Agenda
City of Springboro Planning Commission Meeting
Wednesday, June 14, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

I. Call to Order

II. Approval of Minutes

A. May 10, 2023 Planning Commission Meeting

III. Agenda Items

A. Final Approval, Final Development Plan, 465 West Factory Road, Hills-Swope property of Wadestone subdivision, residential subdivision

B. Final Approval, Record Plan, Springboro Business Park, Section Five

C. Final Approval, Record Plan, South Tech Business Park Section Twenty

D. Preliminary Review, Site Plan Review, 3233 South Tech Boulevard, proposed new Innomark building

E. Preliminary Review, Final Development Plan, Southwest Corner East Central Avenue (SR 73) and Red Lion-Five Points Road, Clearview Crossing PUD-R, Planned Unit Development-Residential, residential subdivision

F. Preliminary Review, Site Plan Review, West of Intersection of West Central Avenue (SR 73) and Tahlequah Trail, new Taco John's restaurant

G. Preliminary Review, Major Revision to Approved General Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, change in list of permitted uses for retail component

IV. Guest Comments

V. Planning Commission and Staff Comments

VI. Adjournment

Background Information & Staff Comments/Recommendations
City of Springboro Planning Commission Meeting
Wednesday, June 14, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval
Final Development Plan, 465 West Factory Road, Swope-Hills property of Wadestone subdivision, residential subdivision.

Background Information

This agenda item is based on a request submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking final approval of a final development plan for the Swope-Hills property portion of the proposed Wadestone subdivision located at 465 West Factory Road. The Swope-Hills property is a 28.7-acre site located that has frontage on West Factory Road. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the two former owners, the Swope family and Hills Development. The property is zoned PUD-R, Planned Unit Development-Residential. A revised general plan for the property was approved at the February 8th Planning Commission meeting. Final development plan is the second step of the three-step PUD approval process.

While related, the other portion of the Wadestone subdivision, the Wade-Wray property located at 2515 West Factory Road, is not under review at this time. That property is zoned R-1, Low-Density Residential District, and no final development plan review is involved with R-1 District or other conventionally-zoned developments. Following final development plan review and approval of the Swope-Hills portion of the Wadestone subdivision, Planning Commission review of the record plan for both the Swope-Hills and Wade-Wray properties will move forward including the platting of lots and the dedication of rights-of-way and common areas. Approval of both record plans is required to provide secondary access to each development as required under the City's Planning and Zoning Code.

Adjacent uses include single-family residential to the north in the Royal Oaks, Spring Park, and Sawgrass Pointe subdivisions, to the east residential dwellings fronting West Factory Road as well as the Springboro Cemetery, the latter in Clearcreek Township, farmland and undeveloped land to the south also in Clearcreek Township, and to the west the developing Wade-Wray property. Zoning in the vicinity includes R-2, Low-Density Residential District to the north and east in the City of Springboro including Royal Oaks/Spring Park/Sawgrass Pointe. In Clearcreek Township, R-1, Rural Resident District, to the east, SR-1, Suburban Residence District, to the south and southeast, and R-1 District to the west.

This item was reviewed on a preliminary basis at the May 10th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda for formal action. Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the Planning Commission's general plan review that started at the October 12th Planning Commission meeting.

Staff Recommendation

City staff recommends approval of the final development plan for the Swope-Hills property of the Wadestone subdivision, 465 West Factory Road conditioned on the following comments:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Wade-Wray property located at 2515 West Factory Road.
2. Applicant to review Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
3. Developer to provide landscaping plan consistent with Chapter 1280, Landscaping. Existing landscaping to be retained greater than 4 inches DBH may be credited against Chapter 1280 requirements.
4. Development is not permitted in the Floodway.
5. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, storm sewer, detention basin, and bridge design.
6. Insert Clearcreek Fire District comments here.

B. Final Approval
Record Plan, Springboro Business Park, Section Five

Background Information

This agenda item is a request for record plan approval to allow the split of a parcel of land located at 100 South Pioneer Drive, the former home of Pioneer Electronics, to create two new lots on the non-developed portion of the property. A 13.190-acre parcel that includes the former Pioneer Electronics facility will be situated on the southwest corner of South Pioneer Drive and Pleasant Valley Drive, while new parcel 1 will be 12.030 acres, and new parcel 2 will be 15.000 acres will be created to the south.

Following Planning Commission, approval of the record plan by City Council is required.

Staff Recommendation

City staff recommends approval of the record plan including the following comments:

1. The first line of title block shall be “Record Plan”. Then revise title block to Springboro Business Park Section Five along with associated text regarding being a replat of Lot 6 of Section Three and part lot 5 of section 2. Re-number the proposed lots to the next highest platted lot number (8, 9, 10?).
2. Revise signature block to City of Springboro standards.
3. Remove approval signature blocks for Zoning Inspector, Regional Planning Commission, and County Engineer.
4. Remove note 12.
5. Add Covenants and Restrictions language as found on Plat Book 16, Pg 29.
6. Site Map difficult to read.
7. Add note stating size of iron pins to be set.

8. Add iron pins at all angle changes along lot lines, particularly along the north line of proposed lot 2.
9. Reduce the existing conditions pen weight, as it is hard to see lot lines and proposed text.
10. Provide dimension from parking lot to proposed lot line to confirm minimum distance of 9 feet is met.
11. Record plan is difficult to scale correctly. Provide clean plan set.
12. Remove all Warren County and Township Commissioner notes on title sheet.
13. Add City of Springboro as the first public utility provider in the public utility easement note block.
14. Add roof and foundation drain note per city standards.
15. Remove zoning table.
16. Resubmit revised record plan for staff review, as well as submitting it to Warren County for their review.

C. Final Approval
Record Plan, South Tech, Section Twenty

Background Information

This agenda item is a request for record plan approval for South Tech, Section Twenty filed by The Kleingers Group, West Chester. The property is located northwest of the intersection of South Tech Boulevard and Industry Lane and includes an existing building at 3233 South Tech Boulevard. The record plan would allow for the split of the parcel to create a 4.1974-acre lot on the west side of the property. Agenda item D below is related to this record plan approval request.

Following Planning Commission's review, approval of the record plan by City Council is required.

Staff Recommendation

City staff recommends approval of the record plan including the following comments:

1. Provide existing building location with setbacks to lot lines.
2. Easements to match construction drawings.
3. Provide access easement language.
4. Provide standard signature block for City of Springboro.
5. Add city standard roof and foundation drains note.
6. First line on title block to read "Record Plan".

D. Preliminary Review
Site Plan, 3233 South Tech Boulevard, new commercial building for Innomark

Background Information

This agenda item is a request for preliminary review of a site plan for the construction of a 96,000-square foot office/manufacturing/warehouse building for Innomark Real Estate, LLC, property owner at 3233 South Tech Boulevard in the South Tech Business Park. The proposed site is subject to a record plan that is agenda item C at the June 14th Planning Commission meeting.

Adjacent land uses include to the north, undeveloped land that is in the Springboro portion of the Austin Landing development fronting the I-75/Austin Boulevard interchange, to the east Innomark's existing facility at 3233 South Tech Boulevard, to the south Invotec at 10909 Industry Lane on the southwest corner of Industry Lane and South Tech Boulevard, and Kingscoat at 3334 South Tech Boulevard, and to the west Renegade at 3363 South Tech Boulevard.

Adjacent zoning to the north is ADD-2, Austin Development District 2, and to the east, south, and west, ADD-1, Austin Development District 1.

Staff Comments

1. Provide building population at maximum shift for determination of off-street parking requirement.
2. Provide lot coverage percentage for subject property.
3. For final approval of site plan, revise exterior lighting plan in compliance with Chapter 1273, Exterior Lighting, of Planning and Zoning Code, to improve legibility of data points on sheet 2 of 2, provide light fixtures specification sheet, confirm all color-temperature is 3500° or less, provide maximum to minimum (10:1) and average to minimum (4:1) ratios, and note that foot-candles may be no higher than 6.0.
4. For final approval of site plan, coordinate with staff on landscaping consistent with ADD-1 requirements.
5. Signage plan for building/site subject to review by Zoning Inspector for compliance with Sign Code, Chapter 1281, of Planning and Zoning Code outside of the site plan review process.
6. The curb cut along South Tech Boulevard shall have the existing curb and gutter removed and replace with ODOT Type 2 depressed curb and gutter, with minimum 7" concrete drive apron.
7. Provide Storm water pollution prevention plan.
8. Provide graphic scale on all applicable sheets.
9. Easements to match record plan.
10. Montgomery County to review water and sewer design.
11. Concrete storm sewer required in the right of way.
12. We will require the purchase and installation of a Knox Box to be installed and located at the front entrance of the facility.
13. Fire Department Connections (FDC) for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree downturn and includes a cap attached by a cable.
14. A fire extinguisher plan must be submitted to the Fire District. Placement and installation must be completed prior to final building replacement.
15. Building requires a minimum 4" contrasting address numbers near main entrance. Must be visible from the road.
16. A scaled floor plan is required at or before of final building inspection showing occupant load, location of exits, electrical and gas shut offs, fire department connections and other applicable information as may be useful in conducting pre-incident preparation by Fire District. The acceptable size of this plan is 8.5 inches by 11 inches.
17. All testing of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791. All test shall be scheduled 48 hours in advance of testing. The Fire Marshal or Fire District representative will witness all testing.

E. Preliminary Review
Final Development Plan, Southwest Corner East Central Avenue (SR 73) and Red Lion-Five Points Road, Clearview Crossing at Stoneridge PUD-R, Planned Unit Development-Residential, residential subdivision.

Background Information

This agenda items is a request for preliminary review of the final development plan filed by LSSE, Dublin, Ohio, on behalf of Maronda Homes of Cincinnati. The final development plan would allow for the development of a 41-dwelling unit subdivision by Maronda Homes on the southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road. The 12.08-acre site was rezoned to PUD-R, Planned Unit Development-Residential, earlier this year concurrently to the approval of a general plan outlining the plan for the conceptual layout of lots, streets, and open space in the subdivision. The rezoning and general plan were approved by the Planning Commission at their January 18th meeting; the rezoning was approved by City Council on April 6th (effective date May 6th) along with the general plan.

Final development plan review is the second stage of the three-step approval process for PUDs. The final development plan provides more detailed information, building on the general plan including proposed lots, streets, and open space. No action is required of City Council on the final development plan. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process.

Adjacent land uses in Springboro include the North Hills subdivision to the north on the north side of East Central Avenue (SR 73), and The Enclave subdivision to the south. In Clearcreek Township, single-family residential in the Stoneridge subdivision to the east, and to the west single-family residential along the south side of East Central Road, and on the north side of East Central Road farmland.

Adjacent zoning in the Springboro portion of the vicinity is PUD-R for both North Hills and The Enclave. In Clearcreek Township the Stoneridge subdivision to the east is zoned R-1, Rural Residence, and lands to the west are zoned SR-1, Suburban Residence.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the October 12th meeting. As stated at that meeting no follow-up letters will be mailed while this project is under review by Planning Commission, however City staff has notified The Enclave Homeowners Association (HOA) of the proposal being on the agenda. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

Staff Comments

City staff has the following comments on this agenda item:

1. Provide housing plans for incorporation into the final development plan approval. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
2. Revise landscaping plan prior to record plan review process to address needs for site landscaping (175 trees), street trees (1 tree per 40 linear feet of frontage), and perimeter

plants (1 tree per 40 feet of frontage) per Chapter 1280 of Planning and Zoning Code. Note that existing landscaping 4 inches DBH may be credited against Chapter 1280 requirements.
3. Development signage, if proposed, to be reviewed by Zoning Inspector for compliance with Sign Code and sight distance requirements. Same applies to construction and other temporary signage.
4. Provide graphic scale on all applicable streets.
5. Provide turnaround along bike path at the west side of water vault adjacent to SR 73.
6. Clear the vegetation along the west side of the property within the existing 30 foot sanitary sewer easement.
7. Remove construction drawings from final development plan submittal. The construction drawings will be reviewed and approved by engineering staff.
8. Insert Clearcreek Fire District comments here.

F. Preliminary Review
Site Plan Review, North of Intersection of West Central Avenue and Tahlequah Trail, proposed Taco John's.

Background Information

This agenda item is a request for preliminary review of a site plan, filed by Evans Engineering, Cincinnati, Ohio, proposing the development of a 2,100-square foot Taco John's restaurant. The site is located northwest of the intersection of Tahlequah Trail and West Central Avenue (SR 73) on a vacant site. The proposed restaurant is a permitted use in the HBD, Highway Business District, the zoning district that overlays the site.

Access to the site is provided by the public right-of-way that parallels West Central Avenue that in turn connects to the signal on West Central Avenue immediately to the west of the subject property.

Adjacent uses include to the north and east undeveloped land on the parent parcel to the subject property, to the south on the south side of West Central Avenue Popeye's and the site of the former Long John Silver's, and to the west KFC and Taco Bell. Adjacent zoning for the vicinity of the subject property is HBD.

Staff Comments

City staff has the following comments on this preliminary plan:

1. Provide improvements per the recommendations of the traffic study.
2. Provide record plan dedicating the West Central Avenue right-of-way.
3. Remove offsite proposed sign, which is not permitted per sign code. Remainder of signage package to be reviewed with Zoning Inspector outside the site plan review process.
4. Exterior elevations to include one accent color.
5. Provide indication of seating plans and other information used to determine volume of off-street parking proposed in site plan.
6. Provide location for bicycle rack consistent with Planning and Zoning Code within 50 feet of front entrance and providing setbacks to provide clean movement around site parking area.
7. As part of final approval, applicant to provide lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.

8. Provide dimension on building placement to proposed property lines.
9. Indicate exterior building materials on sheet(s) A30. Also revise or remove sheet A90 information not pertinent to Planning Commission review.
10. Verify dumpster enclosure proposed color.
11. Landscaping plan to be revised and submitted as part of final approval that includes screening from adjacent uses, parking lot, site, and landscaping for the West Central Avenue frontage.
12. Provide storm water detention calculations for review.
13. Capture storm water in the front yard setback area into detention pond.
14. Separate the water spigot from the water service prior to entering building. The connection shall be made after meter, inside of building.
15. Provide water lateral size. Provide K copper to curb box, and then HDPE material (SDR 9, 250 PSI) for runs over 100 feet. Provide curb box shut off adjacent to water tap at existing main.
16. Remove existing curb and gutter at driveways and replace with ODOT Type 2 depressed curb and gutter.
17. Provide pavement replacement details at all utility crossings.
18. Provide bicycle safe grates at catch basins where applicable.
19. Additional engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, storm sewer, and detention basin.
20. We will require the purchase and installation of a Knox Box to be installed and located at the front entrance of the facility.
21. Building requires a minimum 4" contrasting address numbers near main entrance. Must be visible from the road.
22. A fire extinguisher plan must be submitted to the Fire District. Placement and installation must be completed prior to final building inspection.
23. A scaled floor plan is required at or before the final building inspection showing occupant load, location of exits, electrical and gas shut off, fire department connections and other applicable information as may be useful in conducting pre-incident preparation by the Fire District. The acceptable size of the plan is 8.5 inches by 11 inches.
24. All testing of all systems will be scheduled through the Springboro Building Department at (937) 748-9791. All test shall be scheduled 48 hours in advance of testing. The Fire Marshal or Fire District representative will witness testing.

G. Preliminary Review
Major Revision to Approved General Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, change in list of permitted uses in retail component

Background Information

This agenda item is based on an application filed by Dryden Builders, Centerville, seeking preliminary review of a major revision to the approved general plan for the Village Park PUD-MU, Planned Unit Development-Mixed Use, on behalf of Sahana Properties, LLC, property owner. The Village Park PUD-MU, approved in 2004, includes four components including a retail component centered on the southeast corner of the property. The retail component, in addition to the subject property, includes El Toro restaurant on the south to the Fifth/Third Bank branch on the north.

The retail component does not permit drive through facilities as a permitted use. The applicant submitted a final development plan that included such a facility included on the plans for a site adjacent to their existing business/property that includes Springboro Wine & Spirits, 748 Gardner

Road. The only manner in which to permit the use in the PUD is to revise it, in this case a major revision which is defined in the PUD Chapter of the Planning and Zoning Code as any change that results in a development density increase of 15% or a change in the list of permitted uses. The process to a major revision the general plan includes review by Planning Commission including a public hearing, similar to a public hearing of City Council for rezoning where property owners within 300 feet are notified, and the request is advertised in the paper of mass circulation. Action by City Council in the form of a resolution is also required. Following that process, a final development plan that includes the drive through then may be finalized. This will allow the applicant to submit a complete final development plan application, it is incomplete at this time, as well as coordination with City staff on a number of comments listed below for the final development plan.

Adjacent uses to the subject property include Springboro Wine & Spirits to the north, Huntington Bank to the east on the east side of North Main Street, Biggby's/Farmers & Merchants Bank to the south, and vacant land to the west on the west side of Gardner Road.

Zoning adjacent to the subject property is PUD-MU, for properties to the north, south, and west as part of the Village Park mixed-use development, and PUD for property to the east that is part of the Settlers Walk development on the east side of North Main Street.

Staff Comments

City staff has the following comments on the major change to the general plan:

1. Applicant to complete revision to general plan submission requirements; please coordinate with City staff on details.
2. Planning Commission to set public hearing following preliminary review.

City staff has the following comments on the proposed final development plan following completion of the general plan major revision process:

1. Applicant to provide exterior building elevations for both proposed buildings indicate size of building, exterior materials, and include a graphic scale.
2. Indicate what is driving the volume of parking proposed for site in terms of seating and building population.
3. Provide location for bicycle rack consistent with Planning and Zoning Code within 50 feet of front entrance and providing setbacks to provide clean movement around site parking area.
4. Final development plan review process to include lighting plan consistent with Chapter 1273, Exterior Lighting Plan, of the Planning and Zoning Code.
5. Final development plan to include landscaping plan consistent with Chapter 1280, Landscaping, of the Planning and Zoning Code as well as design standards of the Village Park PUD.
6. Signage to be reviewed by Zoning Inspector outside of final development plan review process of Planning Commission.
7. If permitted, drive through facility to be screened along with rooftop and ground-mounted mechanical equipment.
8. Indicate State scale on drawing (1"=20 feet).
9. Make access road on north side two way traffic, adjust pavement accordingly.
10. Combine the two lots into one.
11. Provide bicycle safe grates at catch basins where applicable.

12. Provide detention calculations. Additional engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, and storm sewer.
13. The curb cut along Gardner Road shall have the existing curb and gutter removed and replace with ODOT Type 2 depressed curb and gutter.
14. Provide elevations of north, south, east, and west sides of both proposed buildings.
15. We will require the purchase and installation of a Knox Box to be installed and located at the front entrance of the facility.
16. Building requires a minimum 4" contrasting address numbers near main entrance. Must be visible from the road.
17. A fire extinguisher plan must be submitted to the Fire District. Placement and installation must be completed prior to final building inspection.
18. A scaled floor plan is required at or before the final building inspection showing occupant load, location of exits, electrical and gas shut off, fire department connections and other applicable information as may be useful in conducting pre-incident preparation by the Fire District. The acceptable size of the plan is 8.5 inches by 11 inches.
19. All testing of all systems will be scheduled through the Springboro Building Department at (937) 748-9791. All test shall be scheduled 48 hours in advance of testing. The Fire Marshal or Fire District representative will witness testing.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, June 7, 2023 at 12:00 p.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN ☒ FINAL DEVELOPMENT PLAN ☐ RECORD PLAN ☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☒ Owner
☐ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Grand Communities, LLC

Address: 3940 Olympic Blvd. - Suite 400
Erlanger, KY 41018

Telephone No. (859) 341-4709

Fax No. (_____) _____

Email Address rhayes@fischerhomes.com

PROPERTY OWNER NAME (IF OTHER): Hills Springboro No. 1, LLC

Address: 4901 Hunt Road, Suite 300
Cincinnati, Ohio 45242

Telephone No. (_____) _____

Property Address or General Location: 465 Factory Road

Parcel Number(s): 04131780110 Acreage: 28.69

PUD Category: ☒ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: N/A

For Residential Proposed Density 2.30 Number of Residential Units 66

Proposed Use: Single-Family residential

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

Robert J. Hayes
(Signature of Applicant and/or Agent)

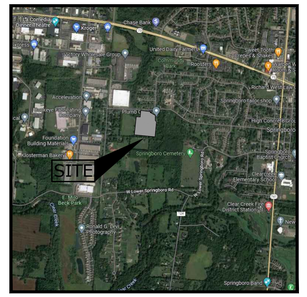
2023-04-21
(Date)

Robert J. Hayes, Community Design Project Manager
Printed Name

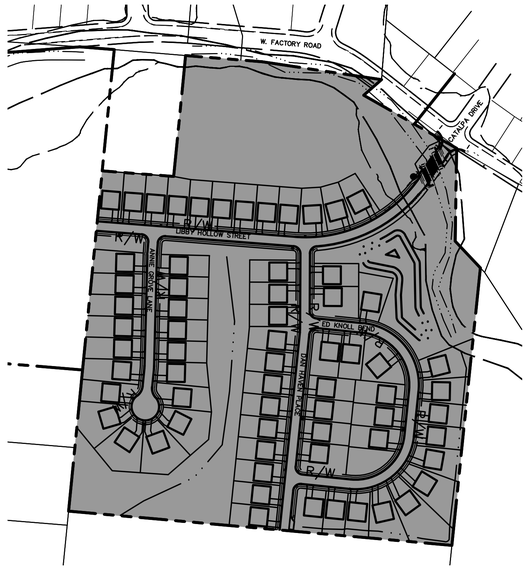
DRAWINGS FOR THE FINAL DEVELOPMENT PLAN OF

WADESTONE SUB-DIVISION (HILLS PROPERTY)

WARREN COUNTY
SPRINGBORO, OH



LOCATION MAP
NO SCALE



INDEX MAP
SCALE: 1" = 200'

DECLARATION BY THE DEVELOPER:

EXCEPT AS OTHERWISE HEREINAFTER PROVIDED, OR AS MAY BE PROVIDED BY OTHER RECORDED DOCUMENTS, THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS AND ALL STRUCTURES THEREON; DESCRIPTION OF COMMON ELEMENTS. THE COMMON ELEMENTS IN THE SUBDIVISION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE RECREATIONAL FACILITIES; OPEN SPACES; LANDSCAPE, FENCING AND SIGNAGE EASEMENTS; SEWER EASEMENTS; MAILBOX EASEMENTS; PRIVATE EASEMENTS AND ANY OTHER EASEMENTS FOR OPEN SPACE, LANDSCAPING AREAS AND MOUNDING, WATER RETENTION/DETENTION BASINS, COMMON AREA UTILITY EASEMENTS, STORM SEWER AND SURFACE WATER DRAINAGE EASEMENTS, WATER MAIN EASEMENTS, SANITARY SEWER EASEMENTS, PRESERVATION AREAS, AND PRIVATE DRAINAGE EASEMENTS; ALL AS ARE OR MAY BE LOCATED, DESCRIBED AND SHOWN ON THE RECORD PLATS (COLLECTIVELY, THE "COMMON ELEMENTS"). DECLARANT AND/OR BUILDER MAY ALSO CREATE OTHER COMMON ELEMENTS NOT NOW IN EXISTENCE BUT THAT MIGHT IN THE FUTURE BE ADDED, LOCATED AND SHOWN ON ANY SUBSEQUENT RECORD PLAT TO BE RECORDED AND CREATING ADDITIONAL LOTS TO BE SUBJECTED TO THIS DECLARATION.

SITE DATA:

1. PROJECT DESCRIPTION
   EXISTING ZONE =R–PUD
   PROPOSED ZONING =R–PUD
2. SITE ACREAGE =28.69 AC.
3. PROPOSED DENSITY =2.30 UNITS/ACRE
   (66 SINGLE FAMILY LOTS)

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GENERAL NOTES:

1. NO MORE THAN 19 LOTS MAY BE PLATTED IN THIS SUBDIVISION WITHOUT THE BENEFIT OF A SECOND ACCESS TO A PUBLIC RIGHT–OF–WAY IN THE ADJACENT WADE–WRAY PROPERTY LOCATED AT 2515 WEST FACTORY ROAD.
2. SETBACKS ARE MEASURED FROM THE OVERHANG.
3. PROVIDE LANDSCAPING PLAN FOR THE SUBDIVISION CONSISTENT WITH PROVISIONS OF CHAPTER 1280 OF PLANNING AND ZONING CODE AT THE CONSTRUCTION PLANS STAGE OF THE SUBDIVISION'S DEVELOPMENT.
4. STREETS TO BE BUILT TO CITY SPECIFICATIONS, INCLUDING 29 FEET BACK TO BACK OF CURB WITH 5 FEET SIDE SIDEWALKS
5. HOMES THAT CANNOT BE GRAVITY DRAINED BY SEWER SHALL NOT BE PERMITTED TO HAVE BASEMENTS. HUNG SEWERS AND GRINDER PUMPS ARE NOT PERMITTED.
6. DEVELOPMENT IS NOT PERMITTED IN THE FLOODWAY.
7. A HOMEOWNER ASSOCIATION (HOA) SHALL BE CREATED AND RECORDED PRIOR TO THE RECORDING OF THE RECORD PLAN. SUBMIT HOW DOCUMENTS FOR REVIEW WHEN READY. HOW SHALL BE RESPONSIBLE FOR MAINTAINING ITEMS SUCH AS. BUT NOT LIMITED TO, OPEN SPACE, LANDSCAPING, STORM WATER FACILITIES, ENTRY MONUMENTS, SUMP DRAINS, CENTRAL BOX UNITS, ETC.
8. CENTRAL MAILBOX UNIT(S) TO BE REVIEWED AND APPROVED BY THE POST MASTER.
9. 505.1, ADDRESS IDENTIFICATION. NEW AND EXISTING HOMES SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
10. 505.2, STREET OR ROAD SIGNS. STREETS AND ROAD SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
11. D103.1, ACCESS ROADS WITH A HYDRANT. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET.
12. 503.2, BRIDGES AND ELEVATED SURFACES. WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF A FIRE APPARATUS ROAD, THE BRIDGE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH AASHTO HB–17 AS LISTED IN RULE 1301:7–7–80 OF THE ADMINISTRATIVE CODE. BRIDGES AND ELEVATED SURFACES SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS. VEHICLE LOAD LIMITS SHALL BE POSTED AT BOTH ENTRANCES TO BRIDGES.

LEGEND

PROJECT AREA

ABREVIATIONS

BP	ALIGNMENT BEGINNING
CB	CATCH BASIN
CI	CURB INLET
℄	CENTER LINE
EP	ALIGNMENT END
ESC	EROSION SEDIMENT CONTROL
EX.	EXISTING
FF	FINISHED FLOOR
F.HYD.	FIRE HYDRANT
HW	HEADWALL
INV.	INVERT
LT	LEFT
MH	MANHOLE
O.R.	ORDINANCE
PC	POINT OF CURVATURE
P.	PAGE
PI	POINT OF INTERSECTION
PR.	PROPOSED
PT	POINT OF TANGENT
R	RADIUS
RT	RIGHT
R/W	RIGHT–OF–WAY
SAN	SANITARY
STM	STORM
TOF	TOP OF FOOTER
TYP.	TYPICAL
VC	VERTICAL CURVE
VOL.	VOLUME

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD
ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 200'

SHEET TITLE: COVER SHEET

SHEET NO.: 1/29

J:\138895_SpringboroEastAcr\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895-CVF.dwg Plotted By: Isaac Winfield Date: 04/19/2023 Time: 4:15:53 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 • © IBI Group, Inc.



UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

CODED NOTES: (X)

1. COMMUNITY PARK BASEBALL DIAMONDS
2. SPRINGBORO CEMETERY
3. SPRINGBORO WASTE WATER TREATMENT PLANT
4. SPRINGBORO INTERMEDIATE SCHOOL

VACINITY MAP:

SCALE: 1" = 250'

GRAPHIC SCALE
250 125 0 250
(IN FEET)
1 inch = 250 ft.

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- [ ] PRELIMINARY ENGINEERING SET
- [x] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

STAMP:
STATE OF OHIO * EDWARD F. ROTH * 65040 * REGISTERED PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE: HORIZONTAL: 1" = 250'

SHEET TITLE:
GENERAL LOCATION MAP

SHEET NO.: 2/29

J:\138895_Springboro\Active\3.0_Production\3.03_Design\04_Civil\Sheets\Exhibit Development\PDP\138895-PDP-GEN.dwg Plotted by: Isaac Windisch Date: 04/19/2023 Time: 3:23:39 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 • © IBI Group, Inc.

FACTORY ROAD (HILLS PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Sandra Wade-Wray	1515 Factory Rd Springboro Ohio 45066	04131510230	R-1
2	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
3	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
4	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
5	Edward Wade	Factory Road Clearcreek Twp. Ohio 45066	04133000471	SR-1
6	John Treon Revocable	Lower Springboro Road Clearcreek Twp. Ohio 45066	04133000050	SR-1
7	Springboro Cemetery	2346 Lower Springboro Road Clearcreek Twp. Ohio 45066	04134020012	R-1
8	Nick & Tondra Cornett	425 Factory Road Springboro Ohio 45066	04131780150	R-2
9	Kevin & Roberta Brandon	435 Factory Road Springboro Ohio 45066	04131780170	R-2
10	Thomas & Linda Mader	445 Factory Road Springboro Ohio 45066	04131780130	R-2
11	Lindsay Kuczek	420 Factory Road Springboro Ohio 45066	04131770080	R-2
12	Jerry & Judith Bell	430 Factory Road Springboro Ohio 45066	04131770070	R-2
13	Jason Anderson	440 Factory Road Springboro Ohio 45066	04131770060	R-2
14	Timothy Whitt	450 Factory Road Springboro Ohio 45066	04131770050	R-2
15	Joseph Compton	150 Catalpa Drive Springboro Ohio 45066	04131770040	R-2
16	HRC Investments INC.	155 Catalpa Drive Springboro Ohio 45066	04131760080	R-2
17	Megan & Adam Popp	510 Factory Road Springboro Ohio 45066	04131760070	R-2
18	Tammy Hobgood	520 Factory Road Springboro Ohio 45066	04131760060	R-2
19	Associate Construction	Sawgrass Pointe Court Springboro Ohio 45066	04131760110	R-2
20	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
21	Cecil Mullins Jr	620 Factory Road Springboro Ohio 45066	04131260310	R-2
22	Dewey Ely *Gabriel*	2600 Factory Road Springboro Ohio 45066	04131260300	R-2
23	Tara Stockler	2480 Factory Road Springboro Ohio 45066	04131260160	R-2
24	Marilyn Scott	2500 Factory Road Springboro Ohio 45066	04131070140	R-2
25	Guy & Christi Garrett	2510 Factory Road Springboro Ohio 45066	04131070130	R-2
26	Thomas Moscynski	25 Sawgrass Pointe Court Springboro Ohio 45066	04131260330	R-2
27	Jessie & Divya Mani	35 Cladium Court Springboro Ohio 45066	04131260340	R-2
28	Christopher Florio	45 Cladium Court Springboro Ohio 45066	04131260350	R-2
29	Steven Knick	815 Market Street Springboro Ohio 45066	04131260150	R-2
30	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
31	Jessica & Bryan Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
32	Illkwang & Inyoung Kim	295 Kesling Drive Springboro Ohio 45066	04131760090	R-2
33	Clayton Sears	20 Sawgrass Pointe Court Springboro Ohio 45066	04131760100	R-2
34	Dylan & Stephan Wilson	285 Kesling Drive Springboro Ohio 45066	04131760010	R-2
35	Nestor Fernandez	275 Kesling Drive Springboro Ohio 45066	04131760020	R-2
36	Marilyn Chandler	265 Kesling Drive Springboro Ohio 45066	04131760030	R-2
37	Anthony Mercado	255 Kesling Drive Springboro Ohio 45066	04131760040	R-2
38	Sheila Greer	245 Kesling Drive Springboro Ohio 45066	04131760050	R-2
39	Kenneth Wagoner	2605 Factory Road Clearcreek Twp. Ohio 45066	04131780060	R-2
40	Ryan & Tiffanie Day	225 Kesling Drive Springboro Ohio 45066	04131770010	R-2
41	Debra & Martin March	215 Kesling Drive Springboro Ohio 45066	04131770020	R-2
42	N & B Ventures LLC	205 Kesling Drive Springboro Ohio 45066	04131770030	R-2
43	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
44	John & Sandra Webb	50 Cladium Court Springboro Ohio 45066	04131260360	R-2
45	Charlene Tolley	250 Kesling Drive Springboro Ohio 45066	04131300080	R-2
46	Bradley Laudick	240 Kesling Drive Springboro Ohio 45066	04131300180	R-2
47	Timothy Hall	105 Catalpa Drive Springboro Ohio 45066	04131300170	R-2
48	Barbara Engel	220 Kesling Drive Springboro Ohio 45066	04131310130	R-2
49	Sarah Shepherd	120 Catalpa Drive Springboro Ohio 45066	04131310120	R-2
50	Scott Grissinger	110 Catalpa Drive Springboro Ohio 45066	04131310110	R-2
51	Daniel Barnes	165 Maple Drive Springboro Ohio 45066	04132060240	R-2
52	AMB Enterprises LLC	175 Maple Drive Springboro Ohio 45066	04132060250	R-2
53	Herminia Gardner	200 Kesling Drive Springboro Ohio 45066	04131310140	R-1



LEGEND:

PROJECT AREA

GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

IBI GROUP
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Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
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REVISION:

SUBMISSION:

2022-08-19 PLANNING COMMISSION
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- [ ] PRELIMINARY ENGINEERING SET
- [x] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO EDWARD ROTH 73854 REGISTERED PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

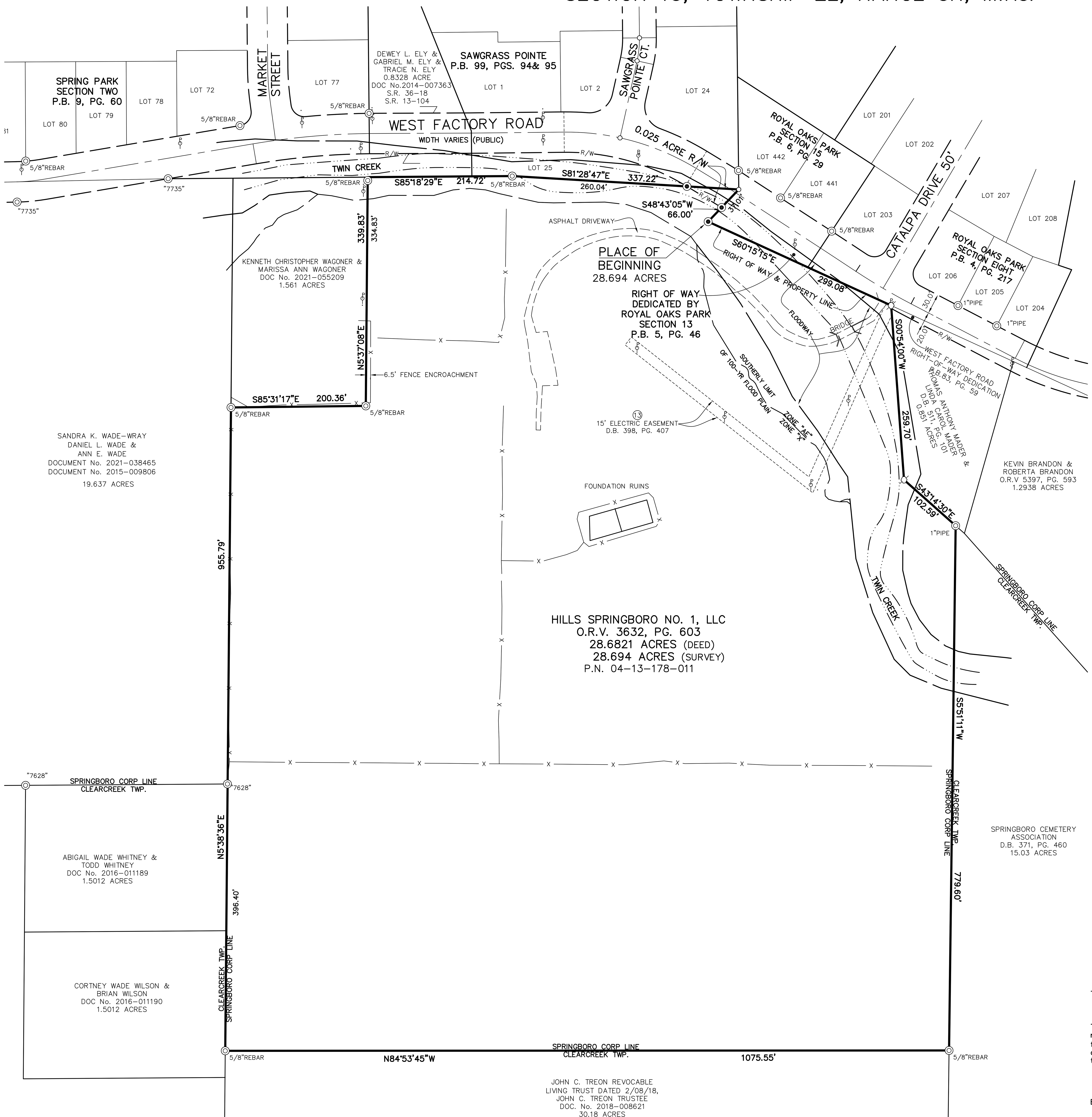
SCALE: HORIZONTAL: 1" = 100

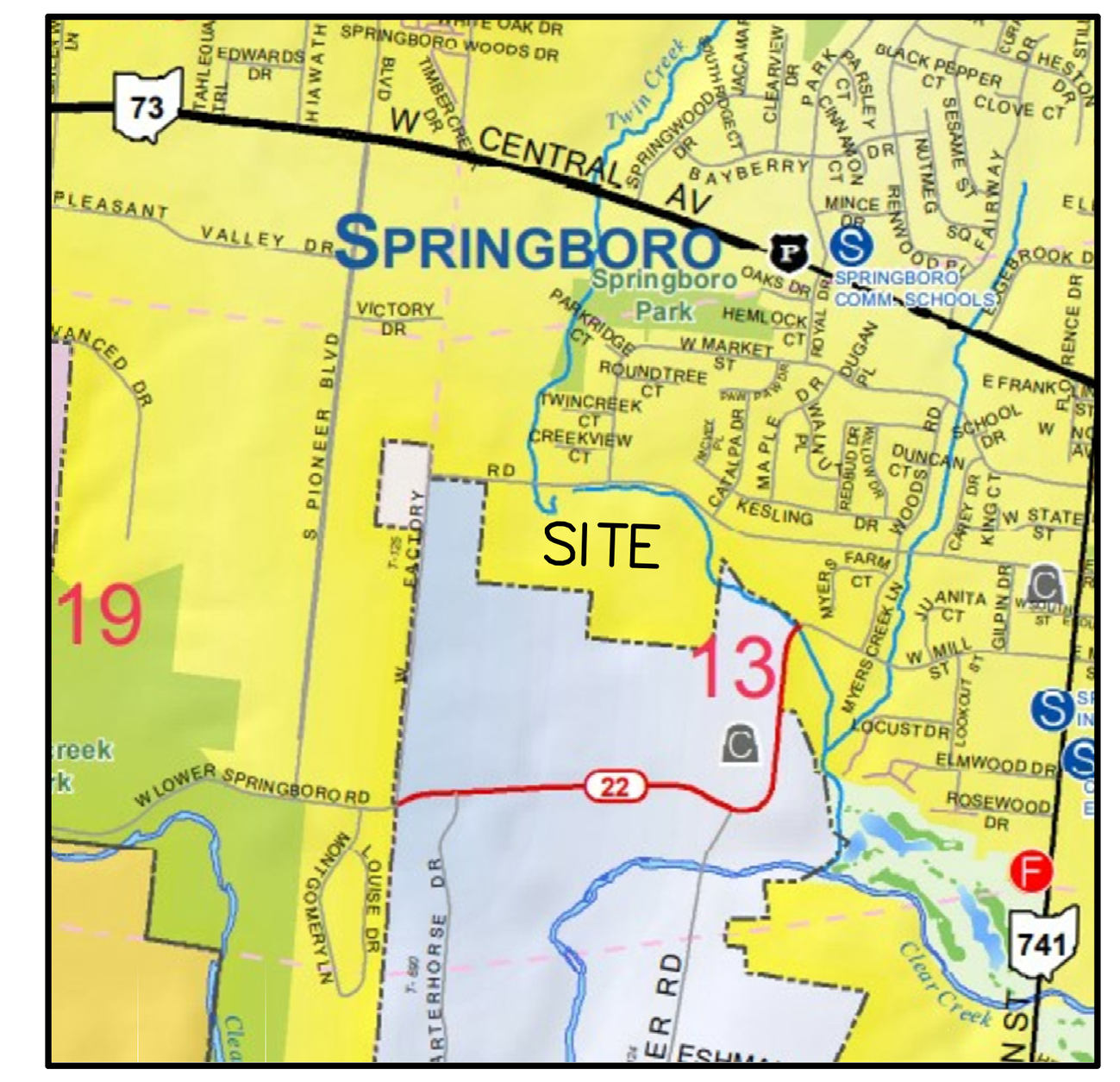
SHEET TITLE: AREA MAP

SHEET NO.: 3/29

J:\138895_SpringboroFactoRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\P00138895-AREA_MAP_P00.dwg Plotted By: Isaac Windish Date: 04/19/2023 Time: 3:23:49 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 + © IBI Group, Inc.

STATE OF OHIO, COUNTY OF WARREN, CITY OF SPRINGBORO, TOWNSHIP OF CLEARCREEK
SECTION 13, TOWNSHIP 2E, RANGE 5N, M.Rs.





LOCATION MAP

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S–6872/S–7740"
- MAG NAIL FOUND
- COMMITMENT ITEM
- UTILITY POLE
- METAL FENCE POST FOUND

TITLE NOTES
(WADE TRACTS)

This survey was prepared with the benefit of the Title Commitment No. A34363–1716–16, prepared by Old Republic National Title Insurance Company, with an effective date of September 3, 2021.

The following items are from the Schedule B – Section II of said commitment:

Item 13) 15' Easement to Cincinnati Gas and Electric Company of record in Deed Book 398, Page 407 **DOES APPLY TO SUBJECT PROPERTY** and is plotted.

Item 14) Easement to Cincinnati Gas and Electric Company of record in Deed Book 131, Page 368 **DOES NOT APPLY TO SUBJECT PROPERTY.**

NOTES

1) Property is currently zoned: PUD–R
2) Subject property is located in Flood Zones "AE" and "X" according to F.E.M.A. Map No. 39165C0036E dated December 17, 2010.
3) Encroachments as noted.
4) According to the National Wetlands Inventory, the area shown hereon called Twin Creek is a wetlands area the limits are based on the level of the water only.
5) No observable evidence of earth moving work, building construction or building additions within recent months.
6) No visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7) No observable evidence of the subject properties being used as a solid waste dump, sump or sanitary landfill.
8) Legal description shown hereon describes the same property that is referenced Title Commitment No. A34363–1716–16, prepared by Old Republic National Title Insurance Company, with an effective date of September 3, 2021.
9) Subject property has access to West Factory Road a publicly dedicated road.

CERTIFICATION

To: Grand Communities LLC, a Kentucky limited liability company, Old Republic National Title Insurance Company and Riverbend Commercial Title Services LP:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 16, 17 and 19 of Table A thereof. The field work was completed in May 2022.

BY________________________
David L. Chiesa
Registered Surveyor No. 7740

STATE OF OHIO DAVID L. CHIESA 7740 REGISTERED SURVEYOR

Date 06/14/22

DESCRIPTION

Situated in the State of Ohio, County of Warren, City of Springboro, Township of Clearcreek, Section 13, Township 2E, Range 5N, Miami Rivers Survey, being all of that 28.6821 acre tract as described in a deed to Hills Springboro No. 1, LLC of record in Official Record Volume 3632, Page 603, all references herein being to the records of the Recorder's Office, Warren County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the southerly right of way line of Factory Road (width varies) at the southwesterly corner of "Royal Oaks Park Section 13", a subdivision of record in Plat Book 5, Page 46;

Thence South 60°15'15" East. along said southerly right of way line, the southerly line of said "Royal Oaks Park Section 13" and the southerly line of "Royal Oaks Park Section Eight" a subdivision of record in Plat Book 4, Page 217, a distance of 299.08 feet to a metal fence post found at the northwesterly corner of the plat "West Factory Road Right–of–way Dedication" of record in Plat Book 83, Page 59;

Thence South 00°54'00" West, along the westerly line of said "West Factory Road Right–of–way Dedication" and the westerly perimeter of that 0.851 acre tract as described in a deed to Thomas Anthony Mader and Linda Carol Mader of record in Deed Book 511, Page 101, a distance of 259.70 feet to a metal fence post found at an angle point in said westerly perimeter;

Thence South 43°14'30" East, continuing along said westerly perimeter, a distance of 102.59 feet to a 1" pipe found at the northwesterly corner of that 15.03 acre tract as described in a deed to Springboro Cemetery Association of record in Deed Book 371, Page 460;

Thence South 05°51'11" West, along the westerly line of said 15.03 acre tract, a distance of 779.60 feet to a 5/8" rebar found at the northeasterly corner of that 30.18 acre tract as described in a deed to John C. Treon Revocable Living Trust Dated 2/08/18, John C. Treon Trustee Document No. 2018–008621;

Thence North 84°53'45" West, along the northerly line of said 30.18 acre tract, a distance of 1,075.55 feet to a 5/8" rebar found at the northwesterly corner of said 30.18 acre tract in the easter line of that 1.5012 acre tract as described in a deed to Cortney Wade Wilson and Brian Wilson of record in Document No. 2016–011190;

Thence North 05°38'36" East, along said easterly line and the easterly line of that 1.5012 acre tract as described in a deed to Abigail Wade Whitney and Todd Whitney of record in Document No. 2016–011189, passing an iron pin found with a plastic cap inscribe "7628" at the northeasterly corner of said 1.5012 acre tract and the southeasterly corner of that 19.637 acre tract as described in a deed to Sandra K. Wade–Wray, Daniel L. Wade and Anne E. Wade, of record in Documents Nos. 2021–038465 and 2015–009806, at a distance of 396.40 feet and continuing along the easterly line of said 19.637 acre tract a total distance of 955.79 feet to a 5/8" rebar found at the southwesterly corner of that 1.561 acre tract as described in a deed to Kenneth Christopher Wagoner and Marissa Ann Wagoner of record in Document No. 2021–055209;

Thence South 85°31'17" East, along the southerly line of said 1.561 acre tract, a distance of 200.36 feet to a 5/8" rebar found at the southeasterly corner of said 1.561 acre tract;

Thence North 05°37'08" East, along the easterly line of said 1.561 acre tract, passing a 5/8" rebar found at a distance of 334.83 feet, a total distance of 339.83 feet to a point at the northeasterly corner of said 1.561 acre tract and in the southerly line of that 0.8328 acre tract as described in a deed to Dewey L. Ely, Gabriel M. Ely and Tracie N. Ely, of record in Document No. 2014–007363;

Thence South 85°18'29" East, along the southerly line of said 0.8328 acre tract and the southerly perimeter of Lot 25 (Green Space) as shown and delineated upon the plat "Sawgrass Pointe" a subdivision of record in Plat Book 99, Pages 94 and 95, a distance of 214.72 feet to a 5/8" rebar found at a angle point in said southerly perimeter;

Thence South 81°28'47" East, continuing along the southerly perimeter of said Lot 25 passing an iron pin set in the southerly right of way line of West Factory Road at a distance of 260.04 feet, a total distance of 337.22 feet to a mag nail found at the southeasterly corner of said "Sawgrass Pointe" and at an angle point in the westerly perimeter of said "Royal Oaks Park Section 13";

Thence South 48°43'05" West, along said westerly perimeter, passing an iron pin set in the southerly right of way line of West Factory Road at a distance of 37.01 feet, a total distance of 66.00 feet to the place of beginning and containing 28.694 acres of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes with GPS observations a bearing of South 81°28'47" East, for the southerly line of Lot 25 (Green Space) as shown and delineated upon the plat "Sawgrass Pointe" a subdivision of record in Plat Book 99, Pages 94 and 95.

Iron pins set consist of a 5/8–inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S–6872/S–7740".

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in May 2022, under the direct supervision of David L. Chiesa Registered Surveyor No. 7740. The Survey of which is filed in Vol. _____, Plat ______ of the Warren County Engineers Office.

BEARING REFERENCE

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes with GPS observations a bearing of South 81°28'47" East, for the southerly line of Lot 25 as shown and delineated upon the plat "Sawgrass Pointe" a subdivision of record in Plat Book 99, Pages 94 and 95

GRAPHIC SCALE
80 40 0 80
(IN FEET)
1 inch = 80 ft.

IBI GROUP
8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

SUBMISSION:

REVISION:

STAMP:

HILLS SPRINGBORO No. 1, LLC
465 FACTORY ROAD
SPRINGBORO, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI NO.: 138895

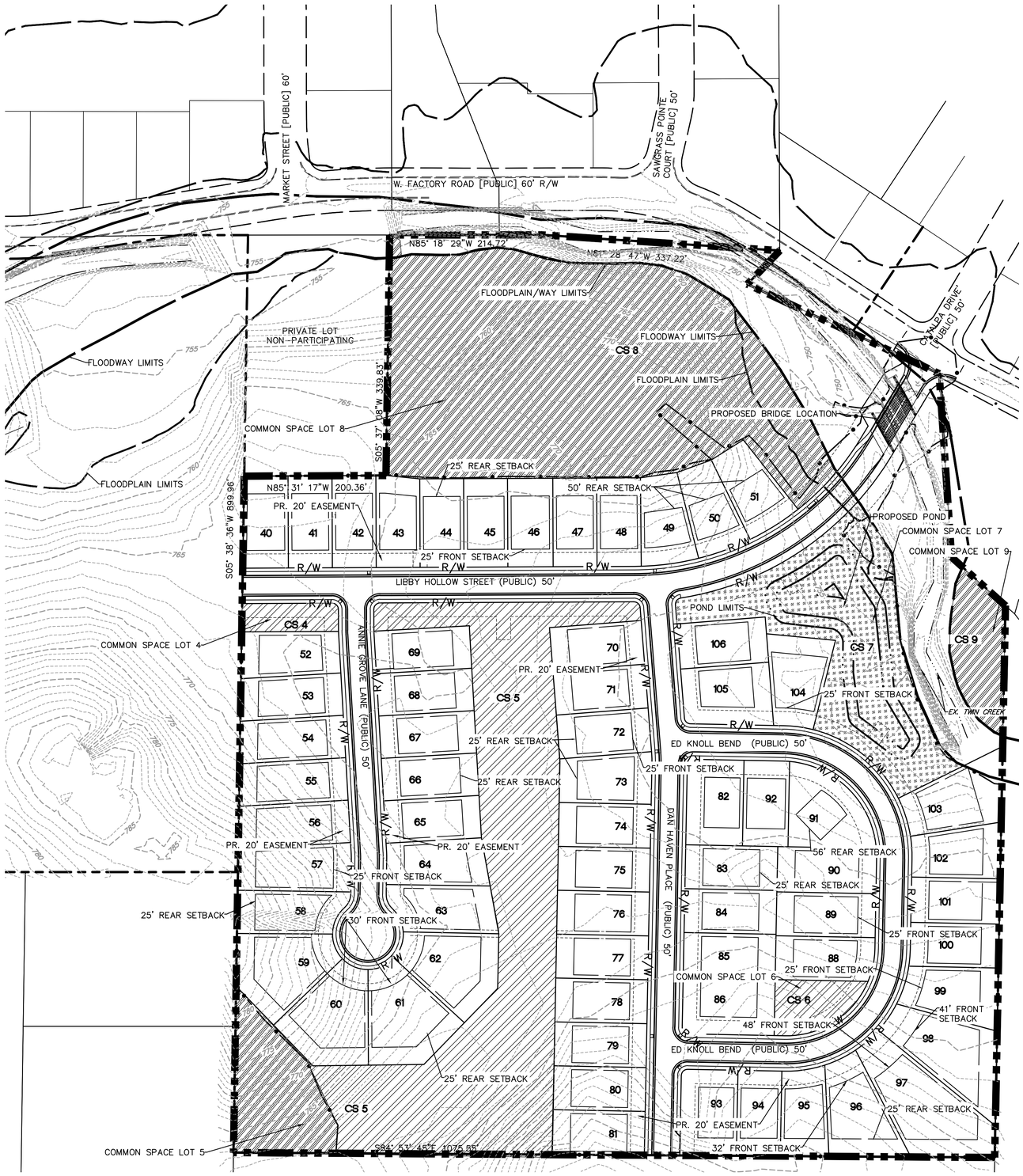
DATE: MAY 2022

SCALE:
HORIZONTAL: 1"=80'
VERTICAL:

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\02_Survey-Mapping\HILLS ALTA SURVEY.dwg by:david.chiesa on 06/14/2022 @ 08:05:20 am ~ © M•E Companies, Inc.



AREA MESURMENTS	
TOTAL PARCEL AREA	28.693 ACRES
PROPOSED BUILDABLE AREA	19.593 ACRES
PROPOSED COMMON AREA	9.101 ACRES
% AREA COMMON SPACE	32%

LEGEND

- PROPOSED PROPERTY LINE
- COMMON AREAS AVAILABLE FOR FUTURE COMMON WALKWAY DEVELOPMENT. ULTIMATE WALKWAY AVAILABILITY AND LOCATION TO BE DETERMINED WITH FINAL GRADING.
- COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE
- COMMON AREA TO BE USED FOR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL AVAILABILITY FOR COMMON WALKWAYS OR FACILITIES TO BE DETERMINED WITH FINAL STORM POND GRADING.
- ---XXX--- EXISTING CONTOUR MAJOR
- ------XXX------ EXISTING CONTOUR MINOR
- CONSTRUCTION LIMITS

DECLARATION BY THE DEVELOPER:

EXCEPT AS OTHERWISE HEREINAFTER PROVIDED, OR AS MAY BE PROVIDED BY OTHER RECORDED DOCUMENTS, THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS AND ALL STRUCTURES THEREON; DESCRIPTION OF COMMON ELEMENTS. THE COMMON ELEMENTS IN THE SUBDIVISION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE RECREATIONAL FACILITIES; OPEN SPACES; LANDSCAPE, FENCING AND SIGNAGE EASEMENTS; SEWER EASEMENTS; MAILBOX EASEMENTS; PRIVATE EASEMENTS AND ANY OTHER EASEMENTS FOR OPEN SPACE, LANDSCAPING AREAS AND MOUNDING, WATER RETENTION/DETENTION BASINS, COMMON AREA UTILITY EASEMENTS, STORM SEWER AND SURFACE WATER DRAINAGE EASEMENTS, WATER MAIN EASEMENTS, SANITARY SEWER EASEMENTS, PRESERVATION AREAS, AND PRIVATE DRAINAGE EASEMENTS; ALL AS ARE OR MAY BE LOCATED, DESCRIBED AND SHOWN ON THE RECORD PLATS (COLLECTIVELY, THE "COMMON ELEMENTS"). DECLARANT AND/OR BUILDER MAY ALSO CREATE OTHER COMMON ELEMENTS NOT NOW IN EXISTENCE BUT THAT MIGHT IN THE FUTURE BE ADDED, LOCATED AND SHOWN ON ANY SUBSEQUENT RECORD PLAT TO BE RECORDED AND CREATING ADDITIONAL LOTS TO BE SUBJECTED TO THIS DECLARATION.

GRAPHIC SCALE
80 40 0 80
(IN FEET)
1 inch = 80 ft.

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STAMP:
STATE OF OHIO EDWARD ROTH 85 REGISTERED PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE:
COMMON SPACE PLAN

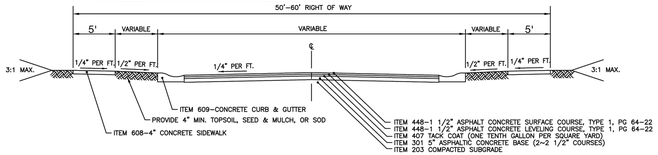
SHEET NO.: 5/29

J:\138895_Springboro\Active\07.0_Production\7.02_Design\04_Civil\Sheets\East Development\P001\138895- COMMON-EAST.dwg Plotted By: Isaac Hindson Date: 04/19/2023 Time: 3:24:14 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 • © IBI Group, Inc.

NOTES:

1. ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.
2. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB, 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE AT THE LOW SIDE OF THE PROPERTY. A 3" TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1- 4 HOUSES, AND A 6" LINE FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.
3. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER
4. NEW AND EXISTING HOMES SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
5. SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.
6. STREET AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
7. BRIDGES AND ELEVATED SURFACES. WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF APPARATUS ROAD, THE BRIDGE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH AASHTO HB-17 AS LISTED IN RULE 1301:7-7-80 OF THE ADMINISTRATIVE CODE. BRIDGES AND ELEVATED SURFACES SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS. VEHICLE LOAD LIMITS SHALL BE POSTED AT BOTH ENTRANCES TO BRIDGES.

STANDARD ROADWAY SECTION



ASPHALT CONCRETE PAVEMENT & ASPHALT CONCRETE BASE

LEGEND

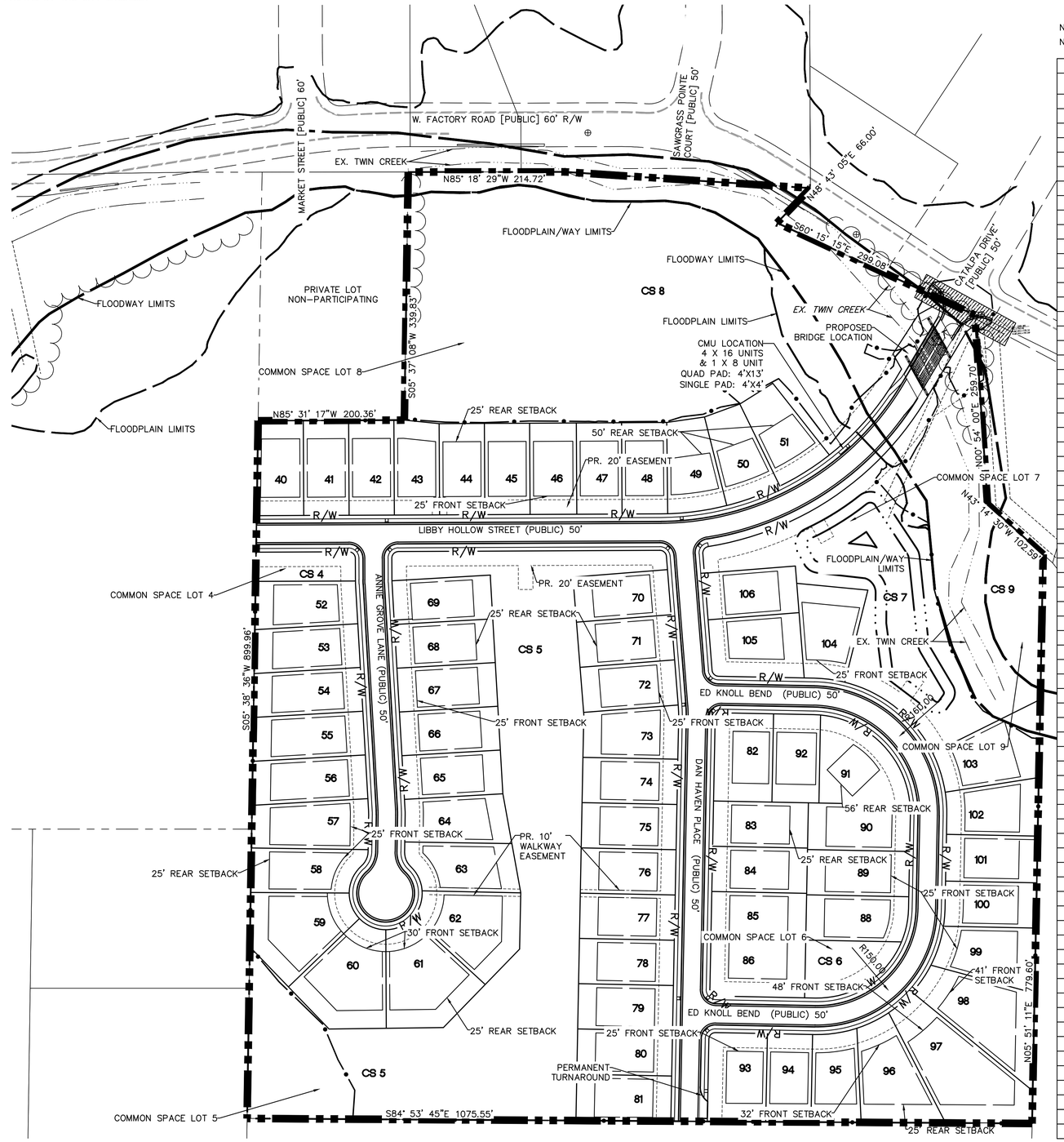
- PROPOSED PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING TREE LINE

GRAPHIC SCALE

40 20 0 40

(IN FEET)

1 inch = 40 ft.



NOTE: MIN. FRONTAGE AT FRONT AND REAR SETBACKS ARE 62 FT. FOR TYPICAL DESIGNER HOME TYPE
NOTE: MIN. FRONTAGE AT FRONT AND REAR SETBACKS ARE 60 FT. FOR TYPICAL PATIO HOME TYPE

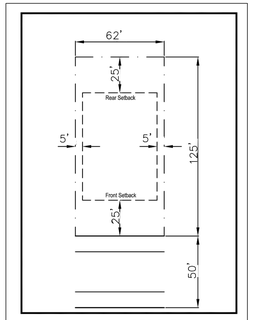
FACTORY ROAD (HILLS PROPERTY)				
Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
40	8,232	64	64	0.19
41	8,060	62	62	0.19
42	8,060	62	62	0.19
43	7,941	62	62	0.18
44	7,750	62	62	0.18
45	7,750	62	62	0.18
46	7,751	64	64	0.19
47	7752	62	62	0.18
48	7,779	63	61	0.18
49	8,255	72	64	0.19
50	8,255	72	62	0.19
51	8,119	72	64	0.19
52	8,666	60	65	0.20
53	8,611	60	60	0.20
54	8,875	60	60	0.20
55	9,139	60	60	0.21
56	9,403	60	60	0.22
57	10,249	68	60	0.24
58	8,844	67	61	0.20
59	12,972	60	120	0.30
60	13,646	63	126	0.31
61	13,815	64	128	0.32
62	12,666	60	117	0.29
63	8,952	67	64	0.21
64	8,906	60	68	0.20
65	8,100	60	60	0.19
66	8,100	60	60	0.19
67	8,100	60	60	0.19
68	8,100	60	60	0.19
69	8,106	60	60	0.19
70	8,065	62	62	0.19
71	8,075	62	62	0.19
72	8,323	64	64	0.19
73	8,214	65	61	0.19
74	8,060	62	62	0.19
75	8,060	62	62	0.19
76	8,060	62	62	0.19
77	8,060	62	62	0.19
78	8,060	62	62	0.19
79	8,060	62	62	0.19
80	8,060	62	62	0.19
81	8,153	62	63	0.19
82	8,655	80	80	0.20
83	8,060	62	62	0.19
84	8,060	62	62	0.19
85	8,060	62	62	0.19
86	10,532	81	81	0.24
88	8,564	62	62	0.20
89	8,680	62	62	0.20
90	8,915	64	64	0.20
91	11,566	140	122	0.27
92	7,783	64	64	0.18
93	9,689	80	80	0.22
94	7,465	62	62	0.17
95	7,950	63	67	0.18
96	11,520	62	104	0.26
97	17,827	62	115	0.41
98	14,292	62	120	0.33
99	9,640	62	83	0.22
100	7,762	62	62	0.18
101	7,956	64	64	0.18
102	8,654	64	78	0.20
103	11,253	64	95	0.26
104	9,797	64	85	0.22
105	10,435	80	87	0.24
106	8,000	64	64	0.18
CS4	5,439	N/A	N/A	0.12
CS5	143,445	N/A	N/A	3.29
CS6	8,119	N/A	N/A	0.19
CS7	62,300	N/A	N/A	1.43
CS8	167,875	N/A	N/A	3.85
CS9	13,575	N/A	N/A	0.31

WEST FACTORY ROAD WORK RELATED TO SUB-DIVISION IMPROVEMENTS TO INCLUDE: UTILITY CONNECTIONS, STORM RE-ALIGNMENT (OUTSIDE PUBLIC R/W), AND ROADWAY CONNECTION.

AREA MESURMENTS	
TOTAL PARCEL AREA	28.694 ACRES
PROPOSED BUILDABLE AREA	19.593 ACRES
PROPOSED COMMON AREA	9.101 ACRES
% AREA COMMON SPACE	32%

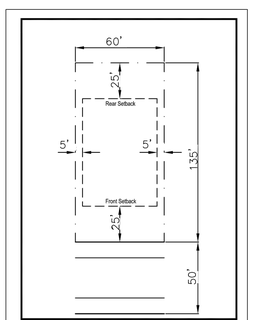
PROPOSED PROPERTY INFORMATION	
ZONED: PUD-R	
TOTAL PARCEL AREA	28.694 ACRES
HOUSING TYPE	SINGLE FAMILY
HOUSING UNITS	66 UNITS
HOUSING UNITS/ACRE	2.30 UNITS/ACRE

HOUSE PRODUCT TYPE



TYPICAL DESIGNER
HOMESITE DETAIL
MIN. LOT SIZE 7,750 SF
MIN. FINISHED BLD 1,600 SF
N.T.S.

LOTS 40-51 & 70-106



TYPICAL PATIO
HOMESITE DETAIL
MIN. LOT SIZE 8,100 SF
MIN. FINISHED BLD 1,500 SF
N.T.S.

LOTS 52-69

IBI GROUP
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ext. 51904
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REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
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2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD ROTH
85904
REGISTERED
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE: SITE PLAN

SHEET NO.: 6/29

J:\138895_SpringboroAddition\7.0_Production\7.03_Design\04_Civil\Sheets\Site Development\P0010138895 - PUD-SP.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:24:38 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 © IBI Group, Inc.



EXISTING LEGEND

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GAS MARKER
- EX. GAS SAFETY VALVE
- EX. TELEPHONE MARKER
- EX. TELEPHONE BOX
- EX. SIGN
- EX. R/W LINE
- EX. BOUNDARY LINE

DEMOLITION NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEET 24 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. EXISTING WATER LINES SHALL NOT BE ABANDONED OR DEMOLISHED UNTIL PROPOSED WATER MAINS HAVE BEEN INSTALLED TO A POINT SUCH THAT ONLY MINIMAL DISRUPTION IN WATER SERVICE TO THE EXISTING OCCUPIED BUILDINGS WILL OCCUR.
10. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
11. CONTRACTOR TO OBTAIN DEMOLITION PERMIT FROM METRO PERMITS AND LICENSES PRIOR TO COMMENCING DEMOLITION WORK.

HATCH LEGEND

= TREES TO BE REMOVED

MATCHLINE SEE SHEET 8

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

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STAMP:
STATE OF OHIO
EDWARD F. ROTH
85078
REGISTERED
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

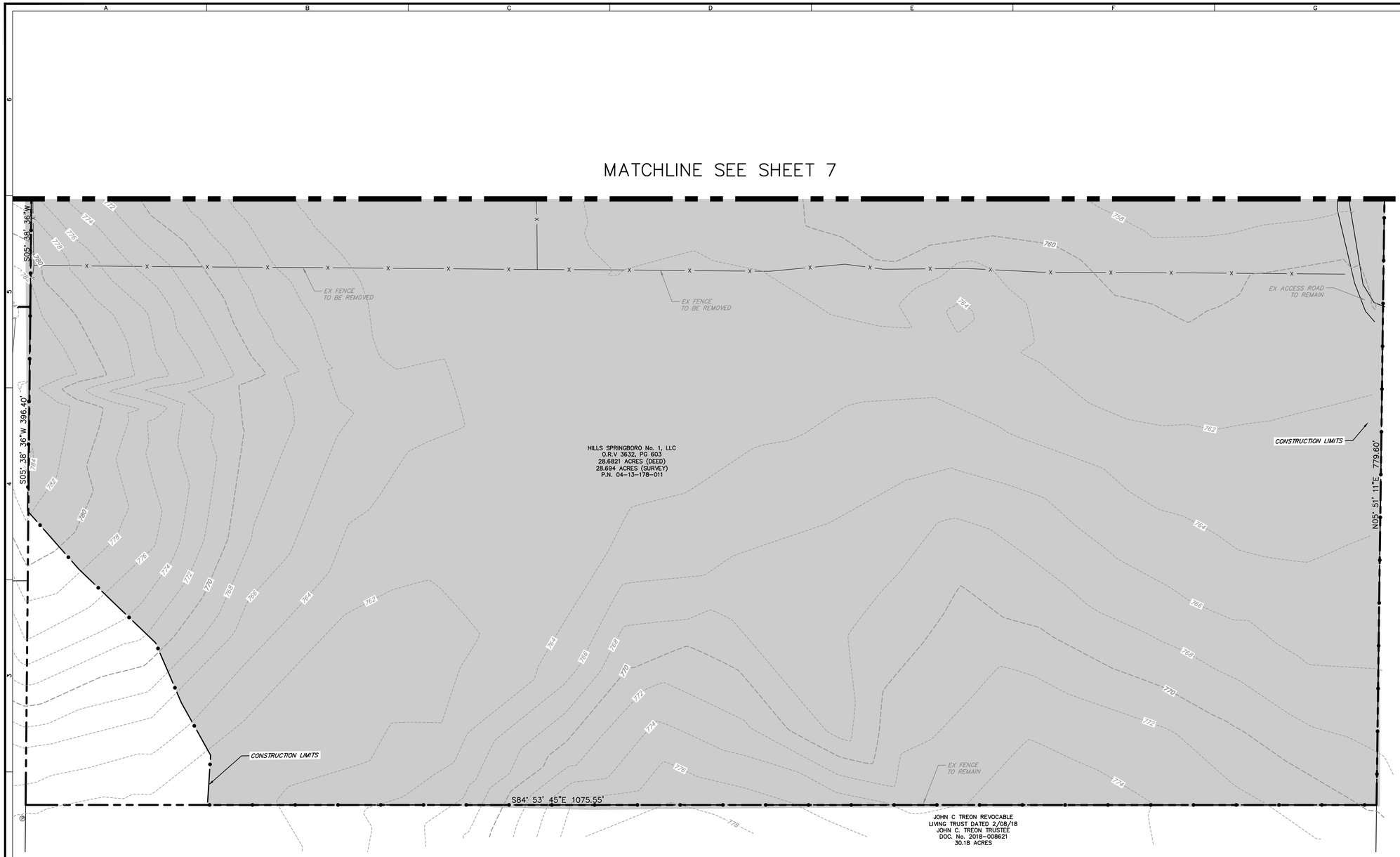
DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:
EXISTING CONDITIONS & DEMO PLAN

SHEET NO.: 7/29

J:\138895_SpringboroPeck80\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- Ex and Demo 01 East.dwg Plotted By:Isaac Wimbish Date: 04/19/2023 Time: 3:24:49 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 - © IBI Group, Inc.



EXISTING LEGEND

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- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
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11. CONTRACTOR TO OBTAIN DEMOLITION PERMIT FROM METRO PERMITS AND LICENSES PRIOR TO COMMENCING DEMOLITION WORK.

HATCH LEGEND

= TREES TO BE REMOVED

GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

IBI GROUP
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ext. 51904
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STATE OF OHIO
EDWARD ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.: 8 /29

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- Ex and Demo 02 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:25:03 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.



Legend

Colors denote species. Full legend can be found in shapefile. Primary species found:

- black cherry
- black walnut
- sugar maple
- callery pear
- hackberry

urbancanopy works, LLC

Project Site Existing Tree Inventory

Project Site on Factory Road - Springboro, OH

Conducted at the request of The Fischer Group & Grand Communities
July/August 2022
By Urban Canopy Works, LLC | www.UrbanCanopyWorks.com

TREE MAP NOTE

MAP INCLUDES TREES 12" OR MORE IN DIAMETER AT BREAST HEIGHT

LEGEND

PROPOSED PROPERTY LINE

IBI

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REVISION:

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STATE OF OHIO
EDWARD J. ROTH
85282
REGISTERED
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 50'

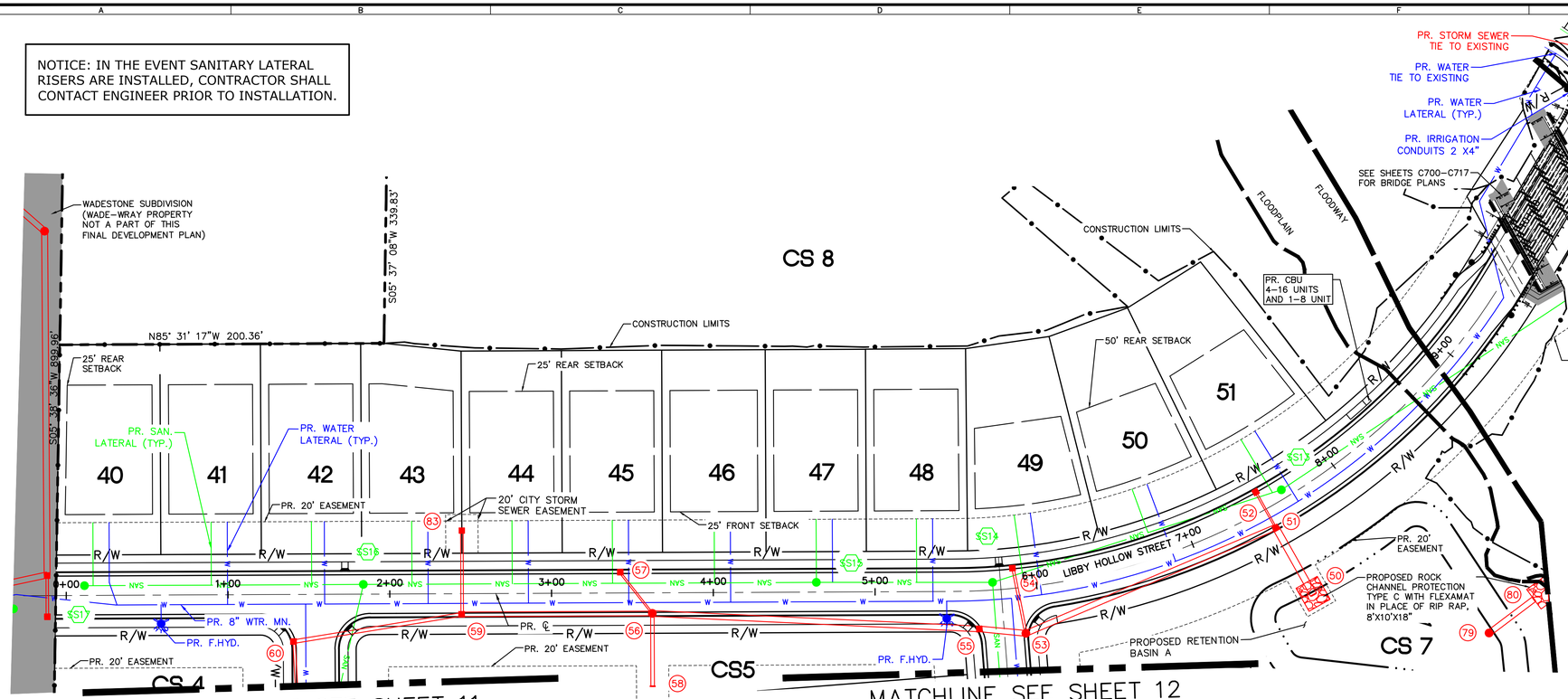
SHEET TITLE:

EXISTING TREE LOCATION MAP

SHEET NO.: 9 /29

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895-Trees.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:25:13 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.

NOTICE: IN THE EVENT SANITARY LATERAL RISERS ARE INSTALLED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION.



STORM SEWER LEGEND

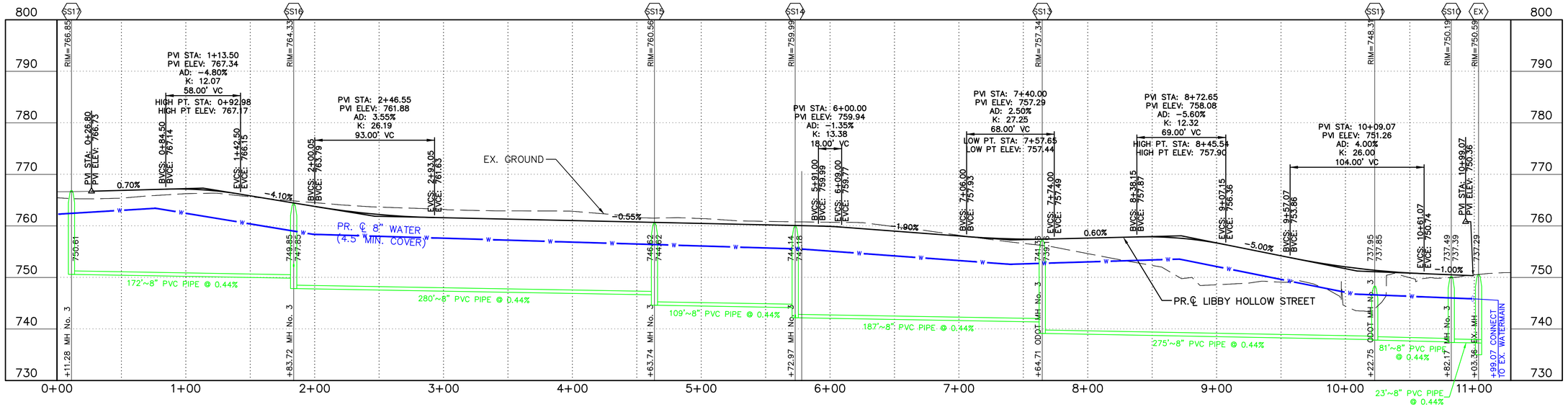
50	ODOT HEADWALL STA. 0+59, 0.0'
51	CB No. 3A Mod. STA. 1+07, 0.0'
52	CB No. 3A Mod. STA. 1+10, 25.3' RT.
53	MH No. 3 STA. 0+91, 0.0'
54	CB No. 3A Mod. STA. 0+50, 0.0'
55	CB No. 3A Mod. STA. 3+03, 0.0'
56	ODOT MH No. 3 STA. 5+06, 0.0'
57	CB No. 3A Mod. STA. 0+50, 0.0'
58	ODOT HEADWALL STA. 1+27, 0.0'
59	CB No. 3A Mod. STA. 6+24, 0.0'
60	CB No. 3A Mod. STA. 7+29, 0.0'
79	MH No. 3 STA. 0+50, 0.0'
80	ODOT HEADWALL STA. 0+85, 0.0' LT.
83	CB NO. 3A MOD. STA. 1+02, 0.0'

NOTE:
SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN–OUTS AT 200 FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY. A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1–4 HOUSES, AND A 6" FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

ALL UTILITY LINES SHALL BE UNDERGROUND, INCLUDING CABLE, ELECTRIC, AND TELEPHONE

WORK HOURS SHALL BE 7 A.M. TO 7 P.M., MONDAY THRU FRIDAY.

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
0	0.00
41	757.82
42	755.55
43	754.15
44	753.88
45	753.37
46	752.33
47	752.05
48	750.78
49	749.51
50	748.00
51	747.84



Know what's below. Call before you dig.

NOTICE: IN THE EVENT SANITARY LATERAL RISERS ARE INSTALLED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION.

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

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- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

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SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

SHEET TITLE:
PLAN & PROFILE LIBBY HOLLOW STREET

SHEET NO.: 10/29

J:\138895_Springboro\Active\07.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895 - Plan & Profile - 01 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:26:29 PM Plotter: DWG To PDF.pc3 Pentablet: IBI_Ohio.ctb Scale: 1:1 • © IBI Group, Inc.

STORM SEWER LEGEND

58 ODOT HEADWALL
STA. 1+27, 0.0'

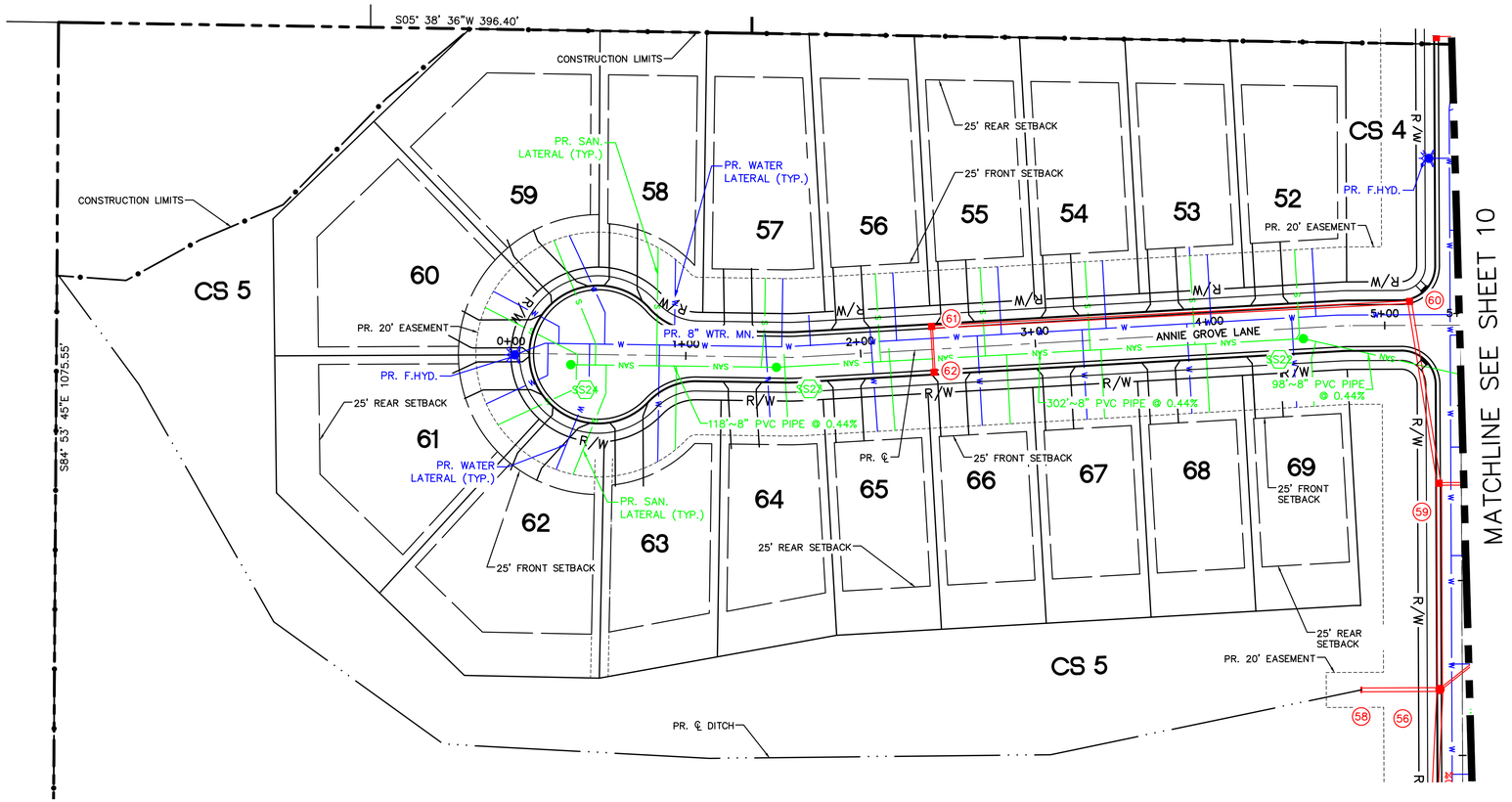
59 CB No. 3A Mod.
STA. 6+24, 0.0'

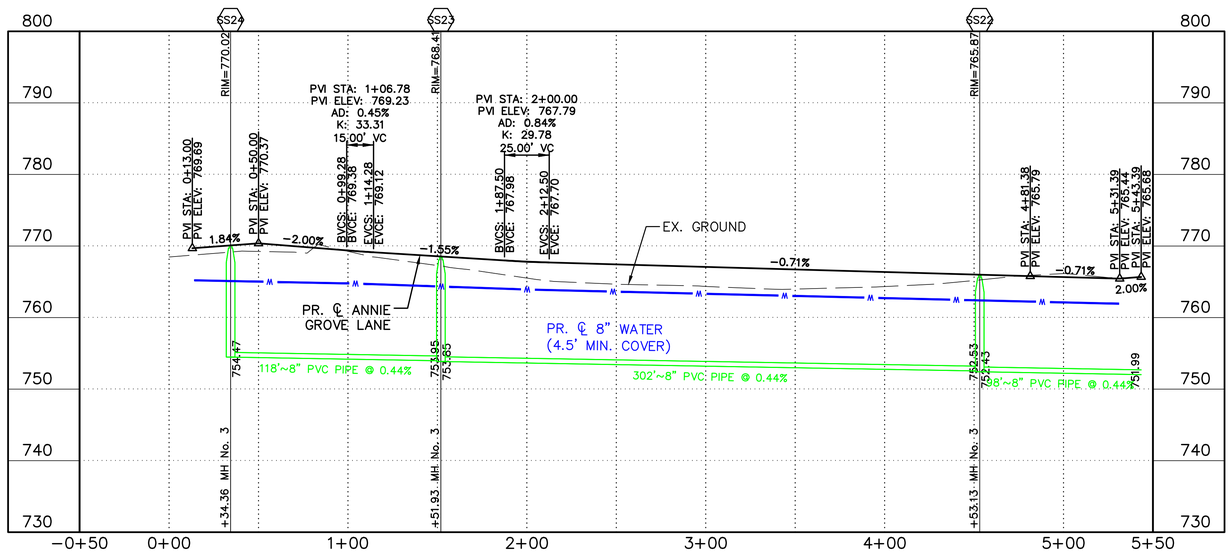
60 CB No. 3A Mod.
STA. 7+29, 0.0'

61 CB No. 3A Mod.
STA. 10+03, 0.0'

62 CB No. 3A Mod.
STA. 10+03, 25.5' LT.

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
61	759.42
60	759.61
62	759.69
59	760.29
58	759.07
63	758.79
57	759.14
64	759.46
65	757.20
56	757.41
55	757.15
66	756.91
67	756.66
54	755.89
68	756.40
53	755.62
69	755.08
52	755.45





NOTICE: IN THE EVENT SANITARY LATERAL RISERS ARE INSTALLED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION.

NOTE:
SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY. A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES, AND A 6" FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

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WORK HOURS SHALL BE 7 A.M. TO 7 P.M., MONDAY THRU FRIDAY.

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:
STATE OF OHIO · EDWARD ROTH · 68896 · REGISTERED PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

SHEET TITLE:
PLAN & PROFILE
ANNIE GROVE LANE

SHEET NO.: 11/29

J:\138895_SpringboroAcres\7.0_Production\7.03_Design\04_Civil\Sheets\Land Development\138895- Plan & Profile - 02 Existing Posted By Ed Roth Date: 04/20/2023 Time: 2:46:17 PM Plotter: AutoCAD PDF (General Documentation).pc3 Penstable: IBI_Ohio-Color.ctb Scale: 1:1 © IBI Group, Inc.

STORM SEWER LEGEND

53 MH No. 3
STA. 0+91, 0.0'

54 CB No. 3A Mod.
STA. 0+50, 0.0'

55 CB No. 3A Mod.
STA. 3+03, 0.0'

56 ODOT MH No. 3
STA. 5+06, 0.0'

57 CB No. 3A Mod.
STA. 0+50, 0.0'

58 ODOT HEADWALL
STA. 1+27, 0.0'

59 CB No. 3A Mod.
STA. 6+24, 0.0'

60 CB No. 3A Mod.
STA. 7+29, 0.0'

61 CB No. 3A Mod.
STA. 10+03, 0.0'

62 CB No. 3A Mod.
STA. 10+03, 25.5' LT.

63 CB No. 3A Mod.
STA. 2+77, 13.6' LT.

64 CB No. 3A Mod.
STA. ???, ???' ???

65 CB No. 3A Mod.
STA. 3+23, 5.4' RT.

66 CB No. 3A Mod.
STA. 5+91, 0.0'

67 CB No. 3A Mod.
STA. 5+91, 25.5' RT.

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
105	749.63
71	749.38
106	750.36
70	750.11
81	766.03
80	763.37
79	760.10
78	757.24
86	756.46
77	753.96
85	754.20
76	752.69
84	752.93
75	752.41
83	750.66
74	750.14
73	759.42

NOTICE: IN THE EVENT SANITARY LATERAL RISERS ARE INSTALLED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION.

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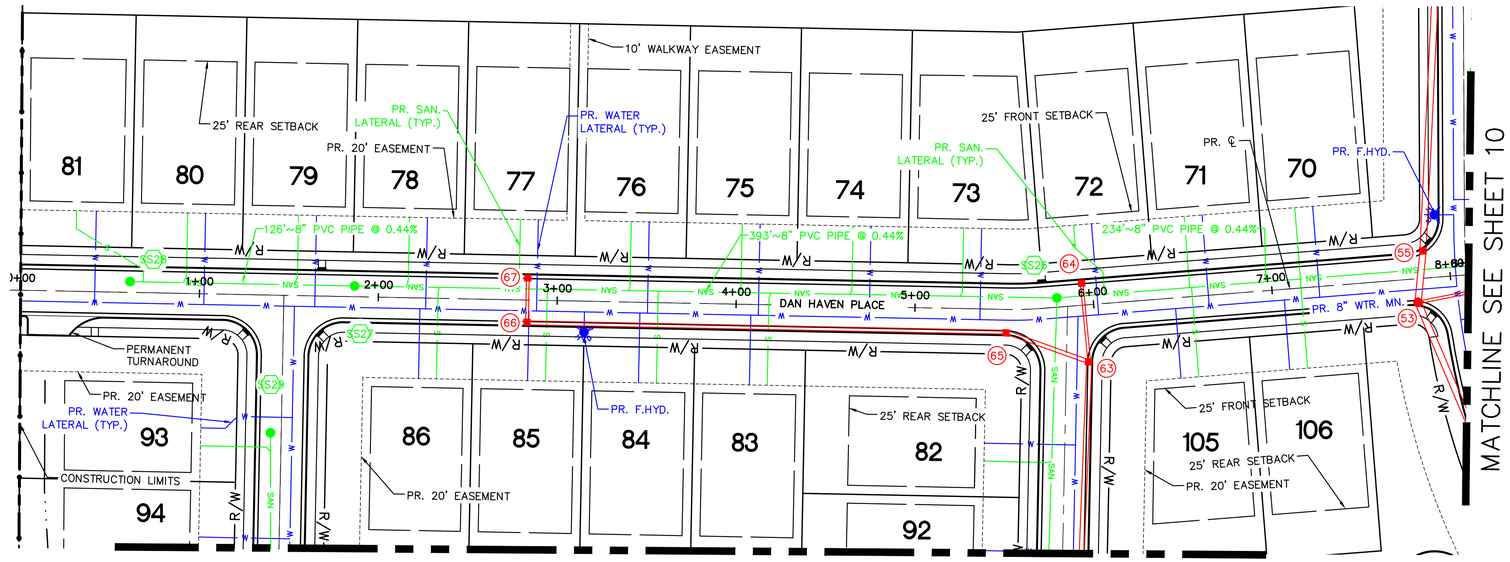
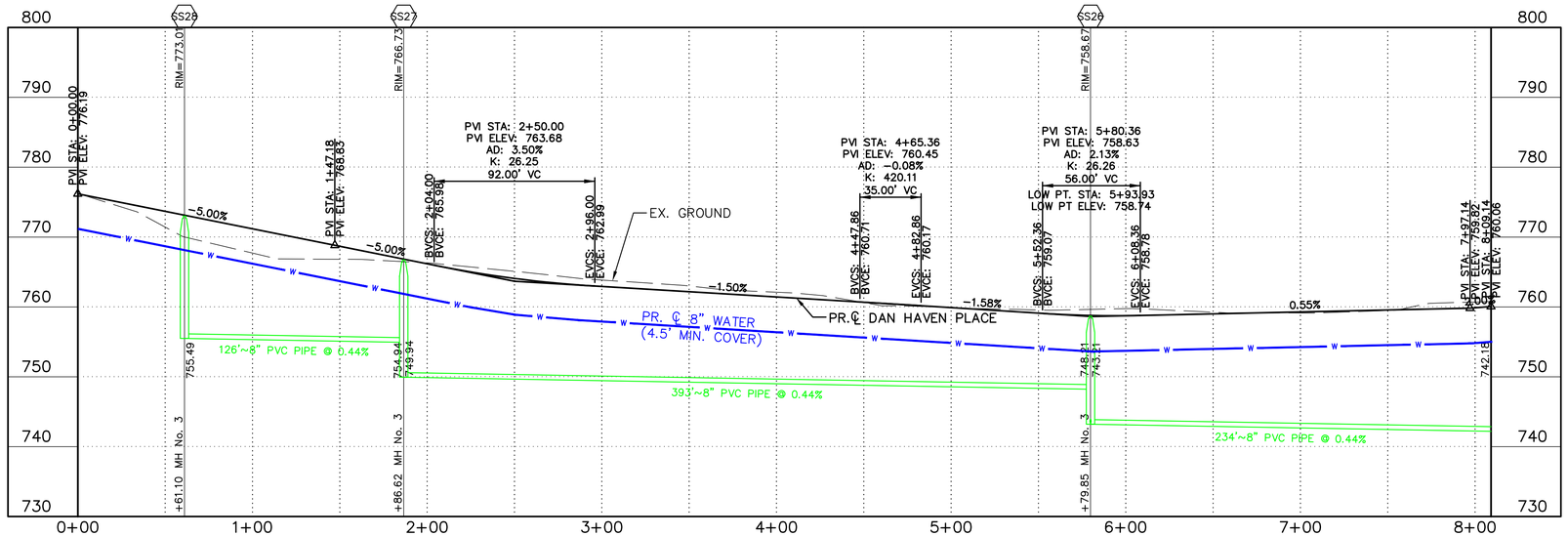


MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 13



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fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:
STATE OF OHIO · EDWARD C. ROTH · 68946 · REGISTERED · PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

SHEET TITLE:
PLAN & PROFILE
DAN HAVEN PLACE

SHEET NO.: 12/29

J:\138895_Springboro\Acad\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895 - Plan & Profile - 03 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:28:20 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 - © IBI Group, Inc.

STORM SEWER LEGEND

63 CB No. 3A Mod.
STA. 2+77, 13.6' LT.

64 CB No. 3A Mod.
STA. ???, ???' ???

65 CB No. 3A Mod.
STA. 3+23, 5.4' RT.

66 CB No. 3A Mod.
STA. 5+91, 0.0'

67 CB No. 3A Mod.
STA. 5+91, 25.5' RT.

68 MH No. 3
STA. 1+30, 0.0'

69 CB No. 3A Mod.
STA. 1+03, 0.0'

70 CB No. 3A Mod.
STA. 1+08, 24.8' RT.

71 MH No. 3
STA. 1+77, 0.0'

72 CB No. 3A Mod.
STA. 2+58, 0.0'

73 MH No. 3
STA. 3+86, 0.0'

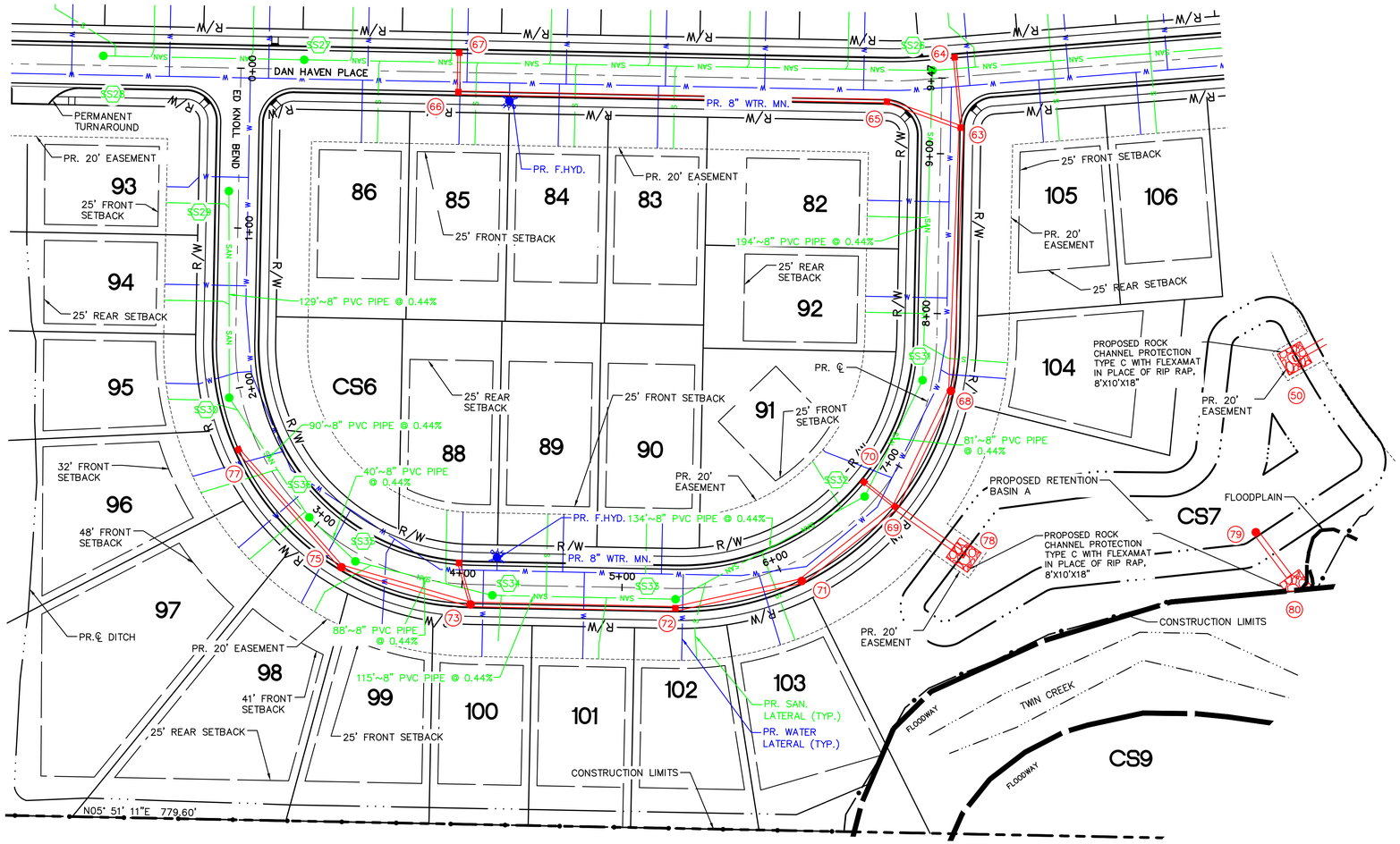
74 CB No. 3A Mod.
STA. 4+00, 22.6' RT.

75 MH No. 3
STA. 4+70, 0.0'

77 CB No. 3A Mod.
STA. 5+68, 0.0'

78 ODOT HEADWALL
STA. 0+50, 0.0' RT.

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
93	759.81
94	757.55
95	757.26
96	756.24
97	755.02
98	754.81
99	753.63
88	753.56
100	753.26
89	752.37
101	751.97
90	751.10
102	750.91
103	749.98
91	747.97
104	747.90
92	748.42
82	749.17
72	749.71
105	749.63
71	749.38
106	750.36
70	750.11
81	766.03
80	763.37



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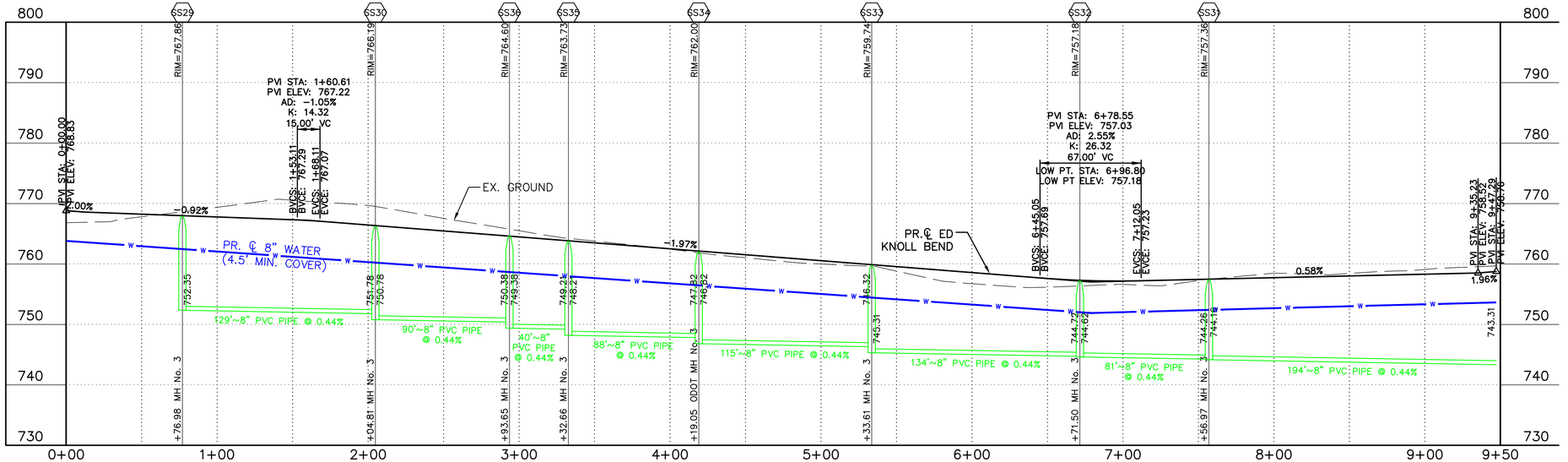


GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:
STATE OF OHIO EDWARD ROTH 85 REGISTERED PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

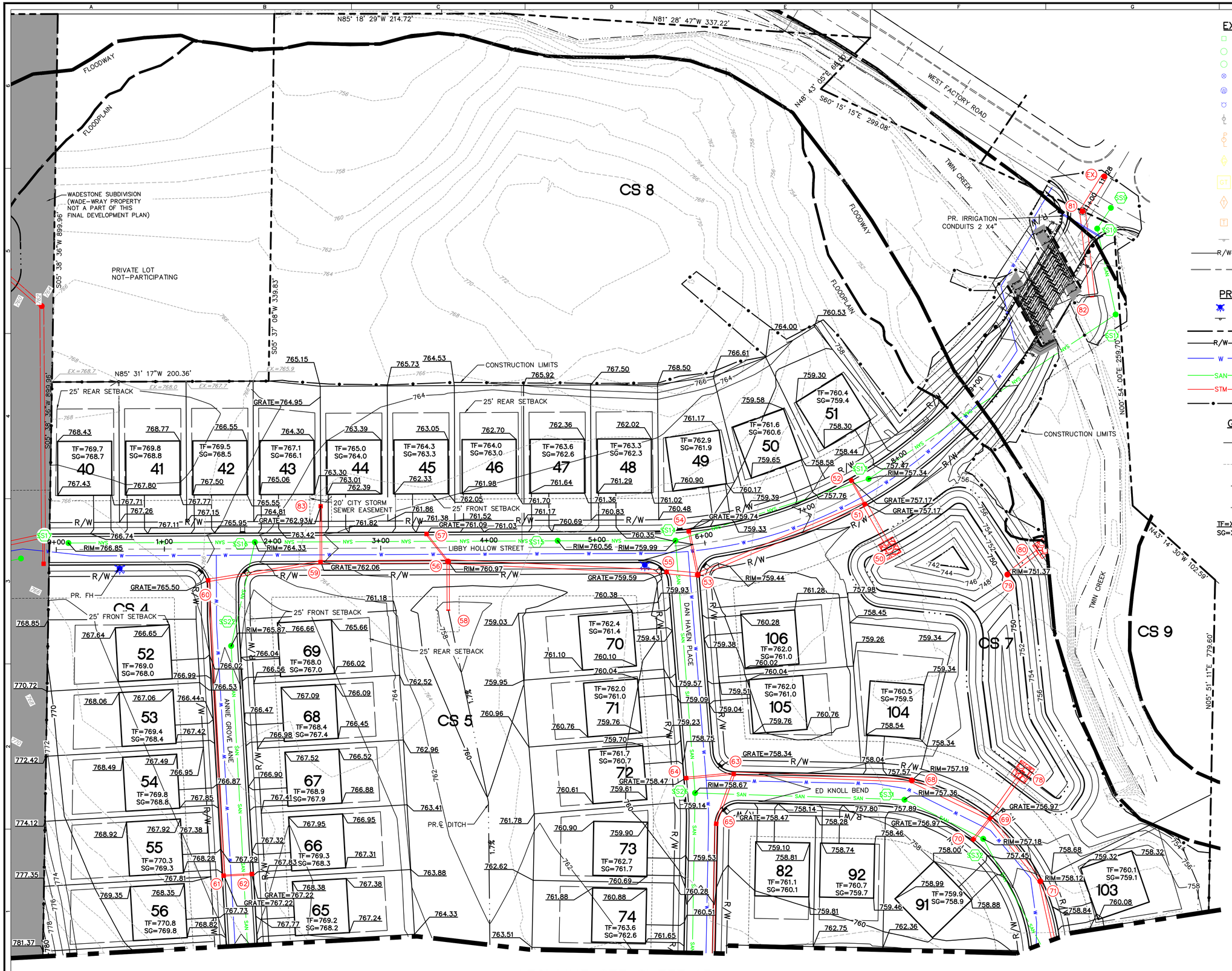
DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

SHEET TITLE:
PLAN & PROFILE ED KNOLL BEND

SHEET NO.: 13/29

J:\138895_Springboro\active\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- Plan & Profile - 04 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:29:15 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 © IBI Group, Inc.



EXISTING LEGEND

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GAS MARKER
- EX. GAS SAFETY VALVE
- EX. TELEPHONE MARKER
- EX. TELEPHONE BOX
- EX. SIGN
- EX. R/W LINE
- EX. BOUNDARY LINE

PROPOSED LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED POND
- PROPOSED R/W LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- PROPOSED CONSTRUCTION LIMITS

GRADING LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING DIRECTIONAL FLOW
- PROPOSED DIRECTIONAL FLOW
- TF=XXX.XX / SG=XXX.XX — TOP OF FOUNDATION ELEVATION / SUBGRADE ELEVATION

EAST SIDE – EARTHWORK ANALYSIS (SURFACE-SURFACE)

CUT=	23,293 C.Y.
FILL=	46,429 C.Y
SPOILS=	15,765 C.Y.
NET=	7,371 C.Y. (FILL)

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:
STATE OF OHIO
EDWARD J. ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895
DATE: APRIL, 2023
SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:
DEVELOPER GRADING PLAN

SHEET NO.: 14/29

J:\138895 Springboro Pacific\07.0_Production\7.03_Design\04_Civil\Sheets\Grdnt Development\138895 Grading Plan - 01 Dist.dwg Plotted By: Isaac Hindson Date: 04/19/2023 Time: 3:30:11 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 – © IBI Group, Inc.

EXISTING LEGEND

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GAS MARKER
- EX. GAS SAFETY VALVE
- EX. TELEPHONE MARKER
- EX. TELEPHONE BOX
- EX. SIGN
- R/W — EX. R/W LINE
- EX. BOUNDARY LINE

PROPOSED LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED POND
- R/W — PROPOSED R/W LINE
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY LINE
- STM — PROPOSED STORM LINE
- PROPOSED CONSTRUCTION LIMITS

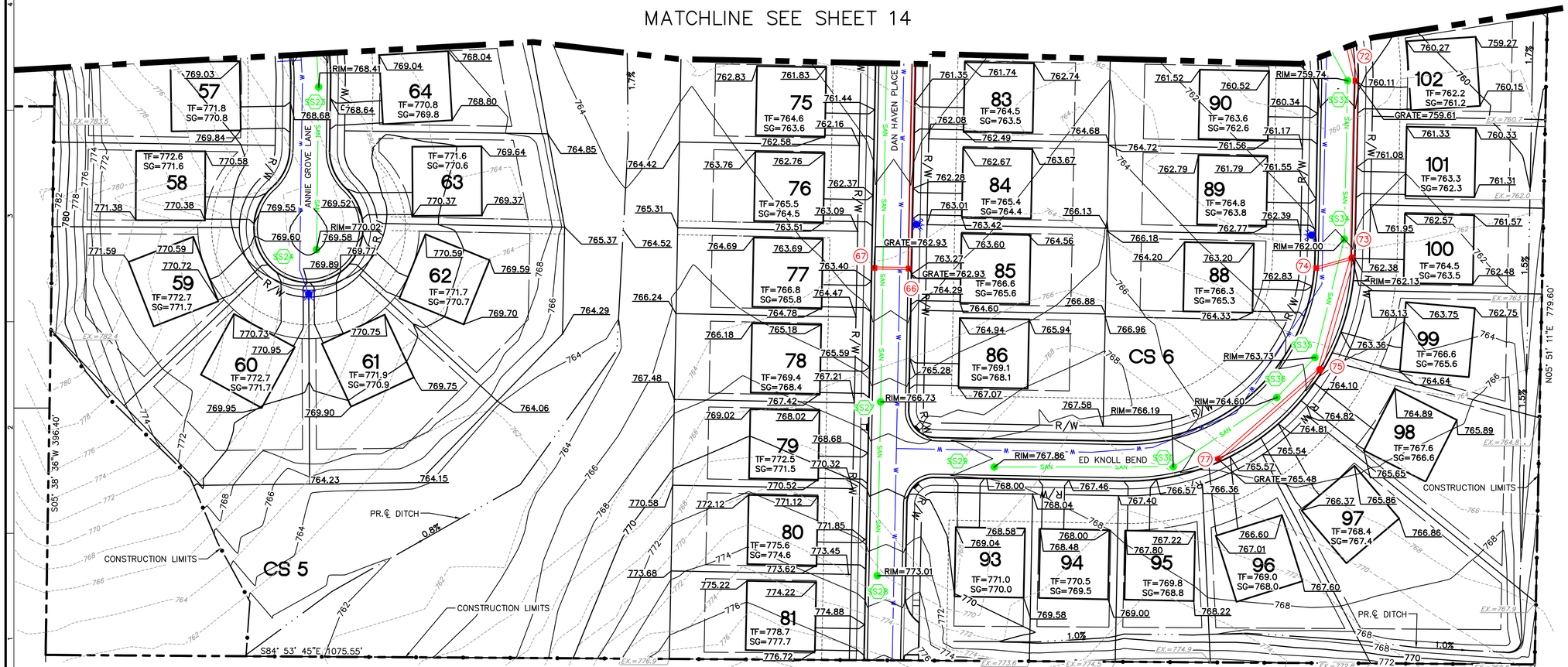
GRADING LEGEND

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- EXISTING DIRECTIONAL FLOW
- PROPOSED DIRECTIONAL FLOW
- TF=XXX.XX / SG=XXX.XX — TOP OF FOUNDATION ELEVATION / SUBGRADE ELEVATION

EAST SIDE – EARTHWORK ANALYSIS (SURFACE–SURFACE)

CUT=	23,293 C.Y.
FILL=	46,429 C.Y
SPOILS=	15,765 C.Y.
NET=	7,371 C.Y. (FILL)

MATCHLINE SEE SHEET 14



GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
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- PRELIMINARY ENGINEERING SET
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- AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

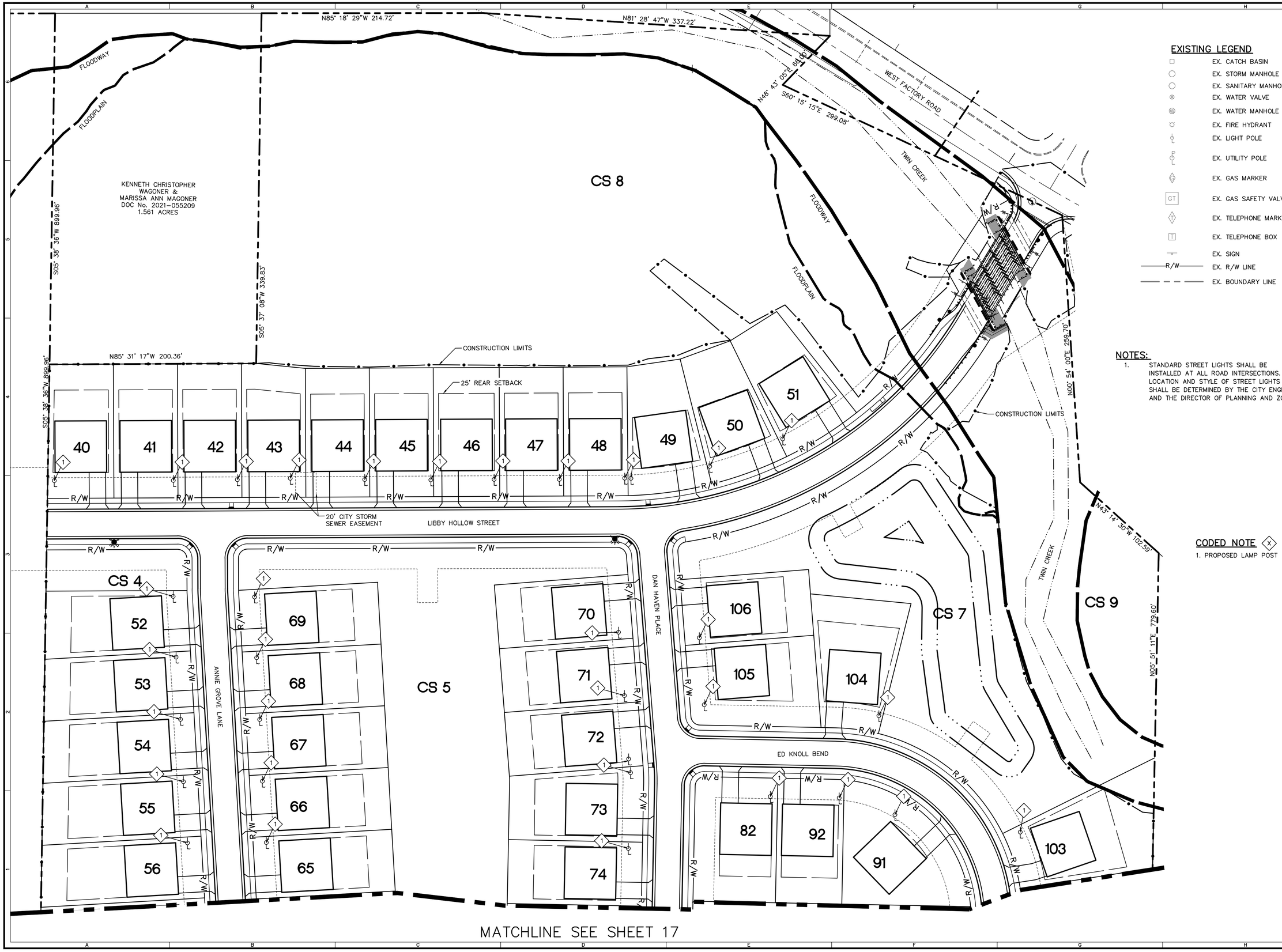
SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

DEVELOPER GRADING PLAN

SHEET NO.: 15/29

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- Grading Plan - 02 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:31:19 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.



MATCHLINE SEE SHEET 17

EXISTING LEGEND

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GAS MARKER
- EX. GAS SAFETY VALVE
- EX. TELEPHONE MARKER
- EX. TELEPHONE BOX
- EX. SIGN
- EX. R/W LINE
- EX. BOUNDARY LINE

NOTES:

1. STANDARD STREET LIGHTS SHALL BE INSTALLED AT ALL ROAD INTERSECTIONS. LOCATION AND STYLE OF STREET LIGHTS SHALL BE DETERMINED BY THE CITY ENGINEER AND THE DIRECTOR OF PLANNING AND ZONING.

CODED NOTE

1. PROPOSED LAMP POST

GRAPHIC SCALE

40 20 0 40

(IN FEET)

1 inch = 40 ft.

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23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
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REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
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- PRELIMINARY ENGINEERING SET
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- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD ROTH III
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE: LIGHTING PLAN

SHEET NO.: 16/29

J:\138895_SpringboroFacility\7.0_Production\7.03_Design\04_Civil\Sheets\Edit Development\138895 - Lighting Plan - 01 East.dwg Plotted by: Isaac Windolph Date: 04/19/2023 Time: 3:31:58 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 – © IBI Group, Inc.

EXISTING LEGEND

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
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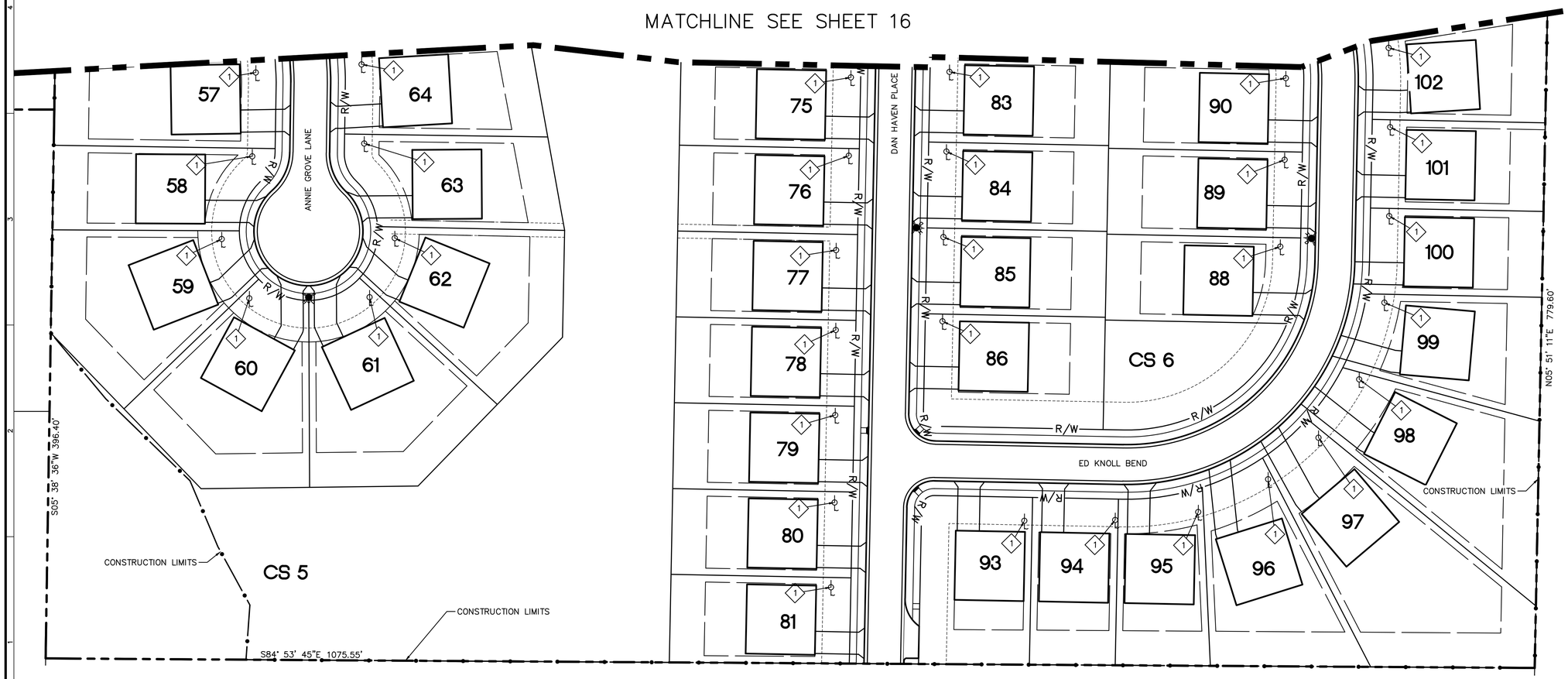
1. PROPOSED LAMP POST



GRAPHIC SCALE

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WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

LIGHTING PLAN

SHEET NO.: 17/29

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- Lighting Plan - 02 East.dwg Plotted By:Isaac Windisch Date: 04/19/2023 Time: 3:32:23 PM Plotter: DWG To PDF.pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR IS TO ADHERE TO THE OHIO EROSION & SEDIMENT CONTROL HANDBOOK; REQUIREMENTS OF THE OEPA GENERAL PERMIT, THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL AND THE REQUIREMENTS OF THE CITY OF SPRINGBORO STORM WATER MANAGEMENT PROGRAM.
2. INITIAL SEDIMENT AND EROSION CONTROL FACILITIES, AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.
3. ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND MULCH, IMMEDIATELY AFTER EARTH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE GRADING ACTIVITY HAS CEASED AND FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 14 DAYS.
4. CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.
5. SILT FENCE SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN ONE FOOT OF TOP OF SILT FENCE OR CAPACITY IS REDUCED BY 50%.
6. MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA 3:1; FILL AREAS 3:1 (UNLESS NOTED OTHERWISE).
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED, REPAIRED AS NEEDED, AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. SEEDING AND FERTILIZING RATES FOR TEMPORARY SEEDING GRASS SHALL BE PER ODOT 659.
9. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND /OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
10. ALL SIDE DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.
11. TOPSOIL IS TO BE SPREAD OVER LAWN AREAS AT COMPLETION OF CONTRACT (PROVIDE 4" MINIMUM SPREAD).
12. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
13. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
14. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
15. THE GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
16. IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN 1.00% UNLESS OTHERWISE NOTED.
17. IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.
18. THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
19. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
20. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL THE SEDIMENT SOURCE.
21. BIO RETENTION POND(S), IF IMPLEMENTED, WILL BE CLEAN AND FREE OF DEBRIS ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.
22. NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER AND/OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
23. IF ONSITE SEDIMENT BYPASSES THE INSTALLED EROSION CONTROL MEASURES AND ACCUMULATES OFFSITE ON ADJACENT PROPERTIES, THE CONTRACTOR MUST CONTACT THE ENGINEER FOR INSTRUCTIONS CONCERNING THE APPROPRIATE METHODS FOR REMOVAL AND DISPOSAL OF THE SEDIMENT. THE CONTRACTOR MUST ALSO CONTACT THE AFFECTED ADJACENT PROPERTY OWNERS AND OBTAIN THEIR PERMISSION TO PERFORM THE REQUIRED OFFSITE WORK TO PROPERLY REMOVE AND DISPOSE OF THE SEDIMENT. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THE SEDIMENT. CONTRACTOR SHALL PROVIDE THE NECESSARY DETAILS AND INFORMATION TO OEPA SHOULD IT BE BE REQUIRED.
24. CONTRACTOR SHALL UTILIZE PROPER DEWATERING PRACTICES FROM THE ONSITE WORK AREA WHEN DEWATERING ANY AREAS SO AS TO MINIMIZE THE ESCAPE OF SEDIMENT ONSITE. THE CONTRACTOR MUST ALSO PROPERLY FILTER THE DISCHARGED WATER TO MINIMIZE THE ESCAPE OF SEDIMENT THROUGH USE OF FILTER BAGS, OR OTHER APPROVED METHODS.
25. ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED, AND IF NECESSARY REPAIRED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT GREATER OR EQUAL TO 0.5-INCH.

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCE TO STORMWATER RUNOFF

1. ONLY ENOUGH PRODUCT REQUIRED FOR THE JOB SHALL BE STORED ONSITE.
2. ALL MATERIALS STORED ONSITE SHALL BE IN A NEAT AND ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER ROOF OR OTHER ENCLOSURE.
3. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABELS.
4. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. ALL OF THE PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER WHENEVER POSSIBLE.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
7. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL PRACTICES ARE FOLLOWED.

SPILL CONTROL PRACTICES

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED, AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
3. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. ALL SPILLS REGARDLESS OF VOLUME SHALL BE CALLED INTO THE CITY OF SPRINGBORO FIRE DEPARTMENT.
4. THE SPILL AREA SHALL BE KEPT VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING.
5. THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT A PARTICULAR TYPE OF SPILL FROM RE-OCCURRING. A DESCRIPTION OF EACH SPILL, THE CAUSE, AND CLEANUP MEASURES SHALL BE INCLUDED.
6. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR THE DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS, SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND WILL ASSIGN OTHER PERSONNEL, WHOSE NAMES WILL BE POSTED IN THE ONSITE OFFICE TRAILER OR OTHER ACCESSIBLE PLACE SUITABLE FOR THE PURPOSE, TO RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.
7. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE OHIO EMERGENCY MANAGEMENT AGENCY (OEMA); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, THE SWPPP ENGINEER WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE RE-OCCURRENCE OF SUCH RELEASES.

ADDITIONAL INSPECTION/MAINTENANCE NOTES

1. INSPECTIONS WILL INCLUDE ALL DISTURBED AREAS, SEDIMENT CONTROL STRUCTURES, OUTFALL POINTS AND STREAMS LOCATED ON SITE.
2. INSPECTIONS WILL BE PROPERLY DOCUMENTED ACCORDING TO THE REQUIREMENTS OF THE SWPPP.
3. IF INSPECTIONS FIND THAT MAINTENANCE (I.E. FAILURE OF CONTROL OR IMPROPER INSTALLATION) IS REQUIRED, ACTION TO CORRECT MUST BE TAKEN BEFORE THE NEXT STORM EVENT BUT NO LATER THAN 7 DAYS AFTER IDENTIFICATION.
4. IF THE INSPECTOR FINDS THAT CONTROLS ARE PROPERLY INSTALLED AND MAINTAINED BUT PROVIDE INADEQUATE PROTECTION, THE PROJECT ENGINEER SHALL MODIFY THE SWPPP WITHIN 7 DAYS OF IDENTIFICATION. THESE CHANGES SHALL BE IMPLEMENTED ON SITE WITHIN 14 DAYS.
5. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE ON SITE AND DOCUMENT DAILY RAINFALL.

NOTES

1. PRE-CONSTRUCTION IMPERVIOUS ACREAGE = 0.47 AC.
   POST-CONSTRUCTION IMPERVIOUS ACREAGE = 8.17 AC.
   CHANGE IN IMPERVIOUS ACREAGE = 7.7 AC.
2. ALL AREAS TO REMAIN BARE MORE THAN 14 DAYS MUST BE TEMPORARILY STABILIZED.
3. PROJECT IS ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY FEMA FLOOD MAP 39165C0036E, DATED DECEMBER 17, 2010.

SOLID/SANITARY/TOXIC WASTES

1. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL
2. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
3. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN APPROVED C&DD LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS.
5. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
6. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
7. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
8. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
9. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
10. THE CONTRACTOR SHALL CONTACT OEPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
11. OPEN BURNING IS NOT PERMITTED ON THE SITE.
12. EXPOSED LITTER, DEBRIS, CHEMICALS, ETC. SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.

INSPECTION/MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
   A. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
   B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
   C. SILT FENCES AND CHECK DAMS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE OR CHECK DAM.
   D. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40%.
   E. MINIMIZE OFF-SITE SEDIMENT TRACING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
   F. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
2. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
3. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
4. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.

GENERAL NOTES

1. ALL SLOPES GREATER THAN OR EQUAL TO 35% SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THESE SLOPES HAS TEMPORARILY OR PERMANENTLY CEASED.

SEQUENCE OF CONSTRUCTION

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THE SWPPP THROUGHOUT THE DURATION OF THE PROJECT. BOTH THE SWPPP AND THE NOC SHALL REMAIN ON FILE WITHIN THE JOB TRAILER DURING CONSTRUCTION. A COPY OF THE NOC DOCUMENTS SHALL BE POSTED ON A JOB BOARD LOCATED NEAR THE CONSTRUCTION ENTRANCE. A SIGN ON THE JOB BOARD WILL INDICATE THAT THE SWPPP IS IN THE JOB TRAILER, AND WILL INCLUDE: SITE CONTACT/OWNER, COMPANY NAME, EMAIL ADDRESS, ADDRESS, AND TELEPHONE NUMBER OF THE SITE CONTACT/OWNER.

1. INSTALLATION OF EROSION PREVENTION/SEDIMENT CONTROL MEASURES INCLUDING STORM INLET PROTECTION, CONSTRUCTION EXIT, AND SILT FENCE AS SHOWN ON THE EROSION PREVENTION & SEDIMENT CONTROL PLAN. INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND /OR REPLACEMENTS SHALL BE MADE AS NECESSARY.
2. SITE CLEARING AND STRIPPING/STOCKPILING OF TOPSOIL. PRE-CONSTRUCTION VEGETATION SHALL NOT BE DISTURBED MORE THAN 14 DAYS PRIOR TO ANY EXCAVATING ACTIVITIES.
3. DEVELOPER GRADING AS REQUIRED, INCLUDING INSTALLATION OF POST CONSTRUCTION STORMWATER PLAN ELEMENTS AS INDICATED ON THE PLANS.
4. INSTALLATION OF ROCK CHECK DAMS AS INDICATED ON THE PLANS WHEN ADJACENT AREAS HAVE ATTAINED FINISH GRADE. TEMPORARY SEEDING FOR EXPOSED AREAS TO BE LEFT DORMANT FOR MORE THAN 14 DAYS AS REQUIRED BY OHIO EPA GENERAL CONSTRUCTION PERMIT.
5. INSTALLATION OF UTILITIES IE. SANITARY SEWER, WATER, AND STORMWATER MANAGEMENT SYSTEM.
6. INSTALLATION OF ROADWAY AND RELATED PAVEMENTS.
7. INSTALL OF SUCH PUBLIC UTILITIES AS GAS, ELECTRIC, AND TELEPHONE.
8. REDISTRIBUTE TOPSOIL PER LANDSCAPE PLAN. ALL AREAS DISTURBED BY CONSTRUCTION THAT WILL NOT BE PAVED SHALL BE GRADED AND HAVE VEGETATION ESTABLISHED.
9. INSTALLATION OF ALL PERMANENT SEEDING, EROSION CONTROL MATTING, AND PLANTS.
12. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS ACHIEVED 70% GROWTH DENSITY.

NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED, MAINTAINED AND REPLACED AS NEEDED, AND REMOVED FROM SITE AT THE APPROPRIATE TIME.

EROSION PREVENTION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER: ED ROTH
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23 TRIANGLE PARK DRIVE
CINCINNATI, OHIO 45246

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EXISTING SITE CONDITIONS:
THE EXISTING SITE IS COMPOSED OF A 28.69 ACRE PARCEL CONSISTING OF MAINLY GRASSED LAND WITH TREES AND TWIN CREEK RUNNING THROUGH THE NORTHEAST CORNER OF THE LOT.

PROJECT DESCRIPTION:
IMPROVEMENTS WILL INCLUDE NEW ROADWAY, UTILITY CONSTRUCTION, AND STORMWATER MANAGEMENT FOR RESIDENTIAL SUBDIVISION.

DISTURBED AREA:
22.06 ACRES

SITE DRAINS TO:
THE SITE WILL SHEET FLOW TO A SERIES OF PROPOSED STORM INFRASTRUCTURE. THE STORM INFRASTRUCTURE WILL THEN CONVEY STORM WATER TO A PROPOSED RETENTION POND AND OUTLET TO THE TWIN CREEK.

RECEIVING STREAM:
TWIN CREEK

SITE BMP'S:
FINAL LOCATIONS OF ALL SITE BMP'S INCLUDE DUMPSTER AND TOPSOIL STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. IF FINAL LOCATION OF BMP'S DIFFER FROM THE LOCATIONS SHOWN, CONTRACTOR SHALL MODIFY SWPPP AND INFORM OWNER OF NEW LOCATION OF BMP'S.

ADJACENT AREAS:
ADJACENT PROPERTIES ARE ZONED SR-1, R-1, R-2, PUD-R, AND ED.

SOILS:
SOILS ON SITE CONSIST OF: FOX LOAM, MIAMIAN CLAY LOAM, MIAMIAN-RUSSELL SILT LOAM, OCKLEY SILT LOAM, ROSS LOAM, AND RUSSELL-MIAMIAN SILT LOAMS

EROSION AND SEDIMENT MEASURES:
PROVIDE INLET PROTECTION OF ALL NEW AND EXISTING DRAINAGE STRUCTURES INDICATED ON THIS PLAN.

ANY OFF-SITE BORROW OR SPOIL AREAS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH BY OEPA. ALL EROSION AND SEDIMENT CONTROL MEASURES FOR OFF-SITE AREAS NOT COVERED BY A SEPARATE NOI OR SWP3 SHALL BE COORDINATED WITH OEPA.

ALL TRENCH OR EXCAVATION GROUNDWATER CONTAINING SEDIMENT MUST BE EFFECTIVELY TREATED PRIOR TO DISCHARGE INTO THE STORM SEWER SYSTEM.

REMOVAL OF STANDING MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.

USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF SITE.

CRITICAL AREAS:
FLOODPLAIN AND FLOODWAY AS DELINEATED

JURISDICTION:
ALL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF SPRINGBORO AND/OR OHIO EPA.

RUNOFF:
THE PRE-CONSTRUCTION CN VALUE CN=76
THE POST-CONSTRUCTION CN VALUE CN=86

CONSTRUCTION:

ESTIMATED START DATE: TBD
ESTIMATED COMPLETION DATE: TBD

SEEDING TYPE & RATES:

TEMPORARY – 1120 LB/ACRE (PLS) RYE

PERMANENT – 100 LB/ACRE (PLS) KY 31 FESCUE
20 LB/ACRE (PLS) KOBE FESCUE
10 LB/ACRE ([PLS) KOREAN LESPEDEZA
5 LB/ACRE (PLS) RED TOP

WASTE DISPOSAL NOTES (WDN):

1. CONCRETE TRUCK WASHOUT LOCATION SHALL BE IN A TEMPORARY TRUCK WASH AREA LOCATED NEAR THE CONSTRUCTION ENTRANCE (CE). WASHOUT SHALL BE CONTAINED WITH A PIT OR TRENCH WITH NO MATERIAL LEAVING THE SITE OR IMPACTING VEGETATED OR NOT-DISTURBED AREAS. DISPOSAL OF MATERIAL SHALL INCLUDE THE BREAKING OF MATERIAL INTO SMALL AMOUNTS FOR TRASH DISPOSAL OR REMOVAL FROM SITE TO AN APPROPRIATE LANDFILL AREA: 20' X 20' WASTE DISPOSAL W/ 6" #57 STONE GRAVEL PAD ENCLOSED BY SILT FENCE. WASHOUT OF CONCRETE DRUM AT SITE IS PROHIBITED.
2. PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL. AREA: 20' X 20' WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD, WITH ENCLOSED (LOCKABLE) STRUCTURE FOR CHEMICAL/PAINT STORAGE.
3. NO PETROLEUM PRODUCTS MAY BE STORED ON SITE
4. SOLID AND CONSTRUCTION WASTE SHALL BE DISPOSED OF IN APPROPRIATE METAL DUMPSTER CONTAINERS LOCATED IN DESIGNATED AREAS ON SITE.
5. SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS LOCATED IN DESIGNATED AREAS OF SITE.
6. FINAL LOCATION OF CONSTRUCTION ENTRANCE, CONSTRUCTION DUMPSTERS, CONCRETE WASHOUTS, ETC. IS TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL MODIFY THE SWP3 AND PROVIDE APPROPRIATE MEASURES BASED ON THE FINAL LOCATION.

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REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD J. ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

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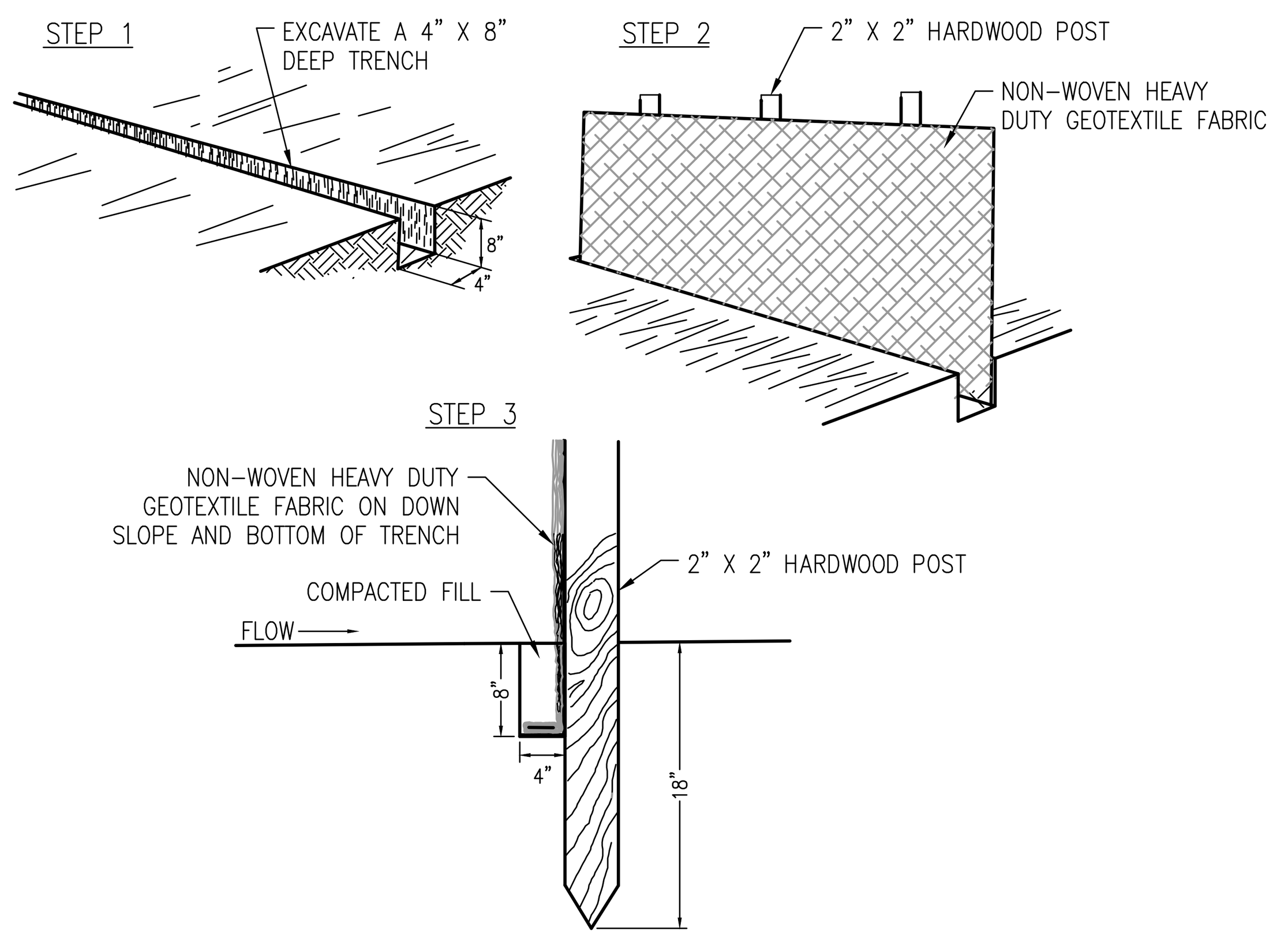
EROSION PREVENTION & SEDIMENT CONTROL NOTES

SHEET NO.: 18 /29



INSTALLATION

1. LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
2. EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
3. INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
4. DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. A MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
5. LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
6. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.

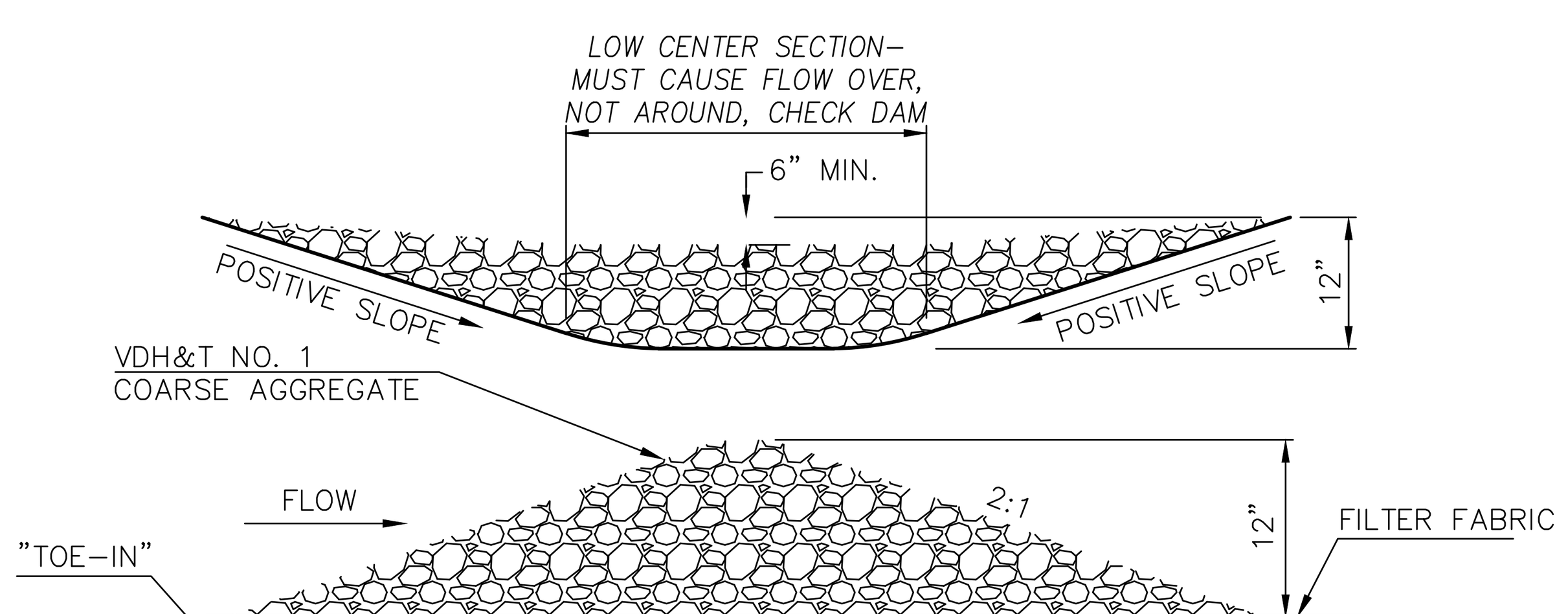
NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.

MAINTENANCE:

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE; ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

SILT FENCE BARRIER INSTILLATION (SF-C)

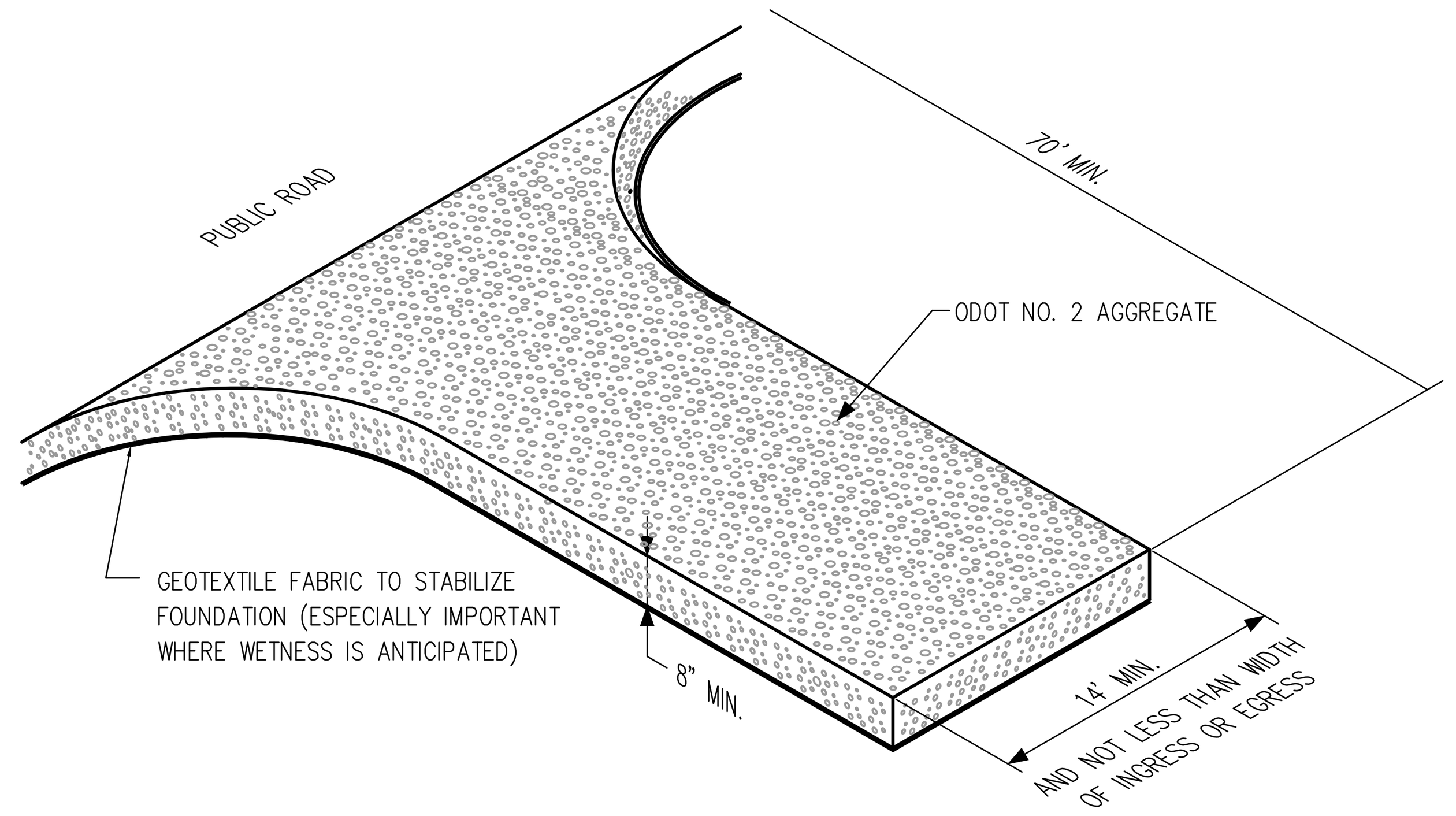
N.T.S.

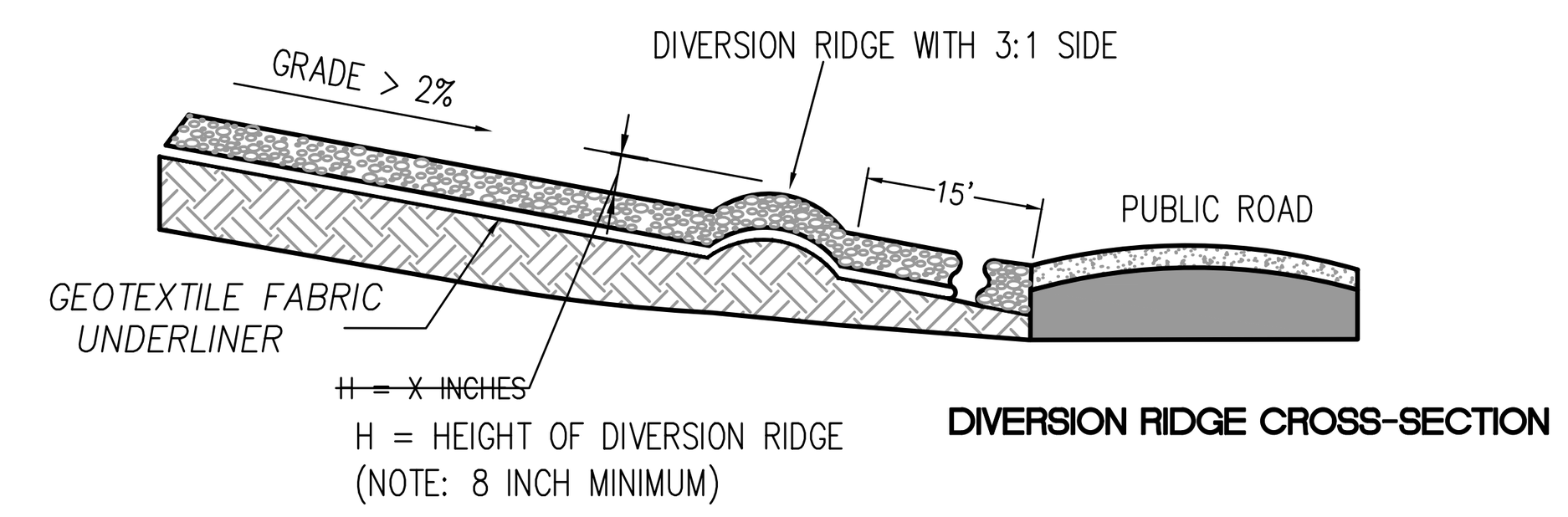


1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 8" DIA. STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 6" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR SHALL NOT EXCEED 3 FT.
4. SPACING BETWEEN DAMS PER OHIO RAINWATER AND LAND DEVELOPMENT MANUAL, CHAPTER 5, PAGE 5, NOTE 5: TOP OF DOWNSTREAM DAM IS TO BE SAME ELEVATION AS TOE OF UPSTREAM DAM.

ROCK CHECK DAM (RCD) DETAIL

N.T.S.





INSTALLATION:

1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (ODOT NO. 2 STONE) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (ODOT NO. 57) [OPTIONAL, USED PRIMARILY WHERE THE PURPOSED OF THE PAD IS KEEP SOIL FROM ADHERING TO VEHICLE TIRES]
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS,/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

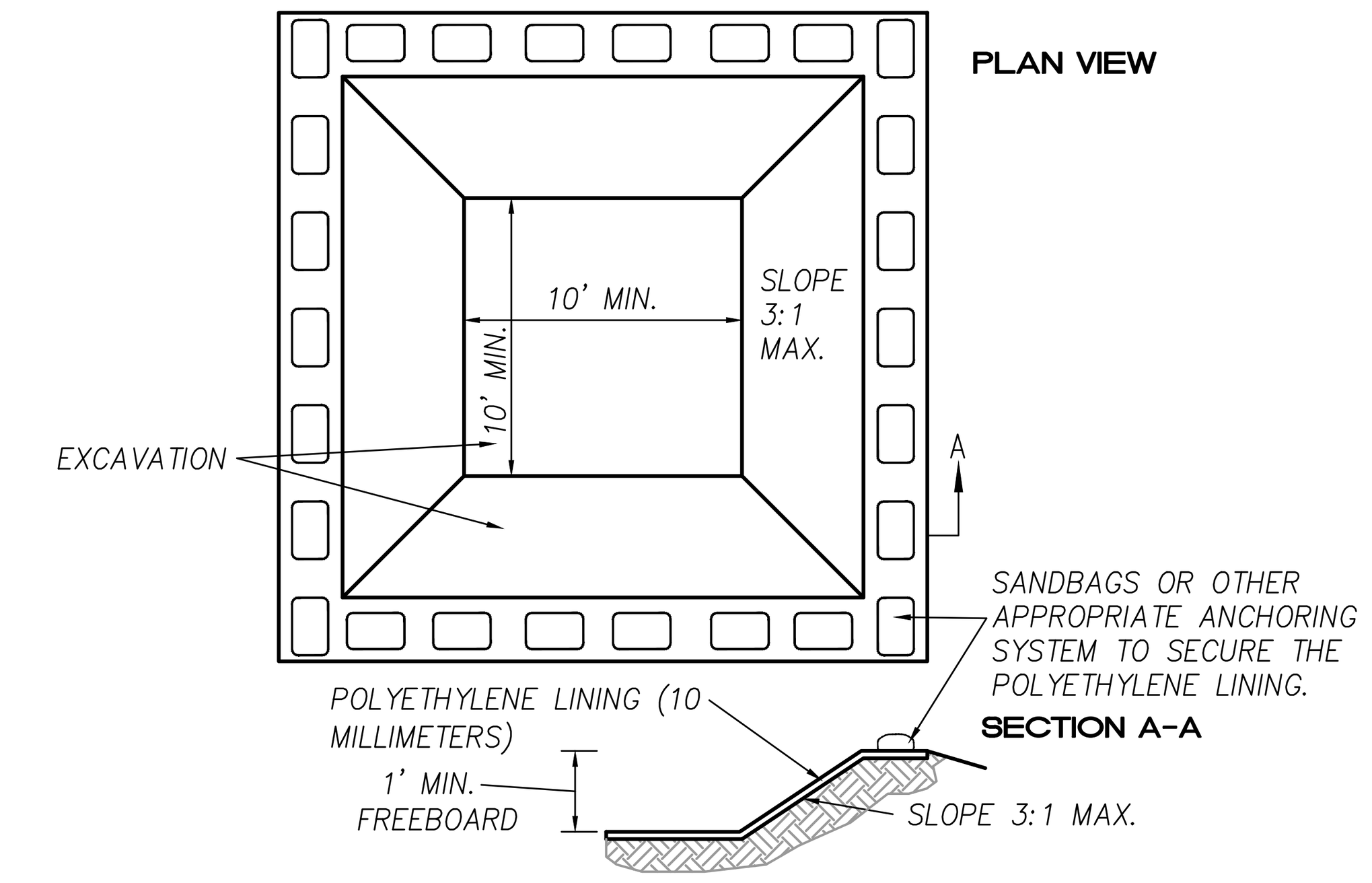
MAINTENANCE:

- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

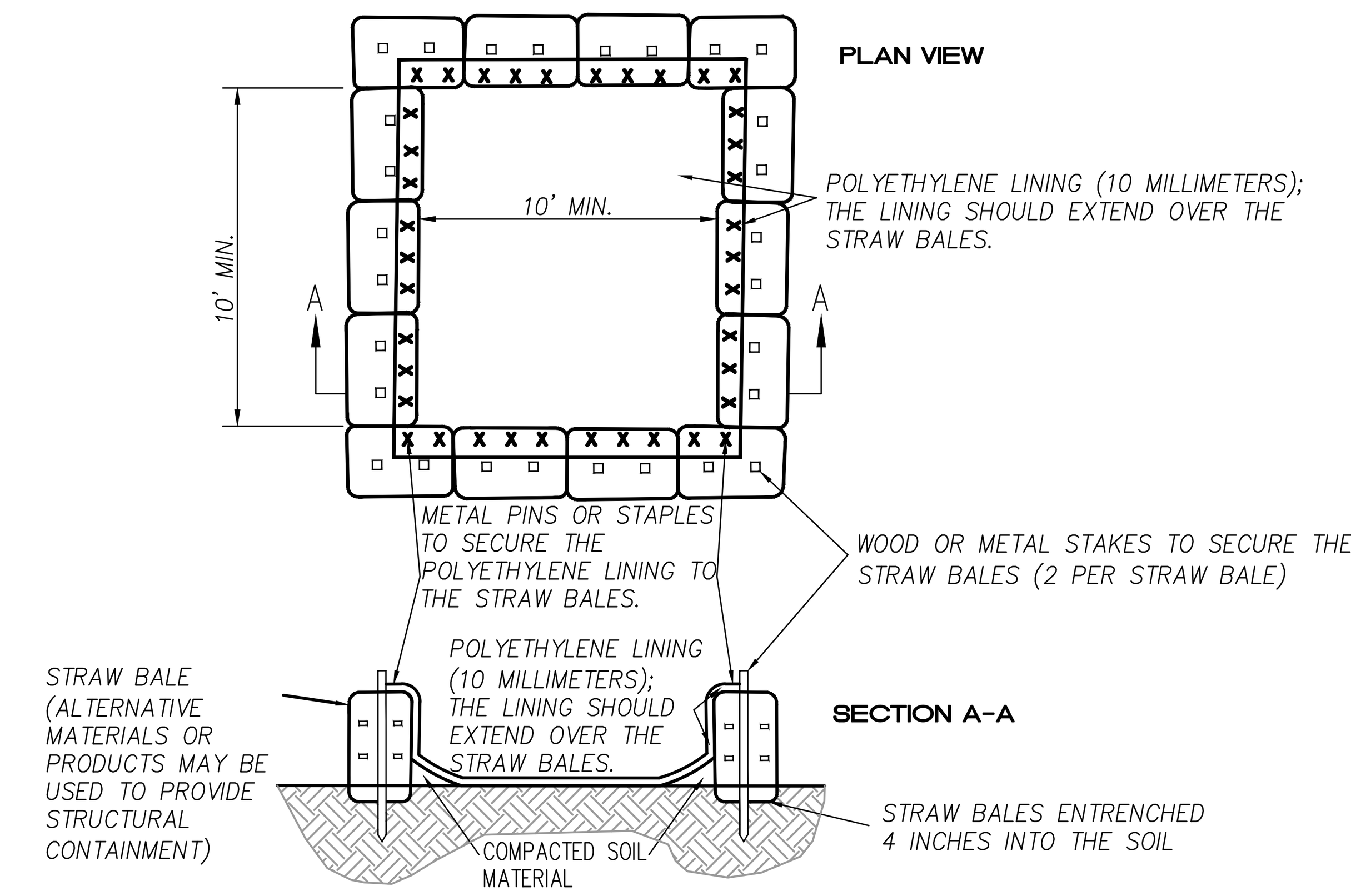
TEMPORARY CONSTRUCTION (CE) DETIAL

N.T.S.

CONCRETE WASHOUT (BELOW GRADE SYSTEM)



CONCRETE WASHOUT (ABOVE GRADE SYSTEM)



INSTALLATION:

PREFABRICATED WASHOUT SYSTEMS/CONTAINERS

- INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

DESIGNED AND INSTALLED SYSTEMS

- UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
- DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
- A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
- INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
- PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
- PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
- INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
- POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
- WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

MAINTENANCE:

- INSPECT DAILY AND AFTER EACH STORM EVENT.
- INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
- INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
- INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
- ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL.
- EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
- UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
- DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
- THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING.
- THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
- CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
- PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE.
- INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
- WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM.
- HOLES, DEPRESSIONS AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

CONCRETE WASHOUT (CW) DETIAL

N.T.S.

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2023-04-21 FINAL DEVELOPMENT PLAN

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SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

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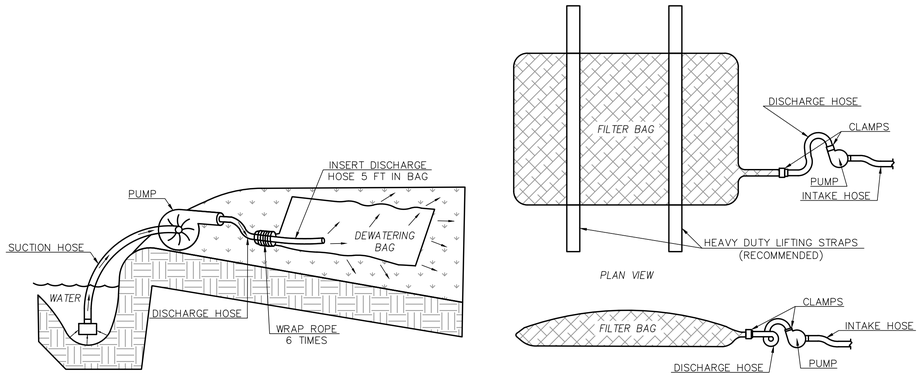
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

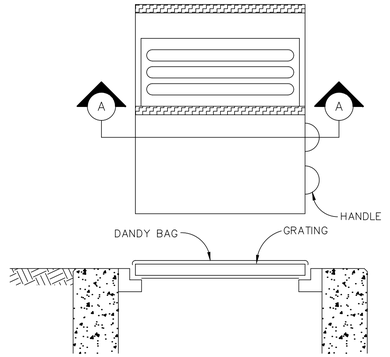
SHEET TITLE:
EROSION PREVENTION & SEDIMENT CONTROL DETAILS

SHEET NO.: 19 /29



DEWATERING FILTER BAG

N.T.S.



SECTION A

INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE: AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

DANDY BAG (IP–P) DETAIL

N.T.S.

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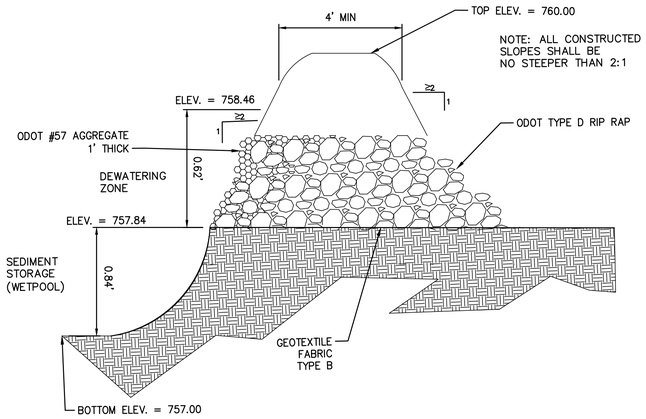
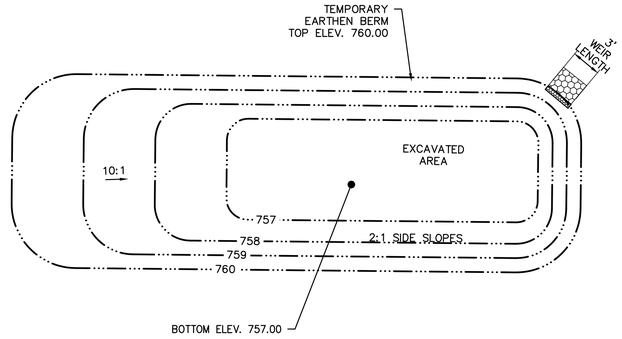
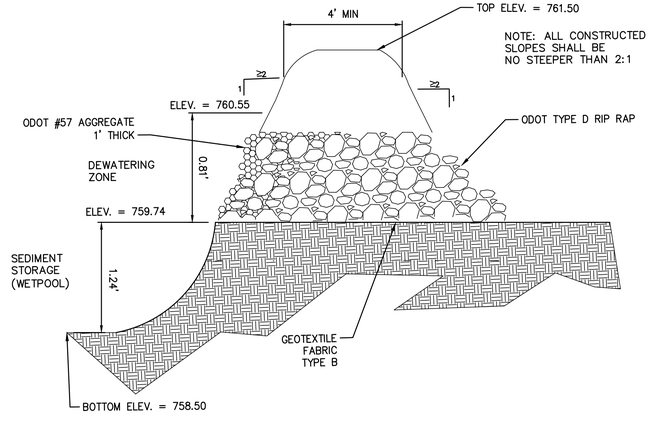


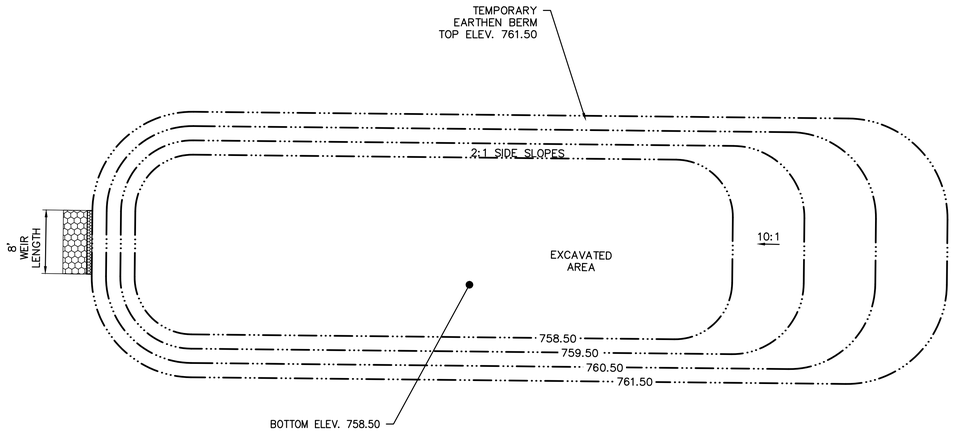
TEMPORARY SEDIMENT TRAP E1
OUTLET CROSS-SECTION



TEMPORARY SEDIMENT TRAP E1 DETAIL
NOT TO SCALE



TEMPORARY SEDIMENT TRAP E2
OUTLET CROSS-SECTION



TEMPORARY SEDIMENT TRAP E2 DETAIL
NOT TO SCALE

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EROSION PREVENTION & SEDIMENT CONTROL DETAILS

SHEET NO.: 21/29



TEMPORARY SEDIMENT TRAP E1 CALCS

DEWATERING VOLUME @ ELEV.: 758.46
67 CYDS per ACRE (0.62 x 67) = 42 CYDS
SEDIMENT STORAGE @ ELEV.: 757.84
37 CYDS per DISTURBED ACRE (0.62 x 37) = 23 CYDS

TOTAL VOLUME REQUIRED = 42 CYDS + 23 CYDS = 65 CYDS
TOTAL VOLUME AVAILABLE = 145 CYDS (TO 760.00 ELEV.)

10-YR, 24-HR STORM EVENT FLOW = 2.24 CFS
TOP OF 10-YR, 24-HR STORM EVENT ELEV. = 759.07

WEIR:
WIDTH = 3', HEIGHT = 1', CAPACITY = 7.95 CFS
WEIR BOTTOM ELEV. = 757.84

TEMPORARY SEDIMENT TRAP PLAN NOTES:

1. EXCAVATED MATERIAL SHALL BE STOCKPILED WITH SILT FENCE AROUND PERIMETER AND COVERED WITH TARP UNTIL SUCH TIME FOR REMOVAL OF THE TEMPORARY SEDIMENT BASIN WHEN THE MATERIAL SHALL BE GRADED IN THE EMBANKMENT.
2. PROVIDE TEMPORARY SWALES INTO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION AS SHOWN TO BE REMOVED WIHEN TEMPORARY SEDIMENT BASIN IS REMOVED.

TEMPORARY SEDIMENT TRAP E2 CALCS

DEWATERING VOLUME @ ELEV.: 760.55
67 CYDS per ACRE (3.10 x 67) = 208 CYDS
SEDIMENT STORAGE @ ELEV.: 759.74
37 CYDS per DISTURBED ACRE (3.10 x 37) = 115 CYDS

TOTAL VOLUME REQUIRED = 208 CYDS + 115 CYDS = 323 CYDS
TOTAL VOLUME AVAILABLE = 344 CYDS (TO 761.50 ELEV.)

10-YR, 24-HR STORM EVENT FLOW = 11.20 CFS
TOP OF 10-YR, 24-HR STORM EVENT ELEV. = 760.76

WEIR:
WIDTH = 8', HEIGHT = 1', CAPACITY = 17.42 CFS
WEIR BOTTOM ELEV. = 759.74

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

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SHEET NO.: 22/29

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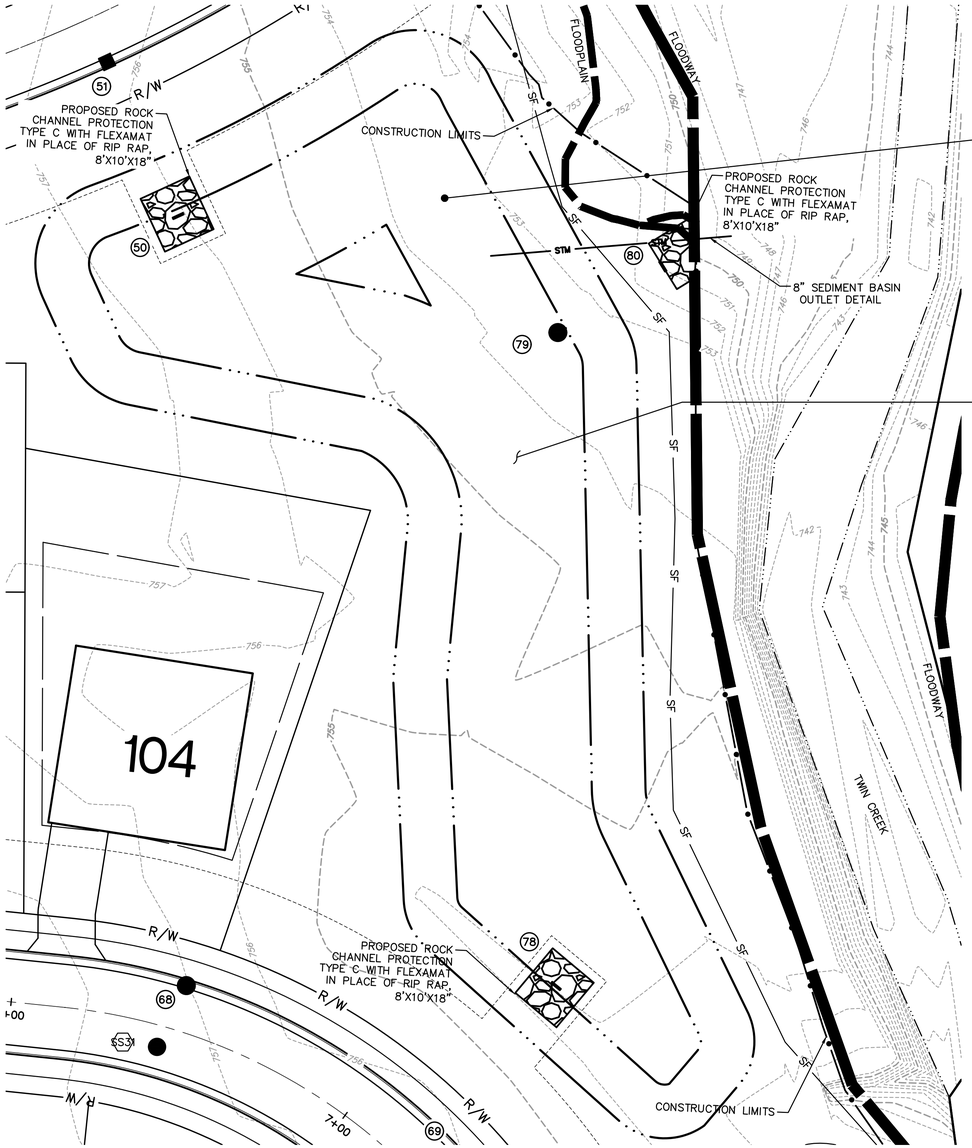
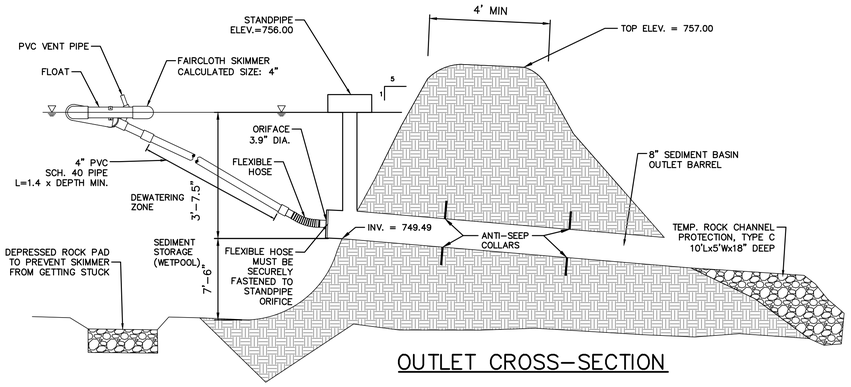


SEDIMENT BASIN CALCS

DEWATERING VOLUME @ ELEV.: 753.12
67 CYDS per ACRE (22.26 x 67) = 1,491 CYDS
SEDIMENT STORAGE @ ELEV.: 749.49
37 CYDS per DISTURBED ACRE (17.18 x 37) = 636 CYDS

VOLUME REQUIRED = 1,491 CYDS + 636 CYDS = 2,127 CYDS
VOLUME AVAILABLE = 2,697 CYDS (TO 756.00 ELEV.)

4 INCH SKIMMER TO DEWATER BASIN IN 3 DAYS
2,127 CYDS X 27 = 57,429 CFT VOLUME TO DEWATER
FLOW RATE OF 4" SKIMMER: 20,109 CFT/24 HOURS
57,429 CFT / 20,109 CFT/DAY = 2.86 DAYS



OUTLET CROSS-SECTION

SETTLEMENT BASIN DETAIL

NOT TO SCALE

TEMPORARY SEDIMENT BASIN PLAN NOTES:

1. EXCAVATED MATERIAL SHALL BE STOCKPILED WITH SILT FENCE AROUND PERIMETER AND COVERED WITH TARP UNTIL SUCH TIME FOR REMOVAL OF THE TEMPORARY SEDIMENT BASIN WHEN THE MATERIAL SHALL BE GRADED IN THE EMBANKMENT.
2. PROVIDE TEMPORARY SWALES INTO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION AS SHOWN TO BE REMOVED WHEN TEMPORARY SEDIMENT BASIN IS REMOVED.

FAIRCLOTH SKIMMER NOTES:

1. SKIMMER TO BE INSTALLED WITH THE TEMPORARY SEDIMENT BASIN AND REMOVED POST CONSTRUCTION.
2. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
3. PROPOSED ORIFICE OPENING MUST BE SELECTED TO ENSURE BASIN DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE..
4. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
5. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

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SHEET NO.: 23/29

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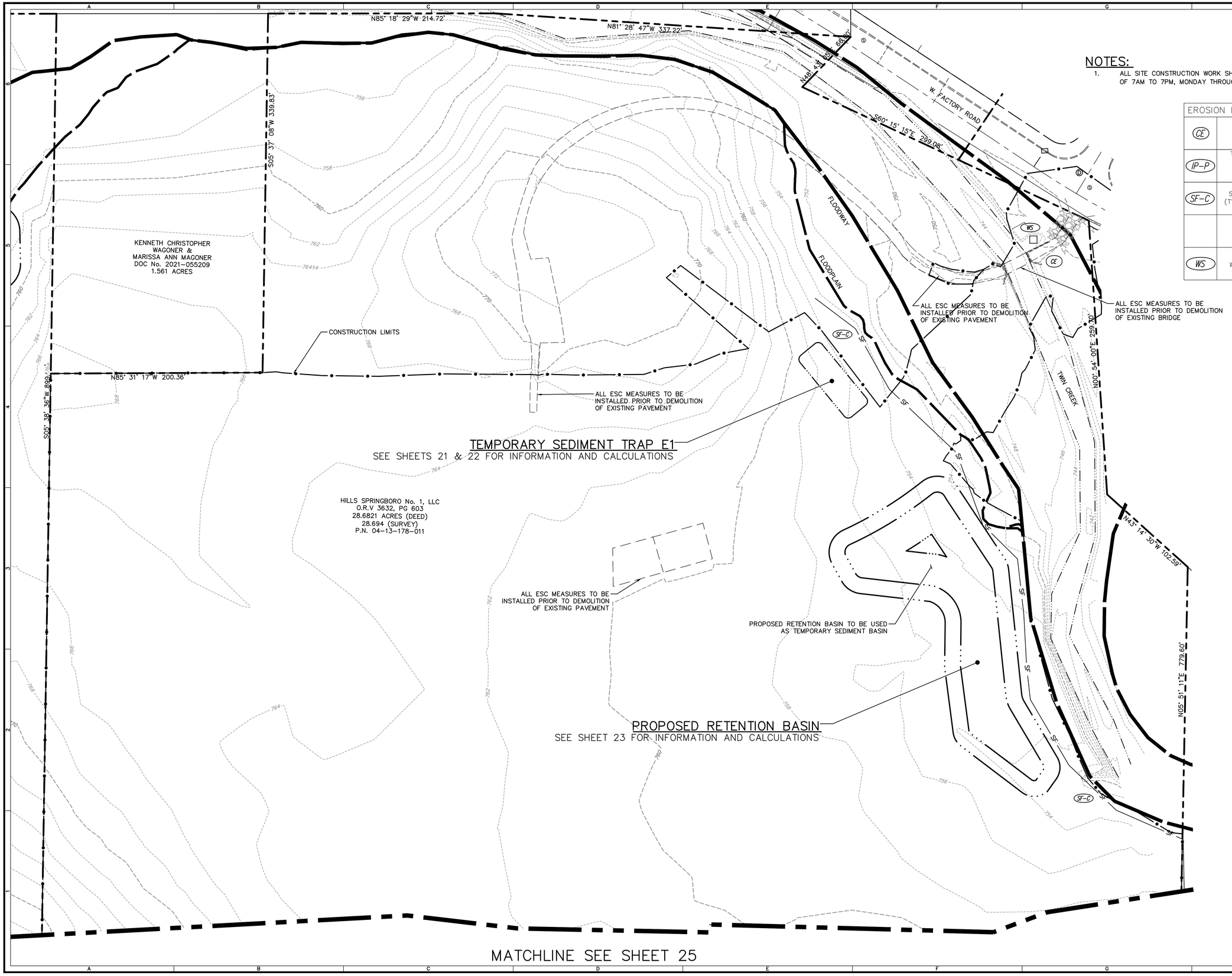

NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7AM TO 7PM, MONDAY THROUGH SATURDAY

EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ENTRANCE	
IP-P	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)	IP-P
SF-C	SEDIMENT BARRIER (TYPE C SILT FENCE)	SF-C SF
	LIMITS OF CONSTRUCTION	
WS	WASHOUT STATION	WS

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

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SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:
EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 1A

SHEET NO.: 24/29

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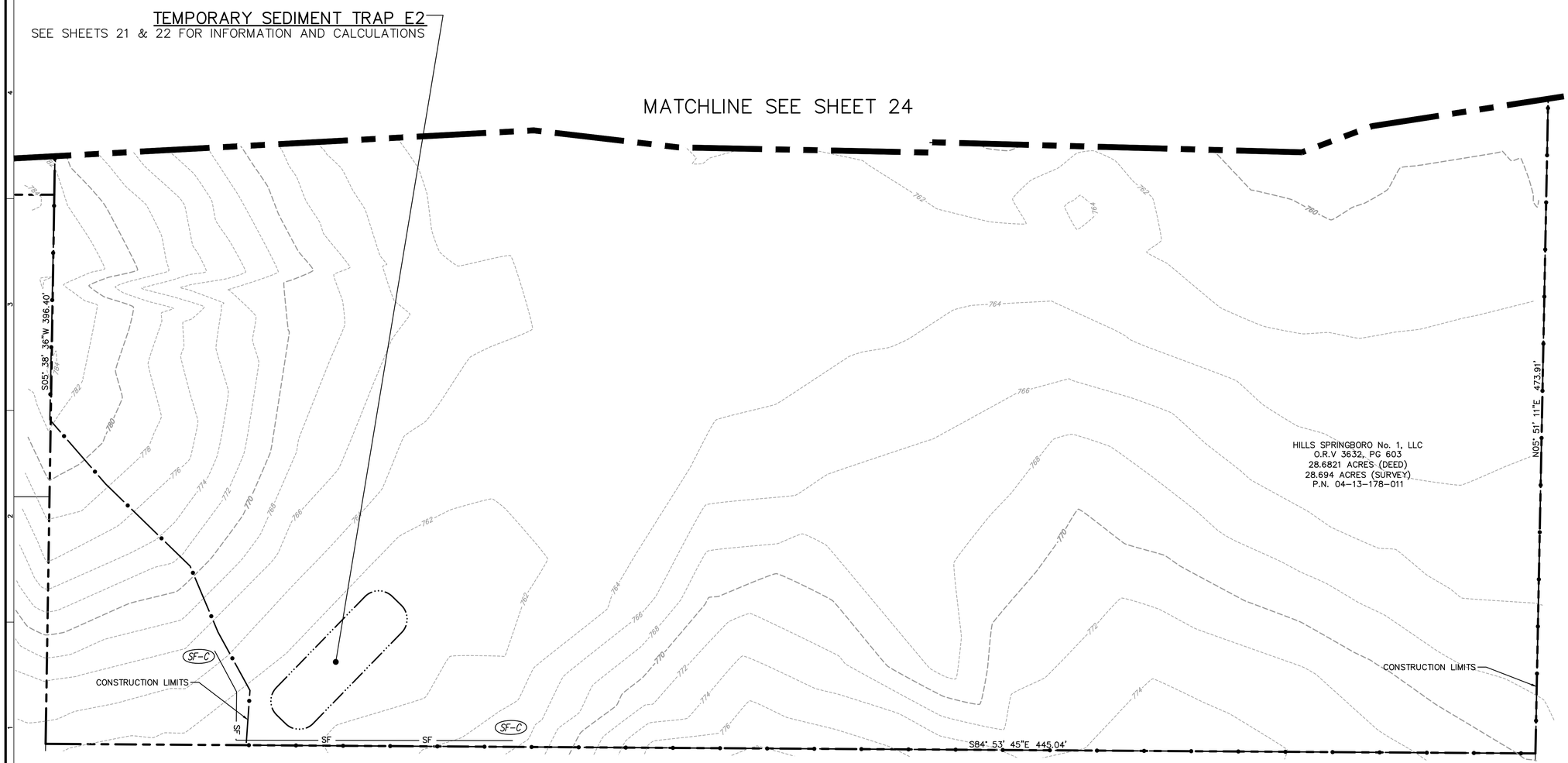
1. ALL SITE CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7AM TO 7PM, MONDAY THROUGH SATURDAY

EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ENTRANCE	
IP-P	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)	IP-P
SF-C	SEDIMENT BARRIER (TYPE C SILT FENCE)	SF-C SF
	LIMITS OF CONSTRUCTION	
WS	WASHOUT STATION	WS



GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

IBI GROUP
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Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51904
ibigroup.com

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SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND
2023-01-20 GENERAL PLAN
2023-04-21 FINAL DEVELOPMENT PLAN

- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:

STATE OF OHIO
EDWARD ROTH
PROFESSIONAL ENGINEER

SPRINGBORO, OH

WADESTONE SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR

IBI NO.: 138895

DATE: APRIL, 2023

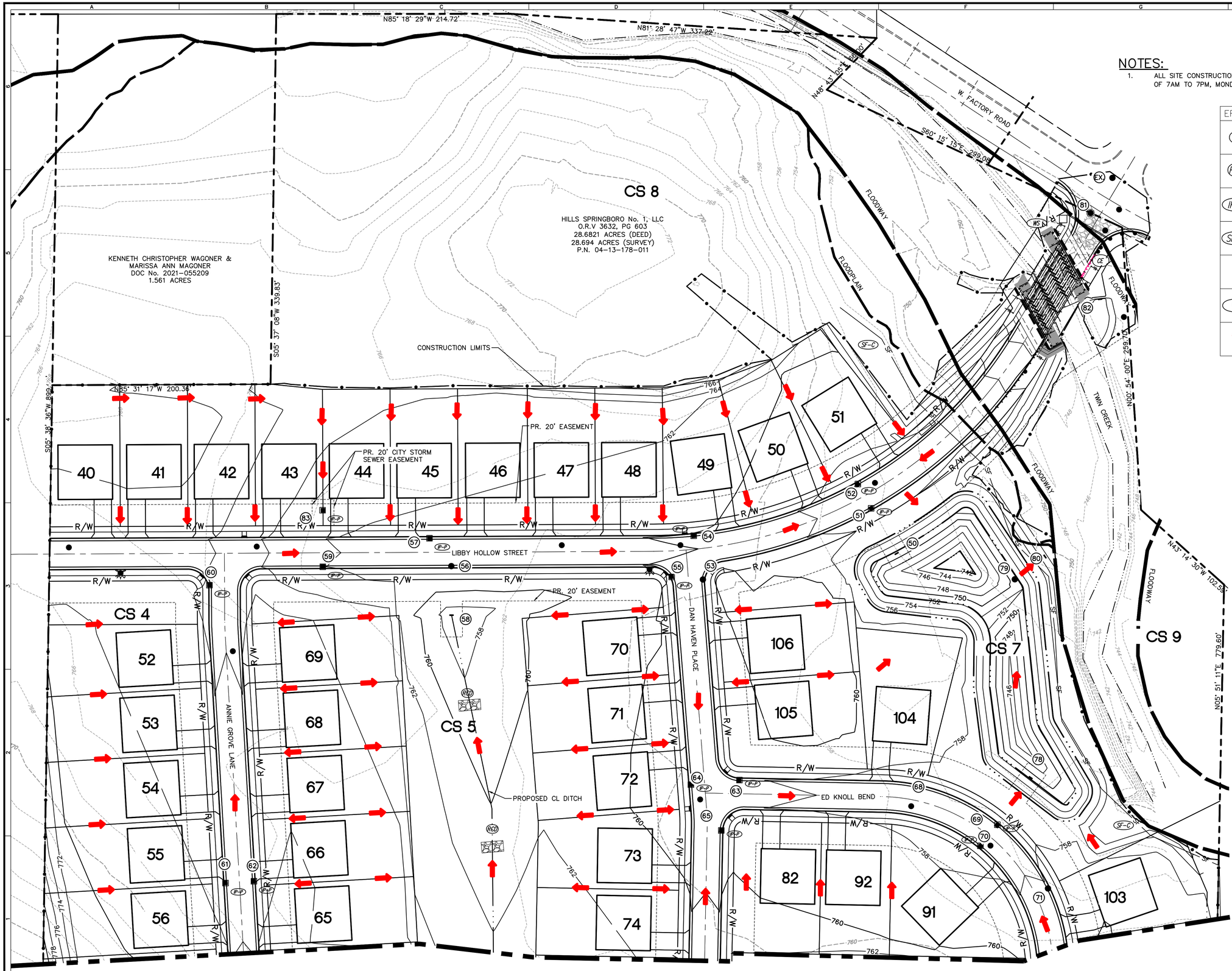
SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 1B

SHEET NO.: 25/29

J:\138895_SpringboroFactRd\7.0_Production\7.03_Design\04_Civil\Sheets\East Development\138895- ESC Phase 1B.dwg Plotted By:Ron Hessler Date: 04/20/2023 Time: 2:14:54 PM Plotter: _AutoCAD PDF (General Documentation).pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.



NOTES:

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EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ENTRANCE	
RCD	ROCK CHECK DAM SEE SHEET C600 FOR SPACING	RCD
IP-P	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)	IP-P
SF-C	SEDIMENT BARRIER (TYPE C SILT FENCE)	SF-C SF
	LIMITS OF CONSTRUCTION	
WS	WASHOUT STATION	WS
	100-YR FLOOR ROUTE	

GRAPHIC SCALE
40 20 0 40
(IN FEET)
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IBI NO.: 138895
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SHEET TITLE:
EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 2A

SHEET NO.: 26/29

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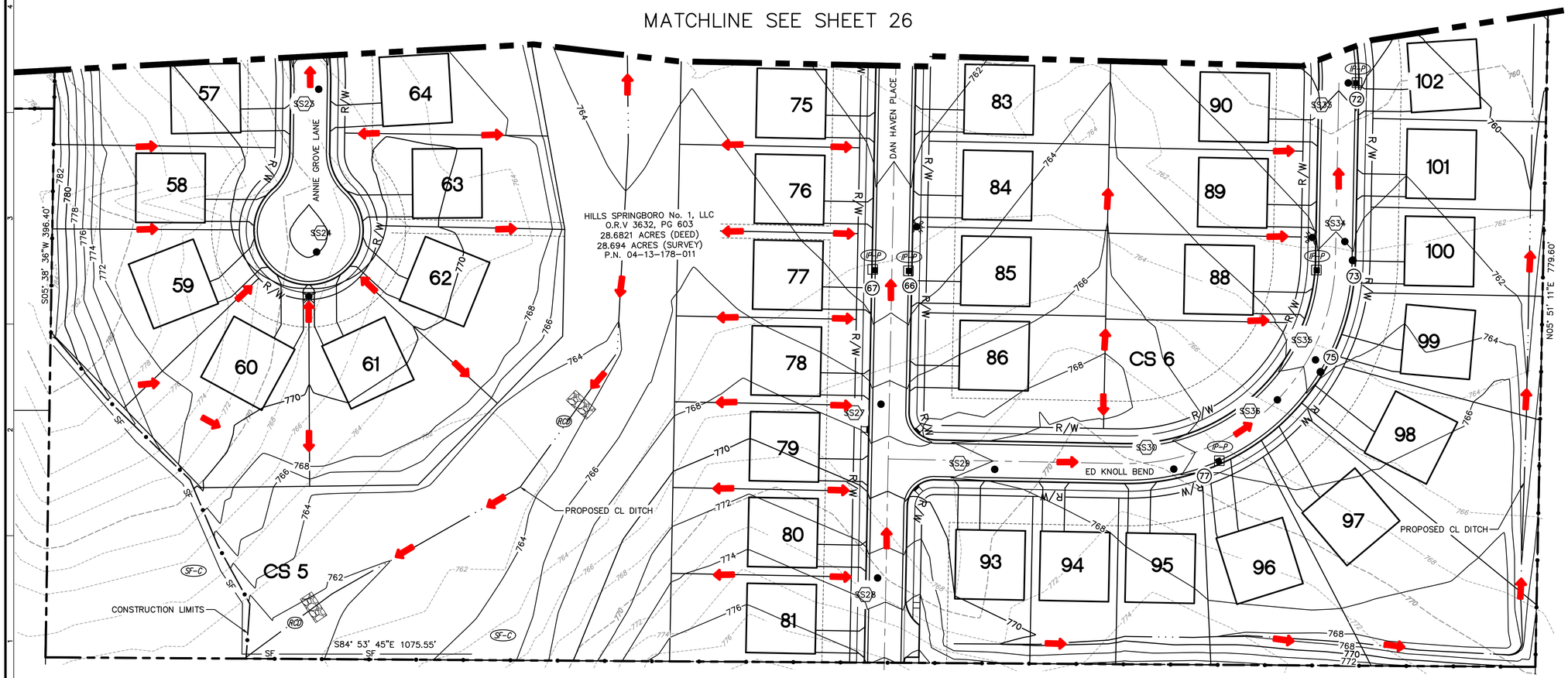
EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ENTRANCE	
RCD	ROCK CHECK DAM SEE SHEET C600 FOR SPACING	RCD
IP-P	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)	IP-P
SF-C	SEDIMENT BARRIER (TYPE C SILT FENCE)	SF-C SF
	LIMITS OF CONSTRUCTION	
WS	WASHOUT STATION	WS
	100-YR FLOOR ROUTE	



GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 2B

SHEET NO.: 27 /29

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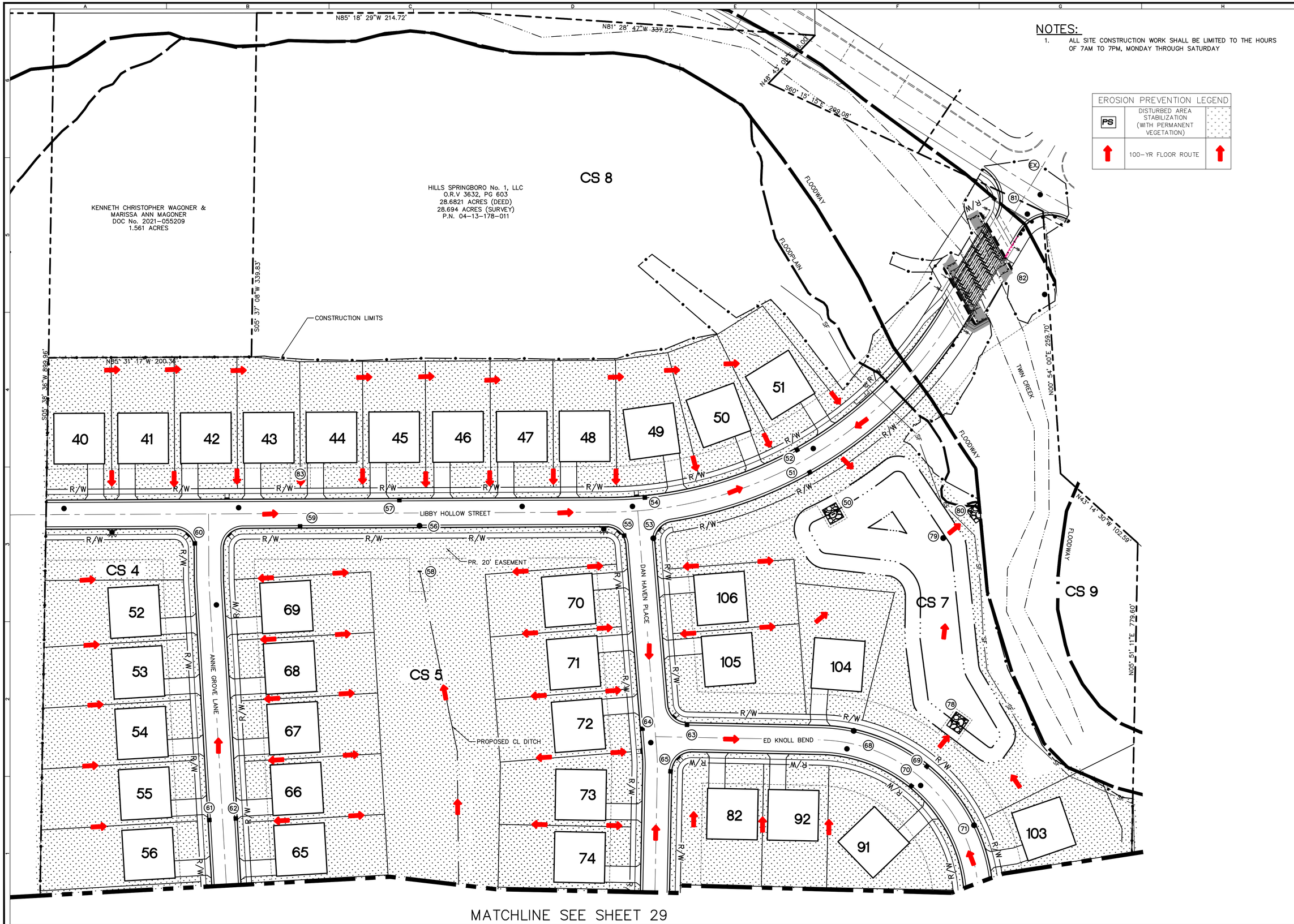

NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7AM TO 7PM, MONDAY THROUGH SATURDAY

EROSION PREVENTION LEGEND		
PS	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	
↑	100-YR FLOOR ROUTE	↑

GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

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IBI NO.: 138895

DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 3A

SHEET NO.: 28/29

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EROSION PREVENTION LEGEND		
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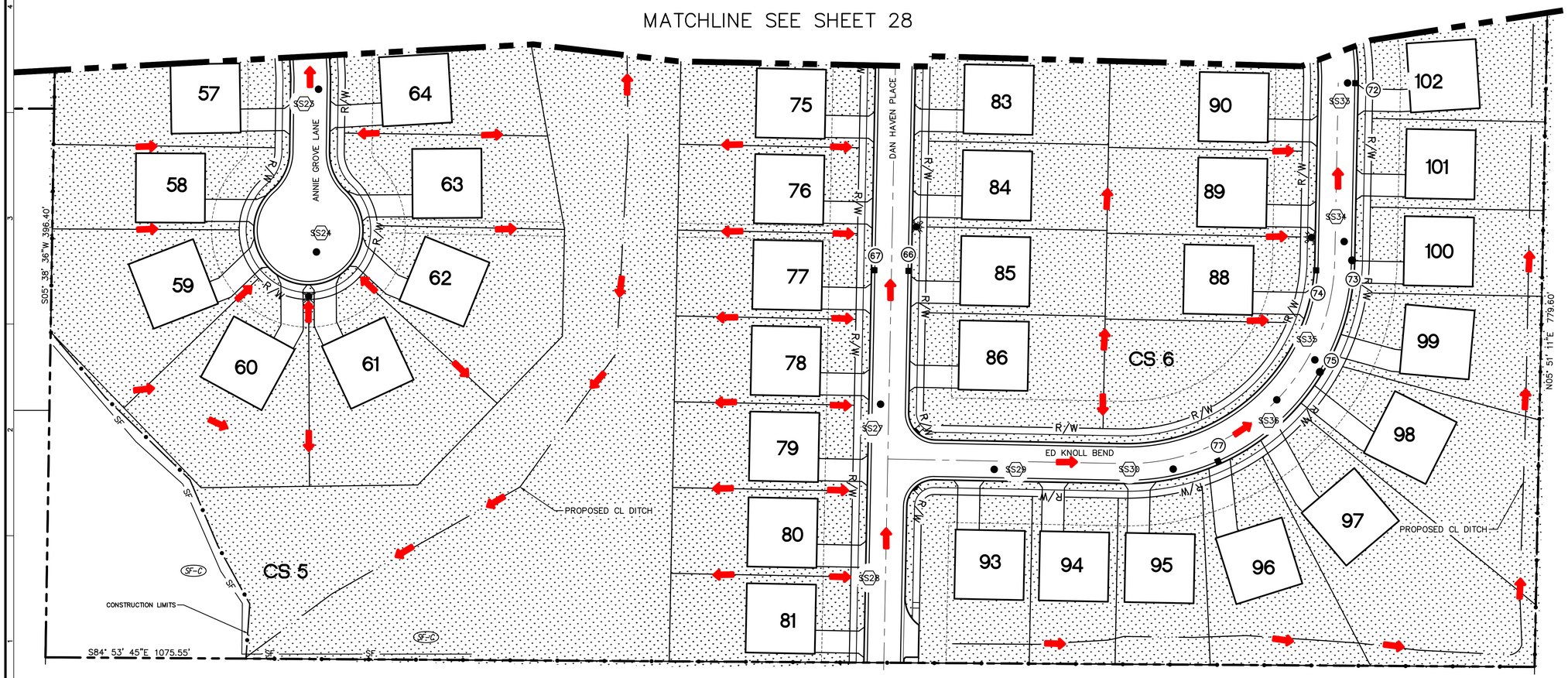
	100-YR FLOOR ROUTE	



GRAPHIC SCALE

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CMR	IWW	EFR

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SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL PLAN PHASE 3B

SHEET NO.: 29 /29

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FISCHER HOMES

MERCER
Designer Collection

welcome home.

Approximately 1985 sq ft and Up



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



COASTAL CLASSIC

designed by:



WESTERN CRAFTSMAN
(WITH OPTIONAL STONE)

designed by:



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by:

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MERCER
Designer Collection

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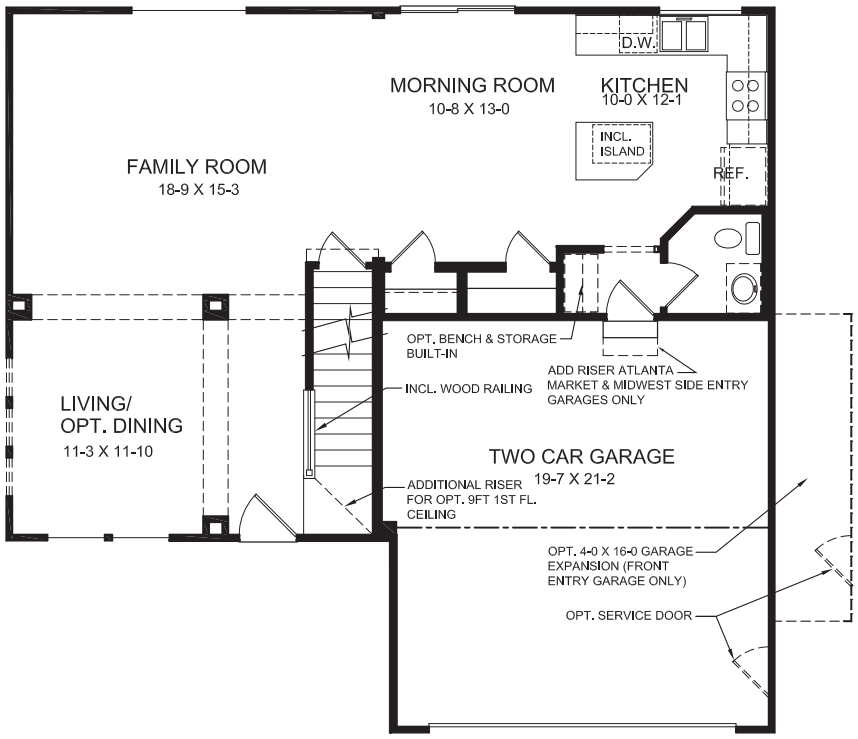
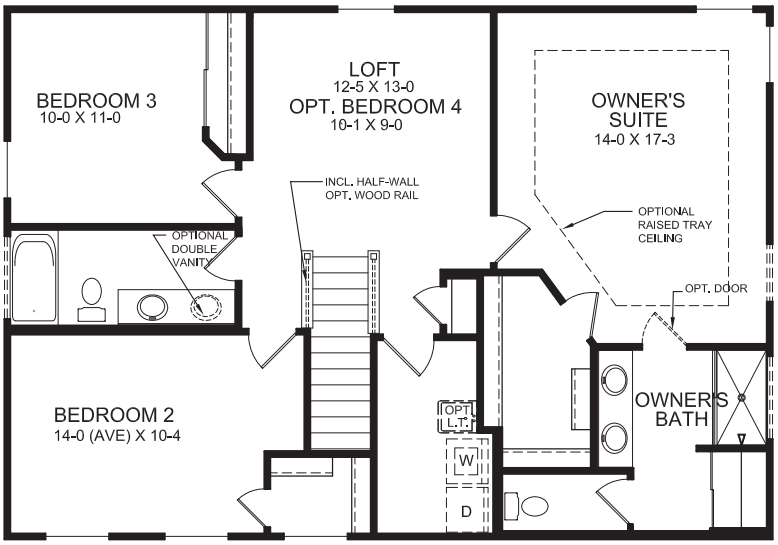
Approximately 1985 sq ft and Up



First Floor Design

First Floor Features

- Large Living/Dining Room
- Expansive Family Room Open to Morning Room & Kitchen
- Included Kitchen Island
- Optional Study
- Optional Bay Window
- Optional Fireplace
- Optional Sunroom with Gourmet Kitchen Island



Second Floor Design

Second Floor Features

- Three Bedroom with Loft
- Optional Fourth Bedroom
- Second Floor Laundry
- Expansive Owner's Suite with Private Bath & Walk-in Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/22
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FISCHER HOMES

MILES
Designer Collection

welcome home.

Approximately 2437 sq ft and Up



MODERN FARMHOUSE
(WITH SIDE ENTRY GARAGE & OPTIONAL BRICK)

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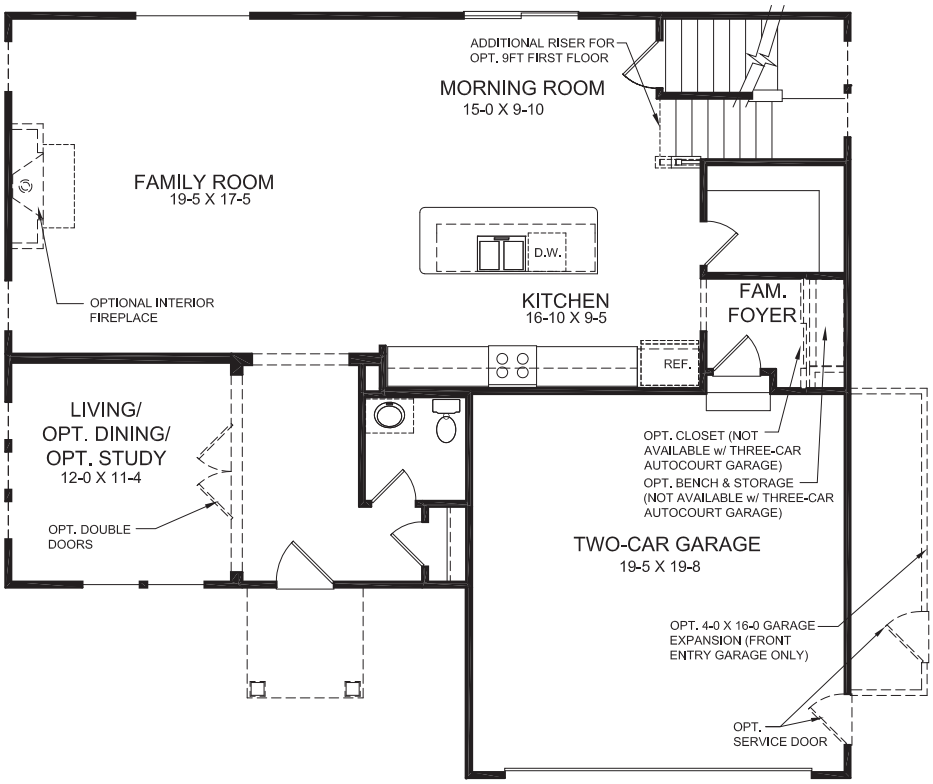
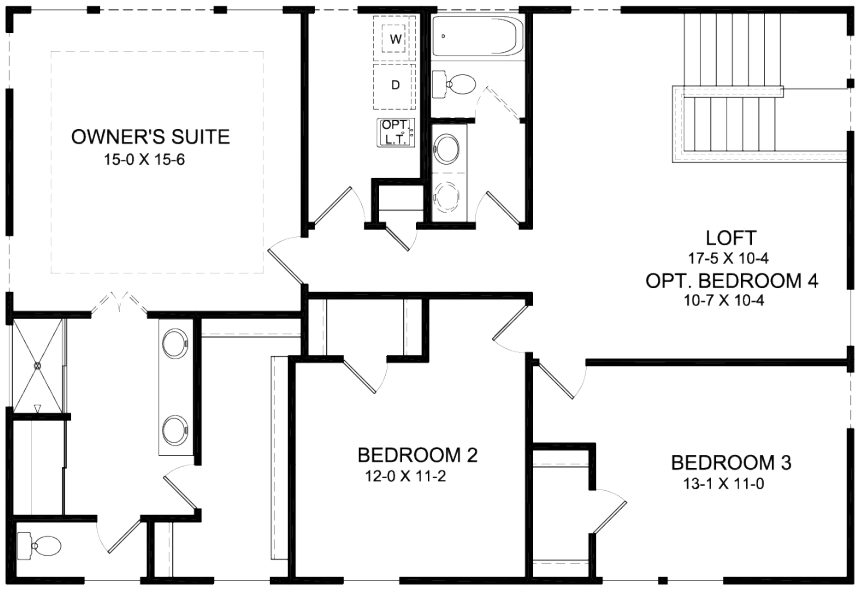


First Floor Design



Second Floor Design

First Floor Features

- Flexible Living/Dining/Optional Study Located in Front of the Home
- Spacious Family Room
- Open Kitchen Design with Expansive Island with Seating
- Optional Morning Room Bay Window Adds Abundance of Natural Light
- Optional Morning Room Expansion Adds Additional Space and Windows
- Large Walk-in Pantry
- Optional Pocket Office Relocates Walk-in Pantry
- Stair Conveniently Located off Kitchen/Morning Room
- Included Family Foyer with Optional Coat Closet or Optional Built-in Bench and Storage

Second Floor Features

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Variety of Owner's Bath Shower and Tub Configurations Available
- Three Bedrooms with Included Loft. Optional Fourth Bedroom in lieu of Loft
- Laundry Room Conveniently Located on Second Floor

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Our Plans Include You

FISCHER HOMES

KEATON
Designer Collection

welcome home.

Approximately **2108** sq ft and Up



AMERICAN FARMHOUSE
(WITH SIDE ENTRY GARAGE)

designed by:



WESTERN CRAFTSMAN

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



AMERICAN CLASSIC

designed by:

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KEATON
Designer Collection

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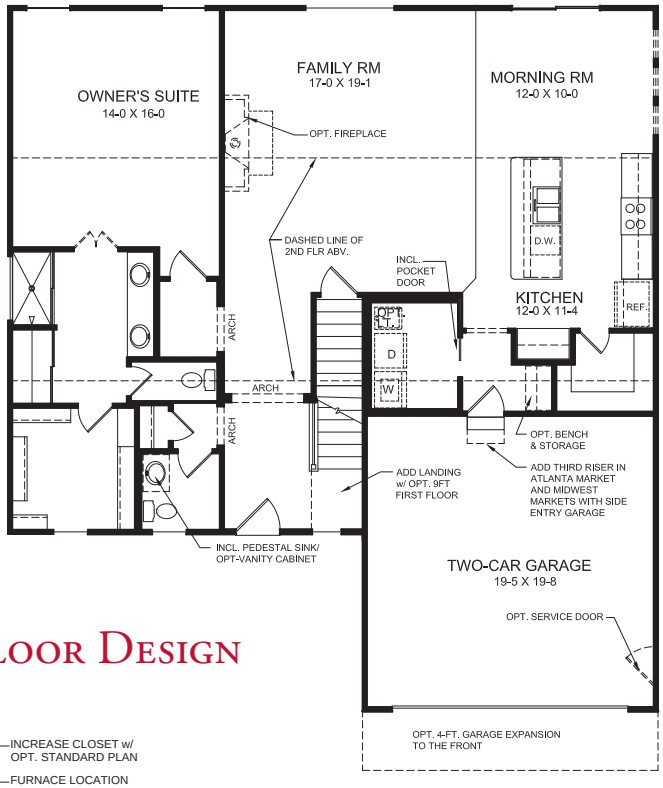
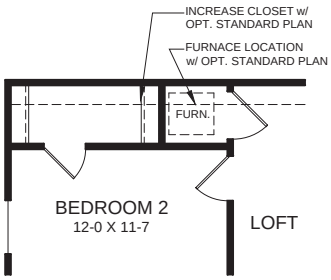
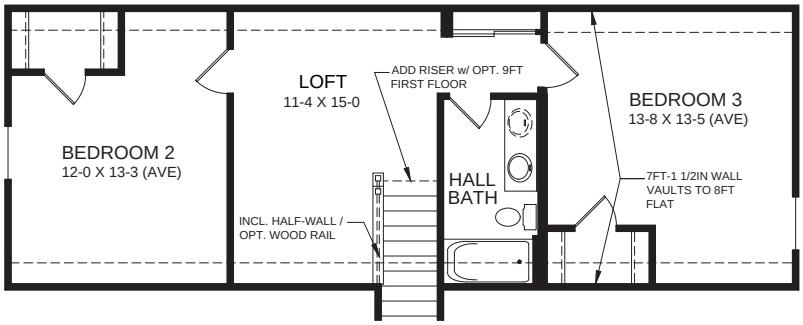
Approximately **2108** sq ft and Up



First Floor Design



SECOND FLOOR DESIGN
OPTIONAL STANDARD PLAN
FURNACE LOCATION



Second Floor Design

First Floor Features

- Spacious Entry Foyer
- First Floor Owner's Suite Includes Private Bath and Large Walk-in Closet
- Variety of Optional Owner's Bath Configurations
- Conveniently Located First Floor Laundry
- Family Foyer with Optional Built-in Bench and Storage
- Open Kitchen with Large Island and Over-sized Walk-in Pantry
- Large Family Room with Optional Window Wall and Optional Fireplace
- Optional Open Stair to Lower Level
- Optional 4ft Morning Room Expansion
- Optional Morning Room Door and Windows

Second Floor Features

- Includes Two Spacious Bedrooms with Walk-in Closets
- Included Loft Provides Additional Living Space
- Included Hall Bath

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

FISCHER HOMES

MAGNOLIA

Designer Collection

welcome home.

Approximately 1621 sq ft and Up



HILLSTONE CRAFTSMAN

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



WESTERN CRAFTSMAN

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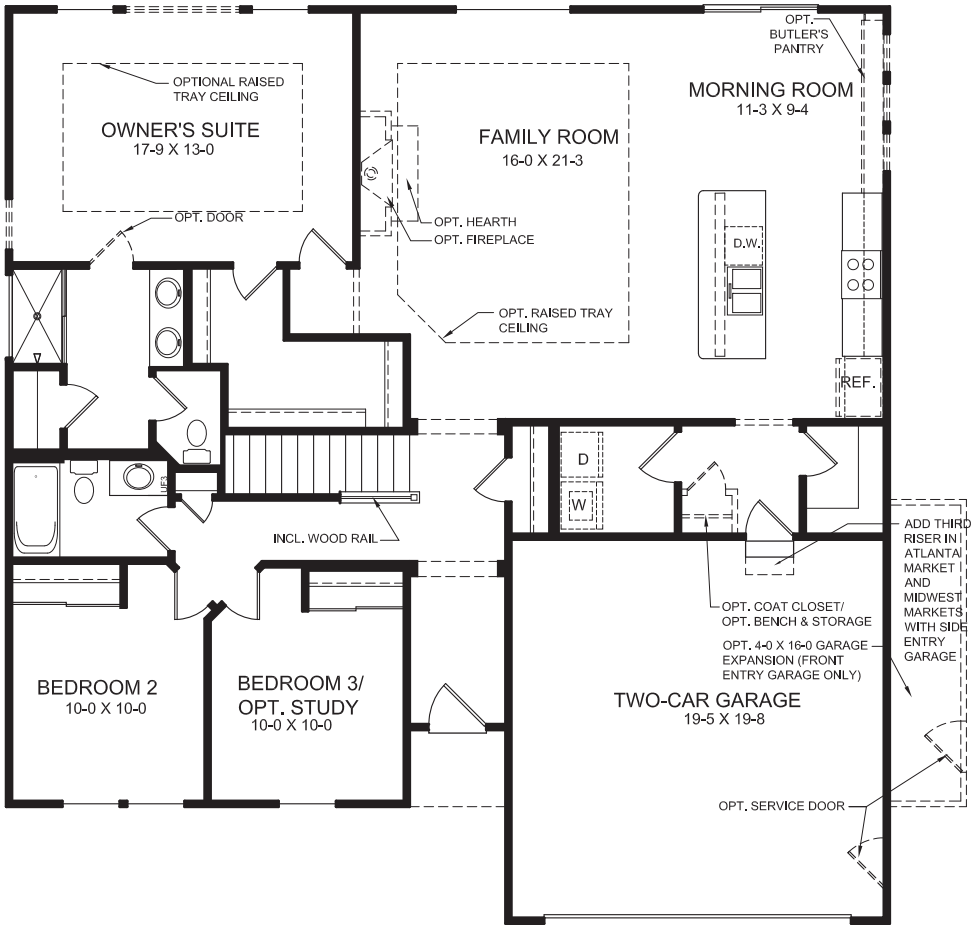
Approximately 1621 sq ft and Up



First Floor Features

- Three Bedroom with Optional Study in Lieu of Third Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen/Morning Room
- Optional 4 FT Morning Room Expansion
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub Bath
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Luxury Shower
- Optional Finished Lower Level

First Floor Design

EQUAL HOUSING OPPORTUNITY

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FISCHER HOMES

SPRINGFIELD

Designer Collection

welcome home.

Approximately 1805 sq ft and Up



URBAN MODERN

designed by: FH



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: FH



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by: FH



COASTAL COTTAGE

designed by: FH

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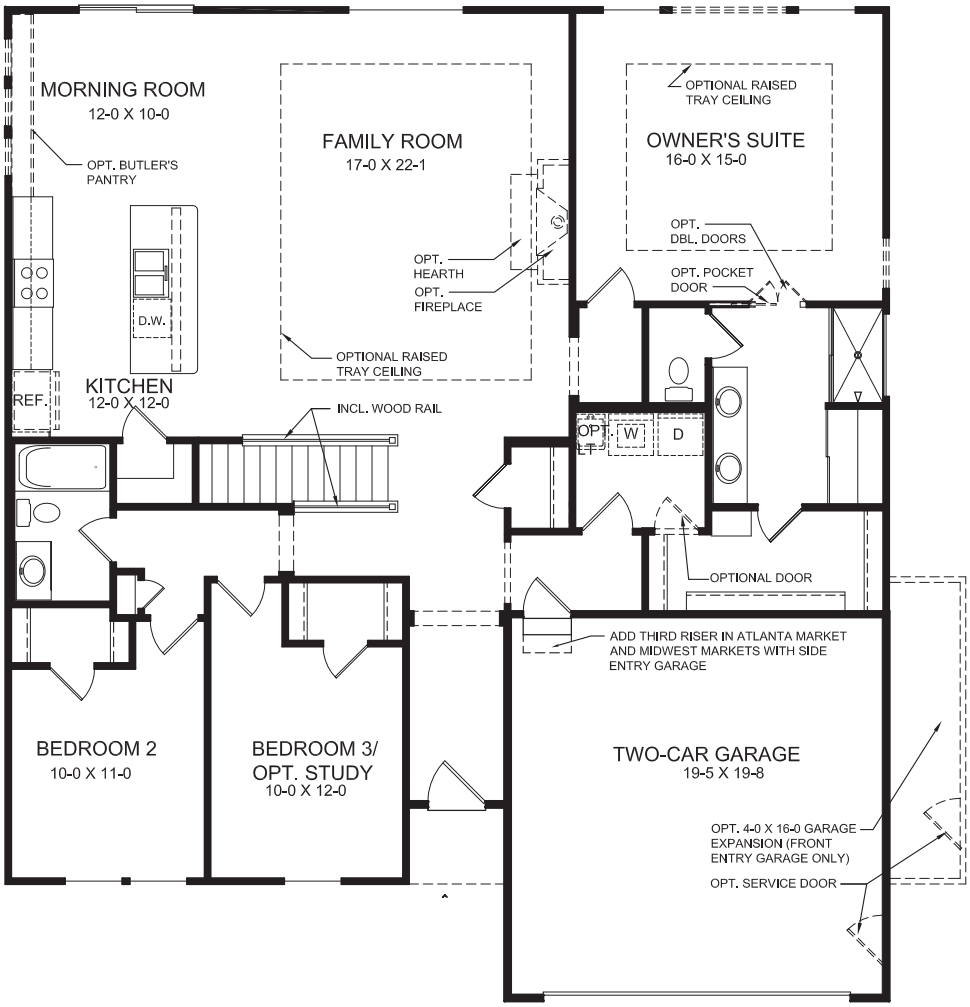
FISCHER HOMES

SPRINGFIELD

Designer Collection

welcome home.

Approximately 1805 sq ft and Up



First Floor Features

- Three Bedroom with Optional Study in Lieu of Third Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen/Morning Room
- Optional 4 FT Morning Room Expansion
- Optional Butler's Pantry Cabinets
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub Bath
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Door from Owner's Walk-in Closet to Laundry
- Optional Luxury Shower
- Optional Finished Lower Level

First Floor Design

EQUAL HOUSING OPPORTUNITY

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FISCHER HOMES

AVERY
Designer Collection

welcome home.

Approximately 2535 sq ft and Up



URBAN MODERN
(WITH OPTIONAL SIDE ENTRY)

designed by:



COASTAL COTTAGE

designed by:



MODERN FARMHOUSE

designed by:



WESTERN CRAFTSMAN

designed by:

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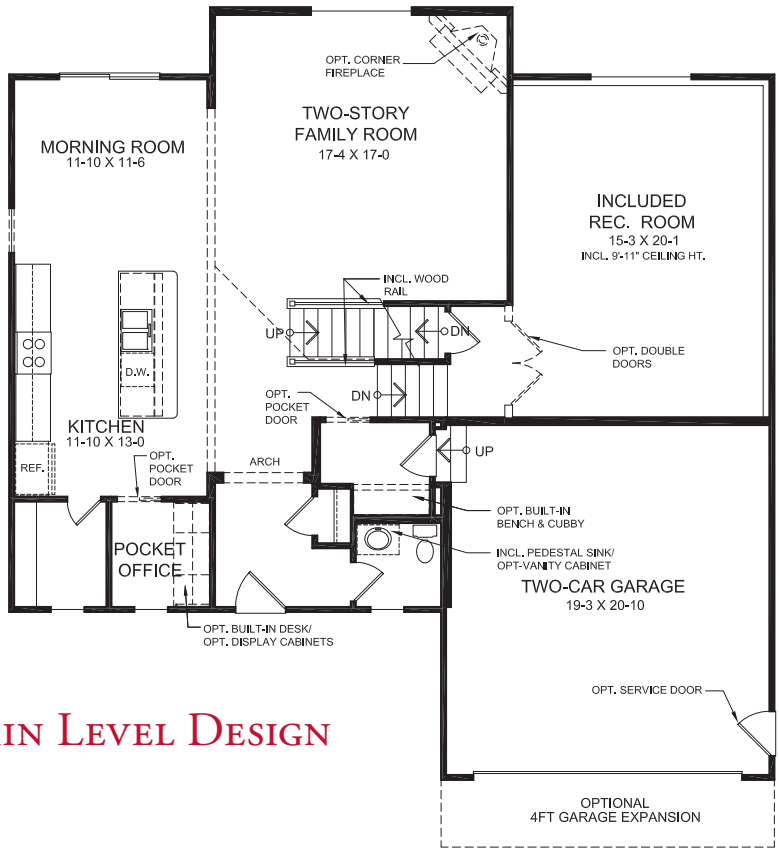
Our Plans Include You

FISCHER HOMES

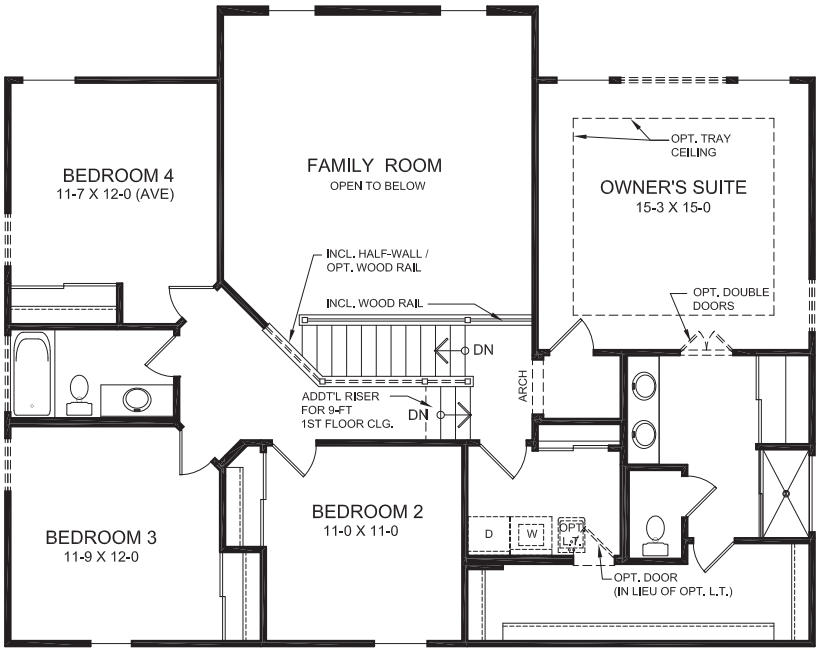
AVERY
Designer Collection

welcome home.

Approximately 2535 sq ft and Up



MAIN LEVEL DESIGN



UPPER LEVEL DESIGN

MAIN LEVEL FEATURES

- Unique Five-Level Design
- Included Family Foyer
- Included Pocket Office with Optional Built-in Desk
- Two-Story Family Room
- Open Kitchen Design with Large Island
- Walk-in Pantry
- Included Recreation Room just Down from the Family Room
- Optional Guest Suite

OWNER'S LEVEL FEATURES

- Owner's Suite Located on it's Own Private Level
- Over-sized Walk-in Closet
- Convenient Optional Door from Owner's Walk-in Closet to Laundry
- Variety of Owner's Level Bath Optional Configurations

UPPER LEVEL FEATURES

- 3 Additional Bedrooms and Full Bath Located on their Own Level
- Upper Level Balcony Provides Dynamic Views into Family Room Below

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Our Plans Include You

FISCHER HOMES

CHARLES
Designer Collection

welcome home.

Approximately 2457 sq ft and Up



COASTAL CLASSIC
(WITH SIDE ENTRY GARAGE)

designed by:



PACIFIC CRAFTSMAN

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at **fischerhomes.com**

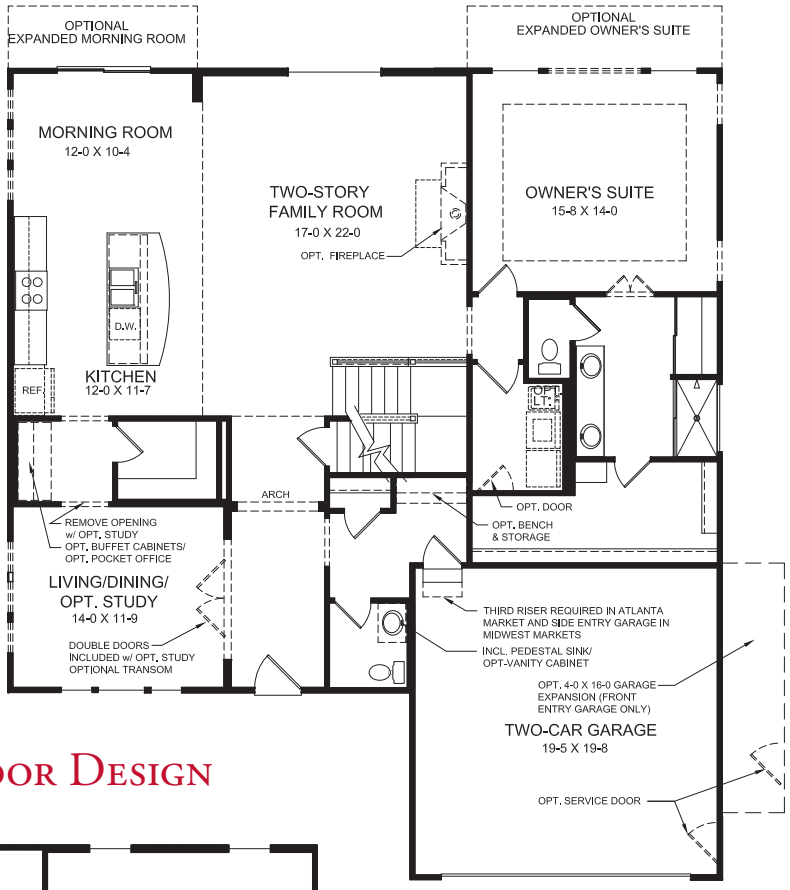
Our Plans Include You

FISCHER HOMES

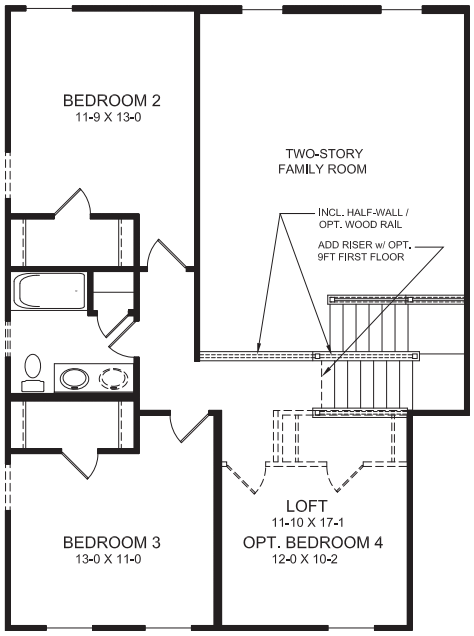
CHARLES
Designer Collection

welcome home.

Approximately 2457 sq ft and Up



First Floor Design



Second Floor Design

First Floor Features

- Spacious Entry Foyer
- Included Living/Opt. Dining/Opt. Study Flex Space
- Optional First Floor Guest Suite with Private Bath
- Soaring Two-Story Family Room
- First Floor Owner's Suite Includes Private Bath and large Walk-in Closet
- First Floor Laundry with Optional Door to Owner's W.I.C.
- Convenient Family Foyer with Optional Built-in Bench and Storage
- Open Kitchen with Large Island and Over-sized Walk-in Pantry
- Optional Buffet Cabinets/ Optional Pocket Office Cabinets
- Optional 4ft Owner's Suite Expansion
- Optional 4ft Morning Room Expansion
- Optional Tray Ceiling in Owner's Suite

Second Floor Features

- Includes Two Spacious Bedrooms with Walk-in Closets
- Includes Loft open to Family Room
- Optional Fourth Bedroom with Walk-in Closet in lieu of Loft
- Included Hall Bath

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/22
IM 05/21

Our Plans Include You

FISCHER HOMES

BLAIR
Designer Collection

welcome home.

Approximately 3029 sq ft and Up



MODERN FARMHOUSE
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by:



AMERICAN CLASSIC
(WITH OPTIONAL PORCH & BRICK)

designed by:



URBAN MODERN

designed by:



COASTAL CLASSIC

designed by:

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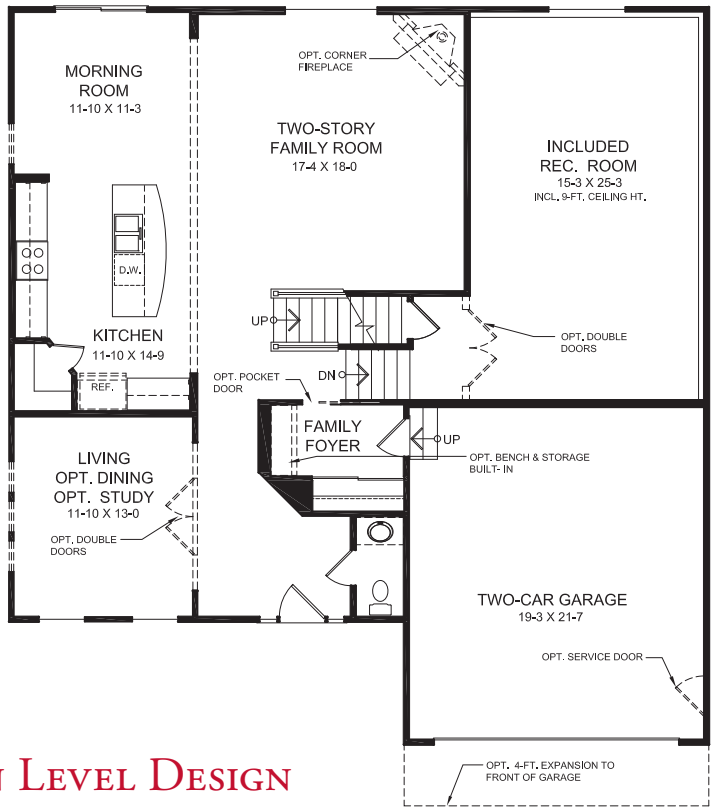
Our Plans Include You

FISCHER HOMES

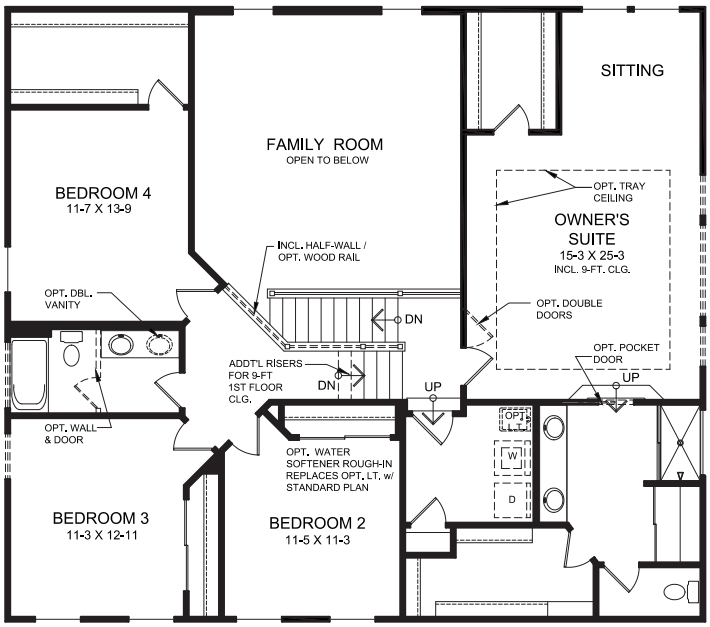
BLAIR
Designer Collection

welcome home.

Approximately 3029 sq ft and Up



Main Level Design



Upper Level Design

Main Level Features

- Unique Five-Level Design
- Included Family Foyer
- Two-Story Ceiling in Family Room
- Large Open Kitchen with Pantry Closet
- Living Room or Optional Study
- Included Rec Room just Down from Family Room
- Optional 4 ft Morning Room Expansion
- Optional Fireplace
- Optional Guest Suite
- Optional Built-in Appliances

Owner's Level Features

- Owner's Retreat Located on its Own Private Level with Sitting Room and Dual Walk-in Closets
- Spacious Owner's Bath
- Optional Deluxe Garden Bath with Separate Shower and Garden Tub
- Optional Tray Ceiling

Upper Level Features

- 3 Additional Bedrooms
- Expansive Views into Great Room from Upper Level Balcony
- Optional Divided Hall Bath
- Optional 3rd Full Bath

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Our Plans Include You

FISCHER HOMES

CALVIN
Designer Collection

welcome home.

Approximately 2069 sq ft and Up



MODERN FARMHOUSE
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by: FH



WESTERN CRAFTSMAN

designed by: FH



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by: FH



NANTUCKET RETREAT

designed by: FH

Images & Options Available at **fischerhomes**.com

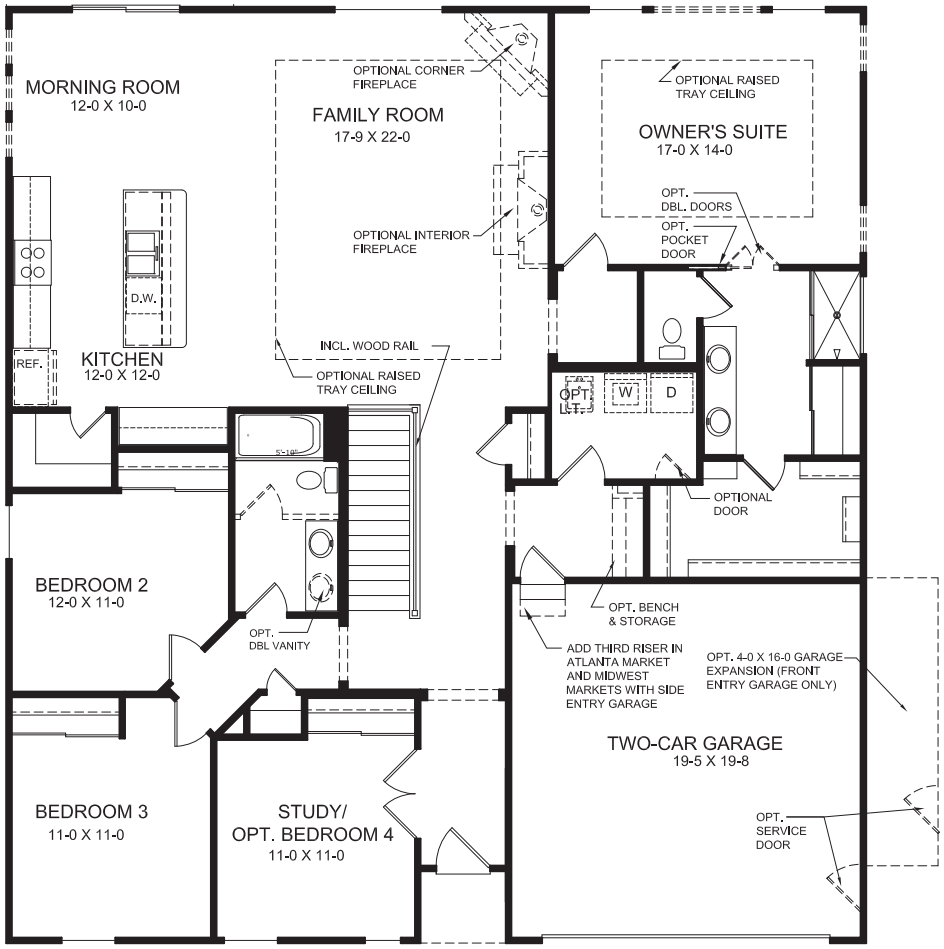
Our Plans Include You

FISCHER HOMES

CALVIN
Designer Collection

welcome home.

Approximately 2069 sq ft and Up



INCLUDED FIRST FLOOR DESIGN

First Floor Features

- Three Bedroom with Study
- Optional Fourth Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen Design with Large island
- Optional 4 FT Morning Room Expansion
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Luxury Shower
- Optional Finished Lower Level

First Floor Design

EQUAL HOUSING OPPORTUNITY

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FISCHER HOMES

DELANEY

Designer Collection

welcome home.

Approximately 1782 sq ft and Up



URBAN MODERN
(WITH ALTERNATE SECOND FLOOR)

designed by:



CAMBRIDGE COTTAGE
(WITH ALTERNATE SECOND FLOOR AND SIDE ENTRY GARAGE)

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL LOW STONE)

designed by:



NANTUCKET RETREAT

designed by:

Images & Options Available at **fischerhomes**.com

Our Plans Include You

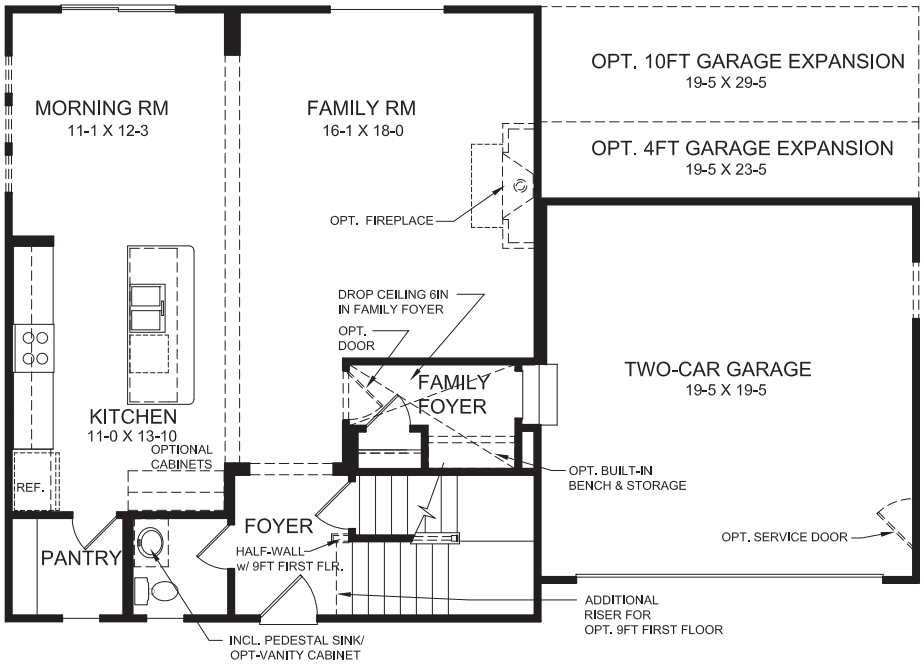
FISCHER HOMES

DELANEY

Designer Collection

welcome home.

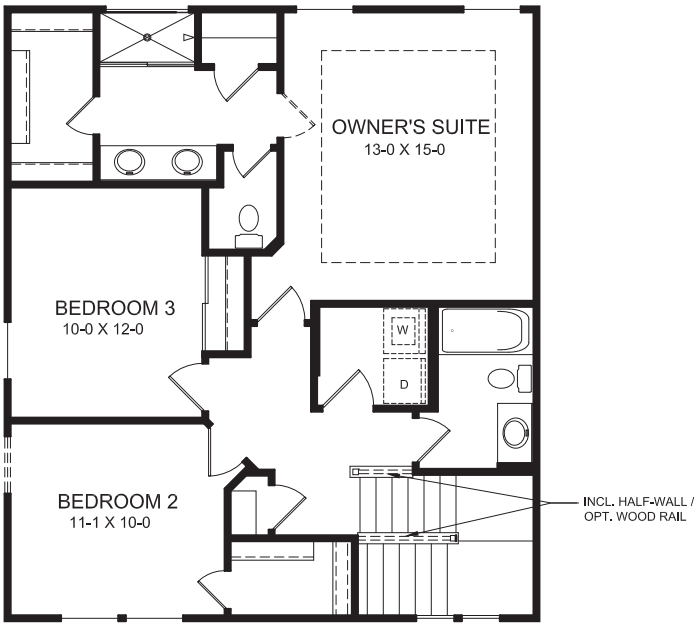
Approximately 1782 sq ft and Up



First Floor Design

First Floor Features

- Open Family Room, Kitchen, & Morning Room Design
- Kitchen Design Includes Large Island with Seating and Walk-in Pantry
- Included Family Foyer
- Optional Expanded Morning Room
- Optional Fireplace



Second Floor Design

Second Floor Features

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- Optional Luxury Shower
- 3 Bedrooms
- Alternate Second Floor Design with 4 Bedrooms
- Second Floor Laundry

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/22
IM 05/21

Our Plans Include You

FISCHER HOMES

WYATT
Designer Collection

welcome home.

Approximately 2731 sq ft and Up



MODERN FARMHOUSE
(WITH SIDE ENTRY GARAGE AND OPTIONAL STONE)

designed by:



AMERICAN CLASSIC

designed by:



NANTUCKET RETREAT

designed by:



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at **fischerhomes.com**

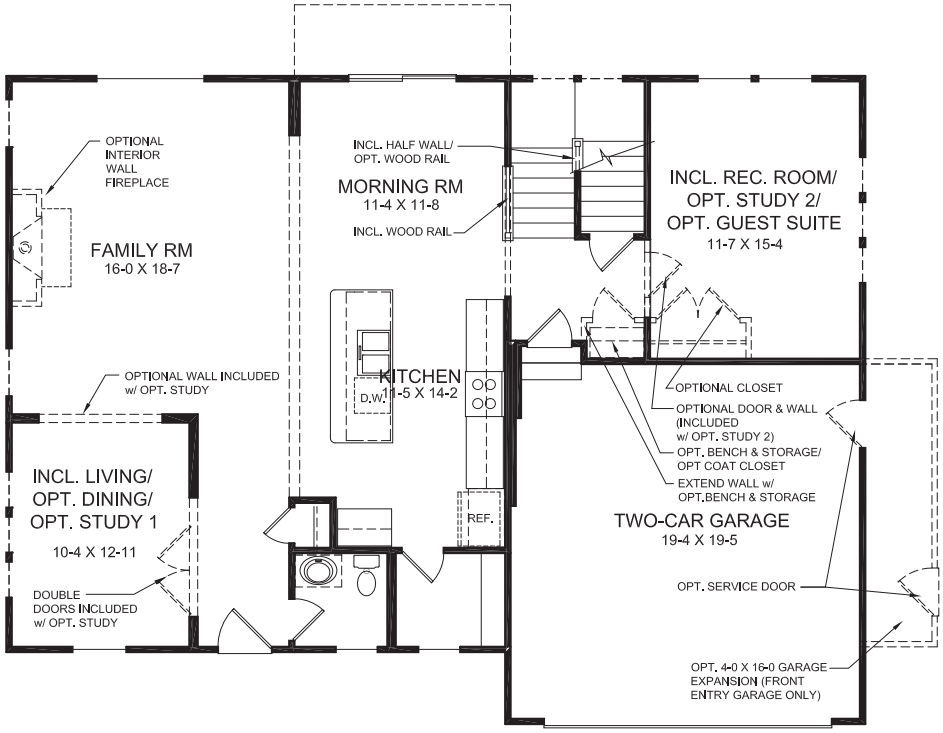
Our Plans Include You

FISCHER HOMES

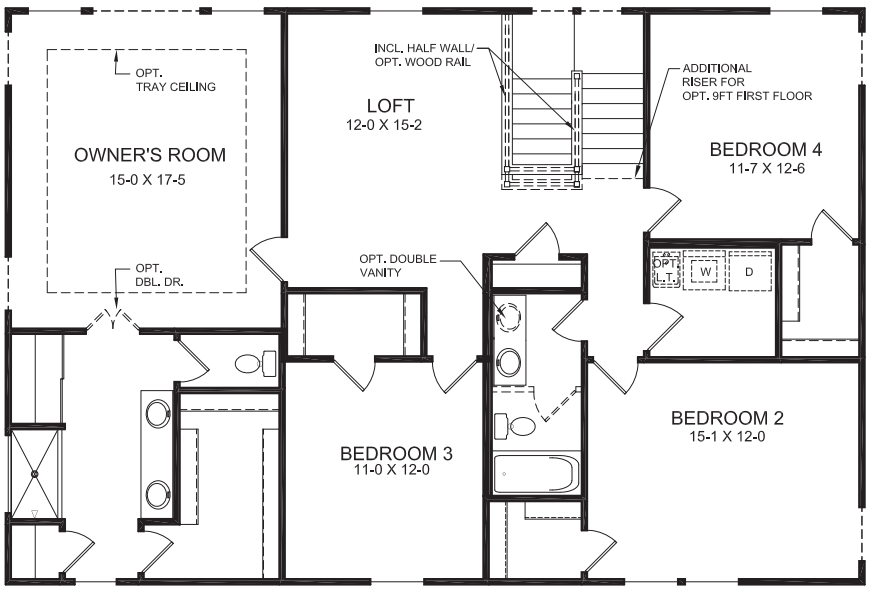
WYATT
Designer Collection

welcome home.

Approximately 2731 sq ft and Up



First Floor Design



Second Floor Design

First Floor Features

- Flexible Living/Dining/Optional Study Located in Front of the Home
- Open Concept First Floor Design Promotes Connection Between Family Room, Morning Room and Kitchen
- Kitchen Features an Expansive Island with Seating
- Large Walk-in Pantry
- Optional Morning Room Expansion Adds Additional Space and Windows
- Optional Pocket Office and Pantry Cabinet in lieu of Walk-in Pantry
- Stairs Conveniently Located off Kitchen/Morning Room
- Included Family Foyer with Optional Coat Closet or Optional Built-in Bench and Storage
- Included Rec. Room/ Optional Private Study Located in Rear of Home
- Optional Private Guest Suite with Full Bath in lieu of Rec. Room

Second Floor Features

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Variety of Owner's Bath Shower and Tub Configurations Available
- Four Total Bedrooms all with Walk-in Closets
- Includes Large, Open Loft
- Laundry Room Conveniently Located on Second Floor

EQUAL HOUSING OPPORTUNITY

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IM 07/21

Our Plans Include You

FISCHER HOMES

QUINN
Designer Collection

welcome home.

Approximately 2644 sq ft and Up



Hillstone Craftsman
(WITH LOW STONE AND OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by:



Modern Farmhouse

designed by:



American Classic

designed by:



Coastal Classic
(WITH OPTIONAL STONE VENEER & OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by:

Images & Options Available at **fischerhomes.com**

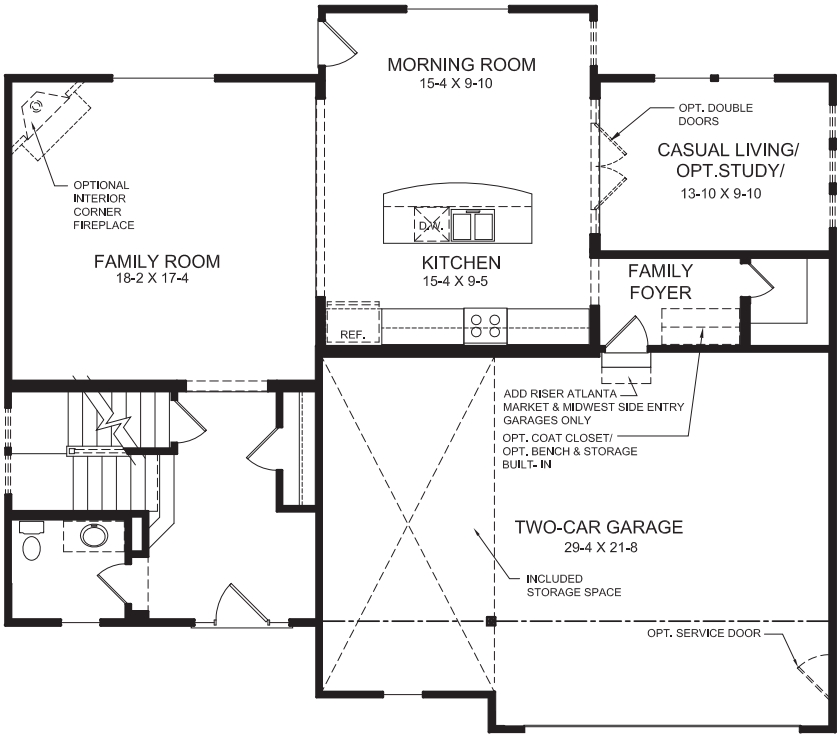
Our Plans Include You

FISCHER HOMES

QUINN
Designer Collection

welcome home.

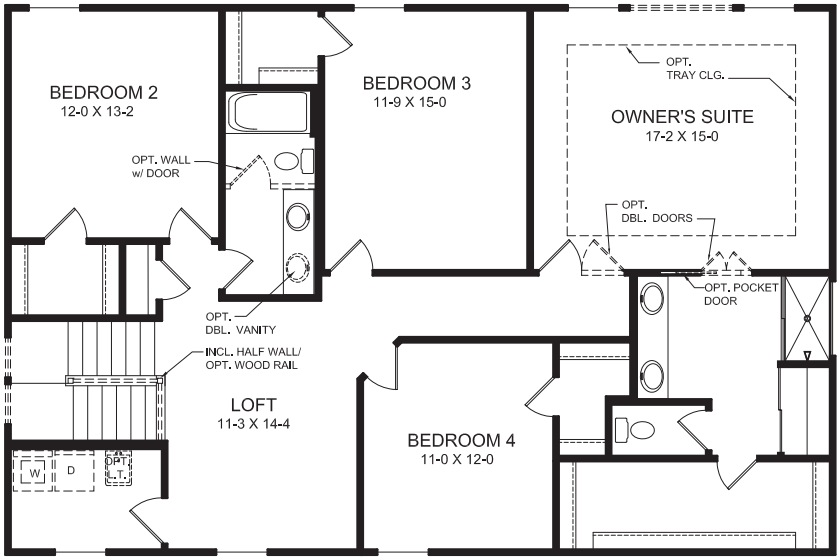
Approximately 2644 sq ft and Up



First Floor Design

First Floor Features

- Open First Floor Plan Design with Large Kitchen Island
- Convenient Family Foyer
- Included Over-sized Walk-in Pantry
- Included Casual Living Space/ Optional Study Located in Rear of the Home
- Optional Private Guest Suite
- Optional Pocket Office & First Floor Laundry in Lieu of Casual Living Space
- Included Over-sized Garage with Large Storage Area



Second Floor Design

Second Floor Features

- Spacious Owner's Suite with Optional Tray Ceiling
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- All Bedrooms Include Walk-in Closets
- Convenient Second Floor Laundry

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/22
IM 07/21

Our Plans Include You

FISCHER HOMES

GRANDIN
Designer Collection

welcome home.

Approximately 2711 sq ft and Up



URBAN MODERN

designed by: FH



COASTAL CLASSIC
(WITH OPTIONAL STONE VENEER & OPTIONAL SIDE ENTRY GARAGE)

designed by: FH



CAMBRIDGE COTTAGE

designed by: FH



WESTERN CRAFTSMAN
(WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by: FH

Images & Options Available at **fischerhomes.com**

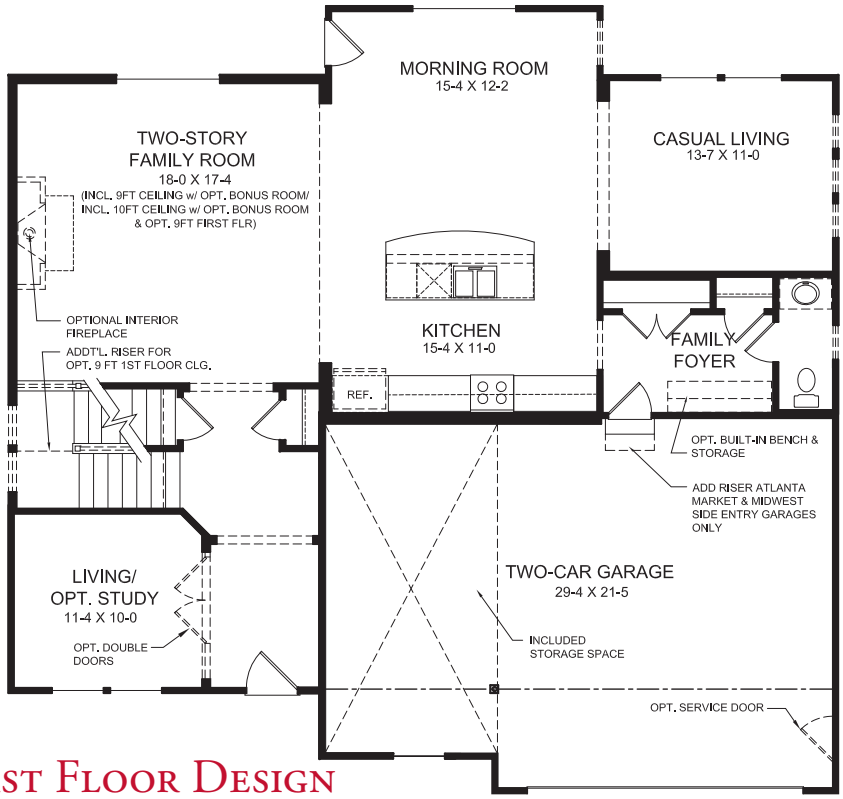
FISCHER HOMES

GRANDIN

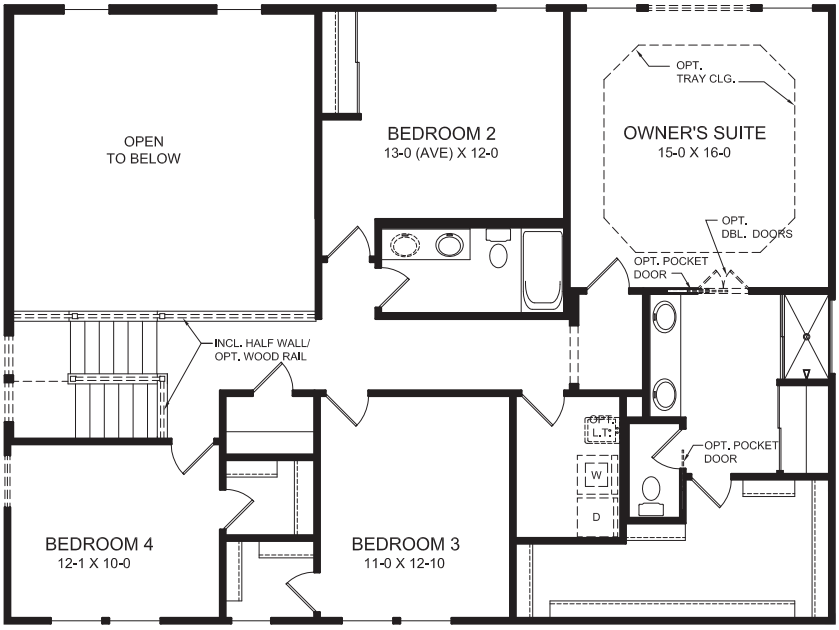
Designer Collection

welcome home.

Approximately 2711 sq ft and Up



First Floor Design



Second Floor Design

First Floor Features

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm./Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet
- Included Over-sized Garage with Large Storage Area
- Optional Built-in Appliances

Second Floor Features

- Spacious Owner's Suite with Optional Tray Ceiling & Large Walk-in Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional 3rd Full Bath

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IM 05/21

Our Plans Include You

FISCHER HOMES

FOSTER
Designer Collection

welcome home.

Approximately 2954 sq ft and Up



HILLSTONE CRAFTSMAN

designed by:



AMERICAN FARMHOUSE

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



PACIFIC CRAFTSMAN

designed by:

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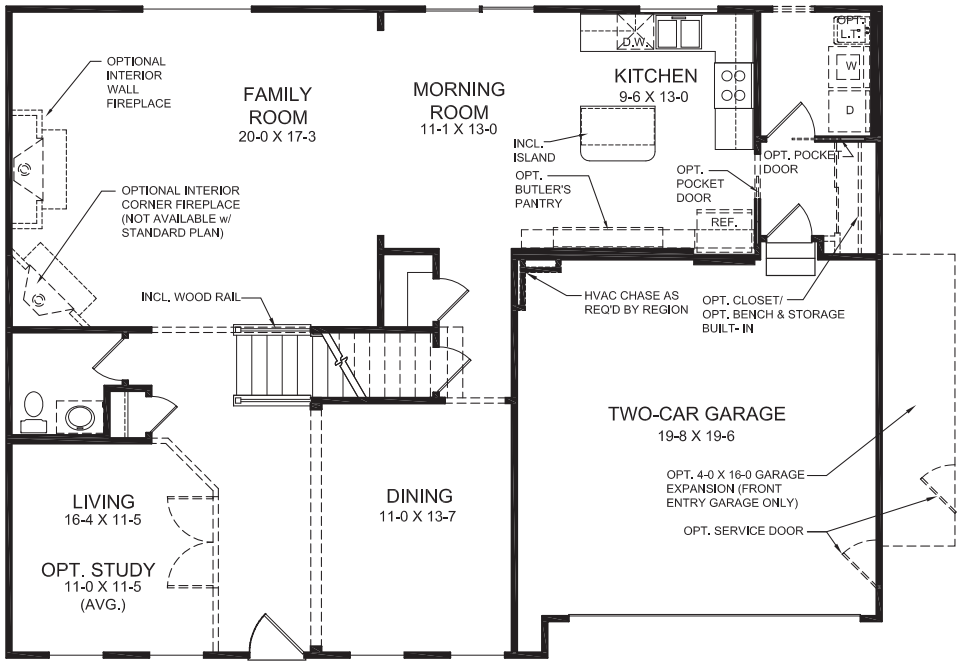
Our Plans Include You

FISCHER HOMES

FOSTER
Designer Collection

welcome home.

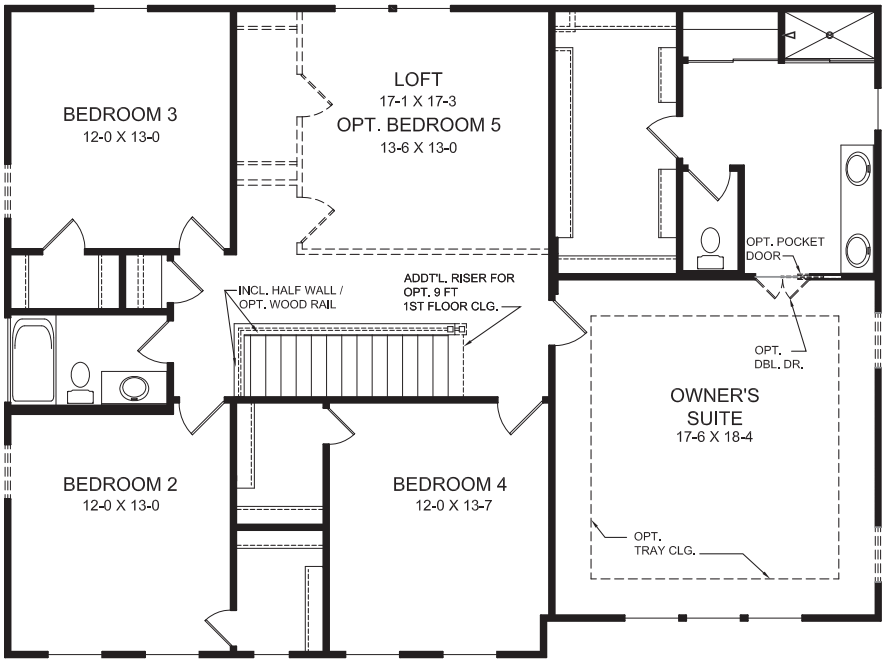
Approximately 2954 sq ft and Up



First Floor Design

First Floor Features

- Open Living Room and Dining Room
- Optional Study in Lieu of Living Room
- Expansive Family Room Open to Morning Room and Kitchen
- Included Island and Optional Butler's Pantry
- Convenient Oversized First Floor Laundry
- Optional Bay Window
- Optional Sunroom with Gourmet Kitchen Island
- Optional Fireplace
- Optional Guest Suite



Second Floor Design

Second Floor Features

- Spacious Owner's Suite with Over-Sized Walk-In Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- Walk-In Closets in all 4 Bedrooms
- Optional 5th Bedroom in Lieu of Loft
- Optional Tray Ceiling in Owner's Suite

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RVSD. 04/22
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Our Plans Include You

FISCHER HOMES

BAYBERRY

Masterpiece Collection

welcome home.

Approximately 2091 sq ft and Up



COASTAL CLASSIC
(WITH OPTIONAL WOOD TRELLIS WING WALL)

designed by: FH



CAMBRIDGE COTTAGE
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by: FH



ENGLISH ELEGANCE
(WITH OPTIONAL BRICK WING WALL)

designed by: FH



FRENCH MANOR
(WITH OPTIONAL STONE VENEER & STONE WING WALL)

designed by: FH

Images & Options Available at fischerhomes.com

Our Plans Include You

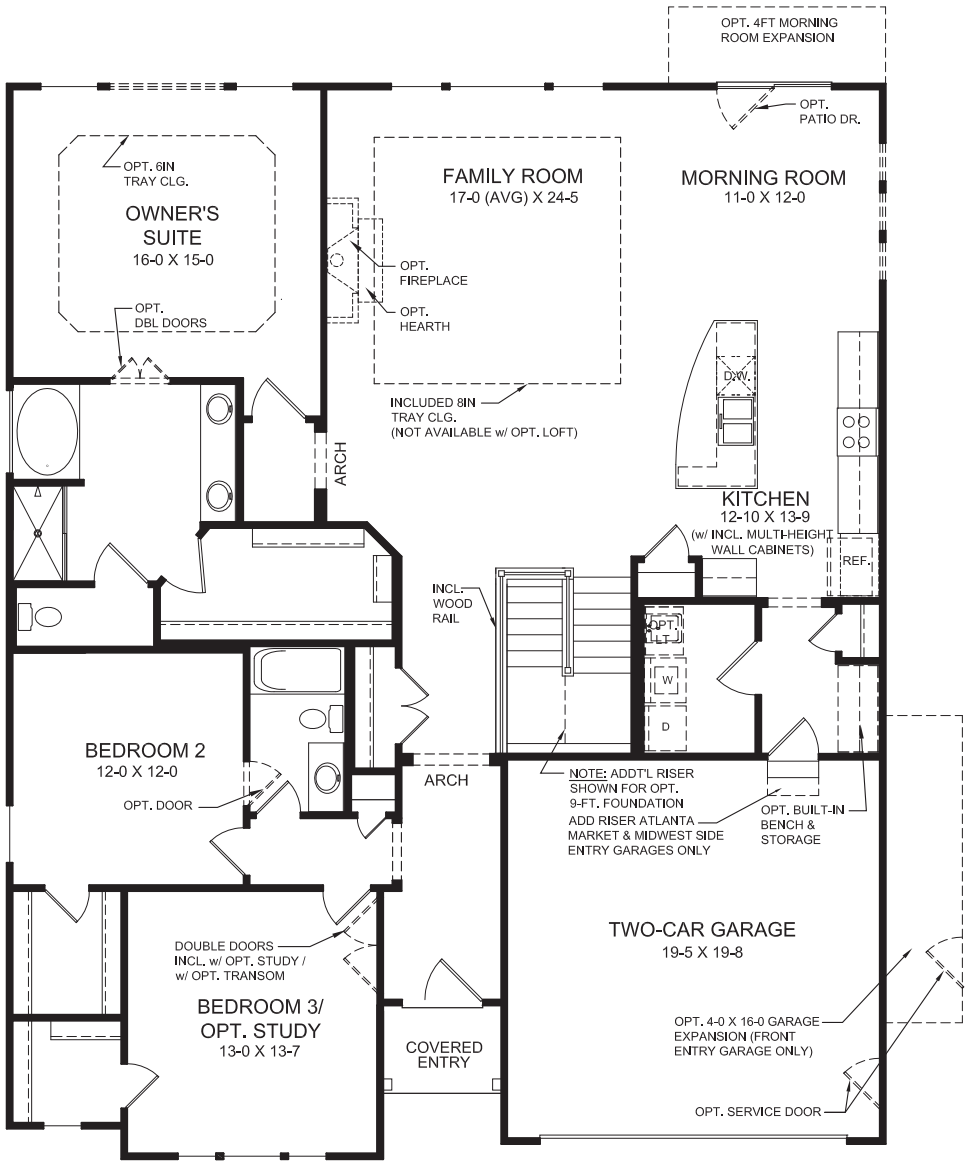
FISCHER HOMES

BAYBERRY

Masterpiece Collection

welcome home.

Approximately 2091 sq ft and Up



Plan Features

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Built-in Bench & Storage
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Covered Rear Patio/ Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level

First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

FISCHER HOMES

BLAKE

Masterpiece Collection

welcome home.

Approximately 2492 sq ft and Up



ENGLISH ELEGANCE

(WITH OPTIONAL BRICK VENEER & STONE WING WALL)

designed by: FH



BUCKS COUNTY RETREAT

(WITH OPTIONAL BRICK AND STONE VENEER & WALL EXTENSION)

designed by: FH



NANTUCKET RETREAT

(WITH OPTIONAL WOOD TRELLIS WING WALL WITH STONE BASE)

designed by: FH

Images & Options Available at fischerhomes.com

Our Plans Include You

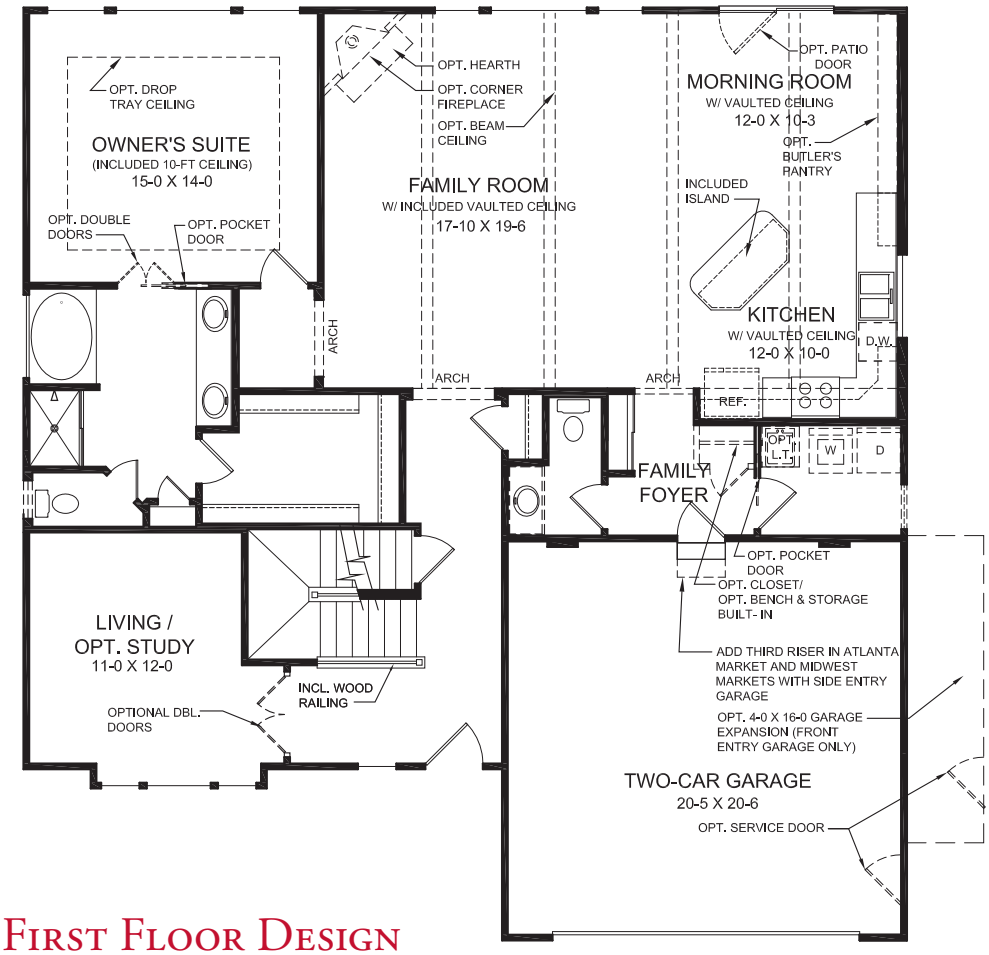
FISCHER HOMES

BLAKE

Masterpiece Collection

welcome home.

Approximately 2492 sq ft and Up

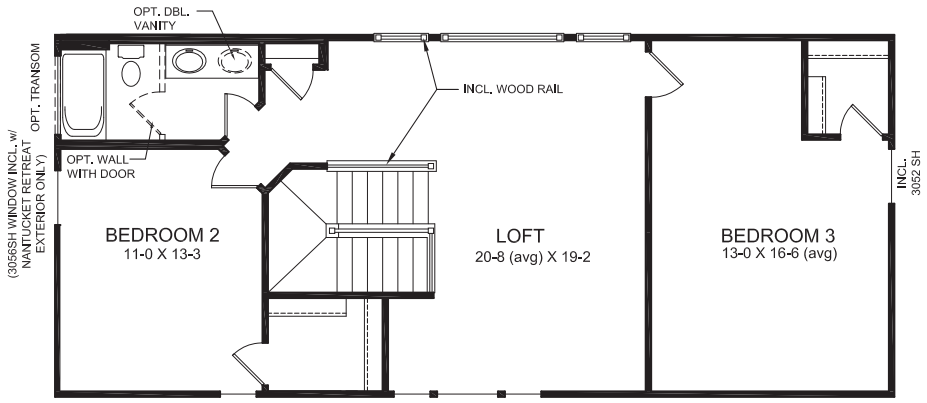


First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

First Floor Features

- Spacious Entry Foyer
- Living Room/Optional Study
- Expansive Open Plan Family Room with Vaulted Ceiling
- Kitchen/Dining Space Open to Family Room Features Large Island, Vaulted Ceiling & Optional Butler's Pantry
- Optional 4 ft Dining Expansion with Included Expanded Island
- Optional Bay Window
- Optional Fireplace
- First Floor Owner's Suite with Included 10 ft Ceiling
- Owner's Bath Includes Separate Shower & Garden Tub, Large Walk-In Closet & Linen Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub



Second Floor Design

Second Floor Features

- Two Spacious Bedrooms with Large Walk-In Closets
- Optional Divided Hall Bath
- Expansive Loft with Dynamic Views of First Floor Below
- Optional Third Full Bath
- Optional Fourth Bedroom with Loft

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RVSD. 11/20
IM 10/20

Our Plans Include You

FISCHER HOMES

CLAY

Masterpiece Collection

welcome home.

Approximately 3029 sq ft and Up



FRENCH MANOR

(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by:



COASTAL CLASSIC

(WITH WOOD TRELLIS WING WALL WITH STONE BASE)

designed by:



CASA BELLA

(WITH OPTIONAL LOW STONE WING WALL)

designed by:



ENGLISH ELEGANCE

(WITH OPTIONAL BRICK WALL EXTENSION)

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

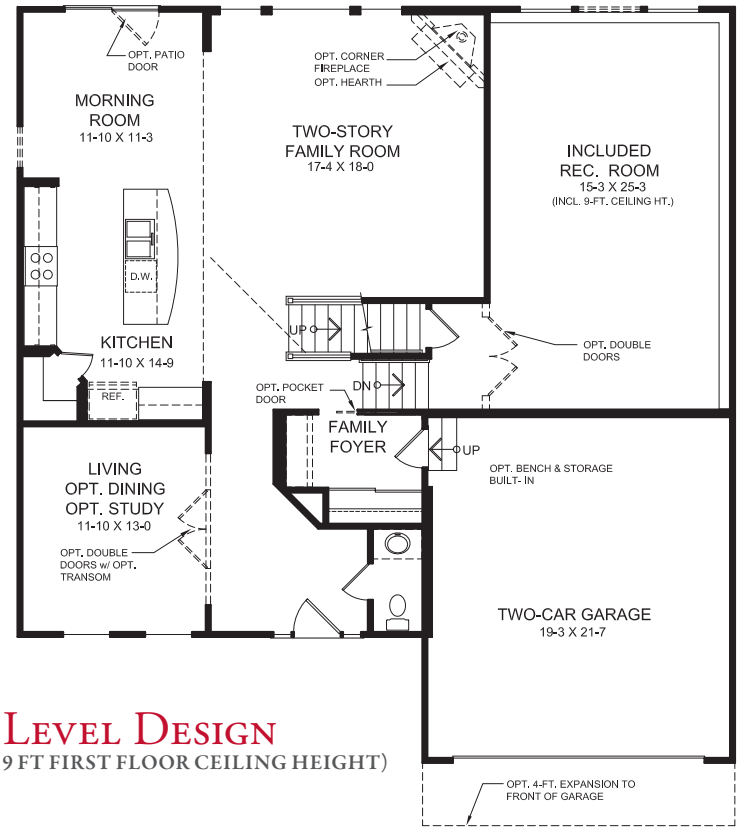
FISCHER HOMES

CLAY

Masterpiece Collection

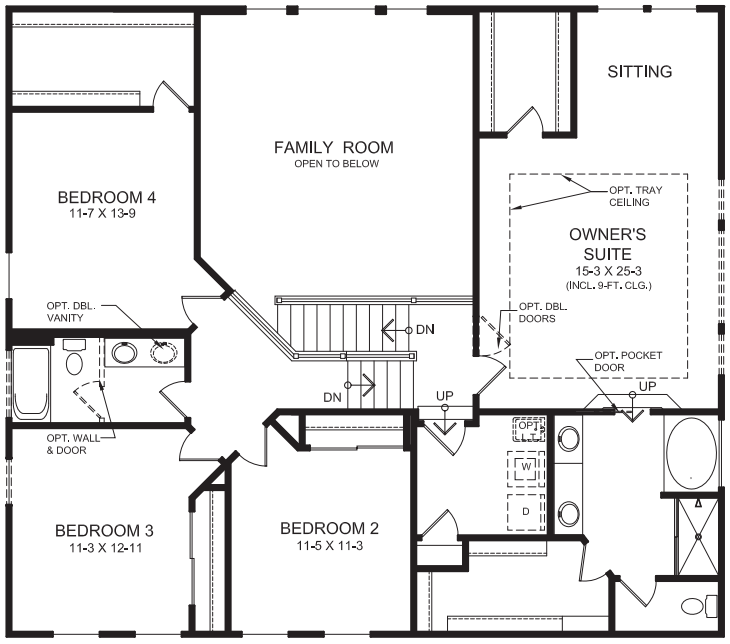
welcome home.

Approximately 3029 sq ft and Up



Main Level Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



Upper Level Design

Main Level Features

- Unique Five-Level design
- Two Story Family Room
- Large Kitchen with Pantry & Multi-Height Cabinets
- Living/Dining Room with Optional Study
- Included Family Foyer
- Optional Fireplace
- Included Recreation Room One Level Down from Family Room
- Optional 4 ft Expanded Morning Room

Owner's Level Features

- Owner's Retreat Located on its Own Private Level with Sitting Room & Dual Walk-In Closets
- Spacious Owner's Bath with Separate Shower & Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile & Platform Tub

Upper Level Features

- Three Additional Bedrooms
- Dynamic Views of Family Room Below
- Optional Divided Hall Bath
- Optional Third Full Bath

EQUAL HOUSING OPPORTUNITY

Images & Options Available at fischerhomes.com

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RVSD. 03/22
IM 09/21

Our Plans Include You

FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by: FH



AMERICAN CLASSIC
(WITH OPTIONAL BRICK WING WALL)

designed by: FH



COASTAL CLASSIC
(WITH OPTIONAL STONE VENEER & WOOD TRELLIS WING WALL)

designed by: FH

Images & Options Available at **fischerhomes.com**

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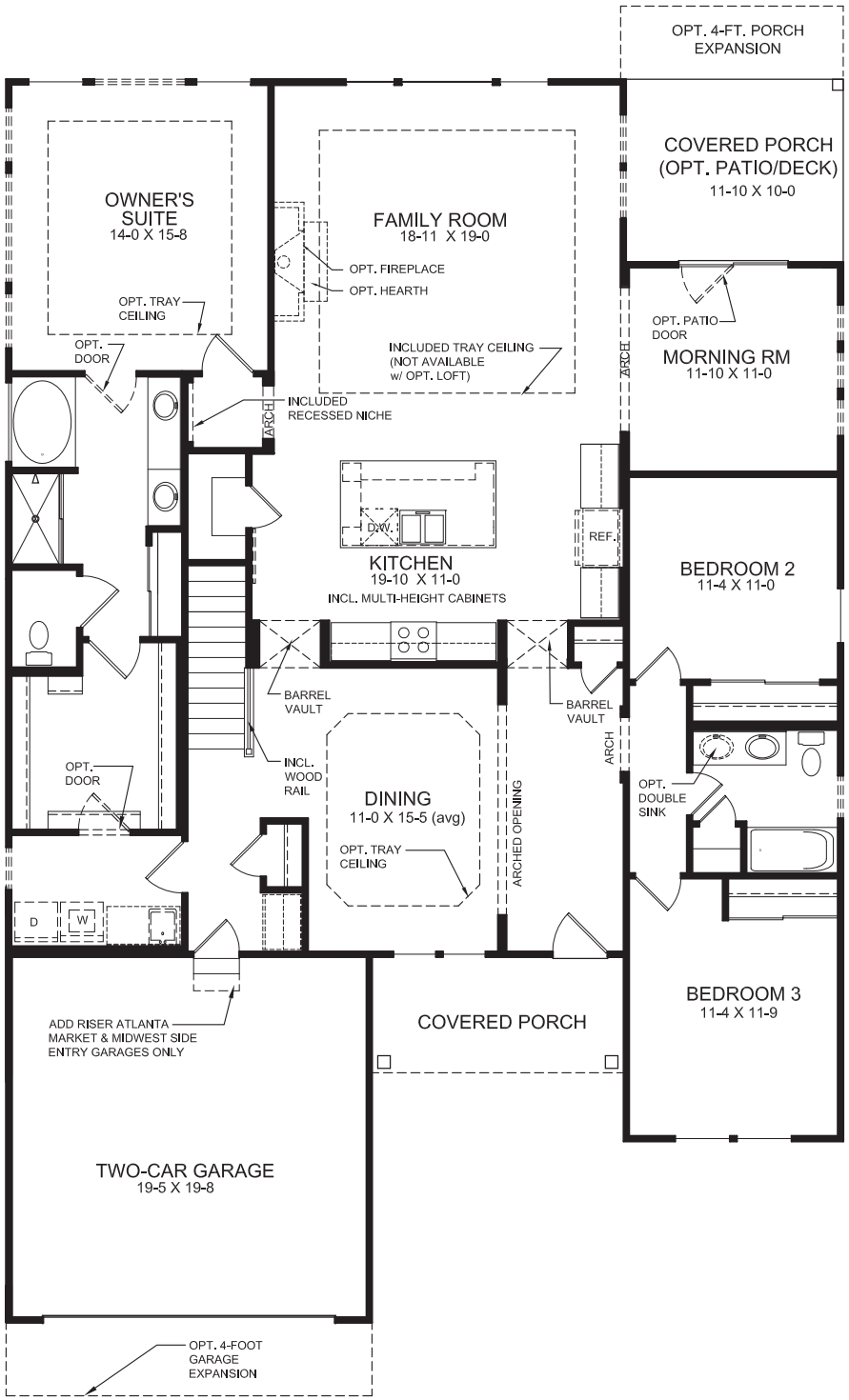
FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch with Optional Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level
- Optional Powder Room

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Our Plans Include You

FISCHER HOMES

BRADFORD

Masterpiece Collection

welcome home.

Approximately 2851 sq ft and Up



AMERICAN CLASSIC

(WITH OPTIONAL CURVED BRICK WING WALL & SIDE ENTRY GARAGE)

designed by:



PACIFIC CRAFTSMAN

(WITH OPTIONAL STONE VENEER & WOOD TRELLIS WING WALL)

designed by:



NANTUCKET RETREAT

(WITH OPTIONAL BRICK VENEER & WOOD TRELLIS WING WALL)

designed by:



VILLA TOSCANO

(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

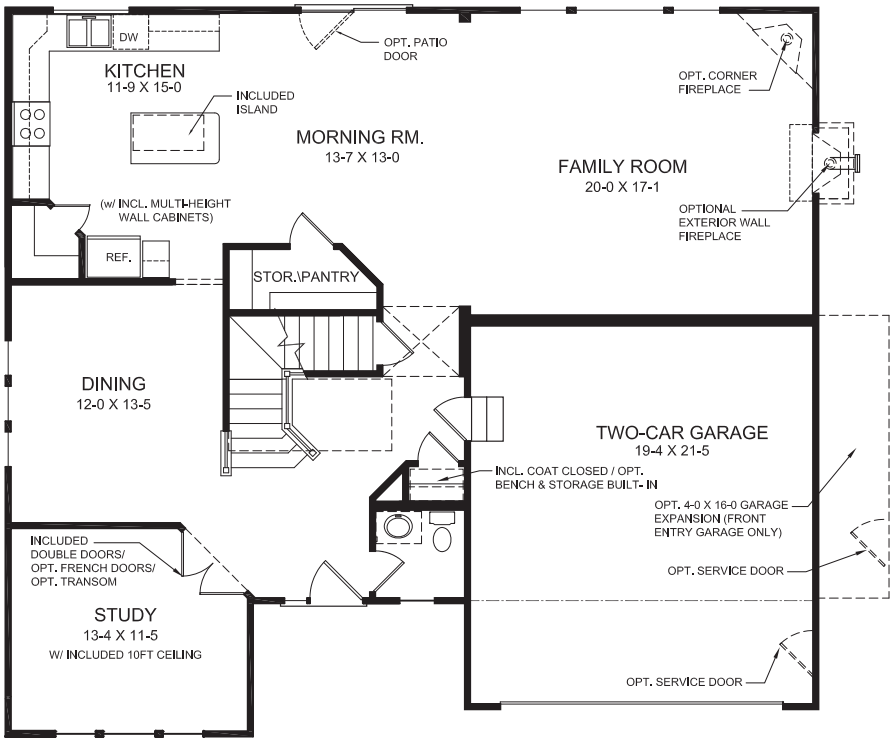
FISCHER HOMES

BRADFORD

Masterpiece Collection

welcome home.

Approximately 2851 sq ft and Up

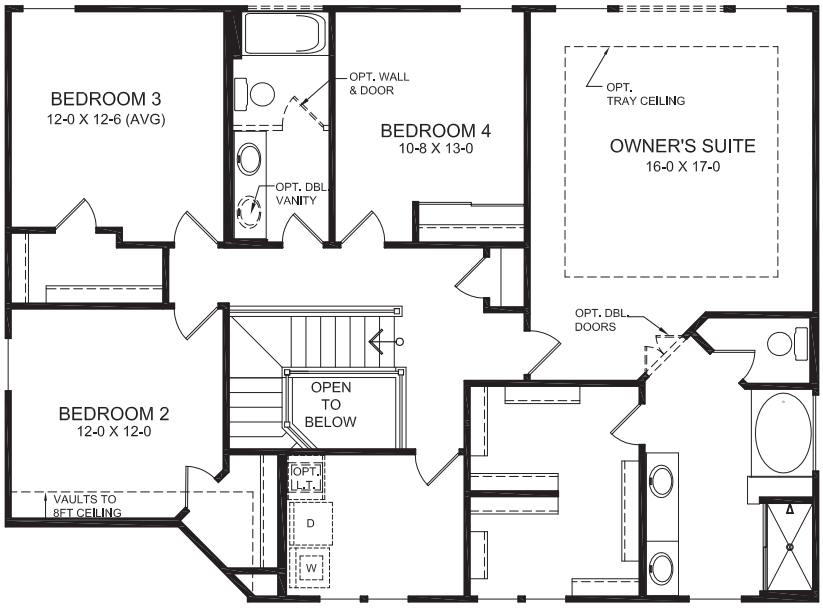


First Floor Design

(INCLUDES 9 FT. FIRST FLOOR CEILING HEIGHT)

First Floor Features

- Spacious Entry Foyer
- Study with Included 10 ft Ceiling Height
- Large Family Room Open to Kitchen/Morning Room
- Kitchen Features Included Island, Optional Furniture Island & Walk-In Pantry
- Alternate First Floor Design with Separate Living/Dining Rooms
- Alternate First Floor Design with Open Kitchen Design & Hearth Room
- Optional First Floor Guest Suite
- Oversized Coat/Storage Closet
- Optional Bay Window in Morning Room



Second Floor Design

Second Floor Features

- Generous Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Walk-in Closets in all Four Bedrooms
- Optional Divided Hall Bath
- Convenient and Spacious Second Floor Laundry
- Optional Third Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

FISCHER HOMES

ANDOVER

Masterpiece Collection

welcome home.

Approximately 2934 sq ft and Up



STRATFORD TUDOR

(WITH OPTIONAL DORMER & OPTIONAL CURVED BRICK WING WALL)

designed by:



CASA BELLA

(WITH OPTIONAL BRICK WALL EXTENSION WITH ARCHED OPENING)

designed by:



WESTERN CRAFTSMAN

(WITH OPTIONAL WOOD TRELLIS WING WALL WITH STONE VENEER BASE)

designed by:



NANTUCKET RETREAT

(WITH OPTIONAL BRICK WING WALL)

designed by:

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Our Plans Include You

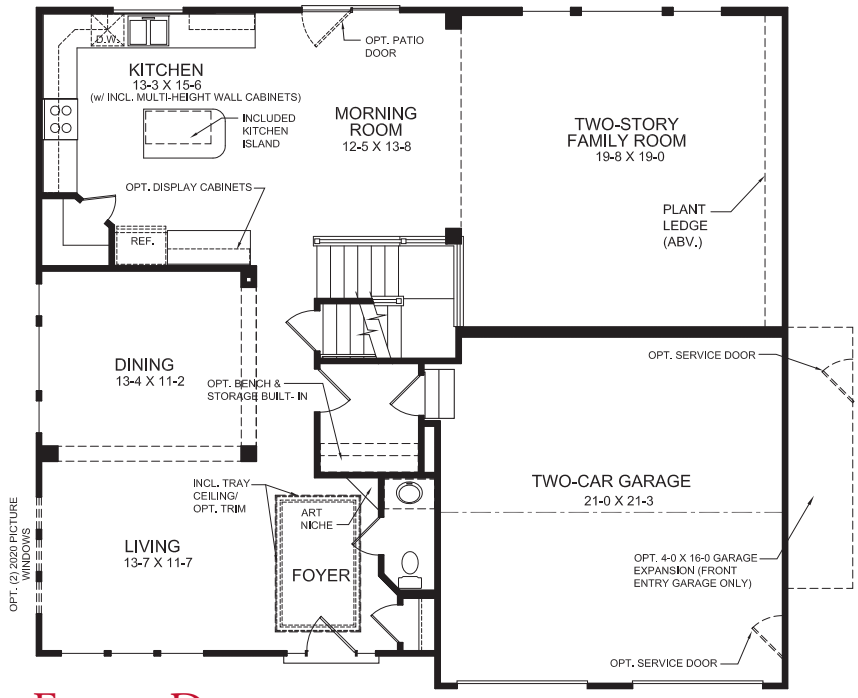
FISCHER HOMES

ANDOVER

Masterpiece Collection

welcome home.

Approximately 2934 sq ft and Up

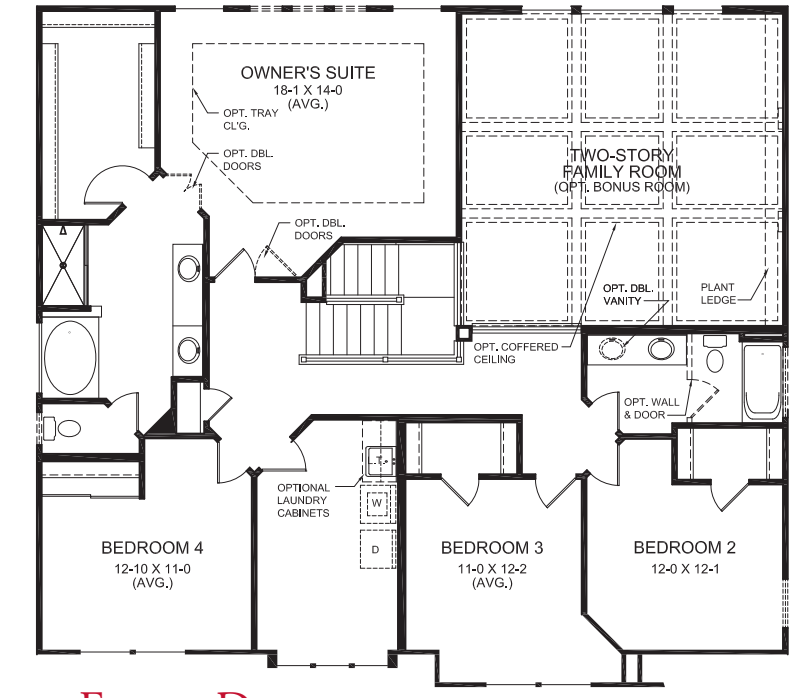


First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

First Floor Features

- Open Living/Dining Rooms with Optional Study in lieu of Living Room
- Open Kitchen & Morning Room with Large Corner Pantry and Included Island
- Optional Furniture Island
- Large Two-Story Family Room
- Optional Fireplace
- Included Family Foyer
- Optional Bay Window
- Alternate First Floor Design with Sunroom & Gourmet Kitchen Island
- Optional Coffered Ceiling in Family Room



Second Floor Design

Second Floor Features

- Generous Owner's Suite with Included Shower and Garden Tub in the Owner's Bath
- 4 Bedrooms
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Included Second Floor Laundry
- Optional Bonus Room or Guest Suite in lieu of Two-Story Family Room
- Optional Divided Hall Bath
- Optional Third Full Bath

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/21
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Our Plans Include You

FISCHER HOMES

MITCHELL

Masterpiece Collection

welcome home.

Approximately 2711 sq ft and Up



WESTERN CRAFTSMAN

(WITH OPTIONAL STONE VENEER, WITH OPTIONAL SIDE ENTRY GARAGE, & OPTIONAL. WOOD TRELLIS WING WALL)

designed by:



CAMBRIDGE COTTAGE

(WITH OPTIONAL STONE VENEER)

designed by:



AMERICAN CLASSIC

(WITH STONE VENEER & WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by:



COASTAL CLASSIC

(WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by:

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Our Plans Include You

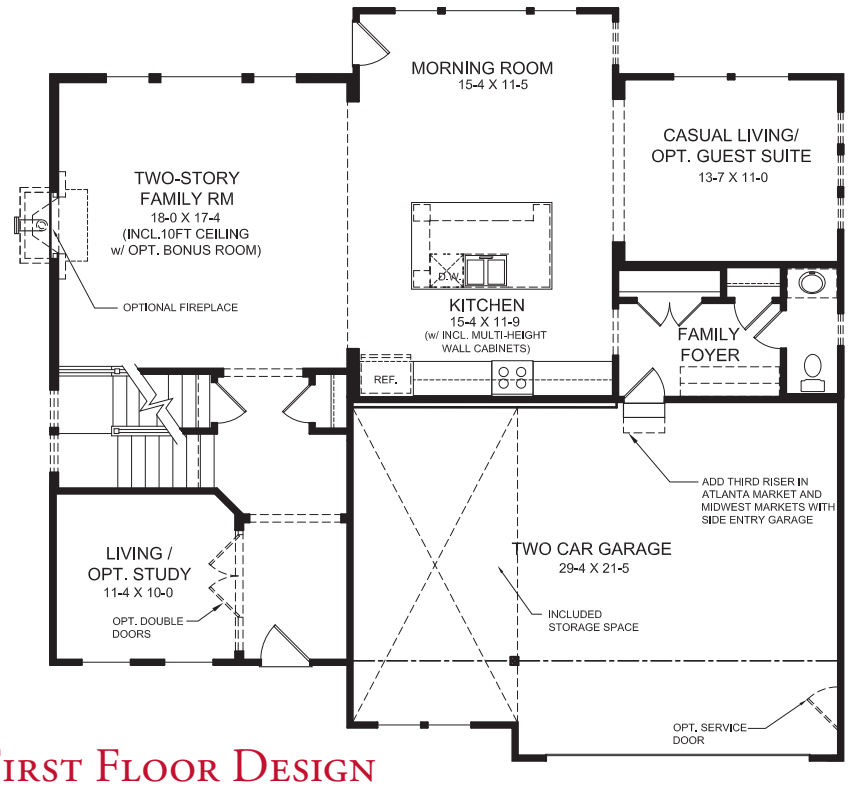
FISCHER HOMES

MITCHELL

Masterpiece Collection

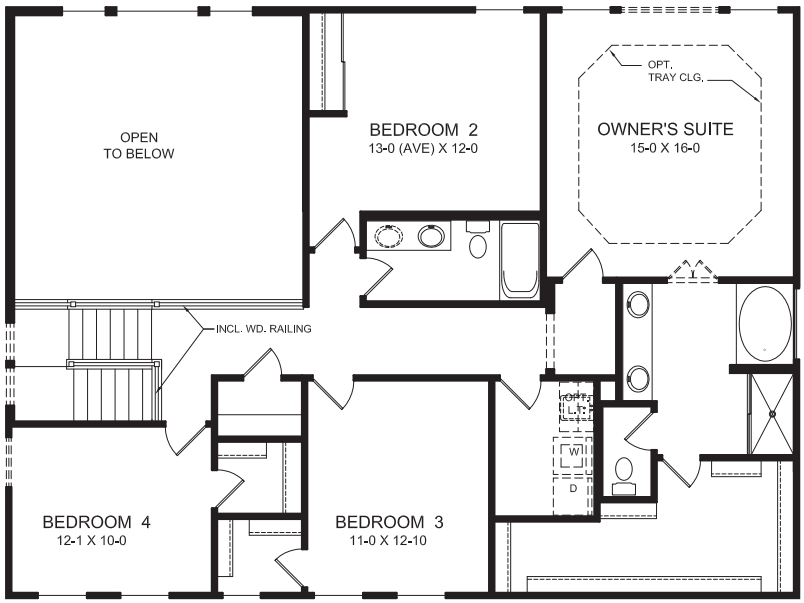
welcome home.

Approximately 2711 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



Second Floor Design

First Floor Features

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm/Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet and Optional Built-in Bench & Storage
- Included Over-sized Garage with Large Storage Area

Second Floor Features

- Spacious Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Large Owner's Walk-in Closet
- 4 Bedrooms
- Dynamic Views into Family Room from Second Floor Balcony
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional Third Full Bath

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

FISCHER HOMES

HAYDEN

Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up



GRANDE VISTA

designed by:



CAMBRIDGE COTTAGE

designed by:



WESTERN CRAFTSMAN

designed by:



AMERICAN CLASSIC

designed by:

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Our Plans Include You

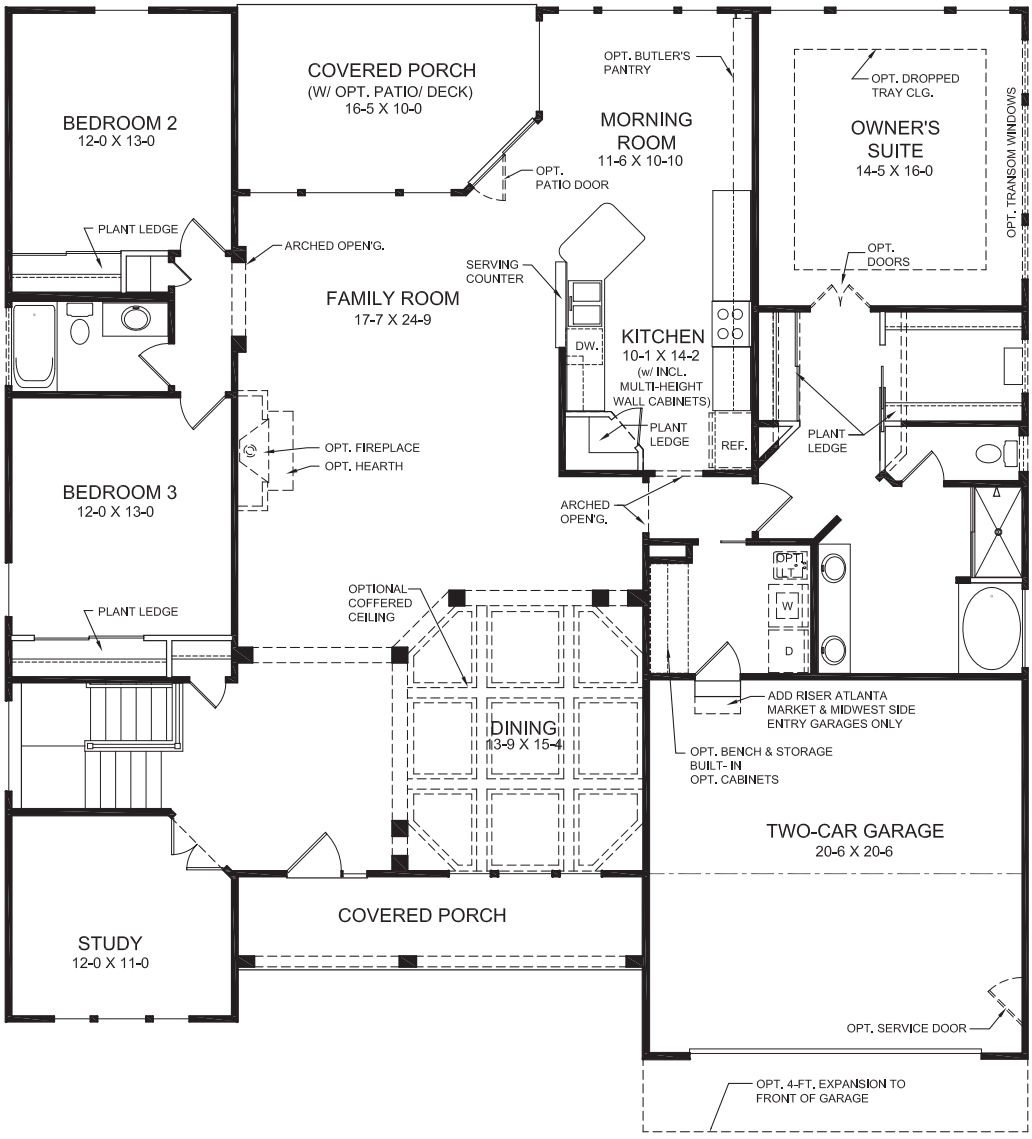
FISCHER HOMES

HAYDEN

Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up



First Floor Features

- Included 10 ft First Floor Ceiling Height
- Welcoming Entry Foyer
- Formal Dining Room
- Included Study
- Spacious Family Room with Optional Fireplace/Entertainment Center
- Light Filled Morning Room
- Included Covered Porch Off Kitchen
- Private Owner's Suite
- Owner's Bath Includes Separate Shower and Garden Tub
- Three Bedrooms
- Optional Open Kitchen with Included Island
- Alternate First Floor Design with Expanded Morning Room & Owner's Suite
- Optional Coffered Ceiling in Dining Room
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

First Floor Design

(INCLUDES 10 FT FIRST FLOOR CEILING HEIGHT)

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Our Plans Include You

FISCHER HOMES

LELAND

Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up



MODERN FARMHOUSE
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:



AMERICAN CLASSIC
(WITH BRICK VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:



COASTAL CLASSIC
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:



WESTERN CRAFTSMAN
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:

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Our Plans Include You

FISCHER HOMES

LELAND

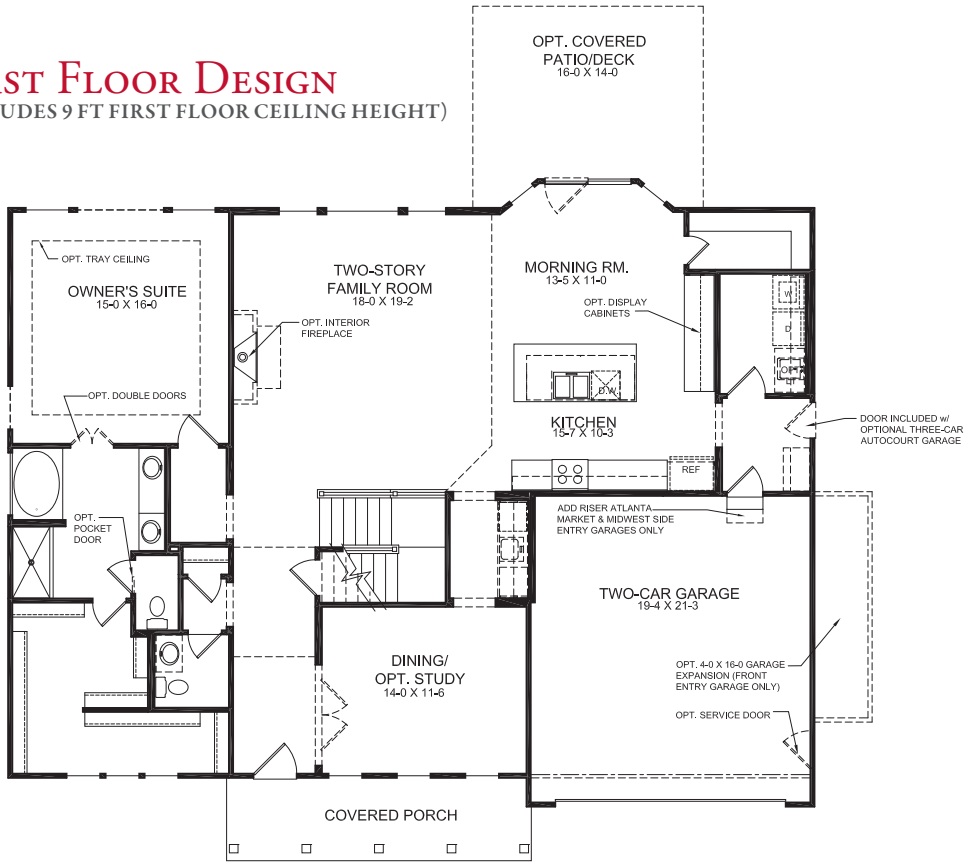
Masterpiece Collection

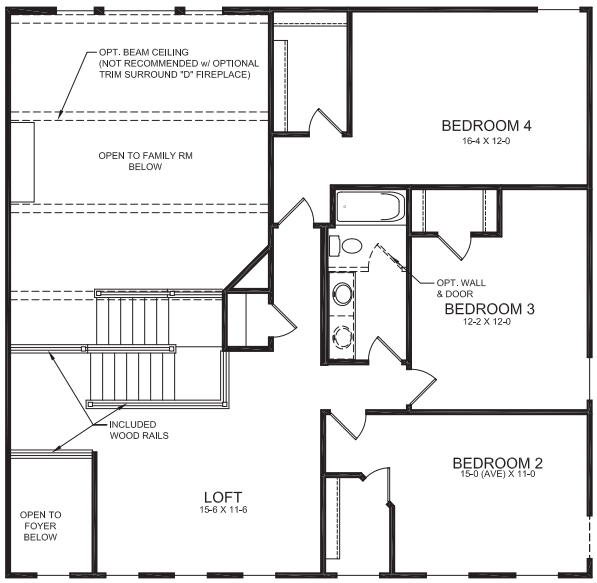
welcome home.

Approximately 3045 sq ft and Up

First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)





Second Floor Design

First Floor Features

- Included Two-Story Foyer
- Included First Floor Owner's Suite
- Variety of Owner's Bath Configurations
- Optional Owner's Suite Expansion
- Included Two-story Family Room with Optional Fireplace
- Included Dining Room/Optional Study
- Open Kitchen Design with Large Island with Seating
- Over-sized walk-in Pantry
- Optional Built-in Appliance Kitchen
- Included Morning Room Bay Window
- Convenient First Floor Laundry
- Included Family Foyer with Optional Built-in Bench & Storage
- Alternate First Floor with Expanded Kitchen Island and Light-Filled Morning Room/Hearth Room
- Optional Morning Room/Hearth Room Fireplace
- Alternate First Floor with First Floor Guest Suite with walk-in closet and Private Bath
- Optional Covered Rear Patio/Deck

Second Floor Features

- Three Spacious Bedrooms with walk-in Closets
- Open Loft Provides Additional Living Space
- Included Full Bath/ Optional 3rd Full Bath

EQUAL HOUSING OPPORTUNITY

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RVSD. 05/21
IM 10/20

Our Plans Include You

FISCHER HOMES

STANTON

Masterpiece Collection

welcome home.

Approximately 3343 sq ft and Up



ENGLISH ELEGANCE

designed by:



AMERICAN CLASSIC
(WITH OPTIONAL DORMERS)

designed by:



WESTERN CRAFTSMAN

designed by:



GRANDE VISTA
(WITH OPTIONAL DORMER)

designed by:

Images & Options Available at **fischerhomes**.com

Our Plans Include You

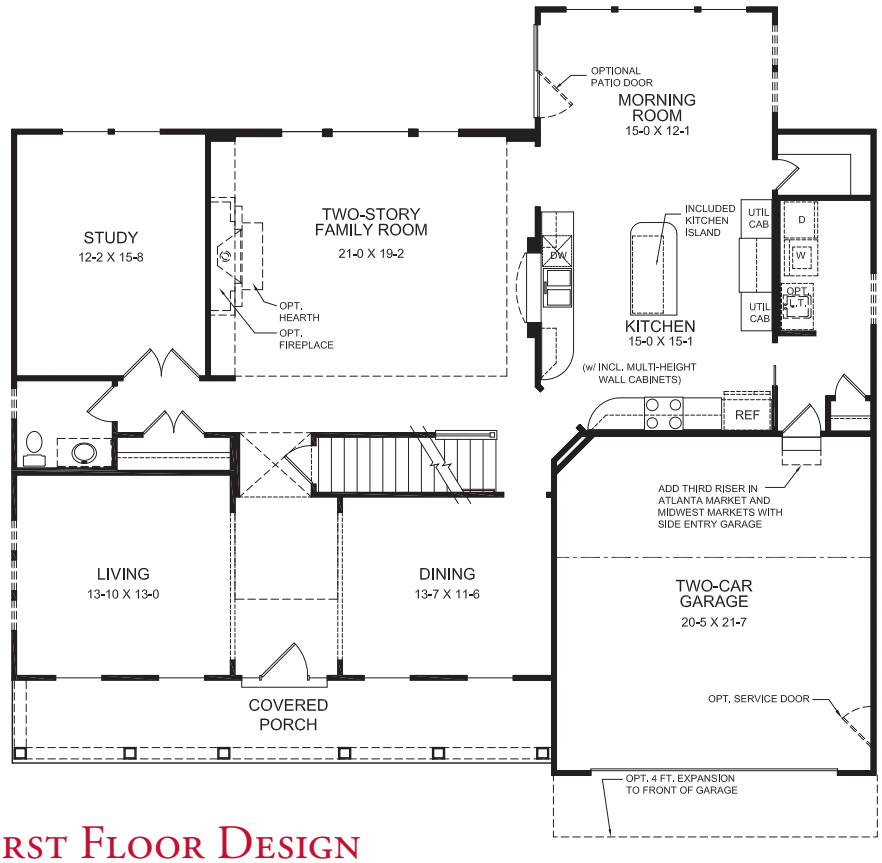
FISCHER HOMES

STANTON

Masterpiece Collection

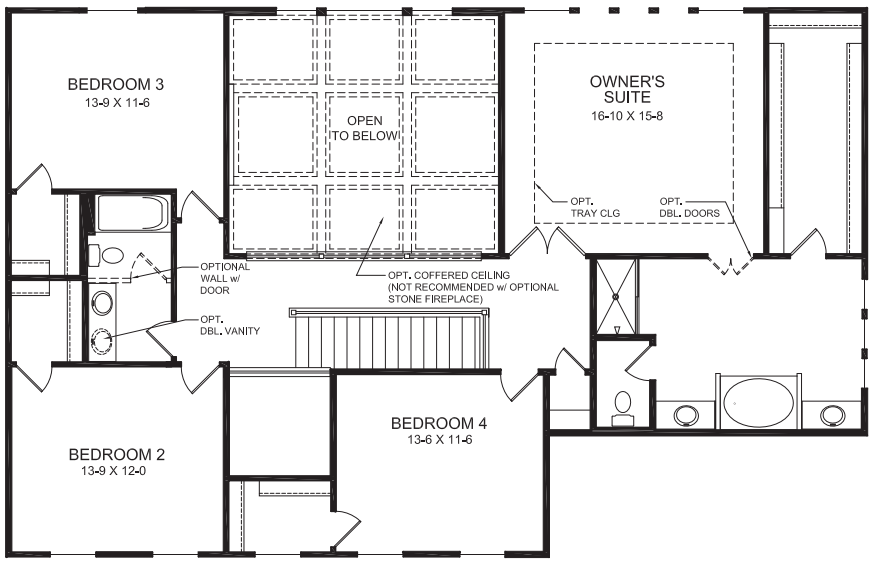
welcome home.

Approximately 3343 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



Second Floor Design

First Floor Features

- Soaring Two-Story Entry Foyer & Family Room
- Formal Dining and Living Rooms
- Private First Floor Study
- Spacious Kitchen with Walk-In Pantry and Light Filled Morning Room
- Convenient First Floor Laundry
- Optional Coffered Ceiling in Family Room
- Optional Guest Suite
- Optional Fireplace
- Optional Built-in Appliance Kitchen
- Optional Open Kitchen Design
- Optional Open Stair to Basement

Second Floor Features

- Owner's Suite with Oversized Walk-In Closet and Optional Light Filled Sitting Area
- Spacious Owner's Bath with Separate Shower, Garden Tub and Split Vanities
- 4 Bedrooms Each with Large Walk-In Closets
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Optional Third Full Bath
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

FISCHER HOMES

PAXTON

Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by:



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by:



COASTAL CLASSIC

designed by:



FRENCH MANOR

designed by:

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Our Plans Include You

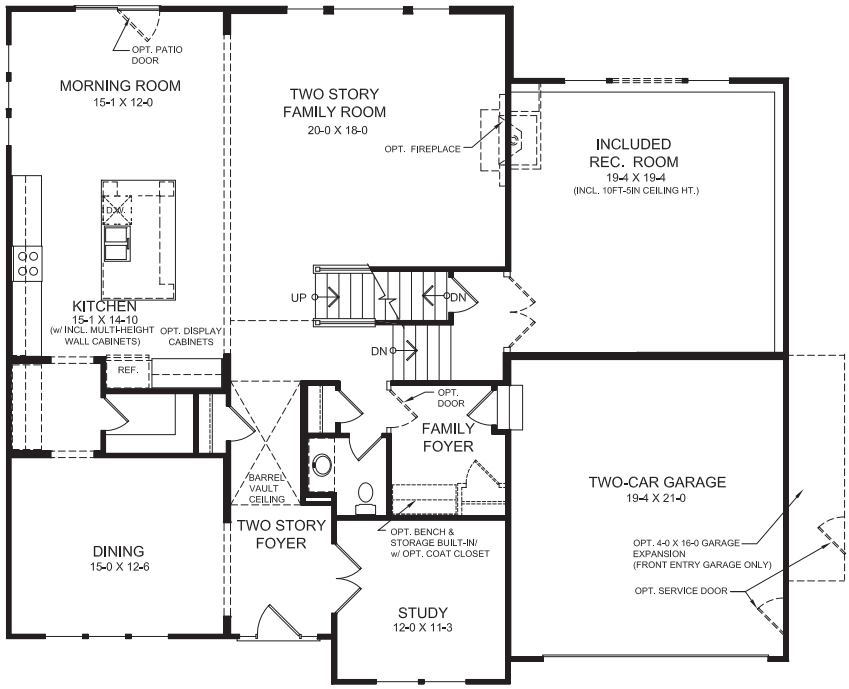
FISCHER HOMES

PAXTON

Masterpiece Collection

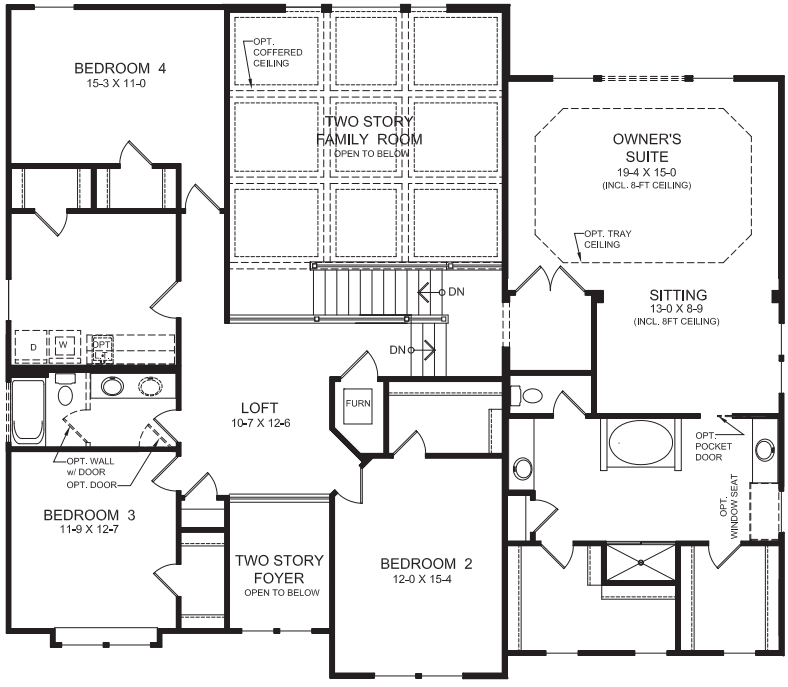
welcome home.

Approximately 4069 sq ft and Up



Main Level Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



Upper Level Design

Main Level Features

- Unique Five-Level Design
- Two Story Foyer and Family Room
- Large Open Kitchen Design with Walk-in Pantry
- Alternate Kitchen Design
- Optional 4 ft Expanded Morning Room
- Included Family Foyer
- Included Dining Room and Study
- Optional First Floor Laundry
- Included Recreation Room One Level Down from Family Room

Owner's Level Features

- Owner's Retreat Located on its Own Private Level with Included Sitting Room & Dual Walk-in Closets
- Optional Two-sided Fireplace
- Spacious Owner's Bath with Separate Shower and Tub
- Variety of Owner's Bath Options Including Platform Tub and Oversized Deluxe Shower
- Alternate Owner's Suite Design with Private Sitting Room.

Upper Level Features

- Three Additional Bedrooms with Walk-in Closets
- Included Loft Overlooking Foyer and Family Room Below
- Spacious Laundry/Hobby Room with Walk-in Closet
- Included Fifth Bedroom with Optional First Floor Laundry
- Optional Divided Hall Bath
- Optional Third Bath

EQUAL HOUSING OPPORTUNITY

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Our Plans Include You

THE PEARSON
MASTERPIECE COLLECTION

3529+ SQFT	2 Story	4-5 Bedrooms	2.5-5.5 Baths



Photos, Options, Virtual Tours & More

Modern Farmhouse



American Classic



Coastal Cottage



English Elegance

VIEW FLOORPLANS ON FISCHERHOMES.COM

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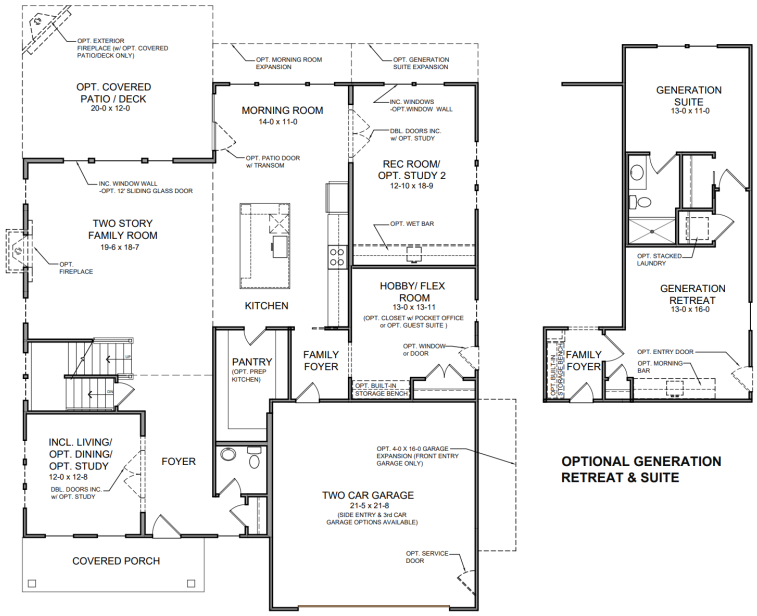
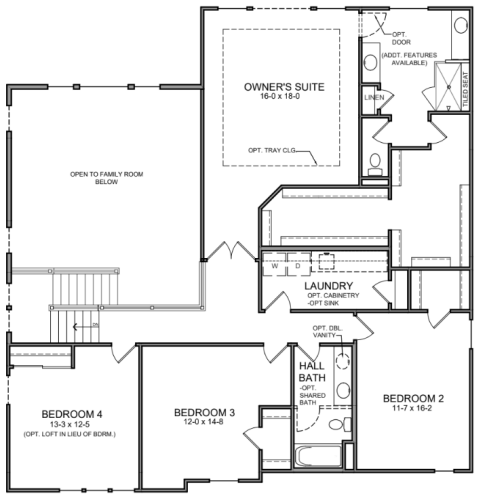
RVSD 03/23

THE PEARSON
MASTERPIECE COLLECTION

Main Level



Upper Level



Main Level Features

- Included Two-Story Family Room with Window Wall
- Three First Floor Flex Spaces
- Open Kitchen Design with Large Island with Seating
- Over-sized Walk-in Pantry

Upper Level Features

- Private Owner's Suite with Expansive Walk-in Closet
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Optins
- Convenient Second Floor Laundry w/ Optional Direct Access from Owner's Walk-in Closet
- Four Large Bedrooms

Optional Designs

- Two Study Locations
- Pocket Office
- First Floor Guest Suite with Private Bath
- Generation Retreat with Private Bedroom/Bath, Included Living Space, Morning Bar, Private Entry from Exterior
- Built-in Appliance Kitchen
- Prep Kichen
- Morning Room Expansion
- Outdoor Living Space and Exterior Fireplace
- Divided Hall Bath
- Shared Bath
- Third Full Bath
- Bonus Room in lieu of Two-Story Family Room

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FISCHER HOMES

THE HUXLEY

MASTERPIECE COLLECTION

3114 SQFT	2 Story	4-5 Bedrooms	2.5-5.5 Baths



Photos, Options, Virtual Tours & More

Modern Farmhouse



French Manor



Coastal Cottage



English Elegance

VIEW FLOORPLANS ON FISCHERHOMES.COM

EQUAL HOUSING OPPORTUNITY

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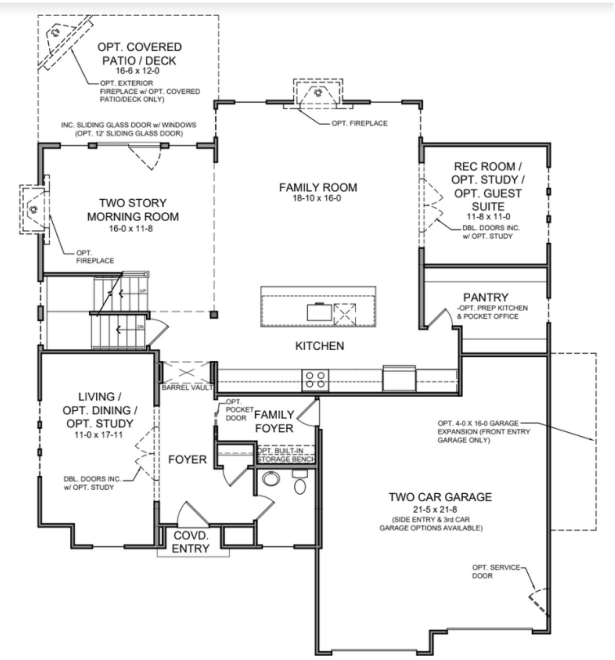
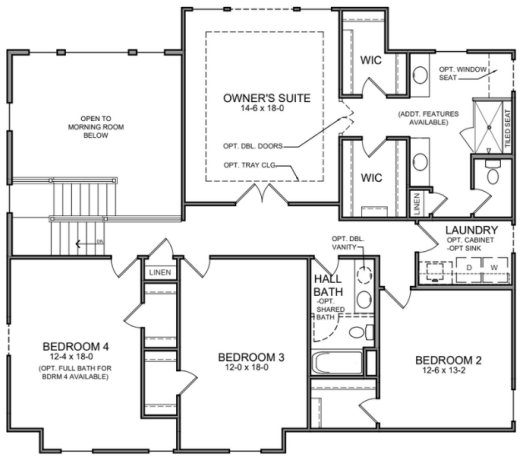
RVSD 03/23

THE HUXLEY
MASTERPIECE COLLECTION

Main Level



Upper Level



Main Level Features

- Light-filled Two-Story Morning Room
- Open Kitchen Design with Large Island with Seating
- Over-sized Walk-in Pantry
- Two First Floor Flex Spaces

Upper Level Features

- Large Owner's Suite with Two Walk-in Closets
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Options
- Convenient Second Floor Laundry w/ Optional Direct Access from Owner's Walk-in Closet
- Four Bedrooms, each with Large Walk-in Closets

Optional Designs

- Built-in Appliance Kitchen
- Prep Kitchen
- Gourmet Prep Kitchen with Sink, Dishwasher, Microwave, Refrigerator and Range
- Pocket Office
- Two Study Locations
- First Floor Guest Suite with Private Bath
- Outdoor Living Space & Exterior Fireplace
- Divided Hall Bath
- Shared Bath
- Third Full Bath

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RVSD 03/23

FISCHER HOMES

THE BECKETT

MASTERPIECE COLLECTION

3732+ SQFT	2 Story	4-5 Bedrooms	2.5-5.5 Baths



Photos, Options, Virtual Tours & More

Modern Farmhouse



American Classic



Coastal Cottage



English Elegance

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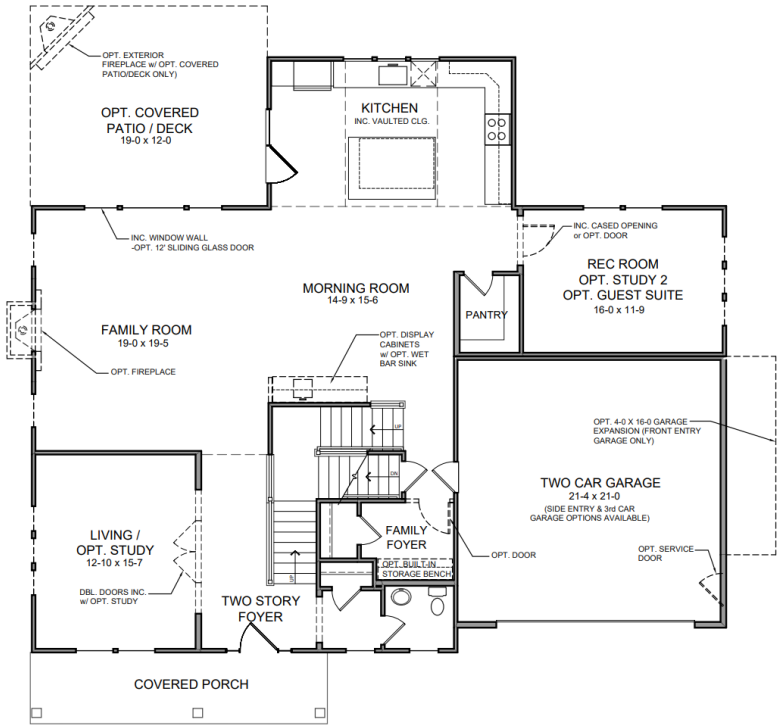
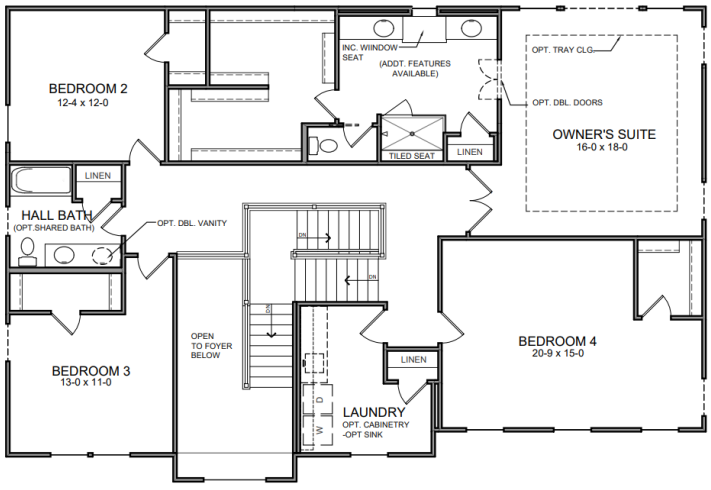
RVSD 02/23

THE BECKETT
MASTERPIECE COLLECTION

Main Level



Upper Level



Main Level Features

- Two-Story Entry
- Included 10ft Ceiling and 8ft doors on First Floor
- Convenient Three-way Stair
- Light-filled kitchen Design with Vaulted Ceiling and Large Island with Seating
- Large Walk-in Pantry
- Spacious Family Room with Included Window Wall and Optional Fireplace
- Two First Floor Flex Spaces

Upper Level Features

- Private Owner's Suite with Expansive Walk-in Closet
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Options
- Convenient Second Floor Laundry
- Four Large Bedrooms, each with Large Walk-In Closets

Optional Designs

- Built-in Appliance Kitchen
- First Floor Guest Suite with Private Bath
- Morning Room Display Cabinets/Wet Bar
- Outdoor Living Spaces & Exterior or Fireplace
- Shared Bath
- Third Full Bath

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FISCHER HOMES

EDENTON

Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by:

Images & Options Available at **fischerhomes**.com

Our Plans Include You

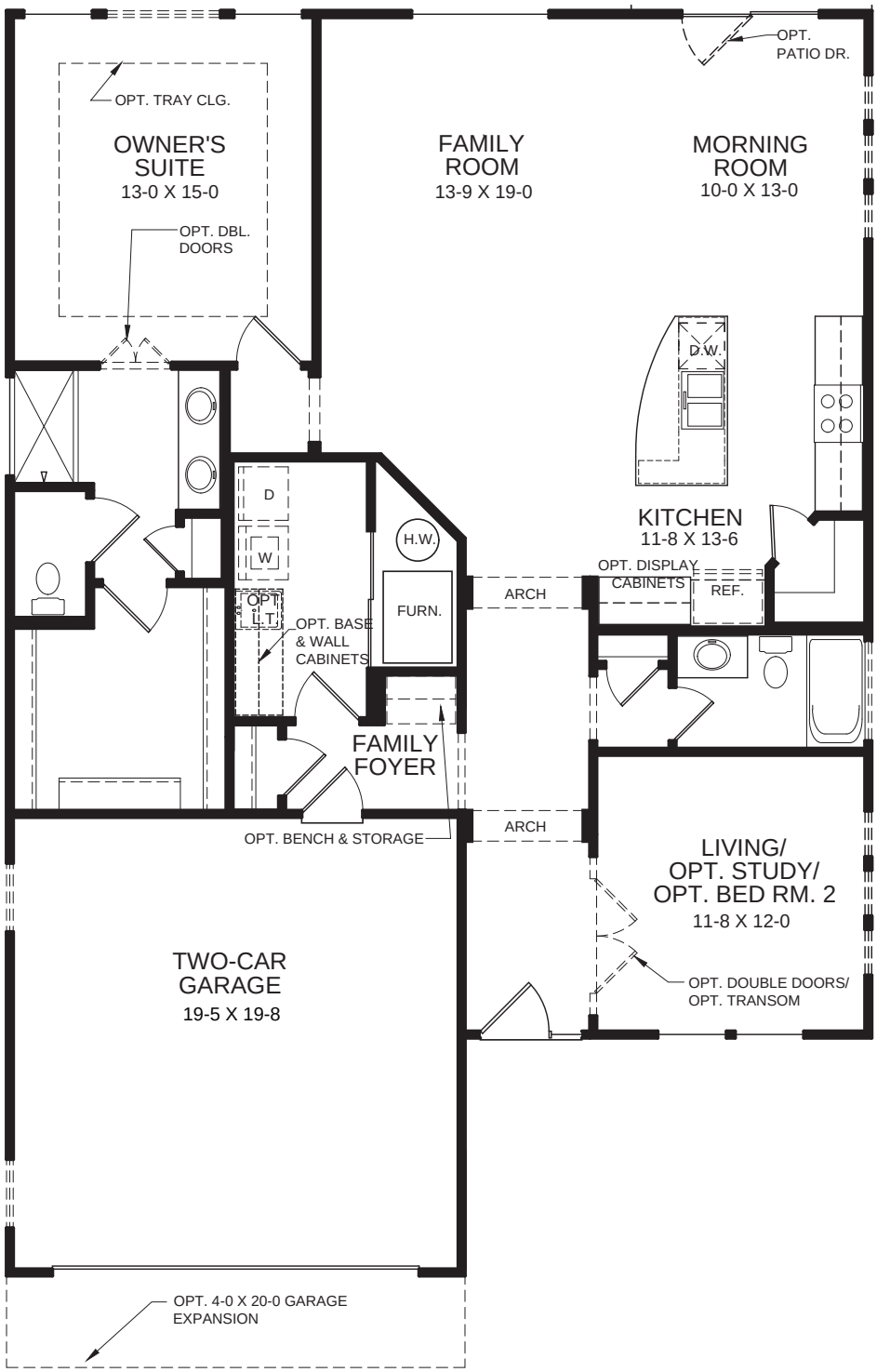
FISCHER HOMES

EDENTON

Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- One Bedroom Home with Living/Optional Study/Optional Bedroom #2 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/ Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

EQUAL HOUSING OPPORTUNITY

Images & Options Available at fischerhomes.com

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RVSD. 03/22
IM 02/21

Our Plans Include You

FISCHER HOMES

AMELIA

Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by:

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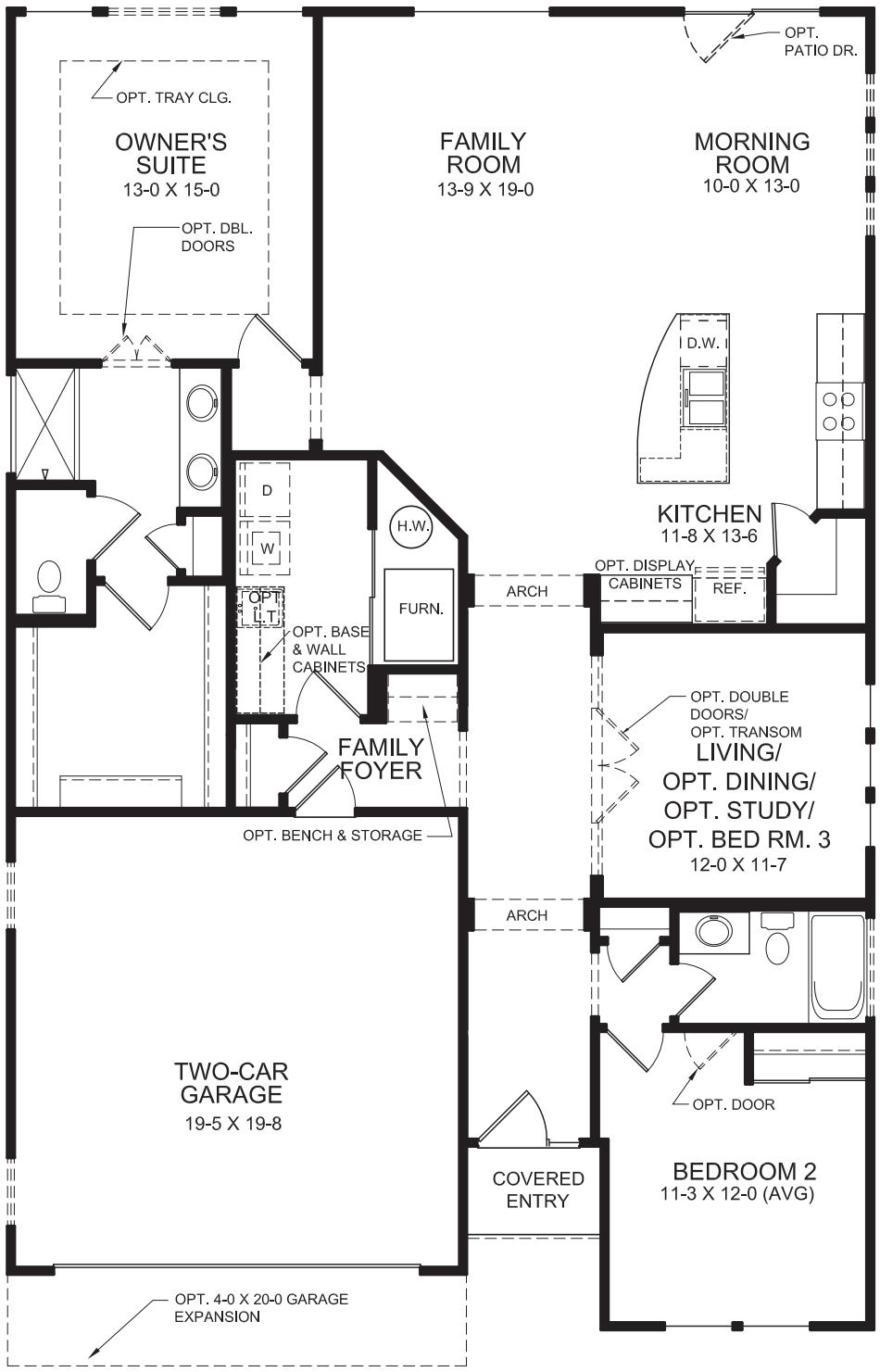
Our Plans Include You

FISCHER HOMES

AMELIA
Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up



First Floor Design
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Two Bedroom Home with Living/ Dining/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/ Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

EQUAL HOUSING OPPORTUNITY

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RVSD. 03/22
IM 02/21

Our Plans Include You

FISCHER HOMES

KIAWAH

Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL STONE)Z

designed by:

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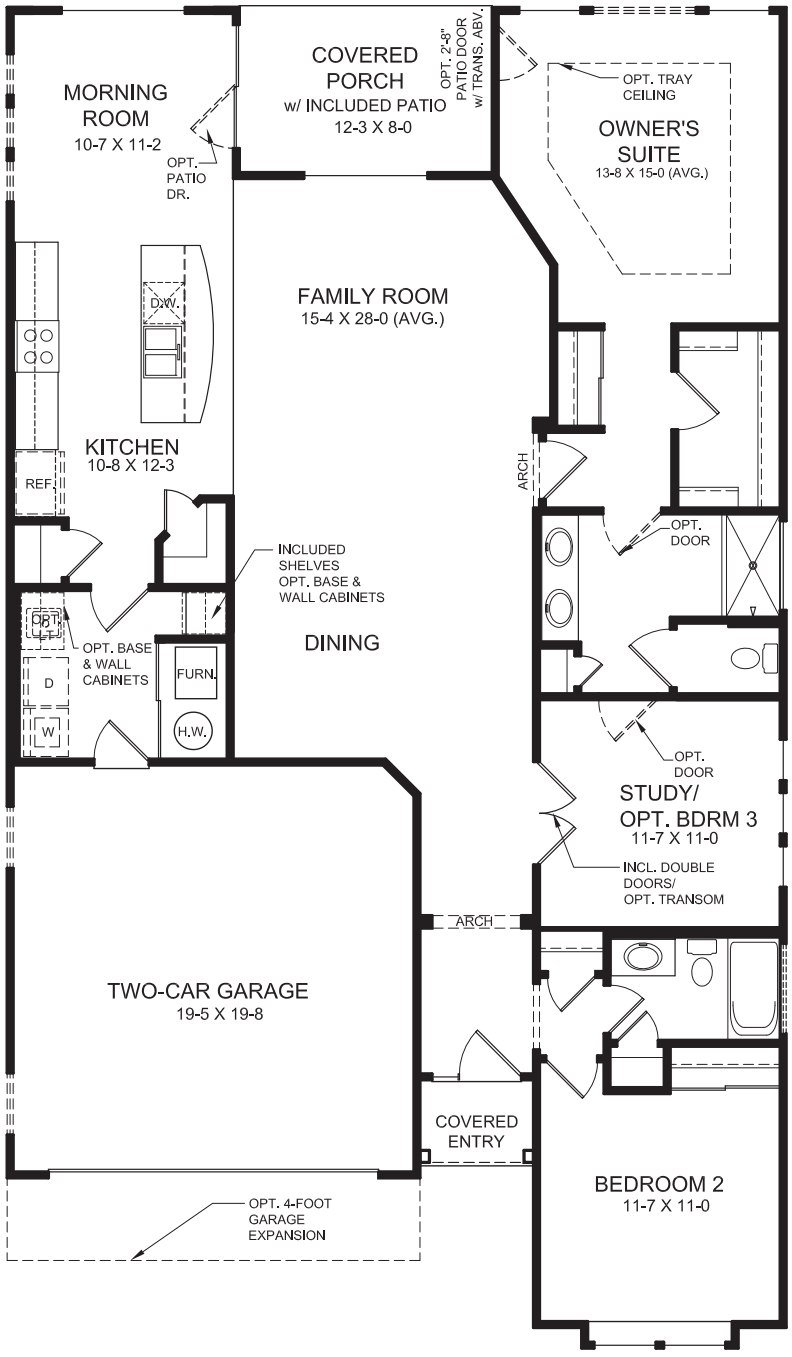
Our Plans Include You

FISCHER HOMES

KIAWAH
Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up



Plan Features

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Included Casual and Formal Dining Spaces
- Open Kitchen Design with Island Seating and Pantry
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Study/ Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

First Floor Design
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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IM 02/21

Our Plans Include You

FISCHER HOMES

WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by:

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Our Plans Include You

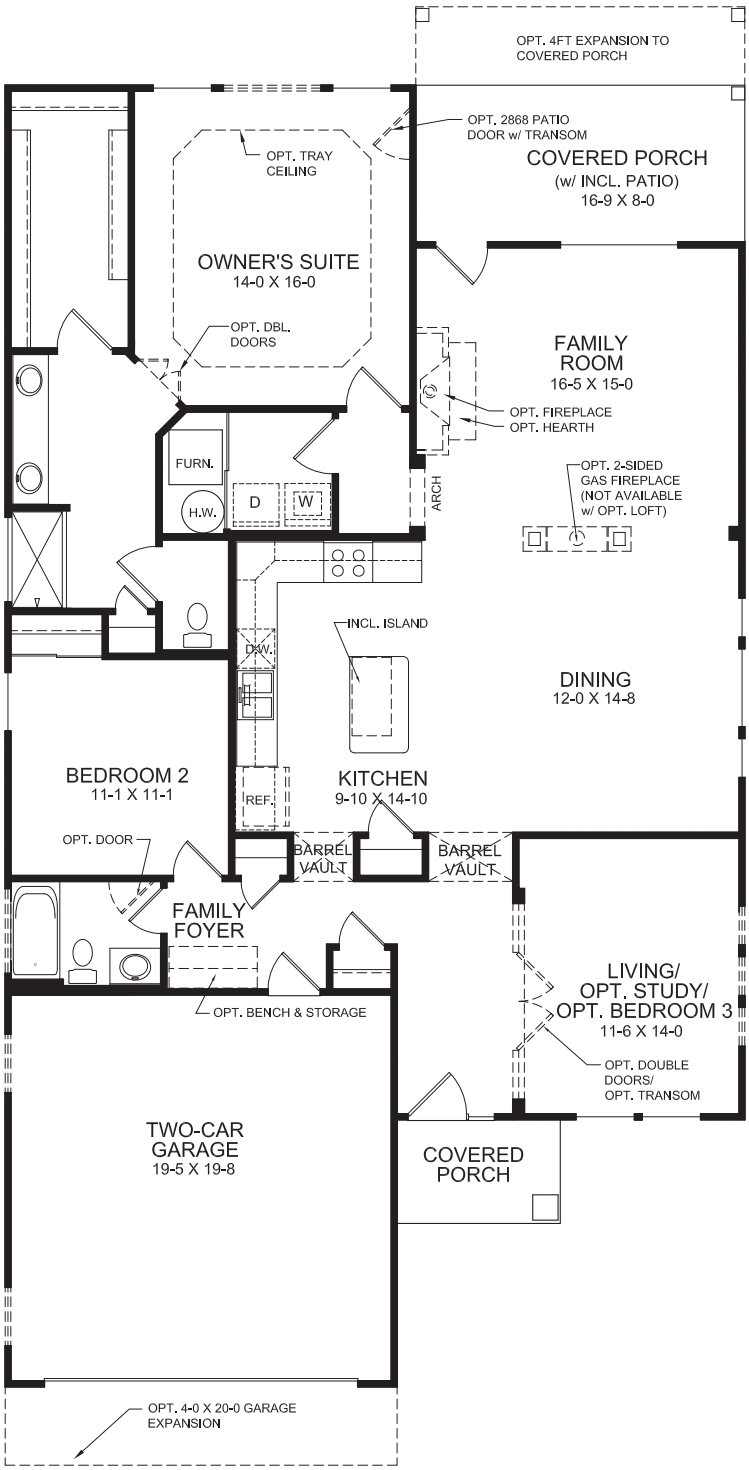
FISCHER HOMES

WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

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IM 03/21

Our Plans Include You

FISCHER HOMES

MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL BRICK)

designed by:

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Our Plans Include You

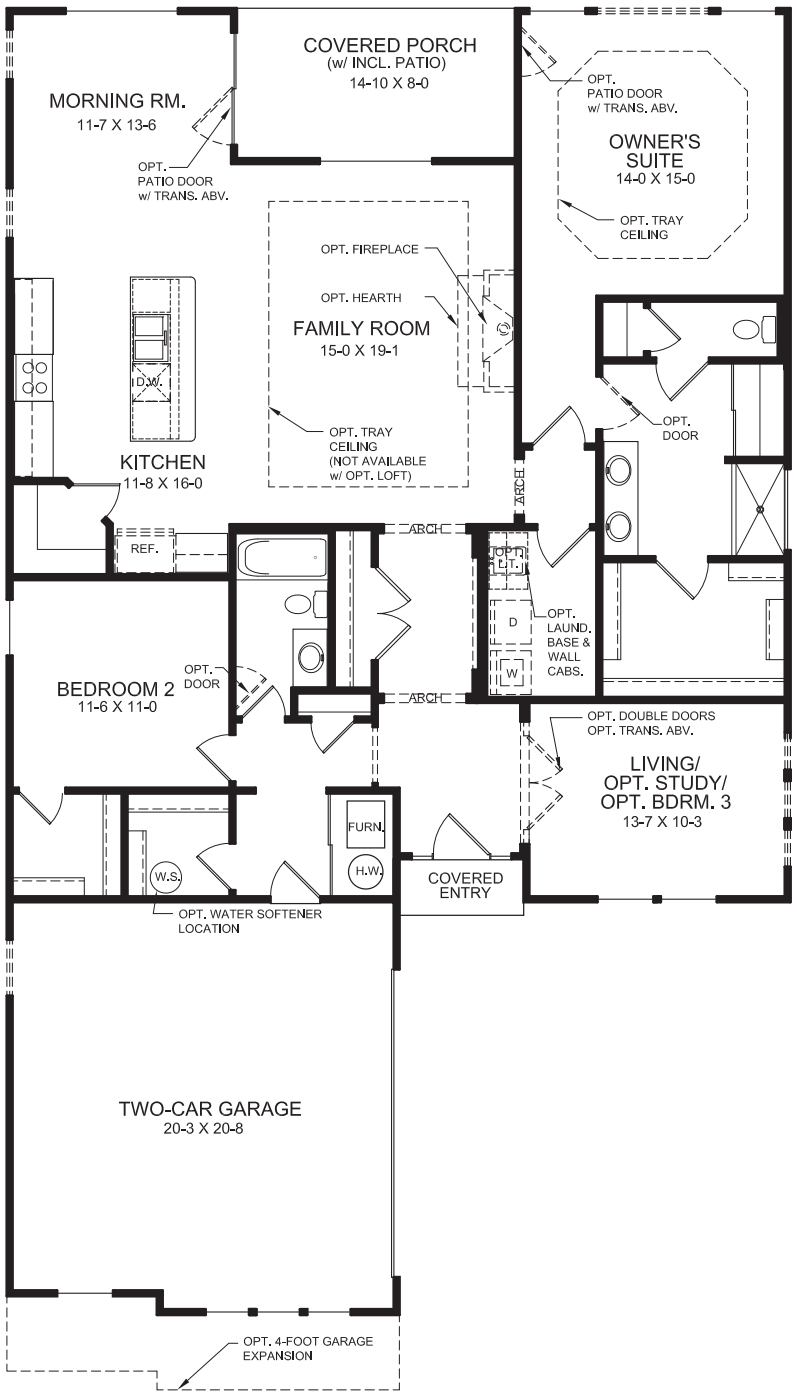
FISCHER HOMES

MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Large Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Optional Built-in Appliance Kitchen
- Spacious Family Room with Optional Tray Ceiling
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

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RVSD. 03/22
IM 02/21

Our Plans Include You

FISCHER HOMES

WINTHROP

Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:



COASTAL COTTAGE
(WITH OPTIONAL BRICK)

designed by:

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Our Plans Include You

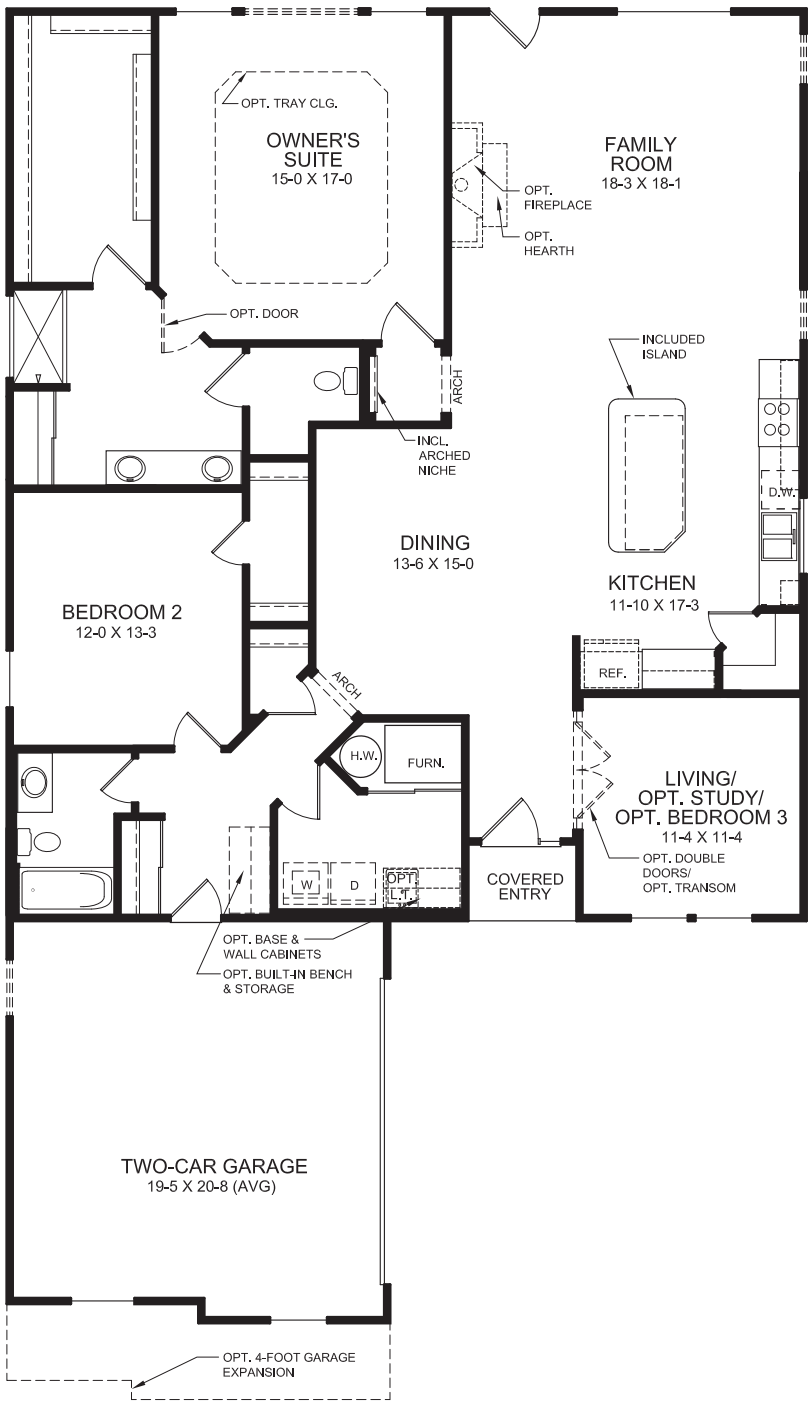
FISCHER HOMES

WINTHROP

Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Large Kitchen Island with Seating and Corner Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/ Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

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Our Plans Include You

FISCHER HOMES

BAYBRIDGE

Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up



ENGLISH ELEGANCE

designed by: FH



FRENCH MANOR

(WITH OPTIONAL STONE & BRICK)

designed by: FH

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Our Plans Include You

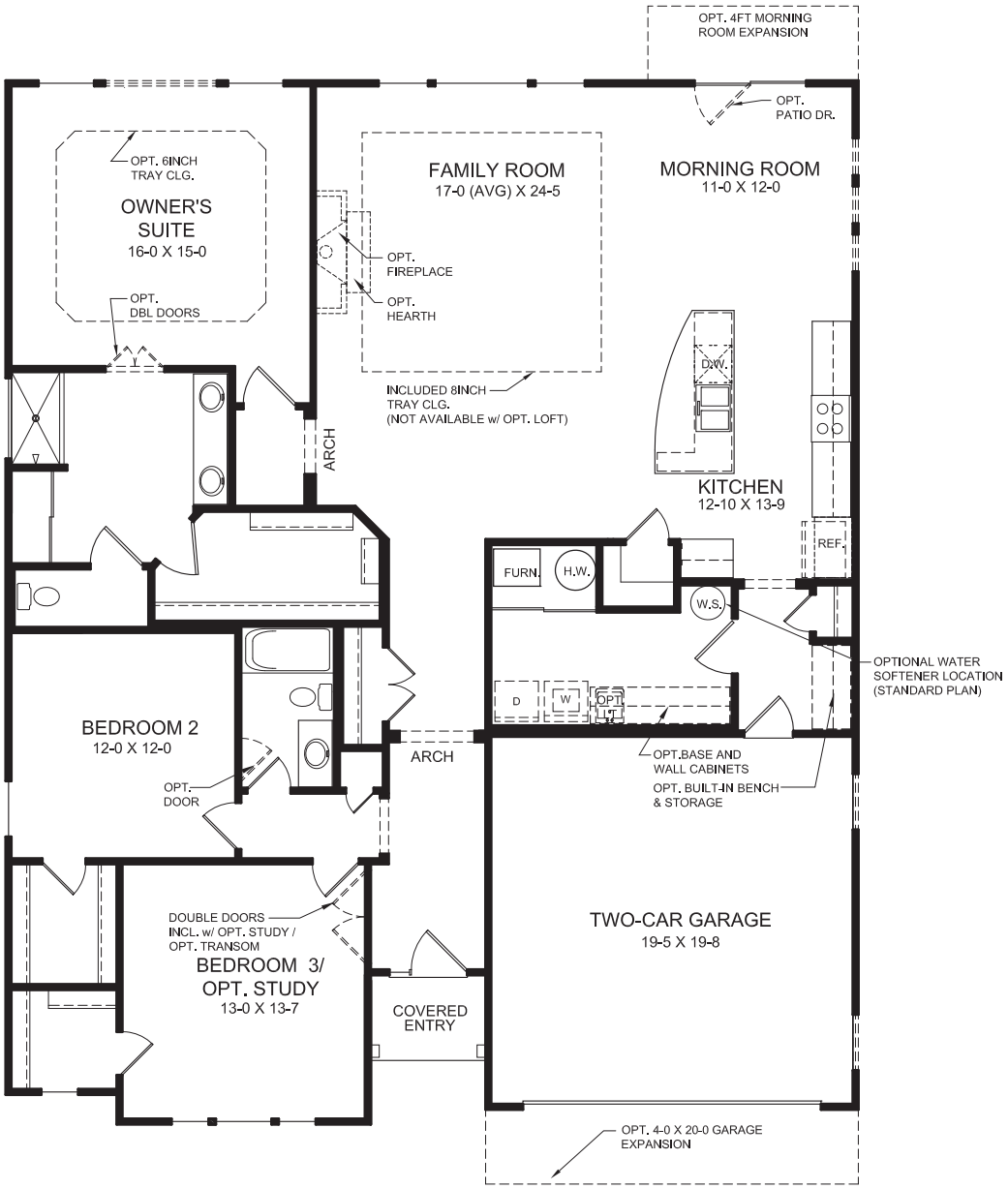
FISCHER HOMES

BAYBRIDGE

Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up



Plan Features

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/ Deck
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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IM 02/21

Our Plans Include You

FISCHER HOMES

PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK)

designed by: FH



AMERICAN CLASSIC

designed by: FH



COASTAL CLASSIC
(WITH OPTIONAL STONE)

designed by: FH

Images & Options Available at **fischerhomes**.com

Our Plans Include You

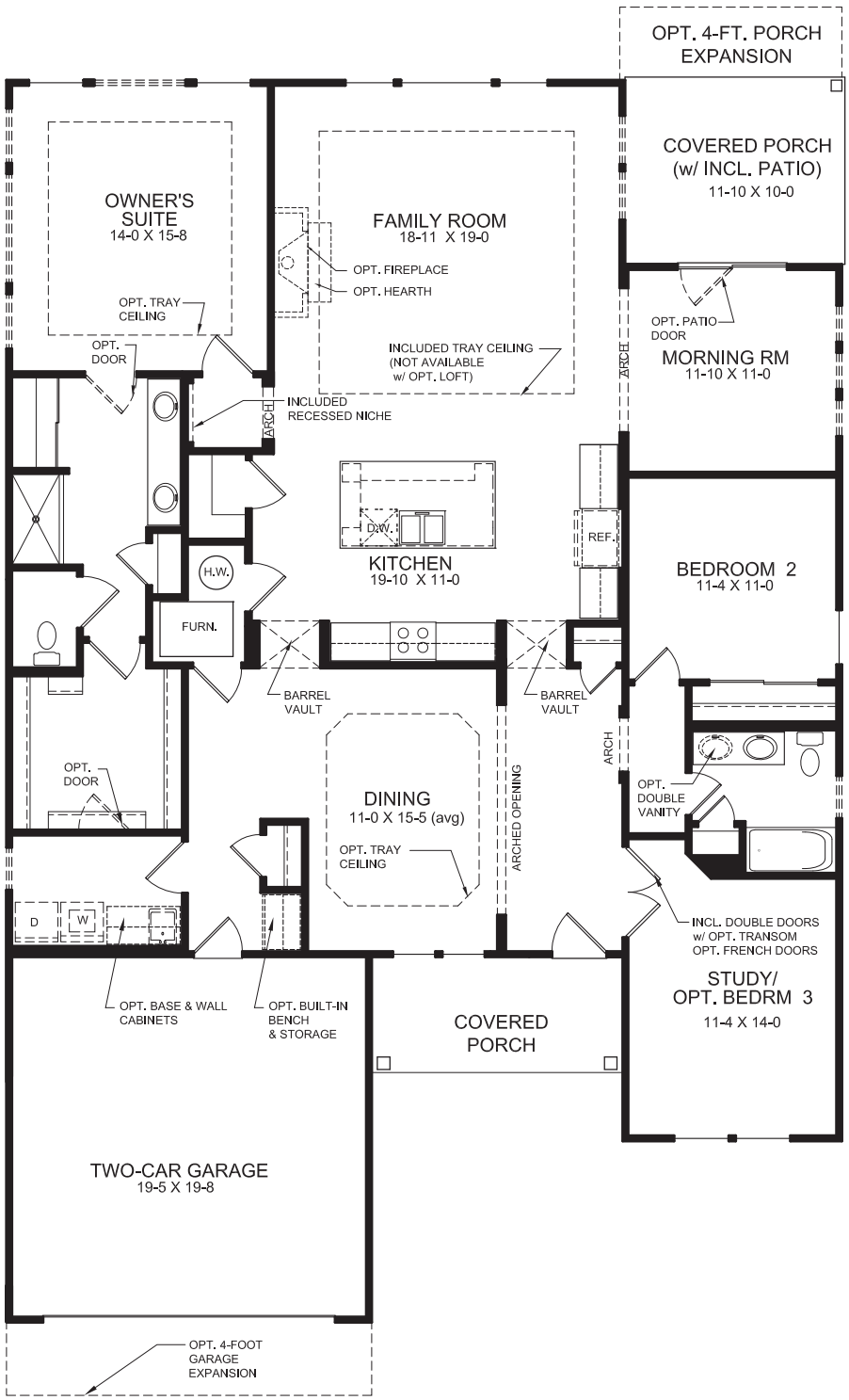
FISCHER HOMES

PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

Plan Features

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer with Optional Drop Zone Built-ins
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

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RVSD. 03/22
IM 02/21

Our Plans Include You

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS
CITY OF SPRINGBORO PLANNING COMMISSION

☐ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☑ RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☑ Owner
☐ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Paul Yeakel - MH III 100 SOUTH PIONEER, LLC

Address: 300 Conshohocken State Rd., Ste. 200
West Conshohocken, PA 19428

Telephone No. (484) 362 - 2942

Fax No. (____) _____

Email Address: pyeakel@haydenrei.com

RECEIVED
MAY 22 2023
Springboro Planning Department

PROPERTY OWNER NAME (IF OTHER): _____

Address: _____

Telephone No. (_____) _____

Property Address or General Location: 100 S Pioneer Blvd., Springboro, OH 45066

Parcel Number(s): 04-19-228-001 & 04-20-479-004-0 Zoning District: ED

Proposed Use: N/A

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

Paul Yeakel
(Signature of Applicant and/or Agent)

5/11/23
(Date)

PAUL YEAKEL
Printed Name

MINOR SUBDIVISION PLAT
SPRINGBORO BUSINESS PARK
SECTION THREE
RE-SUBDIVISION OF LOT 6
AND
SECTION 2
PART OF LOT 5
SITUATE IN
SECTION 19 AND 20, TOWN 2, RANGE 5
CITY OF SPRINGBORO
WARREN COUNTY, STATE OF OHIO

DEED REFERENCE:

SITUATED IN SECTION 19 & 20, TOWN 2, RANGE 5, CITY OF SPRINGBORO, WARREN COUNTY, OHIO, CONTAINING 38.840 ACRES AND BEING ALL OF THE 38.840 ACRE LOT 6, SPRINGBORO BUSINESS PARK SECTION THREE, PLAT BOOK 16, PAGE 29, AND CONTAINING 1.380 ACRES AND BEING PART OF THE 5.312 ACRE LOT 5, PLAT NAME SPRINGBORO BUSINESS PARK SECTION TWO, PLAT BOOK 15, PAGE 26, AS CONVEYED TO MH III SOUTH PIONEER LLC AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT #2023-002082.

PUBLIC SANITARY SEWER EASEMENT

ANY "PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT IS GRANTED IN FAVOR OF THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS. THE EASEMENT GRANTS WARREN COUNTY, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SANITARY SEWERS, FORCE MAINS, PUMP STATIONS, AND ALL NECESSARY RELATED ABOVE AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED FOR PUBLIC USE FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) MODIFY THE AMOUNT OF COVER OVER THE UTILITY LINES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

PUBLIC WATERLINE EASEMENT

ANY "PUBLIC WATERLINE EASEMENT" AS SHOWN ON THIS PLAT IS GRANTED IN FAVOR OF THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS. THE EASEMENT GRANTS WARREN COUNTY, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE WATERLINES, AND ALL NECESSARY RELATED ABOVE AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED FOR PUBLIC USE FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) MODIFY THE AMOUNT OF COVER OVER THE UTILITY LINES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

DRAINAGE STATEMENT:

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. EASEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS "DRAINAGE EASEMENTS".

THE WARREN COUNTY COMMISSIONERS AND THE BOARD OF TOWNSHIP TRUSTEES ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF- WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MAINS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY, THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

OWNER'S CONSENT AND DEDICATION:

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT."

"ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD."

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO CHARTER-TIME WARNER CABLE, CINCINNATI BELL TELEPHONE, DUKE ENERGY ELECTRIC OHIO, DUKE ENERGY GAS OHIO AND POINT BROADBAND FIBER.

____

ANTHONY J, HAYDEN, PRESIDENT
MH III 100 SOUTH PIONEER, LLC

CERTIFICATE OF NOTARY PUBLIC:
STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS______DAY_______________OF 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME ANTHONY J. HAYDEN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE) (PRINT NAME HERE)

NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES

ZONING INSPECTOR APPROVAL:

WARREN COUNTY, CITY OF SPRINGBORO ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS DAY OF , 2023.

____

WARREN COUNTY, CITY OF SPRINGBORO ZONING INSPECTOR.

COUNTY RECORDER

FILE NO.________________.

RECEIVED ON THIS___________DAY__________OF, 2023 AT___________.

RECORDED ON THIS DAY______OF_______________, 2023 AT__________.

RECORDED IN PLAT BOOK NO._________PAGE_________. FEE__________.

BY

____

RECORDER, WARREN COUNTY, OHIO

REGIONAL PLANNING COMMISSION APPROVAL:

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS ________DAY_________________OF 2023.

____

EXECUTIVE DIRECTOR

COUNTY ENGINEER APPROVAL:

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS_____DAY OF____________, 2023.

____

WARREN COUNTY ENGINEER



VICINITY MAP
NOT TO SCALE

ZONING TABLE		
ZONING INFORMATION ED (EMPLOYMENT CENTER) DISTRICT		
BULK REQUIREMENTS		
ITEM	*REQUIRED*	*EXISTING*
FRONT BUILDING SETBACK	PER SITE PLAN: NOT STIPULATED	195.4'
CORNER SIDE BUILDING SETBACK	PER SITE PLAN: NOT STIPULATED	130.3'
SIDE BUILDING SETACK	PER SITE PLAN: NOT STIPULATED	346.5'
REAR BUILDING SETBACK	PER SITE PLAN: NOT STIPULATED	936.7'
BUILDING HEIGHT	PER SITE PLAN: NOT STIPULATED	29.1'
LOT AREA	PER SITE PLAN: NOT STIPULATED	40.22 ACRES
FLOOR AREA RATIO	PER SITE PLAN: NOT STIPULATED	
BUILDING COVERAGE	PER SITE PLAN: NOT STIPULATED	8.9%
PARKING:	OFFICE: 1 SPACE PER 300 S.F. OF FLOOR AREA MIN. SHOP/MANUFACTURING INDUSTRIAL: 1 SPACE PER 750 S.F. OF FLOOR AREA WAREHOUSE: 1 SPACE PER EMPLOYEE AT MAXIMUM SHIFT 223 SPACES MINIMUM	436 SPACES
SURVEYOR HAS NOT INDEPENDENTLY VERIFIED THIS INFORMATION. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.		

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

1-800-362-2764
THE "I DIG OHIO" SYSTEM REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

OHIO STATE PLANE GRID (NAD 83, 2011)

NOTES:

1. PROPERTY KNOWN AS PART OF SECTIONS 19 & 20, TOWN 2, RANGE 5, CITY OF SPRINGBORO, STATE OF OHIO, PARCEL #'S 04-19-228-001 & 04-20-479-004-0.
2. AREA (APN #04-20-479-004-0) = 60,124 SQUARE FEET OR 1.380 ACRES.
AREA (APN #04-19-228-001) = 1,691,853 SQUARE FEET OR 38.840 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9966-6230196, LSU FILE NO. OHFA22-5593, WITH A COMMITMENT DATE OF 10-25-2022.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THERE ARE A TOTAL OF (436) DESIGNATED PARKING SPACES, INCLUDING (6) HC ACCESSIBLE SPACES AND (11) LOADING DOCK SPACES.
10. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
11. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO PIONEER BOULEVARD AND PLEASANT VALLEY DRIVE, PUBLIC ROADWAYS.
12. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SPRINGBORO BUSINESS PARK SECTION THREE, EXISTING LOT 6 AND A PORTION OF SPRINGBORO BUSINESS PARK SECTION 2, EXISTING LOT 5 FOR CONVEYANCE PURPOSES. NEW LOTS TO BE CREATED PROPOSED LOTS 1 & 2 AND REMAINING LOT 6.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, WARREN COUNTY, STATE OF OHIO.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WARREN COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 17 OF 280", MAP NUMBER 39165C0017E, EFFECTIVE DATE: DECEMBER 17, 2010.
3. MAP ENTITLED "SURVEY PLAT OF GLENN FARMS INC.", PREPARED BY BRAUSCH - SCHILDHAUER, INC., DATED NOVEMBER 1985, WARREN COUNTY ENGINEERS RECORD OF LAND SURVEYS, PLAT BOOK 59, PG. 85.
4. MAP ENTITLED "BOUNDARY SURVEY", PREPARED BY RW CONSULTANTS, DATED 06-16-1989, WARREN COUNTY ENGINEERS RECORD OF LAND SURVEYS, PLAT BOOK 74, PG. 19.
5. MAP ENTITLED "SPRINGBORO BUSINESS PARK SECTION 3", PREPARED BY CDS ASSOCIATES, INC., DATED 11-06-1985, WARREN COUNTY, OHIO PLAT RECORDS, PLAT BOOK 16, PG. 29.
6. MAP ENTITLED "REPLAT FOR PART OF SPRINGBORO BUSINESS PARK SECTION TWO", PREPARED BY CDS ASSOCIATES, INC., DATED NOVEMBER 1988, WARREN COUNTY, OHIO PLAT RECORDS, PLAT BOOK 20, PG. 100.
7. MAP ENTITLED "RECORD PLAN GARBER PLAT", PREPARED BY BURKHARDT ENGINEERING COMPANY, DATED 08-07-2003, WARREN COUNTY, OHIO RECORDS, PLAT BOOK 62, PG. 52.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION), ON 10/23/2022 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

NOT VALID UNLESS SEALED IN RED INK

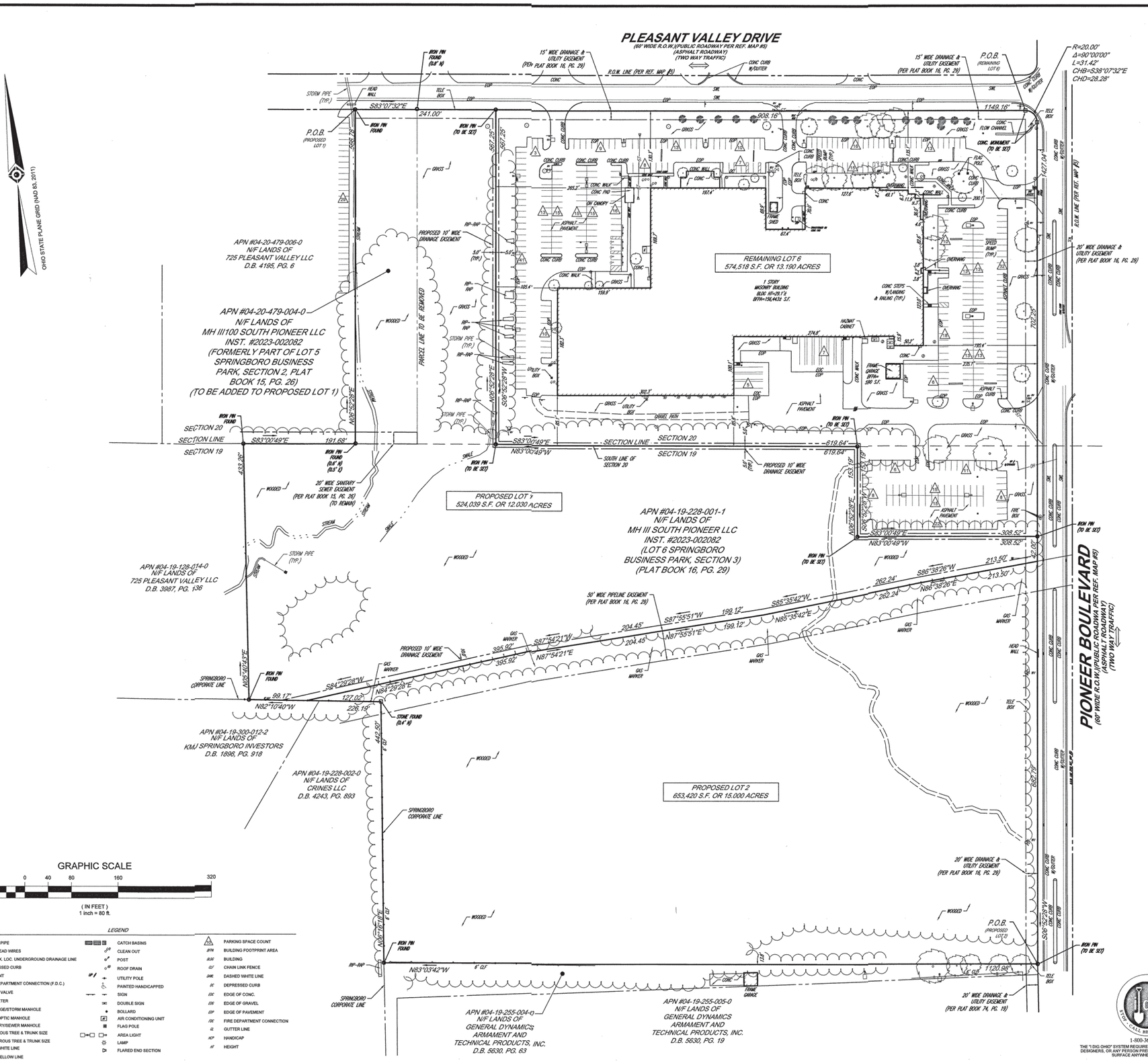
JOHN P. LYNCH
OHIO PROFESSIONAL SURVEYOR #8641

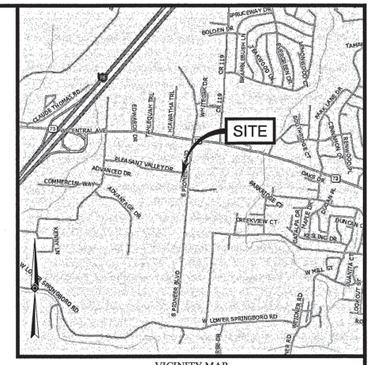
STATE OF OHIO — JOHN PATRICK LYNCH S-8641 — REGISTERED PROFESSIONAL SURVEYOR

4/27/2023
DATE

FIELD DATE 10-23-2022	MINOR SUBDIVISION PLAT MH III 100 SOUTH PIONEER LLC 100 SOUTH PIONEER BOULEVARD PARCEL #'S 04-19-228-001 & 04-20-479-004-0 SECTIONS 20 & 19, TOWN 2, RANGE 5, CITY OF SPRINGBORO WARREN COUNTY, STATE OF OHIO				
FIELD BOOK NO. 21-15					
FIELD BOOK PG. 24					
FIELD CREW R.S.G.	CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX WWW.CPASURVEY.COM				WARREN, NJ 908.668.0099 MT. LAUREL, NJ 609.857.2099 MANHATTAN, NY 646.780.0411 LONG ISLAND, NY 631.580.2645 SOUTHBOROUGH, MA 508.948.3000 ALBANY, NY 518.217.5010 ROCHESTER, NY 585.250.1764
DRAWN: P.V.					
REVIEWED: M.L.B.	APPROVED: J.A.A./J.P.L.	DATE 4/27/2023	SCALE 1"=80'	FILE NO. 02-220426-00	DWG. NO. 1 OF 2

CONTROL POINT ASSOCIATES, INC.- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.




SITE
CLARA THOMAS RD
CENTRAL AVE
PLEASANT VALLEY DR
COMMERCE WAY
ADVANCED DR
SPRINGBORO RD
W LOWER SPRINGBORO RD
W MILL ST
WHITTIER ST
MILLER RD
MEADOWVIEW CT
MEADOWLARK LN
MEADOWLARK DR
MEADOWLARK CT
MEADOWLARK CIR
MEADOWLARK TRL
MEADOWLARK PL
MEADOWLARK TER
MEADOWLARK WAY
MEADOWLARK CRST
MEADOWLARK CV
MEADOWLARK LOOP
MEADOWLARK RUN
MEADOWLARK PATH
MEADOWLARK CRSG
MEADOWLARK CRSG
MEADOWLARK CRSG

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

SOUTH TECH - SECTION TWENTY

BEING A REPLAT OF LOT 17 OF SOUTH TECH SECTION TWELVE-A AS RECORDED IN P.B. 180 PG. 37

SECTION 16, TOWN 2, RANGE 5, M.Rs.

CITY OF SPRINGBORO

MONTGOMERY COUNTY, OHIO

APRIL 2023

10.0000 ACRES

CITY OF SPRINGBORO COUNCIL

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 2023, THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF SPRINGBORO, OHIO.

_____
CLERK

_____
MAYOR

CITY OF SPRINGBORO ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____ 2023.

_____
CITY ENGINEER, CITY OF SPRINGBORO

APPROVED FOR DESCRIPTION.

_____
MONTGOMERY COUNTY ENGINEER JOB NO.

_____
CHECKED BY DATE

MONTGOMERY COUNTY SANITARY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____ 2023.

_____
SANITARY ENGINEER, MONTGOMERY COUNTY, OHIO

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO

COUNTY OF _____

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS _____ DAY OF _____ 20___, BY _____ THE _____ OF THREE RIVERS PARTNERSHIP, LLC.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

ACKNOWLEDGEMENT:

IN WITNESS WHERE OF, THREE RIVERS PARTNERSHIP, LLC, GRANTOR, HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2022

WITNESS:

SIGNATURE: _____
PRINTED NAME

OWNER: THREE RIVERS PARTNERSHIP, LLC.

BY: _____


Austin Blvd
Austin Blvd
SITE
S Tech Blvd
S Tech Blvd
Industry Dr
W Tech Rd
W Tech Rd
W Tech Rd
Rd
725
725
725

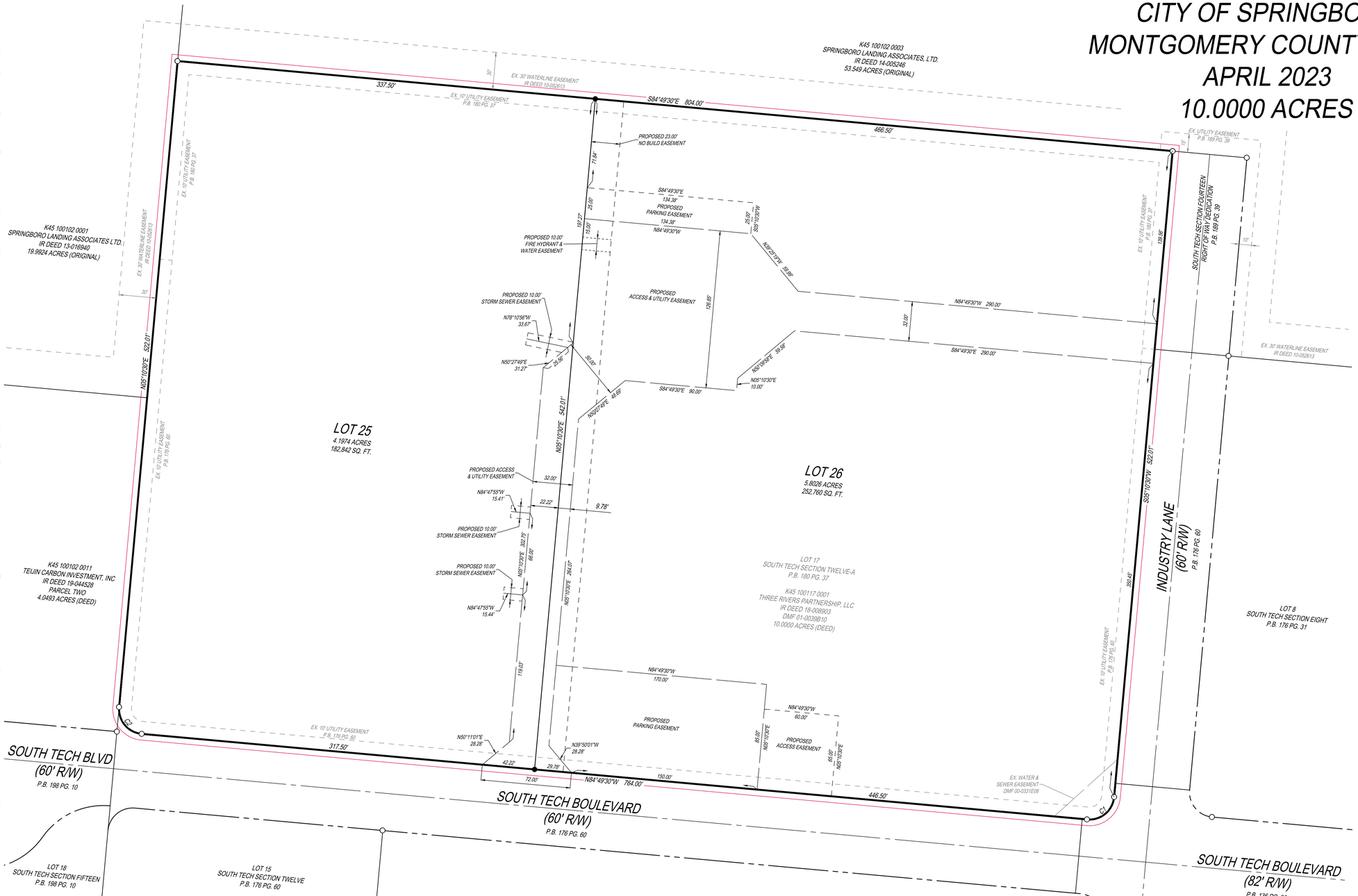
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

BEARING BASIS
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SOUTH TECH - SECTION TWENTY

BEING A REPLAT OF LOT 17 OF SOUTH TECH SECTION TWELVE-A AS RECORDED IN P.B. 180 PG. 37

SECTION 16, TOWN 2, RANGE 5, M.Rs.
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO
APRIL 2023
10.0000 ACRES



LEGEND:

- ○ 5/8" IRON PIN FOUND
- ● 5/8" IRON PIN SET

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN). (NAD '83 - 2011)
6. PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	20.00	31.42	90°00'00"	S50°10'30"W	28.28
C2	20.00	31.42	90°00'00"	N39°49'30"W	28.28

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

PRELIM
NOT FOR TRANSFER OR RECORDING

NO.	DATE	DESCRIPTION
1	04-20-23	RECORD PLAT - ARI

SOUTH TECH SECTION TWENTY
BEING A REPLAT OF LOT 17 OF SOUTH TECH SECTION TWELVE-A AS RECORDED IN P.B. 180 PG. 37
SECTION 16, TOWN 2, RANGE 5, M.Rs.
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

PROJECT NO: 220608VRP000
DATE: 04-20-2023
SCALE: 1" = 40'
0 20 40 80
SHEET NAME: SOUTH TECH SECTION TWENTY
SHEET NO. 2 OF 2

H:\2022\220608\000_DWG\220608VRP000 -- SOUTH TECH - SECTION TWENTY.dwg, 5/2/2023 12:51:42 PM, algel

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS
CITY OF SPRINGBORO PLANNING COMMISSION

☑ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☐ Owner
☑ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Ferguson Construction (Brandon Rose)

Address: 400 Canal St. [redacted]
Sidney, OH 45365

Telephone No. (937) 498-2381

Fax No. (937) 498-2243

Email Address brose@ferguson-construction.com

PROPERTY OWNER NAME (IF OTHER): Innomark Real Estate, LLC

Address: 3233 South Tech Boulevard
Miamisburg, Ohio 45342

Telephone No. (937) 425-6100

Property Address or General Location: 3233 S. Tech Blvd., Miamisburg, OH 45342

Parcel Number(s): K45100117 0001 Zoning District: ADD-1

Proposed Use: A new 96,480 Sq. Ft. facility for offices, manufactering, and warehouse space for Innomark Communications. Includes 101 new parking spaces and six truck docks.

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

Brandon Rose
(Signature of Applicant and/or Agent)

5/25/23
(Date)

Brandon Rose
Printed Name

INNOMARK

May 23, 2023

Members of the City of Springboro Planning & Zoning Commission,

I, Paul Molyneaux, Partner-Owner of Innomark Communications and on behalf of Innomark's Board of Directors, authorize Ferguson Construction to submit construction plans for permit to the City of Springboro Planning & Zoning Commission on behalf of Innomark Communications.

Sincerely,

Paul R. Molyneaux

3005 West Tech Road, Miamisburg, OH 45342 | 937•425•6100 | Fax 937•350•3110 | innomarkcom.com

NEW FACILITY FOR
INNOMARK

MONTGOMERY COUNTY
SOUTH TECH BLVD.
SPRINGBORO, OHIO 45342

INDEX OF DRAWINGS		
SHT. NO.	DATE	DESCRIPTION
COVER	5/19/23	INDEX & NOTES
C - 1.1	5/19/23	SITE PLAN
C - 1.2	5/19/23	SITE NOTES AND DETAILS
A - 1.0	5/19/23	OVERALL FLOOR PLAN
A - 1.1	5/19/23	ENLARGED FLOOR PLANS
A - 2.1	5/19/23	ROOF PLAN
A - 3.1	5/19/23	ELEVATIONS
A - 4.1	5/19/23	WALL SECTIONS
A - 4.2	5/19/23	WALL SECTIONS
A - 4.3	5/19/23	WALL SECTIONS
A - 4.4	5/19/23	WINDOW SECTIONS
A - 5.1	5/19/23	DOOR SCHEDULE
A - 5.2	5/19/23	ROOM FINISH SCHEDULE
A - 5.3	5/19/23	CABINET ELEVATIONS
A - 6.1	5/19/23	ADA DETAILS
A - 11.1	5/19/23	ROOF FRAMING PLAN

INDEX OF DRAWINGS		
SHT. NO.	DATE	DESCRIPTION

ELECTRICAL NOTES

OFFICE AREAS TO RECEIVE 50 FOOT CANDLES OF 2' x 4' RECESSED LED LIGHTING. LIGHTING IN CONFERENCE ROOMS TO HAVE DIMMER SWITCH. PROVIDE SPECIALTY PENDANTS OR OTHER FEATURE LIGHTING IN LOBBY AND LARGE CONFERENCE ROOM.

PRODUCTION AREA TO RECEIVE 50 FOOT CANDLES AT 36" AFF OF SUSPENDED 2 x 4 LED HIGH BAY FIXTURES. (NO MOTION SENSING CONTROLS.)

PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED.

SEE DOOR SCHEDULE FOR HOOK-UP OF ELECTRIC DOOR OPERATORS.

PROVIDE WALL PACK EXTERIOR SECURITY LIGHTING AND LIGHT POLES W/ PHOTOCELL AND TIMERS AS REQUIRED.

PROVIDE HOOK-UP OF ALL HVAC EQUIPMENT. VERIFY REQUIREMENTS W/ HVAC SUBCONTRACTOR.

INSTALL ALL SWITCHES, RECEPTACLES, PHONE OUTLETS, DATA OUTLETS, ETC., FOR A COMPLETE INSTALLATION. PROVIDE POWER TO MICROWAVES, REFRIGERATORS, COFFEE, DISPOSAL, VENDING AND VIDEO EQUIPMENT. INCLUDE ONE GFI OUTLET IN EACH RESTROOM.

PROVIDE POWER TO ONE INTERNALLY LIT EXTERIOR SIGN TO BE LOCATED NEAR THE ROAD. SIGN FURNISHED AND INSTALLED BY OWNER.

INSTALL RECEPTACLES ON WALLS AT 40' O/C AROUND PERIMETER OF PRODUCTION AREA AND ON ALL COLUMNS.

PHONE WIRING AND COMPUTER WIRING TO BE FURNISHED AND INSTALLED BY OWNER.

ELECTRICAL SERVICE TO BE 480 VOLT 3 PHASE WITH CAPACITY FOR FUTURE EXPANSION.

PROVIDE POWER TO OWNERS PRODUCTION EQUIPMENT. SEE OWNER EQUIPMENT INFORMATION.

WHERE FORKLIFTS OPERATE NEAR ELECTRICAL PANELS, PROVIDE HIGHWAY TYPE GUARDRAIL W/ FLARED ENDS MOUNTED ON W6X9 WIDEFLANGE POSTS W/ 1/2" TK. X 10" X 10" BASE PLATE ANCHORED TO CONCRETE FLOOR W/ (4) 3/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2'-6" A.F.F. GUARDRAIL TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. ELECTRICAL SUBCONTRACTOR TO COORDINATE W/ G.C. EXACT LOCATIONS.

PROVIDE FLOOR BOXES AT OPEN OFFICE AREAS AND CONFERENCE ROOMS AS REQUIRED.

GENERAL REQUIREMENTS FOR TELEPHONE SERVICE TO THE BUILDING SUCH AS UNDERGROUND CONDUIT FROM THE ROAD RIGHT OF WAY TO THE TELEPHONE EQUIPMENT ROOM, PLYWOOD BACKBOARD, DEDICATED OUTLET, GROUND CONNECTION, ETC., TO BE INCLUDED BY ELECTRICAL SUBCONTRACTOR. VERIFY EXACT REQUIREMENTS W/ LOCAL TELEPHONE COMPANY. ALL COMMUNICATION WIRING TO BE BY OTHERS.

PROVIDE PROPER CLEARANCES BETWEEN PAD MOUNTED TRANSFORMERS AND BUILDING WALLS. FIRE WALLS OR BARRIER WALLS ARE NOT TO BE USED UNLESS APPROVED BY THE OWNER.

PROVIDE METAL BUILDING GROUNDING AS REQUIRED.

ALL GROUNDING ELECTRODES PER N.E.C. 250.52 - METAL UNDERGROUND WATER PIPE, METAL FRAME OF THE BUILDING OR STRUCTURE, CONCRETE ENCASED ELECTRODE, GROUND RING, ROD AND PIPE ELECTRODES, AND / OR PLATE ELECTRODES THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN N.E.C. 250.52 (A) (4) THROUGH (A) (7) SHALL BE INSTALLED AND USED.

REFERENCE PROVISIONS REQUIRED DURING THE CONSTRUCTION OF THE FOUNDATION TO ALLOW THE REINFORCING (CONCRETE ENCASED ELECTRODE) TO BE BONDED TO THE REMAINDER OF THE GROUNDING ELECTRODE SYSTEM.

THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL ELECTRICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

HVAC NOTES

OFFICE AREA TO BE HEATED AND COOLED W/ PACKAGED GAS / ELECTRIC DOWNFLOW ROOFTOP UNITS. COOLING SYSTEM TO MAINTAIN 72°F INSIDE TEMPERATURE WITH 95°F OUTSIDE TEMPERATURE. HEATING SYSTEM TO MAINTAIN 72°F INSIDE TEMPERATURE WITH 0°F OUTSIDE TEMPERATURE. PROVIDE FRESH AIR AS REQUIRED. IT ROOM TO HAVE INDEPENDENT A/C UNIT.

PRODUCTION AREA TO BE HEATED AND COOLED W/ PACKAGED GAS / ELECTRIC DOWNFLOW ROOFTOP UNITS. COOLING SYSTEM TO MAINTAIN 76°F INSIDE TEMPERATURE W/ 95°F OUTSIDE TEMPERATURE. HEATING SYSTEM TO MAINTAIN 68°F INSIDE TEMPERATURE W/ 0°F OUTSIDE TEMPERATURE. PROVIDE FRESH AIR AS REQUIRED AND HUMIDITY RANGE OF 45 - 65%. TAKE INTO ACCOUNT THAT THE PRINTING EQUIPMENT DOES GENERATE HEAT.

HVAC EQUIPMENT TO BE HIGH EFFICIENCY WITH ECONOMIZERS, 480 VOLT 3 PHASE. THERMOSTATS AND CONTROLS TO BE PROGRAMABLE.

PROVIDE SMOKE DETECTORS IN HVAC EQUIPMENT AS REQUIRED.

PROVIDE TOILET ROOM EXHAUST BY HVAC SUBCONTRACTOR. ELECTRIC HOOK-UP BY ELECTRICAL SUBCONTRACTOR.

THE MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL MECHANICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

PLUMBING NOTES

WATER LINES INSIDE OF BLDG. TO BE TYPE "L" HARD COPPER.

WATER LINES OUTSIDE OF BLDG. TO BE TYPE "K" SOFT COPPER.

SANITARY PIPING TO BE PVC PLASTIC.

GAS LINES TO BE BLACK STEEL SCHEDULE 40.

INSULATE ALL ABOVE GROUND HOT AND COLD WATER LINES.

WATER CLOSETS TO BE FLOOR MOUNTED, FLUSH VALVE.

URINALS TO BE WALL HUNG, FLUSH VALVE.

LAVATORIES TO BE SET IN COUNTERTOPS.

ELECTRIC WATER COOLERS TO BE WALL HUNG, DUAL HEIGHT, HANDICAP TYPE.

MOP BASIN TO BE 24" X 24" FIBERGLASS, FLOOR MOUNTED.

FLOOR DRAINS TO BE 5" DIAMETER POLISHED BRASS.

HOT WATER HEATER BY PLUMBING SUBCONTRACTOR.

PROCESS PIPING AND/OR DRAINS FOR OWNERS EQUIPMENT NOT INCLUDED.

DOCK DRAINS BY SITE SUBCONTRACTOR.

ALL SINK FAUCETS ARE TO BE WRIST BLADE TYPE FOR HANDICAPPED USE.

INSTALL STAINLESS STEEL SINKS AT COUNTER AREAS WHERE SHOWN W/ WRIST BLADE LEVERS AND LARGE GOOSENECK FAUCETS.

WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NON-ABSORBANT MATERIAL OF THE HINGED, OPEN-FRONT TYPE PER O.P.C. 420.3.

THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL PLUMBING DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

SPRINKLER NOTES

INSTALL A COMPLETE AUTOMATIC EARLY SUPPRESSION FAST RESPONSE (ESFR) SPRINKLER SYSTEM IN THE NEW BUILDING. PROVIDE A PUMP SYSTEM IF REQUIRED. PROVIDE RECESSED HEADS WITH WHITE CONCEALED COVER IN AREAS WITH FINISHED CEILINGS. RACKING HEIGHT WILL BE 20 FEET WITH PAPER PRODUCTS.

SPRINKLER LINES SHALL BE RUN CONCEALED IN ALL OFFICE AREAS AVOIDING INTERFERENCE WITH LIGHTS, DUCTS, PIPES, ETC. ALL OTHER PIPING TO BE RUN EXPOSED.

AUTOMATIC SPRINKLER COVERAGE SHALL BE PROVIDED UNDER OPEN SECTIONAL OVERHEAD DOORS OR OTHER OBSTRUCTIONS PER SECTIONS 5-5.5.2 AND 5-6.5 OF THE NFPA 13 LISTED IN OBC CHAPTER 35.

THE ENTIRE INSTALLATION SHALL BE MADE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION IN THIS TERRITORY.

WHERE FORKLIFTS OPERATE NEAR SPRINKLER RISERS, PROVIDE HIGHWAY TYPE GUARDRAIL W/ FLARED ENDS MOUNTED ON W6X9 WIDEFLANGE POSTS W/ 1/2" TK. X 10" X 10" BASE PLATE ANCHORED TO CONCRETE FLOOR W/ (4) 3/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2'-6" A.F.F. GUARDRAIL TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SPRINKLER SUBCONTRACTOR TO COORDINATE W/ G.C. EXACT LOCATIONS.

THE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL SPRINKLER DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.





Revisions

#	Date	Description

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PRELIMINARY

NEW FACILITY FOR **INNOMARK** MONTGOMERY COUNTY SOUTH TECH BLVD. SPRINGBORO, OHIO 45342

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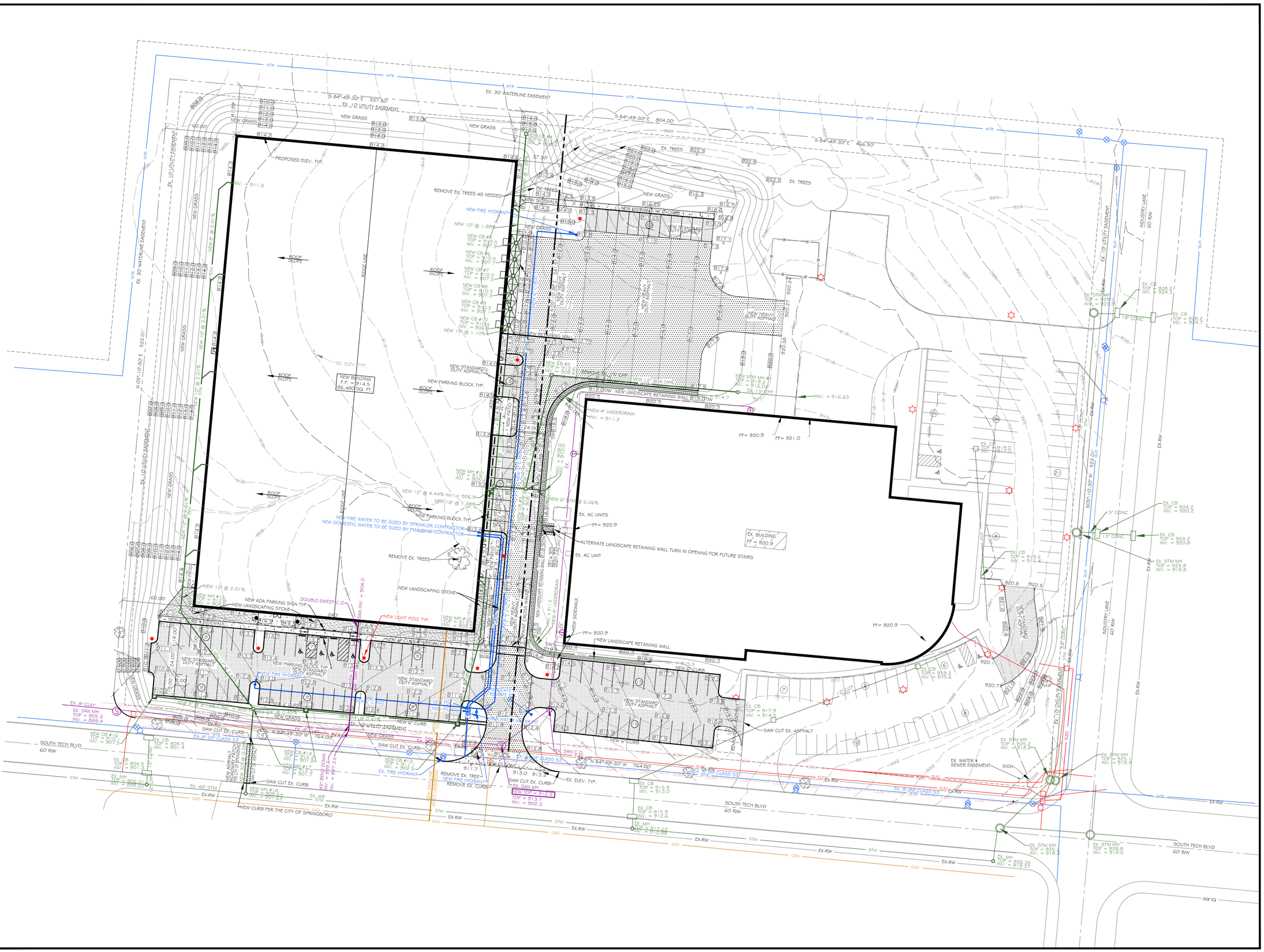
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-42028
Date	5/19/23
Drawn By	JTS
Checked By	JWM

INDEX & NOTES

COVER


NEW BUILDING
F.F. = 914.5
96,480 SQ. FT.
NEW PARKING BLOCK TYP.
NEW LANDSCAPING STONE
NEW ADA PARKING SIGN TYP.
NEW LIGHT POLE TYP.
NEW FIRE HYDRANT
NEW 6" CURB TYP.
NEW SIDEWALK
NEW STANDARD DUTY ASPHALT
NEW HEAVY DUTY ASPHALT
NEW LANDSCAPE RETAINING WALL
NEW 4" UNDERDRAIN
NEW 6" STM @ 6.06%
NEW 12" @ 4.44%
NEW 18" @ 1.38%
NEW 12" @ 2.01%
NEW 10" @ 1.89%
NEW 15" @ 1.10%
NEW 10" @ 8.01%
NEW 10" @ 8.20%
NEW 6" @ 8.20%
NEW CB #5
NEW CB #6
NEW CB #7
NEW CB #8
NEW CB #9
NEW CB #10
NEW CB #11
NEW CB #12
NEW CB #13
NEW CB #14
NEW CB #15
NEW CB #16
NEW MH #9
NEW MH #10
NEW MH #11
NEW MH #12
NEW MH #13
NEW MH #14
NEW MH #15
NEW MH #16
NEW MH #17
NEW STM MH #1
NEW STM MH #2
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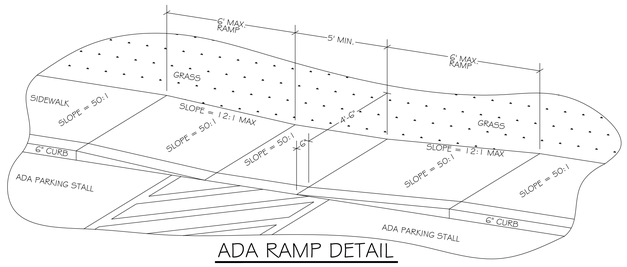
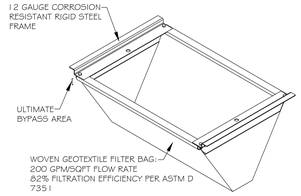
NEW STM MH #10
NEW STM MH



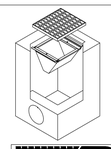
ADA RAMP DETAIL



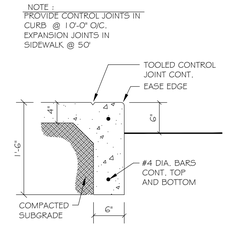
WOVEN GEOTEXTILE FILTER BAG:
200 GPM/SQFT FLOW RATE
82% FILTRATION EFFICIENCY PER ASTM D 7351

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE FLEXSTORM INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8", THE THICKNESS OF THE STEEL HANGERS.

FLEXSTORM® INLET FILTERS
CATCH-IT® LITE

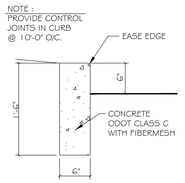


ADS
FLEXSTORM CATCH-IT LITE ASTM D8057

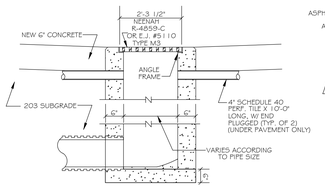


CONC. CURB AND WALK

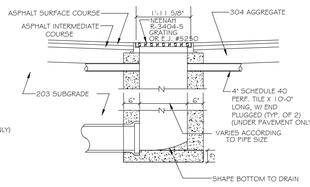
N.T.S.



CONCRETE CURB



CATCH BASIN DETAIL



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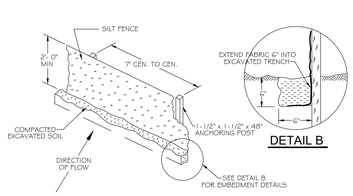
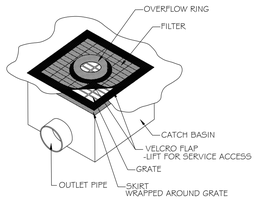


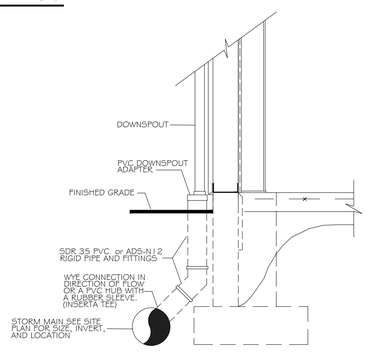
DETAIL B

SILT FENCE DETAIL

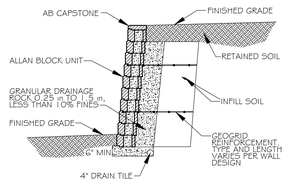
NOT TO SCALE



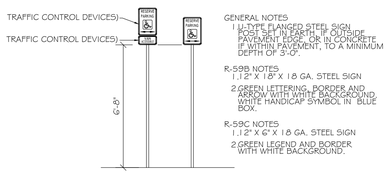
GRATE GATOR TYPE 'A'



DOWNSPOUT DETAIL



RETAINING WALL SECTION



GENERAL NOTES
1.) U-TYPE FLANGED STEEL SIGN POST SET IN EARTH, IF OUTSIDE PAVEMENT EDGE, OR IN CONCRETE IF WITHIN PAVEMENT, TO A MINIMUM DEPTH OF 3'-0".

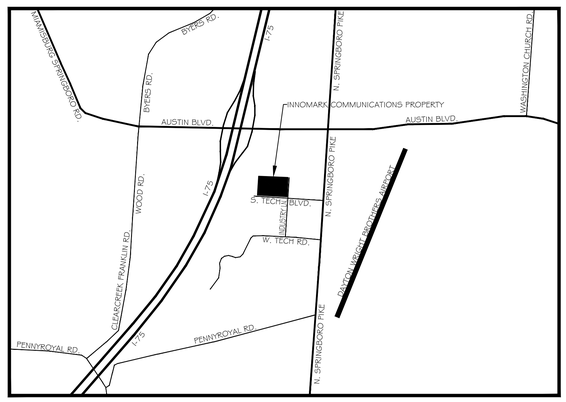
R-59B NOTES
1.) 2" X 18" X 18 GA. STEEL SIGN
2.) GREEN LETTERING, BORDER AND ARROW WITH WHITE BACKGROUND. WHITE HANDICAP SYMBOL IN BLUE BOX.

R-59C NOTES
1.) 2" X 6" X 18 GA. STEEL SIGN
2.) GREEN LEGEND AND BORDER WITH WHITE BACKGROUND.

ACCESSIBLE PARKING SIGN DETAIL

N.T.S.

NOTE:
ONE PARKING SPACE MINIMUM SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE



VICINITY MAP

N.T.S.

CENTER OF PROJECT

LATITUDE: 39°-35'-33.4" N LONGITUDE: 84°-14'-7.1" W

GENERAL NOTES

EROSION CONTROL

SITE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE PROJECT. THIS SHALL INCLUDE THE USE OF STRAW BALES, SILT FENCING, #2 STONE AT CONSTRUCTION ENTRANCES AND ANY OTHER METHODS TO PREVENT EROSION OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. ANY DIRT OR DEBRIS TRACKED ONTO THE ROADWAY SHALL BE REMOVED WITHIN 24 HOURS OR LESS.

NO GRADING OPERATIONS SHALL BEGIN UNTIL THE CITY APPROVES THE EROSION CONTROL PLAN AND AN EPA NPDES PERMIT IS OBTAINED. THE SITE CONTRACTOR MUST IMPLEMENT, INSPECT & MAINTAIN EROSION CONTROL MEASURES UNTIL AREA IS STABILIZED.

SITE PREPARATION AND GRADING

STRIP TOPSOIL FROM BUILDING AND PAVEMENT AREAS, STOCK PILE AND RESPREAD. AFTER THE COMPLETION OF STRIPPING OPERATIONS, THE EXPOSED SUBGRADE AREAS SHALL BE PROOFROLLED WITH SUITABLE HEAVY EQUIPMENT (20-30 TON LOADED DUMP TRUCK). GRADE AND MAKE REQUIRED CUTS AND COMPACTED FILLS FOR NEW ELEVATIONS SHOWN. HAUL IN ENGINEERED FILL AS NEEDED AND HAUL OFF EXCESS MATERIAL OFF-SITE.

THE CONTRACT MUST BE ADJUSTED FOR ANY COST INCURRED IN MOVING, REROUTING OR REPAIRING BELOW GRADE ITEMS SUCH AS TANKS AND PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED ON CONTRACT DRAWINGS.

ROCK EXCAVATION AND REMOVAL IS EXCLUDED. ROCK EXCAVATION IS DEFINED AS ROCK WHICH CANNOT BE REMOVED BY ORDINARY MEANS. (TRACK HOE OR RUBBER TIRE BACK HOE)

BUILDING PAD

NEW FLOOR SLAB IS TO BE 6" CONCRETE WITH SYNTHETIC MACROFIBER ON 4" 304 CUSHION FILL ON COMPACTED SUBGRADE. OFFICE FLOOR SLAB IS TO BE 4" CONCRETE WITH SYNTHETIC MACROFIBER ON 4" 304 CUSHION FILL ON COMPACTED SUBGRADE. SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR AND APPROVED BY A TESTING LABORATORY.

SITE CONCRETE

REPLACE THE EXISTING CURB WITH DEPRESSED CURB AT THE NEW DRIVE LOCATIONS PER CITY REQUIREMENTS.

SITE CONCRETE SHALL BE 6" THICK (4,000 PSI - AIR ENTRAINED) WITH SYNTHETIC MACROFIBER ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE. (4" THICK FOR SIDEWALKS AND DOOR STOOPS)

UTILITIES

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

UNDERGROUND WATER LINE / FIRE PROTECTION CONTRACTORS ARE TO DETERMINE THE SIZE OF THE WATERLINE AND TO VERIFY THE LOCATIONS OF FIRE DEPARTMENT CONNECTIONS, FIRE HYDRANTS, CAPACITY REQUIREMENTS, TAP FEES, METER PIT REQUIREMENTS, ETC. WITH THE LOCAL FIRE DEPARTMENT.

FURNISH AND INSTALL A COMPLETE SANITARY SEWER LINE, SPRINKLER WATER LINE, DOMESTIC WATER LINE, AND NATURAL GAS SERVICE LINE FROM THE BUILDING TO THE EXISTING MAIN OR PROPERTY LINE AS REQUIRED BY SUBCONTRACTOR DESIGN. INSTALLATION SHALL CONFORM WITH OHIO BUILDING CODES AND/OR LOCAL REQUIREMENTS.

COMPACTED GRANULAR BACKFILL SHALL BE INSTALLED ON ALL PIPING UNDER BUILDINGS, PAVEMENT AREAS AND ANY PIPING WITHIN 5 FEET OF EDGE OF PAVEMENT.

ALL SANITARY AND WATERLINE WORK MUST COMPLY WITH CITY ENGINEERS STANDARDS AND INSTALLED PER THE NATIONAL PLUMBING CODE. ENTIRE SEWER LATERAL SHALL BE INSPECTED AND PRESSURE TESTED.

ALL WATER LINES MUST BE TESTED PER CITY STANDARDS.

ALL STORM AND SANITARY PIPING MATERIALS UNDER A BUILDING ARE TO COMPLY WITH TABLE 702.2 OF THE 2017 OHIO PLUMBING CODE. ALL PIPING TO BE INSTALLED PER CODE.

WATERLINES SHALL HAVE 4'-6" MINIMUM COVER, THE WATER SERVICE SHALL BE TYPE 'K' COPPER AND HAVE A BACKFLOW PREVENTOR.

AT CROSSING THE WATERLINE SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM SANITARY SEWERS AS POSSIBLE.

ALL WORK MUST COMPLY WITH CITY STANDARDS.

STORM WATER MANAGEMENT

NEW STORM PIPING TO BE ADS N-12 ST IB PIPE OR EQUAL AND INSTALLED PER PIPE MANUFACTURERS SPECIFICATIONS.

FURNISH AND INSTALL A COMPLETE SITE DRAINAGE SYSTEM CONSISTING OF PIPING, CONCRETE ODOT HW-1.1 FULL HEIGHT HEADWALLS, CATCH BASINS AND MANHOLES AS SHOWN.

DOWNSPOUTS TO BE CONNECTED TO SITE DRAINAGE SYSTEM USING PVC BOOTS, PVC PIPE AND PVC 45° FITTINGS. VERIFY DOWNSPOUT LOCATIONS ON THE BUILDING ELEVATION DRAWINGS.

EXCAVATING CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY DRAWING DISCREPANCIES OF UTILITIES DISCOVERED THAT ARE NOT SHOWN ON THE SITE PLAN.

ASPHALT NOTES

STANDARD ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 1-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 7" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

HEAVY-DUTY ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 2-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 9" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

PAVING DESIGN IS BASED UPON A MAXIMUM DEFLECTION OF THE SUBGRADE SOILS OF 1/2" DURING PROOF ROLLING OPERATIONS. ADDITIONAL COSTS FOR REMOVAL OF UNSTABLE SOILS FOUND DURING PROOF ROLLING OPERATIONS MUST BE ADDED TO CONTRACT BY CHANGE ORDER.

CLEANING OF ASPHALT AND ITEM 407 TACK COAT IS REQUIRED IF MORE THAN (3) WORKING DAYS PASS BETWEEN LAYING OF ASPHALT SURFACE COURSE TYPE 1 AND ASPHALT INTERMEDIATE COURSE TYPE 2. (0.1 GAL. / SQ. YD.).

ASPHALT CONTRACTOR IS RESPONSIBLE FOR SAW-CUTS AND A.C. SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

PARKING LOT STRIPING IS TO RECEIVE ONE COAT OF WHITE PAINT 4" WIDE AS PER LAYOUT ON SITE PLAN INCLUDING DIRECTIONAL ARROWS WHERE SHOWN. (BY ASPHALT CONTRACTOR)

HANDICAP PARKING

PROVIDE SYMBOL OF ACCESSIBILITY PARKING SIGNS AT ALL HANDICAP ACCESSPARKING SPACES PER OBC SECTION 1110 AND ADAAG REQUIREMENTS. UNIVERSAL PARKING SPACE DESIGN USED PER ADAAG A4.6.3 REQUIREMENTS.

SEEDING AND LANDSCAPING

AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED. (FERTILIZER, STRAW, ROCK PICK-UP, MULCH & TACKIFIER, ETC. REQUIRED)

CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 14 DAYS OF FINAL GRADING.

LANDSCAPING SHALL BE BY THE OWNER.

SEEDING CONTRACTOR IS RESPONSIBLE FOR CREATING PROPER CONDITIONS TO ALLOW FOR OPTIMIZATION OF GRASS SEED GERMINATION AND CONTINUED GROWTH. SEEDING CONTRACTOR WILL BE REQUIRED TO DO ROCK PICK UP AND VERIFY ADEQUATE PLACEMENT OF TOPSOIL, SEED, FERTILIZER, MULCH & TACKIFIER AND/OR STRAW AS REQUIRED. SEEDING CONTRACTOR IS TO NOTIFY GENERAL CONTRACTOR ANY CONDITIONS NOT CONDUCIVE TO ENSURING ESTABLISHED GRASS. UPON COMPLETION AND AFTER INITIAL WATERING THE OWNER WILL BE RESPONSIBLE FOR WATERING AS REQUIRED.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Revisions

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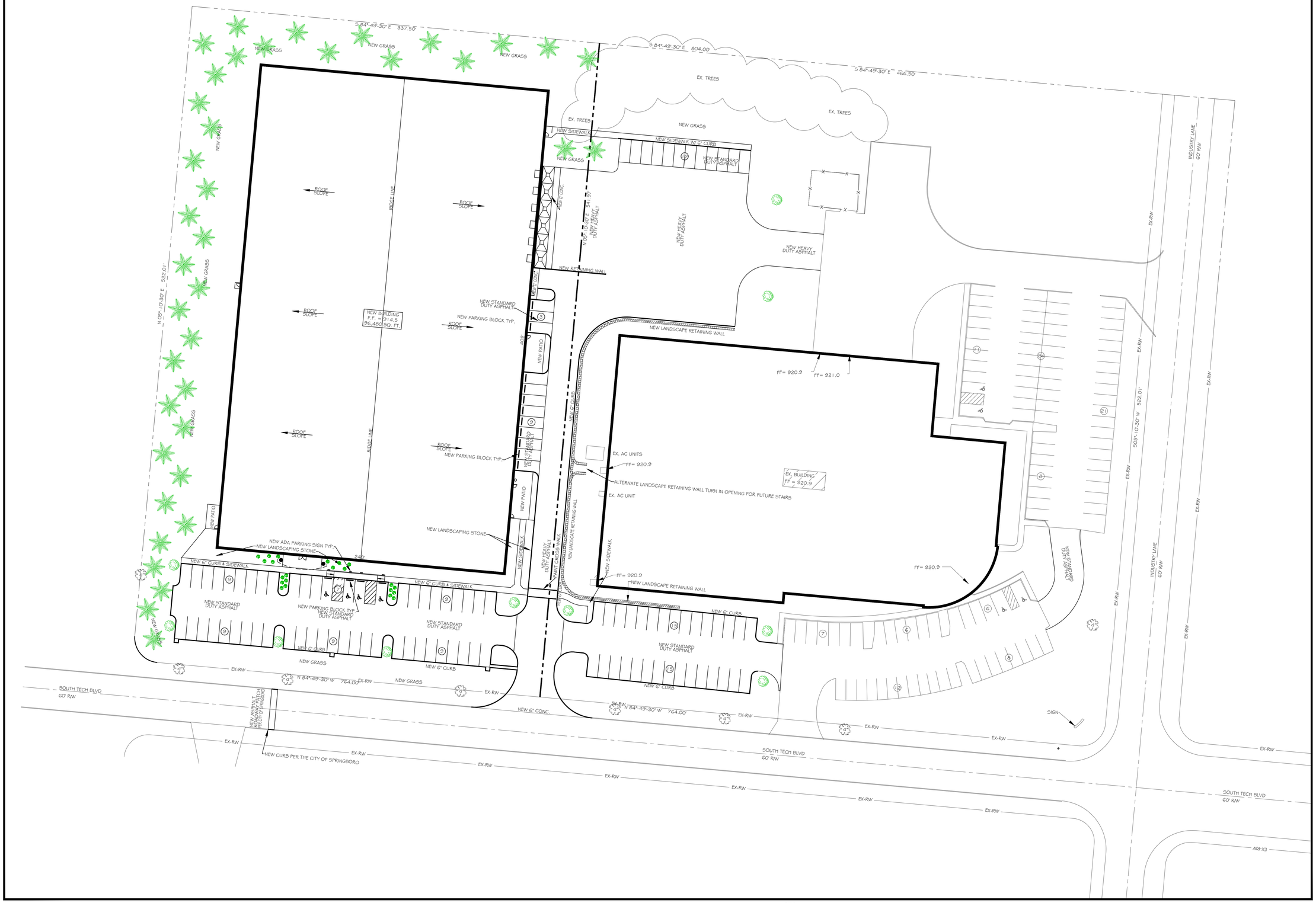
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-42028
Date	5/24/23
Drawn By	BJR
Checked By	DJW

NOTES & DETAILS

C-1.2



LANDSCAPING PLAN SCALE : 1" = 30'-0"

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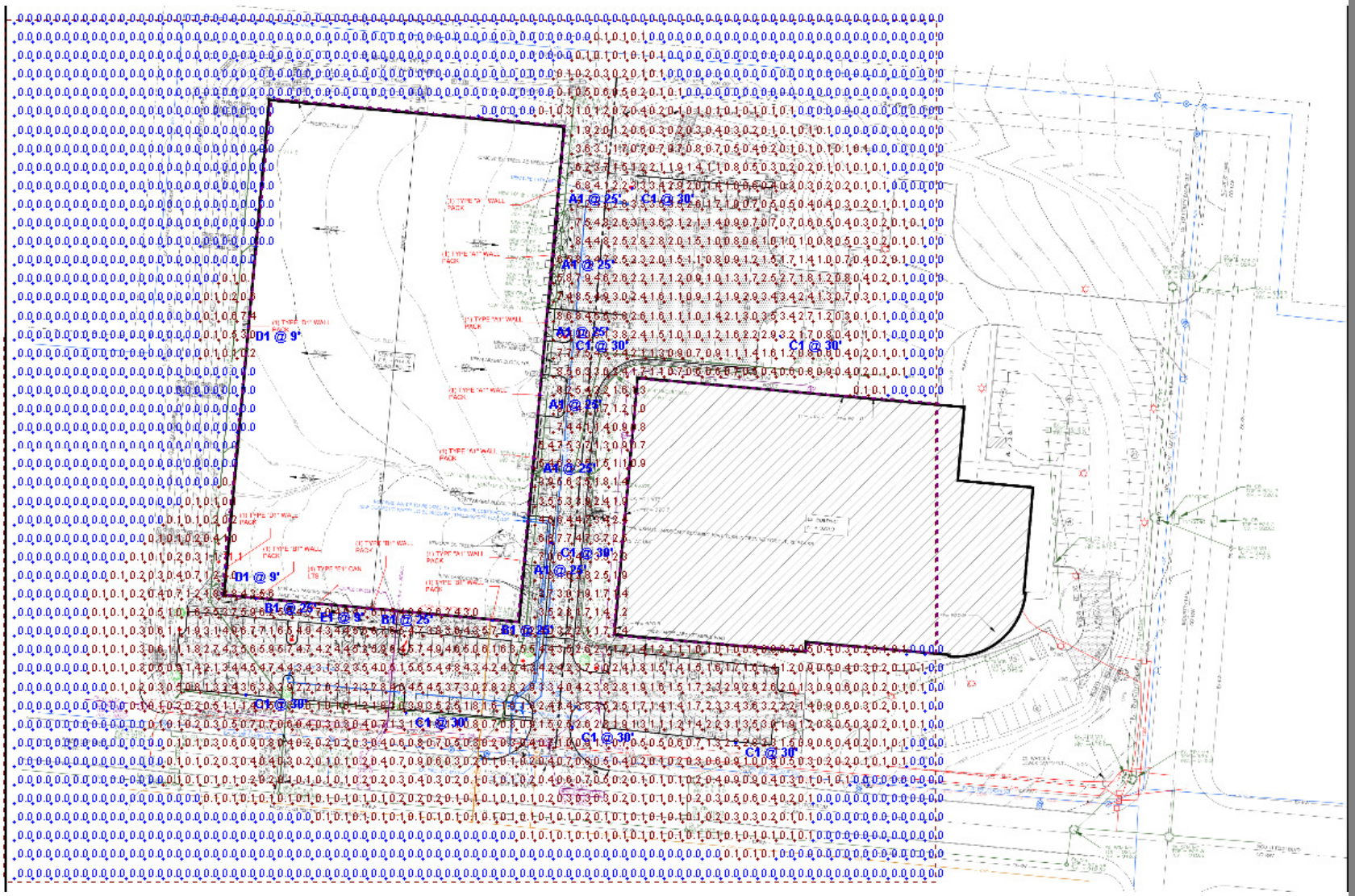
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-42028
Date	5/24/23
Drawn By	BJR
Checked By	DJW

LANDSCAPING PLAN

LP-1.1



Innomark

Designer
Bryan Schneider
Date
05/23/2023
Scale
Not to Scale
Drawing No.

Summary

K451-1-2-Pt2 & Pt4

Plat 176 Page 60

INCHES 1 2 3 4

PLAT BOOK 176 PAGE: 60

Montgomery County
PLAT-99-17668 0000
Jay Clark, Recorder
Rec.At 11/12/99 08:57:42

TRANSFERRED
99 NOV 12 AM 8:40
A.E. WARNER
AUDITOR

RECORD PLAN

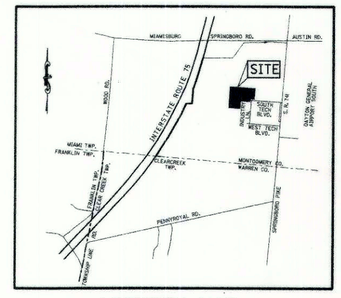
SOUTH TECH SECTION TWELVE

LOCATED IN
SECTION 16, TOWN 2, RANGE 5 M.R.S.
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

CONTAINING 12.4810 ACRES

JULY 28, 1999

SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

REFERENCES
M.F. 89-0445 C12
M.F. 97-0692 D06
P.B. 176, Pg. 33
P.B. 176, Pg. 31
P.B. 176, Pg. 32
P.B. 174, Pg. 39
P.B. 132, Pg. 32

South Tech Sec. B
LOT B
P.B. 176 Pg. 31

Basis of Bearing: Centerline of SouthTech Blvd as recorded in Plat Book 132 page 32

0 40 80 120 160
GRAPHIC SCALE
SCALE: 1" = 40'

Indicates Concrete Monument Found
Indicates Concrete Monument Set
Indicates Iron Pin Found
Indicates Iron Pin Set

LEGEND

FUTURE STREET

N 0°13'50"E ~813.17'

N 0°13'50"E 100.00'

5/8" ID Sat

EASEMENT 10' UTILITY

R=20.00
I=90°00'00"(RT)
A=31.42
Lch=N 44°46'10"W
~ 28.28

N 0°13'50"E ~361.86'

LOT 16
7.0441 Acres

DANIS PROPERTIES COMPANY INC.
M.F. 89-0445-C12

DANIS PROPERTIES COMPANY INC.
M.F. 97-0692-D06

S 89°46'10"E ~804.00'

S 89°46'10"E ~804.00'

S 89°46'10"E ~60.00'

INDUSTRY LANE

R/W

S 0°13'50"W ~361.86'

N 0°13'50"E ~350.86'

S 0°13'50"W ~350.86'

ROW
0.4833
Ac.

N 89°46'10"W ~60.00'

EASEMENT 10' UTILITY

N 89°46'10"W ~764.00'

S 89°46'10"E ~760.00'

ROW
1.0783 Acres

SOUTH TECH BLVD.

S 0°13'50"W ~11.00'

R=20.00
I=90°00'00"(RT)
A=31.42
Lch=S 45°13'50"W
~ 28.28

S 0°13'50"W ~60.00'

N 89°46'10"W ~4.00'

SOUTH TECH BLVD

N 89°46'10"W ~760.00'

S 89°46'10"E ~433.90'

10' UTILITY EASEMENT

R=20.00
I=90°00'00"(RT)
A=31.42
Lch=N 45°13'50"E
~ 28.28

N 89°46'10"W ~326.10'

Exist. 10' Utility Easement
South Tech Sec. 10
P.B. 176 Pg. 33

LOT 15
3.8753 Acres

South Tech Sec. 10
LOT 10
P.B. 176 Pg. 33

S 0°13'50"W ~372.90'

N 0°13'50"E ~361.31'

EASEMENT 10' UTILITY

South Tech Sec. 1A
LOT 1
P.B. 174 Pg. 38

ACREAGE TABLE

LOTS	
LOT 16	7.0441
LOT 15	3.8753
Ac. IN LOTS	10.9194
ROW	
INDUSTRY LN.	0.4833
SO. TECH BLVD.	1.0783
Ac. IN ROW	1.5616
TOTAL =	12.4810

60' R/W
P.B. 174 Pg. 39

N 89°34'10"W ~453.90'

South Tech Sec. 9
LOT 9
P.B. 176 Pg. 32

NOTE:
NO ADDITIONAL OCCUPATION INFORMATION OTHER THAN MONUMENTATION.

UTILITY EASEMENT

EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OWNERS OF THE LANDS HEREIN DEDICATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID DEDICATION AND DO HEREBY DEDICATE THAT PORTION OF SOUTH TECH BOULEVARD AND INDUSTRY LANE AS SHOWN HEREON TO THE PUBLIC USE FOREVER ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED DO HEREBY GRANT TO CINCINNATI GAS & ELECTRIC COMPANY, DAYTON POWER AND LIGHT AND AMERITECH, THEIR SUCCESSORS AND ASSIGN, FOREVER, NONEXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND AS DESIGNATED AS UTILITY EASEMENTS (UE), FOR THE CONSTRUCTION, OPERATION, MAINTENANCE REPAIR OR REPLACEMENTS OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE OR TELECOMMUNICATIONS, OR OTHER UTILITIES. SAID UTILITY COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREAS BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVER HEAD OR UNDERGROUND FACILITIES, (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT, AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.
THE ABOVE EASEMENTS ARE ALSO DEDICATED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS (DE), PUBLIC SEWERS (SSE), OPEN CHANNELS (OCDE), PIPE LINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

CERTIFICATION & DESCRIPTION

I hereby certify that the within plat is a subdivision containing 12.4810 acres of land conveyed to Danis Properties Company Inc. 10.4878 Acres by M.F. 89-0445-C12, and 1.9934 Acres M.F. 97-0692-D06 of the deed records of Montgomery County, Ohio. Also that the measurements are certified correct, iron pins and monuments will be set as shown. Curved distances are measured on the arc.

Prepared by:
Lockwood, Jones and Beals, Inc.

STATE OF OHIO
JAMES P. BENEDICT
S-8583
REGISTERED SURVEYOR

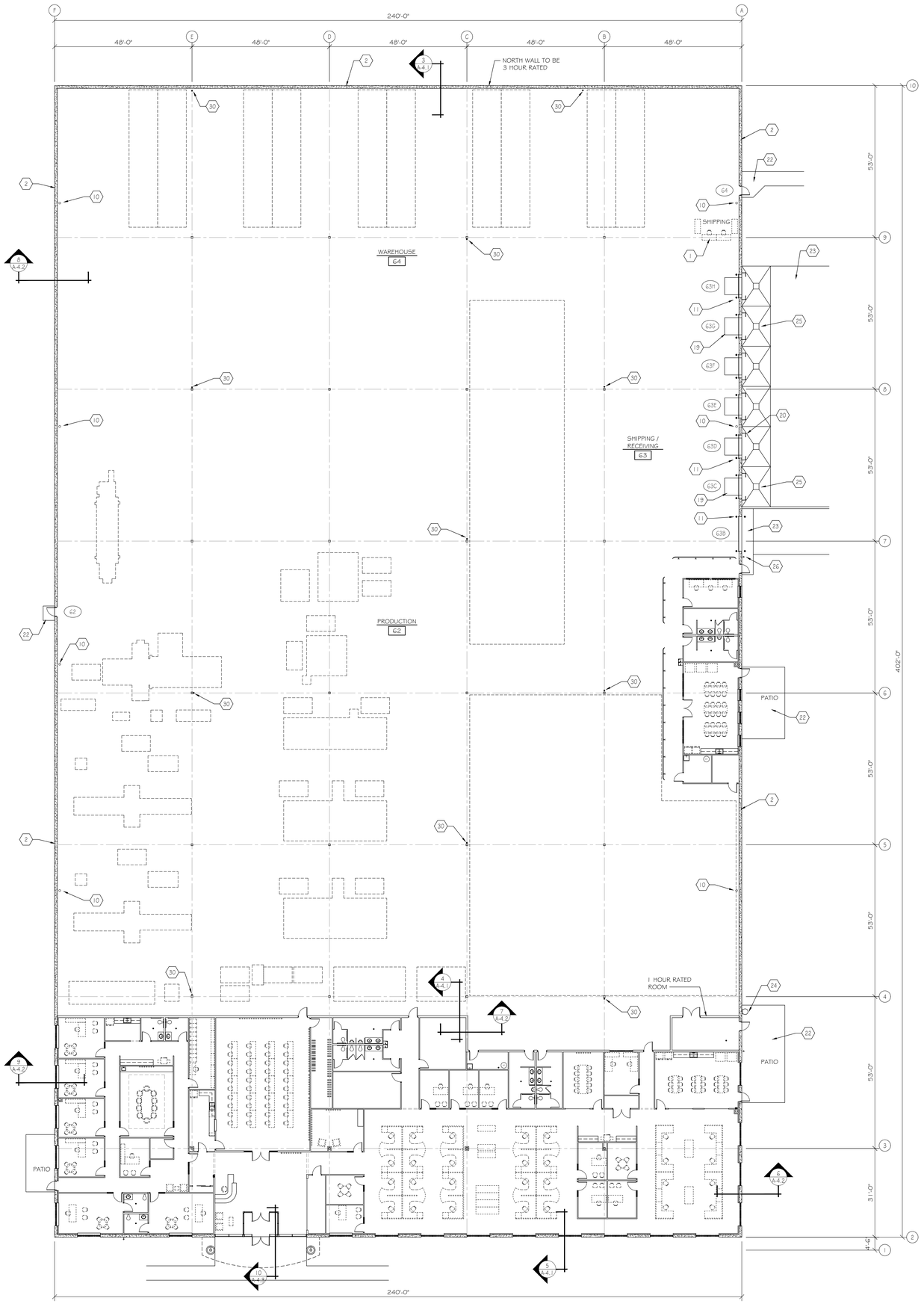
James Benedict 7/20/99

JAMES D. BENEDICT
OHIO PROFESSIONAL SURVEYOR No. 8583

PREPARED BY:

LJB engineers architects

LOCKWOOD, JONES AND BEALS INC.
HEADQUARTERS
3128 RESEARCH BLVD. P.O. BOX 28248
DAYTON, OHIO 45428-0248
TEL: (513) 258-5000 FAX (513) 258-5100



CONSTRUCTION NOTES

1. FURNITURE, MAGNETIC BOARDS, EQUIPMENT, SIGNS, ETC., TO BE FURNISHED AND INSTALLED BY OWNER.
2. PRECAST CONCRETE WALL PANELS
3. 5/8" THICK GYPSUM DRYWALL BOTH SIDES OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO UNDERSIDE OF DUST COVER W/ 3-1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS. SEE WALL SECTION FOR DUST COVER CONSTRUCTION.
4. HOLLOW METAL FRAME AND GLASS VISION PANEL. SEE FRAME ELEVATION SHEET A-5.1.
5. 3'-0" DIA. MASONRY VENEER COLUMN ON METAL STUDS WITH STRUCTURAL TUBE COLUMN FOR SUPPORT OF CANOPY. INSTALL INTERIOR DOWNSPOUT WITH CONNECTION TO STORM SYSTEM.
6. RECEPTIONIST DESK FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. PROVIDE ALLOWANCE.
7. 5/8" THICK GYPSUM DRYWALL ON ONE SIDE OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO UNDERSIDE OF DUST COVER W/ 3-1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS. SEE WALL SECTION FOR DUST COVER CONSTRUCTION.
8. SOLID SURFACE COUNTERTOP WITH SINK. SEE COUNTERTOP SECTION A SHEET A-5.2
9. 5/8" THICK GYPSUM DRYWALL ON BOTH SIDES OF 6" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO ABOVE CEILINGS W/ 6" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
10. INTERIOR DOWNSPOUT FROM ROOF DRAIN ABOVE CONNECTED TO STORM SYSTEM BY PLUMBING SUBCONTRACTOR.
11. 6" DIAMETER X 7'-0" LONG CONCRETE FILLED STEEL GUARD POST, 4'-0" A.F.F. SET IN MAX. 1/2 CUBIC YARD OF CONC. (TYP.)
12. PROVIDE HIGHWAY TYPE GUARDRAIL W/ FLARED ENDS MOUNTED ON W6X9 WIDEFLANGE POSTS W/ 1/2" THICK X 10" X 10" BASE PLATE ANCHORED TO CONCRETE FLOOR W/ (4) 3/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2'-6" A.F.F.
13. 5/8" THICK GYPSUM DRYWALL ON ONE SIDE OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO ABOVE CEILINGS W/ 3-1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
14. 5/8" THICK GYPSUM DRYWALL BOTH SIDES OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO ABOVE CEILINGS W/ 3-1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
15. 5/8" THICK GYPSUM DRYWALL BOTH SIDES OF 8" THICK METAL STUDS @ 16" O/C, 18 GAUGE, FULL HEIGHT TO UNDERSIDE OF ROOF W/ 8" THICK FIBERGLASS BATT INSULATION.
16. BOX AROUND STEEL COLUMNS W/ 5/8" THICK GYPSUM DRYWALL ON METAL STUDS (BOX TO BE MINIMUM SIZE).
17. DRYWALL CASED HEADER AT 8'-0" ABOVE FINISH FLOOR.
18. 3'-0" WIDE X 7'-2" HIGH DRYWALL CASED OPENING.
19. 6' X 6' STANDARD DOCK LEVELER, 30,000# MINIMUM CAPACITY, MANUALLY OPERATED W/ WEATHERSEAL AND BUMPERS.
20. DOCK SHELTERS.
21. SOLID SURFACE COUNTERTOP WITH SINK ON PLASTIC LAMINATE COVERED VANITY CABINET. SEE CABINET ELEVATION 9 SHEET A-5.3
22. 4" THICK POURED CONCRETE APRON REINFORCED WITH 3# PER CUBIC YARD FIBER MESH ON COMPACTED OR UNDISTURBED EARTH.
23. 6" THICK POURED CONCRETE APRON REINFORCED WITH 3# PER CUBIC YARD FIBER MESH ON COMPACTED OR UNDISTURBED EARTH.
24. CAGED LADDER TO ROOF BY STEEL SUPPLIER. VERIFY EXACT LOCATION WITH OWNER.
25. DOCK DRAIN CONNECTED TO STORM SYSTEM BY SITE SUBCONTRACTOR. REFER TO SITE PLAN FOR CONTINUATION.
26. FROST PROOF HOSE BIBB BY PLUMBING SUBCONTRACTOR.
27. WATER HEATER BY PLUMBING SUBCONTRACTOR.
28. DUAL HEIGHT HANDICAP TYPE ELECTRIC WATER COOLER BY PLUMBING SUBCONTRACTOR.
29. 2' x 2' FLOOR MOUNTED FIBERGLASS MOP BASIN BY PLUMBING SUBCONTRACTOR. ON WALLS AT THE MOP BASIN, G.C. TO INSTALL WHITE FIBERGLASS REINFORCED PANELS (FRP) 2'-6" WIDE x 2'-6" HIGH COMPLETE WITH ALL TRIMS.
30. FIRE EXTINGUISHERS FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. TOP MOUNTED AT 4'-0" AFF. INSTALL SEMI-RECESSED CABINETS IN OFFICE AREA WHERE SHOWN.

OVERALL FLOOR PLAN SCALE : 1/16" = 1'-0"
96,480 SQUARE FEET

Revisions		
#	Date	Description

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PRELIMINARY

NEW FACILITY FOR
INNOMARK
MONTGOMERY COUNTY
SOUTH TECH BLVD.
SPRINGBORO, OHIO 45342

FERGUSON CONSTRUCTION
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381

Dayton, Ohio
825 South Ludlow Street
Dayton, OH 45402
Phone: (937) 274-1173

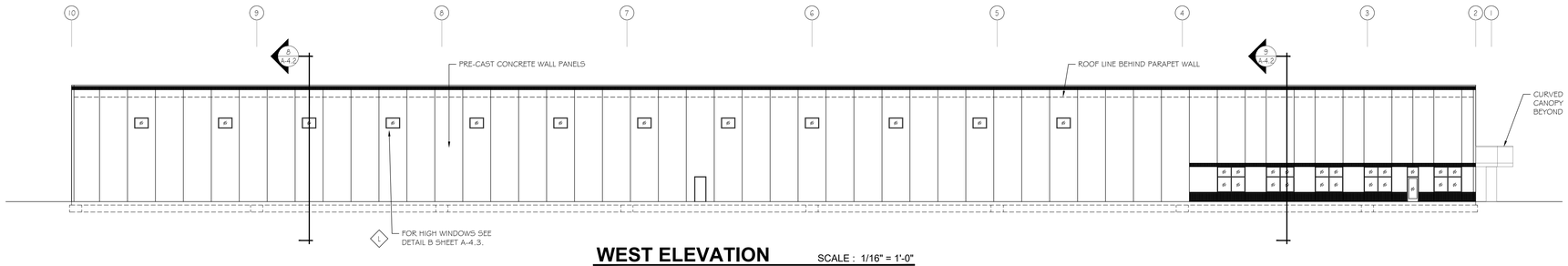
Columbus, Ohio
3595 Johnny Appleseed Ct
Columbus, OH 43231-4985
Phone: (614) 876-8496

Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

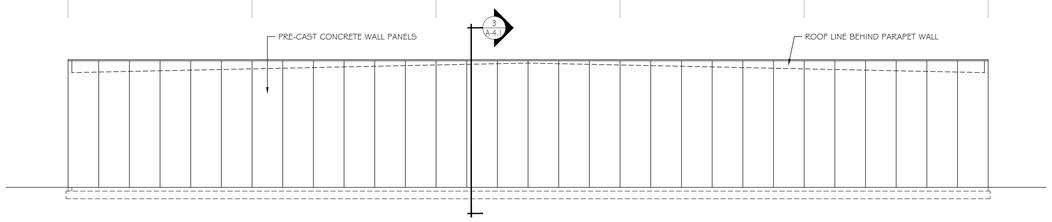
Job Number	E-42028
Date	5/19/23
Drawn By	JTS
Checked By	JWM

OVERALL FLOOR PLAN

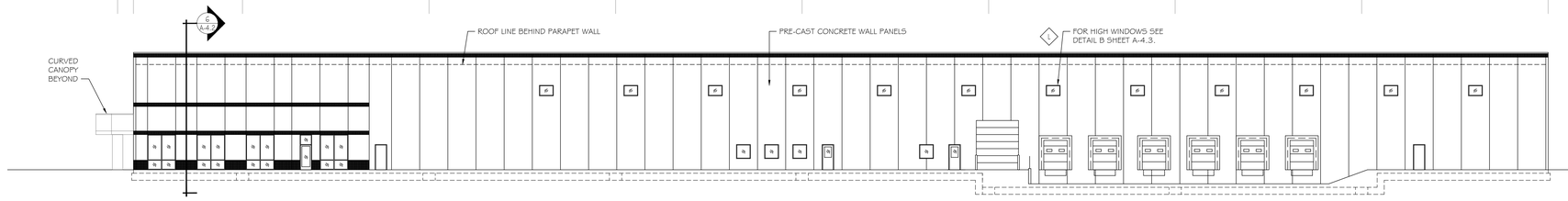
A-1.0



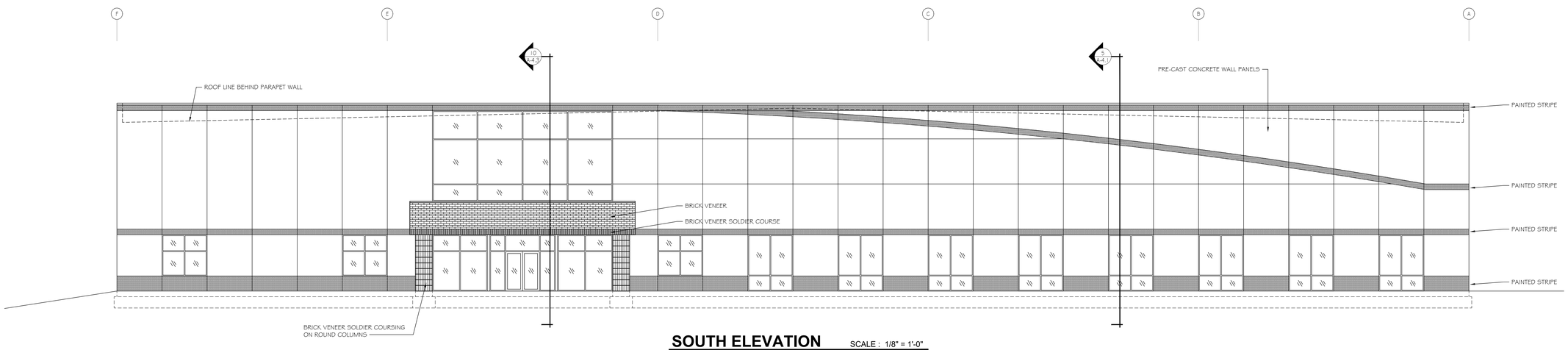
WEST ELEVATION SCALE : 1/16" = 1'-0"



NORTH ELEVATION SCALE : 1/16" = 1'-0"



EAST ELEVATION SCALE : 1/16" = 1'-0"



SOUTH ELEVATION SCALE : 1/8" = 1'-0"

Revisions

#	Date	Description

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PRELIMINARY

NEW FACILITY
FOR
INNOMARK
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7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-42028
Date	5/19/23
Drawn By	JTS
Checked By	JWM

BUILDING ELEVATIONS

A-3.1

CITY OF SPRINGBORO
PLANNING COMMISSION

Application for Planned Unit Development
Application No.: _____

☐ Rezoning/General Plan ☒ Final Development Plan ☐ Record Plan ☐ Revision
Fee $344

NAME OF DEVELOPMENT: Clearview Crossing of Stone Ridge

DEVELOPER'S NAME: John Konovodoff, Maronda Homes of Cincinnati, LLC.
Address: 5900 Wilcox Place, Dublin, Ohio 43016
Telephone No.: (312) 505-4419 Fax No.: (_____) _____
Email: jkonovodoff@maronda.com

OWNER'S NAME: Robert Abernathy, Stone Ridge Development Ltd.
Address: 807 Stokes Reserve Ct, Lebanon, OH 45036
Telephone No.: (____) _____ Fax No.: (____) _____
Email: abernathyinv@roadrunner.com

LOCATION DESCRIPTION:
Project Location: Rt 73; Red Lioin-Five Points Rd
Parcel #: 04013000580 (If necessary, attach a legal description.)
Existing Land Use: Vacant
PUD-R rezone approved per zoning ordinance no. 0-23-3
General plan approved by resolution no. R-23-8

PUD FEATURES:
Total Area (acres): 12.08 Number of Lots: 41
Type of PUD: ☒ Residential ☐ Business ☐ Office ☐ Manufacturing ☐ Mixed
If Mixed, acreage in each area: ____ Residential _____Business ____Manufacturing ___Office
Proposed Density: 3.4 DU/AC Proposed Number of Units: 41 total units
Type of Units:
Single family detached.

ZONING:
Current Zoning: PUD-R Proposed District (if appropriate): _____

_____ May 05 2023
(Signature of Developer and/or Owner) (Date)

Real Estate
Letter of Authorization

PID #: 04013000580

Properly Address: Rt. 73 @ Red Lion-Five Points Rd.

Owner of Record: Robert Abernathy, Stone Ridge Development Ltd.

Address: 807 Stokes Reserve C, Lebanon, OH 45036

Telephone Number:

Email Address: abernathyinv@roadrunner.com

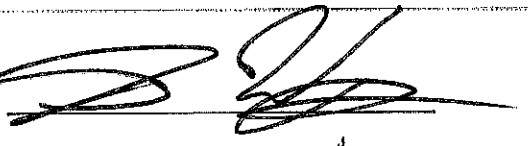
As owner(s) of the referenced property I (we) hereby appoint the following company or individual to represent me (us) as agent to the City of Springboro.
I (we) have reviewed my/our agent's valuation and or opinions and are in agreement with same.

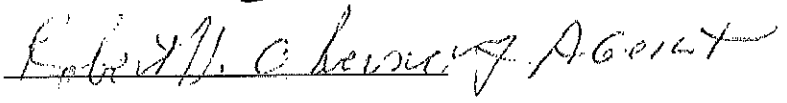
Names of Agent and Firm: Todd Lipschutz, Maronda Homes of Cincinnati, LLC

Address: 3900 Wilcox Place, Dublin, OH 43106

Telephone Number: 614.659.1546

Email Address: tlipschutz@maronda.com

Owner Signature: 

Agent Signature: 

Notary Signature & Seal: JEFFREY B. WALTHER, Notary Public and for the State of Ohio My Commission Expires April 9, 2013

STATE OF OHIO

SS:

COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me, a Notary Public this 22 day of September 2022, by Scott D. Wright, Owner, Executor and Trustee of the Donald C. Wright Marital Trust acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

NOTARY PUBLIC:
My Commission Expires:

JEFFREY B. WALTHER, Notary Public
In and for the State of Ohio
My Commission Expires April 4 2023

STATE OF OHIO

COUNTY OF MONTGOMERY SS:

The foregoing instrument was acknowledged before me this 22 day of, September 2022, by Robert Abernathy, Agent for Stone Ridge Development Ltd. Acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

JEFFREY B. WALTHER, Notary Public
In and for the State of Ohio
My Commission Expires April 4 2023

NOTARY PUBLIC:
My Commission Expires: April 4, 2023

CLEARVIEW CROSSING AT STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

FINAL DEVELOPMENT PLANS

PROJECT NARRATIVE AND SUPPLEMENTAL INFORMATION

EXISTING CONDITIONS

The proposed site is an undeveloped portion of the existing Stoneridge residential development, located at the intersection of State Route 73 and Red Lion-Five Points Road, in the City of Springboro, Ohio. The 12.08-acre site was rezoned to PUD-R Planned Unit Development – Residential, by ordinance 0-23-3 and the General Plan was approved by resolution R-23-8 by Springboro City Council, adopted April 26, 2023.

PROPOSED DEVELOPMENT

Maronda Homes of Cincinnati, LLC is proposing to construct 41 residential lots; consisting of 41 single-family dwellings, slab on grade. Maronda will offer there Americana series home with a variety of façade material options. All siding will be cementitious plank per conditions of General Plan approval. Details regarding home styles, floor plans, and materials are provided as part of this submission. Please see the architectural exhibit.

Single family lots are proposed at 52’ wide by 105’ depth; minimum lot sizes shall be 5,460 square feet, with an average lot size of 6,370 sq. ft.; setbacks would be minimum 25’ front yard; minimum 5’ side yard, and minimum 15’ rear yard. Parking for individual homes has been provided as follows: two (2) vehicle garage spaces and two driveway spaces. All streets are public streets. On-street visitor parking is permitted. The ROW is proposed as 50’ width with 5’ sidewalks and 5.5’ wide tree lawn. Streets will be designated as public. Street and roads shall be identified with approved signs per section 505.2. New and existing homes shall be provided with approved address identification per section 505.1. A 25’ buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10’ wide public sidewalk. A path will connect the sidewalk from State Route 73 to the internal sidewalk at the proposed mailbox cluster. The final design of the mailbox cluster will be to USPS standards. A bituminous path through the open space in the north east corner of the property will provide an alternate pedestrian connection between the 10’ sidewalks adjacent to the primary roads. A 10’ buffer has been provided along

the western and southern boundaries. The corner of the site located at the intersection of State Route 73 and Red Lion-Five Points Road will remain open and naturalized. Buffers will be landscaped with a combination of existing and supplemental vegetation. Refer to the landscape plans and Exhibit C – Buffer Plans & Sections and Exhibit D – Street Buffer Sections included with this narrative for additional information as to character of the proposed buffers. 25% of the site is required to be dedicated to open space. 3.62 Acres of Open Space is proposed, which is 29.97% of the site area. The HOA would manage and maintain open space and stormwater management facilities.

Utilities (water, sanitary sewer) services will be provided. Water service will be provided via the 12-inch water line in Red Lion – Five Points Road. There is an existing 30' wide sanitary easement along the western property line. The stormwater will be managed in a single wet pond facility. All Stormwater will be managed on site and discharged per NPDES standards and requirements. Please see respective plans for details.

The following site investigation studies and reports were provided by the property owner. Maronda Homes and LSSE have not undertaken independent verification of the information provided.

A Geotechnical survey was provided by Alt & Witzig Engineering, Inc. December of 2019. The report included soil sampling, analysis and recommendations for slope construction. The survey was prepared for a commercial use. Additional borings were taken across the property. The Geotechnical report was previously provided to the City. A USDA soil survey was downloaded and previously provided to the City. An aquatic resources survey was made and report is enclosed within this submittal.

A Phase 1 Environmental Site Assessment was performed by MAKSolve, June of 2020. The Environmental Assessment report was previously provided to the City.

A traffic impact study (TIS) conducted by TEC Engineering, Inc. August 2022 was previously provided to the City. The TIS concludes "the proposed development generally has insignificant impact on the surrounding road network." The TIS was conducted based on a prior proposed layout with differing access points and may need to be revised to reflect the current proposed layout. Under consideration is a recommendation to add a northbound left turn lane at the proposed entrance opposite of Valley View Point, since the pavement structure is already in place and the turning lane can be created by simply revising the pavement marking along the roadway. Our traffic engineer will work with local authorities to design all proposed entrances per City, County and State standards.

SUMMARY

Zoning: PUD-R (R-3 underlay)

Site Data:

- Total Site Area: 12.08 Acres
- Lot density: 3.4 DU/AC
- 41 total lots (single family)
- Single Family Lots: 52' width x 105' depth
    - Minimum lot size: 5460 sq. ft. / Average lot size 6,370 sq. ft.
    - Front yard setback: 25'
    - Rear yard setback: 15'
    - Side yard setback: 5' minimum
- 3.63 Acres Open Space – 29.97%

MARONDA Home

Donovan Farms

City of Delaware
Ohio



HOME CONCEPTS

Maronda Homes offers a variety of single family detached home styles, with a selection of material finishes and feature options.

The home concepts on the following pages are part of the Americana Series. The concepts shared are representational. Final designs, features and material selection will be made at the time of purchase by the home owner. All homes will conform to the Maronda Homes anti-monotony standards.

DREAM. BUILD. *Live.*

MARONDA Homes

AMERICANA SERIES
THE AVALON





Material options: *Front facade:*

- *Brick*
- *Stone (front facade)*

Non-street facade

- *Cementitious siding*

Roof: Premium shingles

DREAM. BUILD. *Live.*

Quality Since 1972

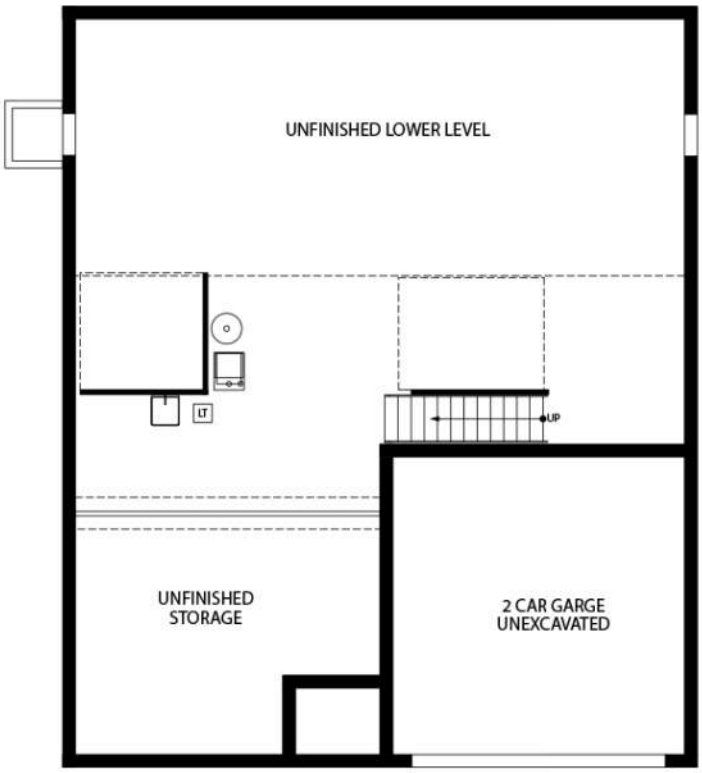
MARONDA Homes

AMERICANA SERIES
THE AVALON

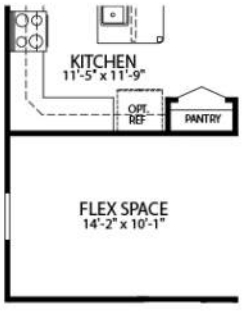
FIRST FLOOR LAYOUT



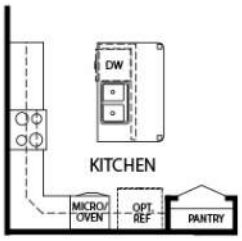
LOWER LEVEL LAYOUT



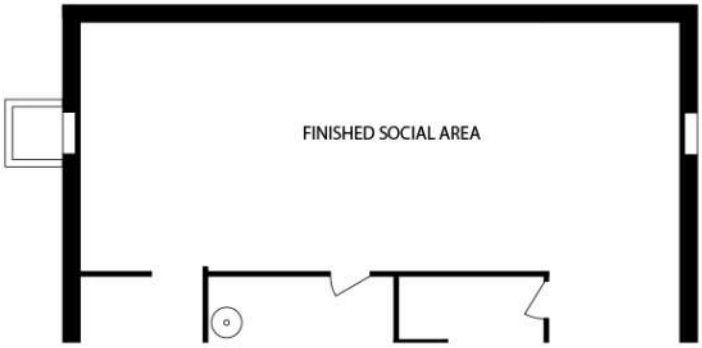
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



Opt. Finished Social Area



- *1,498-2,418 finished sq. ft.*
- *2 Car Garage*
- *First Floor Owner Suite*
- *2-3 Bedrooms, 2 Bathrooms*

DREAM. BUILD. *Live.*

Quality Since 1972

MARONDA Homes

AMERICANA SERIES
THE SOMERSET





Material options: *Front facade:*

- *Brick*
- *Stone (front facade)*

Non-street facade

- *Cementitious siding*

Roof: Premium shingles

DREAM. BUILD. *Live.*

Quality Since 1972

MARONDA Homes

THE SOMERSET

FIRST FLOOR LAYOUT

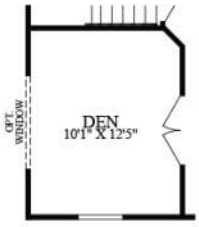




Opt. Sunroom with Opt. Island and Second Island



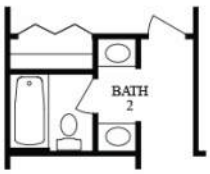
Opt. Chef's Kitchen



Opt. Den ILO Flex

SECOND FLOOR LAYOUT





Opt. Hall Bath Alt. Door Location



New England Elevation



Opt. Bedroom 4 ILO Loft

- *2,382 - 3,365 finished sq. ft.*
- *2-3 Car Garage*
- *Second Floor Owner Suite*
- *3-4 Bedrooms, 2.5-3.5 Bathrooms*

DREAM. BUILD. *Live.*

Quality Since 1972

Clearview Crossing

at Stone Ridge
Final Development Plans
Situate In
City of Springboro
Warren County, Ohio

Prepared For

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

SITE DATA

JURISDICTION:
CITY OF SPRINGBORO
WARREN COUNTY, OHIO
CURRENT ZONING: PUD-R
PERMITTED USE: RESIDENTIAL
SINGLE FAMILY DETACHED,
ACCESSORY USE / STRUCTURES

PROPOSED: 41 TOTAL LOTS
41 SINGLE FAMILY - DETACHED HOMES
MIN LOT WIDTH: 52'
MIN LOT SIZE: 5,460 SQFT
MAX. BUILDING HEIGHT 35' (2.5 STORIES)

TOTAL AREA:	12.08 ACRES
PROPOSED DENSITY:	3.4 DU/AC
SETBACK REQUIREMENTS	
PROPOSED ZONE:	PUD-R (UNDERLAY R-3)
FRONT:	25'
SIDE:	5'
REAR:	15'
BUILDING AREA	
MINIMUM:	1,376 SQFT
MAXIMUM:	2,120 SQFT
MAX. LOT COVERAGE:	NTE 75%
ACCESSORY STRUCTURES:	ALLOWED
TOTAL AREA OF OPEN SPACE:	3.51 ACRES
REQUIRED OPEN SPACE:	25.0%
PROVIDED OPEN SPACE:	29.0%
OPEN SPACE	
NE CORNER AREA:	0.88 ACRES
NW CORNER AREA:	1.42 ACRES
PERIMETER BUFFER AREA:	1.21 ACRES
SWM BASIN AREA:	1.19 ACRES
ROW AREA:	1.95 ACRES

PROPOSED INFRASTRUCTURE:
-- 50' ROW; 29' ROADWAY; 5' SIDEWALKS
-- 25' BUFFER; NORTH AND EAST SIDES
-- 10' PAVED PATH; NORTH AND EAST SIDES

DESCRIPTION OF APPLICATION:

THE PURPOSE OF THIS APPLICATION IS TO REQUEST THE APPROVAL OF THE STAGE II FINAL DEVELOPMENT PLANS.

THE PROPERTY UNDERLYING ZONE IS R3, MEDIUM DENSITY RESIDENTIAL. THE TOTAL AREA OF THE SITE IS 12.08 AC. THE PROPOSAL IS 41 SINGLE FAMILY DETACHED HOMES. THE PROPOSED DENSITY IS 3.4 DU/AC. 25% OPEN SPACE IS REQUIRED AND +/- 30% OPEN SPACE IS PROVIDED.

THE SPRINGBORO MASTER PLAN, ADOPTED BY CITY COUNCIL IN FEBRUARY 2022, INCLUDES RECOMMENDATIONS FOR THE LONG-RANGE DEVELOPMENT OF THE COMMUNITY. IT IS DIVIDED INTO 16 POLICY AREAS. POLICY AREA 12, SOUTHEAST NEIGHBORHOODS INCLUDING THE ADJOINING NEIGHBORHOODS OF THE ENCLAVE, NORTH HILLS, CREEKSIDE, FIELDSTONE, SUBDIVISIONS. THE POLICY AREA RECOMMENDS RESIDENTIAL DEVELOPMENT THAT CONFORMS TO THE EXISTING CHARACTER OF ADJOINING NEIGHBORHOODS. THE PLAN PROPOSED BY MARONDA HOMES IS A RESIDENTIAL DEVELOPMENT WITH HOME AND LOT SIZES SIMILAR AND COMPLIMENTARY TO THE ADJACENT NEIGHBORHOODS. THE PLAN ALSO RECOMMENDS CONNECTING NEIGHBORHOODS IN THE AREA, AND IMPROVING PEDESTRIAN AND BICYCLE ACCESS. THE PLAN PROPOSES TO CONNECT TO STUB STREETS AND PROVIDE SIDEWALKS ALONG PRIMARY STREETS, WITH IN THE DEVELOPMENT AND CONNECTIONS BETWEEN PRIMARY STREETS AND ADJACENT COMMUNITIES; INFILLING GAPS IN THE PEDESTRIAN/BIKE NETWORK.

ONE CALL RESPONDENTS

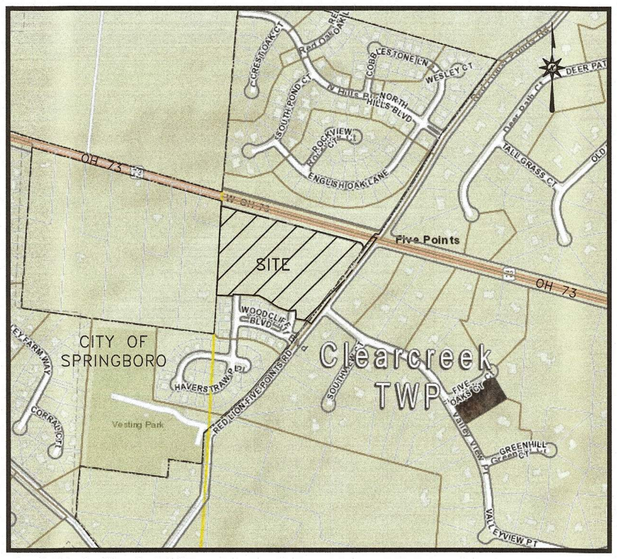
Information as to the location and type of underground utilities and structures shown are approximate. Contractor(s) shall verify all such information in the field. Prior to any excavation, the Contractor(s) shall notify the Ohio Utility Protection Services by calling 811. Locations of the utilities shown on the drawings or within the construction area are based on information provided through the Ohio Utility Protection Services Serial No. A224302365-00A. The respondents to the One Call notification were:

OUPS Contacts			
Utility	Company	Address	Tele. No.
NATURAL GAS	CONTACT: COLUMBIA GAS	2101 W MAIN ST SPRINGFIELD, OH 45504	(937) 322-7111
GAS	CONTACT: DUKE ENERGY GAS	1199 NILES RD FAIRFIELD, OH 45014	(513) 439-3886
ELECTRIC	CONTACT: DUKE ENERGY ELECTRIC	1199 NILES RD FAIRFIELD, OH 45014	(513) 535-2655
WATER	CONTACT: CITY OF SPRINGBORO	1320 W CENTRAL AVENUE SPRINGBORO, OH 45066	(937) 748-6184
SEWER	CONTACT: WARREN COUNTY	406 JUSTICE DRIVE LEBANON, OH 45036	(513) 695-1377
TRAFFIC	CONTACT: ODOT DISTRICT 8	505 S. STATE ROUTE 741 LEBANON, OH 45036	(513) 932-3030

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764 or 811

CALL 811
Serial #A224302365-00A

May 2023



Base Map taken from Warren County Auditor

Location Map
N. T. S.

Sheet List Table		
Sheet Number	Sheet Title	Sheet Number
	Land Development	
--	Title Sheet	--
1 of 16	Existing Conditions Plan	308-343-002-1
2 of 16	Site Plan	308-343-002-2
3 of 16	Grading Plan	308-343-002-3
4 of 16	Utility Plan	308-343-002-4
5 of 16	Road Profiles	308-343-002-5
6 of 16	Storm Sewer Profiles	308-343-002-6
7 of 16	Sanitary Sewer Profiles	308-343-002-7
8 of 16	Waterline Profiles	308-343-002-8
9 of 16	Landscape Plan	308-343-002-9
10 of 16	Storm Details	308-343-002-10
11 of 16	Storm Details	308-343-002-11
12 of 16	Sanitary Details	308-343-002-12
13 of 16	Utility Details	308-343-002-13
14 of 16	Utility Details	308-343-002-14
15 of 16	Site Details	308-343-002-15
16 of 16	Site Details	308-343-002-16
	Erosion & Sedimentation Control	
ES1 of ES5	Erosion & Sedimentation Control Plan	308-343-002-ES1
ES2 of ES5	Erosion & Sedimentation Control Details	308-343-002-ES2
ES3 of ES5	Erosion & Sedimentation Control Details	308-343-002-ES3
ES4 of ES5	Erosion & Sedimentation Control Details	308-343-002-ES4
ES5 of ES5	Erosion & Sedimentation Control Details	308-343-002-ES5
	SWPP Site and PCSM Plans	
PCSM1 of PCSM2	SWPPP Site & PCSM Plan	308-343-002-PCSM1
PCSM1 of PCSM2	Stormwater Details	308-343-002-PCSM2

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

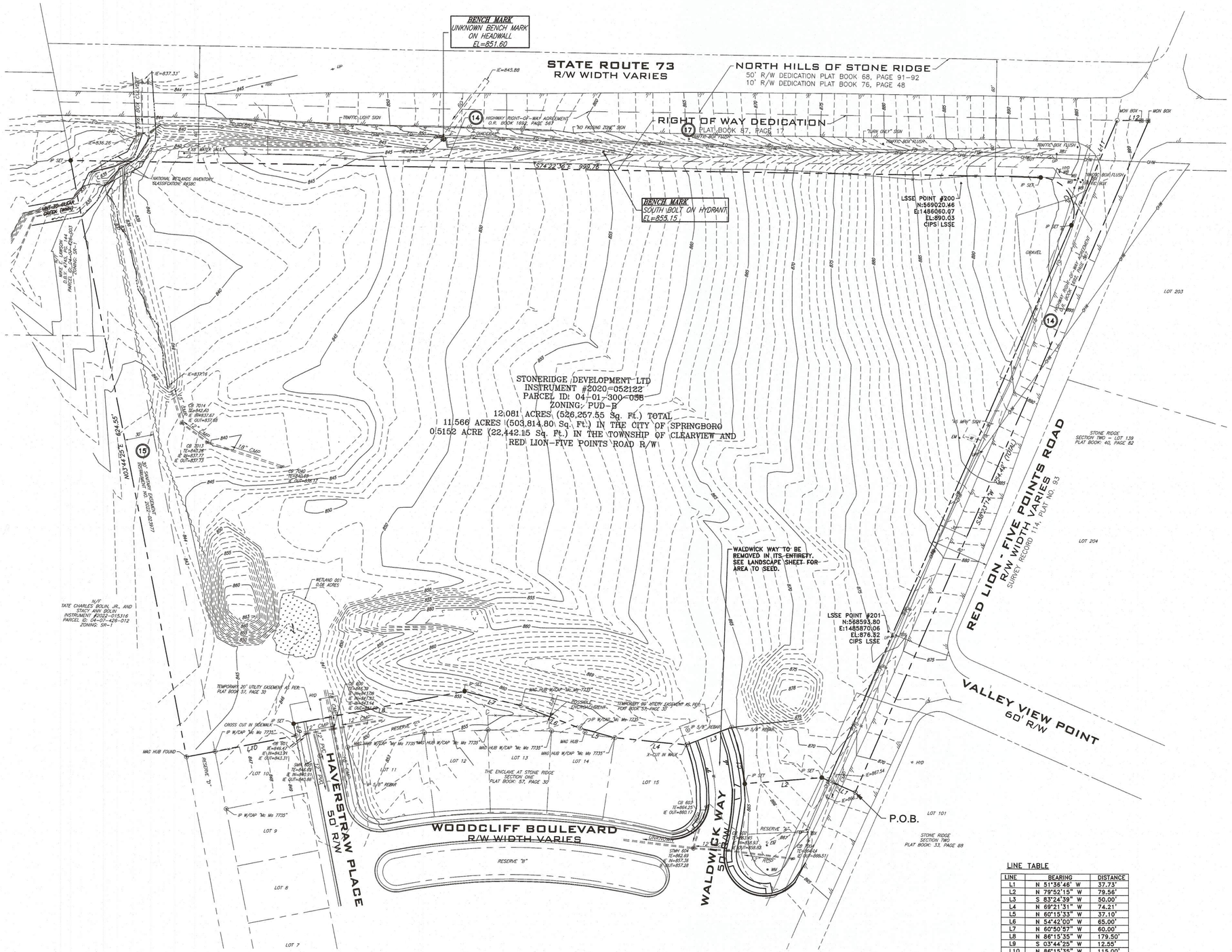
MARONDA Homes

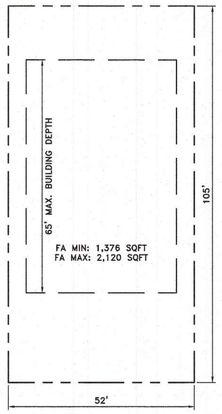
Maronda Homes
Applicant: **Todd Lipschutz**
Address: **5900 Wilcox Place, Dublin, Ohio 43016**
Telephone: **614.659.1546**

LSSE Civil Engineers and Surveyors
5980 Suite J Wilcox Place
Dublin, Ohio 43016
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

ENGINEER: JOHN R. HEYL, P.E. OH #PE88187
SURVEYOR: BRAD L. GOODBALLET, P.S., P.L.S. OH PS7705
LANDSCAPE ARCHITECT/PLANNER: JOANNE L. SHELLY, RLA, AICP

R:\PROJ\308\308-343 Springboro\DWG\308-343TT.dwg Layout=Title Sheet User=John Wright Plotted=5/24/2023 8:33 PM

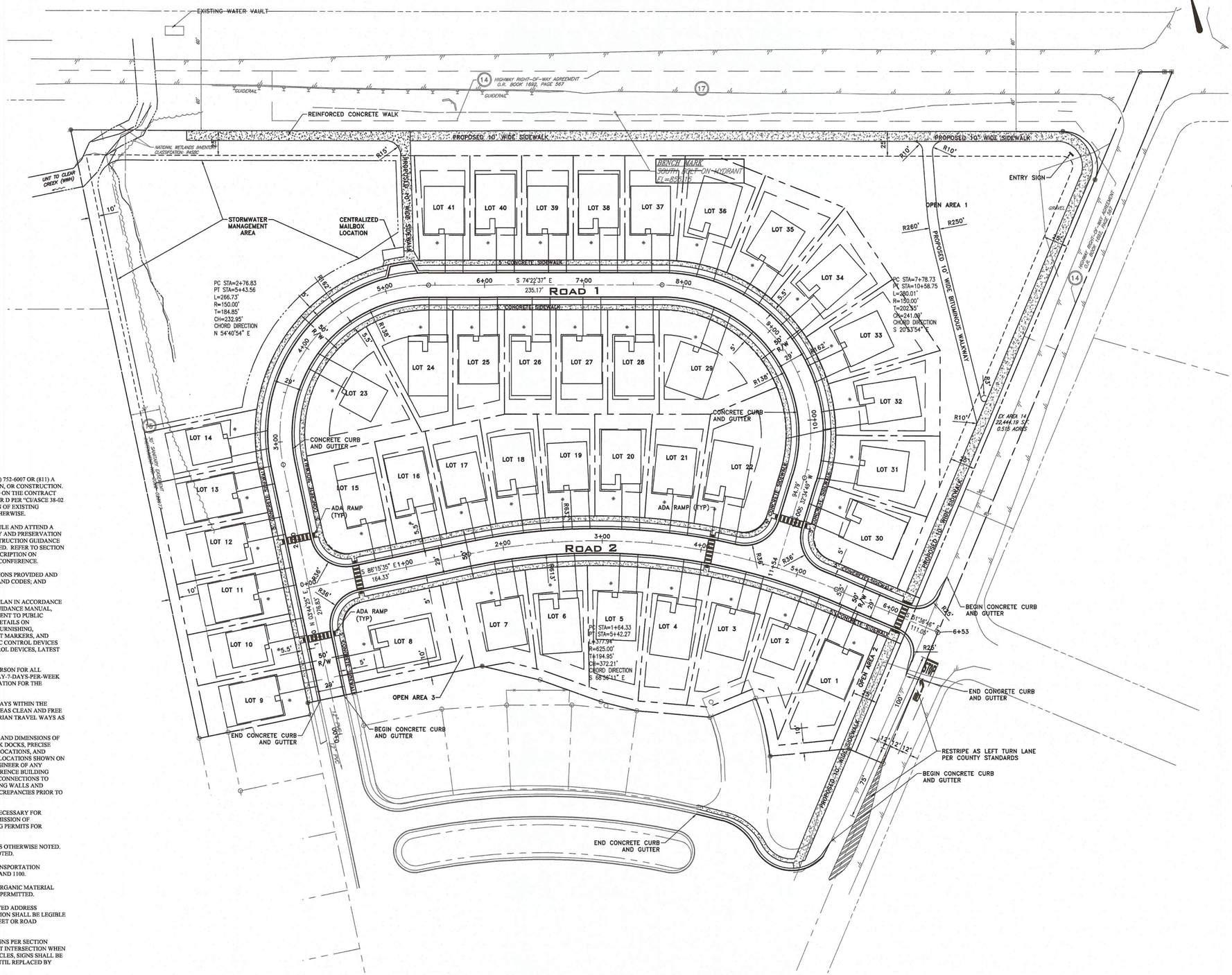

BENCH MARK
UNKNOWN BENCH MARK ON HEADWALL
EL=851.60
STATE ROUTE 73
R/W WIDTH VARIES
NORTH HILLS OF STONE RIDGE
50' R/W DEDICATION PLAT BOOK 68, PAGE 91-92
10' R/W DEDICATION PLAT BOOK 76, PAGE 48
RIGHT OF WAY DEDICATION
PLAT BOOK 67, PAGE 17
HIGHWAY RIGHT-OF-WAY AGREEMENT O.R. BOOK 1652, PAGE 587
S74°22'36"E 998.76'
BENCH MARK
SOUTH BOLT ON HYDRANT
EL=855.15
LSSE POINT #200
N:569020.46
E:1486060.07
EL:890.03
CIPS LSSE
STONERIDGE DEVELOPMENT LTD
INSTRUMENT #2020-052122
PARCEL ID: 04-01-300-058
ZONING: PUD-R
12.081 ACRES (526,257.55 Sq. Ft.) TOTAL
11.566 ACRES (503,814.80 Sq. Ft.) IN THE CITY OF SPRINGBORO
0.5152 ACRE (22,442.15 Sq. Ft.) IN THE TOWNSHIP OF CLEARVIEW AND
RED LION-FIVE POINTS ROAD R/W
RED LION - FIVE POINTS ROAD
R/W WIDTH VARIES
SURVEY RECORD 114, PLAT NO. 93
WALDWICK WAY TO BE REMOVED IN ITS ENTIRETY. SEE LANDSCAPE SHEET FOR AREA TO SEED.
LSSE POINT #201
N:568593.80
E:1485870.06
EL:876.32
CIPS LSSE
VALLEY VIEW POINT
60' R/W
WOODCLIFF BOULEVARD
R/W WIDTH VARIES
HAVERSTRAW PLACE
50' R/W
WALDWICK WAY
50' R/W
P.O.B.
LOT 203
LOT 204
LOT 101
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
STONE RIDGE SECTION TWO - LOT 139 PLAT BOOK: 40, PAGE 82
STONE RIDGE SECTION TWO PLAT BOOK: 33, PAGE 88
THE ENCLAVE AT STONE RIDGE SECTION ONE PLAT BOOK: 57, PAGE 30
N/F TATE CHARLES BOLIN, JR., AND STACY ANN BOLIN INSTRUMENT #2022-015316 PARCEL ID: 04-01-426-012 ZONING: SR-1
WETLAND 001 0.06 ACRES
NATIONAL WETLANDS INVENTORY CLASSIFICATION: R6SBC
SHORT-BIG BLACK CREEK (MAIN)
TEMPORARY 20' UTILITY EASEMENT AS PER PLAT BOOK 57, PAGE 30
TEMPORARY 80' UTILITY EASEMENT AS PER PLAT BOOK 57, PAGE 30
RESERVE "C"
RESERVE "D"
RESERVE "E"
RESERVE "F"
TRAFFIC LIGHT SIGN
"NO PASSING ZONE" SIGN
"TURN ONLY" SIGN
"25 MPH" SIGN
TRAFFIC BOX FLUSH
MON BOX
GRAVEL
CROSS CUT IN SIDEWALK
IP W/CAP "Mc Mo 7735"
MAG HUB W/CAP "Mc Mo 7735"
MAG HUB
P.K. NAIL
P SET
IP SET
5/8" REBAR
X-CUT IN WALK
CB 601 TC=846.39 IE IN=841.82 IE OUT=841.74
CB 602 TC=846.69 IE IN=840.91 IE OUT=840.81
CB 603 TC=851.25 IE OUT=850.17
CB 604 TC=862.69 IN=857.38 OUT=857.28
CB 7014 TC=842.40 IE IN=837.67 IE OUT=837.65
CB 7015 TC=840.58 IE IN=837.77 IE OUT=837.73
CB 7060 TC=840.68 IE OUT=838.12
STMH 601 TC=846.39 IN=841.82 OUT=841.74
STMH 602 TC=846.69 IN=840.91 OUT=840.81
STMH 603 TC=851.25 IN=846.93 OUT=846.83
STMH 604 TC=862.69 IN=857.38 OUT=857.28
STMH 7014 TC=842.40 IE IN=837.67 IE OUT=837.65
STMH 7015 TC=840.58 IE IN=837.77 IE OUT=837.73
STMH 7060 TC=840.68 IE OUT=838.12
N13°44'19"E 624.55'
30' SANITARY EASEMENT INSTRUMENT NO. 2022-028977
8" PVC
12" CMP
18" CMP
24" CMP
HYD
WV
WM
GW
OHW
UP
GM
GLM
GV
GB
LM
SAN MH
IE=837.33'
IE=845.88
IE=836.26'
IE=845.58'
IE=837.16'
IE=851.54'
IE=850.54'
IE=850.54'
IE=850



BUILDABLE AREA
SINGLE FAMILY, DETACHED
SCALE: 1"=20'

SITE NOTES:

1. NOTIFY THE OHIO 811 B.U.D. SERVICE (BEFORE YOU DIG) AT (800) 752-6007 OR (811) A MINIMUM OF (5) DAYS PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR AND OTHER INTERESTED PARTIES SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE PROJECT DELIVERY AND PRESERVATION OFFICE. REFER TO THE OHIO TRANSPORTATION CABINET CONSTRUCTION GUIDANCE MANUAL, SECTION CST-209 FOR A LIST OF TOPICS TO BE COVERED. REFER TO SECTION 108.02 OF THE STANDARD SPECIFICATIONS FOR A DETAILED DESCRIPTION ON SUBMITTALS THAT ARE REQUIRED AT THE PRECONSTRUCTION CONFERENCE.
3. ALL WORK AND MATERIALS TO COMPLY WITH ALL SPECIFICATIONS PROVIDED AND TO ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES; AND O.S.H.A. STANDARDS.
4. IMPLEMENT AND MAINTAIN A WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE OHIO TRANSPORTATION CABINET CONSTRUCTION GUIDANCE MANUAL, SECTION CST-208 ("TRAFFIC CONTROL") FOR WORK IN OR ADJACENT TO PUBLIC VEHICULAR TRAFFIC AREAS. REFER TO SECTION CST-112 FOR DETAILS ON IMPLEMENTATION OF A TRAFFIC CONTROL PLAN, AS WELL AS FURNISHING, INSTALLING AND MAINTAINING BARRICADES, SIGNS, PAVEMENT MARKERS, AND OTHER TRAFFIC CONTROL DEVICES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. DESIGNATE AND MAINTAIN ON-SITE A TRAINED COMPETENT PERSON FOR ALL EXCAVATION WORK WHO SHALL BE ON CALL 24-HOURS-PER-DAY-7-DAYS-PER-WEEK IN CASE OF EMERGENCY. PROVIDE 24-HOUR CONTACT INFORMATION FOR THE TRAINED COMPETENT PERSON PRIOR TO ANY WORK.
6. MAINTAIN AREAS OUTSIDE THE WORK AREA AND TRAVELED WAYS WITHIN THE WORK AREA IN A CONDITION USABLE BY THE PUBLIC. KEEP AREAS CLEAN AND FREE OF MUD OR DUST AND REPAIR/PATCH VEHICULAR AND PEDESTRIAN TRAVEL WAYS AS REQUIRED TO MAINTAIN ACCESS.
7. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND OTHER BUILDING APPURTENANCES. VERIFY DIMENSIONS AND LOCATIONS SHOWN ON THE ARCHITECTURAL PLANS AND NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATION OF ALL UTILITY CONNECTIONS TO BUILDINGS, DOOR-STEP LOCATIONS AND TRUCK WELL RETAINING WALLS AND NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
8. OBTAIN ALL REQUIRED LOCAL, STATE, OR FEDERAL PERMITS NECESSARY FOR CONSTRUCTION FROM GOVERNING AGENCIES INCLUDING SUBMISSION OF APPLICATIONS AND PAYMENT OF ASSOCIATED FEES, INCLUDING PERMITS FOR BORROW OR WASTE SITES.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURBED AND STRIPED RADII ARE 5' UNLESS OTHERWISE NOTED.
10. PROVIDE PAVING MATERIALS IN ACCORDANCE WITH OHIO TRANSPORTATION CABINET CONSTRUCTION GUIDANCE MANUAL, CHAPTERS 1000 AND 1100.
11. REMOVE AND DISPOSE OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. BURNING OF MATERIAL ONSITE IS NOT PERMITTED.
12. NEW AND EXISTING HOMES SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION PER SECTION 505.1. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
13. STREET AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS PER SECTION 505.2. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOW PASSAGE BY VEHICLES, SIGNS SHALL BE APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



EXISTING LEGEND

- CONTOUR (1-ft)
- 1270 CONTOUR (5-ft)
- CURB (Concrete)
- FP FENCELINE W/ POST
- GUIDERAIL
- LS LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MISC.
- PAVEMENT EDGE
- DRIVE EDGE
- PROPERTY LINE (Municipal Boundary)
- PROPERTY LINE (Subject Parcel)
- PROPERTY LINE (Parcel)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- S SIGN
- DECIDUOUS TREE
- TREELINE
- BUSH
- UE UTILITY LINE (Electric)
- UT UTILITY LINE (Underground Telephone)
- FO UTILITY LINE (Fiber Optic)
- GB GM GLM GV UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- 8" PVC UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- 15" CPP UTILITY LINE (Storm Sewer) W/ CATCH BASIN AND MANHOLE
- UP GW UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- WB WM WV UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
- HYD
- 49 B-II EXCEPTION
- EXISTING WETLAND

PROPOSED LEGEND

- PROPOSED STREET LIGHT STANDARD
- PROPERTY LINE (PARCEL)
- PROPERTY LINE (R.O.W.)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (SETBACK)
- CENTERLINE
- PROPOSED CONCRETE CURB AND GUTTER
- ADA RAMP
- CROSSWALK

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

Scale: 1"=50'	Drawn By	Checked By	Approved By

No.	Date	Description	By

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

Filename: 308-343SP.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
Of Stone Ridge
General Plan
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Site Plan
Drawing No. 308-343
Sheet No. 2 of 16

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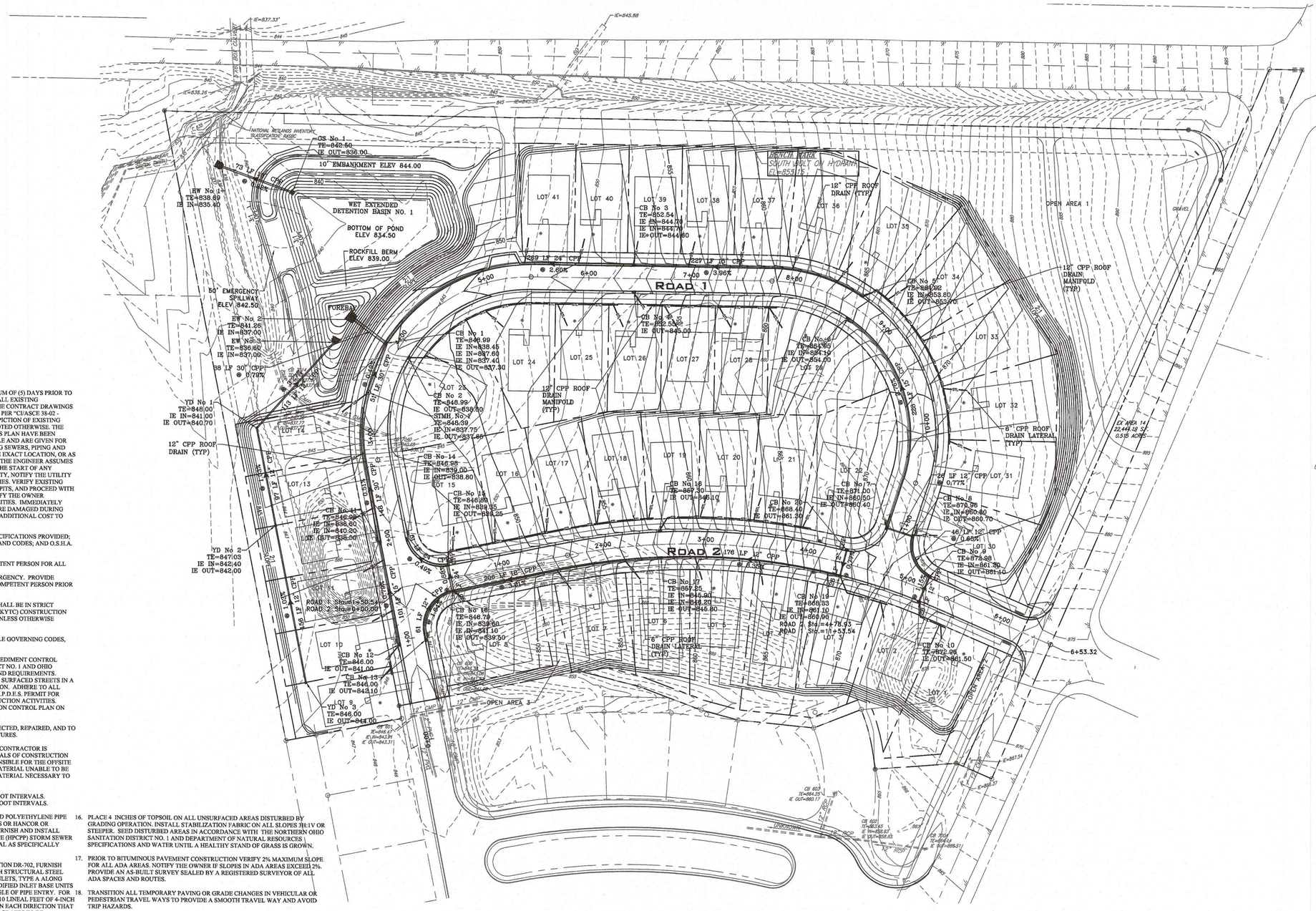

GRADING/DRAINAGE PLAN NOTES:

1. NOTIFY THE OHIO 811 AT (800) 752-6007 OR 811 A MINIMUM OF (5) DAYS PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITY, NOTIFY THE UTILITY COMPANIES FOR FIELD LOCATIONS OF EXISTING UTILITIES. VERIFY EXISTING CONDITIONS, LOCATE ALL UTILITIES BY DIGGING TEST PITS, AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. NOTIFY THE OWNER IMMEDIATELY OF ANY CONFLICTS WITH EXISTING UTILITIES. IMMEDIATELY AND COMPLETELY REPAIR EXISTING UTILITIES THAT ARE DAMAGED DURING DEMOLITION, EXCAVATION, OR CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL WORK AND MATERIALS TO COMPLY WITH ALL SPECIFICATIONS PROVIDED; LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES; AND O.S.H.A. STANDARDS.
3. DESIGNATE AND MAINTAIN ON-SITE A TRAINED COMPETENT PERSON FOR ALL EXCAVATION WORK WHO SHALL BE ON CALL 24-HOURS-PER-DAY-7-DAYS-PER-WEEK IN CASE OF EMERGENCY. PROVIDE 24-HOUR CONTACT INFORMATION FOR THE TRAINED COMPETENT PERSON PRIOR TO ANY WORK.
4. ALL MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH OHIO TRANSPORTATION CABINET (ICYTC) CONSTRUCTION GUIDANCE MANUAL, SECTION CST-1300 AS AMENDED UNLESS OTHERWISE SPECIFIED.
5. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE GOVERNING CODES, RULES, STANDARDS, AND REGULATIONS.
6. FURNISH, INSTALL, AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL FACILITIES IN ACCORDANCE WITH SANITATION DISTRICT NO. 1 AND OHIO DEPARTMENT OF NATURAL RESOURCES STANDARDS AND REQUIREMENTS. INSTALL A ROCK CONSTRUCTION ENTRANCE AND KEEP SURFACED STREETS IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION. ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. MAINTAIN A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN ON SITE.
7. INSPECT EXISTING DRAINAGE STRUCTURES TO BE INSPECTED, REPAIRED, AND TO REMOVE ALL SILT AND DEBRIS FORM EXISTING STRUCTURES.
8. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE OFFSITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND FOR IMPORTING ANY BORROW MATERIAL NECESSARY TO COMPLETE THE WORK.
9. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT INTERVALS.
10. FURNISH AND INSTALL SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP) STORM SEWER PIPING AS MANUFACTURED BY ADS OR HANCOR OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED. FURNISH AND INSTALL HIGH PERFORMANCE CORRUGATED POLYETHYLENE PIPE (HPCPP) STORM SEWER PIPING AS MANUFACTURED BY ADS OR APPROVED EQUAL AS SPECIFICALLY SPECIFIED ON THE PLANS.
11. IN ACCORDANCE WITH ODOT DRAINAGE MANUAL, SECTION DR-702, FURNISH AND INSTALL ODOT DOP BOX INLETS (TYPE 3 OR 4) WITH STRUCTURAL STEEL FRAMES WITHIN PAVED AREAS AND ODOT CURB BOX INLETS, TYPE A ALONG CURB LINES. FURNISH AND INSTALL STANDARD OR MODIFIED INLET BASE UNITS AS NECESSARY TO ACCOMMODATE PIPE SIZES AND ANGLE OF PIPE ENTRY. FOR EVERY INLET IN PAVED AREAS, FURNISH AND INSTALL 10 LINEAL FEET OF 4-INCH PERFORATED SCHEDULE 40 PVC RADIAL UNDERDRAIN IN EACH DIRECTION THAT IS UNDER SURFACES TO BE PAVED. INLET FRAMES AND GRATES TO BE INSTALLED TO MATCH SLOPE OF ADJACENT PAVEMENT PROFILE, CROSS SECTION AND ADJACENT ASPHALT PAVEMENT.
12. INSTALL STORM SEWER MANHOLES IN PAVED AREAS WITH TOP ELEVATIONS FLUSH WITH PAVEMENT. INSTALL MANHOLES IN UNPAVED AREAS WITH TOP ELEVATIONS 6" ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED. INSTALL TRAFFIC BEARING RINGS & COVERS ON ALL STORM SEWER MANHOLES. COVERS SHALL BE LABELED "STORM SEWER".
13. CONTRACTOR TO INSTALL CLEANOUT AND TRAP ON ALL ROOF DRAIN DOWN SPOUTS. PLUMBING CONTRACTOR TO CONTACT THE NORTHERN OHIO SANITATION DISTRICT NO. 1 TO COORDINATE ALL REQUIRED PERMITS INSPECTIONS AND SPECIFIC CONSTRUCTION DETAILS ASSOCIATED WITH ROOF DRAIN CONNECTIONS TO THE SEWER SYSTEM.
14. ADJUST PROPOSED PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE TO EXISTING PAVEMENT. ADJUST TOP ELEVATIONS OF EXISTING UTILITY STRUCTURES AND OTHER EXISTING AT-GRADE STRUCTURES TO REMAIN AS NECESSARY TO PROPOSED FINISHED GRADE AND PAVEMENT ELEVATIONS.
15. ADJUST GRADES AS NECESSARY TO ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARD EXISTING OR PROPOSED STORM SEWER STRUCTURES FOR ALL PAVED AND UNPAVED AREAS. ADJUST GRADES AND INLET TOP ELEVATIONS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE.
16. PLACE 4 INCHES OF TOPSOIL ON ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION. INSTALL STABILIZATION FABRIC ON ALL SLOPES 3H:1V OR STEEPER. SEED DISTURBED AREAS IN ACCORDANCE WITH THE NORTHERN OHIO SANITATION DISTRICT NO. 1 AND DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS AND WATER UNTIL A HEALTHY STAND OF GRASS IS GROWN.
17. PRIOR TO BITUMINOUS PAVEMENT CONSTRUCTION VERIFY 2% MAXIMUM SLOPE FOR ALL ADA AREAS. NOTIFY THE OWNER IF SLOPES IN ADA AREAS EXCEED 2%. PROVIDE AN AS-BUILT SURVEY SEALED BY A REGISTERED SURVEYOR OF ALL ADA SPACES AND ROUTES.
18. TRANSITION ALL TEMPORARY PAVING OR GRADE CHANGES IN VEHICULAR OR PEDESTRIAN TRAVEL WAYS TO PROVIDE A SMOOTH TRAVEL WAY AND AVOID TRIP HAZARDS.
19. COLLECT GROUNDWATER SEEPAGE, IF ENCOUNTERED DURING EXCAVATION, VIA UNDERDRAINS AND DISCHARGE TO THE STORM SEWER SYSTEM. AREAS OF DRAINAGE ENCOUNTERED SHALL BE DESIGNATED ON AS-BUILT PLANS.
20. OVEREXCAVATE EXISTING FILL MATERIAL CONTAINING ORGANIC MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED SUITABLE FILL.
21. PARGE THE INTERIOR SURFACE OF ALL INLET STRUCTURES WITH PORTLAND CEMENT GROUT. GROUT ANNULAR SPACE AROUND STORM PIPES WHERE ENTERING STRUCTURES TO ASSURE WATER-TIGHT CONNECTION AT STRUCTURE. GROUT PIPES ON EXTERIOR OF STRUCTURES PRIOR TO BACKFILL AND ON THE INTERIOR OF STRUCTURES AFTER BACKFILL AND COMPACTION ARE COMPLETE.
22. THE GRADING PLAN HAS BEEN PREPARED BASED ON THE SUBSURFACE INVESTIGATION REPORT PREPARED BY ALT & WITZIG ENGINEERING, INC, DATED DECEMBER 23, 2019. CONTRACTOR TO REFER TO THE SUBSURFACE INVESTIGATION REPORT FOR ALL CONSTRUCTION DETAILS RELATED TO CUT AND FILL SLOPE AND STORMWATER DETENTION BASIN EMBANKMENTS. ENVIRONMENTAL OR GEOTECHNICAL REPORTS PROVIDED BY THE OWNER OR ENGINEER ARE FOR INFORMATION ONLY AND SHOULD NOT BE RELIED ON AND THE CONTRACTOR MUST MAKE HIS OWN INDEPENDENT VERIFICATION AS HE DETERMINES IS NECESSARY. CONDUCT ADDITIONAL TESTS DETERMINED NECESSARY FOR CONSTRUCTION OF THE IMPROVEMENTS AT NO ADDITIONAL COST TO THE OWNER.

EXISTING LEGEND

- CONTOUR (1-ft)
- 1270 CONTOUR (5-ft)
- CURB (Concrete)
- FP FENCELINE W/ POST
- GUIDERAIL
- LS LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MSD
- PAVEMENT EDGE
- DRIVE EDGE
- PROPERTY LINE (Municipal Boundary)
- PROPERTY LINE (Subject Parcel)
- PROPERTY LINE (Parcel)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- S SIGN
- DECIDUOUS TREE
- TREELINE
- BUSH
- UE UTILITY LINE (Electric)
- UT UTILITY LINE (Underground Telephone)
- FO UTILITY LINE (Fiber Optic)
- GB GM GLM GV UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- 8" PVC UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- 15" CPP UTILITY LINE (Storm Sewer) W/ CATCH BASIN AND MANHOLE
- UP OHW GW UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- WB WM WV UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
- HYD
- 49 B-II EXCEPTION
- EXISTING WETLAND

PROPOSED LEGEND

- * PROPOSED STREET LIGHT STANDARD
- 1140 CONTOUR (5-ft)
- CONTOUR (1-ft)
- PROPERTY LINE (PARCEL)
- PROPERTY LINE (R.O.W.)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (SETBACK)
- CENTERLINE
- PROPOSED CONCRETE CURB AND GUTTER
- 15" CPP UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Roof Drain)

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
Drawn By / Checked By / Approved By												

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

Filename: 308-343GP.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Grading Plan
Drawing No.: 308-343-002-3
Sheet No.: 3 of 16

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THE FOLLOWING GENERAL NOTES ARE INCIDENTAL ITEMS OF CONSTRUCTION WORK AND AS SUCH ARE SUBSIDIARY ITEMS OF COST WHICH SHALL BE INCLUDED IN THE UNIT PRICE BID. THESE GENERAL NOTES SUPPLEMENT, BUT DO NOT OVERRULE OR PRECLUDE COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS. REFER TO NORTHERN KENTUCKY WATER DISTRICT STANDARD DRAWINGS AND SPECIFICATIONS.

GENERAL NOTES
WATERLINES

1. **UTILITY CONFLICTS:** Verify All Existing Utilities In The Field Prior To Start Of Excavation Work. Comply With One Call Requirements. Contact All Utility Companies That May Have Facilities Within The Work Area. For This Contract All Existing Subsurface Utility Information Presented On The Contract Drawings Is Characterized As "ASCE - Standard Guideline For The Collection And Depiction Of Existing Subsurface Utility Data CI/ASCE 38-02" Utility Quality Level C Or D Unless Specifically Noted Otherwise.

2. **PREPARATORY SURVEYS:** The Construction Plans are Based on Aerial Photogrammetry. As Such the Horizontal and Vertical Accuracy are Based on National Map Accuracy Standards as Published by USGS Fact Sheet FS-171-99 (November 1999). Vertical Accuracy is Typically One Half (1/2) the Contour Interval. Horizontal Accuracy is a Function of Scale. Note and Report to the Engineer Any Material Discrepancies Discovered in Performing Layout Surveys and Field Engineering. Field Check And Verify Benchmark Elevations For All Work Before Start Of Construction. Set/Adjust Final Alignment For Proposed Waterlines And Service Lines After All Existing Utilities And Other Obstructions Have Been Located By Test Holes. Dig All Necessary Test Holes To Locate Any Existing Utilities That May Be In Conflict With The Alignment And Grade Of The Proposed Waterlines Or Service Lines. Meet All Existing Conditions And Grades Along The Route Of The Proposed Waterlines.

3. **MAINLINE ALIGNMENT FITTING LOCATION and depth:** The Alignment Of The Proposed Waterlines, And Locations Of The Proposed Tees, Bends, Hydrants And Fittings Shown On The Drawings, Are Illustrative. The Final Constructed Alignment Of The Mainline May Be Modified In The Field Subject To Prior Approval Of The Engineer. Maintain A Minimum Thirty-Six Inches (36") Cover Above Pipe. Deepen As Required To Avoid Obstructions And Or To Maintain Continuous Up-Grade To All High Points. Adjust Location To Set Hydrants As Close To High Points As Practical. Maintain At Least Ten Feet (10') Horizontal Separation From Sanitary Sewers In Parallel And Eighteen Inches (18") Vertical For All Crossings.

4. **UNCLASSIFIED EXCAVATION:** All Excavation Is Unclassified. No Extra Payment Will Be Made For Rock Or Any Other Material Encountered In Construction At The Location Shown On The Drawing Or Any Horizontal Or Vertical Relocation Of The Proposed Waterlines On This Project.

5. **COMPETENT PERSON:** Designate And Maintain On-Site A Trained Competent Person For All Excavation Work.

6. **TRAFFIC:** Maintain And Protect Traffic During Construction. Coordinate All Work With Local Emergency Response And Transportation Agencies. Provide All Required Signage For Temporary Traffic Control. Maintain All Roads, Sidewalks, Steps And Traveled Ways Clean, Free Of Mud Or Dust, And In A Condition Usable By Residents In The Area During Construction. Maintain Access To All Residential And Commercial Driveways During Construction.

7. **EXISTING WATER MAINS:** Maintain All Existing Waterlines In Service During Construction. Contact Owner Prior To Making Any Connections To The System Or Operating Any Valves To Ascertain That Work Will Not Interfere With Or Otherwise Compromise System Operation Coordinate All Work With Owner.

8. **RIGHTS OF ACCESS:** Take Note That All R/W And Property Lines Shown On The Drawings Are Approximate. Confine All Activity To Authorized Rights-Of-Way. When In Doubt, Verify With Owner.

9. **E & S CONTROL:** Implement And Maintain An Erosion And Sedimentation Control Plan.

10. **MEASUREMENT:** All Waterline Stationing And Payment Is Determined On The Basis Of Horizontal Measurement.

11. **RESTORATION:** Restore All Private Property Disturbed By Construction Activities Within Two Weeks Of Construction Work. Replace Mailboxes And Driveway Cross Drains Immediately. Restore Yard Areas Which Are Disturbed As A Result Of The Work With Four Inches (4") Of Topsoil, Seeded, And Mulched Per Technical Specifications. Adjust All Existing And New Inlets, Manholes, Valve Boxes, Curb Boxes And All Other Similar Items Located Within The New Paved Areas As Required To Match Final Paving Grade Tilt As Required With Approved Spacers To Match. Provide Minimum Two Inch (2") Depth Asphalt Cold Patch With Eighteen Inch (18") 2a Stone Interim Trench Cap In All Roadways.

12. **ANCHORING AND BLOCKING:** Install All Required Anchoring And Concrete Blocking At All Bends And Similar Fittings. Provide Cast-In-Place Concrete Blocking. Follow Detail Drawings. Do Not Bury Fittings In Concrete. Where Ground Conditions Are Not Suited To Concrete Anchors, Provide Self-Restrained Anchor Type Pipe And Fittings.

13. **RECORDS:** Maintain Daily As-Built Record Information Including Valve Stationing And Triangulate All Curb Boxes, Valve Boxes, and Blow-offs, And Show Dimensions On Record Drawings. Furnish Owners' Representative Copies Of All Delivery Slips For All Materials Delivered To The Project.

14. **PROJECT COORDINATION:** Coordinate And Schedule All Work As Required With Other Contractors, Local, Municipal Or State Government Agencies.

15. **PIPELINE TESTING:** Pipeline Acceptance Testing Includes: Pressure Testing At 1.5 Times Average Working Pressure, Or At Least 50 Psig Above Average Working Pressure, Microbiological Testing, Chlorine Residual, And Sonic/Noise Testing Of All Valves, Hydrants And Curb Box Corporations After System Is On-Line.

16. **OPEN EXCAVATIONS:** Protect Public At All Times From All Open Excavation. Cover All Open Excavation With Suitable Steel Plates At The End Of Each Workday.

17. **BACKFILL:** TRENCH BACKFILL REQUIREMENTS

PIPE ZONE:
PVC Pipe Full Stone Bedding [AASHTO 57 Crushed Aggregate (No Slag)]
D.I. and RCCP Stone Bedding [AASHTO 57 Crushed Aggregate (No Slag)]
Wrap All D.I. Pipe with 2-ply Cross Laminated High Density Polyethylene

Intermediate Zone:
Improved Areas Full Trench Stone Vibratory Compact in Maximum 6" Lifts
Unimproved Areas Select Backfill Vibratory Compact in Maximum 6" Lifts

FINAL ZONE:
As Specified

18. **HYDRANT:** Furnish Hydrant Hose And Pumper Thread Connections Complying With Local Fire Company Standard. Verify Thread Compliance Prior To Delivery And Installation.

19. **HYDRANT REMOVAL, CUT /PLUG WATERLINES:** Cut And Plug All Existing Waterlines To Be Taken Out Of Service At Locations As Shown On The Drawings Or As Directed By The Owner. Plug With Mechanical Joint Plug And Concrete Blocking. Remove Noted Hydrants To Minimum Three Foot (3') Below Grade. Plug Inlet Pipes As Directed. Backfill To Grade With Suitable Material. Restore All Improved Surfaces With Like Surface. Return Hydrant And Valves To Owner.

20. **DISPOSAL OF DISINFECTION SOLUTION:** Dispose of Water Used To Disinfect Installed Water Mains In Accordance With Regulatory Agency Requirements. Confirm Requirements Prior To Discharge.

21. **CROSSOVERS:** Crossovers are needed by Direction of Inspector. If Crossovers are Installed, They Need to be on the Opposite Property Line of Electric Transformers.

THE FOLLOWING GENERAL NOTES ARE INCIDENTAL ITEMS OF CONSTRUCTION WORK AND AS SUCH ARE SUBSIDIARY ITEMS OF COST WHICH SHALL BE INCLUDED IN THE UNIT PRICE BID. THESE GENERAL NOTES SUPPLEMENT, BUT DO NOT OVERRULE OR PRECLUDE COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL BE OBLIGATED TO COMPLY WITH THESE ITEMS.

GENERAL NOTES
STORM SEWERS

1. **Utility Conflicts:** Verify All Existing Utilities In The Field Prior To Start Of Excavation Work. Comply With One Call Requirements. Contact All Utility Companies That May Have Facilities Within The Work Area. For This Contract All Existing Subsurface Utility Information Presented On The Contract Drawings Is Characterized As "ASCE - Standard Guideline For The Collection And Depiction Of Existing Subsurface Utility Data CI/ASCE 38-02" Utility Quality Level C Or D Unless Specifically Noted Otherwise.

2. **PREPARATORY SURVEYS:** The Construction Plans are Based on Aerial Photogrammetry. As Such the Horizontal and Vertical Accuracy are Based on National Map Accuracy Standards as Published by USGS Fact Sheet FS-171-99 (November 1999). Vertical Accuracy is Typically One Half (1/2) the Contour Interval. Horizontal Accuracy is a Function of Scale. Note and Report to the Engineer Any Material Discrepancies Discovered in Performing Layout Surveys and Field Engineering. Field Check And Verify Benchmark Elevations For All Work Before Start Of Construction. Verify All Existing Storm Sewer Inverts And Confirm Storm Sewer Grades Prior To Initiation Of Construction. Prepare And Submit Cut Sheet Survey. Set/Adjust Final Grades For Proposed Storm Sewer Lines After All Existing Utilities And Other Obstructions Have Been Located By Test Holes. Dig All Necessary Test Holes To Locate Any Existing Utilities That May Be In Conflict With The Alignment And Grade Of The Proposed Storm Sewer, Relocate Any Existing Utilities Eight Inch (8") Diameter And Smaller That Are In Conflict With The Proposed Sewers. Meet All Existing Conditions And Grades Along The Route Of The Proposed Sewer Lines.

3. **MAINLINE ALIGNMENT:** The Alignment Of The Proposed Storm Sewers And Locations Of The Proposed Inlets And Manholes Shown On The Drawings Are Illustrative. The Final Constructed Alignment Of The Mainline May Be Modified In The Field Subject To Prior Approval Of The Engineer And Preservation Of Design Depth And Pipeline Grade.

4. **UNCLASSIFIED EXCAVATION:** All Excavation Shall Be Unclassified. No Extra Payment Will Be Made For Rock Or Any Other Material Encountered In Construction At The Location Shown On The Drawing Or Any Horizontal Or Vertical Relocation Of The Proposed Sewer Lines On This Project.

5. **COMPETENT PERSON/SAFETY INSPECTOR:** Contractor Shall Designate And Maintain On-Site A Trained Competent Person/Safety Inspector For All Excavation Work. Said Competent Person/Safety Inspector Shall Have Sole Responsibility For All Aspects Of Project Safety Including Trench Shoring/Stability.

6. **TRAFFIC:** Maintain And Protect Traffic During Construction. Coordinate All Work With Local Emergency Response And Transportation Agencies. Provide All Required Signage For Temporary Traffic Control. Maintain All Roads, Sidewalks, Steps And Traveled Ways Clean, Free Of Mud Or Dust, And In A Condition Usable By Residents In The Area During Construction. Maintain Access To All Driveways During Construction.

7. **EXISTING SEWERS:** Maintain All Existing Sanitary Sewers In Service During Construction. Contain Sanitary Sewage To Sanitary Sewers. Do Not Discharge To The Ground Surface Or To Ground Waters.

8. **RIGHTS OF ACCESS:** Take Note That All R/W And Property Lines Shown On The Drawings Are Approximate. All Activity Shall Be Confined To Authorized R/Ws. When In Doubt, Verify With Owner.

9. **E & S CONTROL:** Implement And Maintain An Erosion And Sedimentation Control Plan.

10. **MEASUREMENT:** All Sewer Line Stationing And Payment Is Determined On The Basis Of Horizontal Measurement. For Payment Purposes, Mainline Measurement Shall Exclude Manholes And Wyes Where Such Are Paid Separately. Where Pay Items Are Based On Depth As Well As Length Pay Depth (Grade To Pipe Invert) Shall Be Established By Cut-Sheet Survey Prior To Construction. Where Manholes Are Paid By Vertical Feet, Measurement Begins At The Top (First Joint) Of The Base Section And Ends At The Bottom Of The Cast Iron Frame.

11. **RESTORATION:** Restore All Private Property Disturbed By Construction Activities Within Two Weeks Of Construction Work. Private Property Shall Include, But Is Not Limited To: Buildings, Sheds, Structures, Landscaping, Lighting Appurtenances, Bushes, Hedges, Fences, Walls, Etc. All Private Property Removed, Disturbed, And/Or Damaged By Construction Activities Shall Be Replaced In-Kind And Restored To Original Or Improved Conditions At The Contractor Expense. Replace Mailboxes And Driveway Cross Drains Immediately. Restore Yard Areas Which Are Disturbed As A Result Of The Work With Four Inches (4") Of Topsoil, Seeded, And Mulched Per Technical Specifications. Replace All Gravel Drives With Similar Materials To A Depth Equal To Which Is Found. Adjust All Existing And New Inlets, Manholes, Valve Boxes, Curb Boxes And All Other Similar Items Located Within The New Paved Areas As Required To Match Final Paving Grade Tilt As Required With Approved Spacers To Match. Provide Minimum Two Inch (2") Depth Asphalt Cold Patch With Eighteen Inch (18") 2a Stone Interim Trench Cap In All Roadways.

12. **DEMOLITION:** Cut And Plug All Existing Sanitary Sewer Lines To Be Taken Out Of Service At Locations As Shown On The Drawings Or As Directed By The Owner. Plug With Suitable Waterproof Non-Shrink Grout At Least One Foot (1') Into Pipe. Remove Noted Manholes To Minimum Three Foot (3') Below Grade Plug Inlet And Outlet Pipes As Directed. Backfill To Grade With Suitable Material. Return Castings To Owner.

13. **RECORDS:** Maintain Daily As-Built Record Information Including Wye Stationing. Give Owners' Representative Copies Of All Delivery Slips For All Materials Delivered To The Project.

14. **PROJECT COORDINATION:** Coordinate And Schedule All Work As Required With Other Contractors, Local, Municipal Or State Government Agencies.

15. **PIPELINE TESTING:** Pipeline Acceptance Testing Shall Include Mandrel And Full Moon Spot Light.

16. **OPEN EXCAVATIONS:** Protect Public At All Times From All Open Excavation. Cover All Open Excavation With Suitable Steel Plates At The End Of Each Workday.

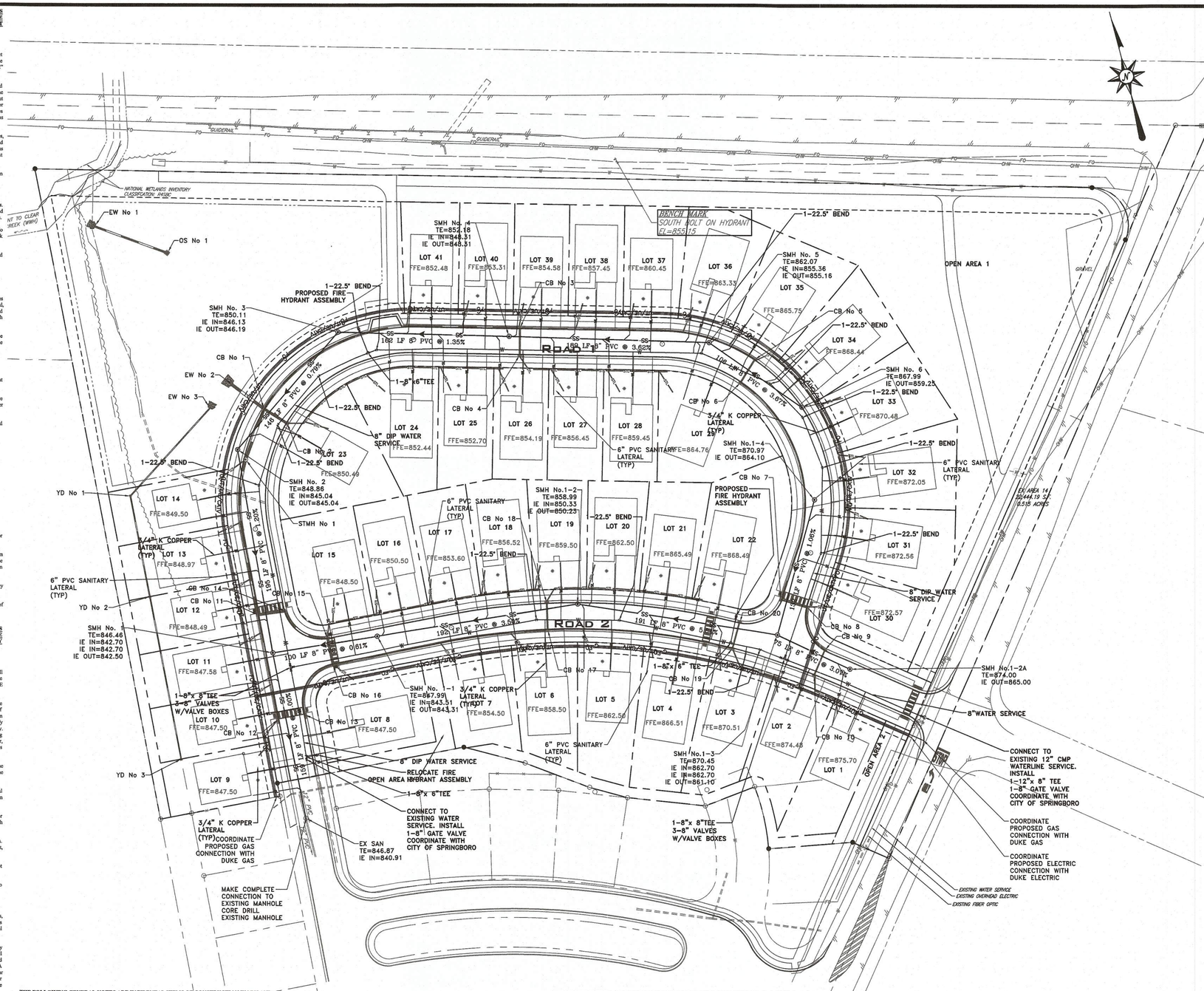
17. **BACKFILL:** Trench Backfill Requirements

PIPE ZONE:
PVC Pipe Full Stone Bedding [AASHTO 57 Crushed Aggregate (No Slag)]
D.I. and RCCP Stone Bedding [AASHTO 57 Crushed Aggregate (No Slag)]
Wrap All D.I. Pipe with 2-ply Cross Laminated High Density Polyethylene

Intermediate Zone:
Improved Areas Full Trench Stone Vibratory Compact in Maximum 6" Lifts
Unimproved Areas Select Backfill Vibratory Compact in Maximum 6" Lifts

FINAL ZONE:
As Specified

18. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY PSI AN INTERTEK COMPANY



EXISTING LEGEND

- CONTOUR (1-ft)
- 1270 CONTOUR (5-ft)
- CURB (Concrete)
- FP FENCELINE W/ POST
- GUIDERAIL
- LS LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MISC
- PAVEMENT EDGE
- DRIVE EDGE
- PROPERTY LINE (Municipal Boundary)
- PROPERTY LINE (Subject Parcel)
- PROPERTY LINE (Parcel)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- S SIGN
- DECIDUOUS TREE
- TREELINE
- BUSH
- UE UTILITY LINE (Electric)
- UT UTILITY LINE (Underground Telephone)
- FO UTILITY LINE (Fiber Optic)
- GB GM GLM GV UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- 8" PVC UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- 15" CPP UTILITY LINE (Storm Sewer) W/ CATCH BASIN AND MANHOLE
- UP OHW GW UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- WB WM WV UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
- HYD

PROPOSED LEGEND

- PROPOSED STREET LIGHT STANDARD
- CONTOUR (10-ft)
- CONTOUR (2-ft)
- PROPERTY LINE (PARCEL)
- PROPERTY LINE (R.O.W.)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (SETBACK)
- CENTERLINE
- PROPOSED CURB AND GUTTER
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Roof Drain)
- SS UTILITY LINE (Sanitary) W/ CLEAN OUT AND MANHOLE
- UTILITY LINE (Sanitary Lateral) W/ GRINDER PUMP
- W UTILITY LINE (Water) W/ VALVE, AND HYDRANT
- UTILITY LINE (Water Lateral)
- UT/UE/CATV UTILITY LINE (Underground Telephone and Electric)
- G UTILITY LINE (Gas Line)

0' 50' 100' 150'

10. **MEASUREMENT:** All Sewer Line Stationing And Payment Is Determined On The Basis Of Horizontal Measurement. For Payment Purposes, Mainline Measurement Excludes Manholes And Wyes Where Such Are Paid Separately. Where Pay Items Are Based On Depth As Well As Length, Establish Pay Depth (Grade To Pipe Invert) By Cut-Sheet Survey Prior To Construction. Where Manholes Are Paid By Vertical Feet, Measurement Begins At The Top (First Joint) Of The Base Section And Ends At The Bottom Of The Cast Iron Frame.

11. **RESTORATION:** Restore All Private Property Disturbed By Construction Activities Within Two Weeks Of Construction Work. Replace Mailboxes And Driveway Cross Drains Immediately. Restore Yard Areas Which Are Disturbed As A Result Of The Work With Four Inches (4") Of Topsoil, Seeded, And Mulched Per Technical Specifications. Adjust All Existing And New Inlets, Manholes, Valve Boxes, Curb Boxes And All Other Similar Items Located Within The New Paved Areas As Required To Match Final Paving Grade Tilt As Required With Approved Spacers To Match. Provide Minimum Two Inch (2") Depth Asphalt Cold Patch With Eighteen Inch (18") 2a Stone Interim Trench Cap In All Roadways.

12. **DEMOLITION:** Cut And Plug All Existing Sanitary Sewer Lines To Be Taken Out Of Service At Locations As Shown On The Drawings Or As Directed By The Owner. Plug With Suitable Waterproof Non-Shrink Grout At Least One Foot (1') Into Pipe. Remove Noted Manholes To Minimum Three Foot (3') Below Grade Plug Inlet And Outlet Pipes As Directed. Backfill To Grade With Suitable Material. Return Castings To Owner. Grout All Abandoned Sewers Solidly In Place.

13. **RECORDS:** Maintain Daily As-Built Record Information Including Wye Stationing And Triangulate All Site Tees and Curb Boxes And Show Dimensions On Record Drawings. Give Owners' Representative Copies Of All Delivery Slips For All Materials Delivered To The Project.

14. **PROJECT COORDINATION:** Coordinate And Schedule All Work As Required With Other Contractors, Local, Municipal Or State Government Agencies.

15. **PIPELINE TESTING:** Pipeline Acceptance Testing Includes; Low Pressure (5 Paig For 5 MIN.), Mandrel, Full Moon Spot Light, And Manhole Vacuum Testing. Low Pressure Test Service Lines Simultaneously With Main Line.

16. **OPEN EXCAVATIONS:** Protect Public At All Times From All Open Excavation. Cover All Open Excavation With Suitable Steel Plates At The End Of Each Workday.

17. **BACKFILL:** Trench Backfill Requirements

PIPE ZONE:
PVC Pipe Full Stone Bedding [AASHTO 57 Crushed Aggregate (no Slag)]
and RCCP Stone Bedding [AASHTO 57 Crushed Aggregate (no Slag)]
Wrap All D.I. Pipe with 2-ply Cross Laminated High Density Polyethylene

Intermediate Zone:
Improved Areas Full Trench Stone Vibratory Compact in Maximum 6" Lifts
Unimproved Areas Select Backfill Vibratory Compact in Maximum 6" Lifts

FINAL ZONE:
As Specified

18. **ANCHOR COLLARS: Anchor collars will be installed for section of pipe with a 40% slope or greater. This section will be anchored per SD1 requirements.**

(8.1.1) ALL UNDERGROUND UTILITY LINES SHOULD CROSS BENEATH DUKE ENERGY'S PIPELINES AND SHALL HAVE A MINIMUM OF TWENTY-FOUR INCHES OF VERTICAL CLEARANCE. DESPITE ANY AGREEMENT TO ALLOW A FOREIGN LINE TO CROSS OVER OR UNDER DUKE ENERGY'S PIPELINES, THE OWNER OF THE FOREIGN LINE SHALL BEAR ALL COSTS OF REMOVING IT'S LINE, IF AT ANY FUTURE DATE DUKE ENERGY DEEMS THE REMOVAL OF THE FOREIGN LINE NECESSARY FOR THE OPERATION, MAINTENANCE OR CONSTRUCTION OF DUKE ENERGY'S FACILITIES.

(8.3.2) ALL BURIED FIBER OPTIC AND ELECTRICAL CABLES EXCEPT 24-VOLT DC POWER LINES CROSSING DUKE ENERGY'S FACILITIES SHALL BE INSTALLED IN EITHER (1) COATED RIGID STEEL CASING (MINIMUM OF SCHEDULE 40) OR (2) PVC PIPE (MINIMUM OF SCHEDULE 80) COVERED BY A MINIMUM OF 6" OF CONCRETE FOR THE FULL WIDTH OF THE ROW.

(8.3.4) ALL BURIED PLASTIC COMBUSTIBLE MATERIAL LINES CROSSING DUKE ENERGY'S FACILITIES SHALL BE INSTALLED IN EITHER (1) COATED RIGID STEEL CASING (MINIMUM OF SCHEDULE 40) FOR THE FULL WIDTH OF THE ROW OR (2) PVC PIPE (MINIMUM OF SCHEDULE 80) COVERED BY A MINIMUM OF 6" OF CONCRETE FOR THE FULL WIDTH OF THE ROW. THE AREA ENGINEER CAN APPROVE THE FINAL CASING DESIGN.

STATE OF OHIO
JOHN HEYL
E-88187
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PROFESSIONAL ENGINEER

Scale: 1"=50'	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
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email: info@lsse.com

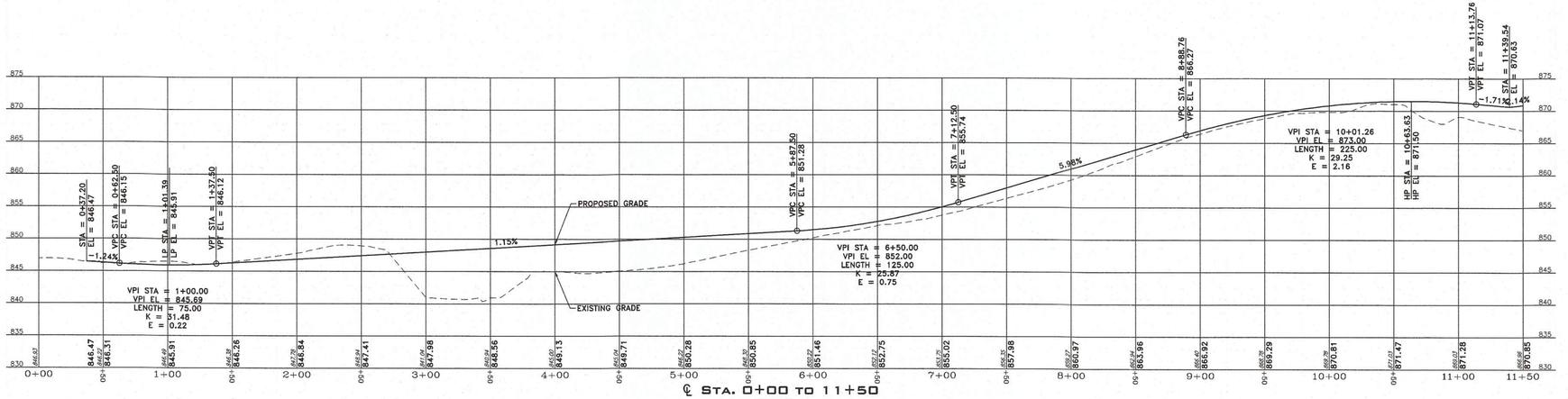
Filename: 308-343UP.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Utility Plan
Drawing No. 308-343-002-4
Sheet No. 4 of 16

K:\PROJ\308\308-343 Springboro\DWG\308-343UP.dwg Layout=3 Utility Plan User=John Wright Plotted=5/24/2023 8:33 PM



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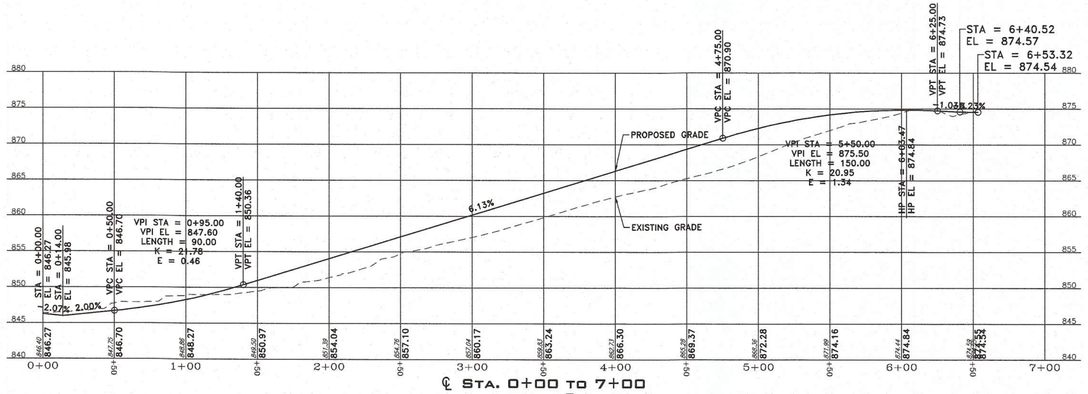

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JOHN HEYL
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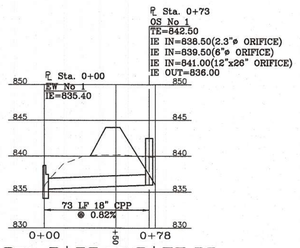
Filename: 308-343GP.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated in
City of Springboro, Warren County, Ohio

Sheet Title: Road Profiles
Drawing No.: 308-343-002-5
Sheet No.: 5 of 16

N:\PROJ\308\308-343 Springboro\DWG\308-343GP.dwg Layout=4 Road Profiles User=John Wright Plotted=5/24/2023 6:34 PM



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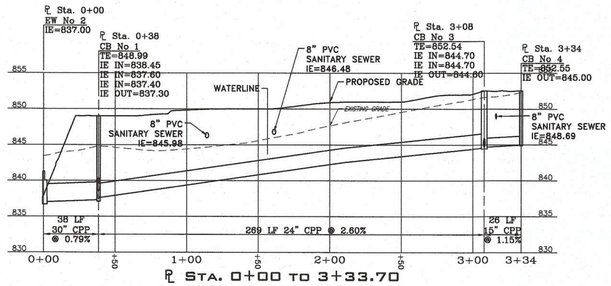

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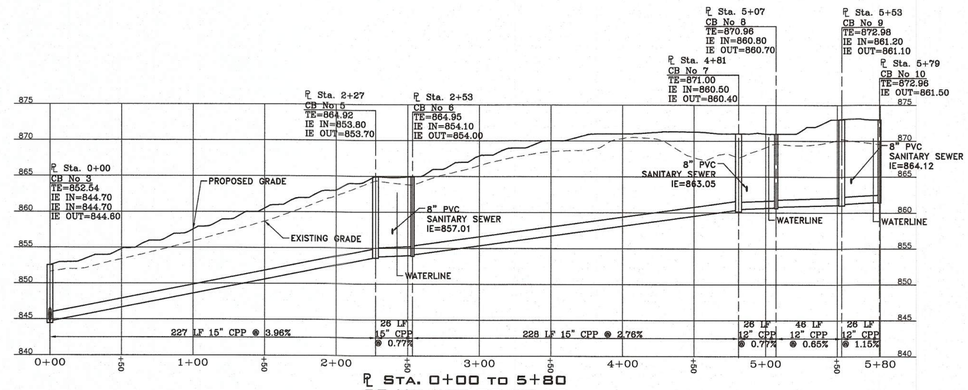

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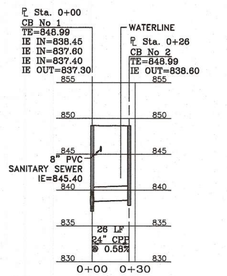

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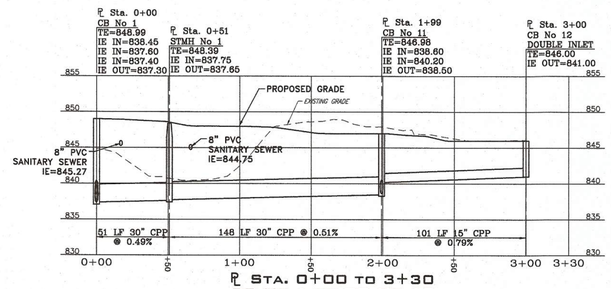

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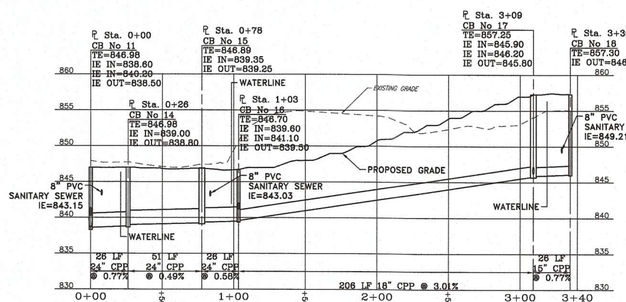

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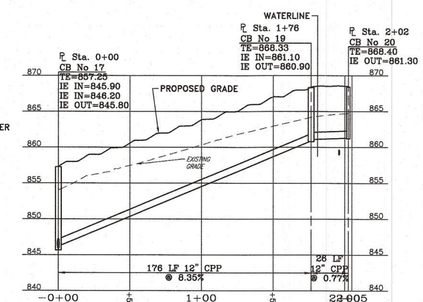

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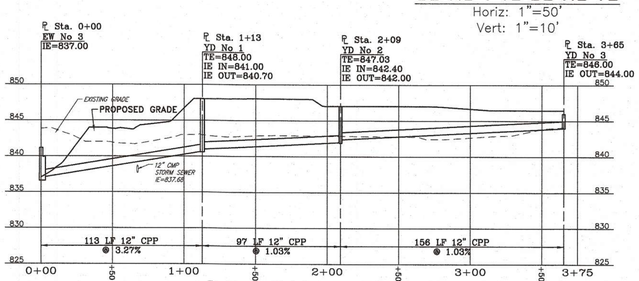

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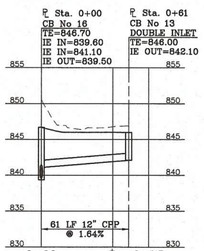

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JOHN HEYL
E-68187
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PROFESSIONAL ENGINEER

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V: 1"=10'												
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Filename: 308-343STRM.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated in
City of Springboro, Warren County, Ohio

Sheet Title: Storm Sewer Profiles
Drawing No.: 308-343-002-6
Sheet No.: 6 of 16

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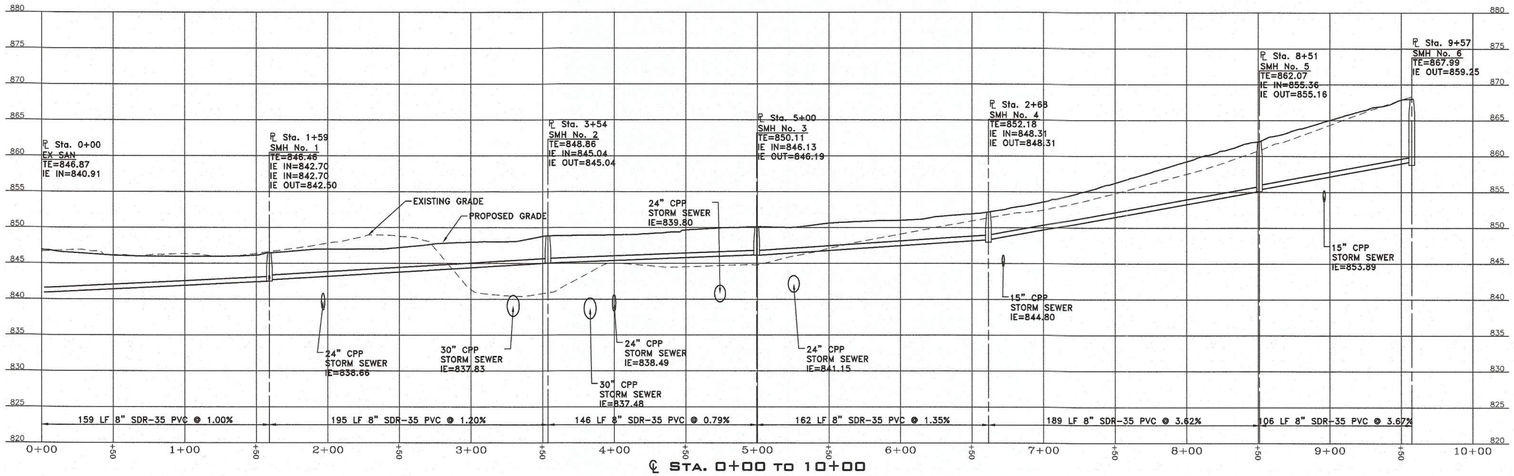

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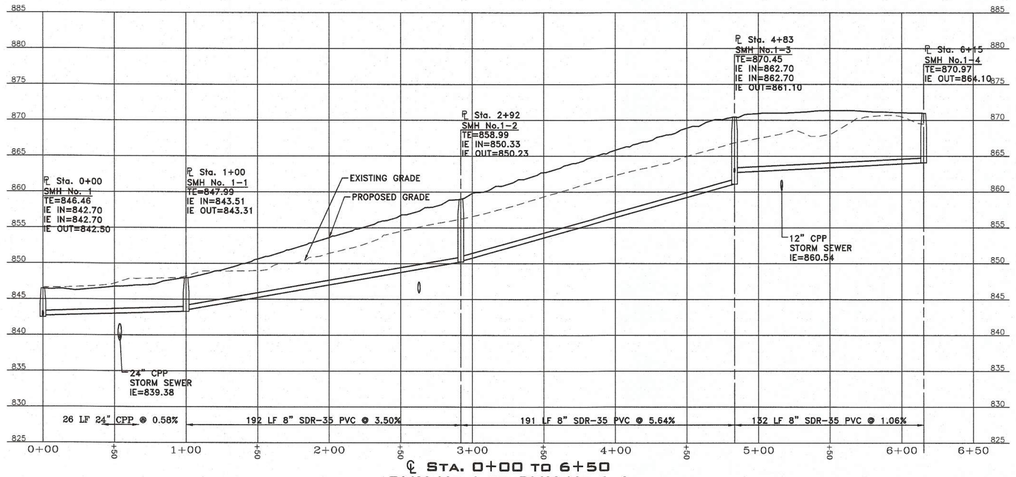

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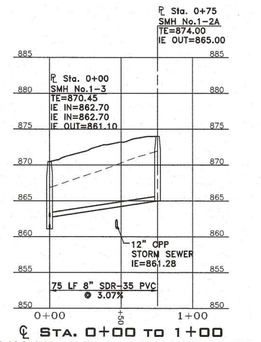

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Filename: 308-343SAN.dwg
Date: May 2023

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5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Sanitary Sewer Profiles
Drawing No.: 308-343-002-7
Sheet No.: 7 of 16

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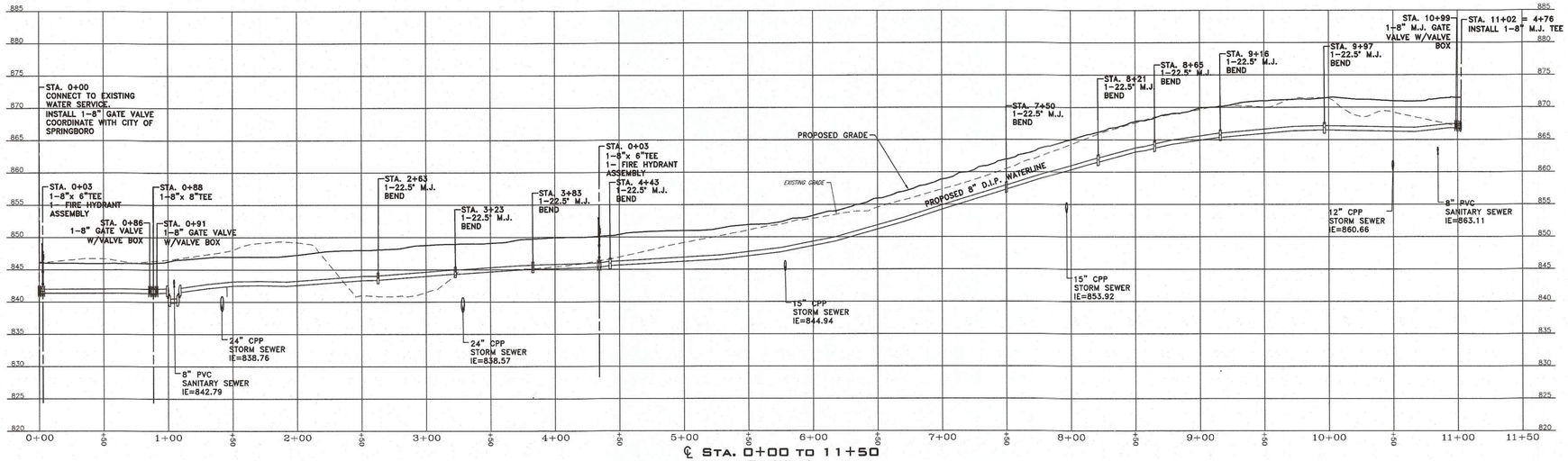

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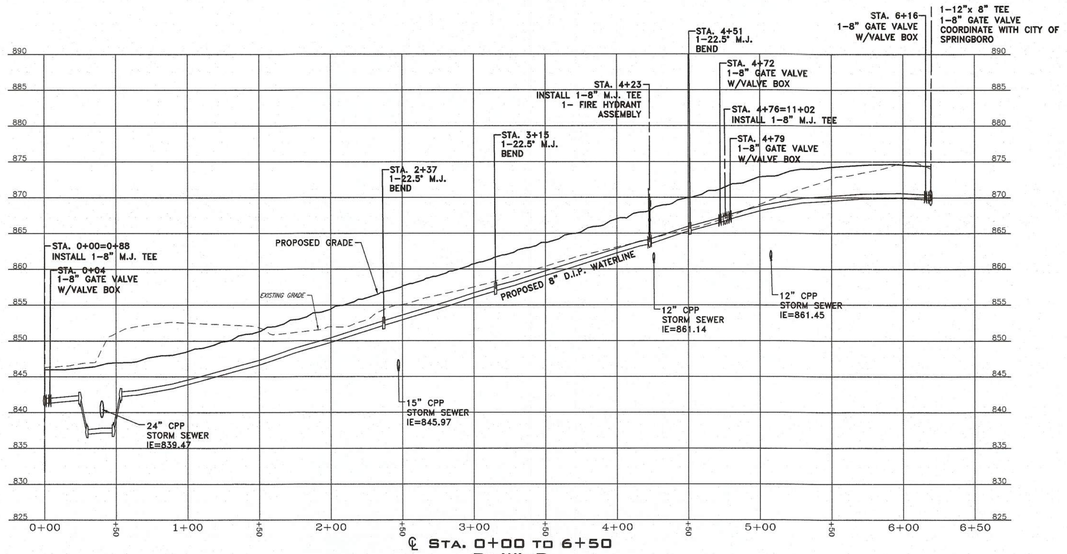

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Date: May 2023

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Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated in
City of Springboro, Warren County, Ohio

Sheet Title: Waterline Profiles
Drawing No.: 308-343-002-8
Sheet No.: 8 of 16

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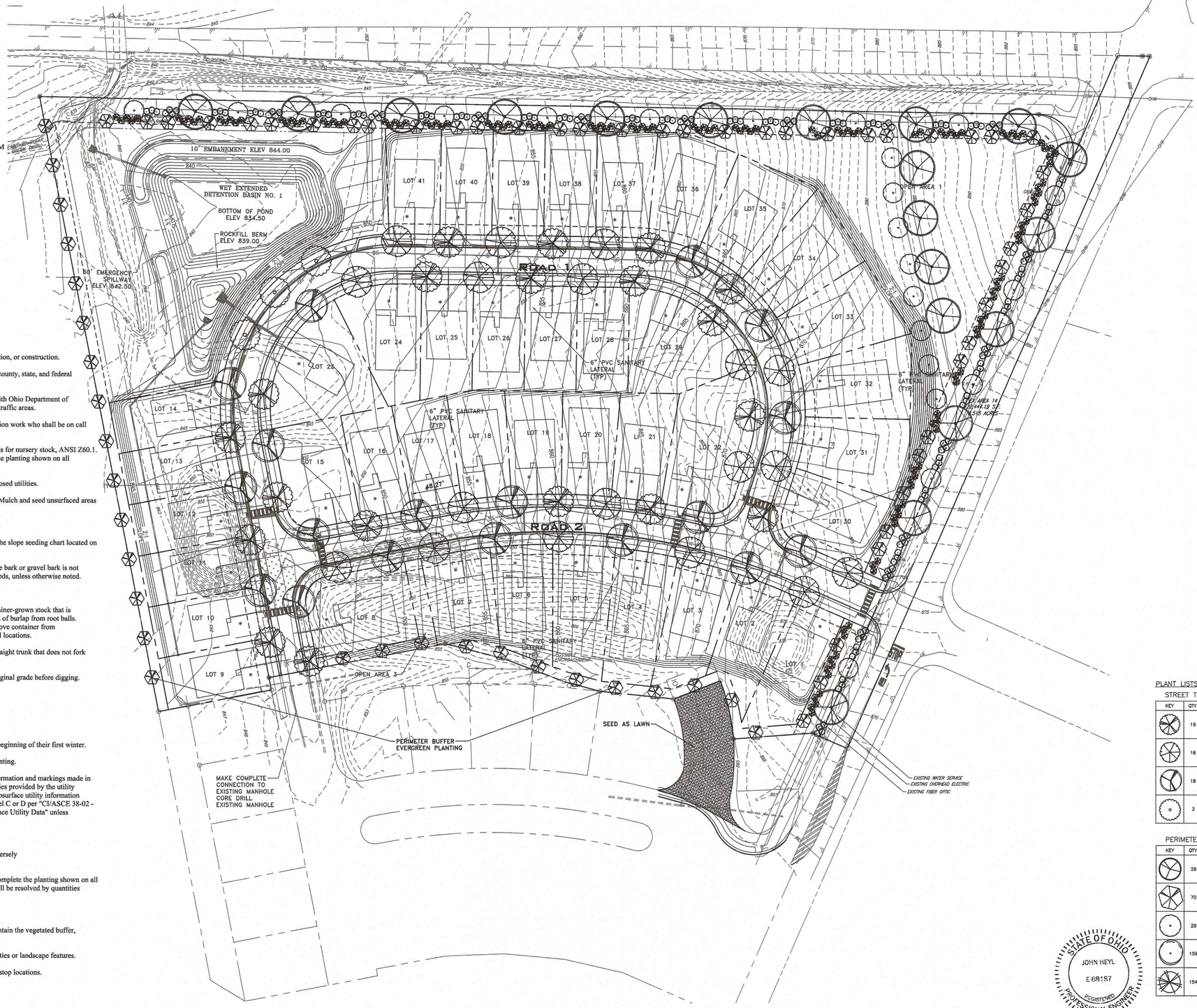
SELECTED PLANTS FOR PERIMETER BUFFER LANDSCAPE

DECIDUOUS TREES:	
CARYA OVATA	SHAGBARK HICKORY
GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE
LARIX DECIDUA	COMMON LARCH
EVERGREEN TREES:	
ILEX OPACA	AMERICAN HOLLY
PINUS ECHINATA	SHORT-LEAF PINE
TSUGA CANADENSIS	CANADIAN HEMLOCK
FLOWERING TREES:	
CERCIS CANADENSIS	REDBUD
CORNUS FLORIDA	FLOWERING DOGWOOD
DECIDUOUS SHRUBS:	
FOTHERGILLA X INTERMEDIA	FOTHERGILLA
HAMAMELIS SP.	WITCHHAZEL
HYDRANGEA QUERCIFOLIA	OAK-LEAF HYDRANGEA
LINDERA BENZOIN	SPICEBUSH
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY
VIBURNUM RYHTIDOPHYLLUM	LEATHERLEAF VIBURNUM
EVERGREEN SHRUBS:	
ILEX GLABRA	INKBERRY
KALMIA LATIFOLIA	MOUNTAIN LAUREL
TAXUS CANADENSIS	CANADA YEW

NOTES:
SEE DETAIL FOR TYPICAL 100 FOOT SECTION
OF BUFFER LANDSCAPING

Landscaping Notes

1. Notify OHIO 811 a minimum of (5) days prior to any demolition, excavation, or construction.
2. All work and materials to comply with all specifications provided; local, county, state, and federal regulations and codes; and O.S.H.A. Standards.
3. Implement and maintain a work zone traffic control plan in accordance with Ohio Department of Transportation (ODOT) publications for work in or adjacent to vehicular traffic areas.
4. Designate and maintain on-site a trained competent person for all excavation work who shall be on call 24-hours-per-day-7-days-per-week in case of emergency.
5. Furnish and install all plant material in conformance with USDA standards for nursery stock, ANSI Z60.1. Furnish and install all plant material in quantities sufficient to complete the planting shown on all drawings.
6. Adjust tree locations as necessary based on locations of existing and proposed utilities.
7. Place 4 inches of topsoil on all unsurfaced areas unless otherwise noted. Mulch and seed unsurfaced areas and water until a healthy stand of grass is developed.
8. Place 12 inches of topsoil on all planting beds.
9. Place 4 inches of topsoil on all cut or fill slopes and seed as specified on the slope seeding chart located on the Erosion and Sedimentation Control Plan.
10. Place 3 inches of shredded hardwood bark mulch in all planting beds. Pine bark or gravel bark is not acceptable. Place mulch on all disturbed areas within limits of planting beds, unless otherwise noted.
11. Do not commence planting until rough grading has been completed.
12. All plants to be balled and wrapped or container-grown. Do not use container-grown stock that is root-bound. Cut ropes at top of root balls to be cut. Remove top one-third of burlap from root balls. Completey remove all non-biodegradeable material from root balls. Remove container from container-grown stock and cut root ball through the surface in two vertical locations.
13. Trees planted along sidewalks and pedestrian accesses to have a single straight trunk that does not fork below 6' above grade.
14. All plants to have the same relationship to finished grade as the plant's original grade before digging.
15. All plants to be staked and plumb unless otherwise noted.
16. Do not allow air pockets to form when backfilling plantings.
17. Remove broken or dead material from plants immediately after planting.
18. Spray all plants with antidessicant within 24 hours of planting and at the beginning of their first winter.
19. Thoroughly water all plants twice during the first 24-hour period after planting.
20. The underground utilities shown have been located by field survey of information and markings made in the field by the respective utility company. Drawings of the existing utilities provided by the utility companies were also used to supplement the field survey. All existing subsurface utility information presented on the Contract Drawings is characterized as Utility quality level C or D per "CI/ASCE 38-02 - Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" unless specifically noted otherwise
21. A one year guarantee will be required on all installed plantings.
22. Plants/ shrubs/ trees must not be placed within any easement that will adversely affect the function of the easement.
23. The contractor shall supply all plant materials in quantities sufficient to complete the planting shown on all drawings. Any discrepancy between the plant list and the planting plan will be resolved by quantities shown on the planting plan.
24. The contractor shall provide irrigation design for review by owner.
25. HOA will provide care and maintenance for all landscaped areas and maintain the vegetated buffer, including sidewalks, trails, fencing, benches, landscaping, and lighting.
26. The City of Springboro will not provide maintenance for any HOA amenities or landscape features.
27. Developer will contact the School District to confirm any request for bus stop locations.



0' 50' 100' 150'

EXISTING LEGEND

- BENCHMARK
- CONTOUR (2-ft)
- 1220 CONTOUR (10-ft)
- CURB (Concrete)
- DITCH
- FP FENCELINE W/ POST
- GUIDERAIL
- LS LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MISC
- PM PARKING METER
- PAVEMENT EDGE
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- S SIGN
- STREAM
- CONIFEROUS TREE
- DECIDUOUS TREE
- UE UTILITY LINE (Electric)
- UT UTILITY LINE (Underground Telephone)
- GB GM GLM GV UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- 8" PVC UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- 15" CPP UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UP GW OHW UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- WB WM WV UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE

PROPOSED LEGEND

- PROPOSED STREET LIGHT STANDARD
- 1140 CONTOUR (10-ft)
- CONTOUR (2-ft)
- PROPERTY LINE (PARCEL)
- PROPERTY LINE (R.O.W.)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (SETBACK)
- CENTERLINE
- PROPOSED BITUMINOUS WEDGE CURB
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Roof Drain)
- SS UTILITY LINE (Sanitary) W/ CLEAN OUT AND MANHOLE
- UTILITY LINE (Sanitary Lateral)
- M W UTILITY LINE (Water) W/ VALVE, AND HYDRANT
- UTILITY LINE (Water Lateral)
- UT/UE/CATV UTILITY LINE (Underground Telephone and Electric)
- G UTILITY LINE (Gas Line)
- UTILITY LINE (Relocated Gas Line)

PLANT LISTS

STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	19	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" B&B	AS SHOWN
	18	Caprinus caroliniana	American Hornbeam	2.5" B&B	AS SHOWN
	18	Tilia americana	American Basswood	2.5" B&B	AS SHOWN
	3	Quercus bicolor	Swamp White Oak	2.5" B&B	AS SHOWN

PERIMETER BUFFER LANDSCAPE

KEY	QTY.	PLANT TYPE	SIZE	WIDTH	SPACING
	26	Deciduous Trees	2.5"	35'	SEE DETAIL
	70	Evergreen Trees	2.5"	15'	SEE DETAIL
	29	Flowering Trees	2"	20'	SEE DETAIL
	159	Deciduous Shrubs	1 Gallon	6'	SEE DETAIL
	154	Evergreen shrubs	1 Gallon	6'	SEE DETAIL

STATE OF OHIO
JOHN HEYL
E-88187
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PROFESSIONAL ENGINEER

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
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Filename: 308-343LP.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Landscape Plan
Drawing No. 308-343-002-9
Sheet No. 9 of 16

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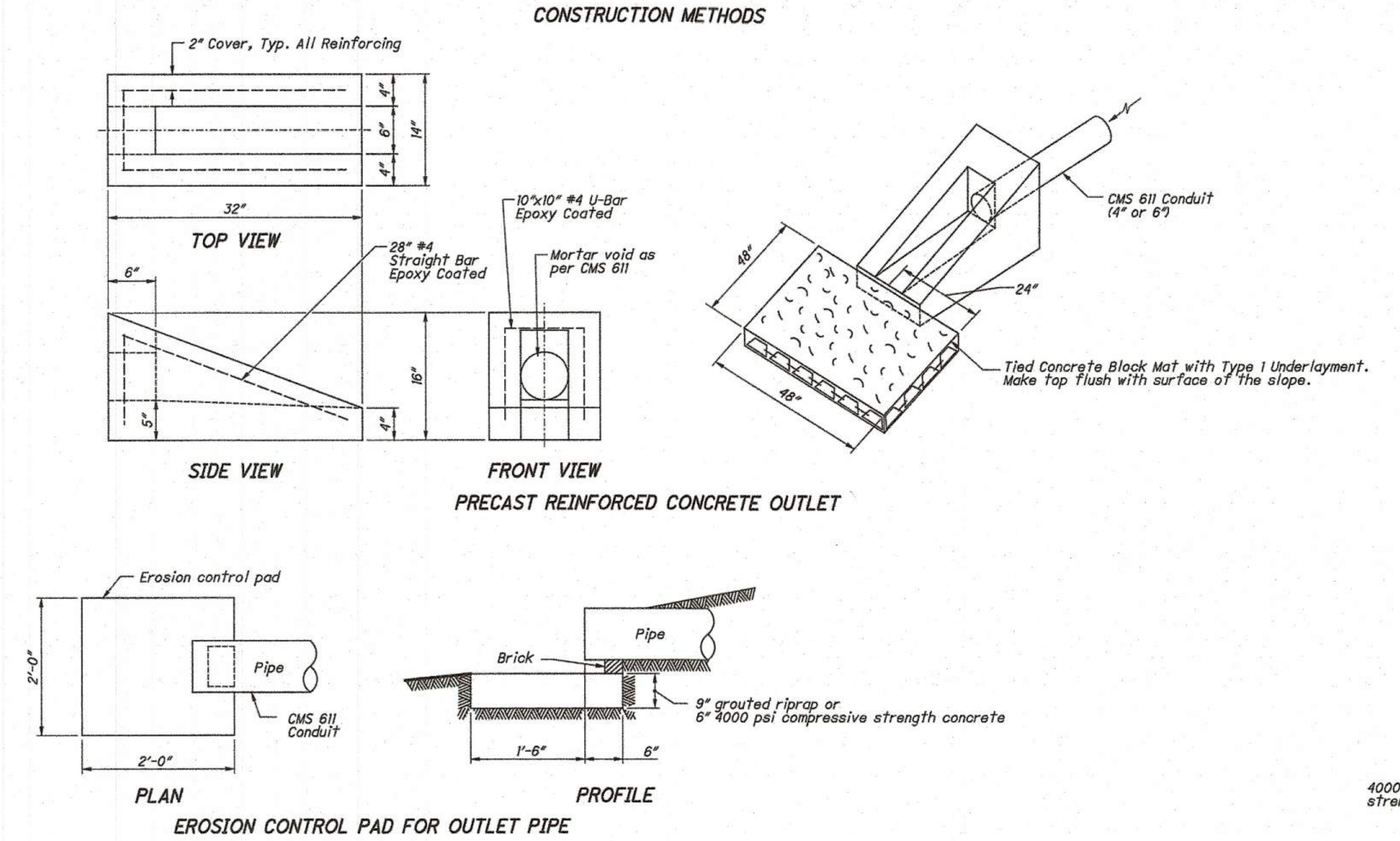


NOTES

EROSION CONTROL PAD: Provide erosion control at the outlet of all farm drains except where they outlet into a drainage structure.

PAYMENT: Erosion control pads are included in the unit price bid for Item 611 - __ Inch Conduit, Type __ .

PRECAST REINFORCED CONCRETE OUTLET: Provide a concrete outlet that meets CMS 611 requirements.

PAYMENT: The precast reinforced concrete outlet are paid at the contract unit price bid for Item 611 - Precast Reinforced Concrete Outlet.

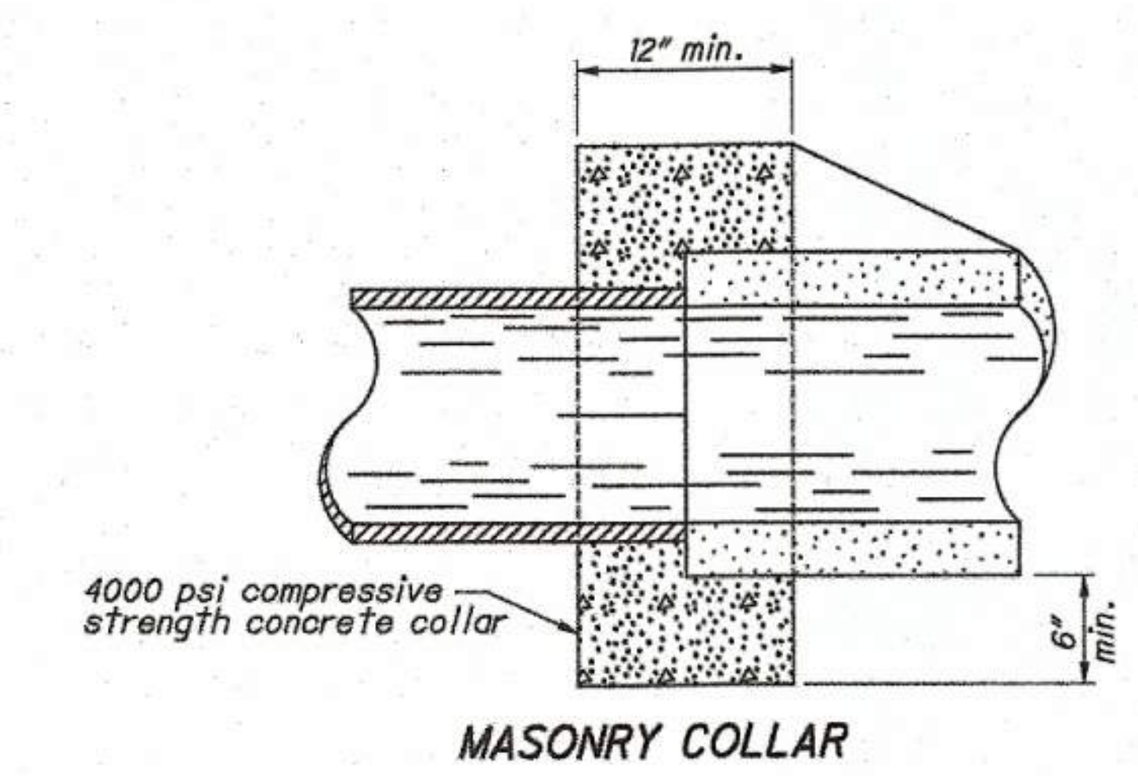
Tied Concrete Block Mat with Type 1 Underlayment is paid at the contract unit price bid for Item 601 - Tied Concrete Block Mat with Type 1 Underlayment.

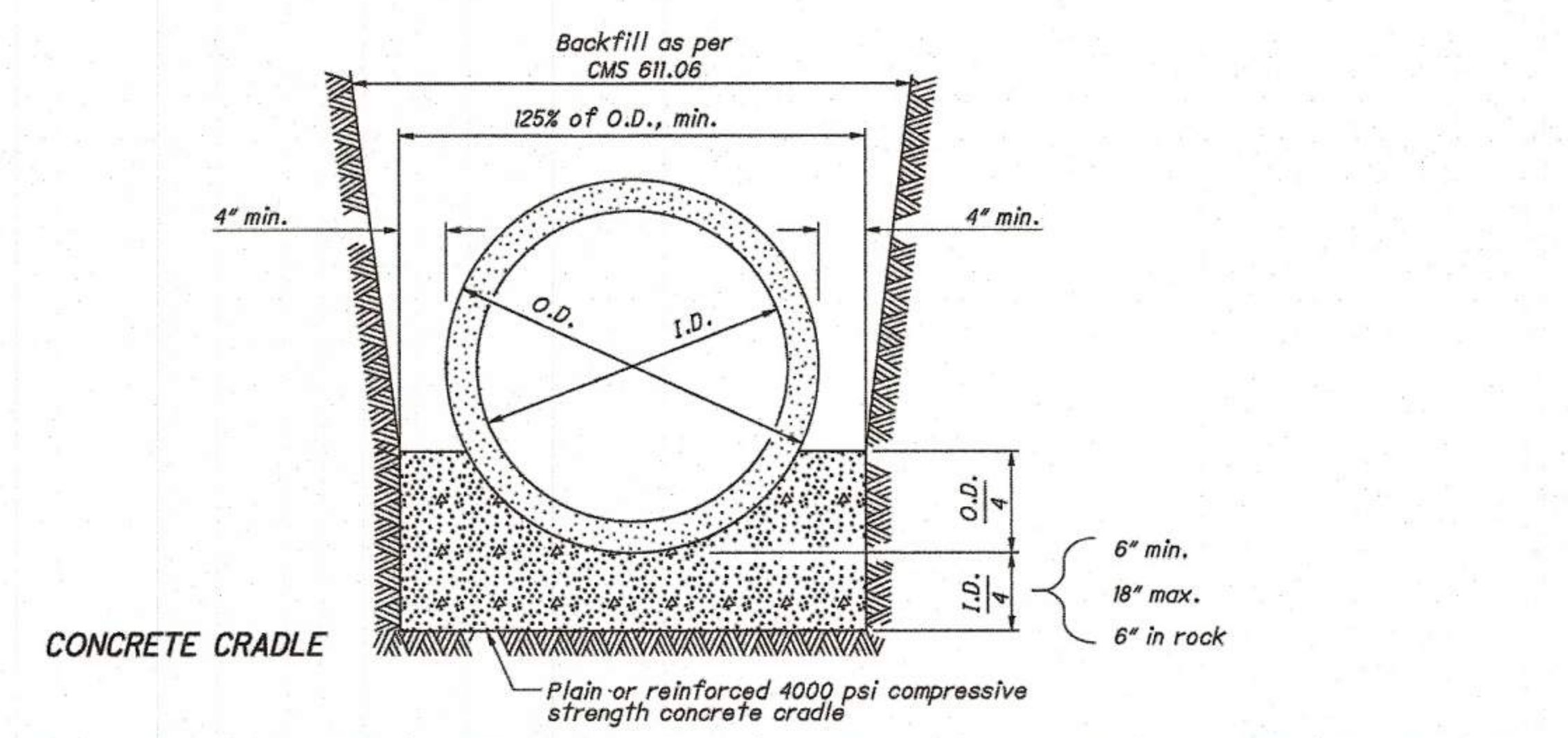
SPRING DRAIN: Aggregates, tarred paper, tarred burlap, or geotextile fabric backfill and necessary excavation for spring drains are included for payment in the unit price bid per Foot for Item 605 - Aggregate Drains for Springs.

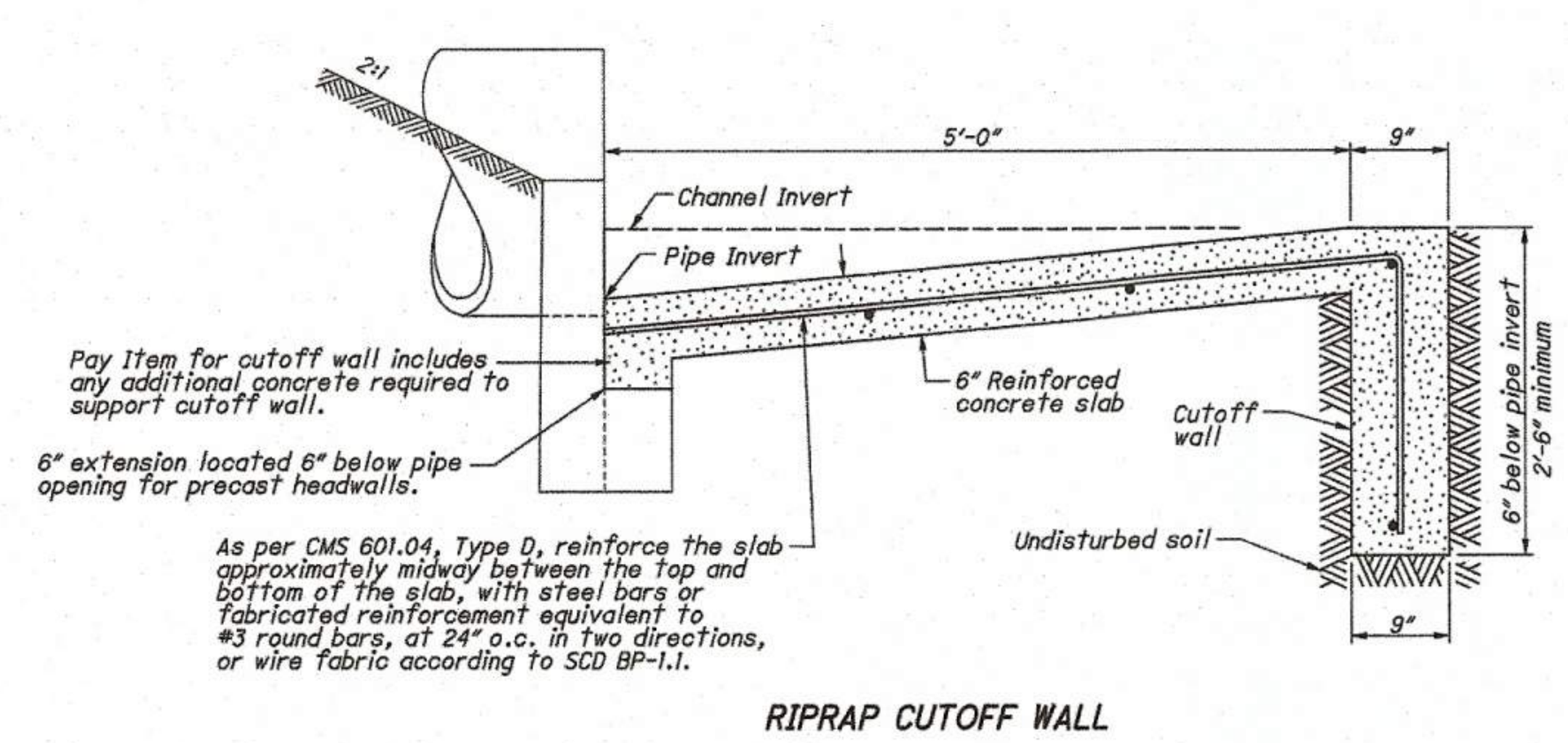
PAYMENT: The pipe is included in the unit price bid per Foot for Item 605 - 6" Unclassified Pipe Underdrains for Springs.

MASONRY COLLARS: Provide a masonry collar where plans require that a pipe extension be joined to the end of an existing pipe with a butt joint. The cost is included in the unit price bid for the new conduit.

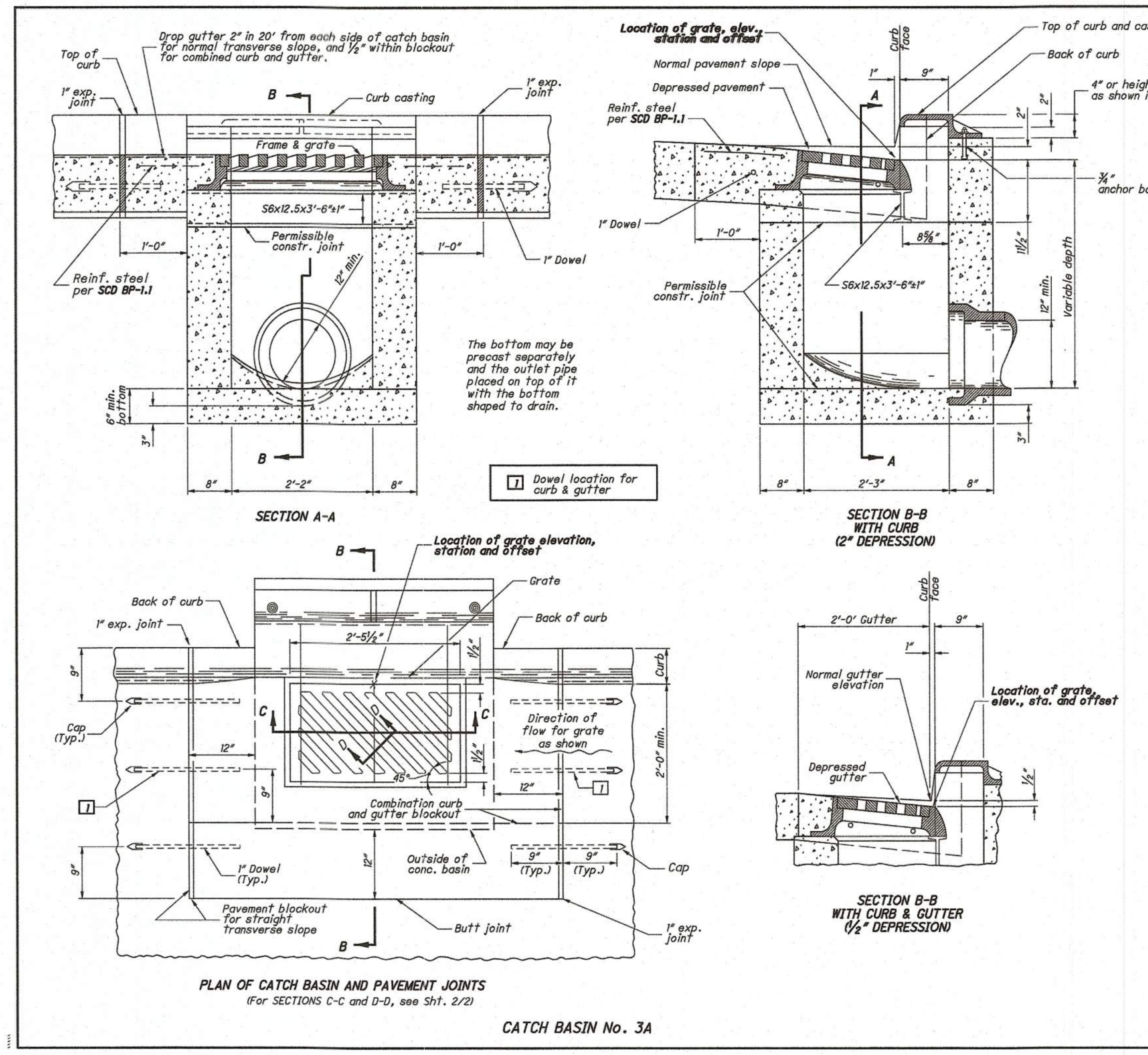
RIPRAP CUTOFF WALL: The cost of the cutoff wall is included in the unit price bid for Item 601, Type D - Construct a 6" Reinforced Concrete Slab.







STATE OF OHIO DEPARTMENT OF TRANSPORTATION STATE HYDRAULIC ENGINEER | REVISIONS 1-21-05, 10-21-05, 4-21-06, 1-21-11, 7-20-12, 1-18-13, 1-15-16, 7-21-17, 7-17-20 | ROADWAY HYDRAULIC ENGINEER Matt Cozzoli | OFFICE OF HYDRAULIC ENGINEERING | STANDARD HYDRAULIC CONSTRUCTION DRAWING OUTLETS, DRAINS AND SEWERS | SCD NUMBER DM-1.1 | 1/2



NOTES

GRATES: Provide Grate "V" unless the plans specifically require the diagonal grate. If the diagonal grate is specified, place it so that the diagonal bars direct the drainage toward the curb.

CASTINGS: Provide a design essentially the same and equally as strong as the one shown. Minimum weight:

Curb Casting . . . . . 170 lbs.
Standard Grate . . . . 127 lbs.
Frame . . . . 320 lbs.
Grate "V" . . . . 105 lbs.

Lighter weight frames and grates that meet the requirements of CMS 711.14 may also be provided. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

Cast the following text into the top of the curb casting:

"DUMP NO WASTE" and **"DRAINS TO WATERWAY"**

Print text in bold, capital letters at least ¾" high. See example on Plan & Section. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

BEARING AREAS: Fit and finish the frame and grate to provide a firm and even seat. No projections are permitted on bearing areas, and the grate must seat in its frame without rocking.

WALLS: When used in place of concrete, construct brick side walls with 8" nominal thickness.

PRECAST CONSTRUCTION: Permitted, except for the apron. Meet CMS 706.13 concrete requirements. Provide precast walls at least 6" thick with sufficient reinforcing to permit shipping and placement without damage. Reduce the wall thickness from the outside.

MINIMUM DEPTH: The minimum depth is per the cover requirements for that pipe type.

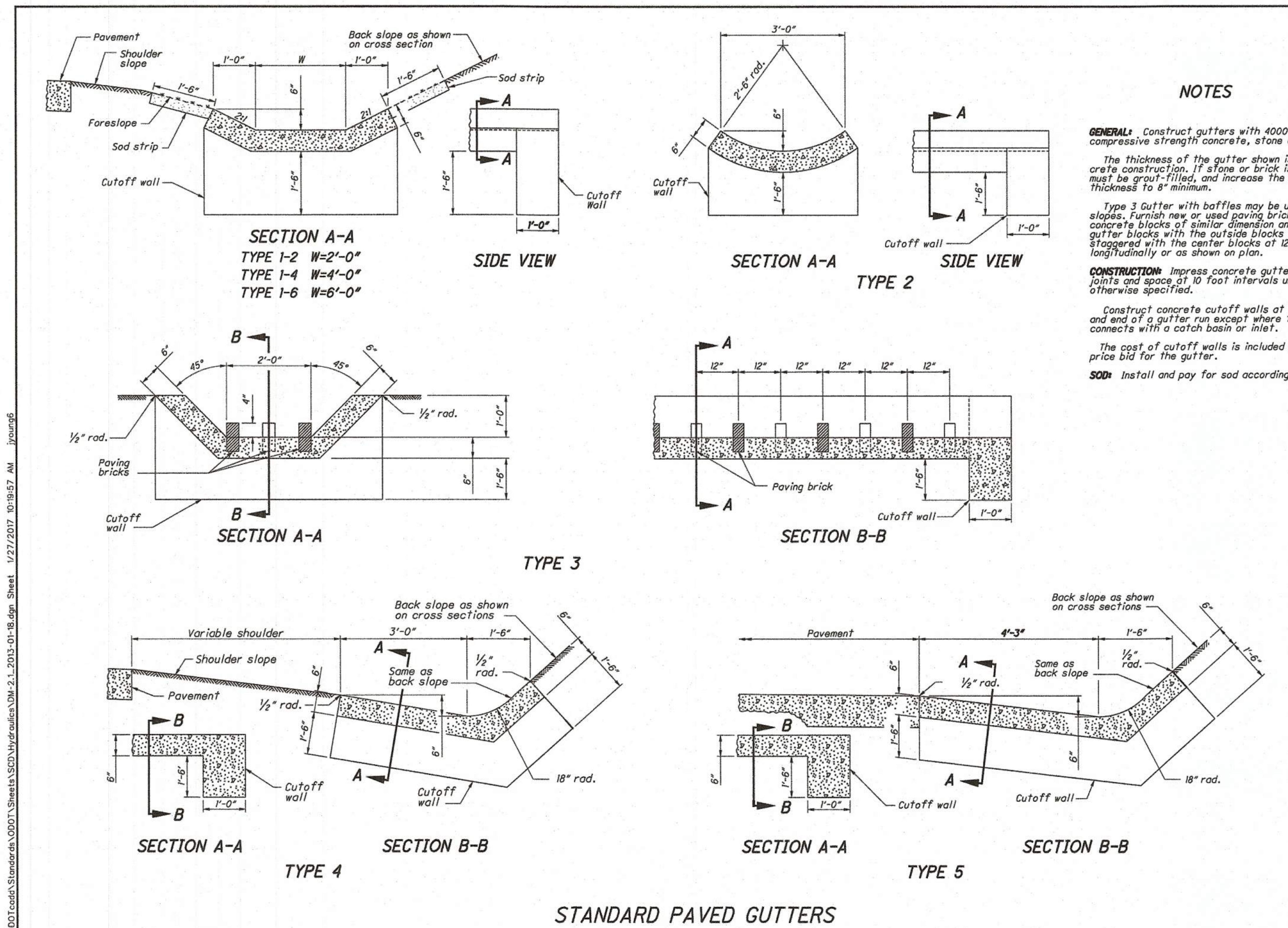
OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

DOWELS: Furnish four 1"x18" dowels for concrete pavement or gutter blockout. See **SCD BP-2.2** for dowel details.

BLOCKOUT: Pave blockouts with 4000 psi compressive strength concrete in PCC pavement or gutter. Blockouts are paid for as part of the pavement or gutter with no deduction in pavement, curb or gutter quantities because of the castings. Cast a 4000 psi compressive strength concrete apron, the size of the 2'-0" gutter blockout, in place in asphalt pavement (no dowels required) with the cost included in the catch basin bid price. Provide the 1" expansion joint in the curb for all curb types with no deduction made in curb quantities.

PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 3A.**

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEER Jeffery E. Syar | REVISIONS 7-20-12, 1-18-13, 1-17-14, 1-15-16, 7-20-18, 1-15-21, 7-16-21 | ROADWAY HYDRAULIC ENGINEER M. Cozzoli | OFFICE OF HYDRAULICS ENGINEERING | STANDARD HYDRAULIC CONSTRUCTION DRAWING CATCH BASIN No. 3A | DRAWING CB-3A | 1/2



NOTES

GENERAL: Construct gutters with 4000 psi compressive strength concrete, stone or brick.

The thickness of the gutter shown is for concrete construction. If stone or brick is used it must be grout-filled, and increase the gutter thickness to 8" minimum.

Type 3 Gutter with baffles may be used for steep slopes. Furnish new or used paving bricks or precast concrete blocks of similar dimension and place gutter blocks with the outside blocks in one row staggered with the center blocks at 12" on center longitudinally or as shown on plan.

CONSTRUCTION: Impress concrete gutter contraction joints and space at 10 foot intervals unless otherwise specified.

Construct concrete cutoff walls at the beginning and end of a gutter run except where the gutter connects with a catch basin or inlet.

The cost of cutoff walls is included in the unit price bid for the gutter.

SOD: Install and pay for sod according to CMS 660.

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEER Jeffery E. Syar | REVISIONS 7-20-01, 7-20-12, 1-18-13 | ROADWAY HYDRAULIC ENGINEER M. Cozzoli | OFFICE OF HYDRAULICS ENGINEERING | STANDARD HYDRAULIC CONSTRUCTION DRAWING PAVED GUTTERS | SCD NUMBER DM-2.1 | 1/1

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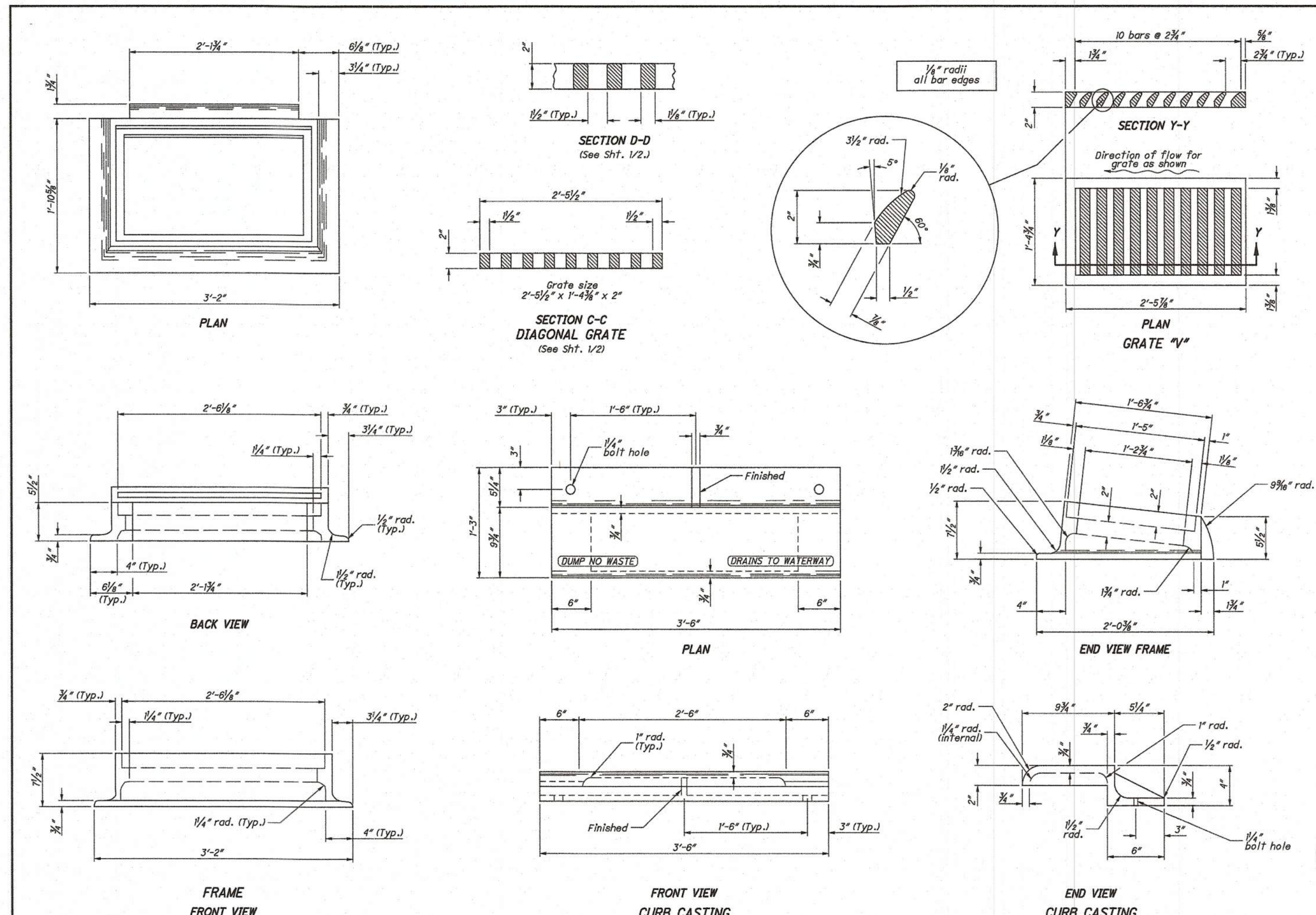

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEER Jeffery E. Syar | REVISIONS 7-20-12, 1-18-13, 1-17-14, 1-15-16, 7-20-18, 1-15-21, 7-16-21 | ROADWAY HYDRAULIC ENGINEER M. Cozzoli | OFFICE OF HYDRAULICS ENGINEERING | STANDARD HYDRAULIC CONSTRUCTION DRAWING CATCH BASIN No. 3A | DRAWING CB-3A | 2/2

STATE OF OHIO — JOHN HEYL — E-88187 — REGISTERED PROFESSIONAL ENGINEER

Scale: As Noted	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
Drawn By / Checked By / Approved By	1	08/02/22	ENGINEER COMMENT LETTER	BR								

LSSE Civil Engineers and Surveyors — 5980 Wilcox Place, Suite J, Dublin, Ohio 43016, Phone: (614) 395-1661, Corporate: (412) 264-4400, email: info@lsse.com

Filename: 308-343STDT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Storm Details
Drawing No. 308-343-002-10
Sheet No. 10 of 16

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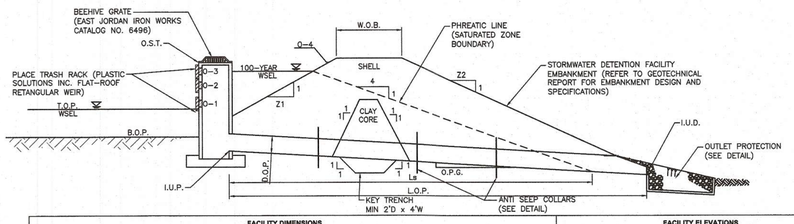
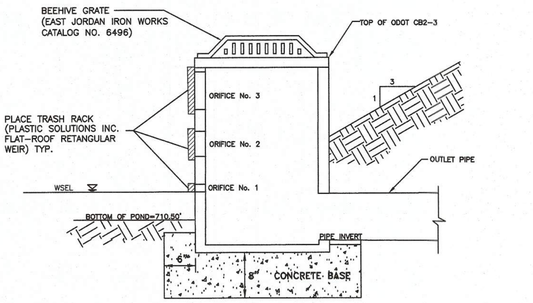


BASIN NO.	FACILITY DIMENSIONS											FACILITY ELEVATIONS							
	Z1 (FT)	Z2 (FT)	ORIFICE NO. 1 (O-1) (FT)	ORIFICE NO. 2 (O-2) (FT)	ORIFICE NO. 3 (O-3) (FT)	DIAMETER OF PIPE (D.O.P.) (IN-TYPE)	*LENGTH OF PIPE (L.O.P.) (FT)	OUTLET PIPE GRADE (O.P.G.) (%)	WIDTH OF BERM (W.O.B.) (FT)	OUTLET STRUCTURE TYPE (O.S.T.) (FT x FT)	LENGTH OF SATURATION ZONE (La) (FT)	ORIFICE NO. 1 INVERT (O-1) (VFT)	ORIFICE NO. 2 INVERT (O-2) (VFT)	ORIFICE NO. 3 INVERT (O-3) (VFT)	PRINCIPLE SPILLWAY INVERT (O-4) (VFT)	BOTTOM OF POND (B.O.P.) (VFT)	TOP OF WET POOL (T.O.P.) (VFT)	INVERT UP STREAM (I.U.P.) (VFT)	INVERT DOWN-STREAM (I.U.D.) (VFT)
1	3.0	2.0	2.3" DIAMETER	6" DIAMETER	12"H x 26"W	18" HPCPP	73	0.8	10	ODOT CB2-3 4 x 2	N/A	838.5	839.5	841.0	842.5	836.5	838.5	836.0	835.5

NOTES:

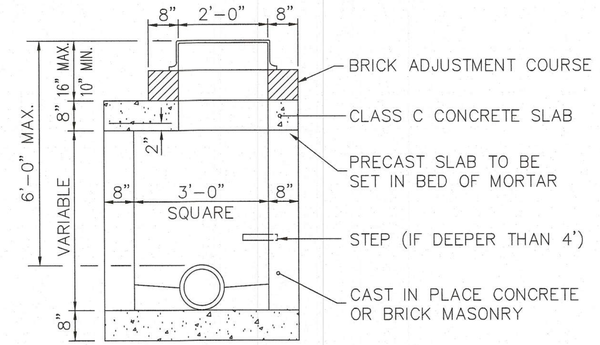
1. "*" DENOTES LENGTH TO 1st DOWNSTREAM STRUCTURE
2. (VFT) DENOTES "VERTICAL FEET"
3. ANTI-SEEP COLLARS SHALL BE EVENLY SPACED ALONG OUTLET PIPE WITHIN THE "La" LENGTH UNLESS "La" IS GREATER THAN PIPE OUTFALL LENGTH (IN THIS CASE EVENLY SPACE COLLARS ALONG OUTFALL PIPE LENGTH "LOP"). COLLARS SHALL NOT BE CLOSER THAN 2' TO A PIPE JOINT. REFER TO ANTI-SEEP COLLAR DETAIL FOR QUANTITY AND SIZES.

STORMWATER DETENTION FACILITY
N.T.S.

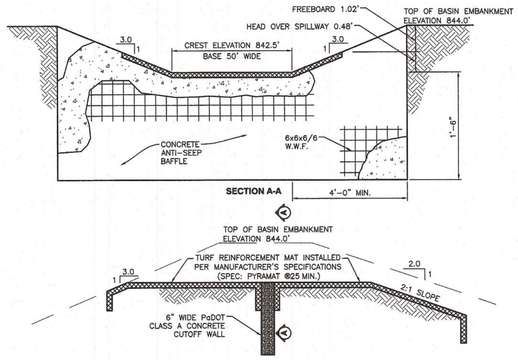


BASIN	TOP ELEVATION TYPE "M" INLET	ORIFICE No.1	ORIFICE No.2	ORIFICE No.3	PIPE SIZE	SLOPE	PIPE INVERT
1	TE=842.5	2.3" DIAMETER IE=838.5	6" DIAMETER IE=839.5	12"H x 26"W IE=841.0	18" HPCPP	0.8%	IE= 836.0

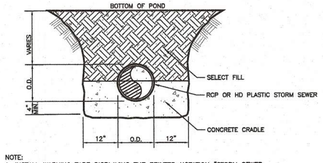
DETENTION BASIN NO. 1 OUTLET STRUCTURE
N. T. S.



3' SQUARE MANHOLE

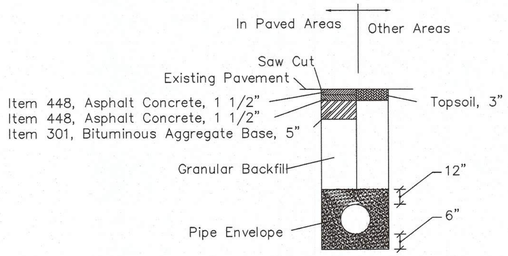


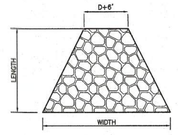
STORMWATER MANAGEMENT DETENTION BASIN NO. 1 EMERGENCY SPILLWAY
N. T. S.



NOTE:
1. INSTALL WARNING TAPE DISPLAYING THE PRINTED NOTATION "STORM SEWER SHALL BE LAID BETWEEN BACKFILL LIFTS OVER THE PIPE TWO FEET ABOVE THE PIPE. IN NO EVENT SHALL THE TAPE BE MORE THAN FOUR FEET BELOW THE FINISHED GROUND SURFACE. TAPE SHALL BE 2" IN WIDTH.

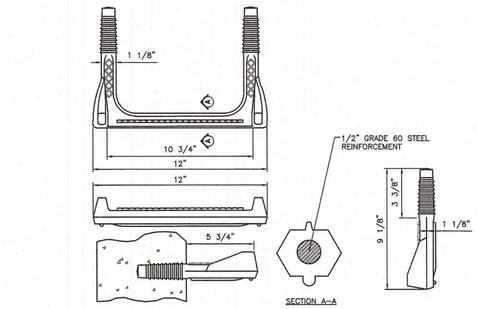
TYPICAL STORMWATER DETENTION FACILITY PIPE BACKFILL DETAIL
N. T. S.



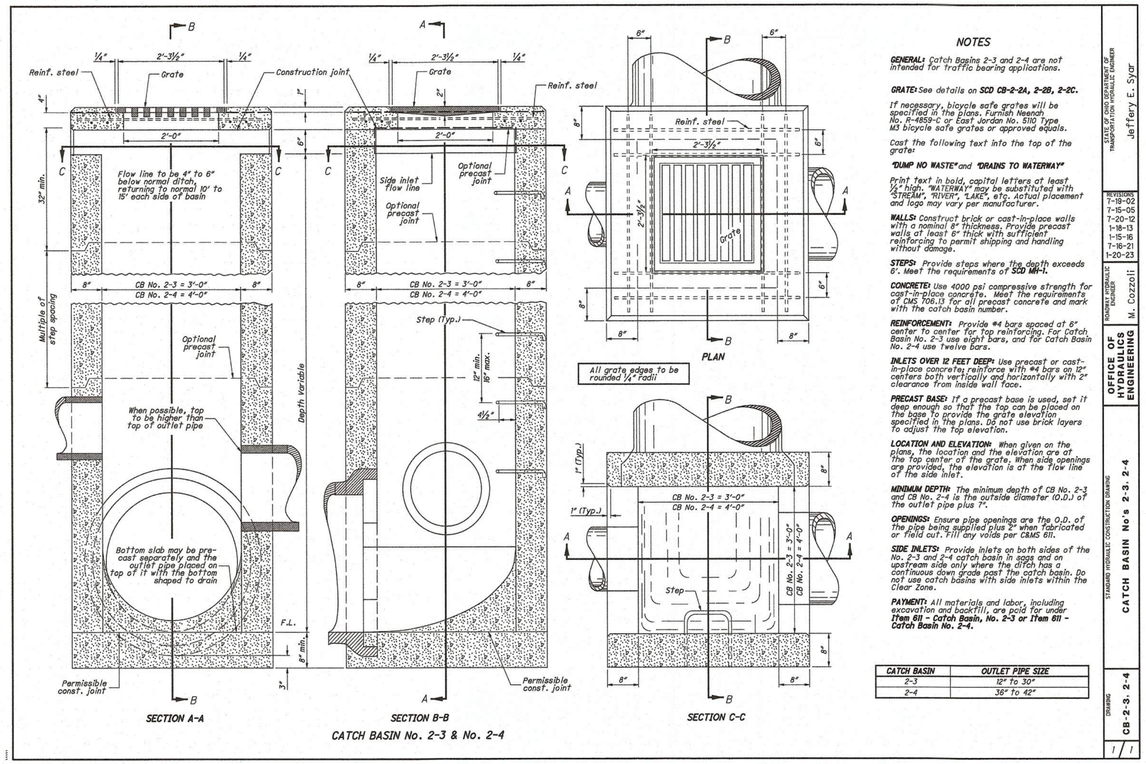


OUTLET	LENGTH	WIDTH	THICKNESS	D50
Endwall 1	6'	7'	18"	9"
Endwall 2	8'	11'	18"	9"
Endwall 3	5'	8'	18"	9"

OUTLET EROSION PROTECTION
SITE DIMENSIONS



TYPICAL LADDER BARS FOR INLET
N. T. S.



NOTES

GENERAL: Catch Basins 2-3 and 2-4 are not intended for traffic bearing applications.

GRATE: See details on **SCD CB-2-2A, 2-2B, 2-2C.**

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-4859-C or East Jordan No. 5110 Type M3 bicycle safe grates or approved equals.

Cast the following text into the top of the grate:

"DUMP NO WASTE" and **"DRAINS TO WATERWAY"**

Print text in bold, capital letters at least ½" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct brick or cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcing to permit shipping and handling without damage.

STEPS: Provide steps where the depth exceeds 6'. Meet the requirements of **SCD MH-1.**

CONCRETE: Use 4000 psi compressive strength for cast-in-place concrete. Meet the requirements of CMS 706.13 for all precast concrete and mark with the catch basin number.

REINFORCEMENT: Provide #4 bars spaced at 6" center to center for top reinforcing. For Catch Basin No. 2-3 use eight bars, and for Catch Basin No. 2-4 use twelve bars.

INLETS OVER 12 FEET DEEP: Use precast or cast-in-place concrete; reinforce with #4 bars on 12" centers both vertically and horizontally with 2" clearance from inside wall face.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, the location and the elevation are at the Top center of the grate. When side openings are provided, the elevation is at the flow line of the side inlet.

MINIMUM DEPTH: The minimum depth of CB No. 2-3 and CB No. 2-4 is the outside diameter (O.D.) of the outlet pipe plus 1".

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

SIDE INLETS: Provide inlets on both sides of the No. 2-3 and 2-4 catch basin in sags and on upstream side only where the ditch has a continuous down grade past the catch basin. Do not use catch basins with side inlets within the Clear Zone.

PAYMENT: All materials and labor, including excavation and backfill, are paid for under ***Item 611 - Catch Basin, No. 2-3 or Item 611 - Catch Basin No. 2-4.***

CATCH BASIN	OUTLET PIPE SIZE
2-3	12" to 30"
2-4	36" to 42"

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HIGHWAY ENGINEER
Jeffery E. Syar

REVISION	
7-19-02	
7-19-05	
7-20-12	
1-18-13	
1-15-16	
7-16-21	
1-20-23	

ROADWAY HYDRAULIC ENGINEER
M. Cozzoli

OFFICE OF HIGHWAY BUILDING ENGINEERING

STANDARD HIGHWAY CONSTRUCTION DRAWING
CATCH BASIN No's 2-3, 2-4

DRAWING
CB-2-3, 2-4

1 / 1



No.	Date	Description	By
1	08/02/22	ENGINEER COMMENT LETTER	BR

Scale: As Noted
Drawn By | Checked By | Approved By

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

Filename: 308-343STDT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated in
City of Springboro, Warren County, Ohio

Sheet Title: Storm Details
Drawing No. 308-343-002-11
Sheet No. 11 of 16

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CITY OF SPRINGBORO GENERAL NOTES

1. EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   a. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.

   b. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

   c. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY PRIOR TO CONSTRUCTION AND INFORMING THE CITY OF SPRINGBORO ENGINEER OF ANY POTENTIAL CONFLICTS.

   d. ALL DAMAGE TO ANY EXISTING UTILITY.

2. THE FOLLOWING ARE OWNERS OF UNDERGROUND UTILITIES AND SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES:

   (GAS & ELECTRIC) CINCINNATI GAS & ELECTRIC
   119 EAST 4TH STREET
   CINCINNATI, OHIO
   (513) 632–3636

   (TELEPHONE) AMERITECH
   3233 WOODMAN DRIVE
   KETTERING, OHIO
   (937) 296–3622

   (WATER & SANITARY) CITY OF SPRINGBORO
   320 WEST CENTRAL AVENUE
   SPRINGBORO, OHIO
   (513) 748–0020

   (CABLE TELEVISION) CONTINENTAL CABLEVISION
   90 COMPARE ROAD
   CENTERVILLE, OHIO

3. THE CONTRACTOR SHALL AT THE END OF EACH WORK DAY REMOVE AND/OR SWEEP ANY MUD OR DEBRIS FORM THE ROAD PAVEMENT SURFACE.

4. ALL STREET SURFACES, DRIVEWAYS, SIDEWALKS, AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE COST OF THE CONTRACTOR IF NOT SPECIFICALLY NOTED IN THE PLANS.

5. CONSTRUCTION SIGNING SHALL CONFORM TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, LATEST REVSION. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES PER ITEM 614 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FINAL APPROVAL ON TRAFFIC MAINTENANCE SHALL BE OBTAINED FROM THE ENGINEER.

6. SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO CONSTRUCTION SAFETY CODE FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.

7. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THIS MAY BE PERFORMED BY THE USE OF STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS, AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELLED AREAS, AND INTO THE SEWER SYSTEM.

8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, DATED JANUARY 1, 1997, OR LATEST EDITION.

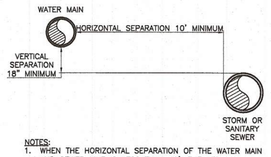
9. ALL CITY STREET NAMES SIGNS AND TRAFFIC SIGNS TO BE DISTURBED BY CONSTRUCTION SHALL BE CAREFULLY REMOVED, STORED AND REINSTALLED AFTER CONSTRUCTION IS OVER. THE COST OF THIS WORK SHALL BE INCLUDED IN THE VARIOUS BID ITEMS FOR THIS PROJECT.

10. THE CONTRACTOR WILL SAW CUT, USING A DIAMOND BLADE, AND REMOVE THE PAVEMENT AS NECESSARY. THE CONTRACTOR WILL BE RESPONSIBLE TO DISPOSE OF THE REMOVED PAVEMENT. THE TYPICAL SECTION FOR PAVEMENT REPLACEMENT WILL BE 4" ITEM 301, 2" ITEM 402 AND 2" ITEM 404. THE COST OF THIS WORK WILL BE INCLUDED IN THE ITEM "PAVEMENT REMOVAL AND REPLACEMENT AS PER PLAN."

11. ALL DISTURBED AREAS WILL BE GRADED AND SEEDED AS DIRECTED BY THE ENGINEER. THE COST OF ALL THE WORK INVOLVED WILL BE INCLUDED IN THE VARIOUS BID ITEMS FOR THE PROJECT. NO SEPERATE PAYMENT WILL BE MADE FOR GRADING, SEEDING AND MULCHING.

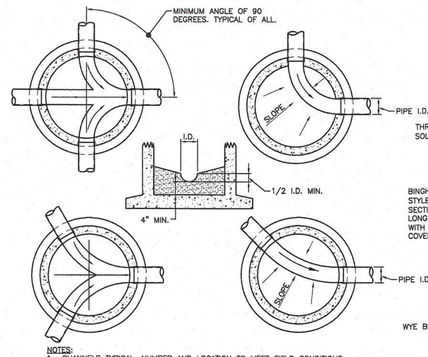
12. ALL EXCESS EXCAVATED MATERIAL WILL BE HAULED AWAY BY THE CONTRACTOR AND THE RELATED COST WILL BE INCLUDED IN THE VARIOUS BID ITEMS.

13. CONTRACTOR SHALL NOT REMOVE OR COVER ANY TRAFFIC CONTROL SIGNS OR OTHER DEVICES WITHOUT WRITTEN PERMISSION OF THE CITY. CONTRACTOR SHALL POST TEMPORARY SIGNS, FLAGGERS AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO PROPERLY WARN MOTORISTS AND PEDESTRIANS OF CONSTRUCTION HAZARDS AND TO DIRECT VEHICULAR AND FOOT TRAFFIC TO AVOID SUCH HAZARDS. CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS FROM ALL PERSONAL INJURY AND DAMAGE TO PROPERTY IN ANY WAY ARISING FROM CONTRACTORS FAILURE TO COMPLY WITH THIS PARAGRAPH.



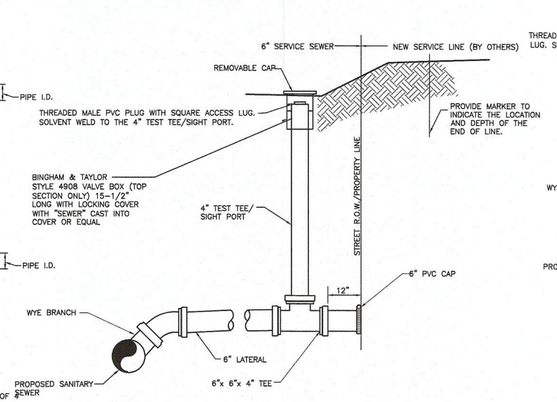
NOTES:
1. WHEN THE HORIZONTAL SEPARATION OF THE WATER MAIN AND SEWER LINE IS LESS THAN 10', THE VERTICAL SEPARATION BETWEEN THE TOP (CROWN) OF THE SEWER LINE AND THE BOTTOM (INVERT) OF THE WATER MAIN SHALL BE AT LEAST 18", ENCASE WATERLINE IN CONCRETE WHERE SEWER / WATERLINE CROSSINGS OCCUR AND, WHERE THE CONDITIONS PREVENT AN 18" VERTICAL SEPARATION.
2. NO OTHER UNDERGROUND UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, OR CABLE, SHALL BE PLACED ABOVE THE WATERLINE OR WITHIN THREE FEET OF EACH SIDE OF THE WATERLINE.

UTILITY SEPARATION
N. T. S.



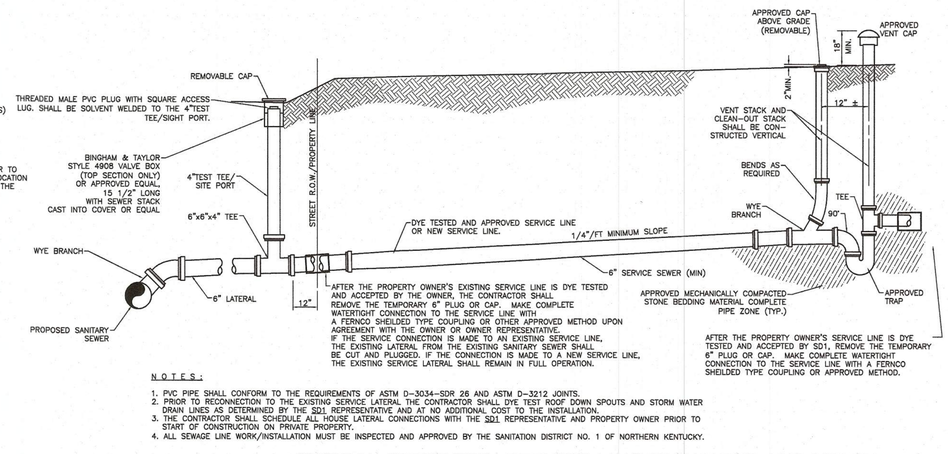
NOTES:
1. CHANNELS TYPICAL, NUMBER AND LOCATION TO MEET FIELD CONDITIONS.
2. CHANNELS TO BE SEMI–CIRCULAR IN SECTION.
3. SLOPE MANHOLE FLOOR TO CHANNEL FOR DRAINAGE.
4. USE CLASS 'AAA' CONCRETE TO FORM CHANNELS AND HAVE A MINIMUM DEPTH OF 8 INCHES.
5. PROVIDE SMOOTH FLOAT FINISH. PROVIDE UNIFORM RADIUS.
6. PRE–POURED INVERTS PROHIBITED. ALL INVERTS TO BE FIELD POURED.

TYPICAL MANHOLE CHANNELS
N. T. S.



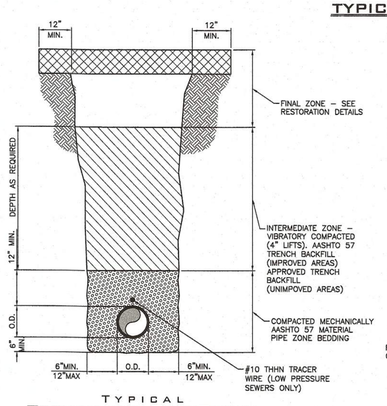
NOTES:
1. CONFORM PVC PIPE AND FITTINGS TO THE REQUIREMENTS OF ASTM D–3034–SDR 26 AND ASTM D–3212 JOINTS.
2. CONSTRUCT ALL LATERALS AT A MINIMUM SLOPE OF TWO PERCENT(2%).
3. INSTALL ALL LATERALS ACCORDING TO THE TRENCH AND PIPE ZONE DETAIL.
4. THE CONTRACTOR TO COORDINATE PLACEMENT OF WYE CONNECTION, SERVICE LATERAL AND SIGHT TEE WITH THE PROPERTY OWNER AND THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.

TYPICAL WYE CONNECTION, SERVICE LATERAL SIGHT TEE DETAIL
N. T. S.

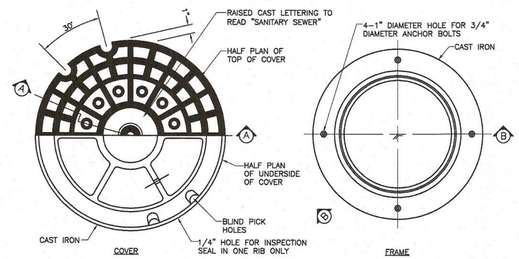


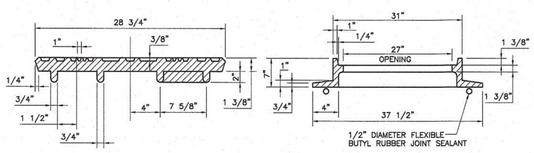
NOTES:
1. PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D–3034–SDR 26 AND ASTM D–3212 JOINTS.
2. PRIOR TO RECONNECTION TO THE EXISTING SERVICE LATERAL THE CONTRACTOR SHALL DYE TEST ROOF DOWN SPOUTS AND STORM WATER DRAIN LINES AS DETERMINED BY THE SD1 REPRESENTATIVE AND AT NO ADDITIONAL COST TO THE INSTALLATION.
3. THE CONTRACTOR SHALL SCHEDULE ALL HOUSE LATERAL CONNECTIONS WITH THE SD1 REPRESENTATIVE AND PROPERTY OWNER PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY.
4. ALL SEWAGE LINE WORK/INSTALLATION MUST BE INSPECTED AND APPROVED BY THE SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY.

TYPICAL SIGHT TEE, SERVICE LINE CLEANOUT AND VENT
N. T. S.

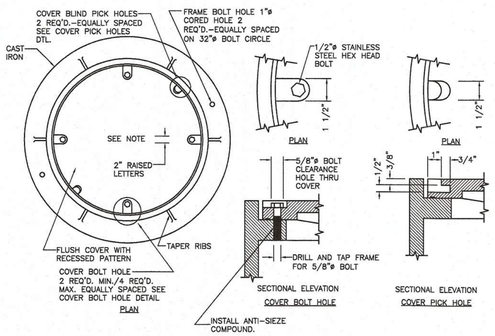


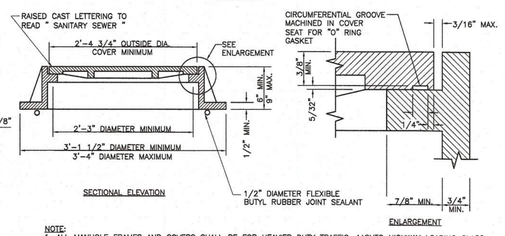
TYPICAL TRENCH AND PIPE ZONES
N. T. S.





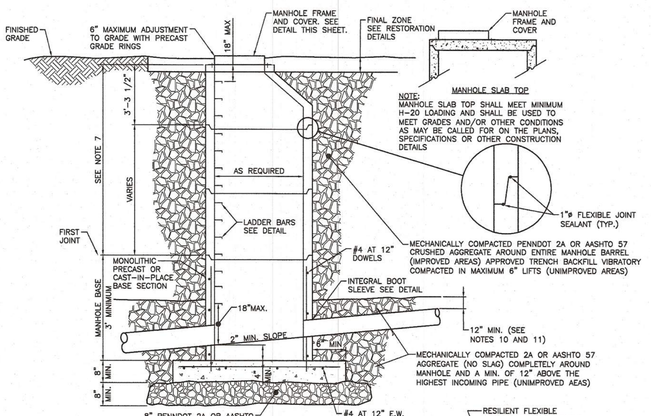
TYPICAL STANDARD SANITARY MANHOLE FRAME AND COVER
N. T. S.





NOTE:
1. ALL MANHOLE FRAMES AND COVERS SHALL BE FOR HEAVIER DUTY TRAFFIC, AASHTO HIGHWAY LOADING CLASS HS–20.
2. INSTALL ANTI–SEIZE COMPOUND ON HEX BOLT.

TYPICAL WATERTIGHT SANITARY MANHOLE FRAME AND COVER
N. T. S.



NOTES:
1. ALL CONCRETE TO BE CLASS AAA CONCRETE, 4500 PSI, 5% ± 1% AIR ENTRAINED.
2. SEAL MANHOLE BARREL JOINTS WITH 2– 1"ø FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2"ø FOR FRAME AND COVER.
3. ANCHOR FRAME AND COVER WITH 2–3/4" DIA. S.S. ANCHOR BOLTS SET PERMANENTLY INTO CONCRETE.
4. POINT LIFTING HOLES WITH NON–SHRINK GROUT, WATERTIGHT, NEAT AND SMOOTH.
5. MAXIMUM ADJUSTMENT TO FINISHED GRADE USING PRECAST GRADE RINGS IS SIX INCHES (6").
6. CONFORM PRECAST SECTIONS TO ASTM C–478 AS REVISED.
7. IF THIS DIMENSION IS LESS THAN 3'–3" USE PRECAST SLAB TOP DESIGNED TO MEET LOAD CONDITIONS (H–20 MIN.)
8. COAT EXTERIOR OF ALL MANHOLE BARREL SECTIONS WITH APPROVED BITUMINOUS COATING.
9. CAST LADDER BARS INTO BARREL SECTIONS AND CONFORMING TO ASTM C–478, AS REVISED.
10. WHERE MANHOLES ARE INSTALLED IN IMPROVED AREAS, BACKFILL THE ENTIRE EXCAVATED AREA WITH MECHANICALLY COMPACTED AASHTO 57 CRUSHED AGGREAGTE (NO SLAG).
11. WHERE MANHOLES ARE CONSTRUCTED IN UNIMPROVED AREAS, BACKFILL THE ENTIRE EXCAVATED AREA WITH MECHANICALLY COMPACTED AASHTO 57 CRUSHED AGGREGATE (NO SLAG), FROM THE BOTTOM OF THE EXCAVATED AREA TO 12 INCHES ABOVE THE HIGHEST PIPE ENTERING THE MANHOLE.

TYPICAL PRECAST CONCRETE SANITARY MANHOLE AND SLAB TOP
N. T. S.

STATE OF OHIO — JOHN HEYL — E-88187 — REGISTERED PROFESSIONAL ENGINEER

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
As Noted	1	10/4/2022	RESPOND TO SD1 COMMENTS	ATM								
Drawn By / Checked By / Approved By												

LSSE Civil Engineers and Surveyors
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Dublin, Ohio 43016
Phone: (614) 395–1661
Corporate: (412) 264–4400
email: info@lsse.com

Filename: 308–343SADT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Sanitary Details
Drawing No.: 308–343–002–12
Sheet No.: 12 of 16

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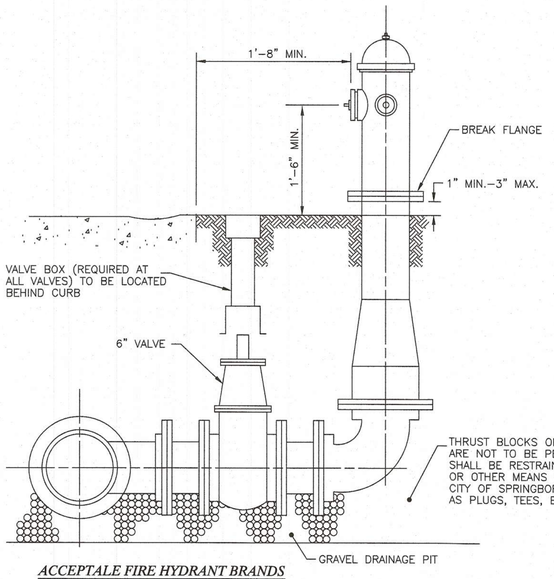
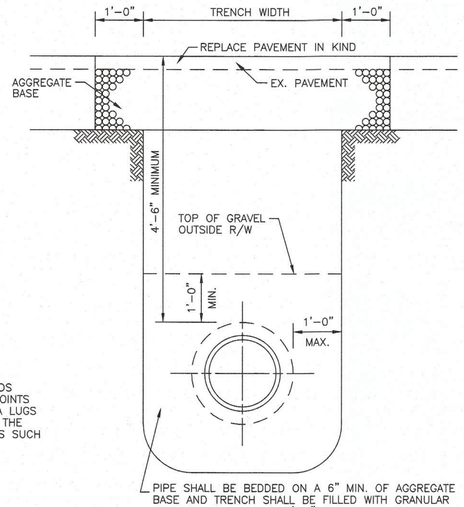




ACCEPTALE FIRE HYDRANT BRANDS

1. AMERICAN DARLING MODEL B-62-B WITH 5" STORZ CONNECTION ON THE STEAMER

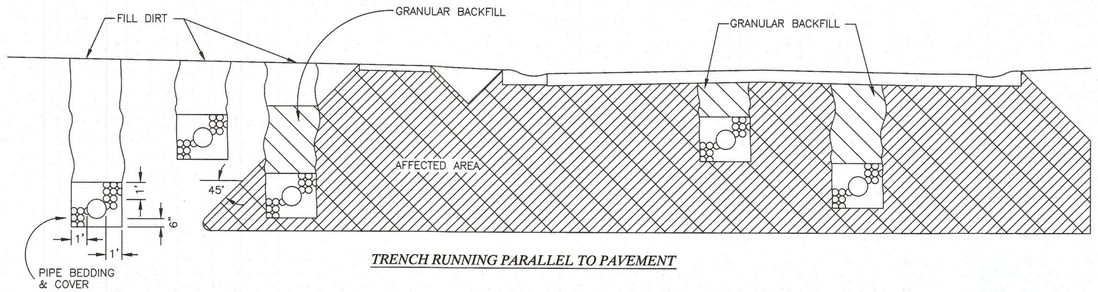
FIRE HYDRANT DETAILS

1.	DIA. – MAIN VALVE OPENING	5 1/4"
2.	DIA. – PUMPER CONNECTION	I.D. 4 1/2" O.D. 5 3/4"
3.	DIA. – HOSE CONNECTIONS	TWO 2 1/2"
4.	THREAD TYPE	NATIONAL STANDARD – NO THREAD EXPOSED TO WATER
5.	SHAPE – CAPS & OPERATING NUT	PENTAGON
6.	DIMENSIONS – OPERATING NUT –	1 1/2"
7.	DIRECTION OF OPENING	COUNTER CLOCKWISE

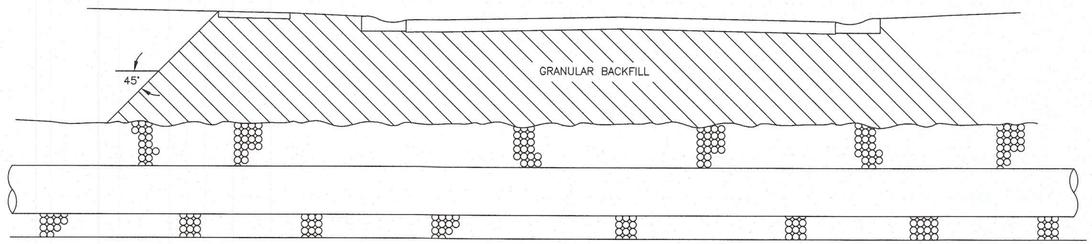
FIRE HYDRANT DETAILS CONT.

8.	COLOR TO BE PAINTED	BARREL – SAFETY RED BONNET – SAFETY RED
9.	VALVE SEAT	MACHINED BRONZE
10.	BARREL	TWO PIECE WITH BREAK AWAY FEATURE
11.	TOP	DRY
12.	BEARING	ANTI-FRICTION THRUST BEARING

FIRE HYDRANT AND WATER TRENCH EXCAVATION



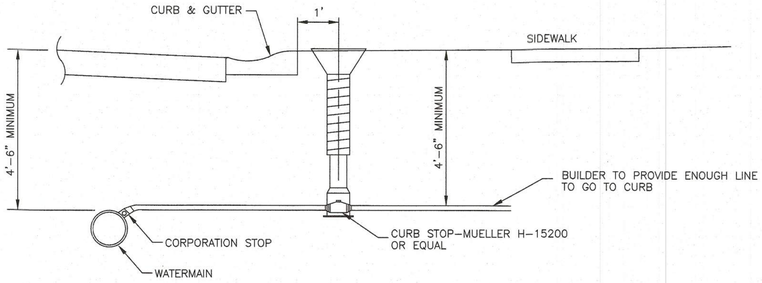
TRENCH RUNNING PARALLEL TO PAVEMENT



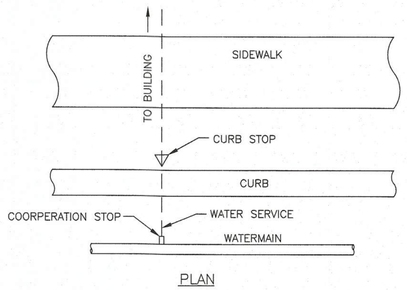
TRENCH CROSSING PAVEMENT

1. EXAMPLES ONLY, TO SHOW EXTENT OF BACKFILL IN VICINITY OF PAVEMENTS.
2. PIPE BEDDING SHALL BE PEA GRAVEL, TORPEDO FILL, OR PIPE FILL (SAND).
3. GRANULAR BACKFILL (ODOT ITEM 703, #67 COARSE AGGREGATE) TO BE COMPACTED IN 6" LAYERS WITH MECHANICAL TAMPER.
4. THIS STANDARD APPLIES TO ALL UTILITY TRENCHES.

GRANULAR BACKFILL REQUIREMENTS



WATERMAIN AND SERVICE CONNECTIONS

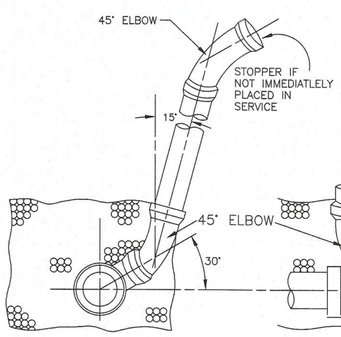


PLAN

NOTE:

1. SERVICE LINES SHALL BE TYPE 1" MINIMUM "K" COPPER ONLY
2. THE DEPTH OF THE LINE SHALL BE 4'6" MINIMUM

WATERMAIN AND SERVICE CONNECTIONS



NOTE:

RISER PIPE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND, ALSO TEE MAY BE SUBSTITUTED FOR WYE BRANCH IF SPECIFIED.

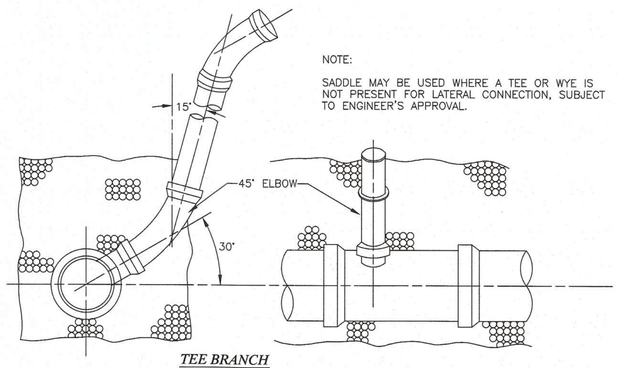
RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS A GREATER DEPTH IS DIRECTED.

IF SANITARY SERVICES ARE SPECIFIED THEY SHALL BE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS DIRECTED TO BE AT A GREATER DEPTH.

WYE BRANCH

NOTE:

THE USE OF CONCRETE AT CONNECTION TO BE AT DISCRETION OF INSPECTOR.

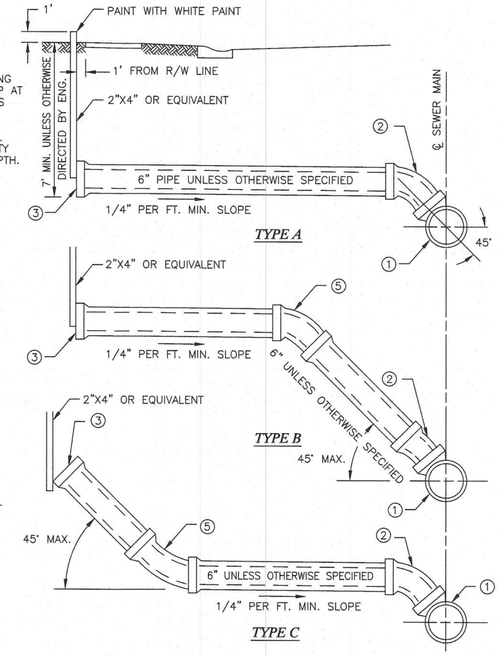


NOTE:

SADDLE MAY BE USED WHERE A TEE OR WYE IS NOT PRESENT FOR LATERAL CONNECTION, SUBJECT TO ENGINEER'S APPROVAL.

TEE BRANCH

DEEP CONNECTOR



1. 6" TEE OR WYE – ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED
2. 6" 1/8 BEND OR 1/16 BEND AS NECESSARY
3. CAP UNLESS JOINING EXISTING HOUSE CONNECTION
4. BED PIPE WITH 6" GRANULAR MATERIAL AND BACKFILL WITH GRANULAR MATERIAL TO 12" ABOVE PIPE
5. EXACT RECORD OF BEND LOCATION MUST BE MADE, AS TO DEPTH FROM SURFACE AND DISTANCE FROM ℄ OF SEWER, BEFORE BACKFILL IS PLACED.

HOUSE CONNECTION

DEEP CONNECTOR AND HOUSE CONNECTION

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
Drawn By VW / Checked By JW / Approved By JW												

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

Filename: 308-343UTDT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Utility Details
Drawing No.: 308-343-002-13
Sheet No.: 13 of 16

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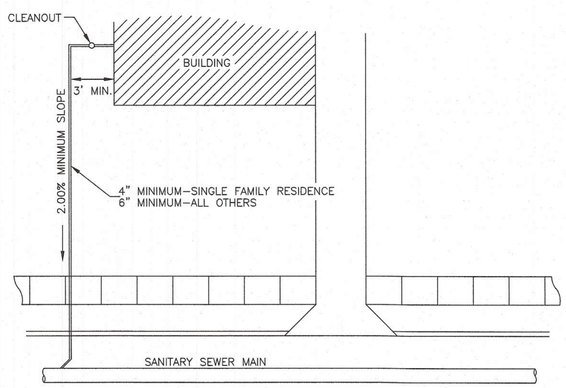
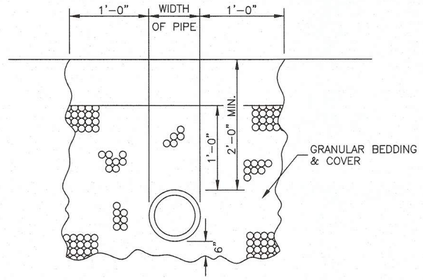
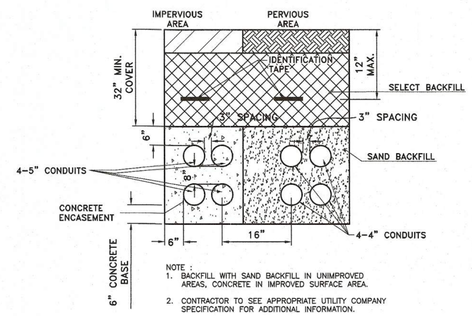


SECTION VIEW



1. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN 3 FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT, OR CISTERN, NOR SHALL THERE BE LESS THAN 2 FEET OF COVER.
2. ALL EXCAVATIONS SHALL BE BY OPEN CUT, WITH THE TRENCH CUT TWO INCHES BELOW GRADE AND REFILLED WITH PEA GRAVEL, PIPE FILL, OR TORPEDO FILL TO THE PROPER GRADE.
3. THE WIDTH OF THE TRENCH AT THE TOP OF THE PIPE SHALL NOT EXCEED TWO FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE.
4. THE MINIMUM SEWER SLOPE SHALL BE 2.00%
5. PIPE SIZE SHALL NOT BE LESS THAN FOUR INCHES FOR ALL OTHER BUILDINGS.
6. THE FOLLOWING IS A LIST OF APPROVED PIPES:
   - VITRIFIED CLAY PIPE – WITH "O" RING GASKET
   - P.V.C. PIPE – WITH RUBBER GASKET
   - A.B.S. PIPE – SDR–35 – WITH CHEMICAL WELD
   - A.B.S. PIPE – SCHEDULE 40 – WITH CHEMICAL WELD
7. ALL PIPING, FLEXIBLE COUPLINGS, DONUTS, ETC., ARE SUBJECT TO THE APPROVAL OF THE INSPECTOR.
8. ALL CHANGES IN ALIGNMENT OR GRADE ARE TO BE MADE USING THE PROPER BENDS OR CURVES.
9. ALL SEWERS EXCEEDING 100 FEET IN LENGTH MUST HAVE A CLEAN–OUT EVERY 100 FEET.
10. ANY VARIATION FROM THIS STANDARD MUST HAVE PRIOR APPROVAL OF THE CITY ENGINEER.

BUILDING SEWERS



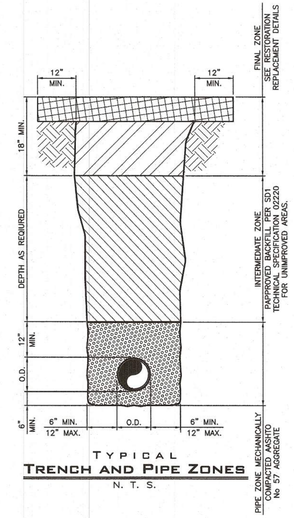
N. T. S.

GENERAL UNDERGROUND ELECTRIC/TELEPHONE/CABLE TV CONDUIT DETAIL

NOTES:
1. USE GALVANIZED RIGID STEEL CONDUIT FOR ALL BENDS. USE LARGE RADIUS BENDS ONLY.
2. FOR PARALLEL CONDUIT INSTALLATION, PROVIDE MINIMUM SEPARATION OF 6" (HORIZONTAL).

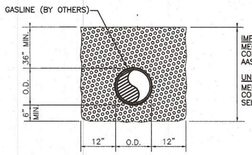
GENERAL UNDERGROUND ELECTRIC/TELEPHONE/CABLE TV CONDUIT DETAIL

N. T. S.



TYPICAL
TRENCH AND PIPE ZONES

N. T. S.



NOTES:
1. FURNISH AND INSTALL IN ACCORDANCE WITH UTILITY COMPANY'S SPECIFICATION.

GASLINE TRENCH AND BACKFILL DETAIL

N. T. S.

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
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Clearview Crossing
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Sheet Title: Utility Details
Drawing No. 308–343–002–14
Sheet No. 14 of 16

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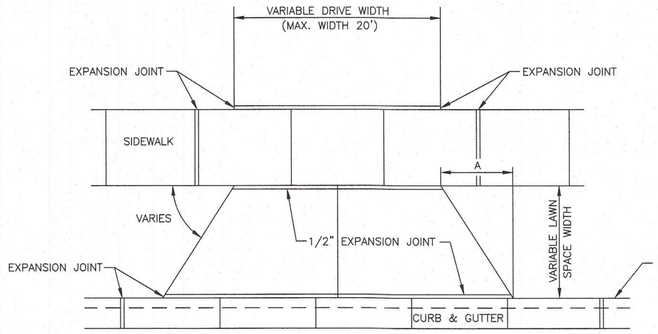
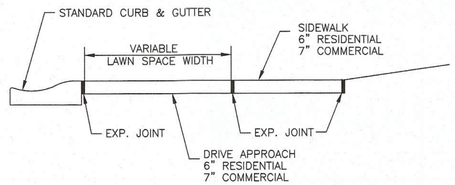
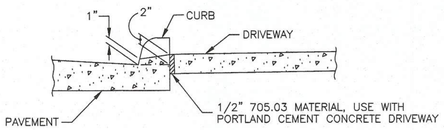




"A" – EQUAL TO LAWN SPACE WIDTH OR 5 FT. (WHICHEVER IS LESS)

TRANSITION FROM STANDARD CURB SECTION TO DROP CURB SECTION TO BE MADE IN 18" DISTANCE FROM DRIVEWAY.



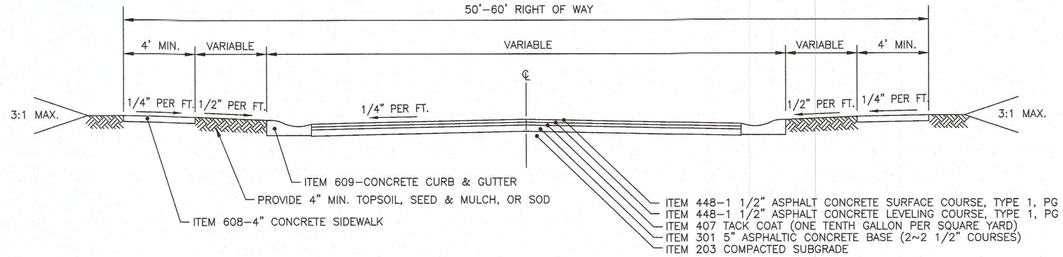
DROP CURB DETAILS AT DRIVEWAYS

STANDARD DRIVE APPROACH

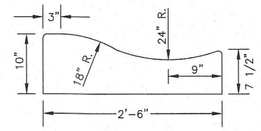
GENERAL NOTES

1. DRIVE APPROACHES SHALL NOT BE POURED MONOLITHICLY WITH CURB & GUTTER.
2. MAXIMUM JOINT SPACING SHALL BE 10' LONGITUDINALLY AND TRANSVERSELY.
3. COMPACTED GRAVEL MAY BE USED FOR LEVELING COURSE UNDER CONCRETE DRIVE APPROACH.
4. WHERE ASPHALTIC CONCRETE PAVEMENT IS DISTURBED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
5. WHERE SIDEWALK EXISTS PRIOR TO CONSTRUCTION OF DRIVE APPROACH, THE REPLACEMENT OF THE SIDEWALK IS NECESSARY FOR PROPER DEPTH.
6. ANY VARIATION FROM THE ABOVE STANDARD MUST BE APPROVED BY THE ENGINEER.
7. ALL CONCRETE FOR CURB AND GUTTER, SIDEWALK, AND DRIVE APPROACH SHALL MEET THE REQUIREMENTS SET FORTH IN ITEM 608 (ODOT SPECS.) CONCRETE SHALL BE CLASS C.
8. EXPANSION MATERIAL TO BE PROFLEX VINYL EXPANSION MATERIAL AND SHALL MEET ASTM D-1752 SECTION FIVE OR AASHTO M153-98 SPECIFICATION.

RESIDENTIAL AND COMMERCIAL DRIVEWAY APPROACHES



ASPHALT CONCRETE PAVEMENT & ASPHALT CONCRETE BASE



CONCRETE CURB & GUTTER SECTION

NOTES FOR CONCRETE CURB & GUTTER

CAST IN PLACE

1. ONE (1) INCH NON EXTRUDING EXPANSION JOINTS EVERY 40 FEET, AT BOTH ENDS, OF STRUCTURES (CATCH BASINS) AND POINTS OF CURVE AND TANGENCY AT INTERSECTIONS.

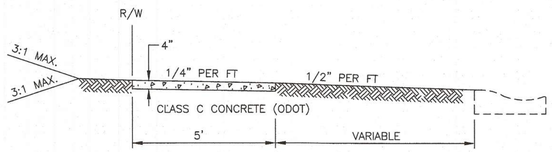
2. CONTRACTION JOINTS EVERY FIVE (5) FEET FORMED BY 1/8" THICK TEMPLATES. DEPTH SHALL BE A MINIMUM OF 2".

SLIP FORM

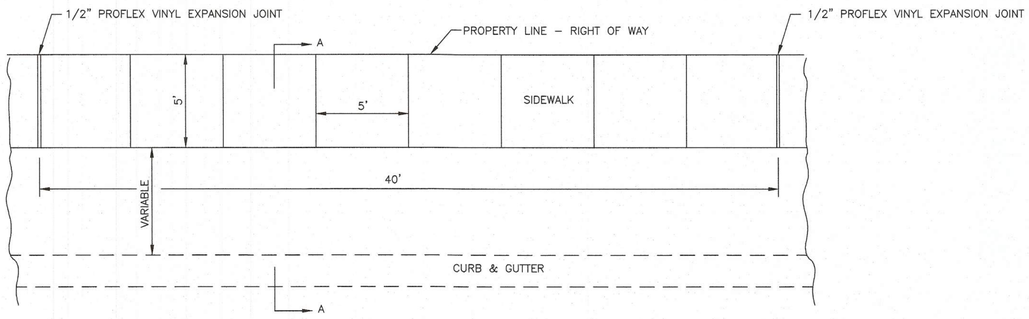
1. ONE (1) INCH NONEXTRUDING EXPANSION JOINT AT BOTH ENDS OF STRUCTURES (CATCH BASINS) AND POINTS OF CURVE AND TANGENCY AT INTERSECTIONS AND UPON SUSPENSION OF WORK FOR 30 MINUTES OR MORE.

2. CONTRACTION JOINTS EVERY FIVE (5) FEET, 1/8" WIDE, CONSTRUCTED BY THE USE OF A GROOVING TOOL, OR SAWED TO A DEPTH OF AT LEAST TWO (2) INCHES.

TYPICAL LOCAL STREET SECTIONS



SECTION A-A



PLAN VIEW

NOTE

1. PROVIDE LIGHT BROOM FINISH TO ALL EXPOSED SURFACES
2. PROVIDE A SLICK FINSH ON ALL EDGES AFTER BROOM FINISH.
3. CONCRETE SIDEWALK CONSTRUCTION SHALL CONFORM TO ODOT ITEM 608
4. PROVIDE EXPANSION JOINTS EVERY 40'

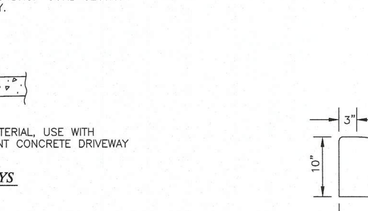
CONCRETE SIDEWALK DETAIL

BP-7.1

Type A1 (Perpendicular with flared sides)

Type A2 (Perpendicular with returned curb)

PERPENDICULAR CURB RAMP DETAILS



Type C1 (Combined with flared sides)

Type C2 (Combined with returned curb)

COMBINED CURB RAMP DETAILS

NOTES CONTINUED

The running slope of the curb ramp shall be a 13:1 maximum or flatter. In existing sidewalks, where the maximum ramp slope is not feasible due to site constraints (e.g. utility poles or vaults, right-of-way limits) it may be reduced as follows:

A) 10:1 for a max. rise of 6".
B) 8:1 for a max. rise of 3".
C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.

To prevent chasing the grade indefinately, the transition from existing sidewalk to the shaded curb ramp area is not required to exceed 15 feet in length.

While ramps may be skewed to the crosswalk, the entire lower landing area must fall within the cross walk that the ramp serves and cannot be located in the traveled lane of opposing traffic.

The counter slope of the gutter or street at the foot of a curb ramp, landing, or blended transitions shall be 20:1 or flatter.

The bottom edge of the ramp shall change planes perpendicular to the landing.

The edge of the curb shall be flush with the edge of the adjacent pavement and gutter and surface slopes that meet grade breaks shall also be flush.

Ramp landings shall be 4' min. x 4' min. with a 64:1 or flatter cross slope and running slope.

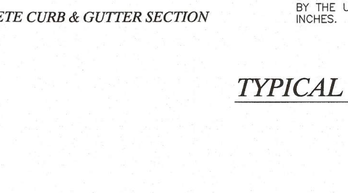
DETECTABLE WARNINGS: *Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.*

DRAINAGE: *Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding ¼" between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.*

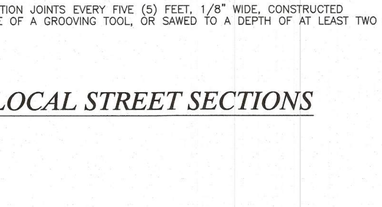
SURFACE TEXTURE: *Texture concrete surfaces by coarse brooming transverse to the ramp slopes to be rougher than the adjacent walk.*

JOINTS: *Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a ½" Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.*

Type B1 (Single sided Parallel)



Type B2 (Double sided Parallel)



Type B3 (Single sided Parallel)

PARALLEL CURB RAMP DETAILS

See Sheet 3 for Sections.

THIS DRAWING REPLACES BP-7.1 DATED 01-21-2022

STANDARD ROADWAY CONSTRUCTION DRAWING
NEW CURB RAMPS
(with Detectable Warnings)

OFFICE OF ROADWAY ENGINEERING

REVISIONS
01-21-2022
01-20-2023

ISSUE FOR/DATE
D. Fisher

STATE OF OHIO DEPARTMENT OF TRANSPORTATION ENGINEERING ADMINISTRATOR
Adam Koenig

DESIGN AGENCY

DGN NUMBER BP-7.1
SHEET P.2 TOTAL 3

STATE OF OHIO
JOHN HEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

Scale: As Noted	Drawn By	Checked By	Approved By

No.	Date	Description	By

No.	Date	Description	By

No.	Date	Description	By

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

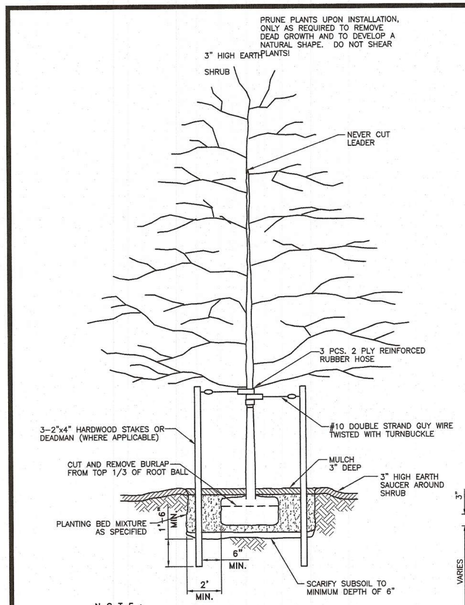
Filename: 308-343SDT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

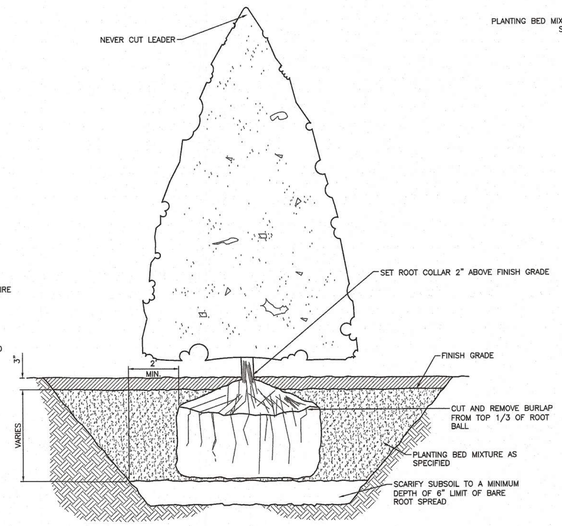
Sheet Title: Site Details
Drawing No. 308-343-002-15
Sheet No. 15 of 16

N:\PROJ\308\308-343 Springboro\DWG\308-343SDT.dwg Layout=15 Site Details User=John Wright Plotted=5/24/2023 8:38 PM

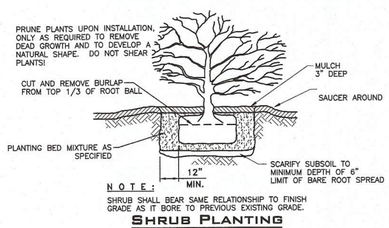


NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

TREE PLANTING
N. T. S.

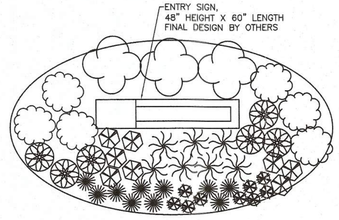


EVERGREEN TREE PLANTING
N. T. S.



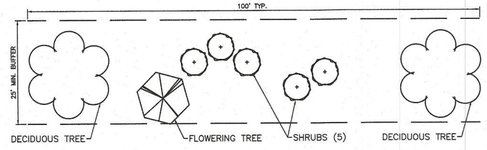
NOTE:
SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING
N. T. S.



ENTRY SIGN LANDSCAPING
N. T. S.

NOTES:
SEE LANDSCAPE PLAN FOR PLANT SELECTION.



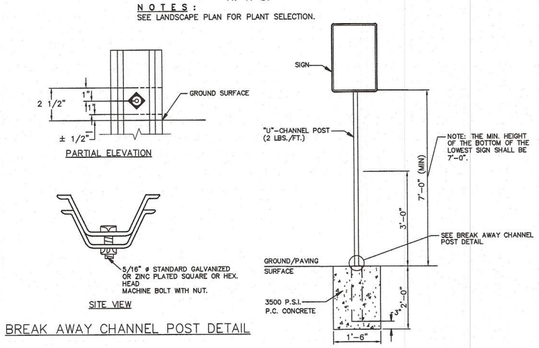
PERIMETER LANDSCAPE BUFFER
N. T. S.

NOTES:
SEE LANDSCAPE PLAN FOR PLANT SELECTION.



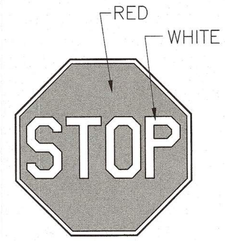
BLACK LEGEND ON WHITE BACKGROUND
R2-1

"SPEED LIMIT" SIGN
N.T.S.



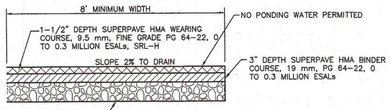
BREAK AWAY CHANNEL POST DETAIL

TRAFFIC SITE SIGN BASE DETAIL
N. T. S.

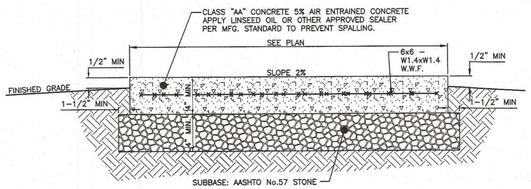


SIZE: 36"x36"

R1-1 STOP SIGN
N. T. S.

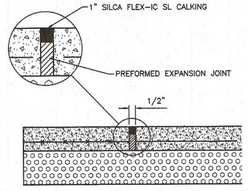


TYPICAL
BITUMINOUS WALKWAY
N. T. S.



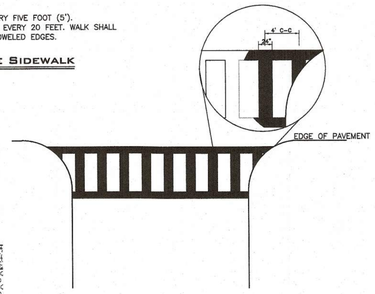
NOTES:
1. WALK SHALL BE CROSS SCORED EVERY FIVE FOOT (5').
1/2" PREFORMED EXPANSION JOINTS EVERY 20 FEET. WALK SHALL HAVE A STIFF BROOM FINISH W/ TROWELED EDGES.

TYPICAL
REINFORCED CONCRETE SIDEWALK
N. T. S.

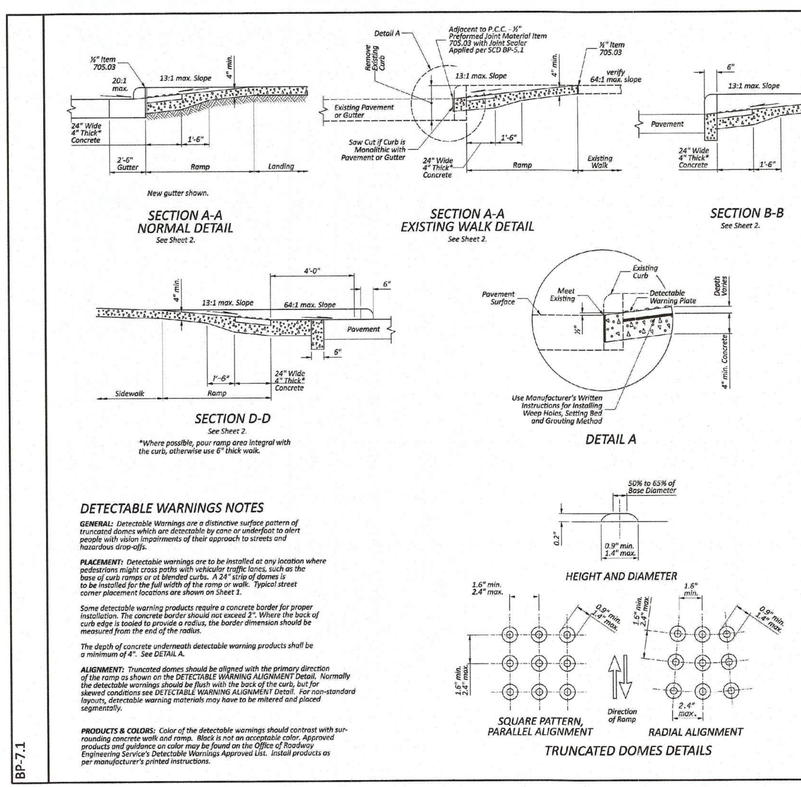


NOTES:
1. ALL MATERIALS AND CONSTRUCTION TO MEET OR EXCEED PENNDOT PUBLICATION 408, LATEST EDITION.

CONCRETE SIDEWALK EXPANSION JOINT DETAIL
N. T. S.



TYPICAL
CROSSWALK MARKINGS
N. T. S.



New gutter shown.

SECTION A-A
NORMAL DETAIL
See Sheet 2.

SECTION A-A
EXISTING WALK DETAIL
See Sheet 2.

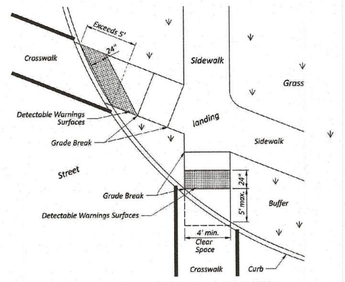
SECTION B-B
See Sheet 2.

SECTION C-C
See Sheet 2.

SECTION D-D
See Sheet 2.

**Where possible, pour ramp area integral with the curb, otherwise use 6" thick walk.*

DETAIL A



DETECTABLE WARNING ALIGNMENT FOR DIRECTIONAL CURB RAMPS

DETECTABLE WARNINGS NOTES

GENERAL: *Detectable Warnings are a distinctive surface pattern of truncated domes which are detectable by cane or underfoot to alert people with vision impairments of their approach to streets and hazardous drop-offs.*

PLACEMENT: *Detectable warnings are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" strip of domes is to be installed for the full width of the ramp or walk. Typical street corner placement locations are shown on Sheet 1.*

Some detectable warning products require a concrete border for proper installation. The concrete border should not exceed 2". Where the back of curb edge is tooled to provide a radius, the border dimension should be measured from the end of the radius.

The depth of concrete underneath detectable warning products shall be a minimum of 4". See DETAIL A.

ALIGNMENT: *Truncated domes should be aligned with the primary direction of the ramp as shown on the DETECTABLE WARNING ALIGNMENT Detail. Normally the detectable warnings should be flush with the back of the curb, but for skewed conditions see DETECTABLE WARNING ALIGNMENT Detail. For non-standard layouts, detectable warning materials may have to be mitered and placed segmentally.*

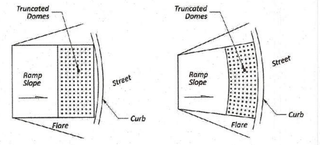
PRODUCTS & COLORS: *Color of the detectable warnings should contrast with surrounding concrete walk and ramp. Black is not an acceptable color. Approved products and guidance on color may be found on the Office of Roadway Engineering Service's Detectable Warnings Approved List. Install products as per manufacturer's printed instructions.*

HEIGHT AND DIAMETER

SQUARE PATTERN, PARALLEL ALIGNMENT

RADIAL ALIGNMENT

TRUNCATED DOMES DETAILS



DOME ALIGNMENT ON RADIUSED CURB

BP-7.1

OFFICE OF ROADWAY ENGINEERING

REVISIONS
01-21-2022
01-20-2023

STDS ENGINEER
D. Fisher

STATE OF OHIO DEPARTMENT OF TRANSPORTATION DIRECTOR
Adam Koenig

STANDARD ROADWAY CONSTRUCTION DRAWING
NEW CURB RAMPS
(with Detectable Warnings)

THIS DRAWING REPLACES BP-7.1 DATED 01-21-2022.

DESIGN AGENCY

SCD NUMBER
BP-7.1

SHEET P-3 TOTAL 3

STATE OF OHIO
JOHN NEYL
E-88187
REGISTERED
PROFESSIONAL ENGINEER

A:\PROJ\308\308-343 Springboro\Dwg\308-343SDT.dwg Layout=16 Site Details Username=Wright Plotted=5/24/2023 8:58 PM

Scale:			No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
As Noted														
Drawn By	Checked By	Approved By												

LSSE Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
Phone: (614) 395-1661
Corporate: (412) 264-4400
email: info@lsse.com

Filename: 308-343SDT.dwg
Date: May 2023

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
Final Development Plans
Situated In
City of Springboro, Warren County, Ohio

Sheet Title: Site Details
Drawing No. 308-343-002-15
Sheet No. 16 of 16

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS
CITY OF SPRINGBORO PLANNING COMMISSION

☒ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

22-156

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

- ☐ Owner
- ☒ Agent
- ☐ Lessee
- ☐ Signed Purchase Contract

APPLICANT NAME: Jonathan Evans; Evans Engineering

Address: 4240 Airport Rd. Suite 211
Cincinnati OH 45226

Telephone No. (513) 321-2168

Fax No. (____) N/A

Email Address jevans@evans-eng.net

PROPERTY OWNER NAME (IF OTHER): DGY Partners, LLC

Address: _____

_____

Telephone No. (_____) _____

Property Address or General Location: _____

Parcel Number(s): Part of 0420401007 Zoning District: HBD

Proposed Use: Taco Johns Restaurant

_____

_____

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

_____ 5-23-2023
(Signature of Applicant and/or Agent) (Date)

Jonathan Evans
Printed Name

AGENT AUTHORIZATION

RE: Proposed Taco John's containing approximately 0.8960-acres of unimproved land located at W. Central Avenue (SR 73), City of Springboro, Warren County, OH, part of Parcel ID: 0420401007

The undersigned is the fee owner of the property containing approximately 0.8960-acres of unimproved land located at W. Central Avenue (SR 73), City of Springboro, Warren County, Ohio (Parcel ID: 0420401007), upon which Restaurant Holdings, LLC, a Michigan limited liability company, intends to construct a Taco John's quick service restaurant, and does hereby authorize and empower Evans Engineering to act as its agent in all aspects pertaining to the presentation of plans and specifications and any related authorizations required by the City of Springboro, County of Warren, or any other municipality or agency, in relation to the construction plans and specifications of the Taco John's project on the subject property.

FEE OWNER:

DGY PARTNERS, LLC, an Ohio limited liability company

By: _____
Name: Kazem Golshan
Title: Member

STATE OF VA:
COUNTY OF FAIRFAX

The foregoing affidavit was sworn and subscribed before me on this 25th day of MAY, 2023, by Kazem Golshan, the Member of DGY PARTNERS, LLC, an Ohio limited liability company, who is personally known to me or has produced his PERSONALLY KNOWN as identification.

CYNTHIA J. LEISTNER
Notary Public, VA County, FAIRFAX
My Commission Expires: 8/31/2026

[affix Notary seal]

CYNTHIA J LEISTNER
NOTARY PUBLIC
REG. #7995883
MY COMMISSION EXPIRES
08/31/2026
COMMONWEALTH OF VIRGINIA

PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:

TACO JOHN'S

W. CENTRAL AVE, WARREN COUNTY, OHIO
MAY 2023

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF SPRINGBORO SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE ACCESS ROAD, RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF SPRINGBORO.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

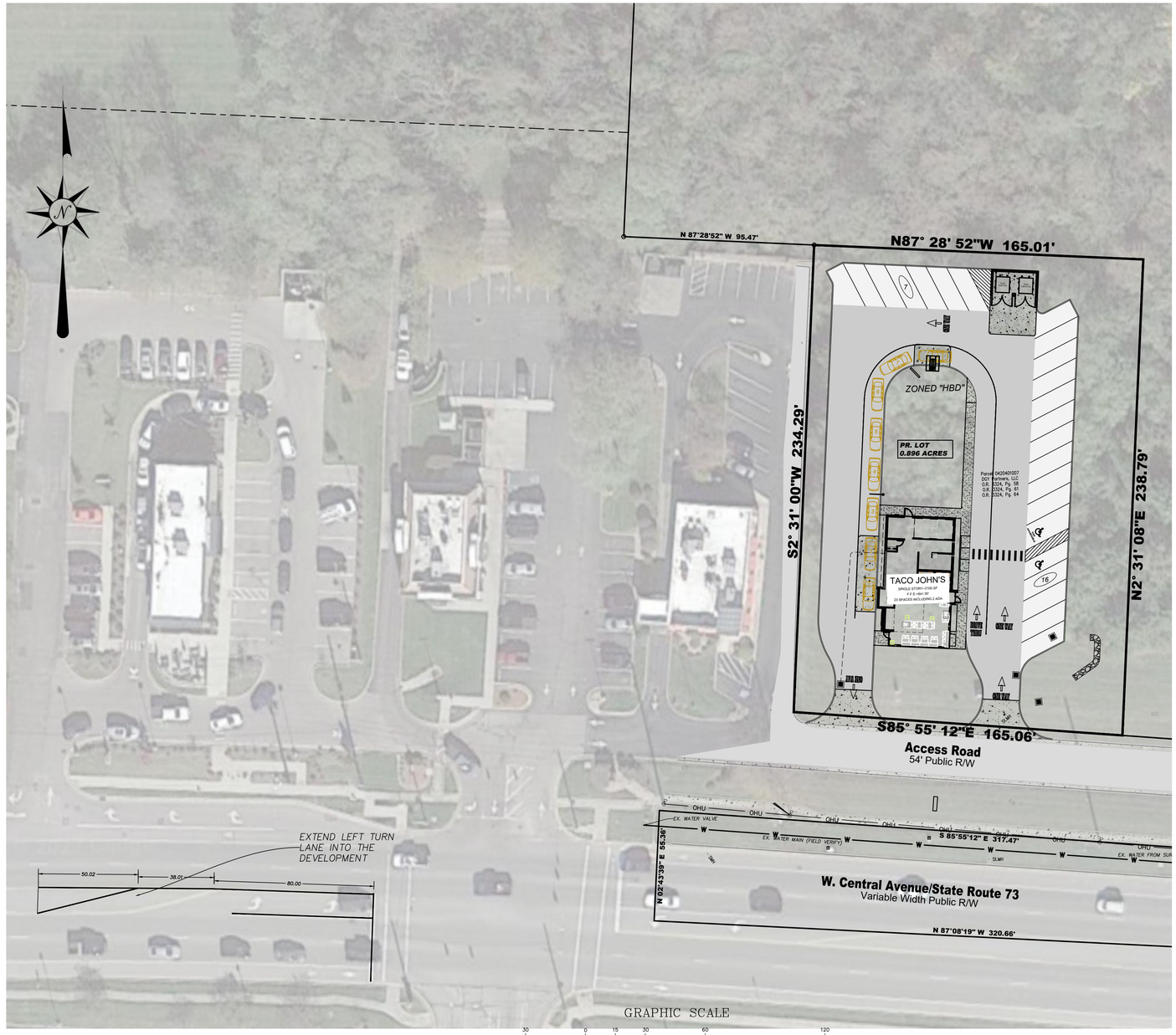
CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

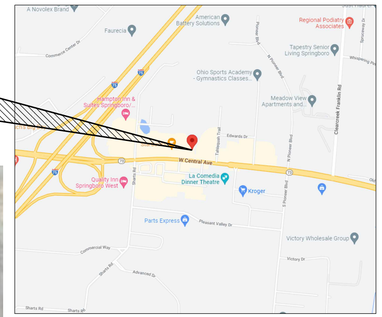
DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL



PROPOSED SITE



LOCATION MAP

OWNER:

DGY PARTNERS LLC
W CENTRAL AVE
SPRINGBORO, OH 45066

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
(513)-831-5505
GERRY BERDING, P.S.

INDEX:

C-1	TITLE SHEET & GENERAL NOTES
C-1.1	SITE CONSTRUCTION DETAILS
C-2	EXISTING CONDITIONS & DEMO PLAN
C-3	SITE DIMENSION PLAN
C-3.1	UTILITY SERVICE PLAN
C-4	GRADING PLAN
C-5	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C-5.1	SWPPP NOTES & DETAILS

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

CB-2-2A, 2-2B, 2-2C (7-16-2021) CATCH BASINS
CB-2-3, 2-4 (7-16-2021) CATCH BASINS NO's 2-3 & 2-4
CB-2-5, 2-6 (7-16-2021) CATCH BASINS NO's 2-5 & 2-6
CB 3 (7-16-2021) CATCH BASIN NO. 3
CB 3A (7-16-2021) CATCH BASIN NO. 3A
MH 3 (7-16-2021) MANHOLE NO. 3
BP-7.1 (7-17-2020) NEW CURB RAMPS
HW-2.1 (7-20-2018) HALF-HEIGHT HEADWALLS

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CONSTRUCT SITE CONSTRUCTION ENTRANCE
2. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
3. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
4. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
5. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
6. INSTALL STORMWATER MANAGEMENT SYSTEMS.
7. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
8. SITE CONSTRUCTION.
9. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

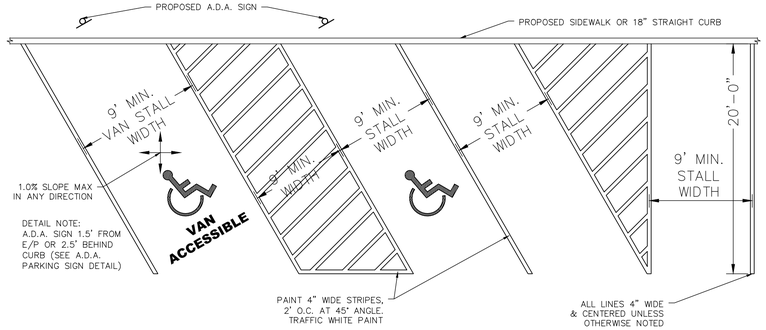
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

TACO JOHN'S
TITLE SHEET & GENERAL NOTES
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

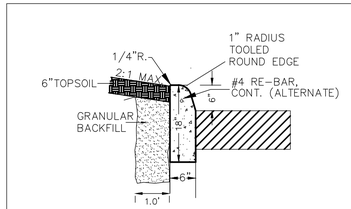
SHEET NO.

C-1



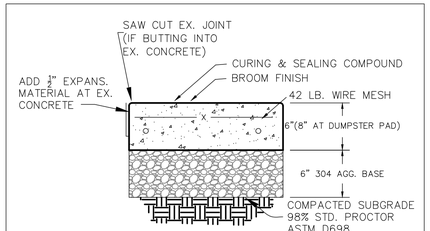
ANGLED PARKING STRIPING DETAIL

NOT TO SCALE



18" STRAIGHT CURB

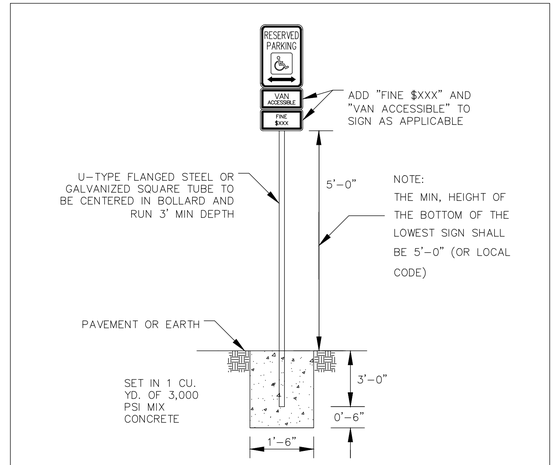
NOT TO SCALE



1.) CONTROL JOINTS 10' O.C. MAX (EACH DIRECTION).
2.) PRE-FORMED EXPANSION JOINTS 30' O.C. MAX. & WHERE ABUTS CONCRETE
3.) CONCRETE SHALL BE CLASS C 4000 PSI A.E.

CONCRETE PAVING DETAIL

NOT TO SCALE

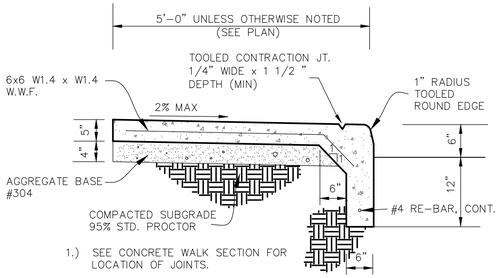


NOTES:

1. A.D.A. SIGN TYPE: A. 18"x12" B. 9"x12"
2. "FINE" AND "VAN ACCESSIBLE" SIGN TO BE INSTALLED BASED ON LOCAL CODE.
3. ALL SIGNS SHALL COMPLY WITH U.S. ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

ADA PARKING SIGN DETAIL

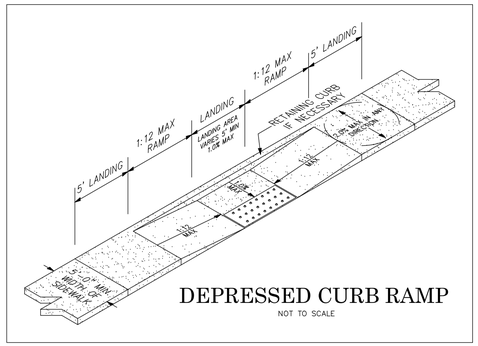
NOT TO SCALE



1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
2.) FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JTS.
3.) CONCRETE SHALL BE 4000 PSI A.E.

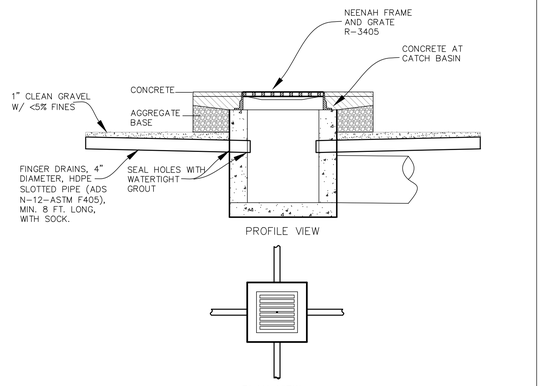
INTEGRAL WALK AND CURB

NOT TO SCALE



DEPRESSED CURB RAMP

NOT TO SCALE

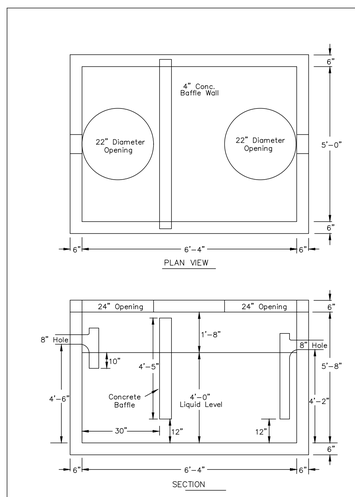


NOTES:

1. PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)
2. SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.
3. WRAP EACH SLOTTED PIPE IN FILTER SOCK.
4. FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)
5. FINGER DRAIN TO BE OMITTED WHEN THERE IS A CONFLICT BETWEEN INLET/OUTLET PIPE ELEVATIONS AND FINGER DRAIN.
6. HOLE FOR FINGER DRAIN SHALL BE SEALED WITH WATERTIGHT GROUT.

DETAIL AT CATCH BASIN IN PAVEMENT

NOT TO SCALE



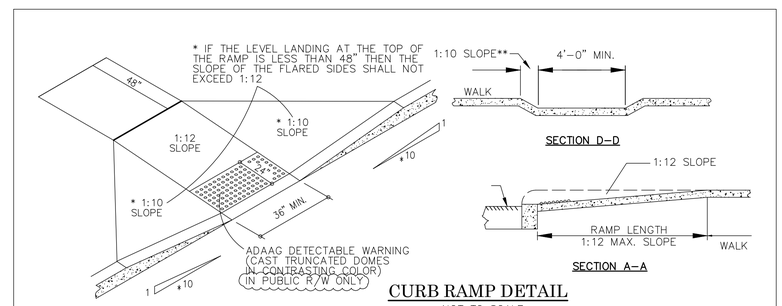
Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Lifting Devices: Base Section; 4 lift hooks in floor of base. Top Slab: 4 Lift Hooks.
5. Structure Includes Base Section, Top Slab & Baffle Only. All Other Stand Pipes And Fittings Are The Contractors Responsibility.
6. Inlet And Outlet Holes Are Formed @ 8" To Fit A 4" Or 6" Press Seal PSX Boot.
7. Base Weight: 13,600 #, Lid Weight: 3,300 # Baffle Weight: 1,000 #
8. 22" Opening in Top Slab For Neenah R-6461-EH Castings.

GREASE INTERCEPTOR DETAIL

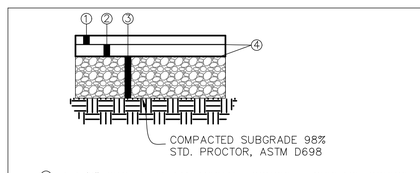
NOT TO SCALE

DESIGNED BY:
KOI
KOI Pivotal Concrete Products, Inc.
5718 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO: (859) 371-0186



CURB RAMP DETAIL

NOT TO SCALE
(MUST MEET A.D.A.)



①-1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
②-2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448)
③-6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)
④ODOT ITEM 407 TACK COAT BETWEEN LAYERS

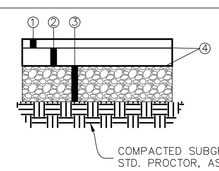
MEDIUM DUTY ASPHALT PAVING

NOT TO SCALE

ADDITIONAL PAVING NOTES:

AFTER BITUMINOUS PAVEMENT HAS BEEN REPLACED, SAWCUT OR ROUTE JOINT BETWEEN EXISTING AND NEW PAVEMENT AND FILL WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:

1) ROADSAVER 221; CRAFCO INC.
2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
3) SEALTIGHT HI-SPEC; W.R. MEADOWS, INC.



①-1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
②-3" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) (2 LIFTS)
③-8" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)**
④ODOT ITEM 407 TACK COAT BETWEEN LAYERS

HEAVY DUTY ASPHALT PAVING

NOT TO SCALE

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS E-65653 REGISTERED
PROFESSIONAL ENGINEER
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS

NO.	DESCRIPTION	BY	DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

TACO JOHNS

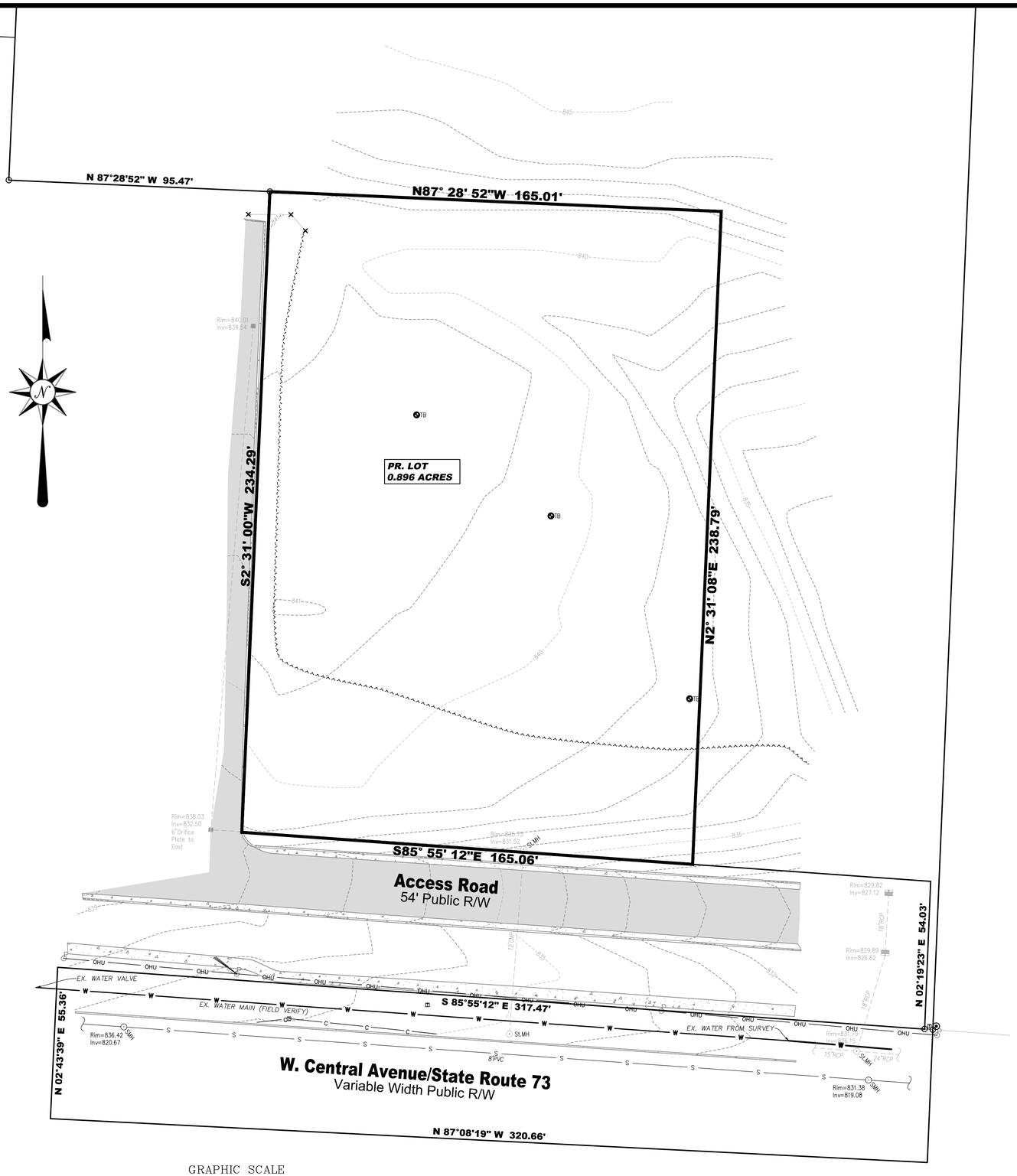
SITE CONSTRUCTION DETAILS

W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

C-1.1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OHIO811 Before You Dig

EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "HBD". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CITY OF SPRINGBORO ZONING DEPARTMENT.

2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.

3. PER FLOOD INSURANCE RATE MAP NUMBER 39165C0009E EFFECTIVE 12/17/2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.

4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.

5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.

6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.

7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.

8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.

11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE

STATE OF OHIO
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5/25/2023
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EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

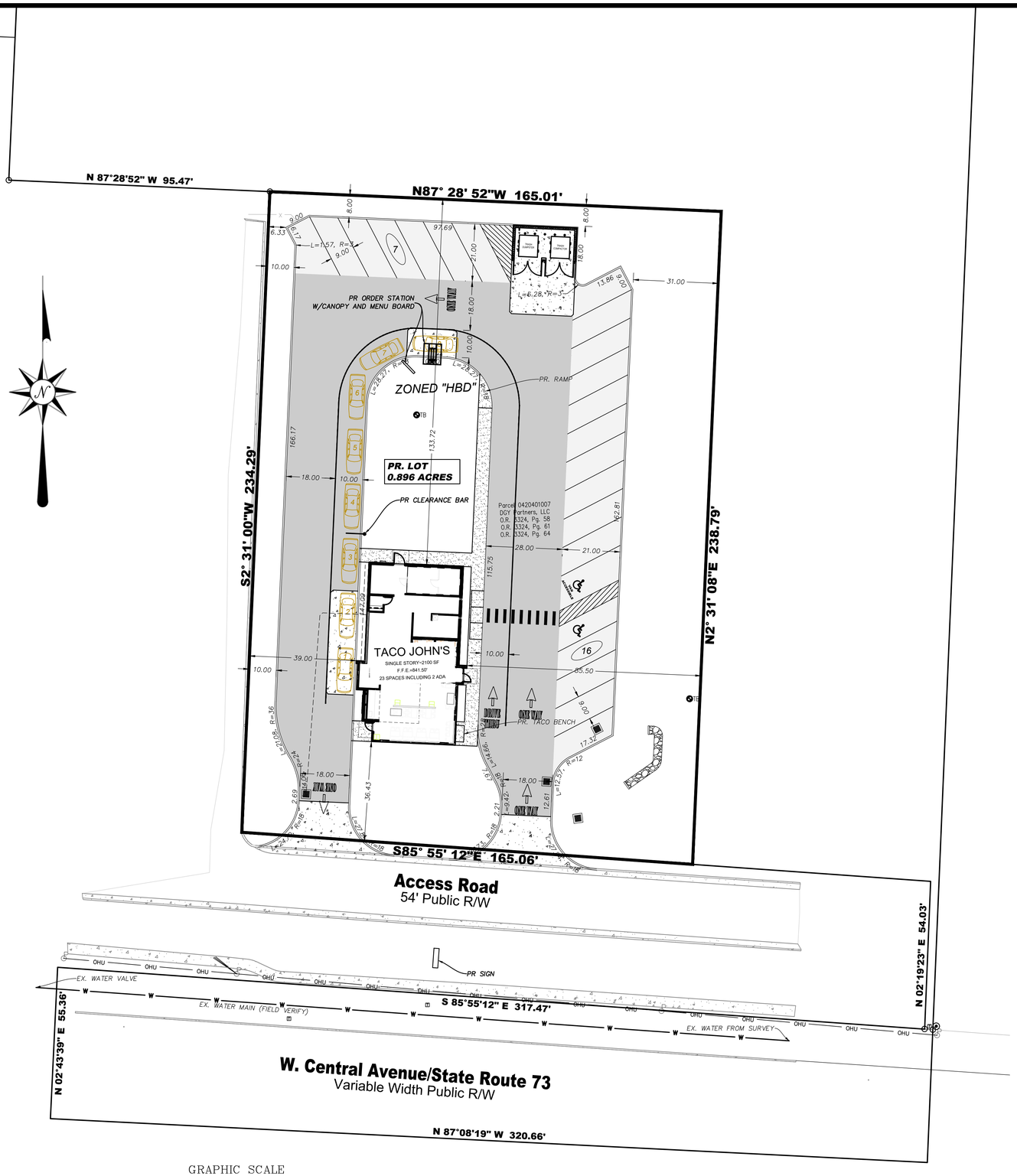
TACO JOHN'S
EXISTING CONDITIONS & DEMO PLAN
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

C-2



LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING=	21
ADA ACCESSIBLE =	2
TOTAL PARKING	23 SPACES (MIN. 9' X 18')

IMPERVIOUS SURFACE RATIO:

LOT SIZE =	39,029 SF (0.896 ACRES)
IMPERVIOUS AREA =	21,912 SF
PERVIOUS AREA=	17,117 SF
ISR=	0.56

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.

OHIO811 Before You Dig

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5/25/2023
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DATE	BY	NO. & DESCRIPTION	

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4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
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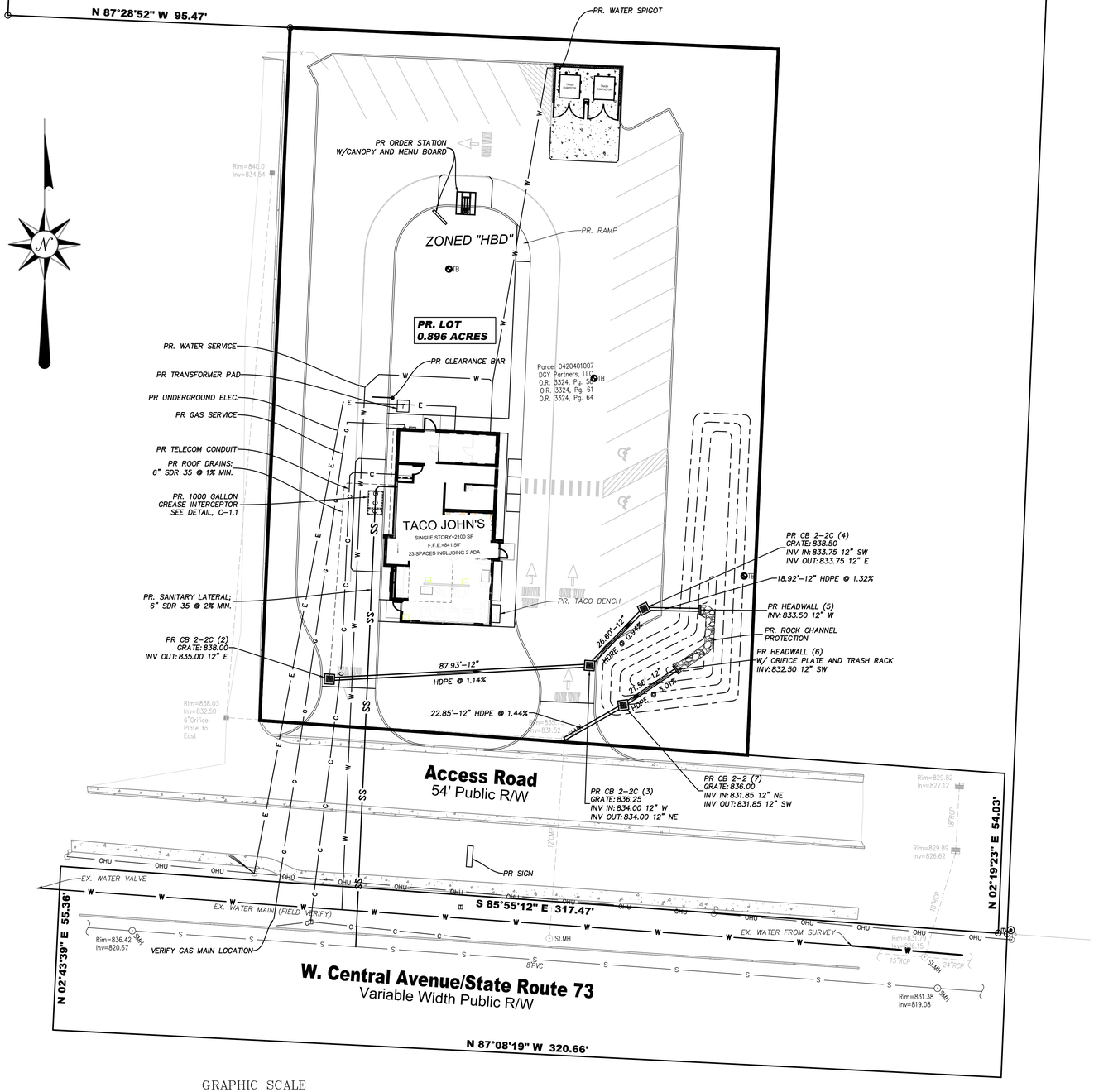
TACO JOHN'S
SITE DIMENSION PLAN
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

C-3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

OHIO811 Before You Dig

LEGEND-PROP. FEATURES

- W — PROPOSED DOMESTIC WATER SERVICE (1.5" METER–INSIDE BUILDING; 2" LINE, TYPE K COPPER) ALL WATER LINES TO HAVE A MINIMUM OF 48" OF COVER
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC FOR LIGHTS & COMPACTOR (CONFIRM DETAILS W/ MEP)
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- G — PROPOSED GAS SERVICE (SIZE TBD BY USE) INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
- DS –PR. DOWNSPOUT
- RD –PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BERDING SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R–1976 LID AND FRAME.
7. COORDINATE WITH PROVIDER FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'–0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
22. SANITARY SERVICE SHALL BE 6" PVC SDR–35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY PROVIDER, FROM MAIN TO METER SETTING. IF CONTRACTOR ELECTS TO PAVE OR COVER AREA BEFORE SERVICE INSTALLED, CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO PROVIDER CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH PROVIDER BEFORE COMMENCING WORK.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM ODOT, AND RESTORE THE DRIVE PAVEMENT.

PROFESSIONAL ENGINEER
STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

TACO JOHN'S

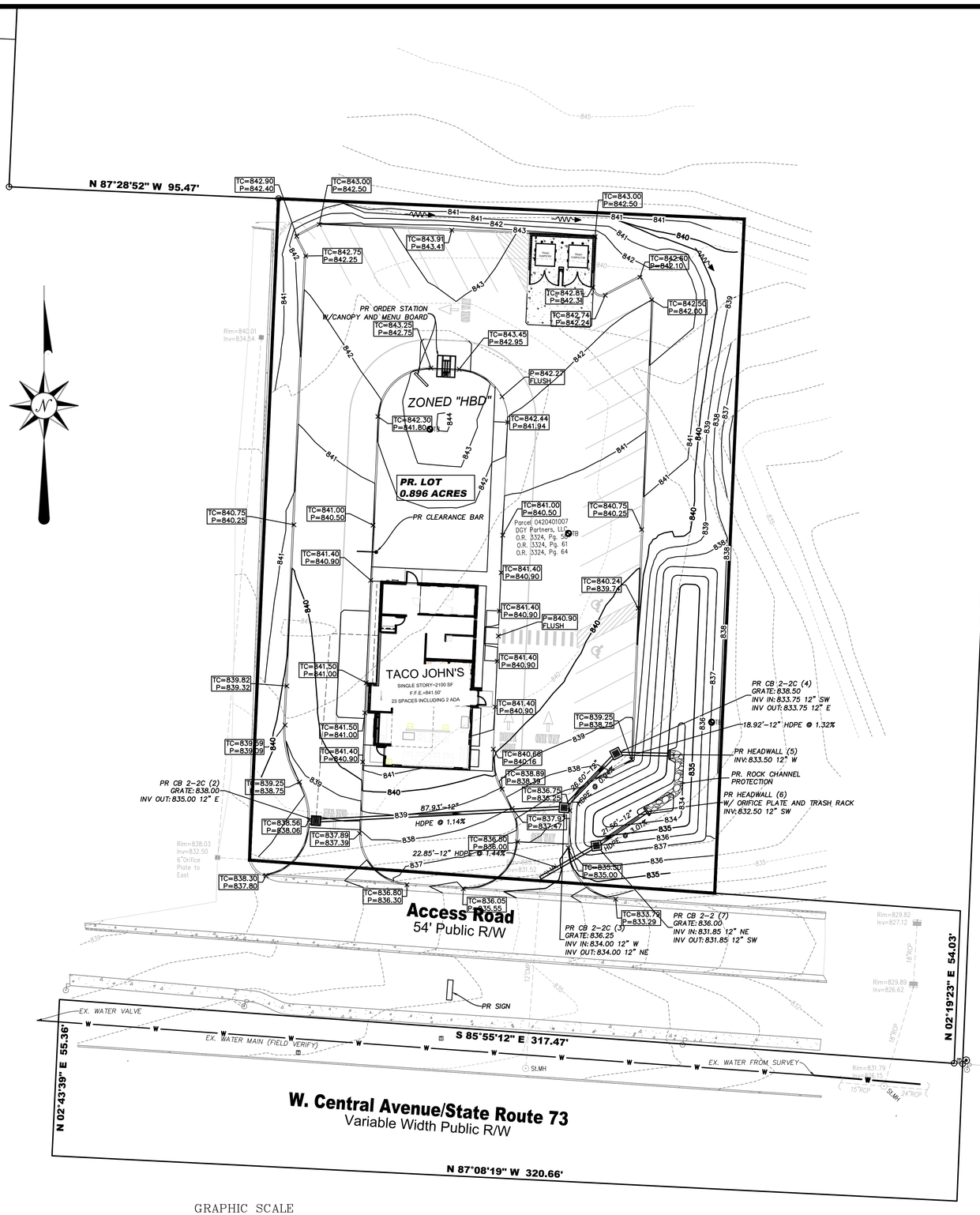
UTILITY SERVICE PLAN

W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	22–156	
DATE	May. 25, 2023	

SHEET NO.

C–3.1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OHIO811 Before You Dig

GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

SPECIAL NOTES:

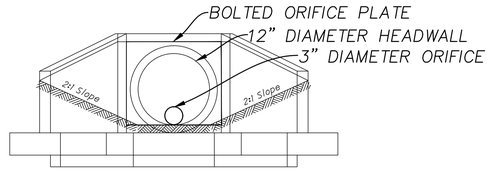
CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

EX. CONTOUR
PR. CONTOUR (MAJOR)
PR. CONTOUR (MINOR)



DETENTION CONTROL STRUCTURE
STRUCTURE NO. 6
MODIFIED ODOT HEADWALL 1.1

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

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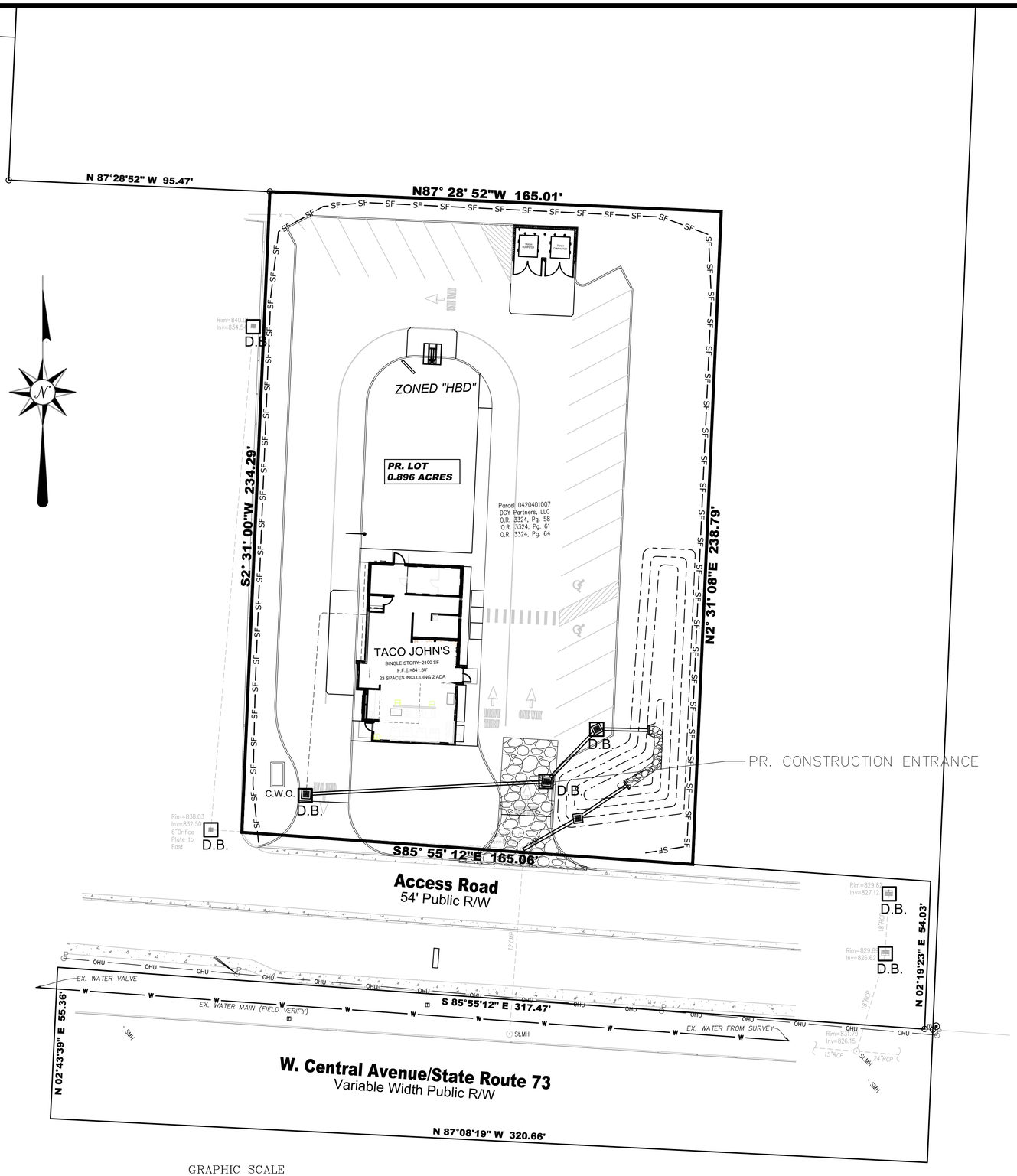
TACO JOHN'S
GRADING PLAN
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

C-4



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

EROSION CONTROL LEGEND

— SF — SILT FENCE

D.B. DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER

CONSTRUCTION ENTRANCE

C.W.O. CONCRETE WASHOUT

OPERATION PLAN NOTES:

- INGRESS AND EGRESS SHALL BE FROM THE STABILIZED CONSTRUCTION ENTRANCE ON SENATE DRIVE. DIRT SHALL BE KEPT OFF OF THE STREET.

"STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE."

- ALL IMPORT OR EXPORTED MATERIAL SHALL BE FROM/TO AN APPOVED SITE.
- EARTHWORK ACTIVITIES SHALL BE LIMITED TO 7:00am TO 6:00 PM MONDAY–SATURDAY.
- EXCAVATION AND FILL OPERATIONS ARE ANTICIPATED FROM APRIL 1, 2022 TO DECEMBER 31, 2022.
- EROSION AND SEDIMENT CONTROLS SHALL BE PUT IN PLACE AND MAINTAINED.

OHIO 811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS E-65653 REGISTERED PROFESSIONAL ENGINEER
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

TACO JOHN'S

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

C-5

EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF SPRINGBORO AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE UTILITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE CITY OF SPRINGBORO.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF SPRINGBORO BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE-CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF SPRINGBORO PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A REPRESENTATIVE OF THE CITY OF SPRINGBORO.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF SPRINGBORO BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM AN SMU REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO REPRESENTATIVES OF THE CITY OF SPRINGBORO UPON REQUEST.

SAFETY:

8. THE CITY OF SPRINGBORO SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NO DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF AN SMU REPRESENTATIVE, THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH OHIO REVISED CODE, CHAPTER 3714.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHC000005-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE LOT ONTO STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

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TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (ph=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE	0.5 LBS
	DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS	0.25 LBS
	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (¼) OF AND INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING";

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:
   1. MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
   2. ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
   3. MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

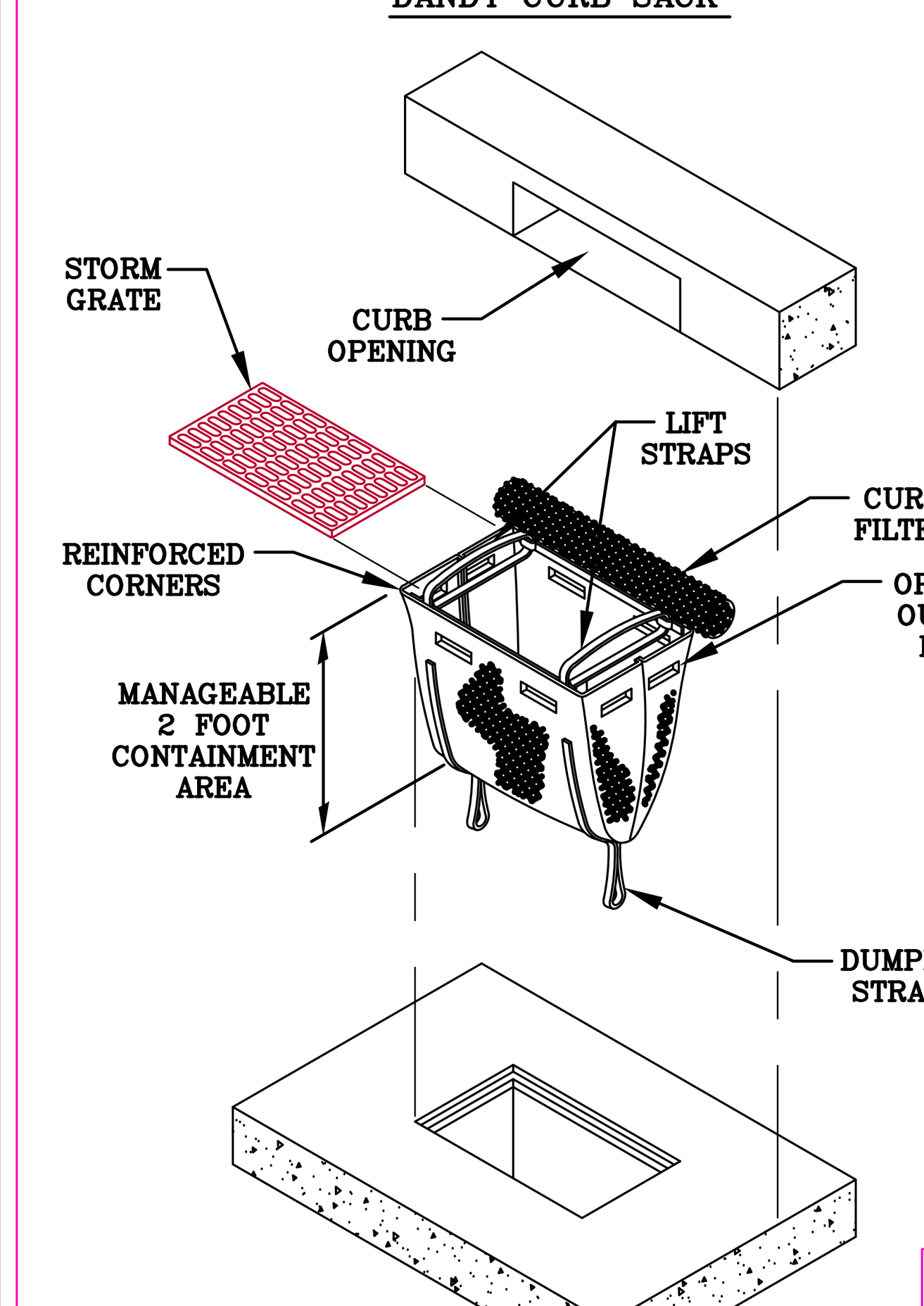
DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of a stream and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a stream and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY CURB SACK™
SPECIFICATIONS

NOTE: THE DANDY CURB SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW DANDY CURB SACK™ (BLACK)

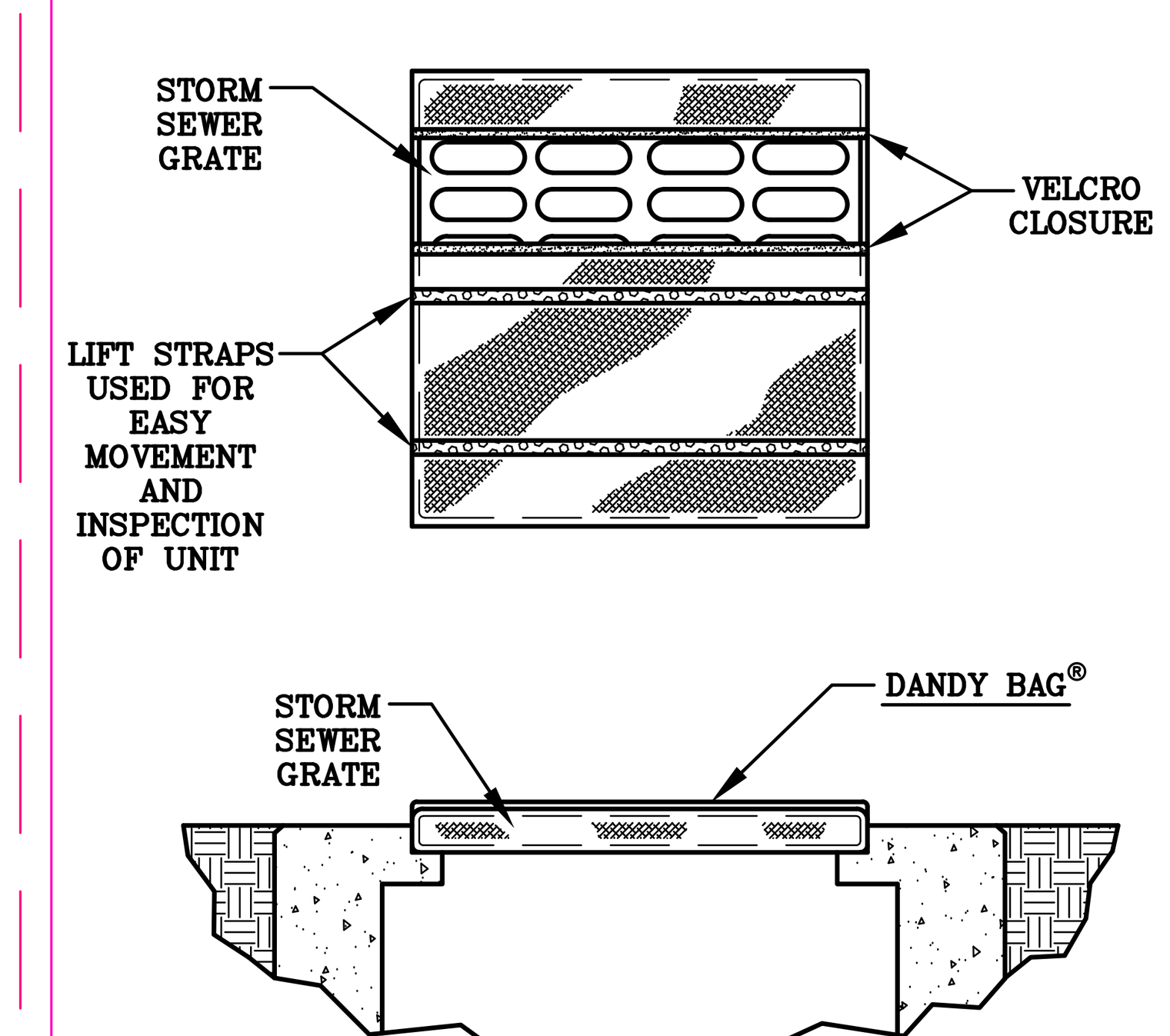
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec^{-1}	0.90

HI-FLOW DANDY CURB SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

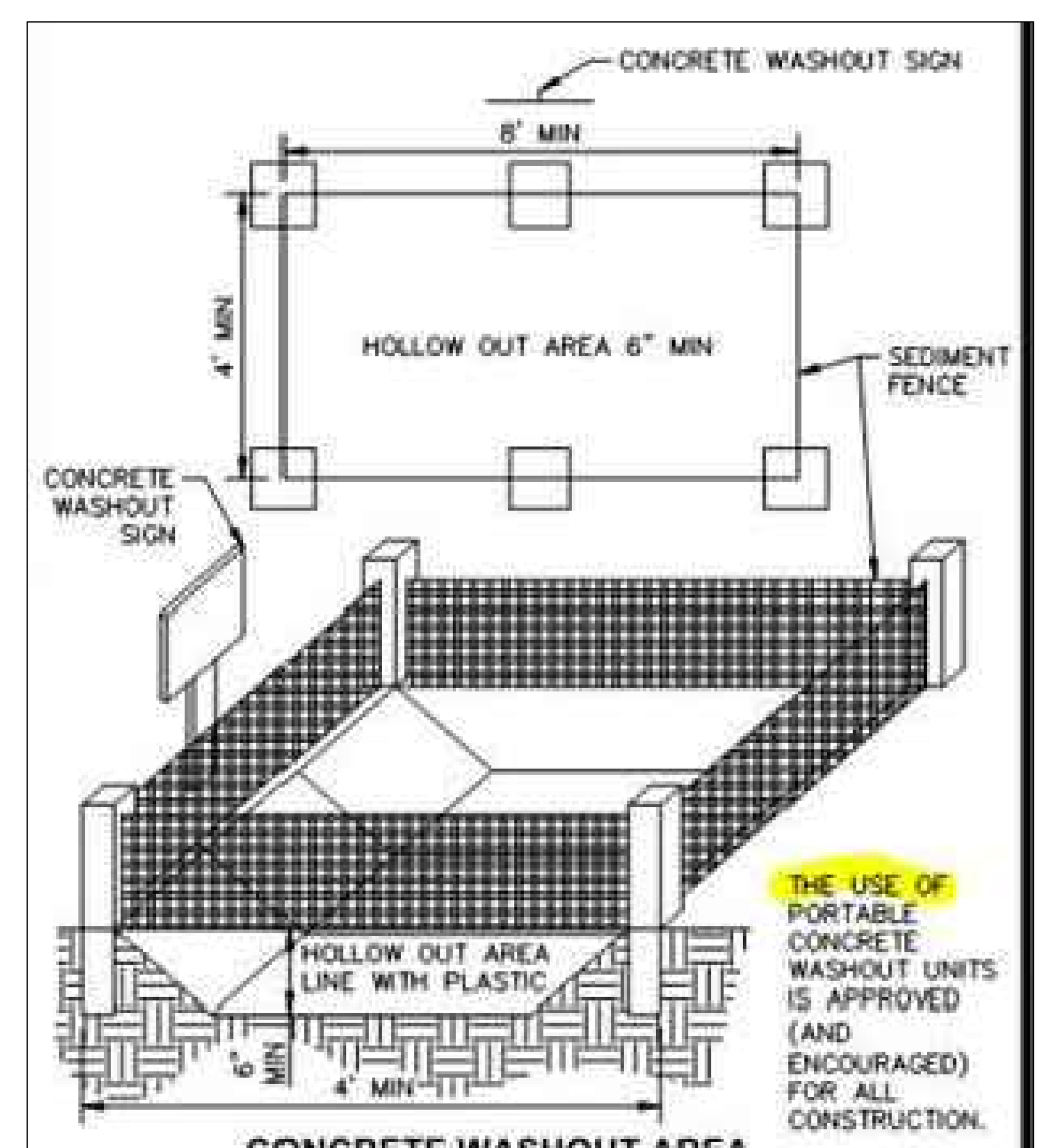
*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG



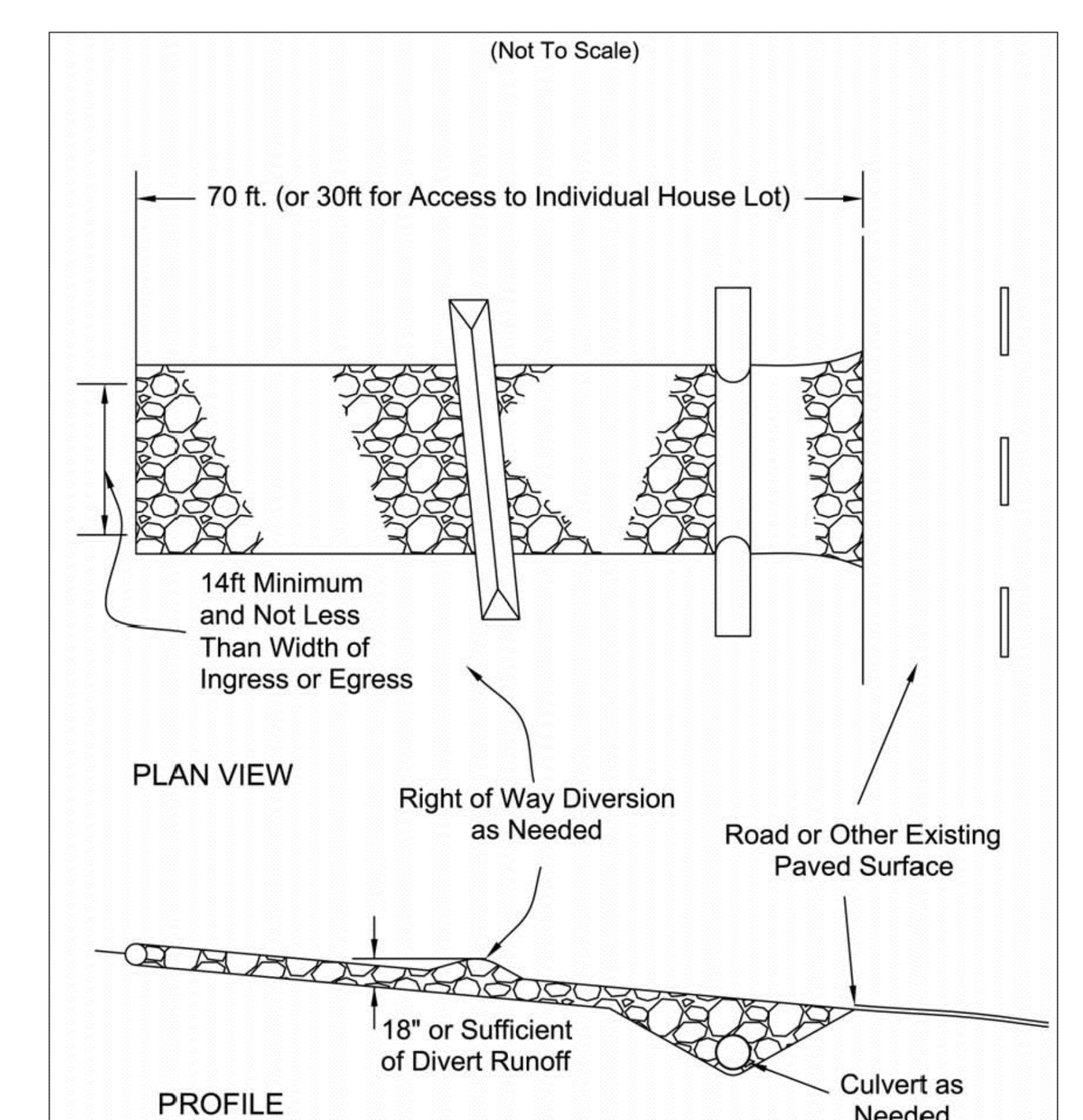
INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)



CONCRETE WASHOUT AREA
N.T.S

Specifications
for
Construction Entrance



CHAPTER 7 Soil Stabilization 19

Specifications
for
Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

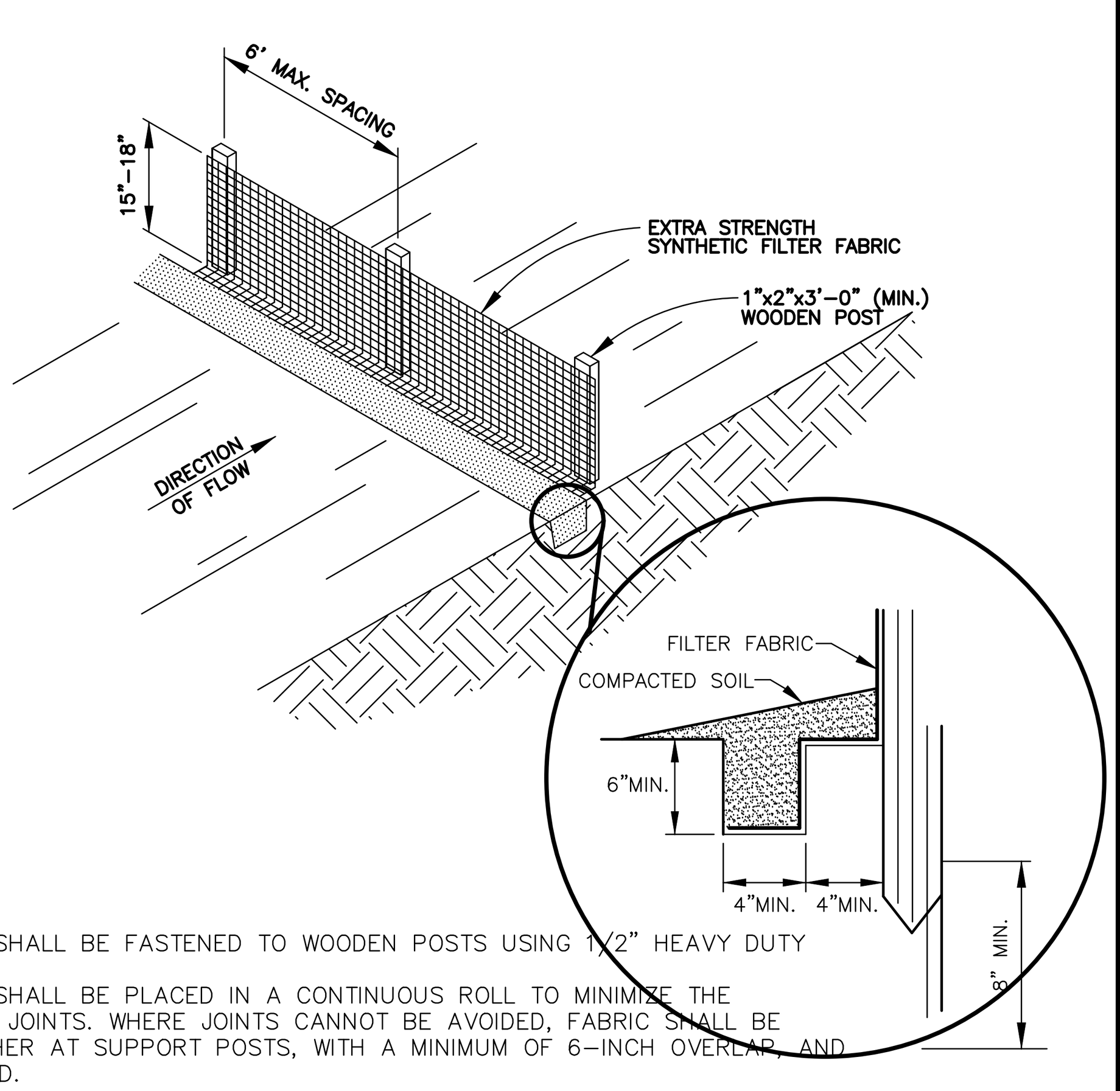
Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1×10-3 cm/sec.

CONSTRUCTION SEQUENCE:

Table 8.2.2 A Construction Sequence for Small Construction Sites

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect down-stream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers(silt fence, filter socks and berms) and protection of catch basins with inlet protection.
	3. Install stone construction entrance prior to general grading or excavation or delivery of materials.
Prepare site and construct improvements	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary.
	5. Grade site or excavate building foundation or basement.
	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.
	7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.
	10. Remove temporary sediment control practices once vegetation is established.



NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURANCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURLY SEALED.

SILT FENCE (SF) DETAIL

NO SCALE

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
5/25/2023
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

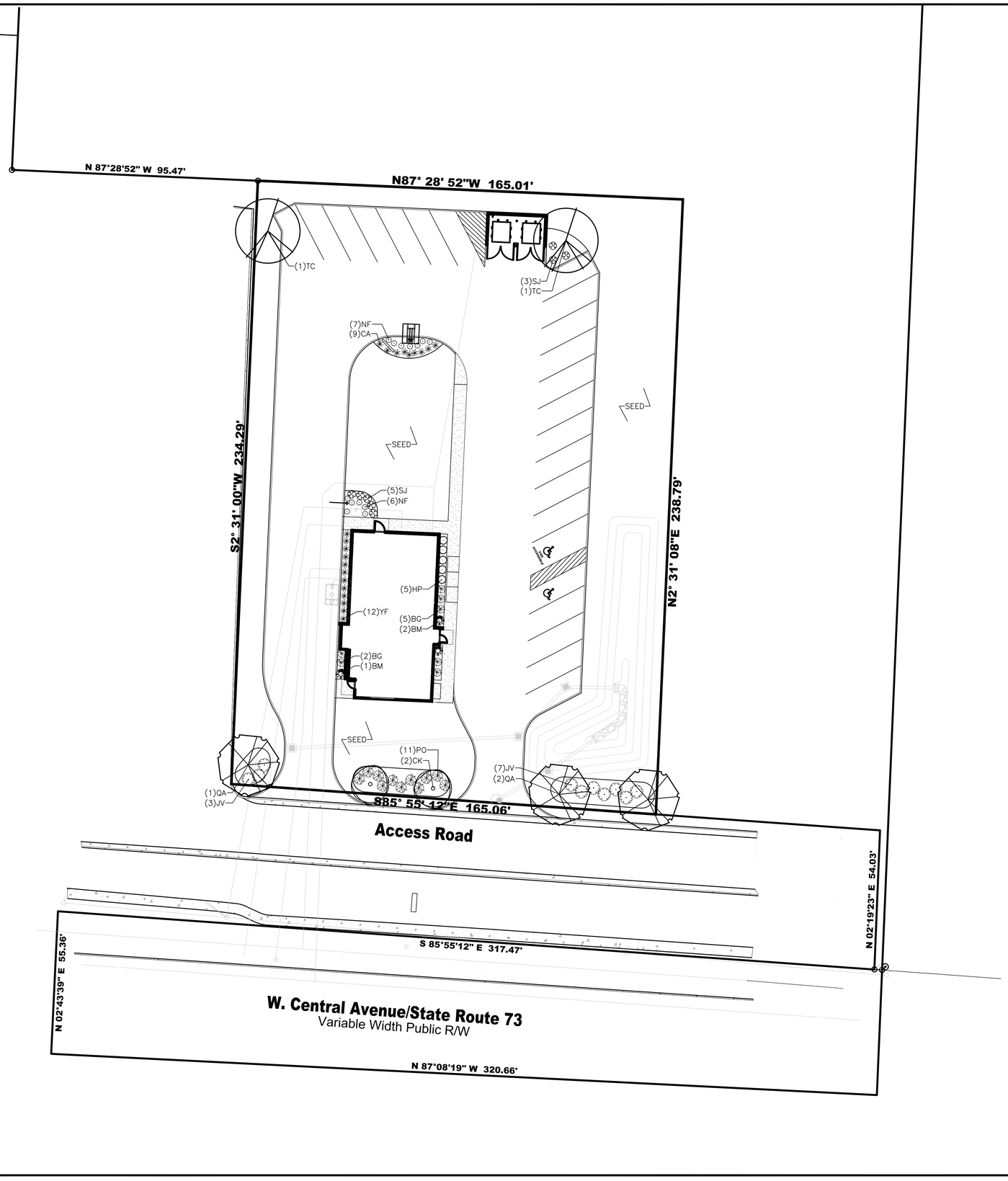
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

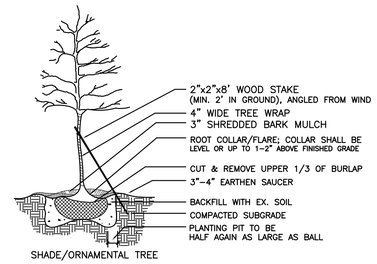
TACO JOHN'S
SWPPP NOTES & DETAILS
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	22-156	
DATE	May. 25, 2023	

SHEET NO.

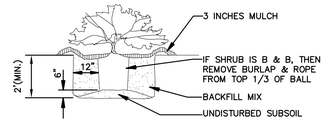
C-5.1





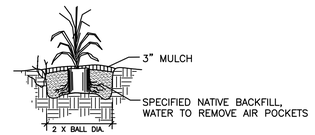
TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING DETAIL

① LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.

PERMANENT SEEDING

(1) ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.

(2) TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.

(3) PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
TC	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
QA	3	Quercus alba	White Oak	2.5" cal.	B&B	Straight Central Leader
ORNAMENTAL						
CK	2	Cornus kousa 'Blue Shadow'	Blue Shadow Chinese Dogwood	6' ht.	B&B	
SHRUBS						
BM	3	Buxus x 'Green Mountain'	Green Mountain Boxwood	18" ht.	B&B	
BG	7	Buxus x 'Green Gem'	Green Gem Boxwood	15" ht.	#3 cont.	
HP	5	Hydrangea paniculata 'Little Lamb'	Little Lamb Panicle Hydrangea		#3 cont.	
JV	10	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" ht.	#3 cont.	
PO	11	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	18" ht.	#3 cont.	
SJ	8	Spirea japonica 'Gold Mound'	Gold Mound Spirea		#3 cont.	
ORNAMENTAL GRASSES						
CA	9	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#3 cont.	
PERENNIALS						
NF	13	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint		#1 cont.	
YF	12	Yucca flaccida 'Colour Guard'	Colour Guard Adams Needle		#3 cont.	

GRAPHIC SCALE IN FEET

20 10 0 20 40 60

1 INCH = 20 FEET

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:

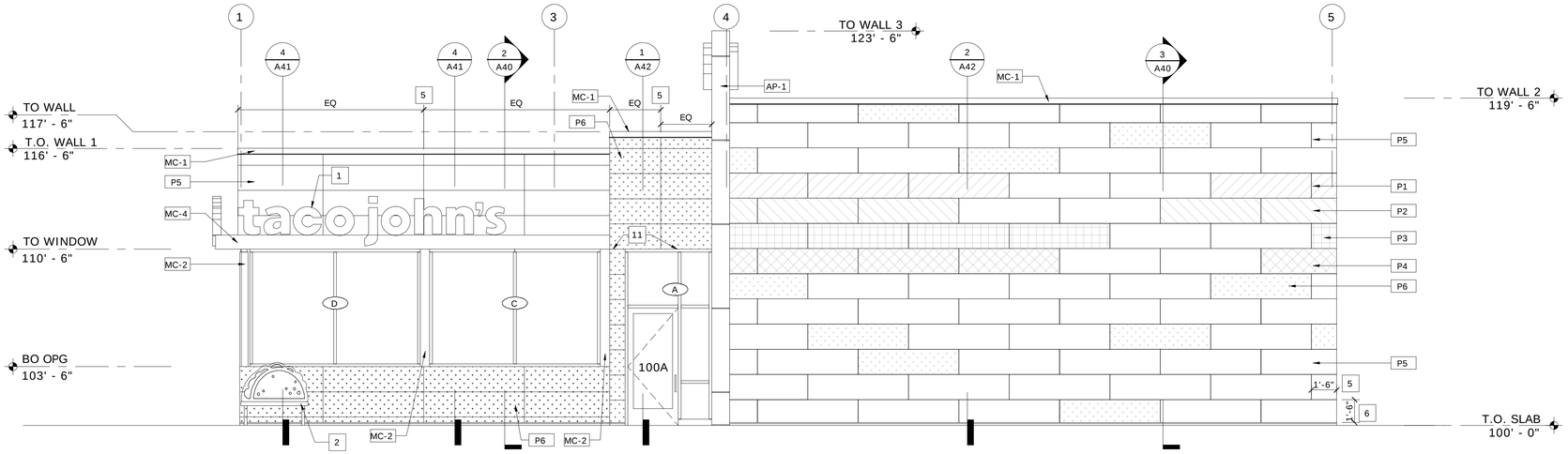
2K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45213
513.226.8272
www.2KLandscapeArchitecture.com

LANDSCAPE PLAN
TACO JOHN'S
W. CENTRAL AVE.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

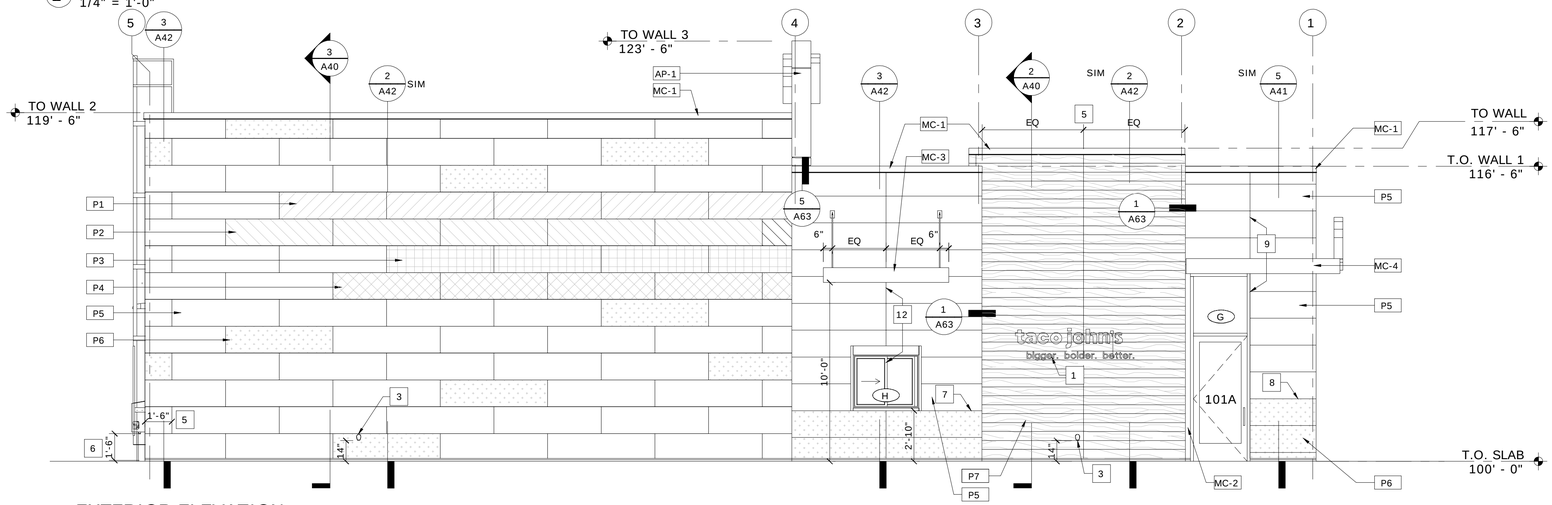
OWNER:

PROJECT NO.: 2023-22
DATE: MAY 26, 2023
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

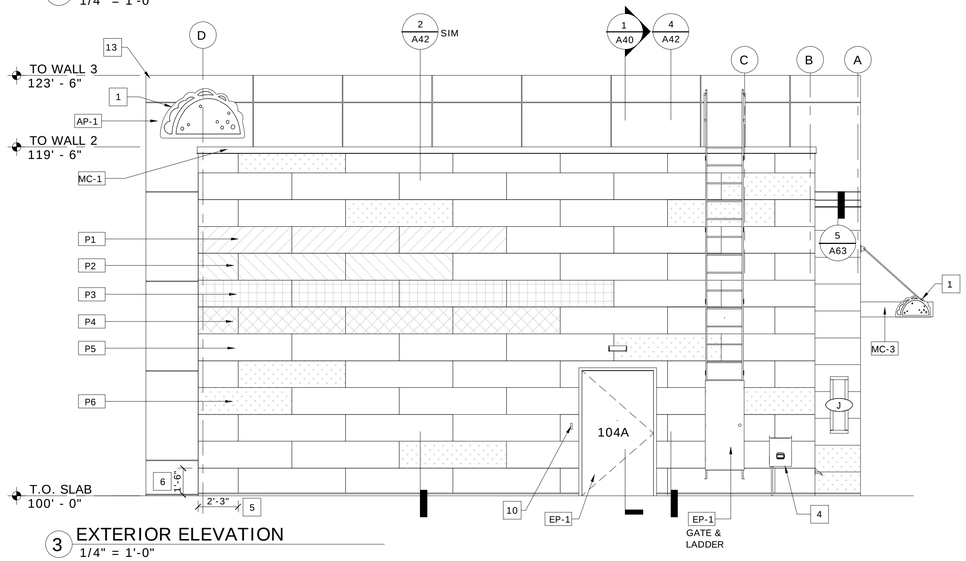
SHEET:
L-1



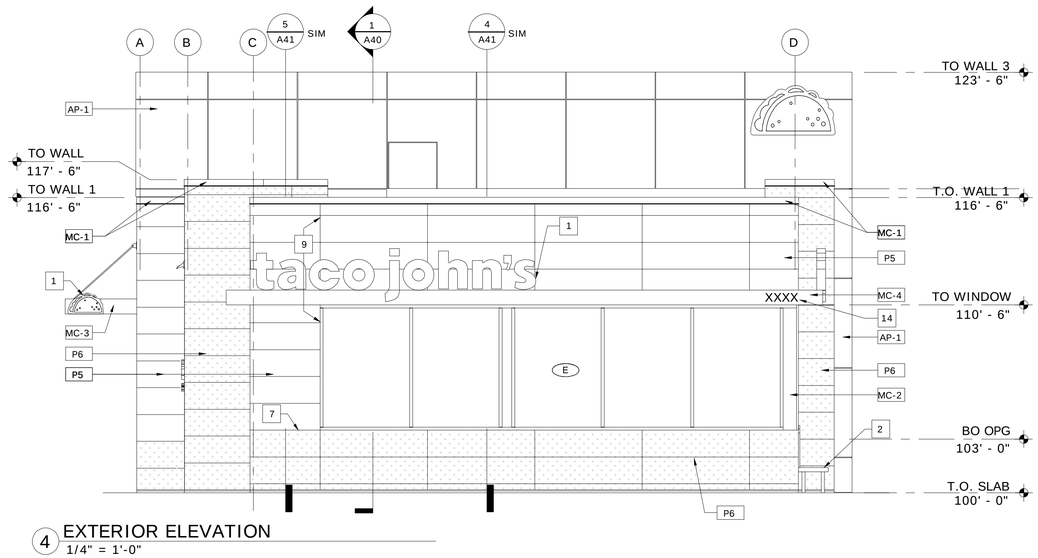
1 EXTERIOR ELEVATION
1/4" = 1'-0"



2 EXTERIOR ELEVATION
1/4" = 1'-0"



3 EXTERIOR ELEVATION
1/4" = 1'-0"



4 EXTERIOR ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. REFER TO SHEET A81 FOR REFERENCED EXTERIOR FINISHES
2. CANOPY SUPPLIER TO VERIFY DIMENSIONS OF CANOPIES WITH FIELD CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENT SHOWN, SEE SHEET A11 FOR MORE INFORMATION
3. GC TO SUPPLY ELECTRICAL FOR UNDER-CANOPY LIGHTS PROVIDED BY CANOPY SUPPLIER
4. GC TO SUPPLY POWER AT SIGNAGE LOCATIONS; COORDINATE WITH SIGNAGE VENDOR
5. GC TO INSTALL ALL FIBER CEMENT PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO MOISTURE RESISTIVE BARRIER, FLASHING, ETC
6. SUPPORT ROD DESIGN STANDARD (UNO): THE CENTERLINE OF THE OUTSIDE SUPPORTS TO BE 6" FROM THE OUTSIDE EDGES, THEN EVENLY SPACED INTERMEDIATE SUPPORT RODS INSIDE IF NEEDED, TYPICAL ANGLE OF ALL SUPPORT RODS ARE 45° UNLESS NOTED OTHERWISE
7. ALL NICHIHA PANELS ARE PRE FINISHED

KEYNOTES - SHEET A30

MARK	NOTE
1	SIGN; SUPPLIED AND INSTALLED BY SIGNAGE VENDOR
2	BRANDING BENCH; BY OWNER
3	COW'S TONGUE AND SPLASH BLOCK; REFER TO PLUMBING
4	APPROXIMATE LOCATION OF GAS METER, SEE CIVIL
5	THIS IS THE KEY HORIZONTAL DIMENSION FOR THE NICHIHA PATTERN ON THIS WALL
6	THIS IS THE KEY VERTICAL DIMENSION FOR THE NICHIHA PATTERN ON THIS WALL
7	START HORIZONAL JOINT PATTERN FOR NICHIHA ALIGNED WITH THE BOTTOM OF THE WINDOW, GROW FULL SIZE PANELS UP AND DOWN FROM THIS LINE
8	START HORIZONAL JOINT PATTERN FOR NICHIHA ALIGNED WITH THE BOTTOM OF THE WINDOW FROM THE WALL AROUND THE CORNER, GROW FULL SIZE PANELS UP AND DOWN FROM THIS LINE
9	START VERTICAL JOINT PATTERN FOR NICHIHA ALIGNED WITH THE EDGE OF THE WINDOW
10	DOOR BELL
11	START HORIZONAL JOINT PATTERN FOR NICHIHA ALIGNED WITH THE TOP OF THE WINDOW, GROW FULL SIZE PANELS UP AND DOWN FROM THIS LINE
12	START VERTICAL JOINT PATTERN FOR NICHIHA AT CENTER OF WINDOW
13	PROVIDE POWER TO THIS CORNER FOR LED LIGHT STRIPS AT TOP OF RED BLADE WALL, LIGHT FIXTURE TO BE PROVIDED BY ACM SUPPLIER, GC TO COORDINATE WITH SUPPLIER FOR FINAL LOCATION. SEE ELECTRICAL FOR MORE INFORMATION
14	ADDRESS NUMBERS, SUPPLIED AND INSTALLED BY SIGNAGE VENDOR

taco john's
SINCE 1969

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Revisions:

Mark	Date	Description

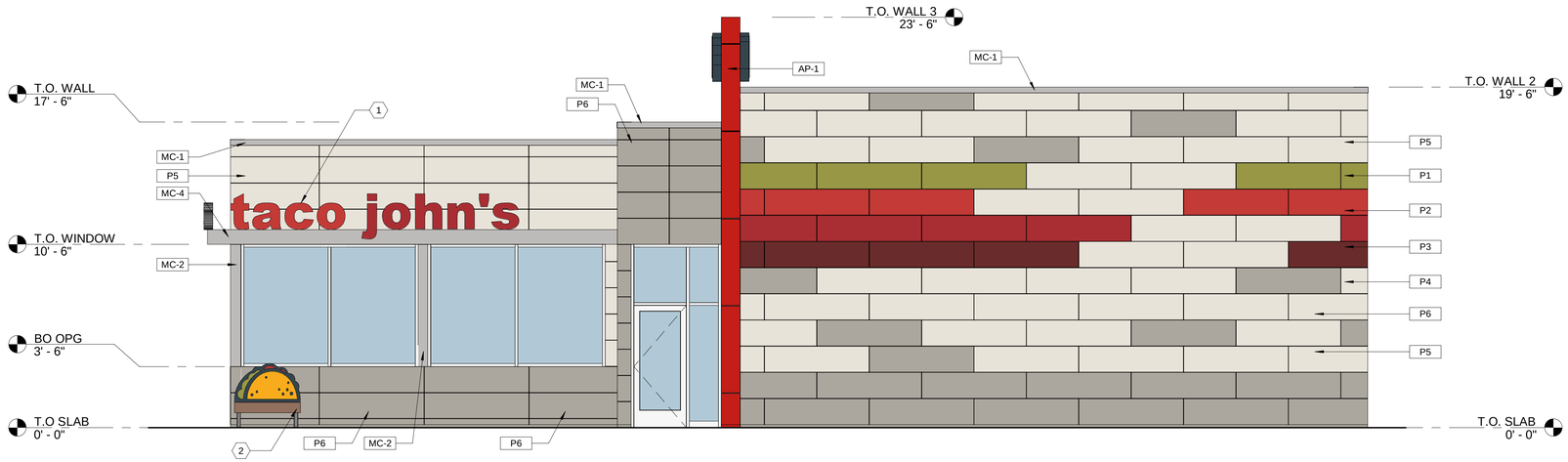
EXTERIOR ELEVATIONS

TACO JOHN'S - PROTOTYPE
WEST CENTRAL AVENUE
SPRINGBORO, OH 45066

PROJECT:	211215
DRAWN BY:	EW
CHECKED BY:	DT
DATE:	05/09/2023
REVISIONS:	

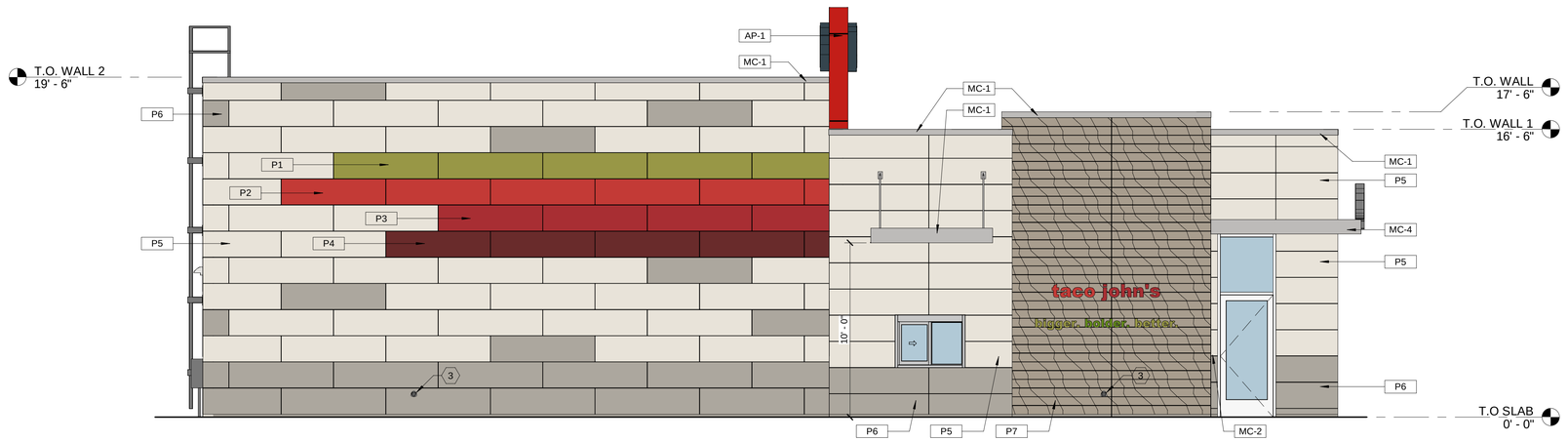
PERMIT / BID SET

A30



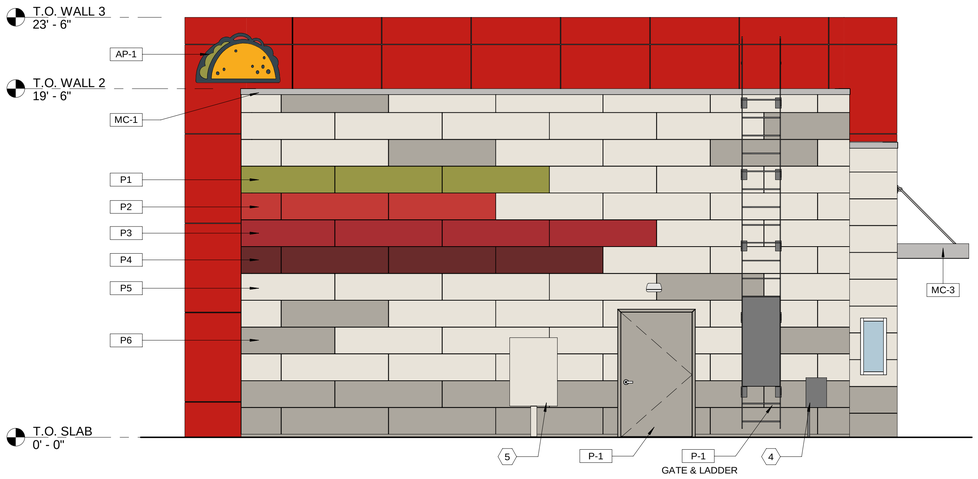
1 A30 ELEVATION - MAIN ENTRY

SCALE: 1/4" = 1'-0"



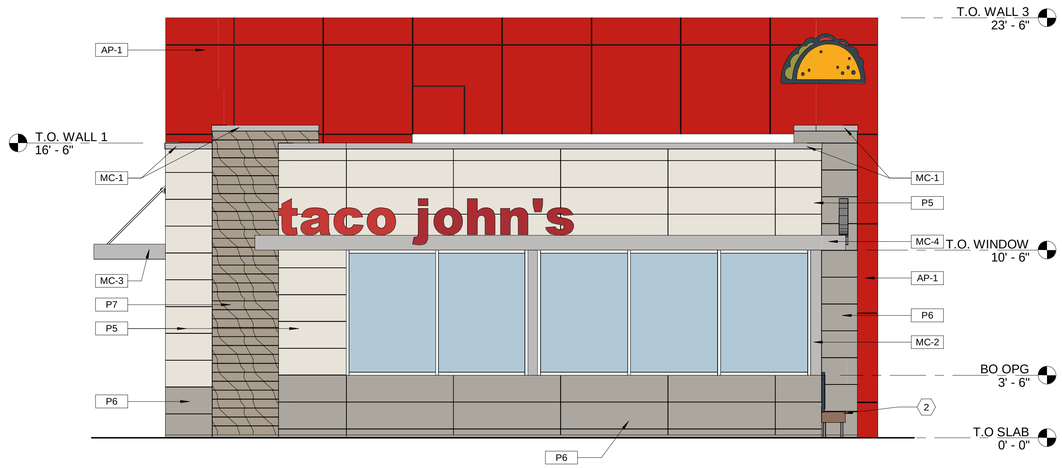
2 A30 ELEVATION - DRIVE THRU

SCALE: 1/4" = 1'-0"



3 A30 ELEVATION - REAR

SCALE: 1/4" = 1'-0"



4 A30 ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. REFER TO SHEET A81 FOR REFERENCED EXTERIOR FINISHES
2. CANOPY SUPPLIER TO VERIFY DIMENSIONS OF CANOPIES WITH FIELD CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENET SHOWN, SEE SHEET A11 FOR MORE INFORMATION
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KEYNOTES

MARK	NOTE
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3	COW'S TONGUE AND SPLASH BLOCK; REFER TO PLUMBING
4	APPROXIMATE LOCATION OF GAS METER, SEE CIVIL
5	APPROXIMATE LOCATION OF ELECTRICAL SERVICE

taco john's
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Revisions:

Mark	Date	By	Description
△			
△			
△			

EXTERIOR ELEVATIONS

TACO JOHN'S PROTOTYPE

PROJECT # TBD
DATE ISSUED TBD

PERMIT / BID SET

A30

EXTERIOR FINISH SCHEDULE

LEGEND CODE	DECRIPTION	MANUFACTURER	COLOR	PMS COLOR MATCH NUMBER	NICHIHA CUSTOM COLOR MATCH NUMBER	COMMENTS
AP-1	ALUMINUM PANEL SYSTEM	ALPOLIC PE	TOR RED	-	-	
EP-1	EXTERIOR PAINT	TBD	MATCH P6	-	-	FACTORY OR FIELD FINISHED WITH EXTERIOR GRADE PAINT; MUST MATCH ADJACENT WALL
MC-1	STANDARD TOP OF WALL COPING	TBD	CLEAR ANODIZED	-	-	
MC-2	CUSTOM TRIM	TBD	CLEAR ANODIZED	-	-	
MC-3	DRIVE-THRU CANOPY	TBD	CLEAR ANODIZED	-	-	
MC-4	METAL BAND	TBD	CLEAR ANODIZED	-	-	
P1	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 6712 LUAU GREEN RESILIENCE LATEX SATIN	MATCH PMS 383C (GREEN)	S-07394	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P2	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 6869 STOP RESILIENCE EXTERIOR SATIN	MATCH PMS 185C (ORANGE/RED)	S-07402	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P3	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 6866 HEARTTHROB RESILIENCE EXTERIOR SATIN	MATCH PMS 187C (RED)	S-07403	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P4	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 7585 SUN DRIED TOMATO RESILIENCE EXTERIOR SATIN	MATCH GLIDDEN 09YR 05/305 CLASSIC BURGUNDY	S-07974	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P5	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 7009 PEARLY WHITE RESILIENCE LATEX SATIN	MATCH PMS 427C (LT GRAY)	S-07405	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P6	DESIGNER SERIES ILLUMINATION 18" X 72" FIBER CEMENT PANELS	NICHIHA	SHERWIN WILLIAMS SW 7017 DORIAN GRAY RESILIENCE LATEX SATIN	MATCH PMS 429C (MD GRAY)	S-07406	PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS
P7	WOOD SERIES VINTAGEWOOD 18" X 72" FIBER CEMENT PANELS	NICHIHA	ASH			PRE FINISHED FROM FACTORY. SEE ELEVATIONS FOR PATTERN AND ALIGNMENT WITH BUILDING ELEMENTS

INTERIOR FINISH SCHEDULE

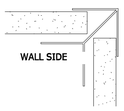
LEGEND CODE	ITEM	MANUFACTURER	MODEL	COMMENTS
ACT-1	ACOUSTICAL CEILING TILE	USG INTERIORS INC	MARS ACOUSTICAL PANELS - CLIMAPLUS PERFORMANCE SHADOW LINE TAPERED (SLT); #86785	2x2 CEILING TILE; COLOR: 050 WHITE; GRID: DONN - DX WHITE
ACT-2	ACOUSTICAL CEILING TILE	USG INTERIORS INC	USG SHEETROCK BRAND LAY-IN GYPSUM CEILING PANELS; #3270	2x4 CEILING TILE; GRID COLOR: WHITE; LOCATION: KITCHEN AND ALL BACK OF HOUSE AREAS
ACT-3	ACOUSTICAL CEILING TILE	USG INTERIORS INC	MARS HEALTHCARE 75/35; SHADOW LINE TAPERED (SLT); #86684	2x2 CEILING TILE; 050 WHITE FINE TEXTURED; GRID: DONN - AX/AXCE 050 FLAT WHITE; LOCATION: CUSTOMER PICK-UP AND SERVING AREAS
FLR1	RESIN FLOORING	SILIKAL	61 CQ; COLOR CQ#4	6" TROWELED COVE
FRP-1	FIBERGLASS REINFORCED PANEL	KEMLITE	#85 WHITE; SMOOTH SIDE	4' x 8'; 9'; 10'; 12'
FT-1	PORCELAIN TILE	EMSER	UPTOWN, HAMILTON A86UPTOHA2447, 24" X 24"	GROUT: MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY, 1/8" MAX GROUT LINE COVE: SCHLUTER DILEX-AHK SATIN ANODIZED ALUMINUM BASE: 6" X 24" (CUT TILE) INSTALLED ON WALL.
FT-A	PORCELAIN TILE	EMSER	COUNCIL, BLACK F50COUNCBL 1224, 12" X 24"	FINISH: MATTE GROUT: 1/8" MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY
FT-B	PORCELAIN TILE	EMSER	UPTOWN, WASHINGTON A86UPTOWA2447, 12" X 24"	GROUT: 1/8" MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY
FT-C	PORCELAIN TILE	EMSER	UPTOWN, HAMILTON A86UPTOHA2447, 12" X 24"	GROUT: 1/8" MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY
WT-1	GLAZED CERAMIC TILE	EMSER	CATCH, ICE F14CATCIC0416P, 4" X 16"	GROUT: MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY, 1/8" MAX GROUT LINE, INSTALLED IN HORIZONTAL BRICKWORK PATTERN.
WP-1	PORCELAIN TILE	EMSER	UPTOWN, HAMILTON A86UPTOHA2447, 12" X 24"	GROUT: MAPEI #10 BLACK OR LATICRETE #60 DUSTY GREY, 1/8" MAX GROUT LINE, INSTALLED IN HORIZONTAL BRICKWORK PATTERN. 36" H WAINSCOT, CH. RAIL CR-1 @ 36"AFF BASE COVE: SCHLUTER DILEX-AHK SATIN ANODIZED ALUMINUM BASE: 6" X 24"(CUT TILE)
CR-1	CHAIR RAIL	SCHLUTER SYSTEMS	QUADEC-EB, BRUSHED STAINLESS STEEL	
CG-1	CORNER GUARD	C/S GROUP	LG-150, CLEAR	1-1/2" LOW PROFILE, CLEAR
PT-1	PAINT	SHERWIN WILLIAMS	SW7015 REPOSE GRAY	CONFIRM PAINT FINISH SHEEN WITH OWNER
PT-2	PAINT	SHERWIN WILLIAMS	SW6918 HUMOROUS GREEN, EGGSHELL	
PT-3	PAINT	SHERWIN WILLIAMS	SW6904 GUSTO GOLD (YELLOW), EGGSHELL	
PT-4	PAINT	SHERWIN WILLIAMS	HEARTTHROB SW6866, EGGSHELL	
PT-5	PAINT	SHERWIN WILLIAMS	SW 7009 PEARLY WHITE - EGGSHELL	CONFIRM PAINT FINISH SHEEN WITH OWNER
PLAM-1	PLASTIC LAMINATE	WILSONART	RED CRACKED ICE Y70537-01 (NO GRAIN)	HI GLOSS FINISH

ROOM FINISH SCHEDULE

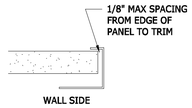
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WSCT/WALL FINISH	WSCT HEIGHT	CEILING FINISH	CEILING HEIGHT	COMMENTS
100	VESTIBULE	FT-1	FT-1	FT-1	36"	PT-5, PAINT ON GYP	SEE RCP	
101	DINING	FT-1	FT-1	FT-1	36"	ACT-1/ACT-3 SEE RCP	SEE RCP	REFER TO DECOR PACKAGE FOR ADDITIONAL CEILING FINISHES
102	MENS	FT-1	FT-1	WT-1	FULL HEIGHT	PT-5, PAINT ON GYP	SEE RCP	
103	WOMENS	FT-1	FT-1	WT-1	FULL HEIGHT	PT-5, PAINT ON GYP	SEE RCP	
104	KITCHEN	FLR1	FLR1	-	-	ACT-2	SEE RCP	ALL WALLS TO RECEIVE FRP. REFER TO FLOOR PLAN FOR STAINLESS STEEL NOTES
105	OFFICE	FLR1	FLR1	-	-	ACT-2	SEE RCP	ALL WALLS TO RECEIVE FRP. REFER TO FLOOR PLAN FOR STAINLESS STEEL NOTES

Taco John's - National Accounts List

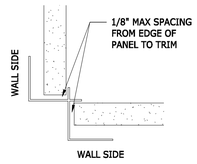
Product	Vendor	Address	Contact	Phone	email	Lead Time	By Owner or GC
Millwork/Furniture	FCC	8452 Old highway 99 North Roseburg, OR 97470	Russ Cooley	541-580-3192	russ.cooley@fccfurn.com	10-12 weeks	Owner
Millwork/Furniture	Seating Concepts	125 Connell Ave Rockdale, IL 60436	Jeff Allison	417-793-9465	jallison@seating-concepts.com	7-8 weeks	Owner
Menu baords (Interior Digital)	Sagenet		IV Dickson	402-613-3505	IV.dickson@sagenet.com	30+ days	Owner
Menu Boards (Exterior Digital)	Sagenet		IV Dickson	402-603-3505	IV.dickson@sagenet.com	30+ days	Owner
Point of Sale (POS)	Qubeyond		Sly Glass	919-413-7214	sglass@qubeyond.com	30+ days	Owner
Drive Thru Head sets	Mood Media		Shannon Hight	615-554-8151	shannon.hight@moodmedia.com	8-12 weeks	Owner
Signage	Design team	350 Pinhook Road Savannah, TN 38372	Shannon Phillips	731-438-7331	sphillips@designteam.net	8 weeks	Owner
Signage	Persona, Inc	700 21st Street Southwest Watertown, SD 57201	Kelly Fishbck-Watkins	800-843-9888 x 265	kfishbeck@personasigns.com	8-10 weeks	Owner
Red ACM Panels	Design team	350 Pinhook Road Savannah, TN 38372	Shannon Phillips	731-438-7331	sphillips@designteam.net	8 weeks	Owner
Red ACM Panels	Persona, Inc	700 21st Street Southwest Watertown, SD 57201	Kelly Fishbck-Watkins	800-843-9888 xx 265	kfishbeck@personasigns.com	8-10 weeks	
Kitchen Equipment	Hockenburg	7002 F Street Omaha, NE 68117	Barb Peters	402-609-5149	barb.peters@trimarkusa.com	24 weeks	Owner
Exhaust hoods	Captive Aire/Hockenberg		Barb Peters	402-609-5149	barb.peters@trimarkusa.com	12 weeks	Owner
Soda	Pepsi	1100 Reynolds Blvd Winston Salem, NC 27105	Taquisha Hedgepeth	336-283-8714	taquisha.hedgepeth@pepsico.com	12-16 weeks	Owner
LightingInterior/Exterior	Villa Lighting	2929 Chouteau Ave. Louis, MO 63103	Ronda Schrage	314-633-0536	ronda.schrage@villalighting.com	8 weeks	GC
LightingInterior/Exterior	Hermitage		Steve Friedman	847-830-1444	sfriedman@gohermitage.com	6-8 weeks	
Wall Murals	FCC	8452 Old highway 99 North Roseburg, OR 97470	Russ Cooley	541-580-3192	russ.cooley@fccfurn.com	10-12 weeks	Owner
Wall Murals	Seating Concepts	125 Connell Ave Rockdale, IL 60436	Jeff Allison	417-793-9465	jallison@seating-concepts.com	7-8 weeks	Owner
Tile - Floor/Wall	Emser	2315 Rustland Dr. Suite 101 Austin, TX 78758	Christina Dunbar	713-462-2411 x2103	christinadunbar@emser.com	2-3 weeks	GC
Kitchen Floor	Silikal	609-B Fertilla St. Carrollton, GA 30117	Mark Feldman	775-772-2797	mfeldman@silikalamerica.com	2-3 weeks	GC
Acoustical Ceilings	USG		Travis Tomaneck	440-541-3972	ttomanek@usg.com	2-4 weeks	GC
Roofing	Durolast	525 W. Morley Drive Saginaw, MI 48601	Mark Sunman	708-635-9928	mrsuman@duro-last.com	6-9 months	GC
HVAC (Rooftop Units)	Trane		Justin Barnes	303-588-2869	jbarnes@trane.com	26 weeks	GC
Window Blinds	Insolroll	637 S. Pierce Ave. Louisville, CO 80027	Tabatha Crawford	303-655-1207 x100	tcrawford@insolroll.com	3-4 weeks	Owner
Cleaning Chemicals (Mop Sink & 4 Comp Sink)	P&G		Mocia Wittwer	800-332-7787	pgroc.im@pg.com	4-6 weeks	Owner
Paper Products (Paper Towels & toilet Paper Dispensers)	GP		Earsell Collier	214-578-0980	earsell.collier@gapac.com	4-6 weeks	Owner
Exterior paneling	LP Smarside Panels		Susan Soine	773-519-0656	susan.soine@lpcorp.com		GC
ALTERNATES REVIEWED IN ATTEMPT TO FIND BETTER TIMES							
Roofing (Alternate)	Johns Manville		Melody Reh	720-601-1639	melody.reh@jm.com	6-9 months	GC
Roofing (Alternate)	Firestrone	10400 Yellow Circle Dr. Suite 300 Minnetonka, MN 55343	Chris Anderson	612-859-5533	chris@kline-johnson.com	6-9 months	GC
Roofing (Alternate)	Carlisle		Brian Bulger	312-802-3862	brian.bulger@carlisleccm.com	6-9 months	GC
HVAC (Rooftop Units)	Lennox	610 E 55th Ave. #500 Denver, CO 80216	Kurt Kizewski	719-440-0827	kurt.kizewski@lennoxind.com	30 weeks	GC
Electrical panels and Switchgear	Multiple Manufacturers					28 weeks	GC



CORNER KEY



J-MOLD



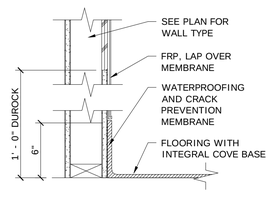
INSIDE CORNER

1 NICHIHA TRIM AND MOLDS
6" = 1'-0"

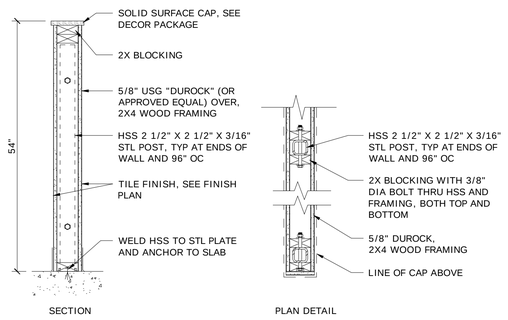
NICHIHA GENERAL NOTES:

1. ALL FIELD CUT EDGES MUST BE PRIMED WITH MANUF APPROVED EDGE SEALER

2. WHEN ORDERING PREFINISHED NICHIHA PANELS USE THE NICHIHA CUSTOM COLOR MATCH NUMBERS IN THE FINISH SCHEDULE



4 KITCHEN WALL BASE
1 1/2" = 1'-0"



5 QUE WALL DETAILS
1" = 1'-0"

taco john's
SINCE 1969

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Revisions:

Mark	Date	Description

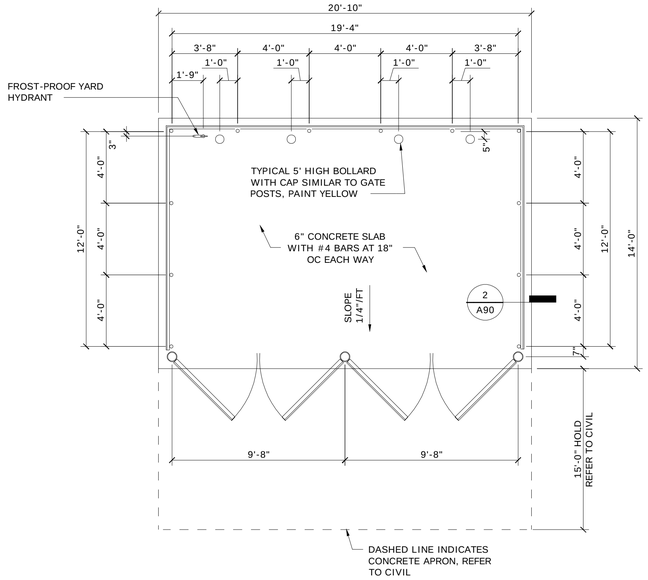
FINISH SCHEDULES, MANUFACTURERS AND SUPPLIERS

TACO JOHN'S - PROTOTYPE
WEST CENTRAL AVENUE
SPRINGBORO, OH 45066

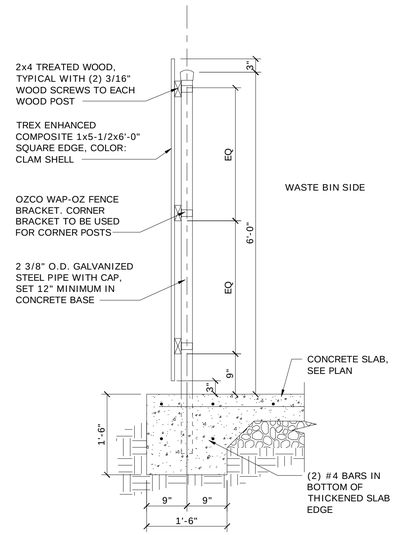
PROJECT:	211215
DRAWN BY:	EW
CHECKED BY:	DT
DATE:	05/09/2023
REVISIONS:	

PERMIT / BID SET

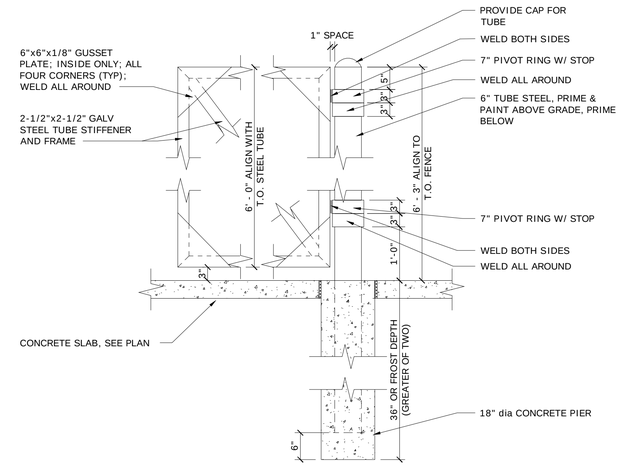
A81



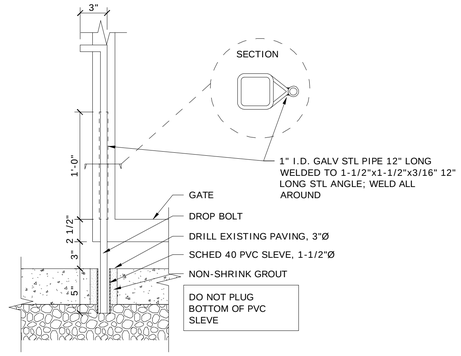
1 DUMPSTER PLAN
1/4" = 1'-0"



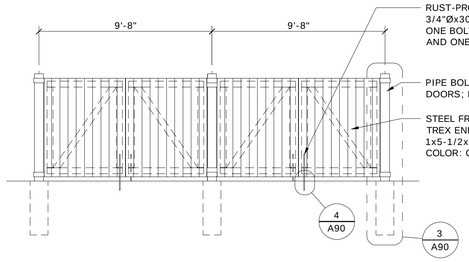
2 DUMPSTER SECTION
3/4" = 1'-0"



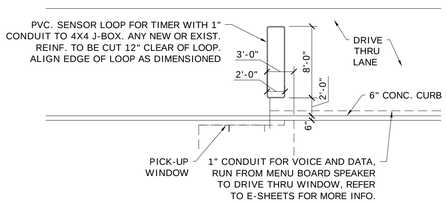
3 SCREEN GATE POST
3/4" = 1'-0"



4 DROP BOLT AND POCKET
1 1/2" = 1'-0"



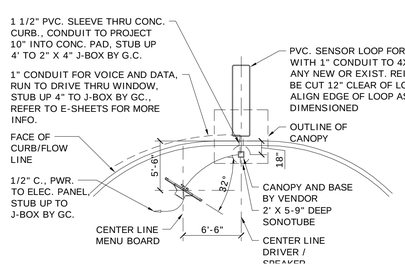
5 GATE ELEVATION
1/4" = 1'-0"



6 TYP. DRIVE THRU SENSOR LOOP @ PICK-UP WINDOW
1/8" = 1'-0"

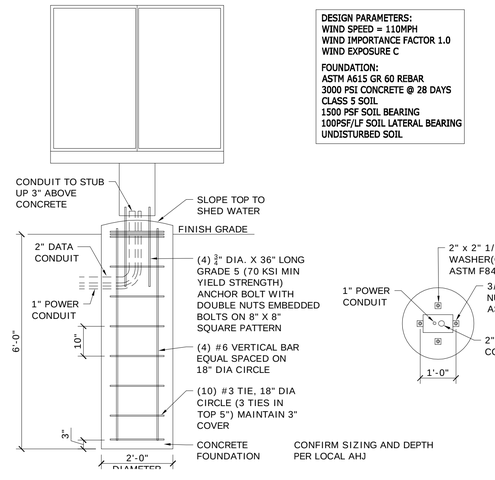
SEE CIVIL DRAWINGS FOR PICKUP WINDOW / MENU BOARD LOCATION

(VERIFY OPTIONAL PAY WINDOW SENSOR LOOP WITH OWNER.)

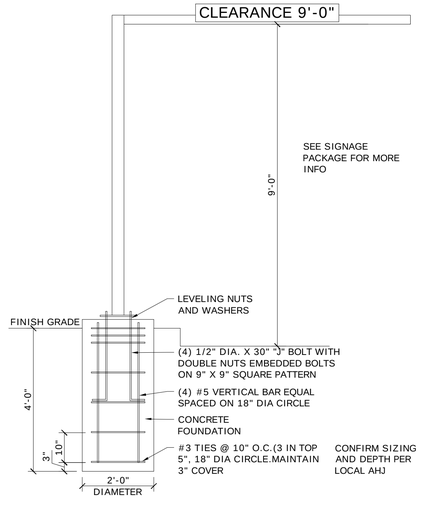


7 TYP. SENSOR LOOP LAYOUT @ EXTERIOR MENU BD.
1/8" = 1'-0"

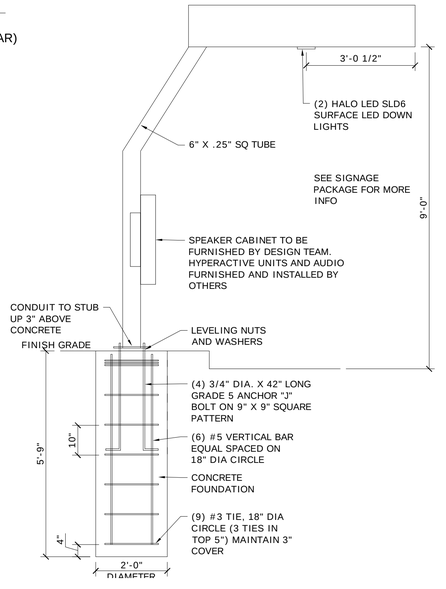
(VERIFY LAYOUT WITH SITE PLAN, STRAIGHT LAYOUT SIMILAR)



8 MENU BD. FOUNDATION
1/2" = 1'-0"



9 CLEARANCE BAR
1/2" = 1'-0"



10 ORDER CABINET
1/2" = 1'-0"

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Revisions:

Mark	Date	Description

TRASH ENCLOSURE & DRIVE THRU DETAILS

TACO JOHN'S - PROTOTYPE
WEST CENTRAL AVENUE
SPRINGBORO, OH 45066

PROJECT:	211215
DRAWN BY:	EW
CHECKED BY:	DT
DATE:	05/09/2023
REVISIONS:	

PERMIT / BID SET

A90

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS
CITY OF SPRINGBORO PLANNING COMMISSION

☒ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

❑ Owner
☒ Agent
❑ Lessee
❑ Signed Purchase Contract

APPLICANT NAME: Christopher A. Hinkel, President Dryden Builders, Inc.

Address: 1741 Thomas Paine Parkway
Centerville, Ohio 45459

Telephone No. (937) 439-2728

Fax No. (937) 439-2729

Email Address: chris@drydenbuilders.com

PROPERTY OWNER NAME (IF OTHER): Sahana Properties, LLC

Address: 748 Gardner Road
Springboro, Ohio 45066

Telephone No. (937) 680-1600

Property Address or General Location: Lot next to Springboro Wine & Spirits, 748 Gardner Road

Parcel Number(s): 04154000400 Zoning District: PUD - MU

Proposed Use: Construct two single story buildings for commercial use, total 8,982 SF

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

(Signature of Applicant and/or Agent) 5-26-2023 (Date)

Christopher A. Hinkel, President
Dryden Builders, Inc.
Printed Name

NOT FOR CONSTRUCTION

PRELIMINARY DRAWINGS

JAMES C. HAWTHORN ASSOCIATES
ARCHITECTS
1900 Kress Wood Circle
Dayton, Ohio 45429
P: 937.298.3607 jim@jcharc.com

DRYDEN BUILDERS
1741 Thomas Paine Parkway
Dayton, Ohio 45459
Office (937) 439-2728 chris@drydenbuilders.com

PROPOSED
RETAIL BUILDING:
GARDNER ROAD
SPRINGBORO, OHIO 45066

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STATE OF OHIO
JAMES C. HAWTHORN 7946
REGISTERED ARCHITECT
James C. Hawthorn, Registered Architect #7946
Expiration Date: 12/31/23

REVISIONS

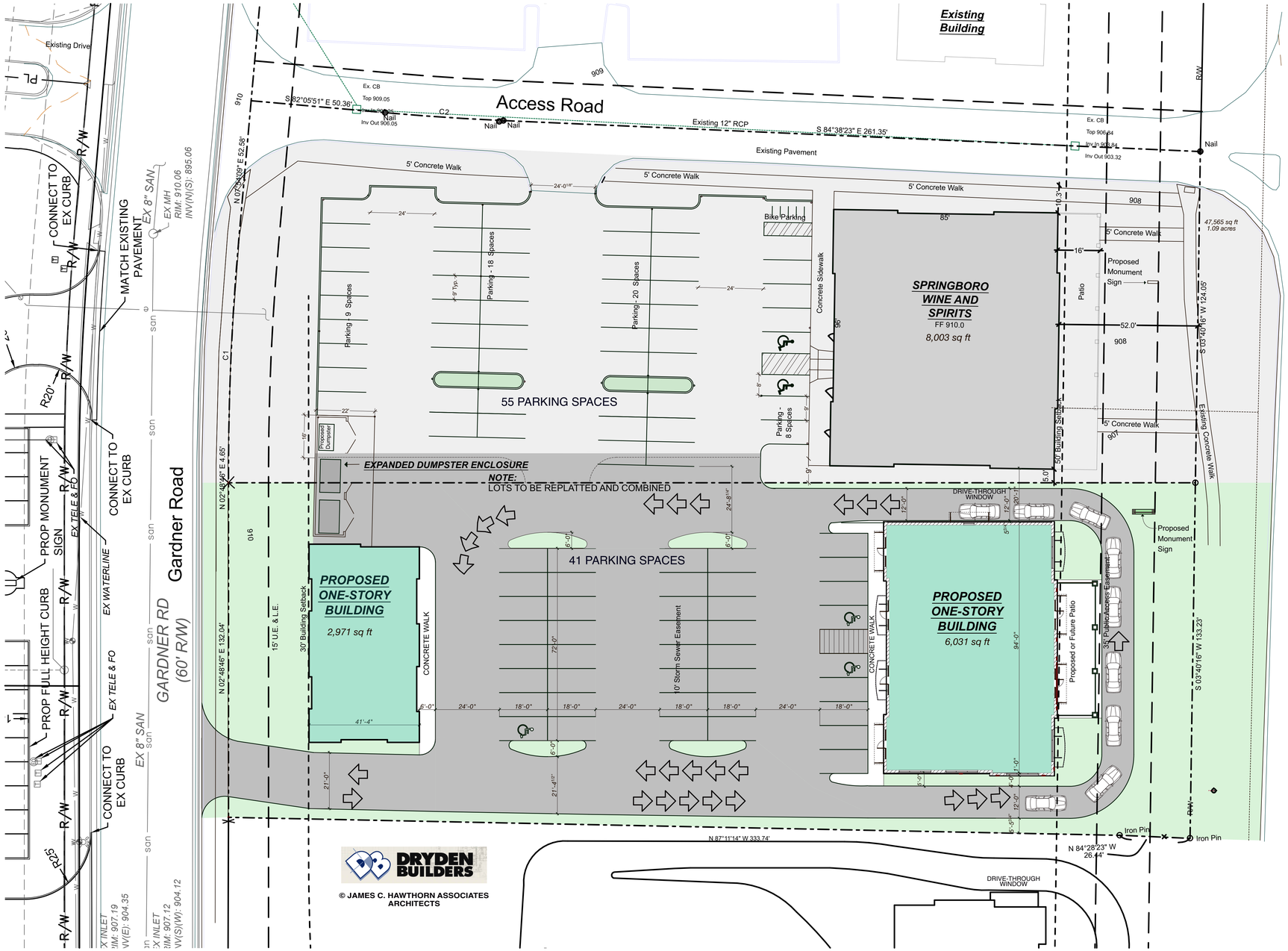
NO.	DATE	DESCRIPTION

DATE
5.25.23

JOB. NO.
23.008

TITLE

SHEET NO.
T1.0



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SPRINGBORO WINE & SPIRITS
MAXIMUM BUILDING AREA

NON-SPRINKLERED, TYPE II-B

A-2 ASSEMBLY (RESTAURANTS, BARS, ETC.) - MAXIMUM 9,500 S.F.
- -OPEN AREA INCREASE WITH 30' CLEAR - 9,500 + (9,500 X .75) = 16,625 S.F.
- -OVER 5,000 S.F. REQUIRES FIRE BARRIER
- -OVER 100 OCCUPANTS REQUIRES FIRE BARRIER

A-3 ASSEMBLY (COMMUNITY HALLS, GYMNASIUMS, ART GALLERIES, RELIGIOUS, ETC.) - MAXIMUM 9,500 S.F.
- -OVER 12,000 S.F. REQUIRES FIRE BARRIER
- -OVER 300 OCCUPANTS REQUIRES FIRE BARRIER
- -OPEN AREA INCREASE WITH 30' CLEAR - 9,500 + (9,500 X .75) = 16,625 S.F.

BUSINESS (PROFESSIONAL OFFICES, ETC.)- 23,000 S.F.
- -OPEN AREA INCREASE WITH 30' CLEAR - 23,000 + (23,000 X .75) = 40,250 S.F.

MERCANTILE (RETAIL) - 12,500 S.F.
- -OVER 12,000 S.F. REQUIRES FIRE BARRIER (MAXIMUM 8,000 FOR UPHOLSTERED FURNITURE)
- -OPEN AREA INCREASE WITH 30' CLEAR - 12,500 + (12,500 X .75) = 21,875 S.F.

NOTE THAT CORRIDORS IN ANY NON-SPRINKLERED OCCUPANCY WITH OVER 30 OCCUPANTS MAY REQUIRE FIRE RATED CORRIDORS

SITE PLAN

0 10' 20' 40'

N

NOTE:
THIS SITE PLAN IS INTENDED FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT. VERIFY PROPERTY LINES, SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION. GRADING AND RETAINING WALL AS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PROPOSED RETAIL BUILDING:
GARDNER ROAD
SPRINGBORO, OHIO 45066

DRYDEN BUILDERS
1741 Thomas Paine Parkway
Dayton, Ohio 45459
Office (937) 439-2728 chris@drydenbuilders.com

JAMES C. HAWTHORN ASSOCIATES
ARCHITECTS
1900 Kress Wood Circle
Dayton, Ohio 45429
P: 937.298.3607 jim@jchparc.com

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STATE OF OHIO
JAMES C. HAWTHORN
7946
REGISTERED ARCHITECT
James C. Hawthorn Registered Architect #7946
Expiration Date: 12/31/23

REVISIONS

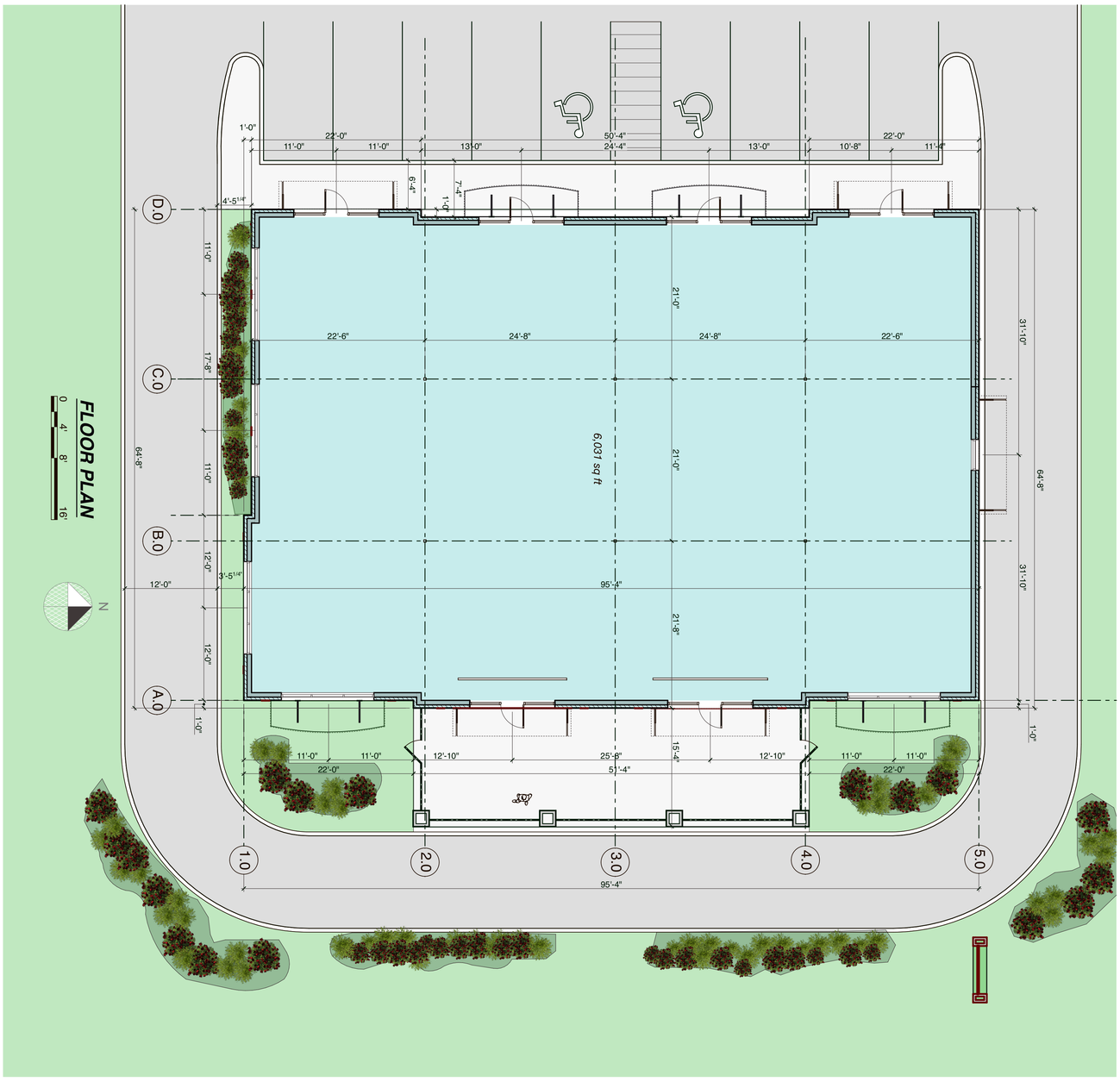
NO.	DESCRIPTION	DATE

DATE 5.25.23

JOB. NO. **23.008**

TITLE **TITLE SHEET**

SHEET NO. **A1.0**



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

SHEET NO. A1.1

TITLE

JOB. NO. 23.008

DATE 5.25.23

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF OHIO ★ JAMES C. HAWTHORN 7946 ★ REGISTERED ARCHITECT

James C. Hawthorn License # 8007946
Expiration Date: 12/31/23

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1741 Thomas Paine Parkway
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Office (937) 439-2728 chris@drydenbuilders.com

PROPOSED
RETAIL BUILDING:
GARDNER ROAD
SPRINGBORO, OHIO 45066

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, May 10, 2023

I. Call to Order

Chair Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 pm at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson

Staff Present: Dan Boron, City Planner; Chad Dixon, City Engineer; and September Bee, Planning Commission Secretary.

Mr. Harding motioned to excuse Mr. Dimmitt. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

II. Approval of Minutes

A. April 12, 2023 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none.

Mr. Pearson motioned to approve the March 08, 2023 Planning Commission minutes. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

III. Agenda Items

A. Final Approval
Rezoning, 7878 & 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District

Background Information

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting the rezoning of approximately 42.08 acres of land located at 7878 and 7914 Sharts Road from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The property is vacant.

The subject property is currently located in Franklin Township. Franklin Township and the City of Springboro entered into an annexation agreement in October 2022 regarding this property. A petition to annex the property into the City was filed by the property owners with the Warren County Commissioners earlier this

year. Annexation is expected to be completed later this year. Concurrent to the annexation process, the property owner is seeking rezoning so that future development may be reviewed under City zoning regulations.

The R-2 District allows for the development of moderate density residential areas in the community. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions. Permitted uses include single-family detached residential dwellings as well as places of worship, schools, public recreation areas, cultural/municipal/public uses, essential services and utilities, bed and breakfasts, golf courses, farmer's markets/roadside stands, home occupations, and accessory uses and buildings to permitted uses listed above. Residential development up to four (4) dwelling units per acre may occur on lots no smaller than 9,000 square feet in the R-2 District. Commercial and industrial development would be prohibited under the proposed rezoning.

While the applicant at this time is only seeking rezoning approval concurrent to the completion of the annexation process, they have completed preliminary work on a plan for the site proposed to be the 76-lot Cedar Creek Reserve subdivision. As is pertains to Planning Commission, the subdivision will be reviewed by City staff and the Planning Commission under the City's Subdivision Regulations as have other conventionally-zoned subdivisions in the past few years: Sawgrass Pointe on West Factory Road, Clearcreek Reserve West on Red Lion-Five Points Road, and the Wade-Wray portion of the Wadestone subdivision on West Factory Road approved earlier this year. That review will occur after the rezoning and annexation processes are complete. Unlike PUD subdivisions, lots in the R-2 District and other conventional subdivisions are regulated by the design and development standards (lot sizes, setbacks, and building heights) of the zoning district.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

The *Springboro Master Plan*, adopted by City Council in February 2022, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. As this property was not within the City boundaries at the time of the plan's adoption, there are no recommendations as it pertains to this rezoning request.

Following preliminary review of the rezoning request at the April 12th meeting, the Planning Commission authorized this item to be placed on a future agenda for formal approval in the form of a recommendation to City Council to rezone the property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the April 12th meeting. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

In conclusion please note that the April 12th Planning Commission meeting materials indicated existing zoning for the subject property as Franklin Township I-1, Light Industrial District. In 2022 the property was rezoned from I-1 to R1B PUD at the request of the applicant, and they had assumed that rezoning had reverted to I-1 since the conditions of rezoning had not been met.

Staff Recommendation

City staff recommends approval of the rezoning as requested.

Discussion:

Mr. Rod Morris of Associate Construction was present to discuss their application for rezoning.

Ms. Iverson asked for any questions from the Planning Commission.

Planning Commission members had a brief discussion about the process to recommend approval to City Council.

Ms. Iverson asked for any guest comments.

There were no guest comments.

Ms. Iverson called for a motion for Final Approval, Rezoning, 7878 & 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District.

Mr. Sillies motioned to approve. Mr. Pearson seconded the motion.

Ms. Iverson called for discussion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes, Thompson, yes (6-0)

Ms. Iverson said that the motion is approved unanimously.

Mr. Harding asked about the approval process going forward.

Mr. Boron stated that City Council will hold a public hearing regarding the rezoning on Thursday, June 1, at 7:00 pm in Council Chambers. Notification will be sent out to all property owners within 300 feet of the site later this week.

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B. Preliminary Review

Final Development Plan, 465 West Factory Road, Swope-Hills property of Wadestone subdivision, residential subdivision.

Background Information

This agenda item is based on a request submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking preliminary review of a final development plan for the Swope-Hills property portion of the proposed Wadestone subdivision located at 465 West Factory Road. The Swope-Hills property is a 28.7-acre site located that has frontage on West Factory Road. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the two former owners the Swope family and Hills Development. The property is zoned PUD-R, Planned Unit Development-Residential. A revised general plan for the property was approved at the February 8th Planning Commission meeting. Final development plan is the second step of the three-step PUD approval process.

While related, the other portion of the Wadestone subdivision, the Wade-Wray property located at 2515 West Factory Road, is not under review at this time. That property is zoned R-1, Low-Density Residential District, and no final development plan review is involved with R-1 District or other conventionally-zoned developments. Following final development plan review and approval of the Swope-Hills portion of the Wadestone subdivision, Planning Commission review of the record plan for both the Swope-Hills and Wade-Wray properties will move forward including the platting of lots and the dedication of rights-of-way and common areas. Approval of both record plans is required to provide secondary access to each development as required under the City's Planning and Zoning Code.

Adjacent uses include single-family residential to the north in the Royal Oaks, Spring Park, and Sawgrass Pointe subdivisions, to the east residential dwellings fronting West Factory Road as well as the Springboro Cemetery, the latter in Clearcreek Township, farmland and undeveloped land to the south also in Clearcreek Township, and to the west the developing Wade-Wray property. Zoning in the vicinity includes R-2, Low-Density Residential District to the north and east in the City of Springboro including Royal Oaks/Spring Park/Sawgrass Pointe. In Clearcreek Township, R-1, Rural Resident District, to the east, SR-1, Suburban Residence District, to the south and southeast, and R-1 District to the west.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the Planning Commission's general plan review that started at the October 12th Planning Commission meeting. As stated at that meeting, no follow-up notifications were distributed.

Staff Comments

City staff has the following comments on this agenda item:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Wade-Wray property located at 2515 West Factory Road.
2. Applicant to review Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
3. Developer to provide landscaping plan consistent with Chapter 1280, Landscaping. Existing landscaping to be retained greater than 4 inches DBH may be credited against Chapter 1280 requirements.
4. Development is not permitted in the Floodway.

5. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, storm sewer, detention basin, and bridge design.

Discussion:

Mr. Casey Schlenkser of Fischer Homes/Grand Communities was present to discuss their application for final development of 465 West Factory Road.

Mr. Boron gave a brief synopsis of the history of this property. The final development plan submitted is for the Swope-Hills portion of this subdivision. Because this property is a PUD, this extra administrative review step is required. There has been activity at the site, tree removal has begun.

Mr. Schlenkser asked the Planning Commission if they had any questions.

Ms. Iverson asked Mr. Schlenkser if he had any questions about the staff comments.

Mr. Schlenkser stated that he did not have any questions at this time.

Mr. Boron said that there have been very few changes to the site plan which is now moving forward to the construction planning stage.

Mr. Thompson asked if the bridge issue had been solved.

Mr. Schlenkser replied that yes it has been solved. He met with Mr. Dixon and submitted an initial plan which was reviewed with the Warren County bridge department. An additional boring was required and has been completed. A final submission will be submitted in the near future. It will include 19 lots; once the bridge has been completed, additional lots will be platted.

Mr. Boron stated this is a preliminary review and will come before the Planning Commission one more time for final approval.

Mr. Pearson asked about the staff comment regarding development standards.

Mr. Boron explained that while the applicant has submitted multiple designs for homes that are offered, only some of them will qualify for development based on city code standards. He also reminded Mr. Schlenkser about tree retention on the site.

Mr. Pearson asked for clarification about where the flood plain is located.

Mr. Schlenkser indicated on the plans where the flood plain is designated.

Ms. Iverson asked Planning Commission if they had any questions or comments.

Ms. Iverson asked if there were any further comments or questions.

There were no further comments or questions.

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IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Iverson asked for any final Staff Comments before they adjourn.

Mr. Boron said the next Planning Commission meeting will be held Wednesday, June 14th at 6:00 pm. At the May 18th City Council meeting will be the second reading of the rezoning at East Market Street and East State Street. Additional items will be on the next agenda along with the final approval for the Swope-Hills property.

Ms. Iverson asked for further questions. There were none.

V. Adjournment

Ms. Iverson called for a motion to adjourn.

Mr. Thompson motioned to adjourn the May 10, 2023 Planning Commission Meeting at 6:18 pm
Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

_____
Becky Iverson, Planning Commission Chairperson

_____ _____
Dan Boron, Planning Consultant September Bee, Planning Commission Secretary

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