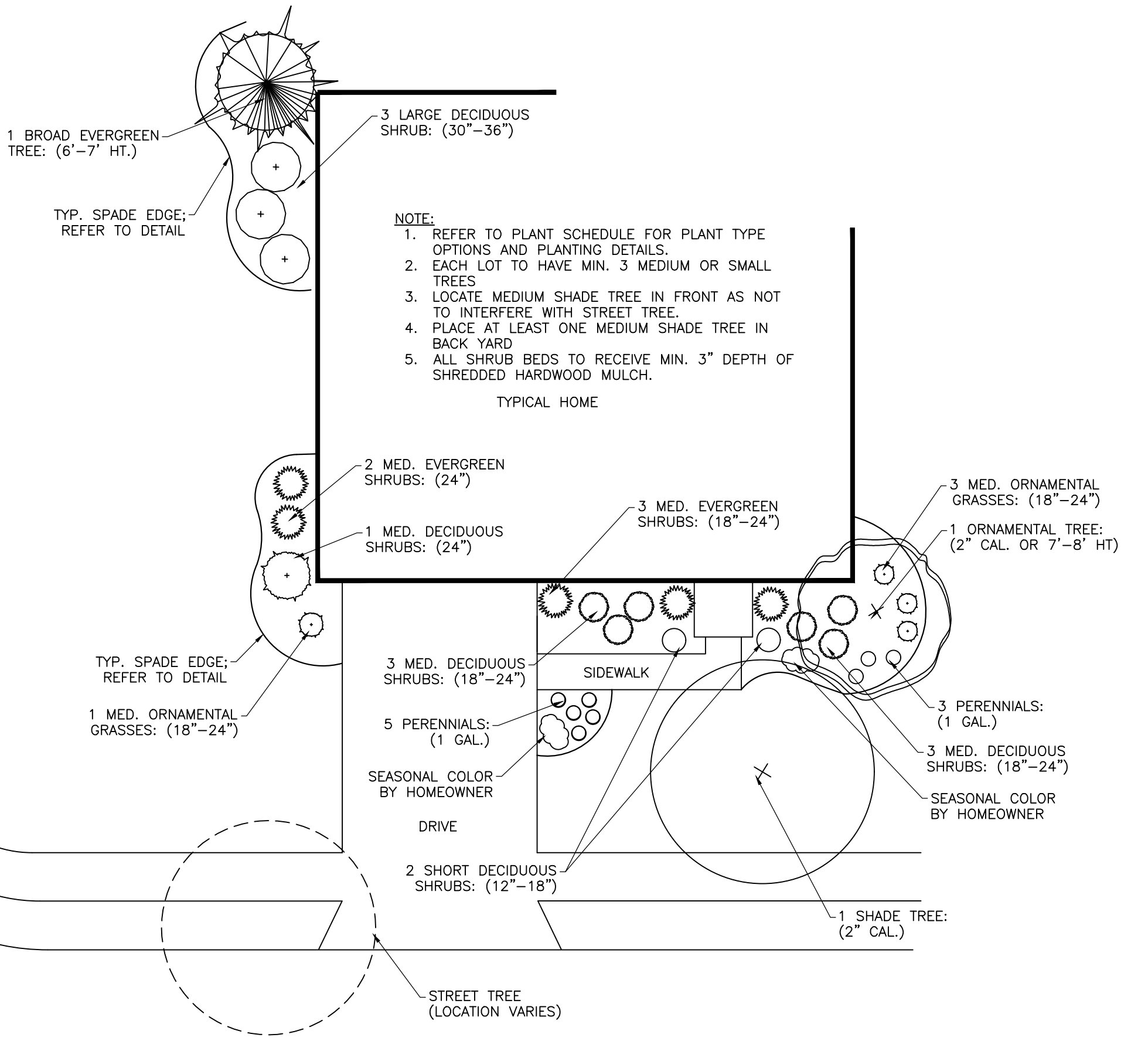
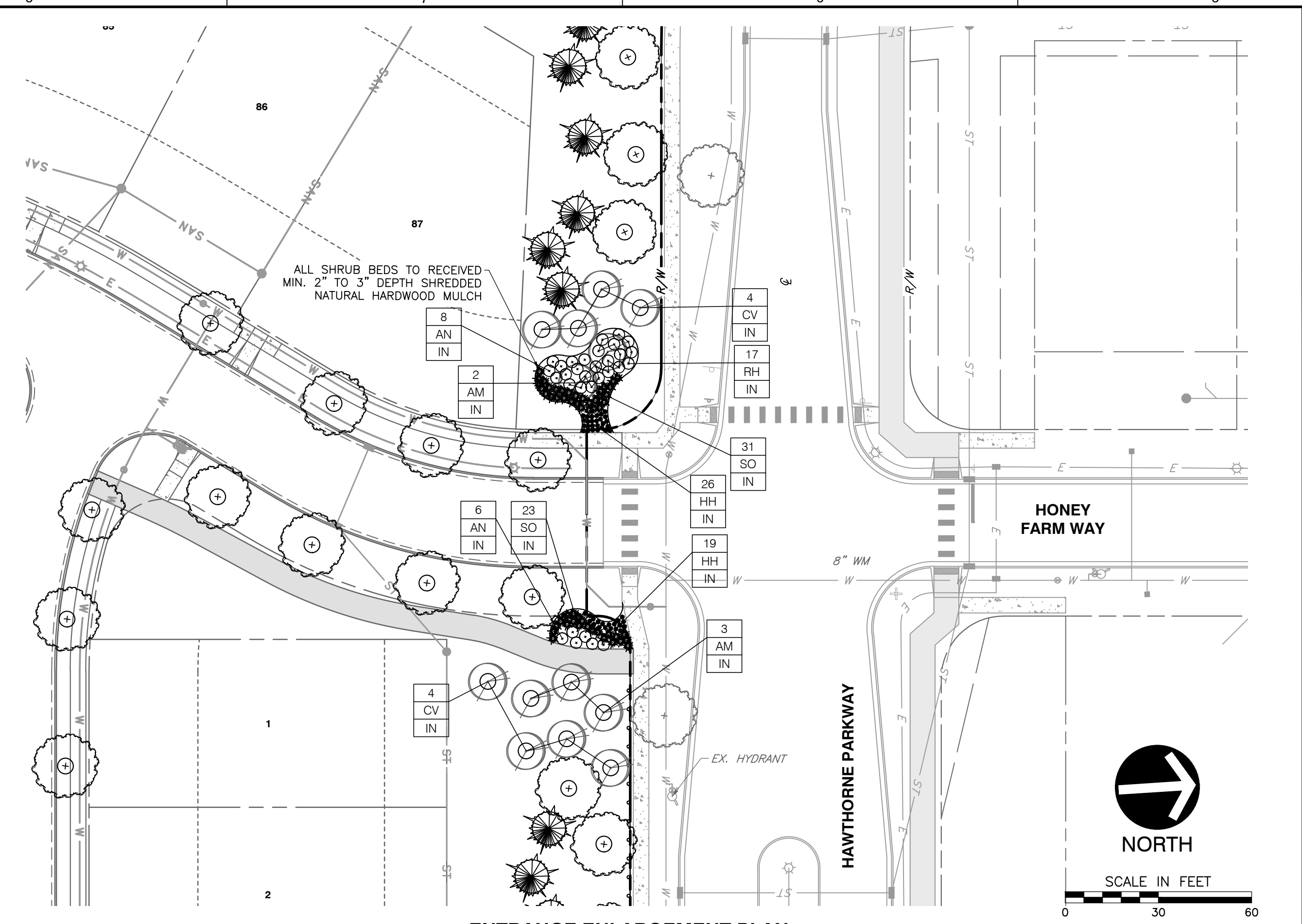
DRAWING NO.: **C701**
SHEET 8 OF 11

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)	2" Cal.	B&B	As shown	
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 'Densiflora' (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 carlesii '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)	24"	#3 Cont.	Per plan	
HQ	Hydrangea quercifolia 'Pee Wee' (Pee Wee Hydrangea)	24"	#3 Cont.	Per plan	
IT	Itea virginica 'Sprich' (Little Henry Itea)	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 macro '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)	2" Cal.	B&B	As shown	
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 'Densiflora' (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 carlesii '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)	24"	#3 Cont.	Per plan	
RN	Rosa 'Nearly Wild' (Nearly Wild Shrub Rose)	24"	#3 Cont.	Per plan	
SP	Spiraea japonica 'Gold Mound' (Gold Mound Spirea)	24"	#3 Cont.	Per plan	
SB	Spiraea bumalda 'Anthony Waterer' (Anthony Waterer Spirea)	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 fassenii '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 HOMESITE 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. MEDIUM OR SMALL 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. A MIN. OF 1 TREE MUST BE PLANTED IN FRONT, THE REMAINING ALONG THE SIDE OR REAR YARD AREAS.
 - 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 SODED, FRONT YARD, SIDE YARDS AND AT LEAST 10' OFF THE BACK OF EACH HOUSE TO BE SODED. REMAINING AREAS TO BE SEEDDED 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.

REVISION RECORD

NO.	DATE	DESCRIPTION

CEC
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 - SUB AREA H
FINAL DEVELOPMENT PLAN
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

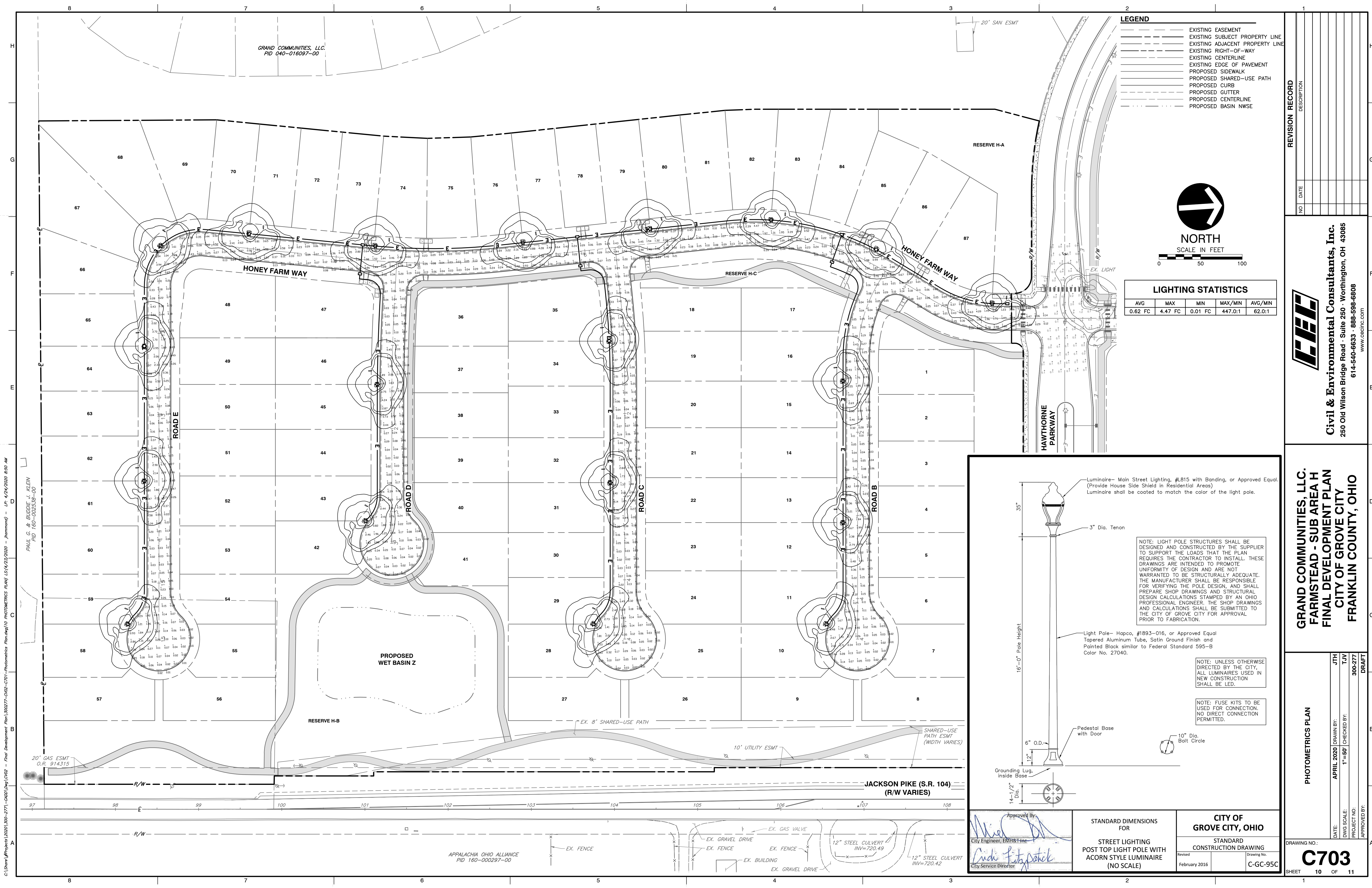
TYPICAL SINGLE HOME LANDSCAPE PLAN

DRAWING NO.: **C702**

SHEET 9 OF 11

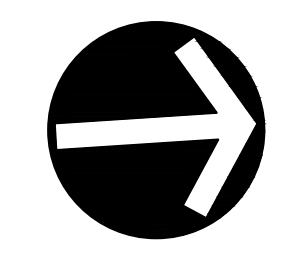
DATE: APRIL 2020
DRAWN BY: JTH
AS NOTED / CHECKED BY: TUV
PROJECT NO.: 300-277
APPROVED BY: DRAFT

C:\Users\jthompson\Documents\Projects\2020\100-277-0000\Draw\0100 - Final Development Plan\300277-0102-C702-0700-Site Landscape Plan.dwg (9/24/2020 11:25 AM) - LP: 4/24/2020 11:25 AM



LEGEND

- EXISTING EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED SHARED-USE PATH
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED CENTERLINE
- PROPOSED BASIN NWSE



NORTH
SCALE IN FEET
0 50 100

LIGHTING STATISTICS

AVG	MAX	MIN	MAX/MIN	AVG/MIN
0.62 FC	4.47 FC	0.01 FC	447.0:1	62.0:1

REVISION RECORD

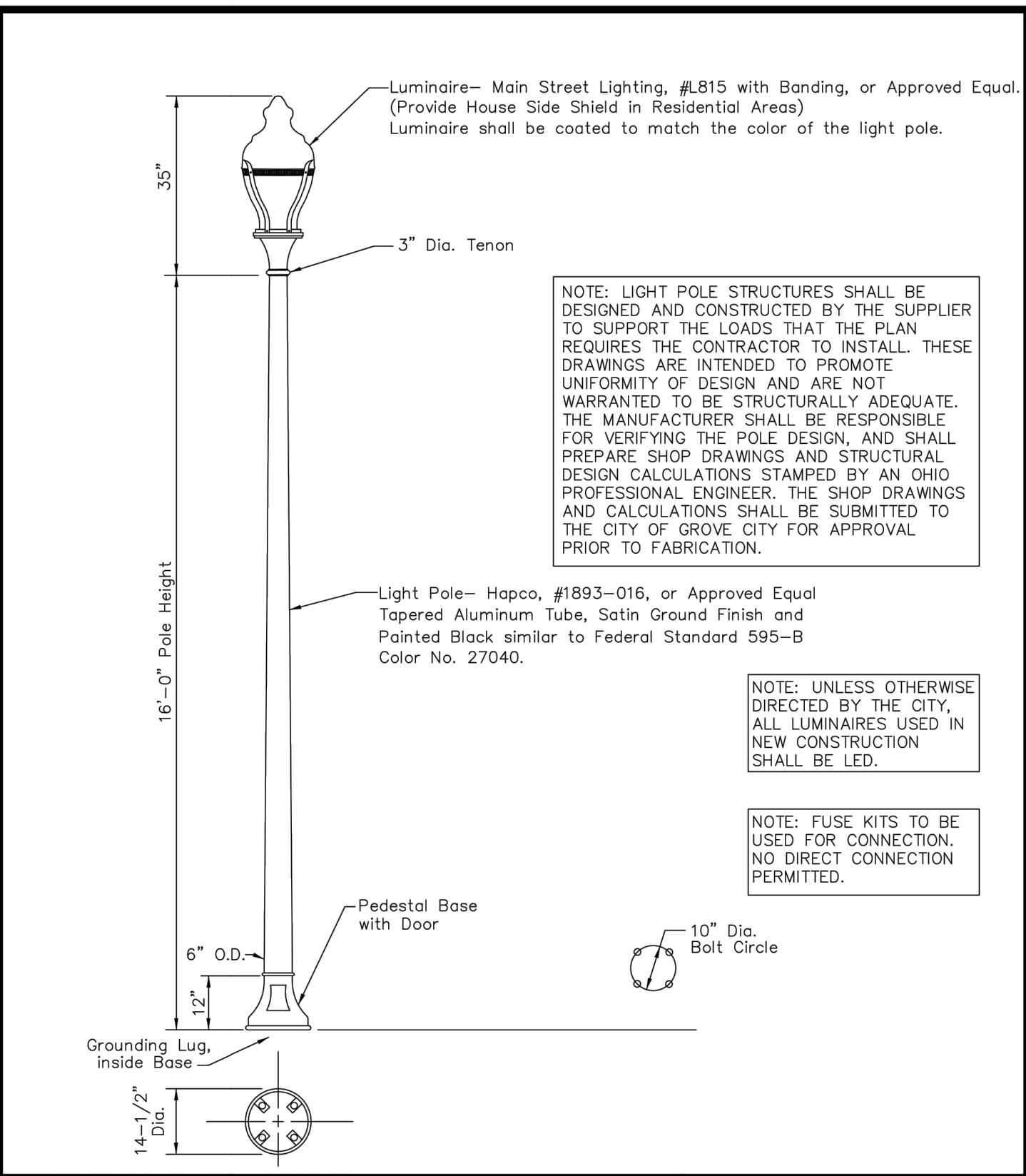
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FRANKLIN COUNTY, OHIO**

PHOTOMETRICS PLAN

DATE:	APRIL 2020	DRAWN BY:	JTH
DWG SCALE:	T=50	CHECKED BY:	TJV
PROJECT NO:	300-277	APPROVED BY:	DRAFT



NOTE: LIGHT POLE STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED BY THE SUPPLIER TO SUPPORT THE LOADS THAT THE PLAN REQUIRES THE CONTRACTOR TO INSTALL. THESE DRAWINGS ARE INTENDED TO PROMOTE UNIFORMITY OF DESIGN AND ARE NOT WARRANTED TO BE STRUCTURALLY ADEQUATE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING THE POLE DESIGN, AND SHALL PREPARE SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS, STAMPED BY AN OHIO PROFESSIONAL ENGINEER. THE SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE CITY OF GROVE CITY FOR APPROVAL PRIOR TO FABRICATION.

NOTE: UNLESS OTHERWISE DIRECTED BY THE CITY, ALL LUMINAIRES USED IN NEW CONSTRUCTION SHALL BE LED.

NOTE: FUSE KITS TO BE USED FOR CONNECTION. NO DIRECT CONNECTION PERMITTED.

Approved By: *[Signature]*
City Engineer, EMIH&T Inc.

City Service Director: *[Signature]*

STANDARD DIMENSIONS FOR CITY OF GROVE CITY, OHIO

STREET LIGHTING POST TOP LIGHT POLE WITH ACORN STYLE LUMINAIRE (NO SCALE)

STANDARD CONSTRUCTION DRAWING
February 2016
C-GC-95C

DRAWING NO: **C703**

SHEET 10 OF 11

C:\Share\Projects\2020\100-277-5000\Draw\1010 - Final Development Plan\1010 PHOTOMETRICS PLAN.rvt (4/21/2020 - 4/21/2020 8:50 AM) - LPA 4/24/2020 8:50 AM
PAUL G. & BUDDIE J. KLEIN
PID 160-002538-00

GRAND COMMUNITIES, LLC.
PID 040-016097-00

APPALACHIA OHIO ALLIANCE
PID 160-000297-00

EX. FENCE

EX. GRAVEL DRIVE
EX. FENCE
EX. BUILDING
EX. GRAVEL DRIVE

12" STEEL CULVERT
INV=720.49
12" STEEL CULVERT
INV=720.42

16'-0" Pole Height
35" Luminaire
3" Dia. Tenon
6" O.D.
12" Dia. Bolt Circle
14-1/2" Dia.
Grounding Lug, inside Base
Pedestal Base with Door

Luminaire- Main Street Lighting, #L815 with Banding, or Approved Equal. (Provide House Side Shield in Residential Areas)
Luminaire shall be coated to match the color of the light pole.

Light Pole- Hanco, #1893-016, or Approved Equal Tapered Aluminum Tube, Satin Ground Finish and Painted Black similar to Federal Standard 595-B
Color No. 27040.

JACKSON PIKE (S.R. 104)
(R/W VARIES)

EX. 8' SHARED-USE PATH

SHARED-USE PATH ESMT
(WIDTH VARIES)

10' UTILITY ESMT

RESERVE H-B

PROPOSED WET BASIN Z

HAWTHORNE PARKWAY

HONEY FARM WAY

RESERVE H-C

HONEY FARM WAY

ROAD E

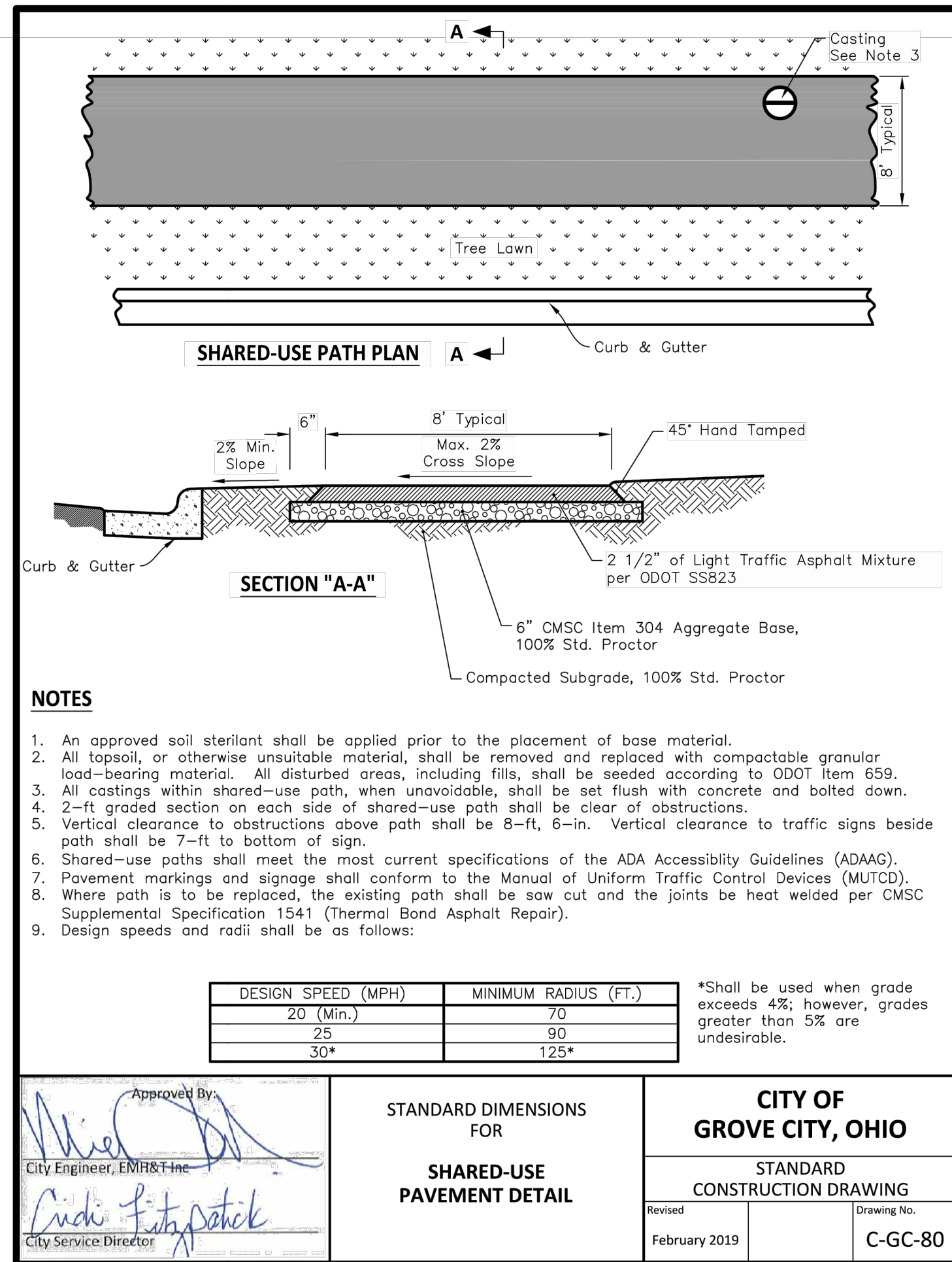
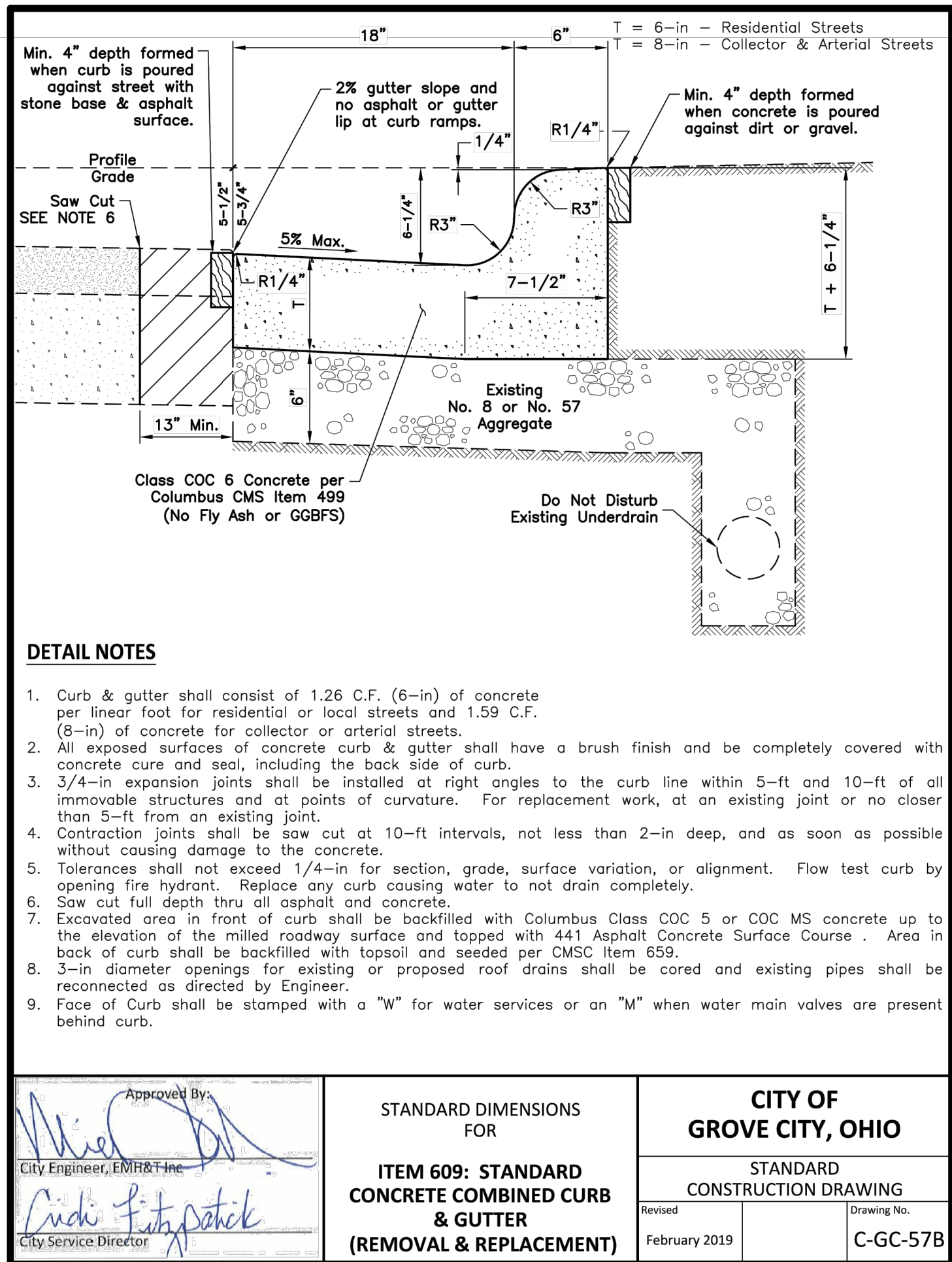
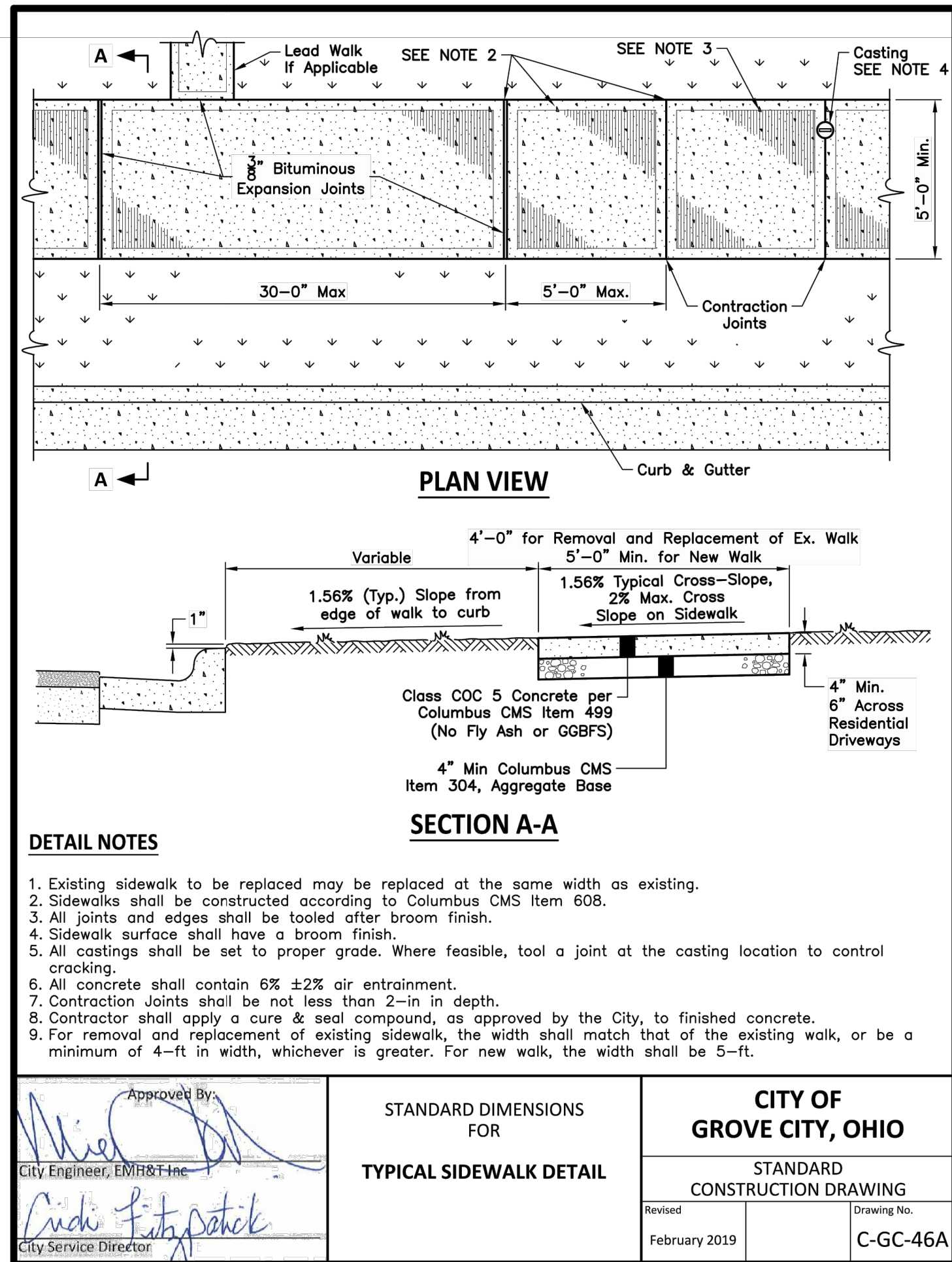
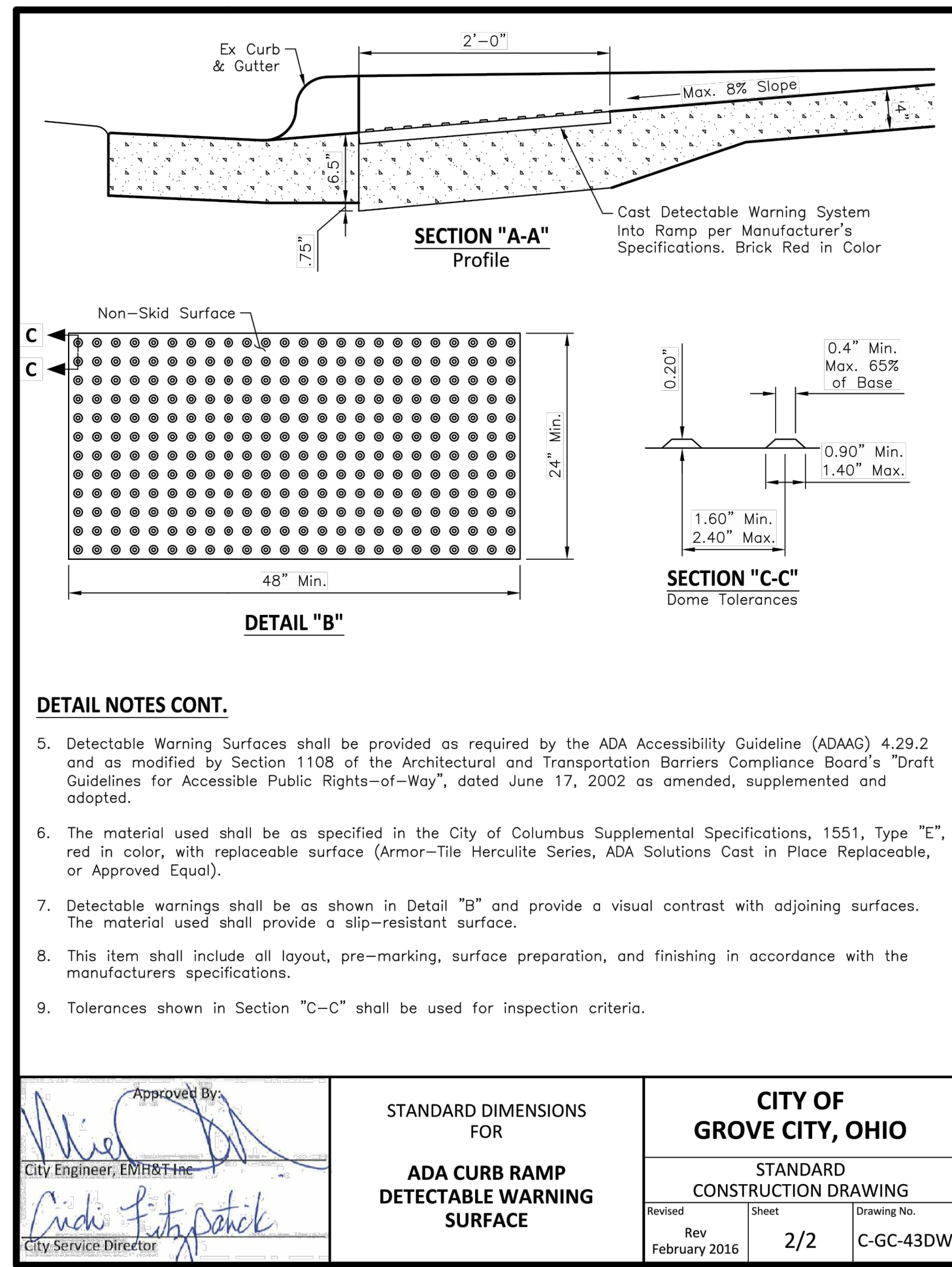
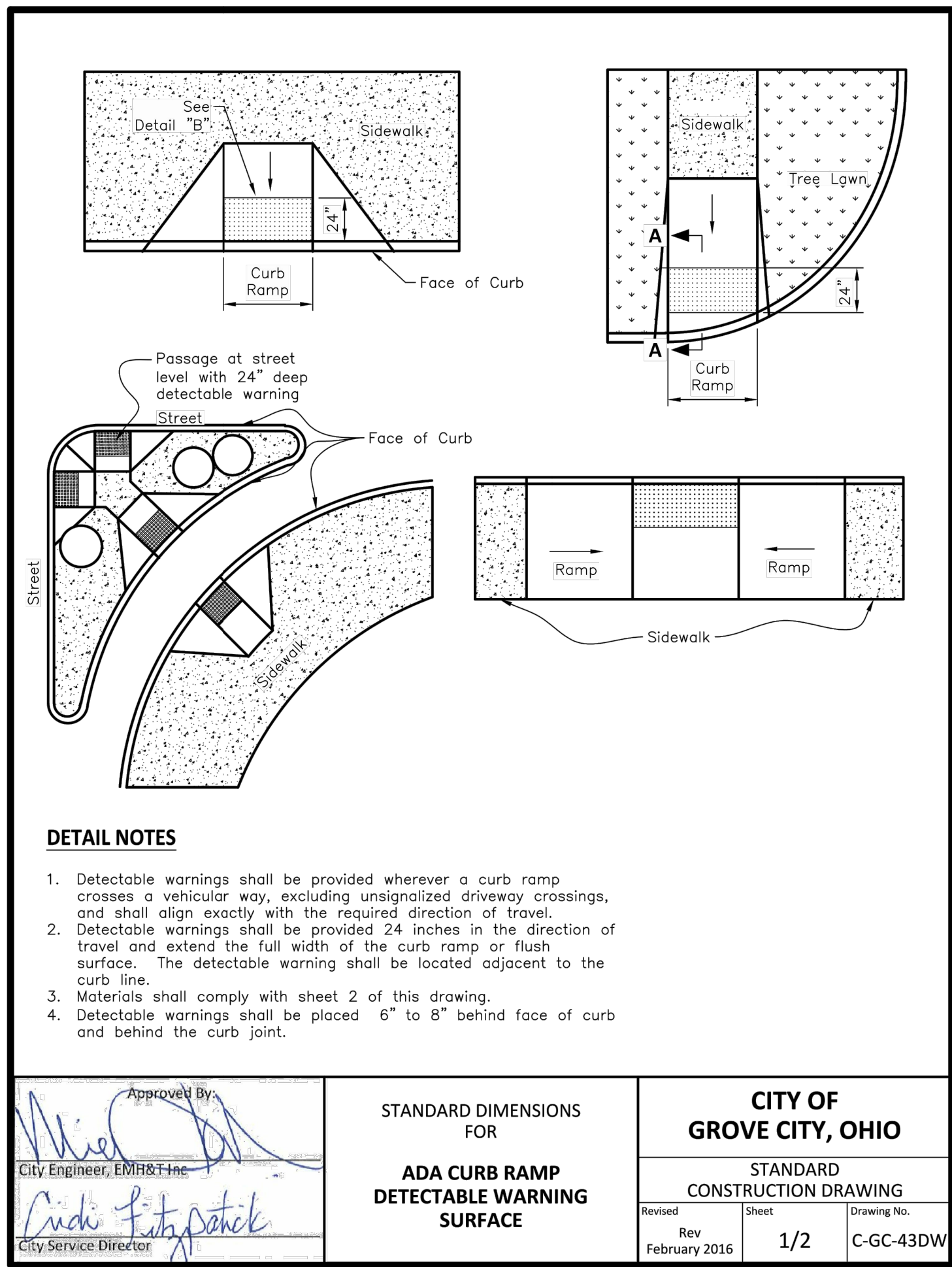
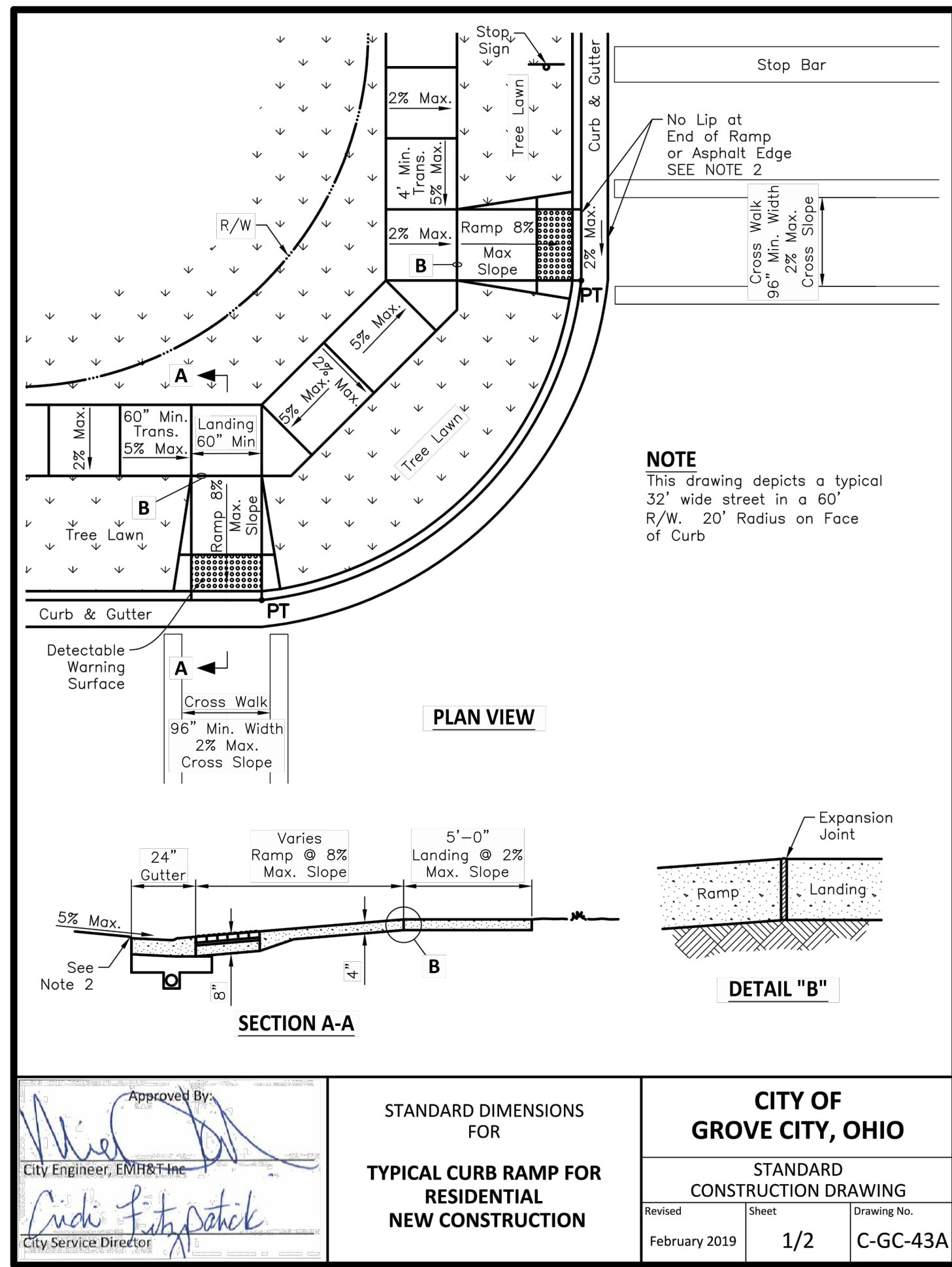
ROAD D

ROAD C

ROAD B

RESERVE H-A

Lot numbers 1 through 99 are scattered across the plan, indicating individual parcels within the development.



REVISION RECORD

NO.	DATE	DESCRIPTION

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MISCELLANEOUS DETAILS

DATE: APRIL 2020
DRAWN BY: JTH
CHECKED BY: TJV
PROJECT NO: 300-277
APPROVED BY: [Signature]

CITY OF GROVE CITY, OHIO

STANDARD CONSTRUCTION DRAWING

Revised February 2019 Sheet 1/2 Drawing No. C-GC-80

C800

SHEET 11 OF 11

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