Agenda
City of Springboro Planning Commission Meeting
Wednesday, June 11, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

I. Call to Order

II. Approval of Minutes

A. May 14, 2025 Planning Commission Meeting

III. Agenda Items

A. Final Approval, Record Plan, 7878 & 7916 Sharts Road, Cedar Creek Reserve, Phase One, residential subdivision

B. Final Approval, Record Plan, 6821 Red Lion-Five Points Road, Bailey Farm PUD-R, Planned Unit Development-Residential, Phase One, residential subdivision

C. Preliminary Review, Site Plan Review, West Tech Boulevard, new industrial building

D. Preliminary Review, Final Development Plan, Advanced Drive, commercial building

E. Preliminary Review, Final Development Plan, 605 North Main Street, Easton Farm multi-family residential development

F. Preliminary Review, Planning & Zoning Code Text Amendment, adding outdoor dining to O-R, Office-Residential

IV. Guest Comments

V. Planning Commission and Staff Comments

VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, June 11, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval
Record Plan, 7878 & 7914 Sharts Road, Cedar Creek Reserve, Section One, residential subdivision

Background

This agenda item is a request for record plan approval for Cedar Creek Reserve subdivision Phase 1, located at 7878 & 7914 Sharts Road, southwest of Advanced Drive, as submitted by the developer Associate Construction, Inc. The development is zoned R-2, Low Density Residential District, and was subject to annexation into the City in 2023. The preliminary plan, the first step in the subdivision regulation review process, for the overall subdivision was approved by the Planning Commission in September 2023. The record plan contains 18 single-family buildable lots on an approximate overall area of 33.1 acres. Once approved, the record plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following comments:

1. Add Note 9 stating "All lots are subject to a drainage easement five feet in width along all side lot lines and ten feet in width along rear lot lines, unless otherwise noted."
2. Add Note 10 stating "A post light controlled by a photoelectric cell is to be installed in the front yard of each lot. Design and location of the post light is to be approved by the developer. The homeowner shall be responsible for maintaining the light in operating condition at all times."
3. Add a 200 feet radius on the right-of-way line at the rear corner of lots 1 and 2.
4. Provide HOA documents for review.
5. Construction drawings to match record plan.
6. Submit to Warren County for review and revise accordingly.

B. Final Approval
Record Plan, 6821 Red Lion-Five Points Road, Bailey Farms PUD-R, Planned Unit Development-Residential Phase One, residential subdivision

Background Information

This agenda item is a request for record plan approval for Bailey Farm subdivision, Phase One, located at 6821 Red Lion-Five Points Road, submitted by developer M/I Homes of Cincinnati, LLC. The plan contains 19 single-family buildable lots on the PUD-R, Planned Unit Development-Residential, zoned site, with an approximate overall area being 21.2 acres. Record plan review is the final stage of the PUD approval process. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following comments:

1. Add General Note 11 "The adjacent approximate 14.05-acre parcel, to be transferred to the City of Springboro, may remain in its natural state".
2. Add a 20 feet water main easement across Open Space "B" for the future water main to be constructed in Phase 3 from the cul-de-sac to Red Lion-Five Points Road.
3. On sheet 4 – at Bailey Lane cul-de-sac, remove 76.11' easement line and have the easement go to the boundary line.
4. Construction drawings to match record plan.
5. Submit to Warren County for review and revise accordingly.

C. Preliminary Review
Final Development Plan, Advanced Drive PUD, Planned Unit Development, new commercial building

Background

This agenda item is a request for site plan review approval for a final development plan for the construction of a speculative commercial building on the west side of Advanced Drive in the Stolz Industrial Park at the request of the property owner and developer, Westheimer Real Estate. In 2002 a final development plan for this same site was approved by the Planning Commission but never developed.

The subject property is located approximately 500 feet northeast of the terminus of Advanced Drive.

The applicant is proposing to construct a one-story, 10,000-square foot building for a future user. No address has been assigned for the property at this time; addresses are typically not assigned by the Engineering Department until further into the site development process. The proposed commercial building is located on an 8.22-acre site. The owner has indicated that the site will be subdivided to allow development of one additional building/site.

The subject property has frontage on Advanced Drive. Adjacent land uses include other properties in the Stoltz Industrial Park that are occupied by the following businesses: at 175 Advanced Drive, Armstrong Trailer. To the east and southeast are Advanced Interior Solutions and Advanced Engineering at 240-250 Advanced Drive, and to the south a vacant building at 235 Advanced Drive. The subject property also borders to the west to the developing Cedar Creek Reserve subdivision that was annexed into the City in 2023 and the subject of agenda item A.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. The Advanced Drive PUD was created in 1997 to accommodate light industrial development of the area in collaboration with the Stolz estate. The remainder of the estate is the core of what is now Clearcreek Park. The PUD zoning designation permits the use of the property for office and light industrial development. Land to the west is zoned R-2, Low Density Residential District.

Staff Comments

City staff has the following comments on this agenda item:

1. Remove sheets A3.1 through A4.2 of submittal from site plan review packet moving forward.
2. Future use of the proposed building subject to a Certificate of Zoning Compliance review by Zoning Inspector for determination of compatibility of proposed with ED, Employment Center District code requirements, as well as parking and other use-specific requirements.
3. For final approval, revise/update landscape plan as follows:
    a. Provide 10-foot buffer and 1 tree/40 feet of frontage to north and south property lines. Trees may be evergreen, shade or ornamental.
    b. Provide 1 tree for every 3,000 square foot of site area (after subdivision of property to create parcel for this building/user) less building/parking other developed areas on site.
    c. Existing trees to remain on the site 4 inches DBH may replace requirement for trees requirement in a-b.
    d. Frontage landscaping is acceptable as submitted.
4. For final approval, revise/update lighting plan as follows:
    a. Revise sheet C-3 so lighting locations are discernable.
    b. Revise photometric analysis to meet maximum lighting standard (6.0 foot-candles for parking areas). Also proposed ratios exceed average to minimum (4:1) and maximum to minimum (10:1) ratios for parking area.
    c. Indicate if proposed lighting is IDA-approved and is consistent with color-temperature standard (maximum 3500 K).
5. Signage to be reviewed by Zoning Inspector outside site plan review process.
6. Provide building setbacks from property line.
7. Provide detention basin design calculations.
8. Verify that fire hydrant is not needed near building. If needed, revise plans accordingly. Callout 1" water lateral curb stop. Plastic CTS tubing (200 psi min with blue #12 tracer wire) is permitted after curb stop.
9. Revise sheet number (labeling) as there are C-3 sheets. Remove mention of 100 ft wide access and utility easement as there is no lot split proposed with this plan.
10. Note the length of curb and gutter removal along Advanced Drive.
11. Provide details regarding the existing catch basin grate revision at the curb cut with Advanced Drive.
12. Water meter with remote reader to be inside of building.
13. Detention basin outlet structure detail does not match plan view.
14. If any portion of the building is more than 400 feet from a hydrant on Advance Drive, a private hydrant will be required near the building.

D. Preliminary Review
Site Plan Review, south terminus of West Tech Boulevard, new industrial building

Background Information

This agenda item is a request for site plan review approval to permit the construction of a 60,480-square foot manufacturing facility for Advanced Engineering. The facility will be located at the southern terminus of West Tech Boulevard in The Ascent portion of the South Tech Business Park. The property currently has no address; addresses are not assigned by the Springboro Engineering Department until later in the site development process. Access and frontage for the building and site will be provided by an extension of West Tech Drive from its current terminus adjacent to the Caesar

Creek Software building nearing completion to the north. Access will also be from the proposed Zenith Circle between the Caesar Creek and Advanced Engineering buildings.

The site plan is laid out to allow for future expansion of the facility to the south, including the temporary fire access drive on the south side of the building/site.

The subject property will have frontage on an extension of West Tech Boulevard and the proposed Zenith Circle the north. Adjacent land uses include other properties within The Ascent portion of the South Tech Business Park. To the north is the Caesar Creek Software building approved by Planning Commission in April 2024 and currently nearing completion, to the east is a retention pond and common area within the business park, to the south is one of two remaining undeveloped parcels in the park, and to the west is I-75. I-75 coincides with the Springboro corporate boundary. Zoning for the vicinity is ADD-1, Austin Development District 1.

Staff Comments

City staff has the following comments on this agenda item:

1. Match exterior color pattern from the proposed west elevation (vertical gray or black bands) on the north elevation.
2. Following preliminary review at the June 11 Planning Commission meeting, provide a lighting plan consistent with Chapter 1273 of the Planning and Zoning Code and its standards prohibiting excessive lighting levels, and limiting color-temperature, light trespass, glare, uplighting, and hotspots.
3. Following preliminary review at the June 11 Planning Commission meeting, provide a landscaping plan that is consistent with Chapter 1273 of the Planning and Zoning Code and that provides screening along street and road frontages including I-75, as well as parking lot and site landscaping.
4. Coordinate with Zoning Inspector on sign code allowances for buildings in the ADD-1.
5. Water and Sanitary sewer to be reviewed and approved by Montgomery County. Also, revise notes accordingly on C-2.1.
6. Provide West Tech Roadway design plans.
7. It is difficult to see property boundaries and existing easements. Clearly show existing information per latest Ascent Section Five record plan. Label Zenith Circle.
8. Provide parking lot spot elevations. Capture storm water in parking lot. Provide trench drains at both driveways and tie them into storm sewer.
9. Provide building setbacks from property line from all four corners of building.
10. Provide storm sewer design information on each pipe (length and slope).
11. Provide design calculations confirming that the existing detention pond can handle storm water. If basin cannot, then construct improvements and provide design information.
12. Provide details on fire lane. Use Grasspave2 product for material instead of gravel. Fire department to review.
13. Submit to Warren County for review and revise accordingly.
14. If sprinklered, Fire Department Connection must be within 75 feet of a hydrant.
15. All hydrants are Montgomery County Spec.

E. Preliminary Review
Final Development Plan, 605 North Main Street, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, multi-family residential component

Background Information

This agenda item is an application of a final development plan, submitted by CASTO, Columbus, Ohio, seeking approval to construct the multifamily component of the Easton Farm located at 605 North Main Street (SR 741). CASTO's application was submitted under the authority of Easton Farm Partners, LLC, of Columbus, Ohio, owner. Final development plan review and approval by Planning Commission is the second step in the three-step Planned Unit Development (PUD) approval process. The application includes several elements including a civil engineering and site layout, building elevations and floor plans, and design standards.

This item was reviewed on a preliminary basis at the March 19 Planning Commission meeting. At that time, the Planning Commission directed the applicant to address a number of comments made by City staff and at the meeting. No formal action is requested at the June 11 meeting. Planning Commission may authorize formal approval at a future Planning Commission at the conclusion of the March 19 review.

The property at 605 North Main Street (SR 741), commonly known as the Easton Farm, was rezoned to PUD-MU, Planned Unit Development-Mixed Use, under order of the Warren County Court of Common Pleas in 2022. The order, a Judgment Entry, rezoned the property from R-1, Estate-Type Residential District, to PUD-MU with four components: a mixed-use area on the northeast corner of the property, a residential component comprising the bulk of the property, a component on the west edge property reserved for maintenance of the original farmstead including two single-family homes and farm buildings, and a multifamily component, located on the southeast corner of the property, that is the subject of this application. Since the Judgment Entry, the City of Springboro purchased 60 acres of the site originally proposed for the residential component.

No other components of the PUD-MU will be discussed as part of this application except for the street connections necessary to accommodate the multifamily component's development. The Judgment Entry provides for review of the details for the multifamily component by Planning Commission through the final development plan process. No review or approval by City Council is required of the final development plan.

The following is a summary of significant changes to the submittal since March 19:

- Component site area increased from 10.91 to 11.83 acres through the potential future purchase of property from the City of Springboro on the south end of the component;
- Increased in the parking space/dwelling unit ratio from 1.51 to 1.92 spaces/dwelling unit;
- Increased in the number of dwelling units from 238 to 248; and
- Provided additional parking and realignment of community facilities on the south end of the component.

The multifamily component is 11.83 acres in area with frontage on North Main Street (SR 741). The property will also have frontage on Easton Farm Boulevard and Noel Drive. Easton Farm Boulevard is the principal access road to the PUD-MU and is located proximate to the existing driveway to the property/farmstead. Direct access to the multifamily component is by way of two drives accessing Noel Drive.

CASTO's proposal for the multifamily component includes 248 apartment units, four fewer than the

252 units permitted under the 2022 Judgment Entry. The residential buildings range in size from 8 to 30 units. All the apartment buildings contain no more than three occupied floors. CASTO proposes 127 one-bedroom, 117 two-bedroom, and 4 three-bedroom apartments.

Also proposed in the component is a clubhouse (including rental office), mailroom/maintenance facility, and a pool, all internal to the apartment buildings. On the south end of the component is a programmed green space, dog park, and pickleball area. The southeast corner of the site includes a retention pond.

A total of 476 parking spaces are proposed for the site, up from the 360 proposed in the March 19 plan. This includes 159 garage spaces on the first floor of the apartment buildings, and 207 surface parking spaces. No structured parking is proposed.

Staff Comments

1. Revise labeling of Building 13-AA to 20 units.
2. List permitted uses on proposed for the component: multi-family residential dwellings, uses and structures normally accessory to the use on Sheet C3.0.
3. Following preliminary review of final development plan, submit a signage plan consistent with Chapter 1281 of Planning and Zoning Code.
4. Submit updated lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code. See also lighting comments from March 19 review.
5. Following preliminary review of final development plan, submit a signage plan consistent with Chapter 1281 of Planning and Zoning Code.
6. Indicate locations for proposed indoor bicycle parking spaces.
7. Show sidewalk/trail connections to proposed streets including North Main Street/SR 741.
8. What is proposed in the way of sidewalks along North Main Street/SR 741 frontage? And a pedestrian crossing at Easton Farm Boulevard?
9. Landscaping plan calculations provided on sheet L1.0 are acceptable, however revise as follows:
    a. See Section 1280.04(c)(2) for parking lot landscaping requirements.
    b. For North Main Street frontage, provide ornamental trees at the rate of 1 tree/100 linear feet of frontage.
    c. Extend proposed landscaping calculation for Noel Drive to Easton Farm Boulevard, and for both provide ornamental trees at the rate of 1 tree/100 linear feet of frontage.
10. Add ingress/egress easement for multiuse trail within 30-foot utility easement on the south end of the component.
11. Mechanical systems, if applicable, to be screened from rights-of-way immediately adjacent to site through building design for rooftop mechanical, and landscaping/fencing for ground units.
12. Are two trash enclosures adequate for this size residential development? Also provide plans for screening proposed enclosures.
13. Provide exterior plans for clubhouse and maintenance facility.
14. Public roadway construction drawings (Easton Farm Blvd & Noel Drive & SR 741) under review. Provide traffic signal design plans for the intersection of Easton Farm Blvd/SR 741. Final Development Plan to match roadway drawings.
15. Roadway Improvements are to be completed as a part of the FDP, including the roadway frontage of Easton Farm Blvd and Noel Drive as well as SR741 traffic signal improvements and turn lanes.
16. Provide detention basin calculations and storm water pollution prevention plan (SWPPP) per EPA requirements.

17. Provide site plan design details including, but not limited to, storm sewer, sanitary sewer, water main, private roadway details, and grading.
18. Provide water master meter in each building in a meter room.
19. Adjust tree plantings on south side of site to avoid the storm sewer locations.
20. Provide record plan replatting the site to include the new boundary for the apartments, additional right of way along Noel drive, along with any other revisions due to roadway/site plan revisions.
21. Instead of having parallel watermains (4" & 8" mains), consider keeping the 8" main and tap each building with a water lateral and have the water meter for each building in a meter room. Loop 8" water main onto Noel Drive.
22. How tall is exposed retaining wall? What will it look like? Provide examples. How is maintenance of the detention pond being accomplished by a development association? Provide documentation for review.

F. Preliminary Review
Text Amendment, Planning and Zoning Code, adding outdoor dining to O-R, Office-Residential District

Background Information & Staff Recommendation

This agenda item is a request for a text amendment to the Planning and Zoning Code to allow outdoor dining in the O-R, Office-Residential Zoning District. The request is being made by Wen Wang, owner/operator of the China Cottage restaurants. A new China Cottage restaurant is proposed for a site to the east of 610 North Main Street, Kentwood Mortgage, that is in the O-R District. A preliminary site plan for the new restaurant is included in the meeting materials.

While the request is by an individual property owner, the text amendment would be for all O-R District lands.

The O-R District permits restaurants without drive-through facilities in the list of permitted uses found in Chapter 1263 of the Planning and Zoning Code, Permitted Uses by District. The O-R District does not permit outdoor dining, an accessory use listed in the Springboro Planning and Zoning Code, to all restaurants. Currently outdoor dining is permitted in all four business districts found on the Official Zoning Map of the City of Springboro:

- LBD, Local Business District, that can be found on the West Central Avenue (SR 73) corridor in the vicinity of the City Building, and at the corner of North Main Street (SR 741) and Lytle-Five Points Road;
- HBD, Highway Business District, that overlays West Central Avenue west of Clearcreek-Franklin Road;
- CBD, Central Business District, that coincides with much of the Springboro Historic District along South Main Street; and
- UVD, Urban Village District, that overlays the area in the vicinity of the intersection of Central Avenue and Main Street.

Outdoor dining is also permitted in PUDs that permit restaurants such as the Marketplace of Settlers Walk and Village Park. The O-R District is one of two districts, the ADD-1, Austin Development District 1 is the other, that permits non-drive through restaurants but not associated outdoor dining. A copy of the Official Zoning Map is included in the meeting materials.

In addition to the site of the proposed restaurant, the O-R District overlays lands along the North Main Street corridor from Lytle-Five Points Road to Parker Drive including but not limited to the

Hidden Creek assisted living facilities (1325-1345 Lytle-Five Points Road), Premier Health (630 North Main Street), Global Natural Stone (475 North Main Street), and The Academy (5-11 Sycamore Creek Drive).

Outdoor dining is regulated under Section 1264.35, Standards for Specific Uses, of the Planning and Zoning Code, a provision that establishes them as a use incidental to restaurants where permitted and includes site design standards. That section is included in the meeting materials.

This item is scheduled for preliminary review by the Planning Commission at the June 11 meeting. However, if Planning Commission finds this amendment acceptable it may make a formal recommendation of approval by amending the agenda. Following Planning Commission review, a recommendation to City Council will be required to formally amend the Planning and Zoning Code.

City staff supports this text amendment. Following the pandemic, outdoor dining has been more extensively used by businesses in Springboro and elsewhere, a key to their survival during 2020-2021, and thereafter as dining choices have evolved. In addition to Section 1264.35, other protections exist to regulate any potential negative effects, if any, from this use through setbacks and screening. Outdoor entertainment is not part of the text amendment request.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, June 4, 2025 at 12:00 p.m.

SPRINGBORO

Final Approval, Record Plan Review Cedar Creek Reserve Sharts Road

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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: Associate Construction

Address: 31 Eagle Ct
Carlisle Oh 45005

Telephone No. (937) 746 2932

Fax No. (-) —

Email Address ROO@Associateconstruction.com

PROPERTY OWNER NAME (IF OTHER): " "

Address: " "

Telephone No. (") "

Property Address or General Location: 7878 Sharts Rd, Franklin, Oh 45005

Parcel Number(s): 04191270050 & 04191760020 Zoning District: R 2

Proposed Use: New Residential Lots

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

Rodney C Morris — 5-15-25
(Signature of Applicant and/or Agent) (Date)

Rodney L Morris
Printed Name

Fee = $70.00

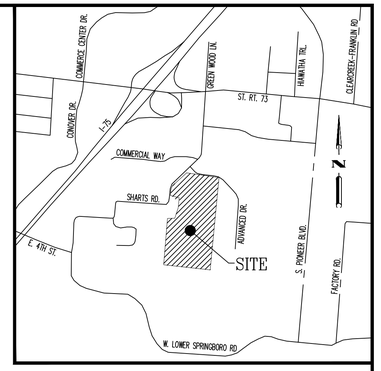
18 x 7.50 per lot = 135.00

$205.00

RECORD PLAN
CEDAR CREEK RESERVE
PHASE ONE

LOCATED IN

SECTION 19, TOWN 2, RANGE 5
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OHIO
APRIL 2025



VICINITY MAP
NOT TO SCALE

DEDICATION/GRANT OF EASEMENT

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN BEING SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE EXECUTION AND THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

EASEMENTS ON SAID PLAT DESIGNATED AS (UTILITY EASEMENTS OR PUBLIC UTILITY EASEMENTS) ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, AND CONDUITS AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE, AND OTHER PURPOSE FOR CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, AND OTHER PUBLIC OR QUASI-PUBLIC CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO: (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY 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 THE CITY OF SPRINGBORO, DUKE ENERGY OHIO/KENTUCKY, INC., AMERITECH, AND CONTINENTAL CABLEVISION.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

_____ _____
SIGNATURE: ASSOCIATE CONSTRUCTION INC. TITLE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF WARREN, SS:

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____ 20___, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ OF ASSOCIATE CONSTRUCTION INC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONT WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

HOME OWNERS ASSOCIATION DECLARATIONS

CEDAR CREEK RESERVE, PHASE ONE IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN _____ OF THE WARREN COUNTY OHIO RECORDERS OFFICE.

DEED REFERENCE

SITUATED IN SECTION 19, TOWN 2, RANGE 5, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO, CONTAINING 33.0992 ACRES. BEING THE REMAINDER OF A 38.751 ACRE TRACT AND ALL OF A 3.331 ACRE TRACT AS CONVEYED TO ASSOCIATE CONSTRUCTION INC. AND DESCRIBED IN THE DOCUMENT NUMBER 2022-004469 OF THE WARREN COUNTY RECORDER'S OFFICE.

STATE OF OHIO
JUSTIN LEE SCHULZ
8653
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION IN ALL IRON PINS AND MONUMENTS WILL BE SET AS SHOWN.

REVIEW
NOT FOR RECORDING OR LAND TRANSFER

JUSTIN LEE SCHULZ
OHIO PROFESSIONAL SURVEYOR NO. 8653

NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
2. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS PER CITY ORDINANCE No 0-90-36.
3. NO PERSON SHALL INSTALL ANY PUMP, PIPING DEVICE, APPARATUS OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE CITY OF SPRINGBORO, CITY ENGINEER.
4. THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS DRAINAGE EASEMENT ON THIS PLAT.
5. ALL SUMP DRAINS, DETENTION BASINS, DRAINAGE CHANNELS, ISLANDS, OR WALKING/BIKE PATHS SHALL BE MAINTAINED CEDAR CREEK RESERVE HOME OWNER ASSOCIATION.
6. ALL EASEMENT AREAS OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE LOT OWNER. WITHIN THE EASEMENT, NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.
7. THE OPEN SPACE LOTS ARE NON-BUILDABLE LOT AND ARE TO BE MAINTAINED BY THE CEDAR CREEK RESERVE HOME OWNER ASSOCIATION.
8. ALL STORM SEWER MAINS AND STRUCTURES ON OPEN SPACE LOTS, IN REAR/FRONT/SIDE YARDS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE CEDAR CREEK RESERVE HOME OWNER ASSOCIATION

LEGEND

▲	-MAG NAIL SET	U.E.	-UTILITY EASEMENT
●	-5/8" IRON PIN SET	D.E.	-DRAINAGE EASEMENT
○	-5/8" IRON PIN FOUND (IPF) OR AS NOTED	BS	-BUILDING SETBACK
◬	-MAG NAIL FOUND	P.O.B.	-POINT OF BEGINNING
◬	-RAILROAD SPIKE FOUND	P.O.C.	-POINT OF COMMENCING
◉	-1" IRON PIPE FOUND OR AS NOTED	—o—o—	FENCE
□	-STONE FOUND		
+	-NOTCH FOUND		

ACREAGE TABLE	
LOTS 1-19	31.2690 ACRES
R/W	1.8302 ACRES
TOTAL	33.0992 ACRES

SURVEYOR NOTES:

1.) OCCUPATION FITS SURVEY AS SHOWN.
2.) MONUMENTATION IN GOOD CONDITION.
3.) SOURCE DOCUMENTS AS NOTED.
4.) BEARINGS BASED ON GPS OBSERVATION USING ODOT'S VRS NETWORK, OHIO SOUTH ZONE
5.) DEED REFERENCE: AS NOTED
6.) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT PROVIDED TO APEX.
A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C1	250.75'	300.00'	47°53'21"	N18°28'14"W	243.51'
C2	31.39'	20.00'	89°54'48"	S87°02'17"E	28.26'
C3	31.44'	20.00'	90°03'51"	N2°58'24"E	28.30'
C4	228.25'	275.00'	47°33'19"	N18°18'13"W	221.75'
C5	269.62'	325.00'	47°31'58"	N18°17'33"W	261.96'
C6	87.30'	325.00'	15°23'23"	S34°21'50"E	87.03'
C7	165.07'	275.00'	34°23'32"	N24°53'07"W	162.60'
C8	81.70'	325.00'	14°24'15"	S19°28'01"E	81.49'
C9	73.41'	325.00'	12°56'30"	S5°47'38"E	73.25'
C10	63.18'	275.00'	13°09'47"	N1°06'27"W	63.04'
C11	27.21'	325.00'	4°47'49"	S3°04'32"W	27.20'
C12	31.42'	20.00'	90°00'00"	S39°31'34"E	28.28'
C13	31.42'	20.00'	90°00'00"	S50°28'26"W	28.28'

OWNER / DEVELOPER

ASSOCIATE CONSTRUCTION, INC.
320 WEST CENTRAL AVENUE
SPRINGBORO, OHIO 45066

CITY APPROVALS

APPROVED BY COUNCIL AND THE MUNICIPALITY OF SPRINGBORO THIS _____ DAY OF _____, 20___.

_____
MAYOR

_____
ATTEST-CLERK OF COUNCIL

_____
CITY ENGINEER

WARREN COUNTY AUDITOR

ENTERED FOR TRANSFER THIS_____ DAY OF_____, 20___.

BY:_____ _____
DEPUTY AUDITOR AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

RECEIVED ON THIS _____ DAY OF_____, 20___ AT_____.M.

RECORDED ON THIS _____ DAY OF_____, 20___ AT_____.M.

RECORDED IN PLAT BOOK NO. _____, PAGE_____, FEE $_____

BY:_____ _____
DEPUTY RECORDER RECORDER, WARREN COUNTY, OHIO

SCALE: 1"=100'
DATE: 03-31-25
DRAWN: BAD
DESIGNED: JLL
CHECKED: JLS

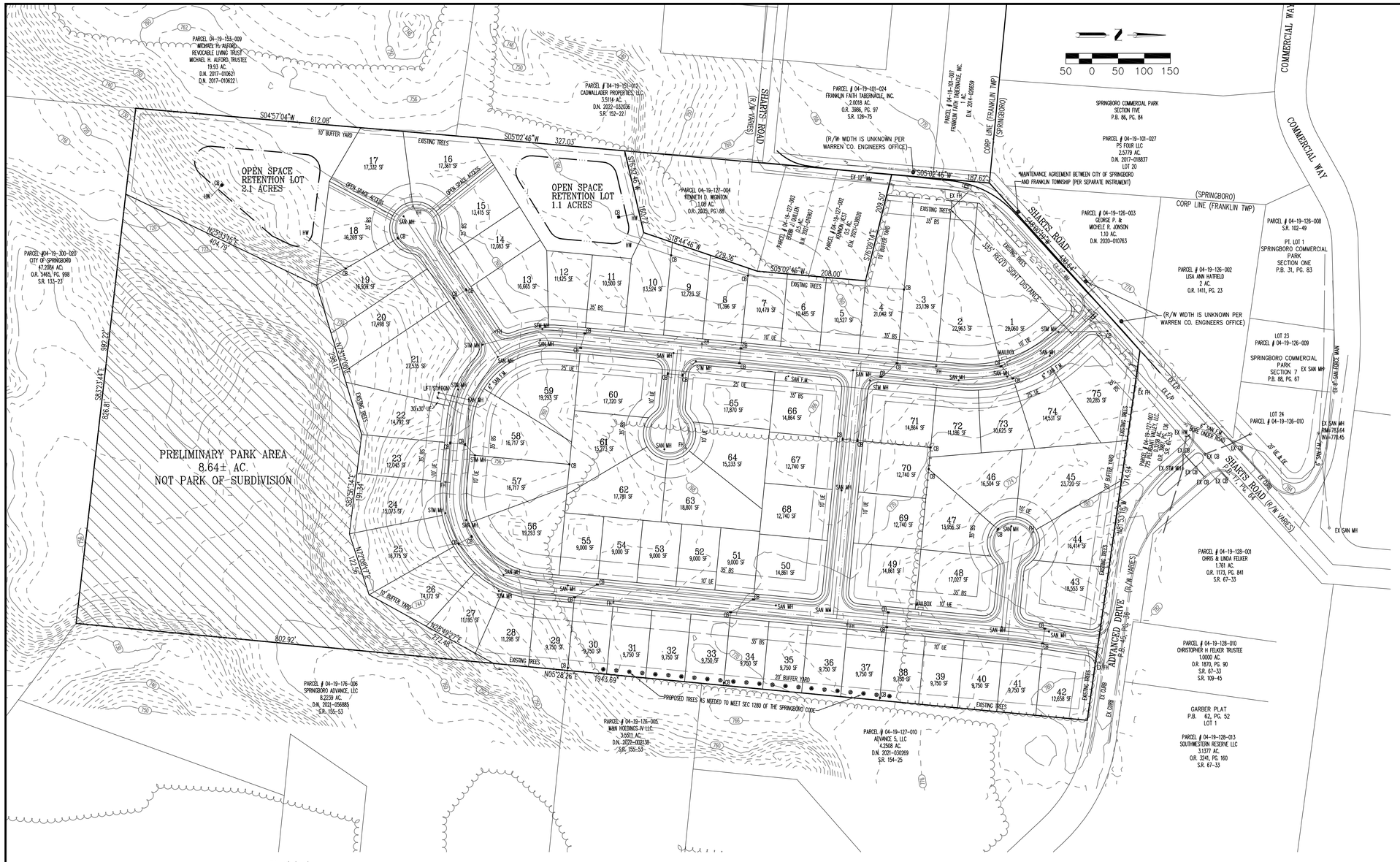
APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

PROJECT: 212456
DRAWING: 222036RC

SHEET 1 OF 2

H:\DATA\Land Projects\212456 CEDAR RESERVE\dwg\Phase 1\222036RC.dwg, 5/8/2025 1:45:06 PM



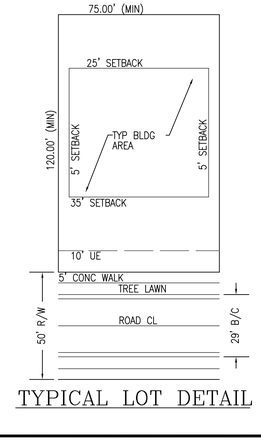
VICINITY MAP
NOT TO SCALE

SITE DATA

PARCELS: 04191760020 & 04191270050
DEEDS: OR 318 PGS. 864-865 & VOL 221 PG 497
AREA: 42.082 AC. (TOTAL)
PROPOSED ZONE: R-2

DEVELOPER/APPLICANT/OWNER

ASSOCIATE CONSTRUCTION, LLC
31 A EAGLE COURT
CARLISLE, OH 45005
(937)746-2932



TYPICAL LOT DETAIL

GENERAL/LANDSCAPING NOTES:

1.) ALL BUFFER YARD LANDSCAPING SHALL MEET SPECS IN SEC 1280 OF THE SPRINGBORO CODE OF ORDINANCES
2.) SUBDIVISION SHALL MEET R-2 ZONING REQUIREMENTS.

SURVEYOR NOTES:

1.) SOURCE DOCUMENTS AS NOTED.
2.) BEARINGS BASED ON D.N. 2022-004470

PRELIMINARY PLAN
CEDAR CREEK RESERVE
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

2 WORKING DAYS BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

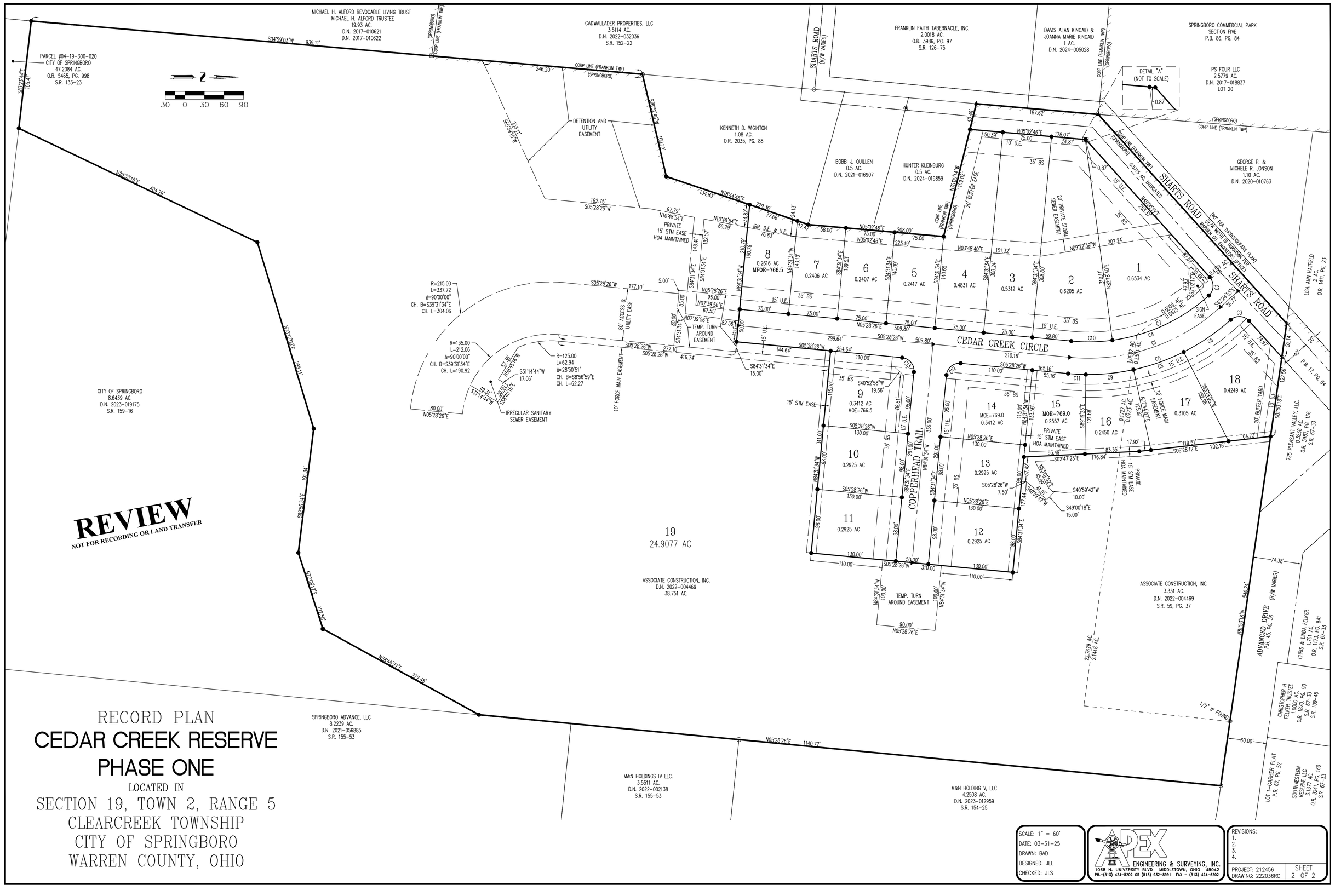
SCALE: 1"=100'
DATE: 08-24-23
DRAWN: JLL
DESIGNED: JLL
CHECKED: .

APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

PROJECT: 212456
DRAWING: 222036BA

SHEET 1 OF 1



REVIEW
NOT FOR RECORDING OR LAND TRANSFER

RECORD PLAN

CEDAR CREEK RESERVE
PHASE ONE

LOCATED IN
SECTION 19, TOWN 2, RANGE 5
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

SCALE: 1" = 60'
DATE: 03-31-25
DRAWN: BAD
DESIGNED: JLL
CHECKED: JLS

APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

PROJECT: 212456
DRAWING: 222036RC

SHEET 2 OF 2

H:\DATA\Land Projects\212456 CEDAR RESERVE\dwg\Phase 1\222036RC.dwg, 5/8/2025 1:44:37 PM

SPRINGBORO

Final Approval, Record Plan Review Bailey Farms Red Lion-Five Points

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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: M/I Homes of Cincinnati, LLC

Address: 9349 Waterstone Blvd. Suite 100
Cincinnati, Ohio 45249

Telephone No. (513) 267-4719

Fax No. ( ) N/A

Email Address: mathan@mihomes.com

PROPERTY OWNER NAME (IF OTHER): _____

Address: _____

_____

Telephone No. ( ) _____

Property Address or General Location: 6821 Red Lion 5 Points Road Springboro, Ohio 45066

Parcel Number(s): 0812201002 & 0812226003 Acreage: 21.1745

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

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 0.897 Number of Residential Units 19

Proposed Use: Residential subdivision containing 19 buildable lots and 3 open space lots

_____

_____

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) (Date)

Michael Athan
Printed Name

8/29/2024 CA

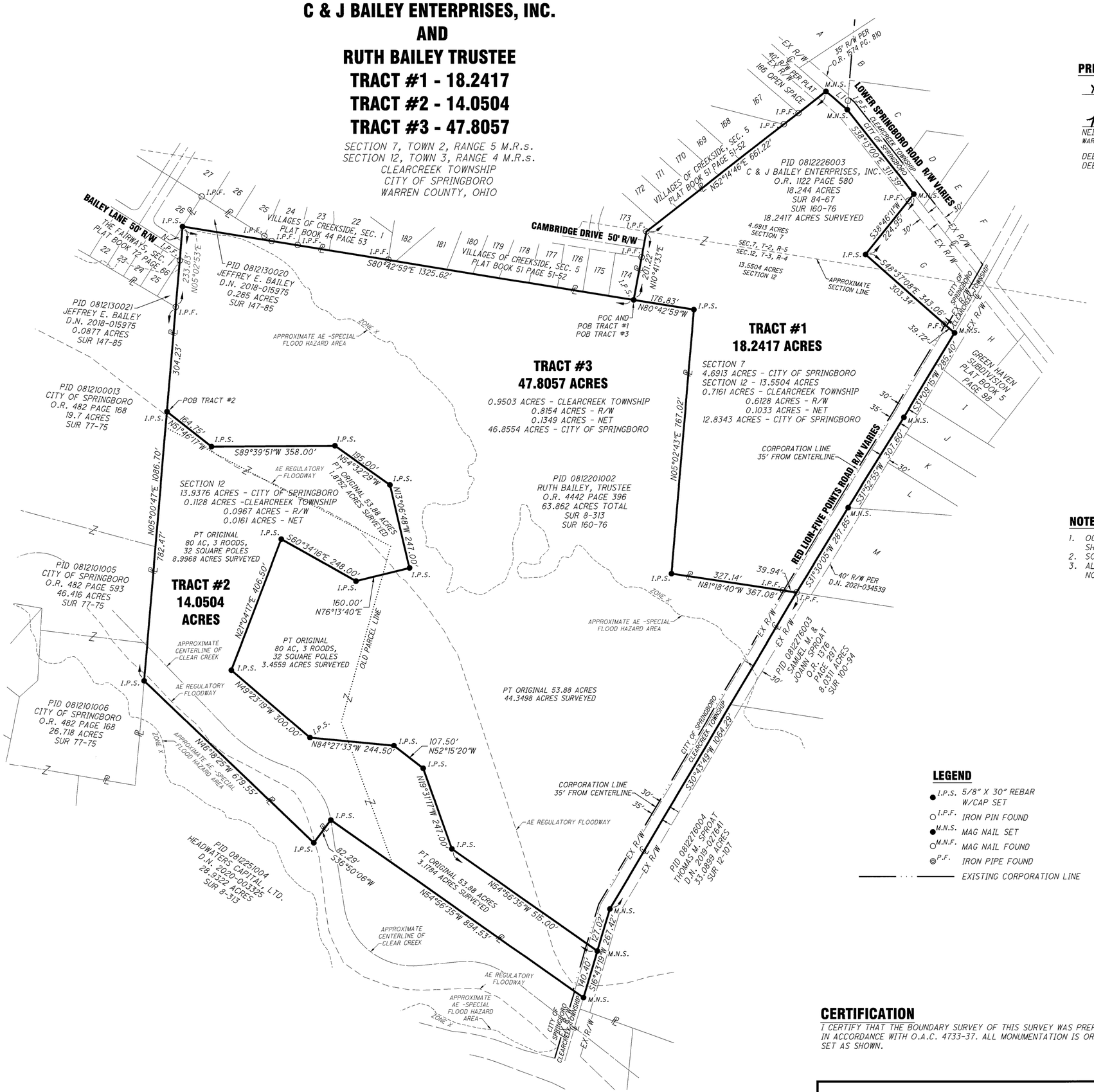
PLAT OF SURVEY

FOR

C & J BAILEY ENTERPRISES, INC.
AND
RUTH BAILEY TRUSTEE
TRACT #1 - 18.2417
TRACT #2 - 14.0504
TRACT #3 - 47.8057

SECTION 7, TOWN 2, RANGE 5 M.R.S.
SECTION 12, TOWN 3, RANGE 4 M.R.S.
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

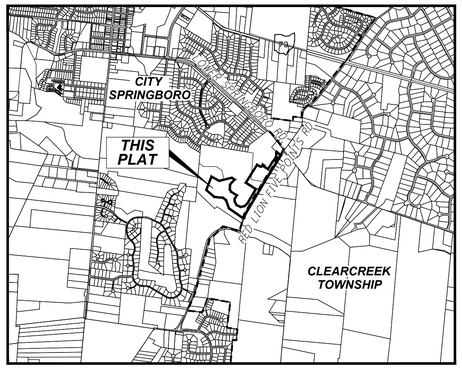
VOLUME 160, PLAT NO. 100
WARREN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS


BAILEY LANE 50' R/W
THE FAIRWAYS, SEC. 1
PLAT BOOK 12 PAGE 66
CAMBRIDGE DRIVE 50' R/W
LOWER SPRINGBORO ROAD R/W VARIES
RED LION-FIVE POINTS ROAD R/W VARIES
VILLAGES OF CREEKSIDE, SEC. 1
PLAT BOOK 44 PAGE 53
VILLAGES OF CREEKSIDE, SEC. 5
PLAT BOOK 51 PAGE 51-52
PID 0812130020
JEFFREY E. BAILEY
D.N. 2018-015975
0.285 ACRES
SUR 147-85
PID 0812130021
JEFFREY E. BAILEY
D.N. 2018-015975
0.0877 ACRES
SUR 147-85
PID 0812100013
CITY OF SPRINGBORO
O.R. 482 PAGE 168
19.7 ACRES
SUR 77-75
PID 0812101005
CITY OF SPRINGBORO
O.R. 482 PAGE 593
46.416 ACRES
SUR 77-75
PID 0812101006
CITY OF SPRINGBORO
O.R. 482 PAGE 168
26.718 ACRES
SUR 77-75
PID 0812251004
HEADWATERS CAPITAL, LTD.
D.N. 2020-003325
28.9322 ACRES
SUR 8-313
PID 0812201002
RUTH BAILEY, TRUSTEE
O.R. 4442 PAGE 396
63.862 ACRES TOTAL
SUR 8-313
SUR 160-76
PID 0812226003
C & J BAILEY ENTERPRISES, INC.
O.R. 1122 PAGE 580
18.244 ACRES
SUR 84-67
SUR 160-76
18.2417 ACRES SURVEYED
PID 0812276003
SAMUEL M. & JOANN SPROAT
O.R. 1376 PAGE 297
8.031 ACRES
SUR 100-94
PID 0812276004
THOMAS M. SPROAT
D.N. 2019-027641
33.0899 ACRES
SUR 12-107
GREEN HAVEN SUBDIVISION
PLAT BOOK 5 PAGE 98
TRACT #1
18.2417 ACRES
SECTION 7
4.6913 ACRES - CITY OF SPRINGBORO
SECTION 12 - 13.5504 ACRES
0.7161 ACRES - CLEARCREEK TOWNSHIP
0.6128 ACRES - R/W
0.1033 ACRES - NET
12.8343 ACRES - CITY OF SPRINGBORO
TRACT #2
14.0504
ACRES
SECTION 12
13.9376 ACRES - CITY OF SPRINGBORO
0.1128 ACRES -CLEARCREEK TOWNSHIP
0.0967 ACRES - R/W
0.0161 ACRES - NET
TRACT #3
47.8057 ACRES
0.9503 ACRES - CLEARCREEK TOWNSHIP
0.8154 ACRES - R/W
0.1349 ACRES - NET
46.8554 ACRES - CITY OF SPRINGBORO
PT ORIGINAL 53.88 ACRES
1.8752 ACRES SURVEYED
PT ORIGINAL 53.88 ACRES
3.1764 ACRES SURVEYED
PT ORIGINAL 53.88 ACRES
44.3498 ACRES SURVEYED
PT ORIGINAL
80 AC, 3 ROODS,
32 SQUARE POLES
8.9968 ACRES SURVEYED
PT ORIGINAL
80 AC, 3 ROODS,
32 SQUARE POLES
3.4559 ACRES SURVEYED
4.6913 ACRES SECTION 7
13.5504 ACRES SECTION 12
SEC.7, T-2, R-5
SEC.12, T-3, R-4
POC AND POB TRACT #1
POB TRACT #3
POB TRACT #2
APPROXIMATE SECTION LINE
CORPORATION LINE 35' FROM CENTERLINE
APPROXIMATE AE -SPECIAL FLOOD HAZARD AREA
ZONE X
AE REGULATORY FLOODWAY
APPROXIMATE CENTERLINE OF CLEAR CREEK
OLD PARCEL LINE
CITY OF SPRINGBORO CLEARCREEK TOWNSHIP
S80°42'59"E 1325.62'
N52°14'46"E 661.22'
S38°13'00"E 311.39'
S38°46'11"W 224.85'
S48°37'08"E 343.06'
S31°09'15"W 285.40'
S31°52'55"W 307.60'
S31°30'05"W 287.85'
N81°18'40"W 367.08'
S30°43'49"W 1064.29'
S16°43'19"W 267.42'
N80°42'59"W 176.83'
N05°02'43"E 767.02'
N05°00'41"E 1086.70'
N05°00'41"E 782.47'
N46°18'25"W 679.35'
N49°23'19"W 300.00'
N84°27'33"W 244.50'
N52°15'20"W 107.50'
N19°31'17"W 247.00'
N54°56'35"W 515.00'
N54°56'35"W 894.53'
S89°39'51"W 358.00'
N51°46'17"W 164.75'
N54°32'29"W 195.00'
N13°06'48"W 247.00'
S60°34'16"E 248.00'
N21°04'17"E 406.50'
N76°13'40"E 160.00'
S36°50'06"W 82.29'
N05°02'53"E 233.83'
N10°41'33"E 201.22'
304.23'
127.02'
160.40'
39.72'
39.94'
327.14'
303.34'
224.85'
311.39'
661.22'
1325.62'
1086.70'
782.47'
679.35'
300.00'
244.50'
107.50'
247.00'
515.00'
894.53'
358.00'
164.75'
195.00'
247.00'
248.00'
406.50'
160.00'
82.29'
233.83'
201.22'
176.83'
767.02'
1064.29'
267.42'
160.40'
127.02

BAILEY FARM - PHASE 1

SITUATE IN SECTION 12, TOWN 3, RANGE 4 M.Rs. AND SECTION 7, TOWN 2, RANGE 5 M.Rs., BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

MAY 2025



VICINITY MAP

DEED REFERENCE

SITUATE IN SECTION 12, TOWN 3, RANGE 4 M.Rs. AND SECTION 7, TOWN 2, RANGE 5 M.Rs., BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

HOME OWNERS ASSOCIATION DECLARATIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS _____ , OF THE WARREN COUNTY RECORDER'S RECORDS.

M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002298
18.2417 ACRES (DEED)

THIS RECORD PLAN - BAILEY FARM - PHASE 1	5.4623 ACRES
REMAINING NOT PLATTED	12.7794 ACRES
TOTAL	18.2417 ACRES

M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002299
47.8057 ACRES (DEED)

THIS RECORD PLAN - BAILEY FARM - PHASE 1	15.7122 ACRES
REMAINING NOT PLATTED	32.0935 ACRES
TOTAL	47.8057 ACRES

BAILEY FARM - PHASE 1 AREA SUMMARY

19 BUILDABLE LOTS	3.5795 ACRES
3 NON-BUILDABLE AREA (OPEN SPACE LOTS)	14.2617 ACRES
PUBLIC RIGHT-OF-WAY (DEDICATED STREET)	1.9051 ACRES
EXISTING PUBLIC RIGHT-OF-WAY (DEDICATED STREET)	1.4282 ACRES
TOTAL	21.1745 ACRES

PARCEL TABLE

NEW/OLD	LOT	SIDWELL #	NEW/OLD	LOT	SIDWELL #
NEW	1	08-18-200-	NEW	15	08-18-200-
NEW	2	08-18-200-	NEW	16	08-18-200-
NEW	3	08-18-200-	NEW	17	08-18-200-
NEW	4	08-18-200-	NEW	18	08-18-200-
NEW	5	08-18-200-	NEW	19	08-18-200-
NEW	6	08-18-200-	OLD	EX.	08-12-201-002
NEW	7	08-18-200-	OLD	EX.	08-12-201-003
NEW	8	08-18-200-			
NEW	9	08-18-200-			
NEW	10	08-18-200-			
NEW	11	08-18-200-			
NEW	12	08-18-200-			
NEW	13	08-18-200-			
NEW	14	08-18-200-			

OWNERS CONSENT AND DEDICATION

WE THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREON PLATTED, DO HEREBY VOLUNTARY CONSENT TO EXECUTION OF THE SAID RECORD PLAN AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS RECORD PLAN, UNLESS DESIGNED FOR SPECIFIC PURPOSE, ARE FOR: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE VISION, STORM SEWER DISPOSAL OR OTHER UTILITY LINES OR SERVICES; 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 PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAYBE 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 THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE HAZARD.

WE FURTHER GRANT TO THE CITY OF SPRINGBORO THE RIGHT TO ALL UTILITY EASEMENTS AS SHOWN HEREIN ON THE UN-PLATTED PROPERTY UNTIL SUCH TIME AS THEY ARE FORMALLY DEDICATED IN A FUTURE RECORD PLAN.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DUKE ENERGY, AT&T, SPECTRUM

IN WITNESS WHEREOF, M/I HOMES OF CINCINNATI, LLC, OWNER, HAS HEREUNTO SET HIS/HER HAND THIS ___ DAY OF _____, 202__.

_____ _____
PRINTED NAME TITLE

_____
SIGNATURE

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, OF M/I HOMES OF CINCINNATI, LLC, OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, M/I HOMES OF CINCINNATI, LLC, OWNER, HAS HEREUNTO SET HIS/HER HAND THIS ___ DAY OF _____, 202__.

_____
NOTARY PUBLIC

CITY OF SPRINGBORO APPROVALS:

APPROVED AND ACCEPTED BY COUNCIL OF THE CITY OF SPRINGBORO ON THIS____ DAY OF_____, 202__.
ATTEST:

_____ _____ _____
CLERK OF COUNCIL MAYOR CITY ENGINEER

WARREN COUNTY AUDITOR

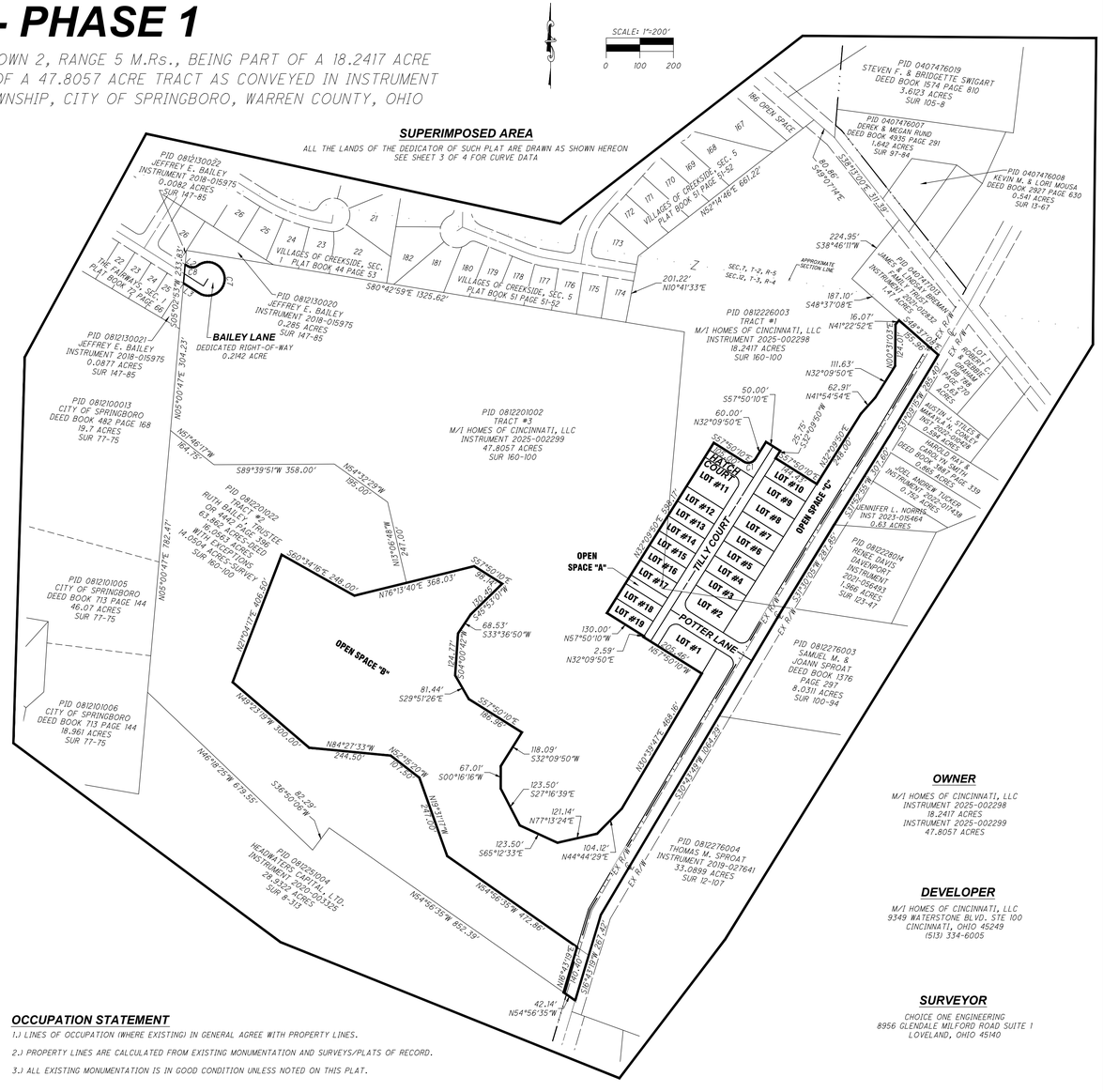
APPROVED AND TRANSFERRED THIS_____, DAY OF_____, 20___.

_____
DEPUTY AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

FILE NO._____
RECEIVED ON THIS_____ DAY OF_____ 20___ AT_____ ___M.
RECORDED ON THIS_____ DAY OF_____ 20___ AT_____ ___M.
RECORDED IN PLAT BOOK NO._____ PAGE_____
FEE $_____

_____
DEPUTY RECORDER, WARREN COUNTY, OHIO


SCALE: 1"=200'
0 100 200
SUPERIMPOSED AREA
ALL THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON
SEE SHEET 3 OF 4 FOR CURVE DATA
PID 0407476019
STEVEN F. & BRIDGETTE SWIGART
DEED BOOK 1574 PAGE 810
3.6123 ACRES
SUR 105-8
PID 0407476007
DEREK & MEGAN RUND
DEED BOOK 4935 PAGE 291
1.642 ACRES
SUR 97-84
PID 0407476008
KEVIN M. & LORI MOUSA
DEED BOOK 2927 PAGE 630
0.541 ACRES
SUR 13-67
PID 0407477013
JAMES & JACQUELINE TRUST
INSTRUMENT 2020-00843
1.411 ACRES
SUR 97-84
PID 0812130022
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.0082 ACRES
SUR 147-85
PID 0812130020
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.285 ACRES
SUR 147-85
PID 0812130021
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.0877 ACRES
SUR 147-85
BAILEY LANE
DEDICATED RIGHT-OF-WAY
0.2142 ACRE
PID 0812226003
TRACT #1
M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002298
18.2417 ACRES
SUR 160-100
PID 0812201002
TRACT #3
M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002299
47.8057 ACRES
SUR 160-100
PID 0812100003
CITY OF SPRINGBORO
DEED BOOK 482 PAGE 168
19.7 ACRES
SUR 77-75
PID 0812200022
RUTH BAILEY, #2
ONE TRACTTRUSTEE
63.8442 ACRES-SEE
WITH 0.663 ACRES
WITH 0.4 ACRES-SEE
WITH EXCEPTIONS
14.0624 ACRES
SURVEY
SUR 160-100
PID 0812101005
CITY OF SPRINGBORO
DEED BOOK 713 PAGE 144
46.07 ACRES
SUR 77-75
PID 0812101006
CITY OF SPRINGBORO
DEED BOOK 713 PAGE 144
18.961 ACRES
SUR 77-75
PID 0812225004
HELDMAN FAMILY CAPITAL, LTD.
INSTRUMENT 2020-00313125
28.532 ACRES
SUR 8-313
PID 0812276004
THOMAS M. SPROAT
INSTRUMENT 2019-027641
33.0899 ACRES
SUR 12-107
PID 0812276003
SAMUEL M. & JOANN SPROAT
DEED BOOK 1376
PAGE 297
8.0311 ACRES
SUR 100-94
PID 0812228014
RENEE DAVIS DAVENPORT
INSTRUMENT 2021-028693
1.986 ACRES
SUR 123-47
PID 0812228004
JON AMBROSE TUCKER
INSTRUMENT 2021-028428
0.702 ACRES
JENNIFER L. NORRIS
INST 2021-015464
0.63 ACRES
PID 0812228005
MARTIN H. STILES &
MARTHA A. STILES
INST. 1.334 ACRES
PARCEL 1 SAT A
CAPROCK PH 1A/1B
DEED BOOK 1441 PAGE 359
0.884 ACRES
OPEN SPACE "A"
OPEN SPACE "B"
OPEN SPACE "C"
TILLY COURT
POTTER LANE
LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
LOT #11
LOT #12
LOT #13
LOT #14
LOT #15
LOT #16
LOT #17
LOT #18
LOT #19
BEACH COURT
VILLAGES OF CREEKSIDE, SEC. 1 PLAT BOOK 49 PAGE 53
VILLAGES OF CREEKSIDE, SEC. 5 PLAT BOOK 51 PAGE 51-52
THE FAIRWAYS, SEC. 1 PLAT BOOK 72 PAGE 66
186' OPEN SPACE
S80°42'59"E 1325.62'
N82°14'46"E 661.22'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
S89°39'51"W 358.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000.00'
N89°23'59"W 1000

BAILEY FARM - PHASE 1

SITUATE IN SECTION 12, TOWN 3, RANGE 4 M.Rs. AND SECTION 7, TOWN 2, RANGE 5 M.Rs., BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

MAY 2025

PID 0812201022
TRACT #2
RUTH BAILEY, TRUSTEE
OR 4442 PAGE 396
63.862 ACRES-DEED
16.0563 ACRES WITH EXCEPTIONS
14.0504 ACRES-SURVEY
SUR 160-100

PID 0812201021
TRACT #3
M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002299
47.8057 ACRES
SUR 160-100

PID 0812201022
TRACT #2
RUTH BAILEY, TRUSTEE
OR 4442 PAGE 396
63.862 ACRES-DEED
16.0563 ACRES WITH EXCEPTIONS
14.0504 ACRES-SURVEY
SUR 160-100

PID 0812251004
HEADWATERS CAPITAL LTD.
INSTRUMENT 2004-003325
28.9322 ACRES
SUR 6-313

PID 0812276004
THOMAS M. SPOAT
INSTRUMENT 2019-007641
32.6862 ACRES
SUR 12-107

SEE SHEET 3 OF 4

LOT #19
0.1592 AC.

LOT #1
0.3051 AC.

OPEN SPACE "B"
12.4901 ACRES
RETENTION POND

RED LION 5 POINTS ROAD 60' R/W

AE REGULATORY FLOODWAY

APPROXIMATE AE -SPECIAL FLOOD HAZARD AREA

ZONE X

80' UTILITY EASEMENT

STORM/DRAINAGE EASEMENT INSTRUMENT 2025-

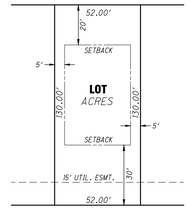
8' UTILITY AND PATH EASEMENT

EX. WATERLINE EASEMENT - VOLUME 369 PAGE 638
EX. ELECTRIC EASEMENT INSTRUMENT 2005-

CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP

EX R/W

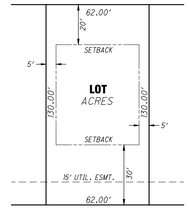
TYPICAL LOT
LOTS 1-7 AND LOTS 12-19



STREET

NOT TO SCALE
TYPICAL LOT IS 6,760 SQUARE FEET
1,475 MINIMUM SQUARE FEET
BUILDING SETBACKS
FRONT=30'
REAR=20'
SIDE=5'

TYPICAL LOT
LOTS 8-11



STREET

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TYPICAL LOT IS 8,060 SQUARE FEET
1,525 MINIMUM SQUARE FEET
BUILDING SETBACKS
FRONT=30'
REAR=20'
SIDE=5'

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'

0 30 60 120

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- 5/8" IRON PIN FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIPE FOUND
- MONUMENT BOX W/IP FOUND
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE

EASEMENT NOTES

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2. ALL STORM/DRAINAGE EASEMENTS ARE PUBLICLY AVAILABLE, AS SHOWN ON THIS PLAT.
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SEE SHEET 3 OF 4 FOR CURVE AND LINE TABLES

STATE OF OHIO
BENJAMIN M. PETERSON
9629
REGISTERED
PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	05-01-2025
DRAWN BY:	MPL
JOB NUMBER:	WARSPR2202
SHEET NUMBER	2 OF 4

BAILEY FARM - PHASE 1

SITUATE IN SECTION 12, TOWN 3, RANGE 4 M.Rs. AND SECTION 7, TOWN 2, RANGE 5 M.Rs., BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN INSTRUMENT 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

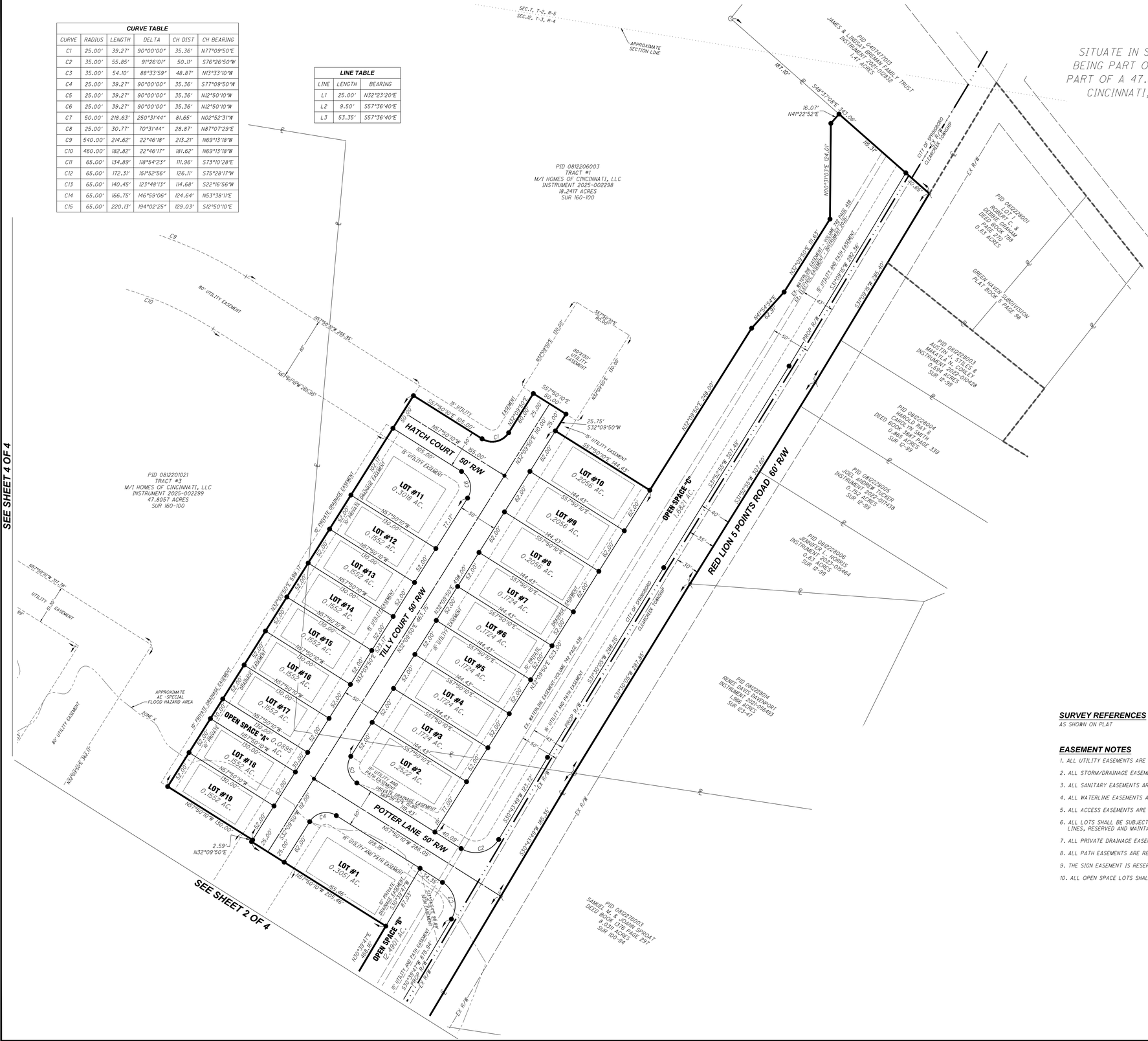
MAY 2025

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	N77°09'50"E
C2	35.00'	55.85'	91°26'01"	50.11'	S76°26'50"W
C3	35.00'	54.10'	88°33'59"	48.87'	N13°33'10"W
C4	25.00'	39.27'	90°00'00"	35.36'	S77°09'50"W
C5	25.00'	39.27'	90°00'00"	35.36'	N12°50'10"W
C6	25.00'	39.27'	90°00'00"	35.36'	N12°50'10"W
C7	50.00'	218.63'	250°31'44"	81.65'	N02°52'31"W
C8	25.00'	30.77'	70°31'44"	28.87'	N87°07'29"E
C9	540.00'	214.62'	22°46'18"	213.21'	N69°13'18"W
C10	460.00'	182.82'	22°46'17"	181.62'	N69°13'18"W
C11	65.00'	134.89'	118°54'23"	111.96'	S73°10'28"E
C12	65.00'	172.31'	151°52'56"	126.11'	S75°28'17"W
C13	65.00'	140.45'	123°48'13"	114.68'	S22°16'56"W
C14	65.00'	166.75'	146°59'06"	124.64'	N53°38'11"E
C15	65.00'	220.13'	194°02'25"	129.03'	S12°50'10"E

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	N32°23'20"E
L2	9.50'	S57°36'40"E
L3	53.35'	S57°36'40"E

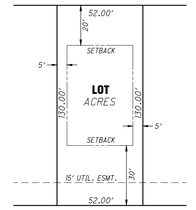


THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'

0 30 60 120

TYPICAL LOT
LOTS 1-7 AND LOTS 12-19



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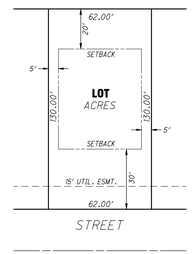
TYPICAL LOT
LOTS 8-11



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LEGEND

- 5/8" X 30" REBAR W/CAP SET
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- MONUMENT BOX W/IP FOUND
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- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE

SURVEY REFERENCES
AS SHOWN ON PLAT

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SEE SHEET 3 OF 4 FOR CURVE AND LINE TABLES

STATE OF OHIO BRIAN M. PLUMMER 8369 REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 05-01-2025
DRAWN BY: MPL
JOB NUMBER: WARSPR2202
SHEET NUMBER 3 OF 4

BAILEY FARM - PHASE 1

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MAY 2025

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0 30 60 120

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SEE SHEET 3 OF 4 FOR CURVE AND LINE TABLES

LAKESHORE DRIVE 50' R/W

BAILEY LANE 50' R/W

BAILEY LANE
DEDICATED RIGHT-OF-WAY
0.2142 ACRE

PID 0812130022
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.0082 ACRES
SUR 147-85

PID 0812130020
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.385 ACRES
SUR 147-85

PID 0812130021
JEFFREY E. BAILEY
INSTRUMENT 2018-015975
0.0877 ACRES
SUR 147-85

PID 0812201021
TRACT #3
M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002299
47.8057 ACRES
SUR 160-100

PID 0812206003
TRACT #1
M/I HOMES OF CINCINNATI, LLC
INSTRUMENT 2025-002298
18.2417 ACRES
SUR 160-100

PID 0812100013
CITY OF SPRINGBORO
DEED BOOK 482 PAGE 168
19.7 ACRES
SUR 77-75

PID 0812201022
TRACT #2
RUTH BAILEY, TRUSTEE
OR 4442 PAGE 396
63.862 ACRES-DEED
16.0563 ACRES WITH EXCEPTIONS
14.0504 ACRES-SURVEY
SUR 160-100

PID 0812101005
CITY OF SPRINGBORO
DEED BOOK 113 PAGE 144
46.07 ACRES
SUR 77-75

THE FAIRWAYS, SEC. 1 PLAT BOOK 72 PAGE 66

VILLAGES OF CREEKSIDE, SEC. 1 PLAT BOOK 44 PAGE 53

VILLAGES OF CREEKSIDE, SEC. 5 PLAT BOOK 51 PAGE 51-52

OPEN SPACE "A"
0.0895 AC.

OPEN SPACE "B"
12.4901 ACRES

RETENTION POND

HATCH COURT 50' R/W

TILLY COURT 50' R/W

LOT #4 0.1724 AC.
LOT #5 0.1724 AC.
LOT #6 0.1724 AC.
LOT #7 0.1724 AC.
LOT #8 0.2056 AC.
LOT #9 0.2056 AC.
LOT #10 0.2056 AC.
LOT #11 0.3018 AC.
LOT #12 0.1552 AC.
LOT #13 0.1552 AC.
LOT #14 0.1552 AC.
LOT #15 0.1552 AC.
LOT #16 0.1552 AC.
LOT #17 0.1552 AC.
LOT #18 0.1552 AC.
LOT #19 0.1552 AC.

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SUBMITTED FOR REVIEW

STATE OF OHIO — BRIAN P. LEWIS — 8629 — REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	05-01-2025
DRAWN BY:	MPL
JOB NUMBER:	WARSPR2202
SHEET NUMBER	4 OF 4

SPRINGBORO

Preliminary Review
Site Plan Review
West Tech Blvd
New Building

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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

Address: 400 Canal St., Sidney, Ohio 45365

Telephone No. (937) 498-2381

Fax No. ( )

Email Address: cjohnson@ferguson-construction.com

PROPERTY OWNER NAME (IF OTHER): Synergy REIT, LLC and City of Springboro

Address:

Telephone No. ( )

Property Address or General Location: W. Tech Rd.

Parcel Number(s): 0415126010 (old #), 0415126009 (old #), 0415126017 (new)

Zoning District: ADD-1

Proposed Use: Manufacturing and future office

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)

05/22/2025
(Date)

Caleb Johnson
Printed Name

February 19, 2025

Daklak Do

240 Advanced Drive
Springboro, Ohio 45066

City of Springboro
320 W Central Avenue
Springboro Ohio 45066

Subject: Ferguson Construction Representative

Dear City Planning Commission

I hereby designate Ferguson Construction to present the plan for our new building on West Tech Road, Springboro Ohio.

Sincerely,

Daklak Do

President
Advanced Interior Solutions, Inc.

LEGEND

- SILT-FENCE
- FENCE
- WTR — WATERLINE
- STM — STORM LINE
- SAN — SANITARY
- EX-RW — RIGHT OF WAY
- PROPERTY LINE
- ELEC — ELECTRIC
- EASEMENT
- DEMOLITION
- CONTOUR MINOR
- CONTOUR MAJOR
- CENTERLINE
- GAS — GAS LINE
- COM — COMMUNICATION LINE

INTERSTATE 75

R=12502.67'
A=282.50'
Δ=1°17'41"
CH=N34°25'21"E
L=282.49'

R=12502.67'
A=32.07'
Δ=0°08'49"
CH=N35°08'36"E
L=32.07'

R=12502.67'
A=439.56'
Δ=2°00'56"
CH=N33°43'00"E
L=439.52'

R=12502.67'
A=439.56'
Δ=2°00'56"
CH=N33°43'09"E
L=439.52'

35' REAR YARD BUFFER ZONE

75' ELEC. EASEMENT

ASSUMED CENTERLINE OF EASEMENT

EX. OVERHEAD ELEC

EX. FENCE

EX. ELEC. EASEMENT

EX. ELEC. EASEMENT

EX. ELEC. EASEMENT

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.

ALL DETENTION BASINS SHALL BE USED AS SEDIMENTATION BASINS DURING THE CONSTRUCTION PERIOD. THE BASINS MUST BE INSPECTED ONCE A WEEK AND AFTER EVERY RAINFALL OR WHENEVER CITY STAFF DEEMS NECESSARY. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NECESSARY. REMOVE SEDIMENT FROM THE BASIN WHEN APPROXIMATELY HALF OF THE STORAGE VOLUME HAS BEEN FILLED.

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. WASTE EXCESS MATERIAL ON-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 (1) LAYER OF 42# WWF OR EQUAL ON 6" 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

ALL OUTSIDE HVAC UNITS SHALL BE ON A 6" CONCRETE PAD.

SITE CONCRETE SHALL BE 6" THICK (4,000 PSI - AIR ENTRAINED) WITH (1) LAYER OF 42# WWF OR EQUAL ON 6" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE. (EXCEPT 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 UNLESS SPECIFIED DIFFERENTLY.

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 AND 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, ADS END SECTION OR CONCRETE ODOT HW-1.1 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.

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 2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 3" 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.

CONCRETE PARKING BUMPERS WILL BE INSTALLED WHERE SHOWN ON THE DRAWINGS.

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 ACCESS PARKING SPACES PER OBC SECTION 1110 AND ADAAG REQUIREMENTS. UNIVERSAL PARKING SPACE DESIGN USED PER ADAAG A4.6.3 REQUIREMENTS.

SEEDING AND LANDSCAPING

AREAS WITHIN INDICATED SEEDING LIMITS SHALL BE SEEDED. (FERTILIZER, ROCK PICK-UP, MULCH & TACKIFIER, STRAW ETC. REQUIRED.)

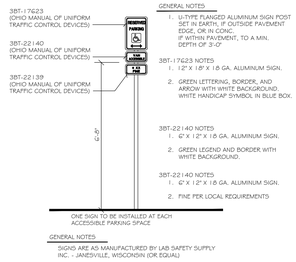
LANDSCAPING SHALL BE BY THE OWNER.

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

PARKING LOT LIGHTING

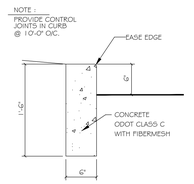
THE ELECTRICIAN SHALL COMPLY WITH ALL REQUIREMENTS OF THE SPRINGBORO ZONING CODE INCLUDING CHAPTER 1273 "EXTERIOR LIGHTING"

- PARKING LOTS AND ASSOCIATED CIRCULATION AREAS MINIMUM ILLUMINATION OF 0.4 FOOT-CANDLES AND MAXIMUM ILLUMINATION OF 6.0 FOOT-CANDLES.
- LIGHT FIXTURES SHALL NOT BE MOUNTED IN EXCESS OF THE MAXIMUM HEIGHT LIMITATION OF THE DISTRICT IN WHICH THEY ARE LOCATED. FOR LIGHTING IN RESIDENTIAL DISTRICTS AND FOR USES ADJACENT TO A RESIDENTIAL DISTRICT OR USE, LIGHT FIXTURES SHALL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE GRADE. FIXTURE HEIGHT SHALL BE MEASURED FROM THE GRADE OF THE ILLUMINATED SURFACE TO THE TOP OF THE FIXTURE.
- ALL FIXTURES SHALL BE FULLY SHIELDED.
- NO DIRECT LIGHT SOURCE SHALL BE VISIBLE AT THE PROPERTY LINE (ADJACENT TO RESIDENTIAL) AT GROUND LEVEL.
- MAXIMUM ILLUMINATION AT THE PROPERTY LINE SHALL NOT EXCEED 0.5 FOOT-CANDLES.



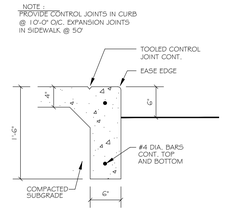
ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



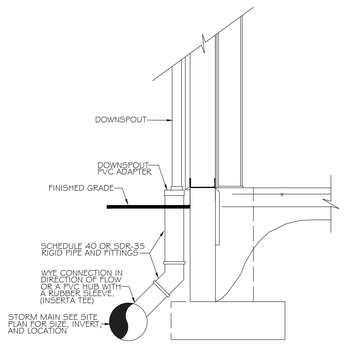
CONCRETE CURB

SCALE: 1" = 1'-0"

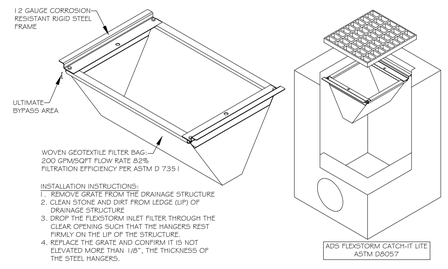


CONC. CURB AND WALK

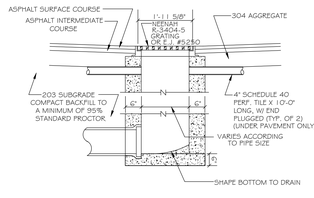
SCALE: 1" = 1'-0"



DOWNSPOUT DETAIL

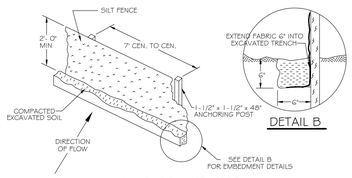


FLEXSTORM DETAIL



CATCH BASIN DETAIL

FOR ASPHALT AREAS



SILT FENCE DETAIL

NOT TO SCALE

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT 603 TYPE 3 (#57 OR #67), OR OTHER APPROVED EQUIVALENT.

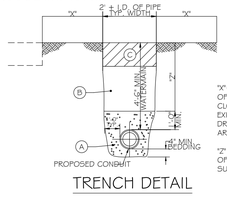
B. ALL TRENCHES WHERE "X" IS GREATER THAN "Z" FOR PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS CAN BE COMPACTED EXISTING NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4" DIAMETER.

ALL TRENCHES WHERE "Z" IS GREATER THAN "X" FOR PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL ODOT 603 TYPE 1 OR TYPE 2, IN 6" MAXIMUM LIFTS OR LOW STRENGTH MORTAR BACKFILL ODOT ITEM 613 TYPE 1 UNTIL THE TOP OF THE COMPACTED GRANULAR BACKFILL OR LOW STRENGTH MORTAR BACKFILL IS HIGH ENOUGH WHERE "X" IS GREATER THAN "Z".

C. DENSITY TEST ON GRANULAR BACKFILL OF 95% OF ASTM D698 STANDARD PROCTOR. CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE MUNICIPALITY.

D. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659. IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS.

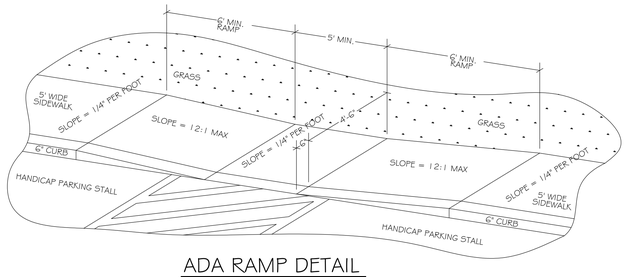
E. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE MUNICIPALITY BEFORE LEAVING THE WORK FOR THE NIGHT.



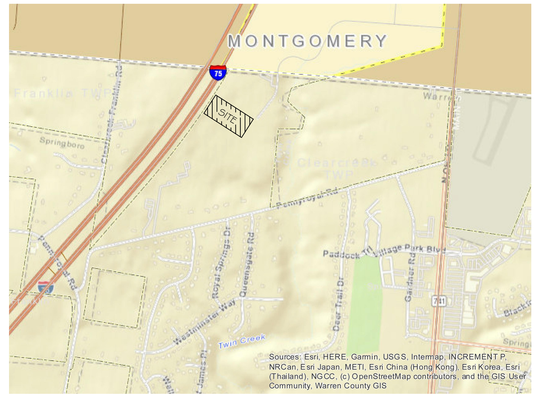
"X"= DISTANCE FROM EDGE OF TRENCH TO EDGE OF CLOSEST PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS.

"Z" = DISTANCE FROM TOP OF BEDDING TO FINISH SURFACE.

TRENCH DETAIL



ADA RAMP DETAIL



VICINITY MAP SCALE : N.T.S.

Revisions

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FERGUSON CONSTRUCTION
www.ferguson-construction.com

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

Dayton, Ohio
825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173

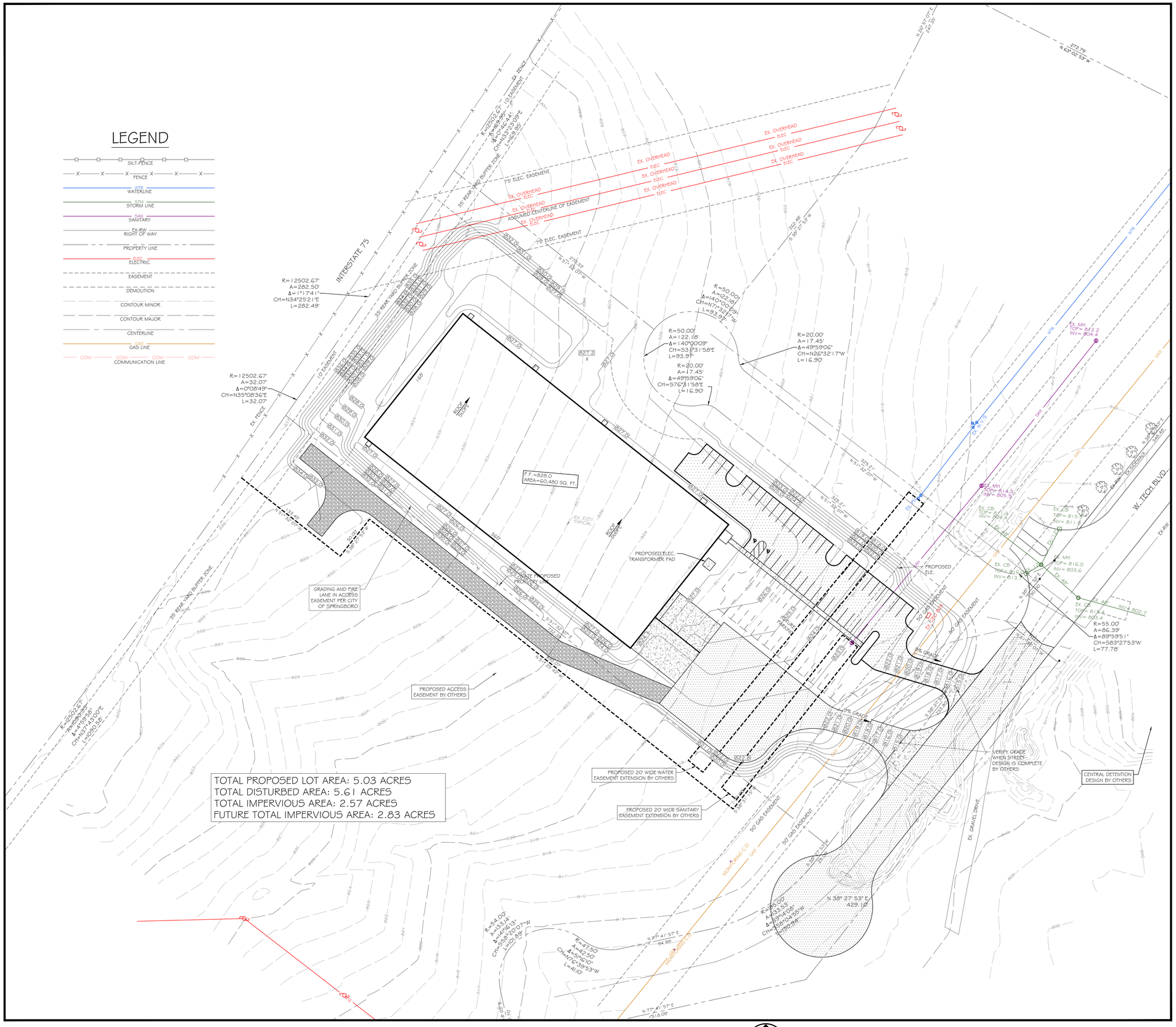
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

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

Job Number	E-43030
Date	05/13/25
Drawn By	CTJ
Checked By	JWM

SITE NOTES AND DETAILS

C-2.1



GRADING PLAN SCALE : 1" = 40' -0"

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS

GRAPHIC SCALE

0 20 40 80

1 inch =40'

Revisions

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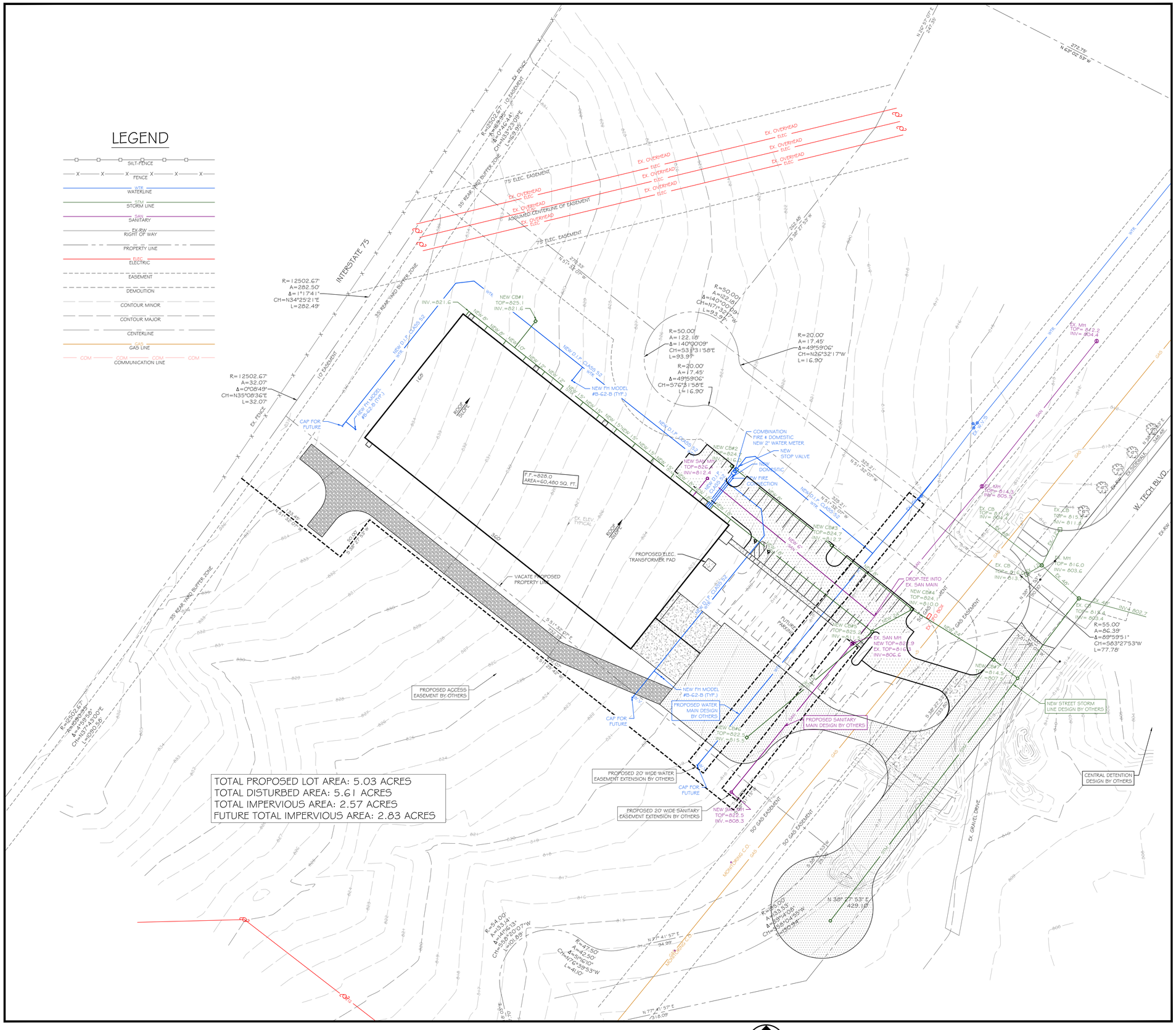
GRADING PLAN

C-3.1



UTILITY PLAN

SCALE : 1" = 40' -0"

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS

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UTILITY PLAN

C-4.1

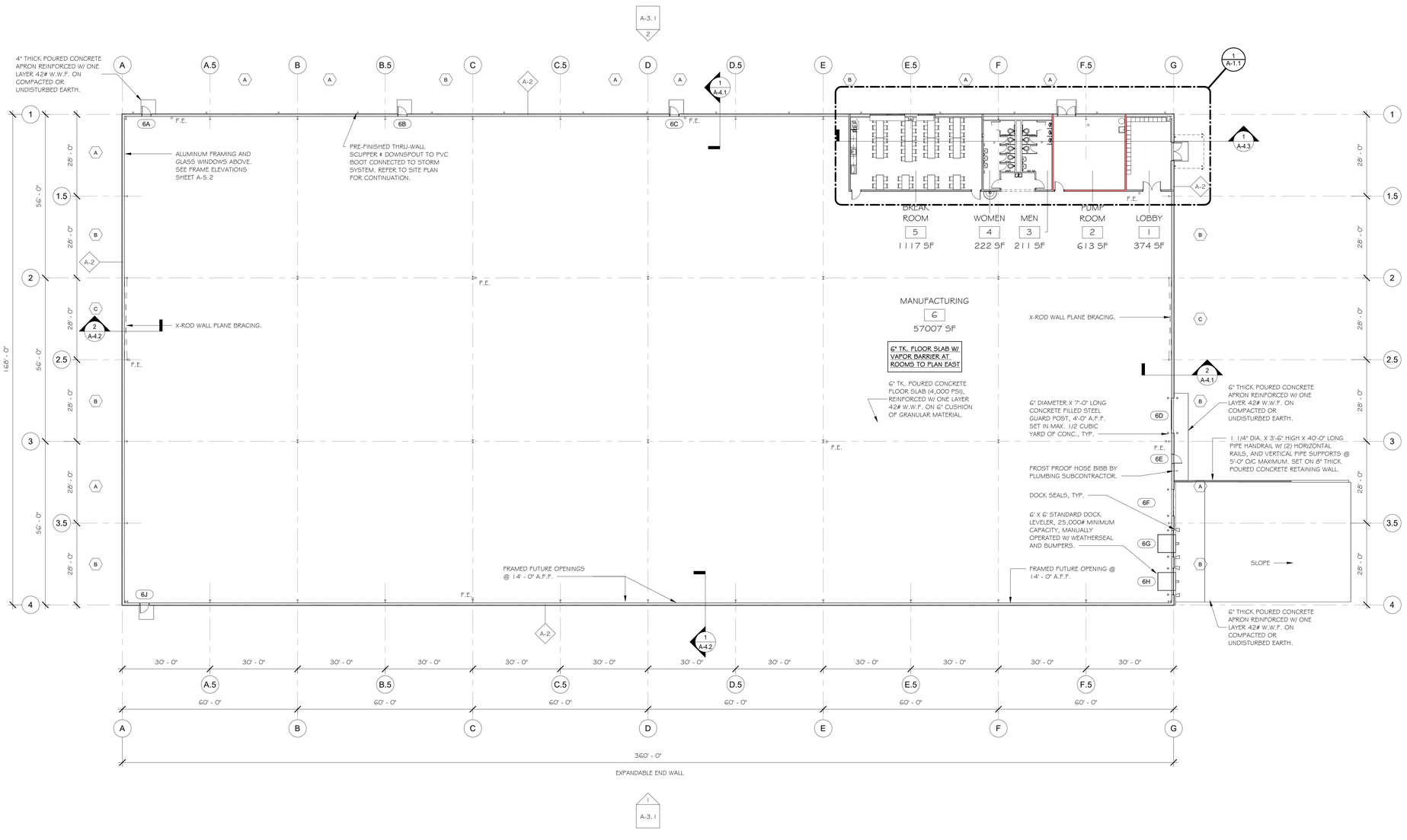
WALL LEGEND	
WALL TAG	WALL DESCRIPTION
A-2	2" TK. R=17.9, 42# LIGHT MESA INSULATED MTL PANEL, 26 GA. FACES, 6" GIRTS, TO UNDERSIDE OF ROOF
C-12	12" THICK CONCRETE BLOCK WALL W/ MASONRY WALL REINFORCING EVERY THIRD COURSE, FOAM INSULATION, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" O/C AND MASONRY CONTROL JOINTS @ 24'-0" O/C MAXIMUM.
D-4	3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB TWO SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-7	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, FIBERGLASS INSULATION BETWEEN STUDS, 1 HR-RATED PER UL DESIGN No. U419
E-4	3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB ONE SIDE, FIBERGLASS INSULATION BETWEEN STUDS
E-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB ONE SIDE, FIBERGLASS INSULATION BETWEEN STUDS

- STUD WALLS TO DECK

- FIRE RATED STUD WALLS

INDEX OF DRAWINGS		
SHEET #	SHEET ISSUE DATE	SHEET NAME
C-1.1	03/14/25	PAVING & LANDSCAPING PLAN
C-2.1	03/14/25	SITE NOTES AND DETAILS
C-3.1	03/14/25	GRADING PLAN
C-4.1	03/14/25	UTILITY PLAN
A-1.0	03/14/25	OVERALL PLAN
A-1.1	03/14/25	ENLARGED PLAN
A-2.1	03/14/25	ROOF PLAN
A-3.1	03/14/25	ELEVATIONS
A-3.2	02/21/25	COLORED ELEVATIONS
A-4.1	03/14/25	WALL SECTIONS
A-4.2	03/14/25	WALL SECTIONS
A-4.3	03/14/25	WALL SECTIONS
A-4.4	03/14/25	WINDOW SECTION DETAILS
A-5.1	03/14/25	DOOR AND FINISH SCHEDULE & DETAILS
A-5.2	03/14/25	WINDOW ELEVATIONS

ROOM/OCCUPANT LOAD SCHEDULE				
ROOM #	ROOM NAME	NET AREA	OCC. GROUP	OCC. LOAD
1	LOBBY	374 SF	A	25
2	PUMP ROOM	613 SF	MECH	3
3	MEN	211 SF	UNOCCUPIED	0
4	WOMEN	222 SF	UNOCCUPIED	0
5	BREAK ROOM	1117 SF	A	75
6	MANUFACTURING	57007 SF	F-1	571
TOTAL: 6		59543 SF		674



1 OVERALL FLOOR PLAN
1/16" = 1'-0"

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 WALL, FLUSH VALVE.

LAVATORIES TO BE WALL HUNG.

ELECTRIC WATER COOLERS TO BE WALL HUNG, 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.

WASH FOUNTAINS TO BE BRADLEY (OR EQUAL) 54" DIAMETER SEMI-CIRCULAR DEEP BOWL PRECAST TERRAZZO W/ FOOT CONTROL COMPLETE W/ LIQUID SOAP DISPENSER.

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

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, DESIGN COMPLYING W/ 2024 OBC & REFERENCED NFPA & STANDARDS.

SPRINKLER NOTES

INSTALL A COMPLETE AUTOMATIC EARLY SUPPRESSION FAST RESPONSE (ESFR) SPRINKLER SYSTEM IN THE NEW BUILDING. PROVIDE A PUMP SYSTEM IF REQUIRED.

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, DESIGN COMPLYING W/ 2024 OBC & REFERENCED NFPA & STANDARDS.

ELECTRICAL NOTES

LIGHTING

MANUFACTURING AREA TO RECEIVE 50 FOOT CANDLES OF SUSPENDED 2 x 4 LED HIGH BAY FIXTURES.

PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED.

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

PROVIDE WALL PACK EXTERIOR SECURITY LIGHTING W/ PHOTOCELL AS REQUIRED.

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

WIRING/RECEPTACLES
INSTALL ALL SWITCHES, RECEPTACLES, ETC., FOR A COMPLETE INSTALLATION.

PROVIDE CONVENIENCE QUAD RECEPTACLES AS REQUIRED BY CODE, AND AT EVERY COLUMN.

ELECTRICAL HOOK-UP OF OWNER MACHINERY IS NOT INCLUDED.

FIRE
PROVIDE FIRE ALARM SYSTEM AS REQUIRED PER CODE.

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.

SERVICE
ELECTRICAL SERVICE TO BE 3000 AMP 480 VOLT THREE PHASE.

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.

GROUNDING
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.

GENERAL
THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL ELECTRICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT, DESIGN COMPLYING W/ 2024 OBC & REFERENCED NEC & STANDARDS.

HVAC NOTES

MANUFACTURING AREA TO BE HEATED. HEATING SYSTEM TO MAINTAIN 65° F INSIDE TEMPERATURE W/ 0°F OUTSIDE TEMPERATURE. PROVIDE FRESH AIR AS REQUIRED.

PROVIDE SMOKE DETECTORS IN HVAC EQUIPMENT AS REQUIRED.

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

WALL MOUNTED LOUVERS AND WALL MOUNTED EXHAUST FANS IN METAL WALL PANEL SYSTEMS TO HAVE NO FLANGES.

WHERE ROOFTOP MOUNTED COMBINATION HEATING / COOLING UNITS ARE INSTALLED ON A PRE-ENGINEERED METAL ROOF, PIPE THE CONDENSATE WATER DIRECTLY TO THE GUTTER USING PVC PIPE, BY THE HVAC SUBCONTRACTOR.

PROVIDE BUILDING VENTILATION IN MANUFACTURING AREA PER CODE. SPECIAL VENTILATION OR HUMIDITY REQUIREMENTS FOR OWNERS PROCESS EQUIPMENT, IF ANY, HAVE NOT BEEN INCLUDED AT THIS TIME.

INSTALL CONDENSATE DRIP PANS UNDER ALL ROOF MOUNTED EXHAUST FANS.

THE MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL MECHANICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT, DESIGN COMPLYING W/ 2024 OMC & REFERENCED STANDARDS.

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

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Phone: (937) 274-1173

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

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

Job Number	E-43030
Date	04/16/25
Drawn By	TRF
Checked By	JWM

OVERALL PLAN

A-1.0

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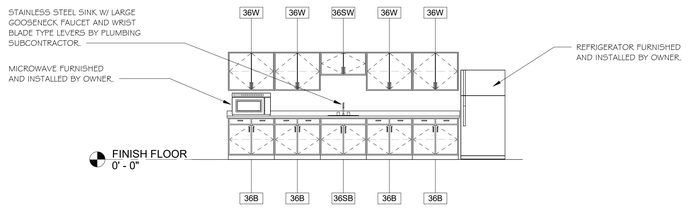
CABINET NOTE
CABINETS TO HAVE PLASTIC LAMINATE COVERED EXTERIOR FACES AND EDGES OF DOORS, DRAWERS, OPEN SHELVING W/ BACKS, EXPOSED END PANELS AND SUPPORT BRACKETS. INTERIOR OF CABINETS AND DRAWERS TO HAVE PRE-MELAMINE FACINGS. COLORS TO BE SELECTED FROM MANUFACTURER'S STANDARDS. HINGES TO BE CONCEALED TYPE WITH 4" WIRE DOOR AND DRAWER PULLS. FINISH TO BE SELECTED FROM MANUFACTURER'S STANDARDS.



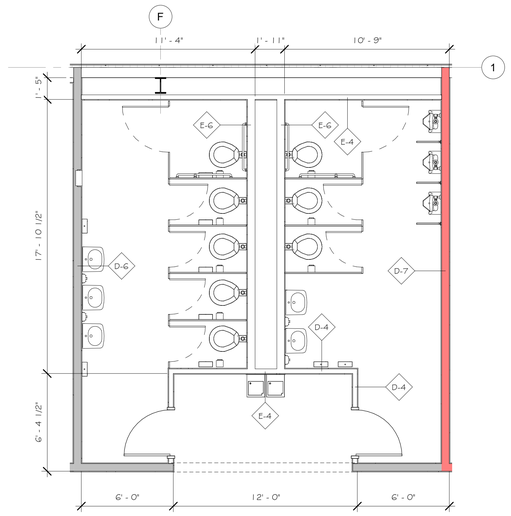
3 BREAK ROOM CASEWORK
1/4" = 1'-0"

CASEWORK NOTES

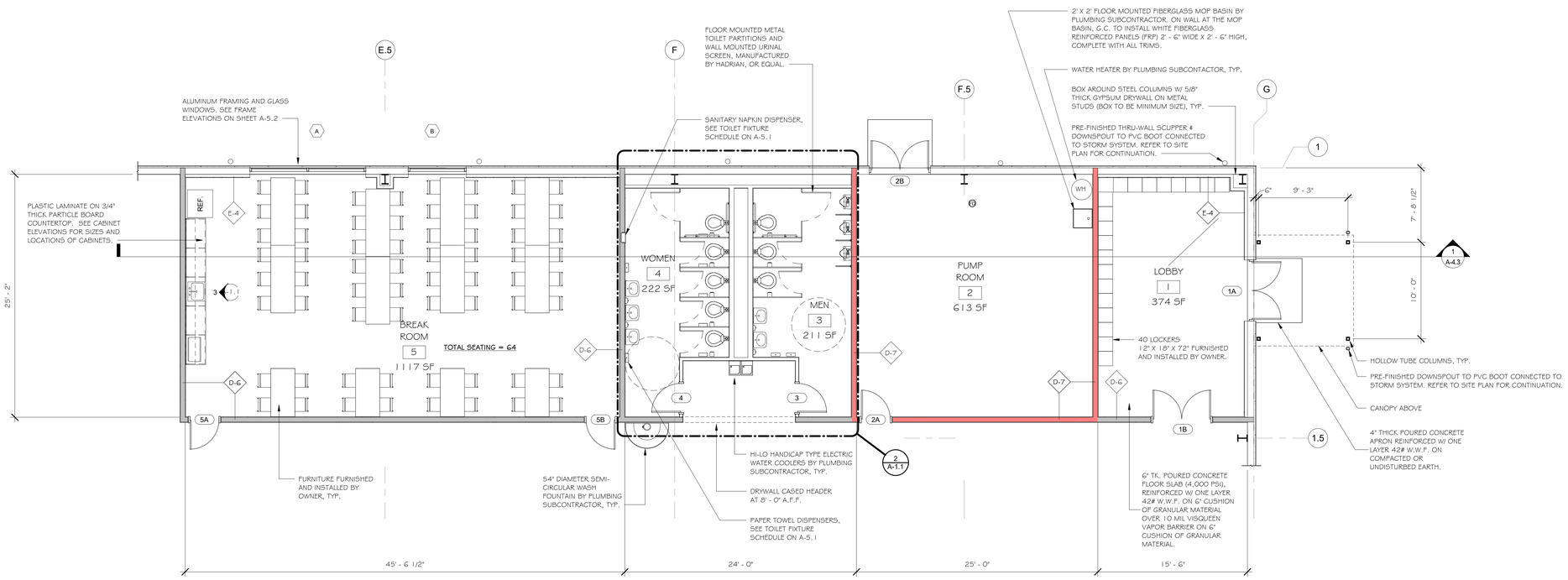
1. ALL CASEWORK TO BE PLASTIC LAMINATE COVERED, WITH CONTINUOUS SHELF IN BOTH WALL AND BASE CABINETS.

2. COUNTER TOPS TO BE PLASTIC LAMINATE ON DBL. LAYER OF 3/4" TK. HIGH DENSITY PARTICLE BOARD WITH 4" HIGH BACKSPLASH.

3. ALL SINKS TO BE ADA ACCESSIBLE, SIDE APPROACH.



2 RESTROOM DIMENSION PLAN
1/4" = 1'-0"



1 ENLARGED BREAK AREA PLAN
3/16" = 1'-0"

ROOM/OCCUPANT LOAD SCHEDULE

ROOM #	ROOM NAME	NET AREA	OCC. GROUP	OCC. LOAD
1	LOBBY	374 SF	A	25
2	PUMP ROOM	613 SF	MECH	3
3	MEN	211 SF	UNOCCUPIED	0
4	WOMEN	222 SF	UNOCCUPIED	0
5	BREAK ROOM	1117 SF	A	75
6	MANUFACTURING	57007 SF	F-1	571
TOTAL: 6		59543 SF		674

WALL LEGEND

WALL TAG	WALL DESCRIPTION
A-2	2" TK. R=17.9, 42" LIGHT MESA INSULATED MTL PANEL, 26 GA. FACES, 8" GIRTS, TO UNDERSIDE OF ROOF
C-12	12" THICK CONCRETE BLOCK WALL W/ MASONRY WALL REINFORCING EVERY THIRD COURSE, FOAM INSULATION, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" O/C AND MASONRY CONTROL JOINTS @ 24'-0" O/C MAXIMUM.
D-4	3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB TWO SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-7	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, FIBERGLASS INSULATION BETWEEN STUDS, 1 HR-RATED PER UL DESIGN No. U419
E-4	3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB ONE SIDE, FIBERGLASS INSULATION BETWEEN STUDS
E-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB ONE SIDE, FIBERGLASS INSULATION BETWEEN STUDS

- STUD WALLS TO DECK
- FIRE RATED STUD WALLS

Revisions

#	Date	Description

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New Building for **ADVANCED ENGINEERING** Warren County

FERGUSON CONSTRUCTION
www.ferguson-construction.com

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Phone: (937) 498-2381

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ENLARGED PLAN

A-1.1

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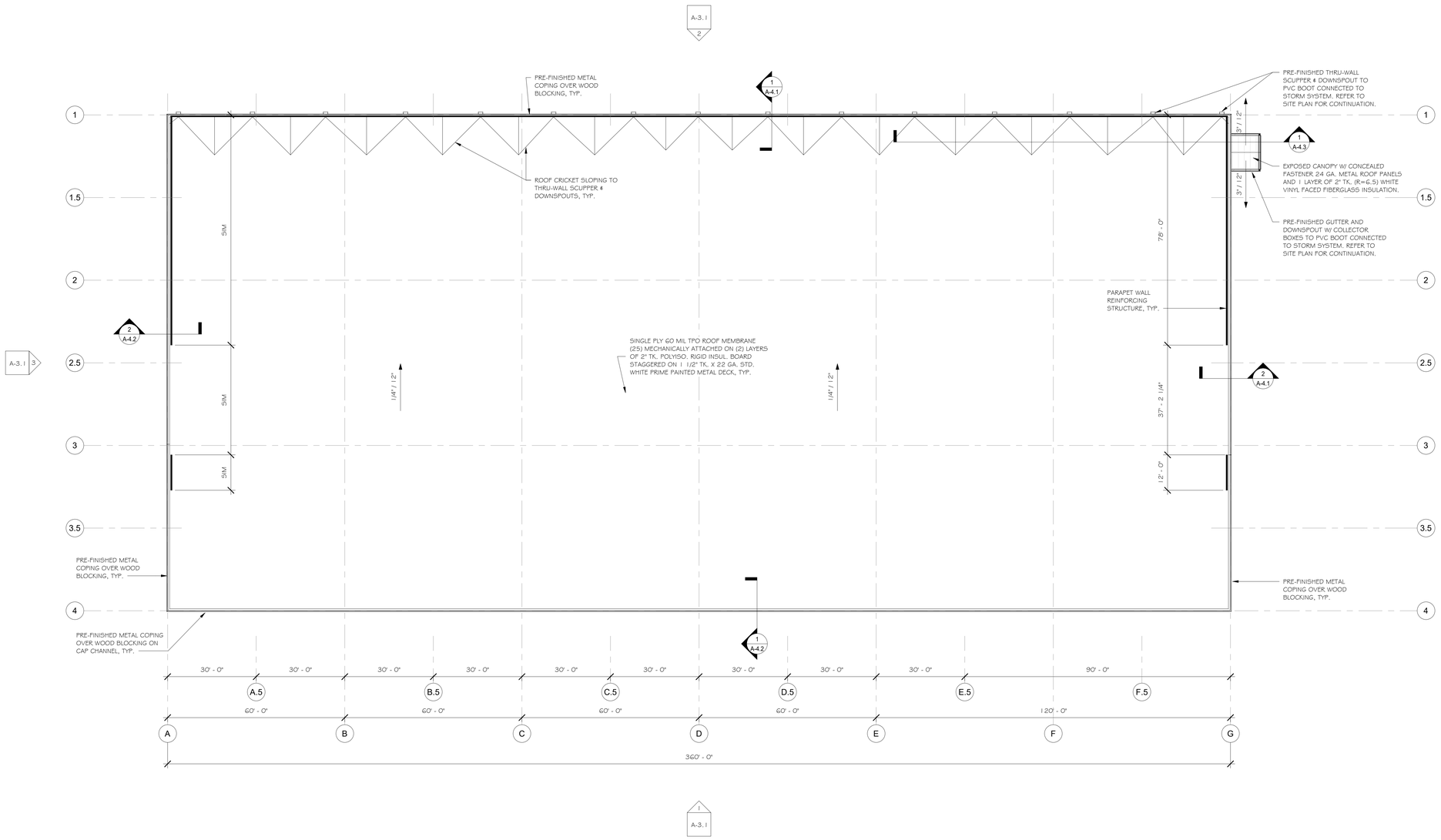

1 ROOF PLAN
1/16" = 1'-0"

Revisions		
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ROOF PLAN

A-2.1

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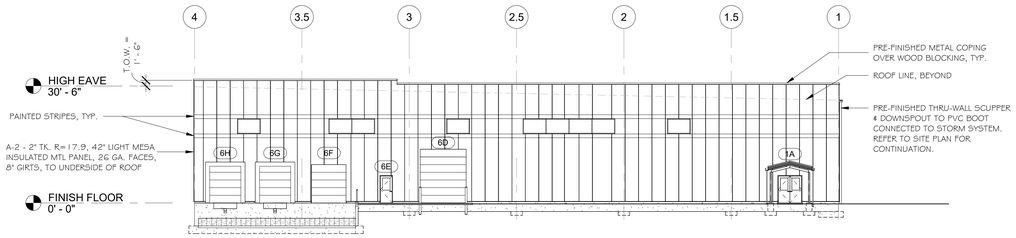
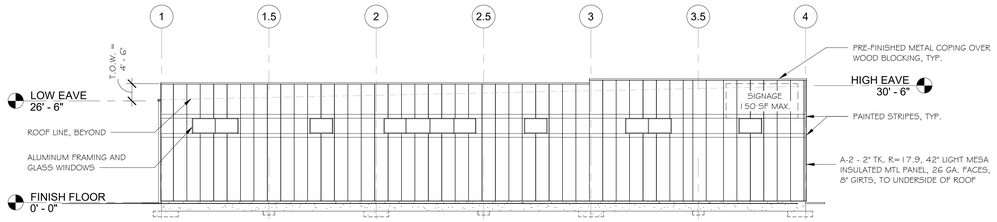
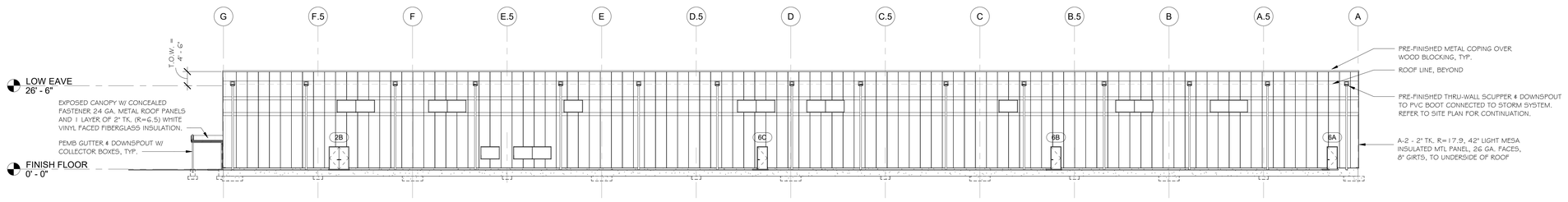


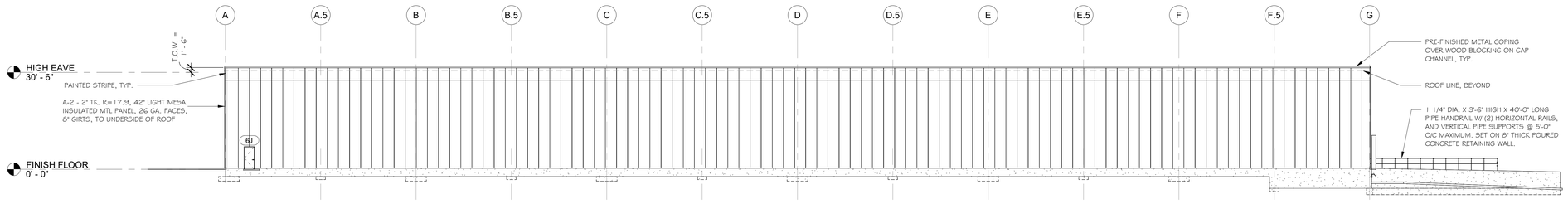
4 EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

Revisions

#	Date	Description

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ELEVATIONS

A-3.1

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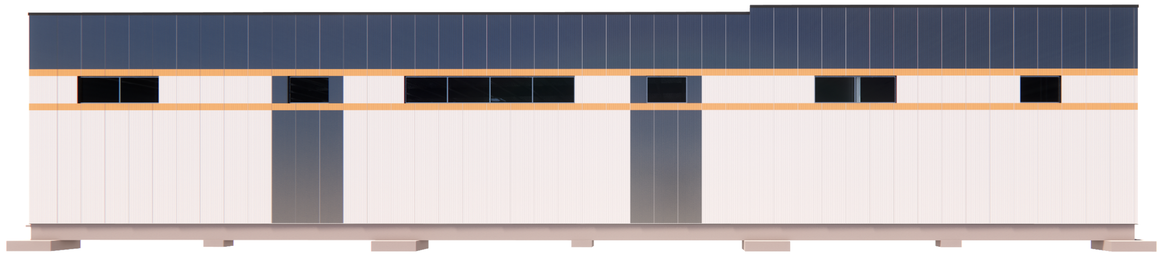
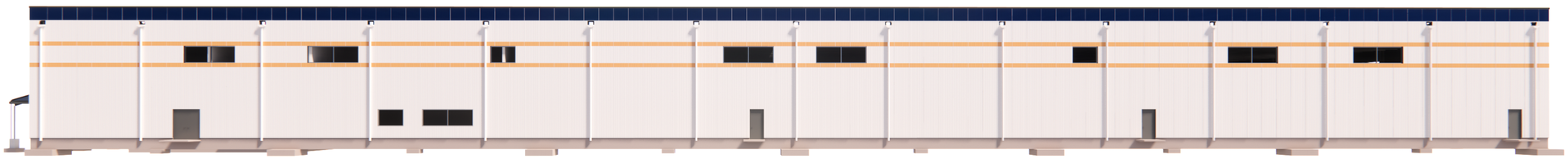
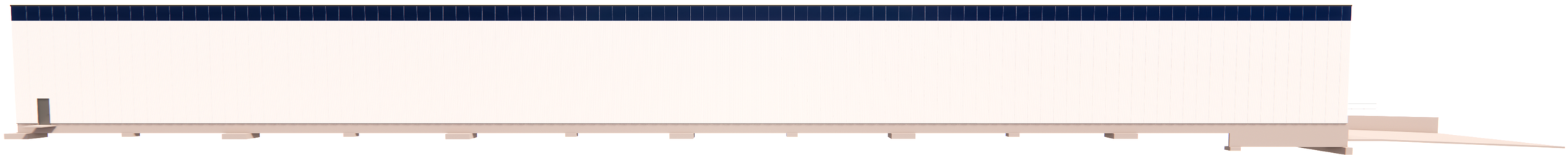


WEST ELEVATION (IMWP)
N.T.S.

EAST ELEVATION (IMWP)
N.T.S.



NORTH ELEVATION (IMWP)
N.T.S.



SOUTH ELEVATION (IMWP)
N.T.S.

Revisions

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Drawn By	TRF
Checked By	JWM

COLORED ELEVATIONS

A-3.2

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Preliminary Review Final Development Plan Advanced Drive New Building

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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: Westheimer Real Estate

Address: 110 Clarence F Warner Drive
Monroe OH 45050

Telephone No. (513) 561-9378 / 513-535-4562-cell

Fax No. (_____) _____

Email Address: Jwestheimer@westheimerRe.com

PROPERTY OWNER NAME (IF OTHER): Springboro Advance LLC

Address: 110 Clarence F Warner Drive
Monroe OH 45050

Telephone No. (513) 561-9378

Property Address or General Location: Advance Drive, Springboro OH 45066

Parcel Number(s): 0419176006 Zoning District: ~~350 IndustrialWarehouse~~ PUD

Proposed Use: New build, office warehouse building.

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) (Date) 5/22/25

John R Westheimer
Printed Name

PLANS FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR:

10k SPEC BUILDING

ADVANCED DR., CITY OF SPRINGBORO, WARREN COUNTY, OHIO
APRIL, 2025

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 ADVANCED DR., 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.

OHIO811 Before You Dig

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

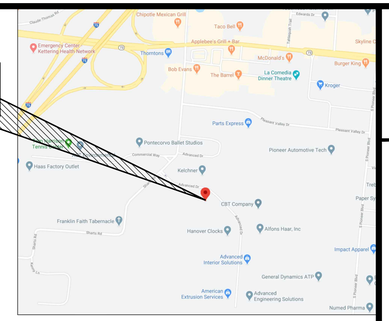
DEPARTMENT/ UTILITY TABLE:

CITY OF SPRINGBORO WATER & SEWER
320 W CENTRAL AVENUE
SPRINGBORO, OH 45066
(937)-748-9721

CITY OF SPRINGBORO ZONING
320 WEST CENTRAL AVENUE
SPRINGBORO, OH 45066
(937)-748-9791

CITY OF SPRINGBORO ENGINEER
320 W CENTRAL AVENUE
SPRINGBORO, OH 45066
CHAD DIXON
(937)-748-6184

PROPOSED SITE



LOCATION MAP

DEVELOPER:

CINCINNATI COMMERCIAL CONTRACTING, INC.
4779 RED BANK EXPRESSWAY
CINCINNATI OH 45227
JOHN WESTHEIMER

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OHIO 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BINZ SURVEYING, LLC
6547 BROOKS RD,
HARRISON, OH 45030
(513)-202-0525
DANNY BINZ, 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

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 NOs 2-2A, B & C
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

ST-001 (5-1-2019) ROADWAY STANDARDS
ST-002 (11-1-2019) RETROFIT CURB RAMPS AND CURB & GUTTER
ST-003 (8-13-2019) SANITARY AND STORM SEWER STANDARDS

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

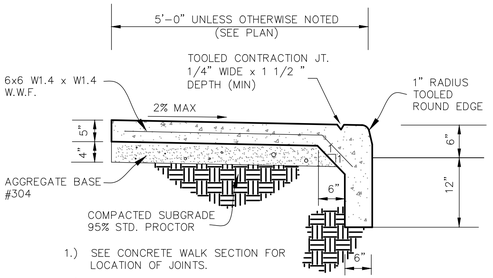
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

FOR SPEC BUILDING
TITLE SHEET & GENERAL NOTES
ADVANCED DR.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=40'	N/A
JOB. NO.	20-140	
DATE	May. 20, 2025	

SHEET NO.

C-1



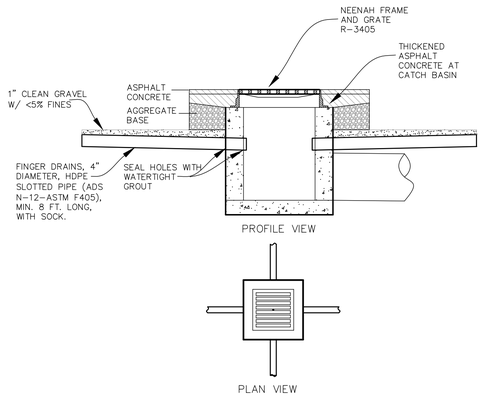
1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.

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

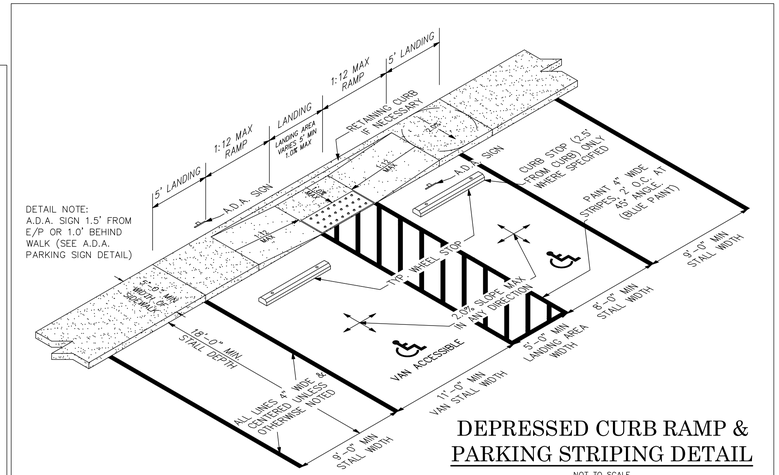


NOTES:

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


DETAIL NOTE:
A.D.A. SIGN 1.5' FROM E/P OR 1.0' BEHIND WALK (SEE A.D.A. PARKING SIGN DETAIL)
5' LANDING
1:12 MAX RAMP
LANDING
1:12 MAX RAMP
5' LANDING
RETAINING CURB IF NECESSARY
A.D.A. SIGN
A.D.A. SIGN
CURB STOP (2.5" FROM CURB) ONLY WHERE SPECIFIED
PAINT 4" WIDE STRIPES, 3' O.C. AT 45° ANGLE (BLUE PAINT)
6" CURB
6" CURB
4" CONC. WALK
4" CONC. WALK
4" CONC. WALK

NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PUD". 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 39165C0017E EFFECTIVE 12/17/2010, THE SUBJECT PROPERTY IS A NON-PRINTED MAP, 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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Utility Notes

THE LOCATION OF UTILITES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS AS SHOWN.

Legend of Symbols & Abbreviations

- LIGHT POLE
- FH FIRE HYDRANT
- HEATING, VENTILATION AIR CONDITIONING UNIT
- CONCRETE
- CM COMMUNICATION MANHOLE
- MH MANHOLE
- SV SPRINKLER VALVE
- WV WATER VALVE
- UP UTILITY POLE
- WATER FAUCET
- UNDERGROUND UTILITY
- SIGN
- GV GAS VALVE
- CO CLEANOUT
- CB CATCH BASIN
- OLD WIRE FENCE
- HANDICAP PARKING SPACE
- GUARDRAIL
- EB ELECTRIC BOX
- BALLARD
- PM PIPELINE MARKER
- DS DOWNSPOUT
- GM GAS METER
- UP GUY WIRE UTILITY POLE
- UP OVERHEAD UTILITY
- WM WATER METER
- PARKING STOPPERS
- EM ELECTRIC METER
- ENTRANCE DOOR

OHIO811 Before You Dig

PRELIMINARY
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REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

10K SPEC BUILDING

EXISTING CONDITIONS & DEMO PLAN

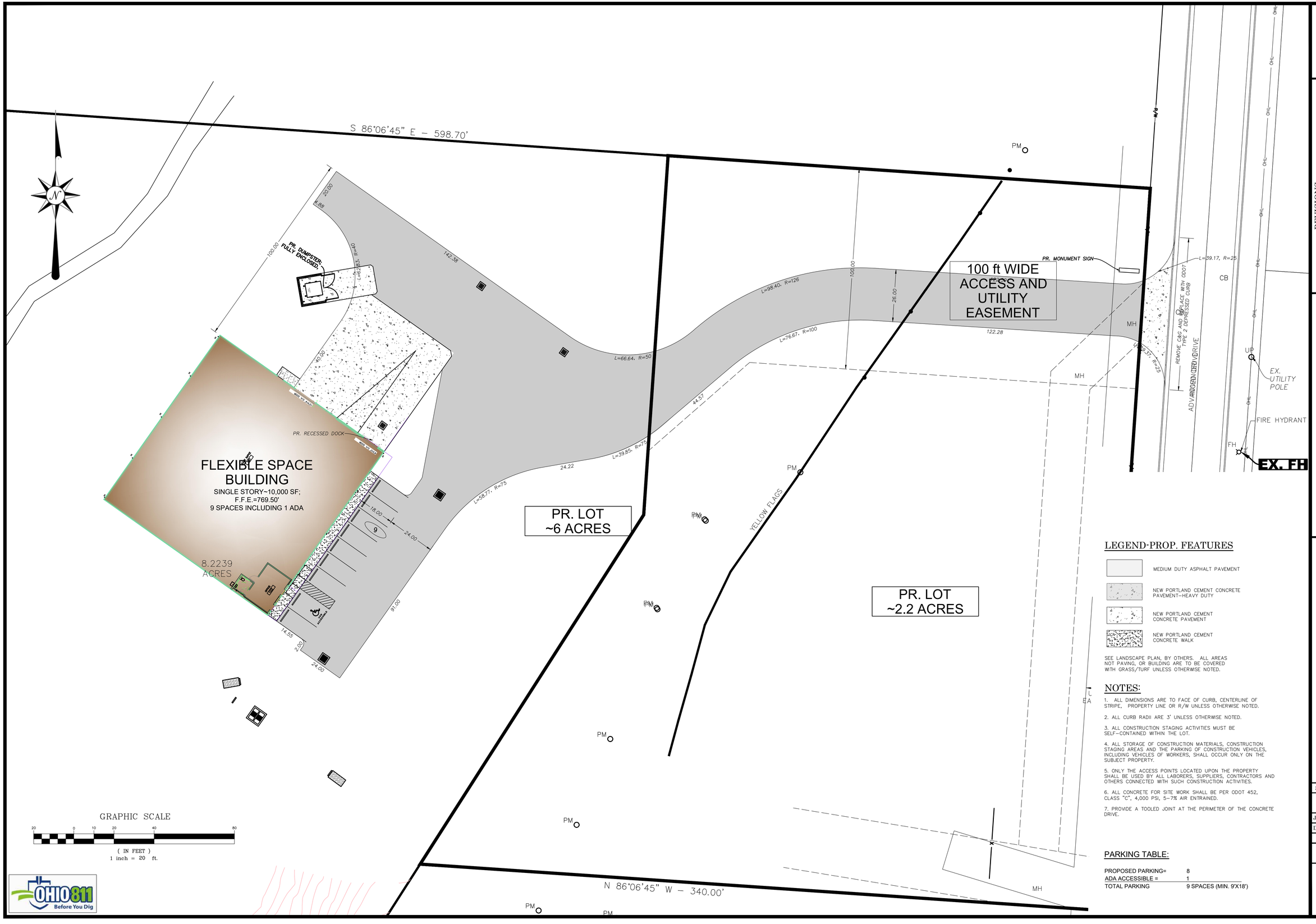
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A

JOB. NO.	20-140
DATE	May. 20, 2025

SHEET NO.

C-2



LEGEND-PROP. FEATURES

- MEDIUM DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT–HEAVY DUTY
- 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.

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.

PARKING TABLE:

PROPOSED PARKING=	8
ADA ACCESSIBLE =	1
TOTAL PARKING	9 SPACES (MIN. 9'X18')

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10K SPEC BUILDING

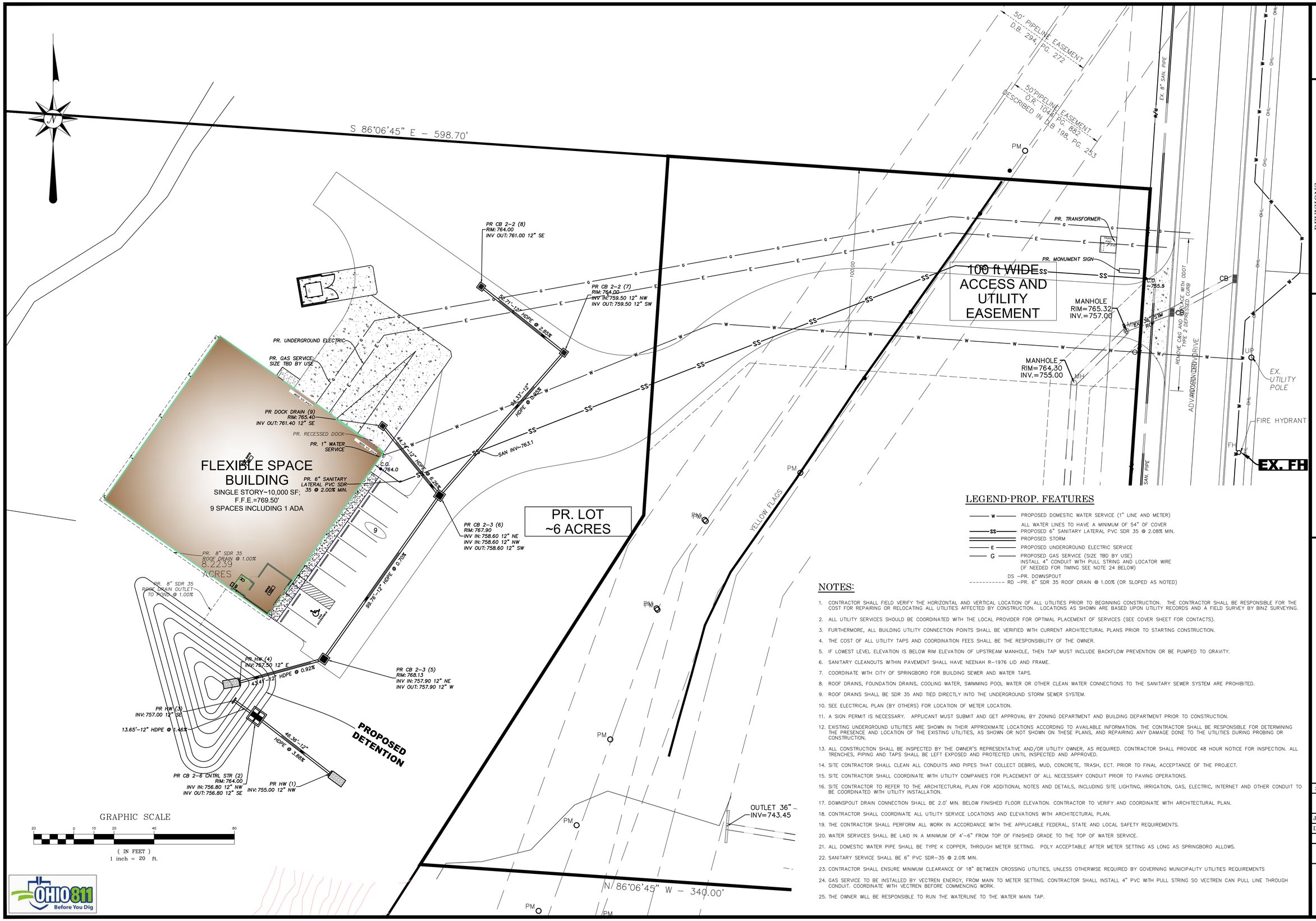
SITE DIMENSION PLAN

ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20–140	
DATE	May. 20, 2025	

SHEET NO.

C–3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LEGEND-PROP. FEATURES

- W — PROPOSED DOMESTIC WATER SERVICE (1" LINE AND METER)
- ALL WATER LINES TO HAVE A MINIMUM OF 54" OF COVER
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.08% MIN.
- PROPOSED STORM
- 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)

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 BINZ 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 CITY OF SPRINGBORO 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 SERVICES SHALL BE LAID IN A MINIMUM OF 4'–6" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER SERVICE.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER, THROUGH METER SETTING. POLY ACCEPTABLE AFTER METER SETTING AS LONG AS SPRINGBORO ALLOWS.
22. SANITARY SERVICE SHALL BE 6" PVC SDR–35 @ 2.0% 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 VECTREN ENERGY, FROM MAIN TO METER SETTING. CONTRACTOR SHALL INSTALL 4" PVC WITH PULL STRING SO VECTREN CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH VECTREN BEFORE COMMENCING WORK.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE WATERLINE TO THE WATER MAIN TAP.

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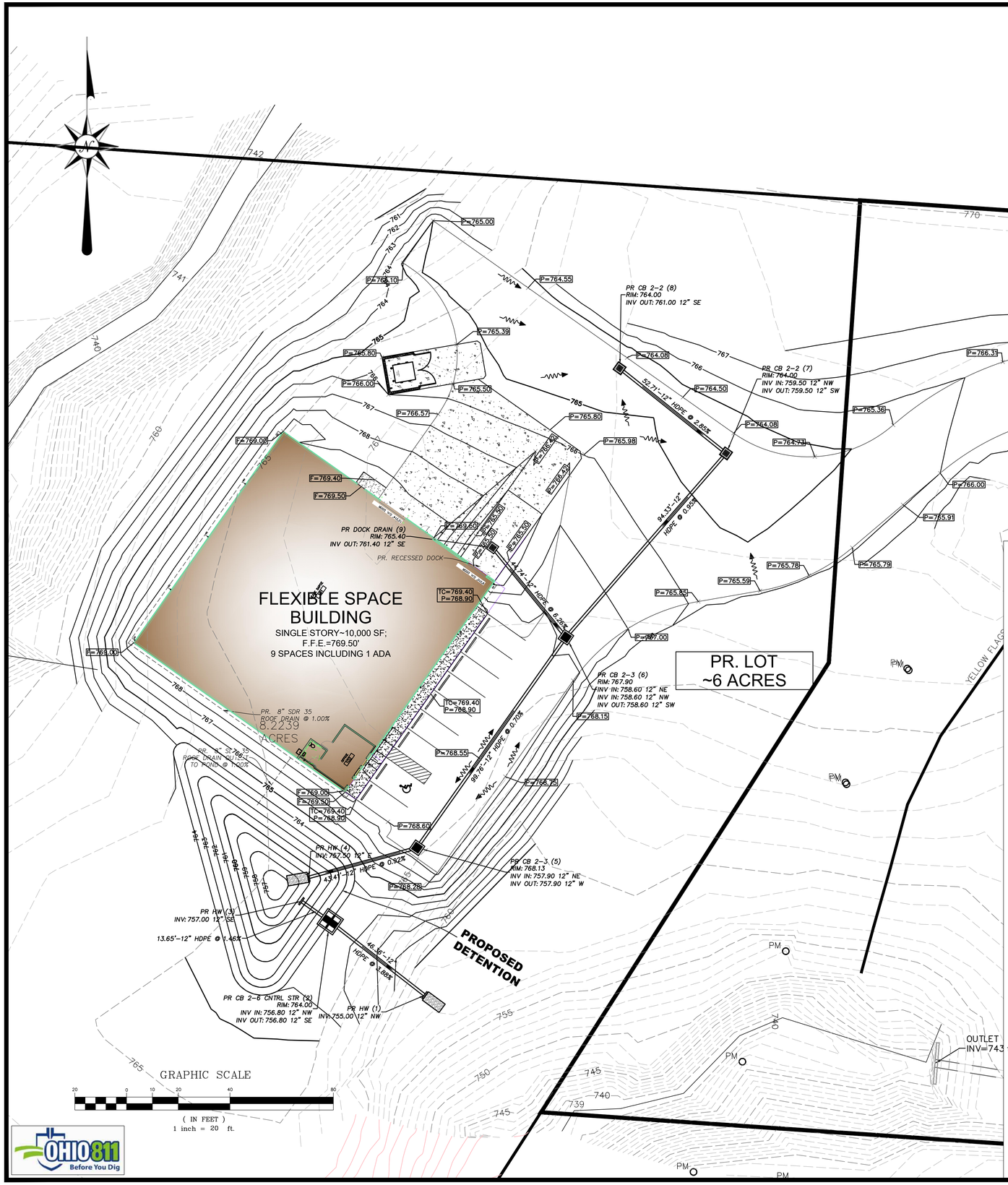
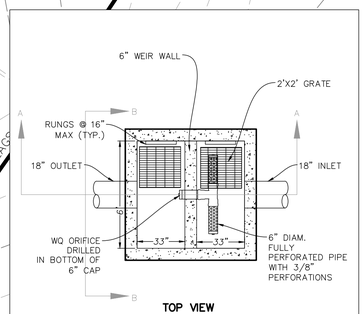
IOK SPEC BUILDING
UTILITY SERVICE PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20–140	
DATE	May. 20, 2025	

SHEET NO.

C–3.1





A. MAINTENANCE PLANS FOR THE STORM WATER MANAGEMENT PRACTICES

1.The Owner agrees to maintain in perpetuity the storm water management practices in accordance with approved Maintenance Plans listed in #2 below and in a manner that will permit the storm water management practices to perform the purposes for which they were designed and constructed, and in accordance with the standards by which they were designed and constructed, all as shown and described in the approved Comprehensive Storm Water Management Plan. This includes all pipes and channels built to convey storm water to the storm water management practices, as well as structures, improvements, and vegetation provided to control the quantity and quality of the storm water.

2.The Owner shall provide a Maintenance Plan for each storm water management practice. The Maintenance Plans shall include a schedule for monthly and annual maintenance. The Owner shall maintain, update, and store the maintenance records for the storm water management practices. The specific Maintenance Plans for each storm water management practice are as follows:

(a) Stormwater Pond Maintenance. To be completed MONTHLY.
- (1) Remove floating debris.
- (2) Remove woody vegetative growth from pond area including embankments.
- (3) Remove trash and/or accumulated sediment.
- (4) Remove obstructions in orifices and/or outlets.

(b) Stormwater Pond Maintenance. To be completed ANNUALLY.
- (1) Repair erosion to outfall or spillway.
- (2) Repair and/or replace damaged structures, such as catch basins, risers, pipes, and headwalls.
- (3) Repair animal burrows and/or other leaks in the dam structures.
- (4) Remove debris from overflow spillway and grates.
- (5) Mow embankments and remove woody vegetation on embankments.
- (6) Inspect and remove invasive plants.
- (7) Dredge pond on a 3-7 year cycle or as necessary to retain design capacity.

3.The Owner shall perform all maintenance in accordance with the above Maintenance Plan and shall complete all repairs identified through regular inspections.,

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

CONTOUR LEGEND:

EX. CONTOURS
PR. CONTOURS (MAJOR)
PR. CONTOURS (MINOR)

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.

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CINCINNATI, OHIO 45226
(513) 321-2168

10K SPEC BUILDING
GRADING PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20-140	
DATE	May. 20, 2025	

SHEET NO.

C-4

EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE WARREN COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY 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 LOCAL AUTHORITY REPRESENTATIVE 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 LOCAL AUTHORITY REPRESENTATIVE.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY 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 A LOCAL AUTHORITY 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 A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY 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 NOT 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 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 LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "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. OHC000004-"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.

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.

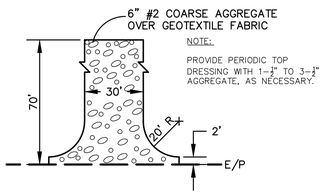
SPECIAL NOTES:

1. DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.

2. AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.

3. DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.

4. DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.



NOTE:

PROVIDE PERIODIC TOP DRESSING WITH 1-¼" TO 3-¼" AGGREGATE, AS NECESSARY.

STABILIZED CONSTRUCTION ENTRANCE

(ONLY IF NECESSARY)
NO SCALE

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 surface water of the state 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

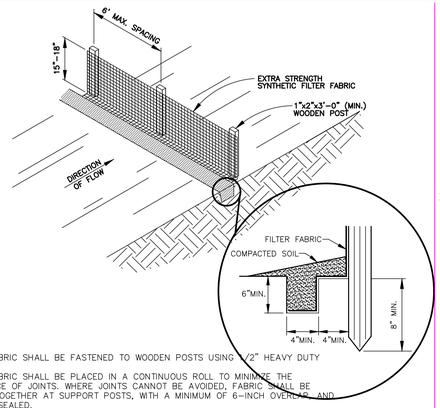
TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of surface water of the state 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 surface water of the state	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

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. INSTALL STORMWATER MANAGEMENT SYSTEMS. INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
5. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
6. GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
7. INSTALLATION OF ALL UTILITIES.
8. SITE CONSTRUCTION.
9. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

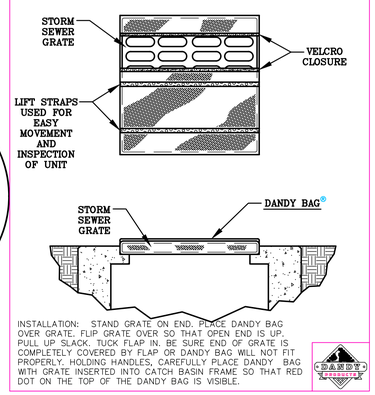


NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING ⅞" 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



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.

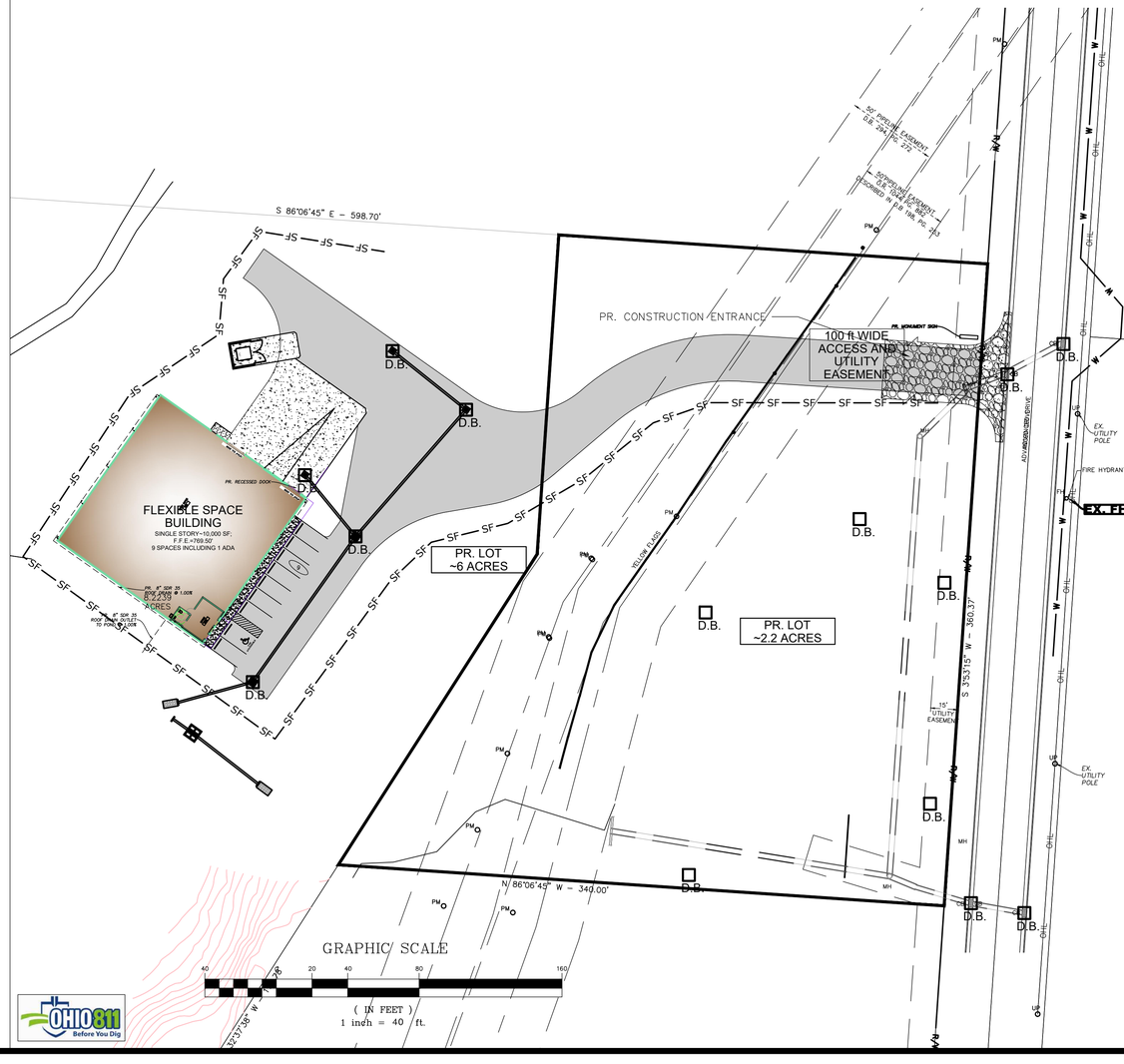
DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

EROSION CONTROL LEGEND

SF — SILT FENCE

D.B. — DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER

CONSTRUCTION ENTRANCE



OHIO 811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO.	& DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

10K SPEC BUILDING
STORMWATER POLLUTION PREVENTION PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=40'	N/A
JOB. NO.	20-140	
DATE	May. 20, 2025	

SHEET NO.

C-5

Proposed Building for:

10,000 s.f. Speculative Building

Advanced Drive **Springboro, Ohio 45066**

ARCHITECT:

K|B|A
K B A Incorporated ARCHITECTS
(P) 513-752-7800
(F) 513-752-7833
29 High Street
Milford, OH 45150

CONTRACTOR:

CCC CINCINNATI COMMERCIAL CONTRACTING
Your Choice for Quality
4779 Red Bank Expressway Cincinnati, Ohio 45227
phone (513) 561-6633 fax (513) 561-3554

Cincinnati Commercial Contracting
4779 Red Bank Expressway
Cincinnati, OH 45227
(P) 513-561-6633

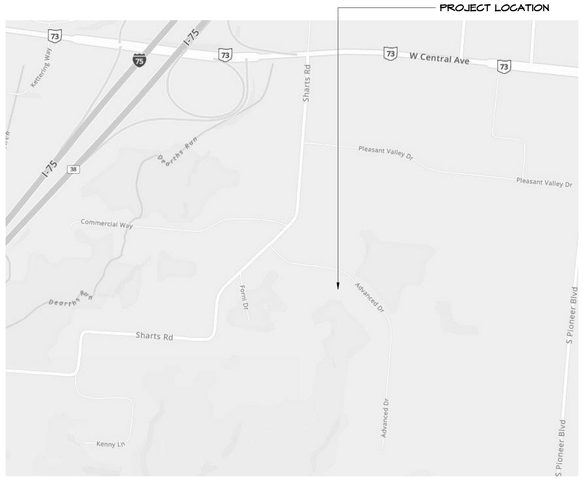
GENERAL NOTES

THE MOST RECENT EDITION OF AIA DOCUMENT A201: "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS INCLUDED AS A PART OF THE CONTRACT DOCUMENTS BY REFERENCE. COPIES ARE AVAILABLE FROM THE AMERICAN INSTITUTE OF ARCHITECTS (1-800-242-3837). PARTICIPATION IN THE WORK OF THIS PROJECT IS CONSIDERED ACKNOWLEDGEMENT OF THE PARTICIPANTS UNDERSTANDING OF, AND AGREEMENT WITH, ALL REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION.

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE, OR FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
2. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL REPORT ANY CONFLICTS TO THE GENERAL CONTRACTOR IMMEDIATELY
3. FIRE EXTINGUISHERS SHALL BE PROVIDED UPON CONSULTATION WITH THE LOCAL FIRE DEPARTMENT AS TO NUMBER, TYPE, AND LOCATION.
4. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OR HER OWN SAFETY, BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
6. ALL EGRESS DOORS SHALL ALWAYS BE OPENABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR A KEY.
7. A MINIMUM OF 44" AISLES SHALL BE MAINTAINED THROUGHOUT.
8. LOW HANGING SIGNS, LIGHTS, AND SIMILAR ITEMS SHALL NOT BE INSTALLED IN LINES OF EGRESS.
9. THERMAL AND SOUND INSULATING, MATERIALS, INCLUDING VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

VICINITY MAP

NORTH



BUILDING & CODE INFORMATION

PROJECT DESCRIPTION:
NEW 10,000 S.F. SPECULATIVE SHELL BUILDING. BUILDING TO BE PRE-ENGINEERED METAL STRUCTURE WITH A CMU ENTRY FEATURE AND WAINSCOT. BUILDING IS LOCATED IN SPRINGBORO, OHIO

APPLICABLE CODES
2024 OHIO BUILDING CODE
2024 OHIO EXISTING BUILDING CODE
2024 OHIO MECHANICAL CODE
2024 OHIO PLUMBING CODE
2023 NEC
2019 ASHRAE 90.1
ICC A117.1 2017

OEBC 301.3.1 - PRESCRIPTIVE COMPLIANCE METHOD-ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH SECTIONS 302 THROUGH 309 AND CHAPTER 5 OF THIS CODE ARE TO BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

OEBC 502.1 - ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NOT LESS COMPLYING WITH THE PROVISIONS OF THE BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION.

CHAPT. 3 USE AND OCCUPANCY CLASSIFICATION
B / S-1 / F-1 NON-SEPARATED MIXED USE

NOTE: BUILDING WILL NOT BE OCCUPIED UNDER THIS PERMIT. OCCUPANCY WILL OCCUR UPON LEASING/SALE OF BUILDING AND TENANT FINISH DRAWINGS ARE SUBMITTED FOR REVIEW/APPROVAL

CHAPT. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
NO SPECIAL USE AND OCCUPANCY

CHAPT. 5 GENERAL BUILDING HEIGHT AND AREAS
(B/S-1/F-1 - NON-SPRINKLERED
- NUMBER OF STORIES ALLOWED (2).....ACTUAL - 1 STORY
- HEIGHT OF BUILDING ALLOWED (55 FT.).....ACTUAL HEIGHT...25'-6" +/-FT
- AREA OF BUILDING: TOTAL AREA.....10,000 SF (15,500 SF ALLOWED PER TABLE 506.2)

CHAPT.6 TYPES OF CONSTRUCTION - 2B

CHAPT.7 FIRE AND SMOKE PROTECTION FEATURES
THERE ARE NO FIRE RATED CONSTRUCTION ASSEMBLIES IN THIS BUILDING

CHAPT. 8 INTERIOR FINISHES
SEE CHART THIS SHEET

CHAPT.9 FIRE PROTECTION SYSTEMS
- 906 FIRE EXTINGUISHERS SHALL BE INSTALLED AND LOCATED UPON CONSULTATION WITH THE FIRE MARSHALL
- 907 FIRE ALARM / DETECTION SYSTEMS - FIRE ALARM SYSTEM NOT REQUIRED.

CHAPT. 10 MEANS OF EGRESS
NOTE: BUILDING WILL NOT BE OCCUPIED UNDER THIS PERMIT. OCCUPANCY WILL OCCUR UPON LEASING/SALE OF BUILDING AND TENANT FINISH DRAWINGS ARE SUBMITTED FOR REVIEW/APPROVAL

EXITS- 3 PROVIDED

EGRESS ILLUMINATION- SEE FLOOR PLAN FOR EXIT SIGNS AND EGRESS LIGHTS

CHAPT. 11 ACCESSIBILITY
ALL AREAS OF THE BUILDING SHALL BE FULLY ACCESSIBLE.
AN ACCESSIBLE ROUTE IS PROVIDED TO ACCESS THE BUILDING

CHAPT. 12 INTERIOR ENVIRONMENTS
REFER THE MECHANICAL DRAWINGS FOR INTERIOR ENVIRONMENT CONDITIONING

CHAPT. 13 ENERGY EFFICIENCY
ENERGY REPORT IS PROVIDED FOR THE ADDITION

CHAPT. 16 STRUCTURAL DESIGN
REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION

CHAPT. 24 GLASS AND GLAZING
TEMPERED GLAZING SHALL BE INSTALLED AT LOCATION NOTED ON ELEVATIONS

CHAPT. 29 PLUMBING SYSTEMS

NOTE: BUILDING WILL NOT BE OCCUPIED UNDER THIS PERMIT. OCCUPANCY WILL OCCUR UPON LEASING/SALE OF BUILDING AND TENANT FINISH DRAWINGS ARE SUBMITTED FOR REVIEW/APPROVAL

FINISH REQUIREMENTS - NON-SPRINKLERED

	WALL & CEILING			FLOOR	
USE	Vertical exits and exit passageways	Exit access corridors and other exitways	Rooms and enclosed spaces	Vertical exits, exit passageways, exit access corridors and other exitways	Rooms and enclosed spaces
B	A	A	B	CLASS II	CLASS II
F-1	B	C	C	CLASS II	CLASS II
S-1	B	B	C	CLASS II	CLASS II

10. DO NOT SCALE THESE DRAWINGS. REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT.

SHEET INDEX

		05.22.25 / PERMIT ISSUE			
A0	COVER SHEET	●			
CIVIL					
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	●			
STRUCTURAL					
F0	GENERAL NOTES	●			
F1	FOUNDATION PLAN & DETAILS	●			
F2	FOUNDATION DETAILS	●			
ARCHITECTURAL					
A1.1	FLOOR PLAN	●			
A2.1	ELEVATIONS	●			
A3.1	DOOR SCHEDULE	●			
A3.2	ROOM FINISH SCHEDULE	●			
A4.1	WALL SECTIONS	●			
A4.2	WALL SECTIONS	●			
ADA.1	ADA STANDARDS	●			
SD1	STANDARD DETAILS	●			
SD2	STANDARD DETAILS	●			
AD1	DUMPSTER ENCLOSURE DETAILS	●			
MECHANICAL					
M	UNDER SEPARATE PERMIT				
ELECTRICAL					
E	UNDER SEPARATE PERMIT				
PLUMBING					
P	UNDER SEPARATE PERMIT				

LEGEND

- SECTION DETAIL # / SHEET # (A#.#)
- DETAIL # / SHEET # (A#.#)
- WALL TYPE — DESIGNATION COORDINATES WITH WALL TYPE DETAIL
- ROOM NAME — DESIGNATION COORDINATES WITH ROOM FINISH SCHEDULE
- DOOR MARK — DESIGNATION COORDINATES WITH DOOR SCHEDULE
- EQUIPMENT — DESIGNATION COORDINATE WITH EQUIPMENT TYPE
- KEY NOTE — DESIGNATION COORDINATES WITH KEY NOTE LEGEND
- ELEVATION MARK — DESIGNATION COORDINATE WITH VERTICAL HEIGHTS

ABBREVIATIONS

ABV ABOVE
ACT ACOUSTICAL CEILING TILE
AFF ABOVE FINISHED FLOOR
ALT ALTERNATE
APPX APPROXIMATE
AUTO AUTOMATIC
BEL BELOW
BLK BLOCK
B.O. BOTTOM OF
CHAM CHAMFER
CIRC CIRCUMFERENCE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
COMBCOMBINATION
CONT CONTINUOUS
CPT CARPET
CTR CENTER
D DEPTH
DEP DEPRESSED
DET DETAIL
DIAG DIAGONAL
DIA DIAMETER
DIM DIMENSION
DIST DISTANCE
DIV DIVISION
DN DOWN
DNG DRAWING
EA EACH
ELEC ELECTRIC
EQ EQUAL
EQPT EQUIPMENT
EX EXISTING
FRP FIBERGLASS REINFORCED PANEL
GYP GYPSUM
H HEIGHT
HGW HOLLOW CORE WOOD
HDWR HARDWARE
HM HOLLOW METAL
HORZ HORIZONTAL
HR HOUR
HT HEIGHT
ID INSIDE DIAMETER
L LENGTH
LBL LABEL
LGM LIGHT GAUGE METAL
MAX MAXIMUM
MECH MECHANICAL
MED MEDIUM
MFR MANUFACTURER
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MM MILLIMETER
MO MASONRY OPENING
MTL MATERIAL
NAF NO APPLIED FINISH
NOM NOMINAL
NTS NOT TO SCALE
OC ON CENTER
OD OUTSIDE DIAMETER
PAR PARALLEL
PEB PRE-ENGINEERED BUILDING
PEMB PRE-ENGINEERED METAL BUILDING
PERI PERIMETER
PT POINT
RAD RADIUS
REF REFERENCE
REM REMOVE
RET RETURN
REV REVISION
SC SEALED CONCRETE
SCH SCHEDULE
SCW SOLID CORE WOOD
SECT SECTION
SF SQUARE FOOT
SHT SHEET
SIM SIMIALAR
SPEC SPECIFICATION
SPECS SPECIFICATIONS
SPL SPECIAL
SQ SQUARE
STD STANDARD
STRUCT STRUCTURE
SV SHEET VINYL
SYM SYMMETRICAL
SYS SYSTEM
T TEMPERED
T&B TOP AND BOTTOM
T&G TONGUE AND GROOVE
TEMP TEMPORARY
THK THICK(NESS)
T.O. TOP OF
TOL TOLERANCE
TYP TYPICAL
VCP VINYL FACED CEILING PADS
VERT VERTICAL
VT VINYL TILE
W WIDTH
WC WALL COVERING
WD WOOD
WG WOOD AND GLASS
WO WITHOUT

K|B|A
K B A INCORPORATED ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

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SHEET CONTENTS:
COVER SHEET

Westheimer REAL ESTATE

Proposed: 10,000 s.f. Speculative Building
Advanced Drive
Springboro, Ohio 45066

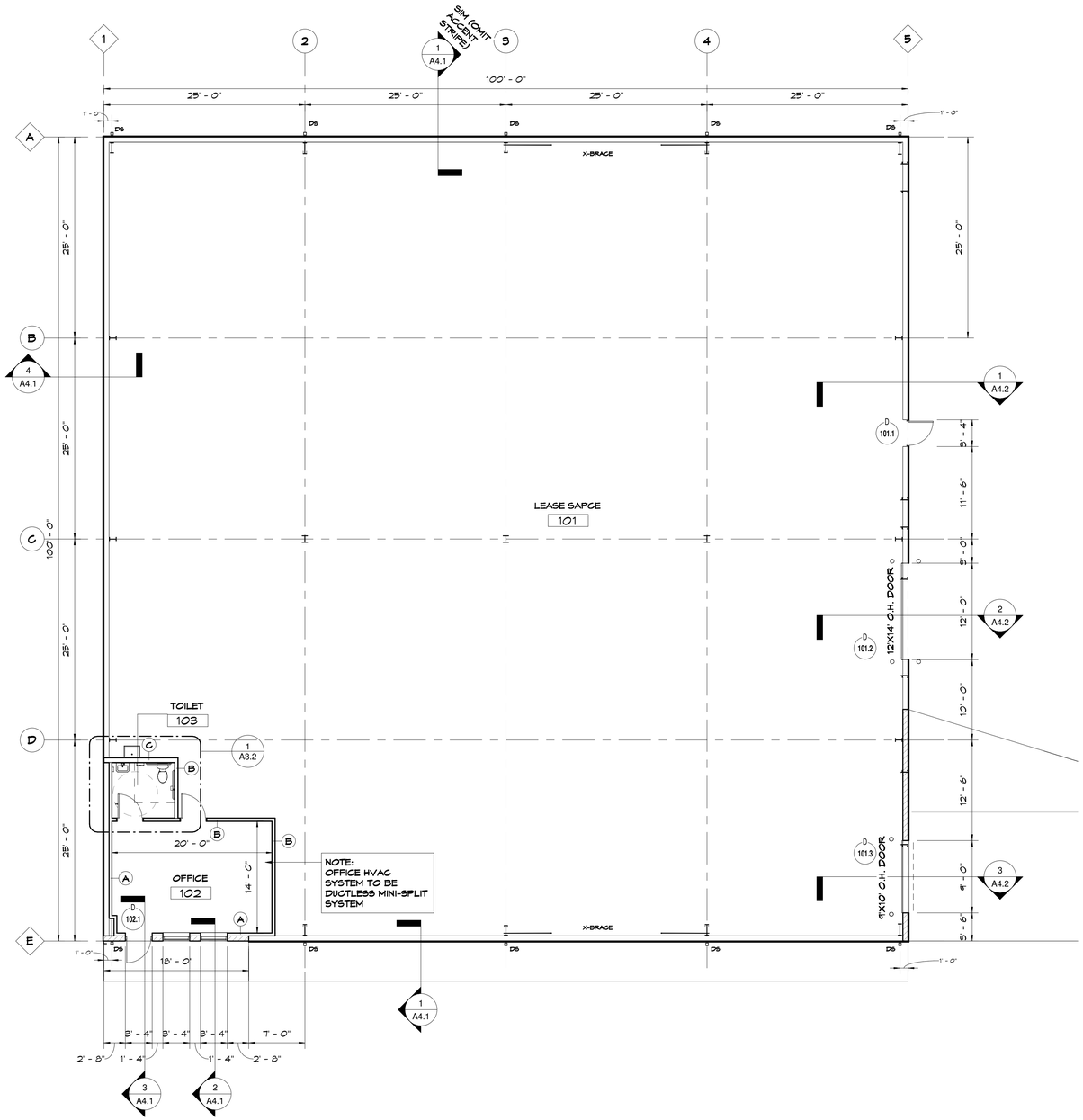
REV.	DATE	CK'D
1		

Drawn By: WNS Checked By: WNS

STATE OF OHIO — WILLIAM NORMAN SCHALK — 10478 — REGISTERED ARCHITECT
WILLIAM NORMAN SCHALK
IDENTIFICATION NUMBER ARC 9310478
EXPIRATION DATE 12/31/25

Date: 05.22.25 Job No: 25.011

A0



NORTH

FIRST FLOOR

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

1
A1.1

0' 4' 8' 16' 32'

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ARCHITECTS
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Milford, OH 45150 | www.kbainc.com

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SHEET CONTENTS:
FLOOR PLAN

Westheimer REAL ESTATE

Proposed: 10,000 s.f. Speculative Building

Advanced Drive
Springboro, Ohio 45066

REV. DATE CK'D

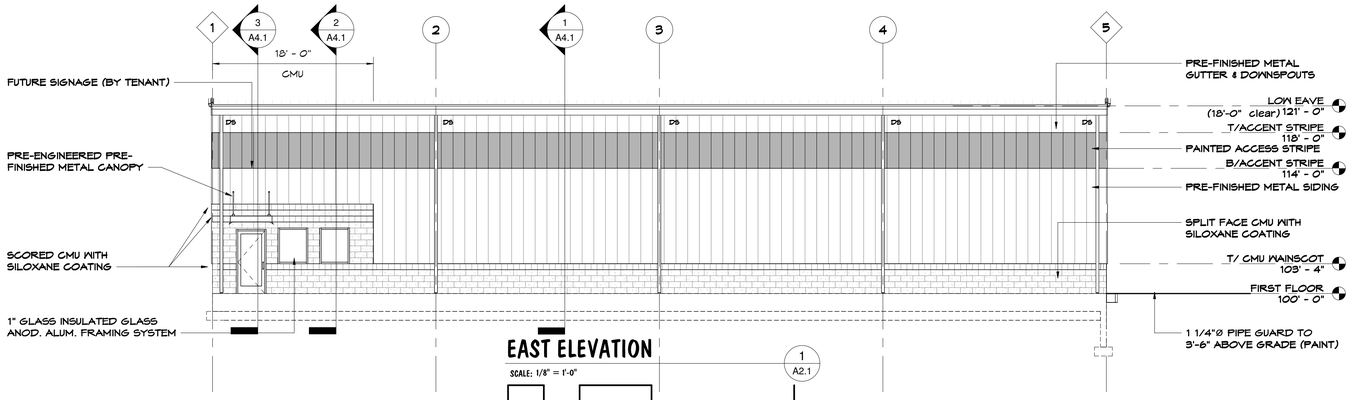
Drawn By: WNS Checked By: WNS

STATE OF OHIO
WILLIAM NORMAN SCHALK
10478
REGISTERED ARCHITECT

WILLIAM NORMAN SCHALK
IDENTIFICATION NUMBER ARC 0010478
EXPIRATION DATE 12/31/25

Date: 05.22.25 Job No: 25.011

A1.1

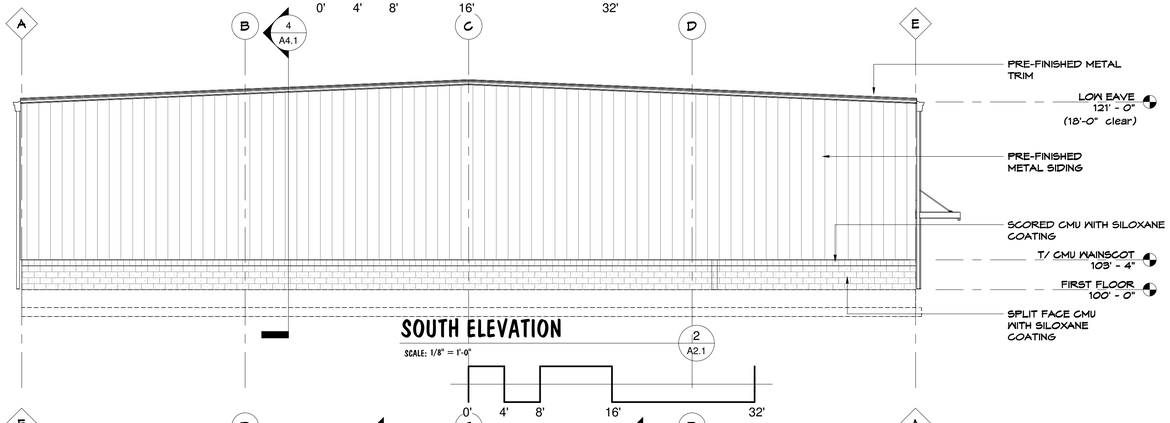


EAST ELEVATION

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

1 A2.1

0' 4' 8' 16' 32'

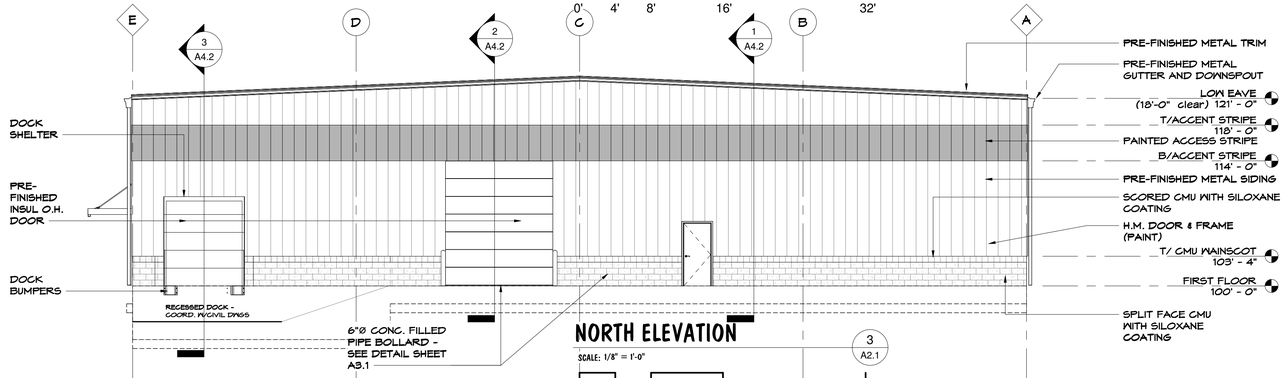


SOUTH ELEVATION

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

2 A2.1

0' 4' 8' 16' 32'

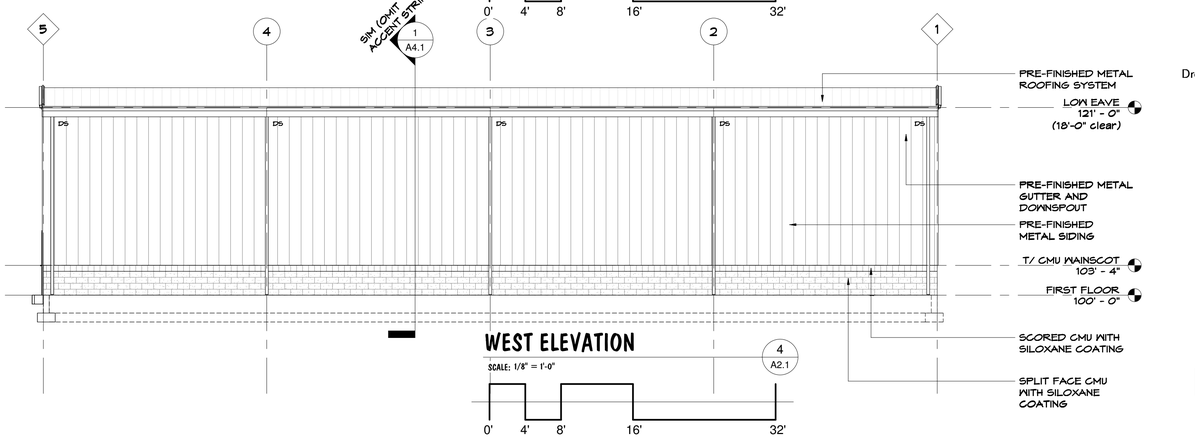


NORTH ELEVATION

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

3 A2.1

0' 4' 8' 16' 32'



WEST ELEVATION

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

4 A2.1

0' 4' 8' 16' 32'

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SHEET CONTENTS:

ELEVATIONS

Westheimer REAL ESTATE

Proposed: 10,000 s.f. Speculative Building

Advanced Drive Springboro, Ohio 45066

REV. DATE CK'D

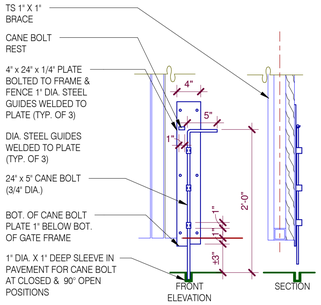
Drawn By: WNS Checked By: WNS

STATE OF OHIO WILLIAM NORMAN SCHALK 10478 REGISTERED ARCHITECT

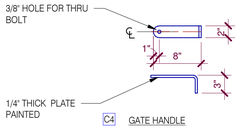
WILLIAM NORMAN SCHALK
IDENTIFICATION NUMBER ARC 9310478
EXPIRATION DATE 12/31/25

Date: 05.22.25 Job No: 25.011

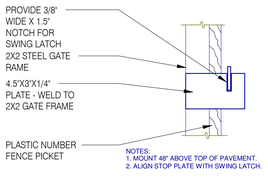
A2.1



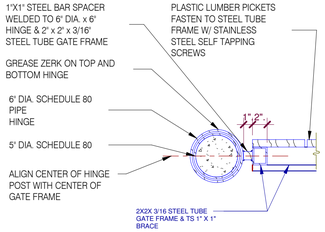
C5 CANE BOLT (1 PER GATE)



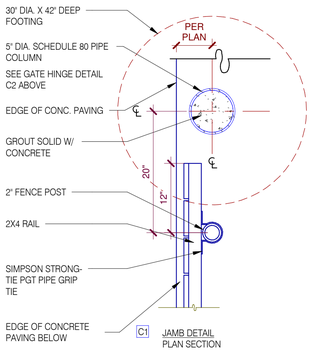
C4 GATE HANDLE



C3 STOP PLATE SECTION



C2 GATE HINGE DETAIL
PLAN SECTION

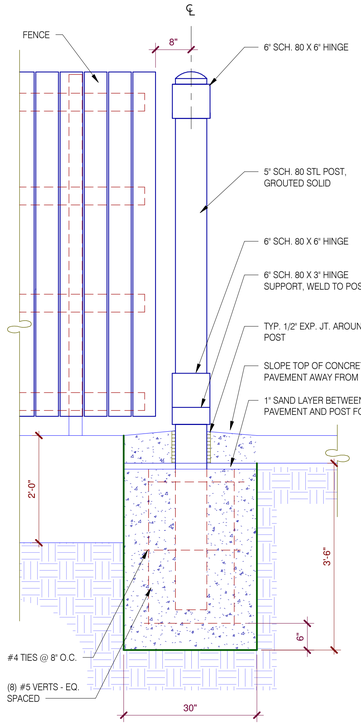


C1 JAMB DETAIL
PLAN SECTION

GATE DETAILS

SCALE: 1" = 1'-0"

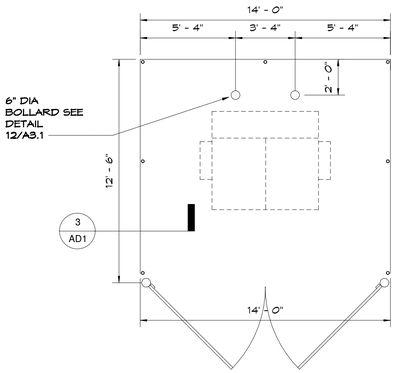
5 AD1



DUMPSTER GATE SECTION

SCALE: 3/4" = 1'-0"

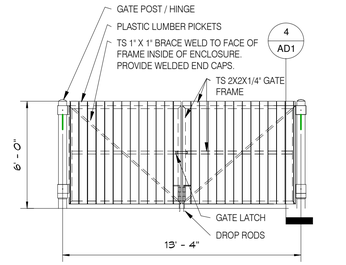
4 AD1



DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

1 AD1



GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

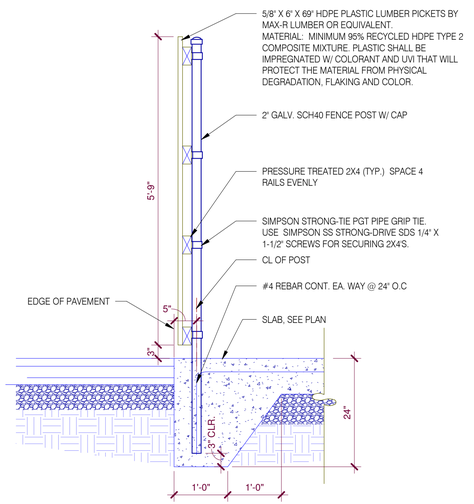
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE x 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X1 1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

DUMPSTER GATE ELEVATION

SCALE: 1/4" = 1'-0"

2 AD1



DUMPSTER SECTION

SCALE: 3/4" = 1'-0"

3 AD1

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Milford, OH 45150 | www.kbainc.com

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SHEET CONTENTS:
DUMPSTER ENCLOSURE

Westheimer REAL ESTATE

Proposed: 10,000 s.f. Speculative Building
Advanced Drive
Springboro, Ohio 45066

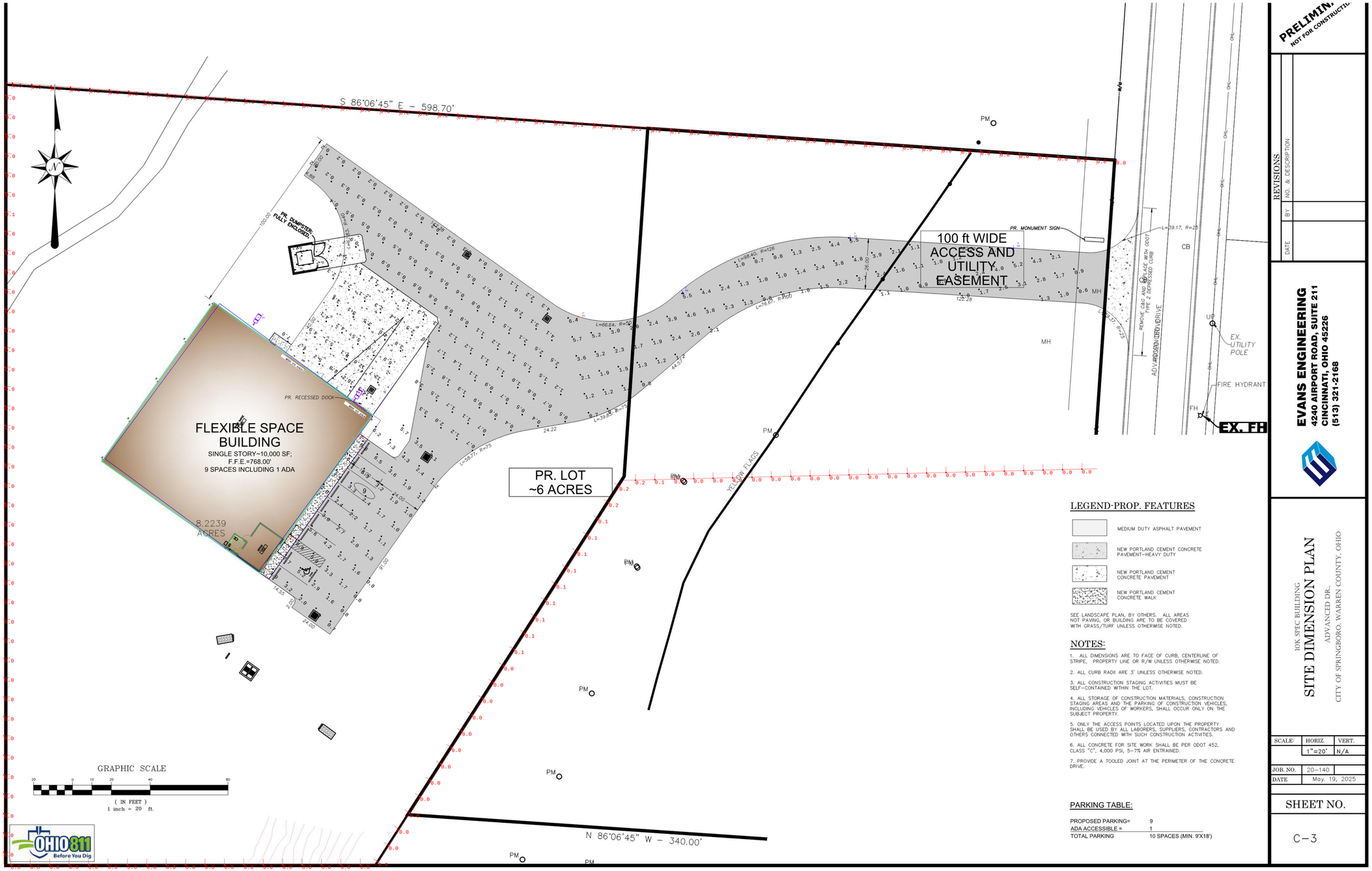
REV. DATE CK'D

Drawn By: WNS Checked By: WNS

STATE OF OHIO
WILLIAM NORMAN SCHALK
10478
REGISTERED ARCHITECT
WILLIAM NORMAN SCHALK
IDENTIFICATION NUMBER ARC 9310478
EXPIRATION DATE 12/31/25

Date: 05.22.25 Job No: 25.011

AD1



LEGEND-PROP. FEATURES

- MEDIUM DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT–HEAVY DUTY
- 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.

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.

PARKING TABLE:

PROPOSED PARKING=	9
ADA ACCESSIBLE =	1
TOTAL PARKING	10 SPACES (MIN. 9'X18')

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
NO.	& DESCRIPTION	BY
		DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

10K SPEC BUILDING
SITE DIMENSION PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20-140	
DATE	May. 19, 2025	

SHEET NO.
C-3

Lighting Design Disclaimer

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by "YOUR COMPANY" and/or its representatives and is intended to be used as a guide in laying out a lighting system. The Lighting Design and therefore actual measured results may vary from the actual field conditions. "YOUR COMPANY" verified by "YOUR COMPANY" parameters and other information be field verified to reduce variation. "YOUR COMPANY" neither warranties, either implied or stated, nor represents the appropriateness, completeness, or suitability of the Lighting Design for any particular purpose. "YOUR COMPANY" neither warranties, either implied or stated, nor represents that any Lighting Design will be adequate or sufficient for any person's or entity's intended purposes or requirements. "YOUR COMPANY" neither warranties, either implied or stated, nor represents the appropriateness, completeness, or suitability of the Lighting Design for any particular purpose. "YOUR COMPANY" neither warranties, either implied or stated, nor represents that any Lighting Design will be adequate or sufficient for any person's or entity's intended purposes or requirements. The Lighting Design intent all compliant with any applicable regulatory code requirements with the exception of those specifically identified by "YOUR COMPANY" as non-compliant. "YOUR COMPANY" neither warranties, either implied or stated, nor represents that any Lighting Design documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
Date:5/21/2025
Filename: LEBANON PREFORMANCE ADVANCE DR.AGI
Drawn By: TONY BROWN

Job Name:
ADVANCE DR
LOT 6
Lighting Layout
Version A

Prepared For:
PERFORMANCE
ELECTRIC

Filename: C:\Users\coes\OneDrive\Desktop\LEBANON PREFORMANCE ADVANCE DR.AGI

cooper ELECTRICAL SALES

Scale: 1 inch= 24 Ft.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
DOCK AREA	Illuminance	Fc	2.11	15.3	0.2	10.55	76.50	LEVELS TAKEN @ 0.0 AFG	10	10	Horizontal
DRIVE WAY	Illuminance	Fc	2.25	6.4	0.6	3.75	10.67	LEVELS TAKEN @ 0.0 AFG	10	10	Horizontal
PARKING LOT	Illuminance	Fc	3.22	8.9	0.7	4.60	12.71	LEVELS TAKEN @ 0.0 AFG	10	10	Horizontal
PROPERTY LINE	Illuminance	Fc	0.06	0.5	0.0	N.A.	N.A.	LEVELS TAKEN @ 3' AFG	10	N.A.	Vert-PerpCCW

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Mounting Height
	2	W4	A17-4T200N-120V - MOD40	Single	29215	1.000	A17-4T200N-120V - MOD40	200.5	200.5	401	20
	3	B4	A17-4T100N - MOD40_A17-RHS1	Single	12252	1.000	A17-4T100N - MOD40+A17-RHS1	97.56	97.56	292.68	20, 22.5
	3	D3	A17-3T70N_A17-RHS1	Single	8442	1.000	A17-3T70N+A17-RHS1	68.83	68.83	206.49	22.5

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *COOPER ELECTRICAL SALES*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

COOPER ELECTICALSALES luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal
Patents issued or pending apply.

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient
1	D3	445	336	22.5	270
2	D3	358.516	308.143	22.5	301.057
3	D3	529	331	22.5	270
4	B4	304.572	295.096	22.5	244.654
5	B4	191.786	233.382	20	321.843
6	B4	155.814	181.419	20	324.462
7	W4	140	295	20	56.889
8	W4	192	256	20	56.31
Total Quantity: 8					

Lighting Design Disclaimer
The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by COOPER ELECTRICAL SALES represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of COOPER ELECTRICAL SALES. COOPER ELECTRICAL SALES neither warrants, either implied or stated, the appropriateness of the Lighting Design for any particular purpose, nor represents the appropriateness of the Lighting Design and therefore actual measured results may vary from the actual field conditions. COOPER ELECTRICAL SALES neither warrants, either implied or stated, nor represents the appropriateness of the Lighting Design parameters and other information be field verified to reduce variation. COOPER ELECTRICAL SALES neither warrants, either implied or stated, nor represents the appropriateness of the Lighting Design for any particular purpose and therefore actual measured results may vary from the actual field conditions. COOPER ELECTRICAL SALES neither warrants, either implied or stated, nor represents the appropriateness of the Lighting Design parameters and other information be field verified to reduce variation. COOPER ELECTRICAL SALES neither warrants, either implied or stated, nor represents the appropriateness of the Lighting Design
Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically listed in the scope of work. Lighting Design provided by COOPER ELECTRICAL SALES. The Lighting Design is not to be used, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
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LOT 6

Lighting Layout
Version A

Prepared For:
PERFORMANCE
ELECTRIC

Filename: C:\Users\cesi\OneDrive\Desktop\LEBANON PREFORMANCE ADVANCE DR.AGI

cooper ELECTRICAL SALES

SPRINGBORO

Preliminary Review Final Development Plan Easton Farm Multi-family Residential

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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: Easton Farm Apartments, LLC

Address: 250 Civic Center Drive
Suite 500

Telephone No. (614) 744-2057

Fax No. (_____) _____

Email Address: ctumblin@castoinfo.com

PROPERTY OWNER NAME (IF OTHER): Easton Farm Partners, LLC

Address: 985 N. High St., Suite 200, Columbus, OH 43201

Telephone No. (614) 356 - 5659 (Jeff Fontaine)

Property Address or General Location: 605 N. Main St.

Parcel Number(s): 1414240001 Acreage: 11.81 acres

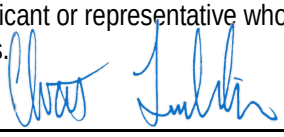
PUD Category: ☑ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density _~21 Units/A Number of Residential Units _248_____

Proposed Use: Multi-Family

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

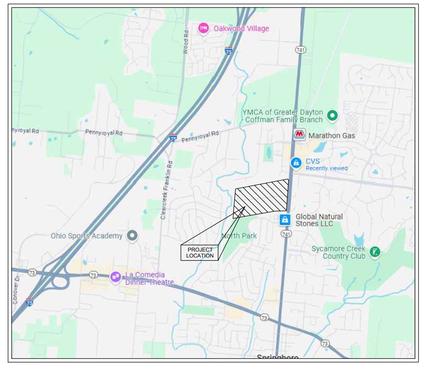


(Signature of Applicant and/or Agent)

5/22/2025
(Date)

Chris Tumblin (VP of Development, Casto)
Printed Name

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO/CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO



VICINITY MAP

NO SCALE

OWNER

HALL REBECCA & TED D.
CO-TRUSTEES OF THE TED & REBECCA HALL
LIVING TRUST DATED 4-8-99 1/2 INT. &
COOK, RUTH E. & TODD W. CO-TRUSTEES OF
THE COOK REALTY TRUST DATED 7-22-04 1/2 INT.
605 N. MAIN STREET
SPRINGBORO, OHIO 45066

OWNER OR AGENT DATE

DEVELOPER

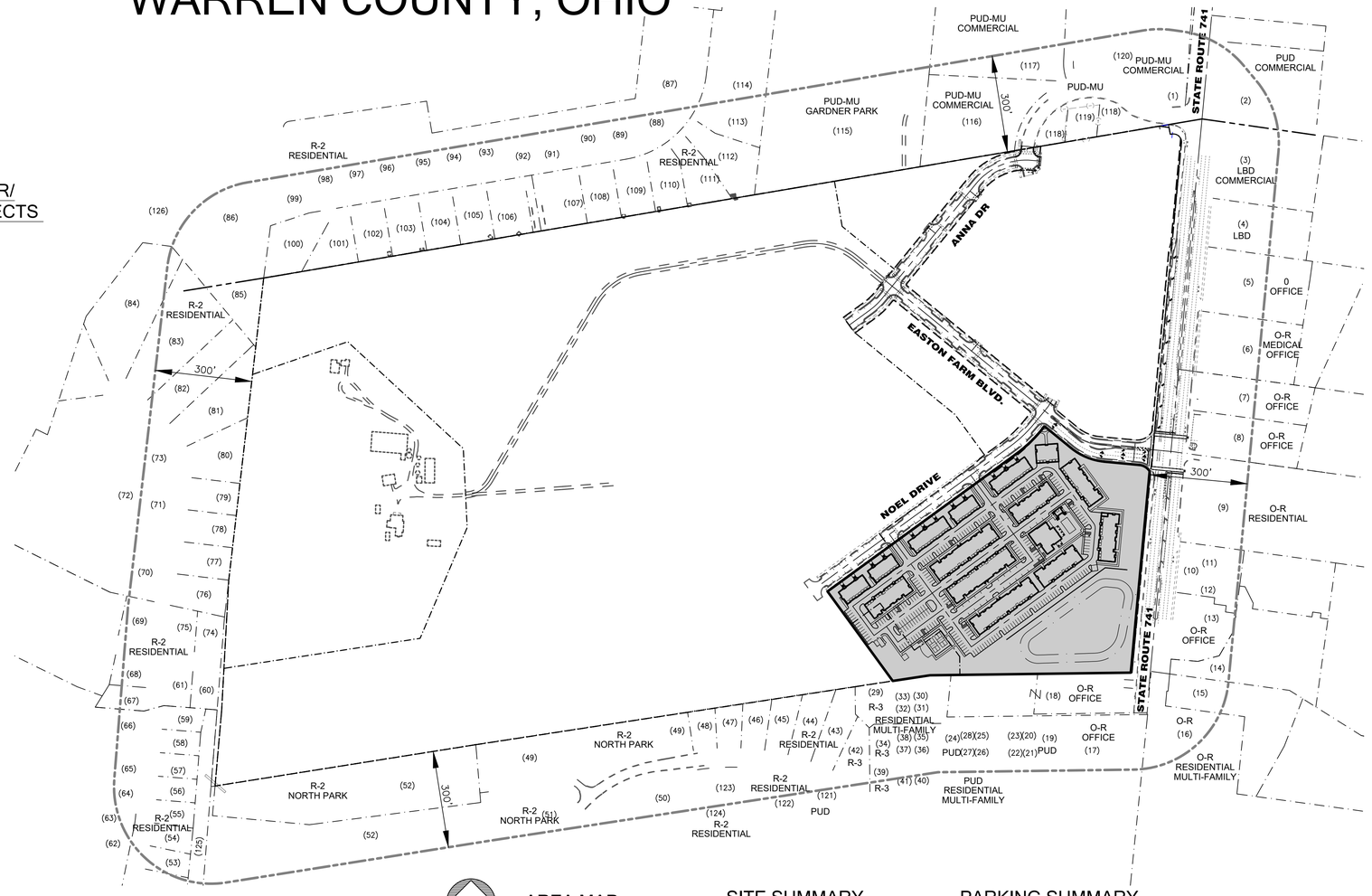
CASTO COMMUNITIES
260 CIVIC CENTER DRIVE, SUITE 500 COLUMBUS,
OHIO 43215

ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECTS

BAYER BECKER ENGINEERS 6900
TYLERSVILLE ROAD, SUITE A MASON,
OHIO 45040

ADJACENT PROPERTY ADJOINERS

(1) CITY OF SPRINGBORO
(2) CVS 6139 OH LLC
(3) KEYBANK NATIONAL ASSOCIATION
(4) SETTLERS STATION INVESTMENTS LLC
(5) PNC NATIONAL BANK LLC
(6) MIAMI VALLEY HOSPITAL, REAL ESTATE SERVICE
(7) 7 FOR 1 LLC
(8) STOKES RESERVE INVESTMENT
(9) EDDI & JUDITH LAWSON
(10) SPRINGBORO OFFICE PARK LLC
(11) RAJ KULKARNI
(12) NORTHAN LLC
(13) SABR INVESTMENTS LTD
(14) SPRINGBORO OFFICE PARK LLC
(15) MENRISKY INVESTMENTS LLC
(16) GARY & JULIE BEALL
(17) RAINBOW RASCALS SPRINGBORO LLC
(18) COLLEEN BOSSI CO LLC
(19) SPRINGBROOK COMMONS
(20) KATHRYN M TRICK
(21) CARL D CHENOWETH
(22) SHERRI L KLUPS
(23) ASHLEY RUTLEDGE
(24) SPRINGBROOK COMMONS
(25) JOHN F EMERSON
(26) BILLIE A BIRCHFIELD
(27) IONA C GILFILEN TRUSTEE
(28) CONNIE S LERAAS
(29) SPRINGBROOK COMMONS
(30) KATHY E JOHNSON
(31) ARTHUR A GRIFFIN
(32) ASHLEY R POPEL
(33) VARILLA BALDRIDGE
(34) SPRINGBOOK COMMONS
(35) GLENNA K & DAVID M BROWN
(36) CHERI G & SALVATORE DALTON
(37) CYNTHIA S MALON
(38) MICHAEL J WIMMER
(39) SPRINGBORO COMMONS
(40) RICHARD T & MARY L LAWTON
(41) ANGELA D HICKS
(42) STEPHEN J & MY-KHA D BALEK
(43) CRAIG A & SAMANTHA J CARLSON
(44) ROB & AMY KLEES
(45) MARY E HARRISON
(46) DALE E & CHERYL R PACK
(47) DENISE A SCARPELLI
(48) CHISTOPHER L WATT & KELLYE STALL
(49) CITY OF SPRINGBORO
(50) CITY OF SPRINGBORO
(51) CITY OF SPRINGBORO
(52) VILLAGE OF SPRINGBORO
(53) TAMMY P TEMPLE
(54) JEFFERY D & ANGELA J NEWSON
(55) MATTHEW K BRANNAN & CHELSEA DIECK
(56) MARSHAL Q & MARIA C QUEBATAY
(57) JEAN M DONAGHY
(58) MARK D & SHEILA ELLIOTT
(59) MICHAEL L & REBECCA WEBBER
(60) CITY OF SPRINGBORO
(61) CITY OF SPRINGBORO
(62) LAURA D BANFORD
(63) ROBERT J II & KRISTIN H MILLER
(64) MICHAEL A GREINER
(65) DANIEL J & DEBORAH A RICHARDSON
(66) THOMAS M & LOIS BARATKO
(67) SAI QIN & YANG WEN ZHU
(68) ANDREW B & YANG JIA TERPSTRA
(69) GREGORY K & TAMMY J GUSTIN
(70) ADAM N & MEGAN R POOLER
(71) DEBORAH L HENSON
(72) DOUGLAS J WIEDEMAN
(73) GREGORY K & CHARLOTTE ALBERS
(74) LEE ANN & ROBERT RUTLEDGE
(75) LEE ANN & ROBERT RUTLEDGE
(76) VIRGINIA D GRAY & DAVID CULP TRUSTEES
(77) ADAM & KIMBERLY TURNER
(78) RICKY D & PATRICIA L JONES
(79) DEREK L & JULIE TINCHER
(80) WILLIAM & CHRISTINE JUNG
(81) LAWRENCE R JR & LISA J BABB
(82) CRAIG & RENEE JOLLEY
(83) JAMES C & LEANA STATON
(84) KEVIN L & ROCHEL HOUSER
(85) JOE & KATHY ROLKA TRUSTEES
(86) JOE & KATHY ROLKA TRUSTEES
(87) LYNN D JOHNSON
(88) AARON & JENNIFER LAMBERT
(89) JAMES L JR & STACEY R LANE
(90) ADRIENNE L SLUGA & DONALD CUMMINGS
(91) ROBERT VICKHOUSE
(92) RODNEY E & MARGARET A KNIGHT
(93) CHADWICK A & LESLIE M SCHROCK
(94) MICHAEL L TYRCHNIEWICZ
(95) ROBERT J & MARIE VIGAR
(96) MICHAEL & BARBARA QUAST
(97) MARK & LINDA R NELSON
(98) SAUNDRA L FLAYLER
(99) NEAL E KENNEDY TRUSTEE
(100) STEPHEN C & CHERYL A SHEFFIELD
(101) DUSTIN G MARIA S DERSHEM
(102) GREGORY M & MELANIE V LLOYD
(103) BRIAN K & KELLY L POPLIN
(104) CARMEN N CASSIDY
(105) STEVEN D & KERRY HOUSTON
(106) AMY M & DALE R SHIVENER
(107) DALE S & CYNTHIA J SEIFFERLEN
(108) JAMIE M DUCK
(109) DAVID A & KRISTIE L BECKMAN
(110) JAMES V & GERRILYN BURCHWELL
(111) RODNEY A & CONSTANCE BRADSHAW
(112) DAVID A & JILL M OHS
(113) ERIN M & ERIC P WEIMER
(114) ZENAS & SEAN C PIERCE
(115) CITY OF SPRINGBORO
(116) HB PROPERTY VENTURES LLC
(117) CITY OF SPRINGBORO
(118) COFFMAN SPRINGBORO COMMERCIAL LLC
(119) AT&T
(120) NOVO SOH LLC
(121) OBERER DEVELOPMENT CO
(122) PUNYA & INDIRA KOIRALA
(123) LORA & GOTTEE II JAMES
(124) BADREDDINE IKHLEF
(125) CITY OF SPRINGBORO
(126) JOHN W AND JANIE H RIDD



AREA MAP

1"=200 FT

INDEX OF SHEETS

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C1.0	TITLE SHEET	02-21-25	2	05-23-25
C2.0	EXISTING CONDITIONS	02-21-25	1	05-23-25
C3.0	LAYOUT PLAN	02-21-25	2	05-23-25
C3.1	OPEN SPACE	02-21-25	2	05-23-25
C4.0	UTILITY PLAN	02-21-25	2	05-23-25
C5.0	STORMWATER BASIN PLAN	02-21-25	1	02-28-25
C5.1	EROSION CONTROL NOTES & DETAILS	02-21-25		
C6.0	SITE DETAILS	02-21-25		
C6.1	ODOT CURB RAMPS	02-21-25		
C6.2	CITY OF SPRINGBORO STANDARD DETAILS	02-21-25		
L1.0	LANDSCAPE ZONING GRAPHIC	02-21-25	2	05-23-25
L1.1	LANDSCAPE PLAN: OVERALL	02-21-25	2	05-23-25
L2.0	MATERIALS PLAN: PROGRAMMED GREEN SPACE	02-21-25	2	05-23-25
L3.0	LANDSCAPE DETAILS	02-21-25		
L3.1	LANDSCAPE SPECIFICATIONS	02-21-25		
E3-601	ELECTRIC LIGHTING - SCHEDULES	02-21-25		
E4-102	ELECTRIC SITE LIGHTING PLAN	02-21-25		
E4-201	ELECTRIC SITE LIGHTING PHOTOMETRICS	02-21-25		

SITE SUMMARY

TOTAL PROPERTY AREA: 11.83 AC
EXISTING ZONING: PUD-MU

BUILDING SUMMARY:
1 BEDROOM APARTMENTS: 127 UNITS
2 BEDROOM APARTMENTS: 117 UNITS
3 BEDROOM APARTMENTS: 4 UNITS
TOTAL: 248 UNITS
MAXIMUM OCCUPIED HEIGHT: 3 STORIES

DENSITY: 20.96 UNITS/ACRE

REQUIRED SETBACKS:
BUILDING:
FRONT = 0'
SIDE = 0'
REAR = 15'
ACCESSORY STRUCTURE/USES:
FRONT, SIDE & REAR = 5'
PARKING:
FRONT, SIDE & REAR = 10'
SIDEWALK:
FRONT, SIDE & REAR = 0'

OPEN SPACE:
REQUIRED OPEN SPACE: 2.96 AC (25%)
PROVIDED OPEN SPACE: 4.79 AC (40.5%)

PARKING SUMMARY

PROPOSED PARKING SUMMARY:
SURFACE PARKING:
NOEL DRIVE: 53 SPACES
STANDARD: 253 SPACES
ACCESSIBLE: 11 SPACES
TOTAL SURFACE: 317 SPACES

GARAGE PARKING: 159 SPACES

TOTAL PARKING: 476 SPACES

PROPOSED PARKING RATIO: 1.92 SPACES/UNIT

BICYCLE PARKING:
REQUIRED: 20 SPACES
(1 SPACE FOR EVERY 25 PARKING SPACES)

PROVIDED:
SURFACE: 10 SPACES
INSIDE: 10 SPACES
TOTAL: 20 SPACES

LEGEND

EASTON FARM APARTMENTS

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Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	02-28-25	SJW	GJK
2	REVISED PER CITY AND DEVELOPER REVIEW COMMENTS	05-23-25	SJW	GJK

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 513.338.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25
Sheet: C1.0

Plot time: May 23, 2025 - 8:00am
Drawing name: J:\2025\25-0001\CIVIL\DWG\25-0001 CD.dwg - Layout Tab: C1.0 TITLE

Basis of Bearing:
State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

NOEL DRIVE
(PUBLIC)

EASTON FARM BLVD.
(PUBLIC)

STATE ROUTE 741

RvB
Type C

RvB2
Type C

S53°55'54"W 485.67'
S53°55'54"W 235.00'
S36°04'06"E 342.52'
N61°18'20"E 116.49'
N68°14'37"E 621.11'
N05°20'13"E 625.74'
N39°42'59"W 103.83'
S39°17'02"W 13.41'
N84°36'50"W 109.26'

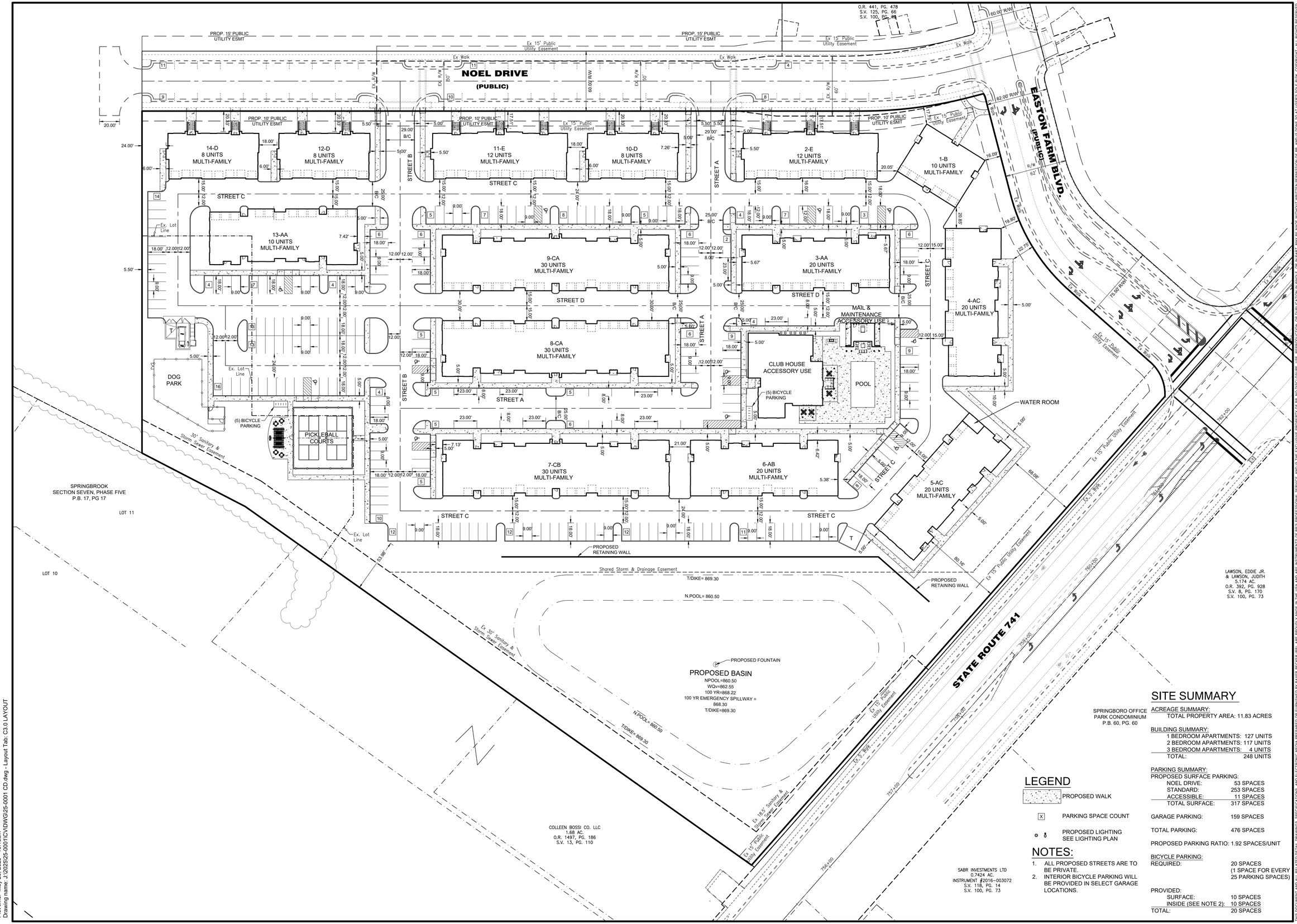
D=14°38'50"
L=109.927
R=430.000
109.63

D=19°51'14"
L=4.591
R=13.250
4.57

D=33°53'52"
L=111.966
R=189.357
110.34

D=51°22'34"
L=38.333
R=42.750
37.06

Ex 15' Public Utility Easement
Ex Walk
Ex 8" W.M.
EX SAN
EX STM
EX CB
EX MH
Ex. Lot Line
30' Sanitary & Storm Sewer Easement
Ex 40' Sanitary & Storm Sewer Easement
Shared Storm & Drainage Easement
Ex 18.5' Sanitary & Storm Sewer Easement
Ex 24" Conc. Strm
Ex 8" Strm
Ex 6" Strm
Ex 12" Strm
Ex 15" Strm
Ex 18" Strm
Ex 21" Strm
Ex 27" Strm
Ex 30" Strm
Ex 36" Strm
Ex 42" Strm
Ex 48" Strm
Ex 54" Strm
Ex 60" Strm
Ex 66" Strm
Ex 72" Strm
Ex 78" Strm
Ex 84" Strm
Ex 96" Strm
Ex 102" Strm
Ex 108" Strm
Ex 114" Strm
Ex 120" Strm
Ex 126" Strm
Ex 132" Strm
Ex 138" Strm
Ex 144" Strm
Ex 150" Strm
Ex 156" Strm
Ex 162" Strm
Ex 168" Strm
Ex



LEGEND

- PROPOSED WALK
- [X] PARKING SPACE COUNT
- PROPOSED LIGHTING SEE LIGHTING PLAN

NOTES:

1. ALL PROPOSED STREETS ARE TO BE PRIVATE.
2. INTERIOR BICYCLE PARKING WILL BE PROVIDED IN SELECT GARAGE LOCATIONS.

SITE SUMMARY

ACREAGE SUMMARY:
TOTAL PROPERTY AREA: 11.83 ACRES

BUILDING SUMMARY:
1 BEDROOM APARTMENTS: 127 UNITS
2 BEDROOM APARTMENTS: 117 UNITS
3 BEDROOM APARTMENTS: 4 UNITS
TOTAL: 248 UNITS

PARKING SUMMARY:
PROPOSED SURFACE PARKING:
NOEL DRIVE: 53 SPACES
STANDARD: 253 SPACES
ACCESSIBLE: 11 SPACES
TOTAL SURFACE: 317 SPACES

GARAGE PARKING: 159 SPACES

TOTAL PARKING: 476 SPACES

PROPOSED PARKING RATIO: 1.92 SPACES/UNIT

BICYCLE PARKING:
REQUIRED: 20 SPACES (1 SPACE FOR EVERY 25 PARKING SPACES)

PROVIDED:
SURFACE: 10 SPACES
INSIDE (SEE NOTE 2): 10 SPACES
TOTAL: 20 SPACES

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	02-26-25	SJW	GJK
2	REVISED PER CITY AND DEVELOPER REVIEW COMMENTS	05-23-25	SJW	GJK

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LAYOUT PLAN

bayer becker
www.bayerbecker.com
6925 Treeline Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25

Sheet: C3.0

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Plot time: May 23, 2025 - 10:13am
Drawing name: J:\2025\25-0001\CVIDWG\25-0001 CD.dwg - Layout Tab: C3.0 LAYOUT

OPEN SPACE SUMMARY

TOTAL PROPERTY AREA: 11.83 AC

REQUIRED OPEN SPACE: 2.96 AC (25%)

PROVIDED OPEN SPACE: 4.79 AC (40.5%)

NOTES:

1. ANY ACREAGE ABOVE 25% REQUIREMENT MAY BE SHARED WITH ADJACENT PARCEL.

Basis of Bearing: State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

NOEL DRIVE (PUBLIC)

EASTON FARM BLVD. (PUBLIC)

STREET A

STREET B

STREET C

STREET D

14-D 8 UNITS MULTI-FAMILY

12-D 8 UNITS MULTI-FAMILY

11-E 12 UNITS MULTI-FAMILY

10-D 8 UNITS MULTI-FAMILY

2-E 12 UNITS MULTI-FAMILY

1-B 10 UNITS MULTI-FAMILY

13-B 10 UNITS MULTI-FAMILY

9-C 30 UNITS MULTI-FAMILY

3-A 20 UNITS MULTI-FAMILY

8-C 30 UNITS MULTI-FAMILY

4-A 20 UNITS MULTI-FAMILY

MAIL & MAINTENANCE ACCESSORY USE

CLUB HOUSE ACCESSORY USE

POOL

WATER ROOM

DOG PARK

PICKLEBALL COURTS

7-C.2 30 UNITS MULTI-FAMILY

6-A.2 20 UNITS MULTI-FAMILY

5-A 20 UNITS MULTI-FAMILY

PROPOSED BASIN
NPOOL=860.50
WQv=862.55
100 YR=868.22
100 YR EMERGENCY SPILLWAY = 868.30
T/DIKE=869.30

T/DIKE= 869.30

N.POOL= 860.50

Shared Storm & Drainage Easement

STATE ROUTE 741

O.R. 441, PG. 478
S.V. 125, PG. 66
S.V. 100, PG. 73

SPRINGBROOK SECTION SEVEN, PHASE FIVE P.B. 17, PG 17

LOT 11

LOT 10

COLLEEN BOSSI CO. LLC
1.68 AC.
O.R. 1497, PG. 186
S.V. 13, PG. 110

LAWSON, EDDIE JR. & LAWSON, JUDITH
5.174 AC.
O.R. 392, PG. 928
S.V. 8, PG. 170
S.V. 100, PG. 73

SPRINGBORO OFFICE PARK CONDOMINIUM
P.B. 60, PG. 60

SABR INVESTMENTS LTD
0.7424 AC.
INSTRUMENT #2016-003072
S.V. 118, PG. 14
S.V. 100, PG. 73

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	02-28-25	SJW	GJK
2	REVISED PER CITY AND DEVELOPER REVIEW COMMENTS	05-5-25	SJW	GJK

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EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

OPEN SPACE

bayer becker
www.bayerbecker.com
6677 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25

Sheet: C3.1

Plot time: May 23, 2025 - 8:02am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C3.1 OPEN SPACE

LEGEND:

- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED PRIVATE DOMESTIC WATER
- PROPOSED PRIVATE FIRE
- PROPOSED LIGHTING SEE LIGHTING PLAN

NOTES:

1. PROPOSED SANITARY IS TO BE PUBLIC,
2. PROPOSED WATER IS TO BE PRIVATE.

Basis of Bearing: State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

NOEL DRIVE (PUBLIC)

EASTON FARM BLVD. (PUBLIC)

STATE ROUTE 741

STREET A

STREET B

STREET C

STREET D

14-D 8 UNITS MULTI-FAMILY

12-D 8 UNITS MULTI-FAMILY

11-E 12 UNITS MULTI-FAMILY

10-D 8 UNITS MULTI-FAMILY

2-E 12 UNITS MULTI-FAMILY

1-B 10 UNITS MULTI-FAMILY

13-B 10 UNITS MULTI-FAMILY

9-C 30 UNITS MULTI-FAMILY

8-C 30 UNITS MULTI-FAMILY

7-C.2 30 UNITS MULTI-FAMILY

6-A.2 20 UNITS MULTI-FAMILY

3-A 20 UNITS MULTI-FAMILY

4-A 20 UNITS MULTI-FAMILY

5-A 20 UNITS MULTI-FAMILY

MAIL & MAINTENANCE ACCESSORY USE

CLUB HOUSE ACCESSORY USE

POOL

WATER ROOM

DOG PARK

PICKLEBALL COURTS

PROPOSED BASIN
NPOOL=860.50
WQv=862.55
100 YR=868.22
100 YR EMERGENCY SPILLWAY = 868.30
T/DIKE=869.30

N.POOL= 860.50

T/DIKE= 869.30

Shared Storm & Drainage Easement

30' Sanitary & Storm Sewer Easement

SPRINGBROOK SECTION SEVEN, PHASE FIVE P.B. 17, PG 17

LOT 11

LOT 10

COLLEEN BOSSI CO. LLC
1.68 AC.
O.R. 1497, PG. 186
S.V. 13, PG. 110

SABR INVESTMENTS LTD
0.7424 AC.
INSTRUMENT #2016-003072
S.V. 116, PG. 14
S.V. 100, PG. 73

LAWSON, EDDIE JR. & LAWSON, JUDITH
5.174 AC.
O.R. 392, PG. 928
S.V. 8, PG. 170
S.V. 100, PG. 73

SPRINGBORO OFFICE PARK CONDOMINIUM
P.B. 60, PG. 60

O.R. 441, PG. 478
S.V. 125, PG. 66
S.V. 100, PG. 73

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	02-26-25	SJW	GJK
2	REVISED PER CITY AND DEVELOPER REVIEW COMMENTS	05-23-25	SJW	GJK

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

UTILITY PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25
Sheet: C4.0

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Plot time: May 23, 2025 - 8:04am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C4.0 UTILITY

Shared Storm & Drainage Easement

Ex. 30' Sanitary & Storm Sewer Easement

T/DIKE= 869.30

N.POOL= 860.50

PROPOSED BASIN
NPOOL=860.50
WQv=862.55
100 YR=868.22
100 YR EMERGENCY SPILLWAY = 868.30
T/DIKE=869.30

Ex. 15' Public Utility Easement

E. SPILLWAY=868.30

Ex. 15' Public Utility Easement

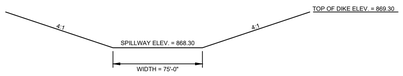
Ex. 18.5' Sanitary & Storm Sewer Easement

Ex. 15' Public Utility Easement

SABR INVESTMENTS LTD
0.7424 AC.
INSTRUMENT #2016-003072
S.V. 118, PG. 14
S.V. 100, PG. 73

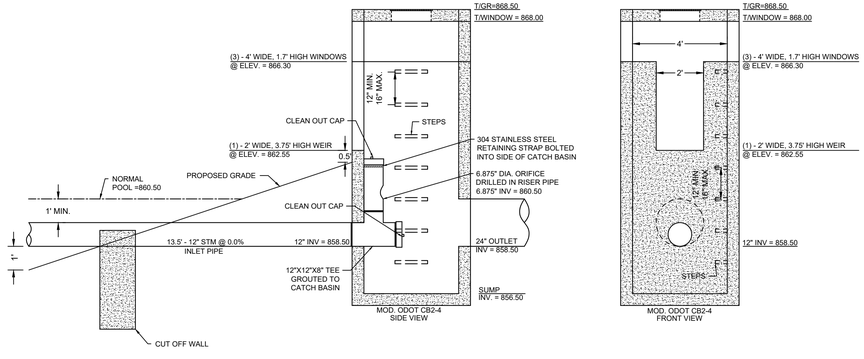
LEGEND:

5 ---- SILT FENCE OR MULCH BERM



BASIN SPILLWAY DETAIL:

N.T.S.



OUTLET CONTROL STRUCTURE

NOT TO SCALE

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS	02-26-25	SJW	GJK
2	REVISED PER CITY AND DEVELOPER REVIEW COMMENTS	02-26-25	SJW	GJK

EASTON FARM APARTMENTS FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

STORMWATER BASIN PLAN

bayer becker
www.bayerbecker.com
info@bayerbecker.com
6000 Townline Road, Suite A
Mason, OH 45040 - 513.338.6800

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25
Sheet: C5.0

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Plot time: May 23, 2025 - 8:04am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C5.0 STORMWATER BASIN PLAN

PERMANENT SEEDING (1)

Permanent seeding includes the seedbed preparation, seeding, and the establishment of perennial vegetation used to permanently stabilize soil, prevent sediment pollution, reduce runoff by promoting infiltration, and provide storm water quality benefits offered by dense vegetation.

CONDITIONS WHERE PRACTICE APPLIES

Permanent seeding should be applied to:

- Areas or portions of construction-sites which can be brought to final grade. Applications of permanent seeding should not be delayed while construction on limited portions of the site being completed.
- Areas on that will be regraded, but will be dormant for a year or more.

PLANNING CONSIDERATIONS

Healthy dense turf will have a dramatic long lasting effect on stormwater quality as well as promoting infiltration and reducing the amount of runoff. To establish quality vegetation, careful preparation of the seedbed, soil, even subsoil is highly encouraged.

Soil Compaction--Stormwater quality and the amount of runoff both vary significantly with soil compaction. Non-compacted soils improve stormwater by promoting:

- dense vegetation,
- high infiltration & lower runoff rates,
- pollutant filtration, deposition & absorption, and
- beneficial biologic activity in the soil.

Construction activity can cause highly compacted soils but also offers the opportunity to improve soil condition. The best time for improving soil condition is during the establishment of permanent vegetation. It is highly recommended that subsoilers, plows or others implements be specified as part of final seedbed preparation. Use discretion in slip-prone areas.

Minimum Soil Conditions--Vegetation cannot be expected to stabilize soil that is unstable due to its texture, structure, water movement or excessively steep slope. The following minimum soil conditions are needed for the establishment and maintenance of a long-lived vegetation cover. If these conditions cannot be met, see the Standards and Specifications for Resoiling.

- Soils must include enough fine-grained material to hold at least a moderate amount of available moisture.
- The soil must be free from material that is toxic or otherwise harmful to plant growth.

Permanent Seeding			
Seed Mix	Seeding Rate lb./ac.	Seeding Rate lb./1,000 ft.²	Notes:
General Use			
Creeping Red Fescue Ryegrass Kentucky Bluegrass	20-40 10-20 10-20	1/2-1 1/4-1/2 1/4-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
Steep Banks or Cut Slopes			
Tall Fescue	40	1	
Crown Vetch Tall Fescue	10 20	1/4 1/2	Do not seed later than August
Flat Pea Tall Fescue	20 20	1/2 1/2	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40	1	
Dwarf Fescue Kentucky Bluegrass	90 5	2 1/4	
Lawns			
Perennial Ryegrass Kentucky Bluegrass	60 60	1 1/2 1 1/2	
Creeping Red Fescue Kentucky Bluegrass	60 60	1 1/2 1 1/2	For shaded areas

Note: Other approved seed species may be substituted.

Maintenance for Permanent Seedings Fertilization and Mowing					
Mixture	Formula	lb./ac.	lb./1,000 sq. ft.	Time	Mowing
Creeping Red Fescue Ryegrass Kentucky Bluegrass	10-10-10	500	12	Fall, yearly or as needed	Not closer than 3"
Tall Fescue	10-10-10	500	12		Not closer than 4"
Dwarf Fescue	10-10-10	500	12		Not closer than 2"
Crown Vetch Fescue	0-20-20	400	10	Spring, yearly following establishment and every 4-7 yrs. thereafter	Do not mow
Flat Pea Fescue	0-20-20	400	10		Do not mow

Note: Following soil test recommendations is preferred to fertilizer rates shown above.

SITE PREPARATION

1. A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Resoil shall be applied where needed to establish vegetation.

SEEDBED PREPARATION

1. Lime--Agricultural group limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 lb./1,000 sq. ft. or 2 tons/ac.
2. Fertilizer--Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lb./ac. of 10-10-10- or 12-12-12 analysis.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 in. On sloping land the soil shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS

Seeding should be done March 1 to May 31 or August 1 to September 30. These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season. Tillage/seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

MULCHING

1. Mulch material shall be applied immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization. Dormant seeding shall be mulched.
2. Materials

- Straw--If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and spread two 45-lb. bales of straw in each section.
- Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
- Other--Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw mulch shall be anchored immediately to minimize loss by wind or water.
   Straw mulch shall be anchored immediately to minimize loss by wind or water.
   Anchoring Methods

- Mechanical--A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
- Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentration runoff and on critical slopes.
- Asphalt Emulsion--Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
- Synthetic Binders--Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer.
- Wood-Cellulose Fiber--Wood-cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

DISTURBED AREAS LEFT IDLE OVER WINTER

1. Any disturbed areas left idle over winter, shall have temporary erosion controls applied prior to the onset of winter weather.

PERMANENT SEEDING (1)

MAINTENANCE

1. Permanent seeding shall not be considered established for at least 1 full yr. from the time of planting. Seeded areas shall be inspected for failure and vegetation conditions, it may be necessary to irrigate, fertilize, overseed, or reestablish plantings in order to provider permanent vegetation for adequate erosion control.
2. Maintenance fertilization rates shall be established by soil test recommendations or by using the rates shown in the following table.

DORMANT SEEDINGS.

1. Seeding shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter.
2. The following methods may be used for "Dormant Seeding":

- From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
- From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
- Where feasible, except when 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 where feasible.
- Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion--Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
- Synthetic Binders--Synthetic binders such as Acrylic DLR (Agri-Tac), DAC-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer.
- Wood Cellulose Fiber--Wood-cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

IRRIGATION

1. Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions as needed for adequate moisture for seed germination and plant growth.
2. Excessive irrigation rates shall be avoided and irrigation monitored to prevent erosion and damage from runoff.

TEMPORARY SEEDING

Temporary seeding provides erosion control on areas in between construction operations. Grasses which are quick growing are seeded and usually mulched to provide prompt, temporary soil stabilization. It effectively minimizes the area of a construction-site prone to erosion and should be used everywhere the sequence of construction operations allows vegetation to be established.

CONDITIONS WHERE PRACTICE APPLIES

Temporary seeding should be applied on exposed soil where additional work (grading,etc.) is not scheduled for more than 45 days. Permanent seeding should be applied if the areas will be idle for more than a year.

PLANNING CONSIDERATIONS

This practice has the potential to drastically reduce the amount of sediment eroded from a construction-site. Control efficiencies greater than 90% will be achieved with proper applications of temporary seeding. Because practices used to trap sediment are usually much less effective, temporary seeding is to be used even on areas where runoff is treated by sediment trapping practices. Because temporary seeding is highly effective and practical on construction-sites, its liberal use is highly recommended.

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft.²	Per Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		

Note: Other approved seed species may be substituted.

1. Structural erosion- and sediment-control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction-site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeing are necessary on typical construction projects.
3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments--Applications of temporary vegetation shall establish adequate stands of vegetation which may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
5. Seeding Method--Seed shall be applied uniformly with a cyclone seeder, drill cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

MULCHING TEMPORARY SEEDING

1. Applications of temporary seeding shall include mulch which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.
2. Materials:

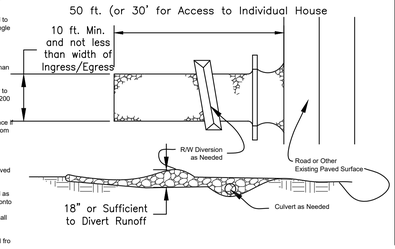
- Straw--If straw is used, it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
- Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb/ac. or 46 lb./1,000 sq. ft.
- Other--Other acceptance mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw mulch shall be anchored immediately to minimize loss by wind or water.
   Anchoring Methods:

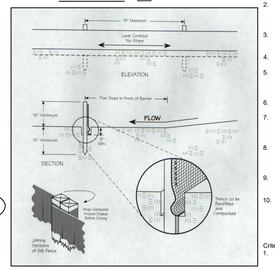
- Mechanical--A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
- Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentration runoff and on critical slopes.
- Asphalt Emulsion--Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
- Synthetic Binders--Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer.
- Wood-Cellulose Fiber--Wood-cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

CONSTRUCTION ENTRANCE (21)

1. Stone Size--Two-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 50 ft. (except on single residence lot where a 30-ft. minimum length applies).
3. Thickness--The stone layer shall be at least 6 in. thick.
4. Width--The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. Bedding--A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb. and a Mullen Burst Strength of at least 190 lb.
6. Culvert--A pipe or culvert shall be constructed under the entrance if needed to prevent surface water flowing across the entrance from being directed out onto paved surfaces.
7. 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.
8. Maintenance--Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surfaces where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
9. Construction entrances shall not be relied upon to remove mud fro vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.



SILT FENCE (5)

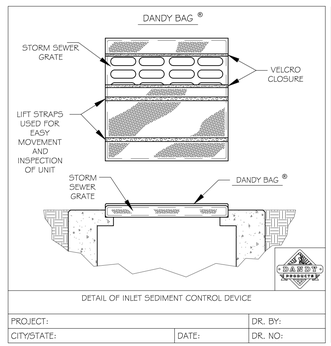


1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in.-deep trench. The trench shall be backfilled and compacted.
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance--Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed, 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials

1. Fence Posts--The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric or as described by the chart below:

DANDY BAG DETAIL (25)



DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

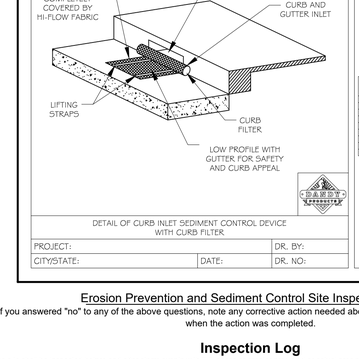
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

Detail Provided By:
Site Supply Inc.
33 Glendale-Milford Road
Loveland, OH 45140
Phone: (513) 248-1498
Fax: (513) 248-4584
cbrowning@sitefabric.com
http://www.sitefabric.com

PROJECT: | DR. BY:
CITY/STATE: | DATE: | DR. NO:

DANDY CURB BAG DETAIL (26)



DANDY CURB BAG™ SPECIFICATIONS

NOTE: THE DANDY CURB BAG™ WILL BE **MANUFACTURED IN THE U.S.A** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

DANDY CURB BAG™ (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)
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UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents

PROJECT: | DR. BY:
CITY/STATE: | DATE: | DR. NO:

Erosion Prevention and Sediment Control Site Inspection Form

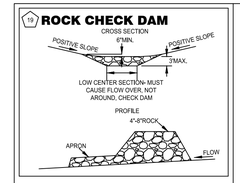
If you answered "no" to any of the above questions, note any corrective action needed above, and note on the Inspection Log when the action was completed.

Inspection Log

The site shall be inspected before and after storm events with 0.5 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Form. Incidents of noncompliance must be reported to the Engineer. A log of all inspections, as shown below, shall be kept current.

Date:	Inspector:	Corrective Actions Performed/Date:

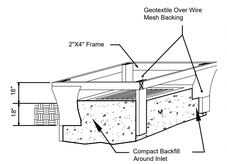
ROCK CHECK DAM (19)



1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL O.D.O.T. TYPE D STONE IS ACCEPTABLE, BUT SHOULD UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF O.D.O.T. NO. 3 OR 4 OR SUITABLE FILTER FABRIC.
2. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.
3. THE MIDPOINT OF THE ROCK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.
4. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.
5. SPACING OF CHECK DAMS SHALL BE IN A MANNER SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
6. A SPLASH APRON SHALL BE CONSTRUCTED WHERE CHECK DAMS ARE EXPECTED TO BE IN USE FOR AN EXTENDED PERIOD OF TIME. A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING T HE STRUCTURE. THE APRON SHOULD BE 6 INCH THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.
7. STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.
8. SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

CHECK DAM SPACING				
DAM HEIGHT (FT.)	CHANNEL SLOPE < 5%	5-10%	10-15%	15-20%
1	65 FT.	30 FT.	20 FT.	15 FT.
2	130 FT.	65 FT.	40 FT.	30 FT.
3	200 FT.	100 FT.	65 FT.	50 FT.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS (28)



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
2. The earth around the inlet shall be excavated completely to the depth at least 18in.
3. The wooden frame shall be constructed of 2-by-4-in. construction grade lumber. The 2-by-4-in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a settling pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

Erosion Prevention and Sediment Control Site Inspection Form

Introduction: By using some simple Best Management Practices (BMP's) developers and contractors can do their share to protect the County's water resources from the harmful effects of sediment. The topography of the site and the extent of the construction activities will determine which of these practices are applicable to any given site, but the BMP's listed here are applicable to most construction sites. For details on the installation and maintenance of these BMP's, please refer to the approved plans and or the Rainwater **and Land Development, Ohio's Standards for Storm Water Management, Land** *Development and Urban Stream Protection (ODNR, 1996), available from HCSWCD for* $20 plus postage.

Temporary Stabilization is the most effective BMP. All disturbed areas that will lie dormant for 14 days or more must be stabilized within 7 days of the date the area becomes inactive. The goal of temporary stabilization is to provide cover quickly. Areas within 50 feet of a stream must be stabilized within 2 days of reaching final grade. This is accomplished by seeding with fast-growing grasses, then covering with straw mulch. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. To minimize your costs of temporary stabilization, leave natural cover in place for as long as possible by only disturbing areas worked within the next 14 days.

Construction Entrances are installed to minimize off-site tracking of sediments. A roughstone access drive underlain with woven geotextile shall be installed at every point where vehicles enter or exit the site. Every individual lot should also have its own drive once construction on the lot begins. Maintenance is performed by top dressing with stone and/or street sweeping.

Sediment Basins/Traps are the sediment control of choice for areas, which exceed the design capacity of silt fence (see page 119 of the Rainwater manual) or to control concentrated flows or runoff. There are two types: sediment basins and sediment traps. A trap is appropriate where the contributing drainage area is 10 acres or less. The outlet is an earthen embankment with a simple stone spillway underlain with woven geotextile. A sediment basin is appropriate for drainage areas larger than 10 acres. The outlet is an engineered riser pipe. Often a permanent storm water management pond, such as a retention or detention basin, can be retrofitted to act as a sediment basin during construction. All sediment ponds, regardless of whether they are a trap or a basin, or whether they will become a permanent storm water pond, must provide a minimum storage of 67 cubic yards per acre of total contributing drainage area. Sediment ponds must be installed prior to mass clearing and grading. Maintenance must be performed once the basin loses 40% of capacity, and 30% for storm water basins retrofitted as sediment basins.

Silt Fence or Mulch Berms are typically used at the perimeter of a disturbed area. They are only for small drainage areas on relatively flat slopes or around small soil storage piles; not suitable where runoff is concentrated in a ditch, pipes or though streams. For large drainage areas where flow is concentrated, collect runoff in diversion berms or channels and pass it through a sediment pond prior to discharging it from the site.Combination barriers constructed of silt fence supported by welded wire fencing, mulch berms supported by rock check dams, or silt fence embedded within rock check dams may be effective within small channels. As with all sediment controls, silt fence or mulch berms must be capable of ponding runoff so that sediment can settle out of suspension. These must be installed within 7 days of first grubbing the area it controls. Whenever practical they should be installed before clearing or grubbing the area it controls.

Inlet Protection must be installed on all yard drains and curb drains when these inlets do not drain to a sediment trap or basin. Even if there is a sediment trap or basin, inlet protection is still recommended, as it will reduce the amount of sediment entering the basin and increase the overall sediment removal efficiency. Best used on roads with little or no traffic. If working properly, inlet protection will cause water to pond. If used on curb inlets, streets will flood temporarily during heavy storms, (overflow should be built-in.) Check with the authority that has jurisdiction over the roads before installing. They may prefer an alternate BMP. Care should be taken when placing inlet protection so that the runoff is not diverted to public roads or other areas where it could cause a hazard.

Permanent Stabilization must occur on areas at final grade within 7 days of reaching final grade. This is usually accomplished by using seed and mulch, but special measures are sometimes required. This is particularly true in drainage ditches or on steep slopes. These measures include the addition of topsoil, erosion control matting, rock riprap or retaining walls. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. At all times of the year, the area should be temporarily stabilized until a permanent seeding can be applied.

Inspections shall be performed at least once a week and within 24 hours after a storm event greater than 1/2 inch of rainfall within a 24-hour duration using the enclosed Inspection Form. Inspections can be tracked using the enclosed Inspection Log. These shall be maintained throughout the development process and kept on file for three years per OEPA requirements. Erosion prevention and sediment control (EP&SC) measures shall be observed to ensure correct operation. Discharge locations shall be inspected to determine effectiveness of EP&SC measures in preventing significant impacts to the receiving waters. Where practices require repair or maintenance, it must be accomplished within three days of the inspection or as soon as site conditions allow. Repairs to sediment ponds shall be completed within 10 days or as soon as site conditions allow. Most of these BMP's are easy to implement with a little bit of planning and go a long way toward keeping your site clean and organized if they are properly installed and maintained. Please be sure to inform all parties on site how these BMPs affect their operations on the site, particularly those that will be working near a stream.

Erosion Prevention and Sediment Control Site Inspection Form

Inspector: _____ Date: _____

General:
Amount of rainfall since last inspection: _____inches
Overall site conditions: _____

Construction Entrances:
Is the entrance installed correctly according to the approved plan? YES NO N/A
(Check for mud in stones/street, runoff diverted from street, etc..)
Action Needed: _____

Sediment Basins/Traps:
Are all Basins installed correctly according to the approved plan? YES NO N/A
(Check for runoff directed to basin, down slope areas stabilized, riser pipe wrapped with wire fence/filter fabric, emergency overflow, accumulated sediment more than 40% of volume, etc..)
Action Needed: _____

Silt Fence/Mulch Berms:
Are all Silt Fence/Mulch Berm (SF/MB) installed correctly according to the approved plan?
YES NO N/A (Check for fabric trenched in, follow contour, turned upslope at ends, silt accumulated, broken stakes, tight fabric, installed in all areas where sediment could leave the site)
Action Needed: _____

Inlet Protection:
Are all Inlet Protections installed correctly according to the approved plan? YES NO N/A
Check for runoff ponding, in good shape, silt accumulated, etc..)
Action Needed: _____

Temporary Stabilization:
Are all disturbed areas that will lie dormant for 14 days or more stabilized with seed/straw or mulch? (stockpiles, hillsides, etc..) YES NO N/A

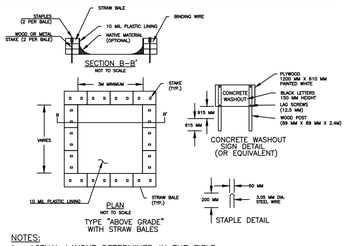
Are all areas stabilized still in good condition and not eroding? YES NO N/A

Permanent Stabilization:
Have areas that achieved final grade within the last 7 days been stabilized? YES NO N/A

Do all storm water outflow areas have riprap or concrete to prevent scouring? YES NO N/A

Stream Crossing:
Are the Stream Crossings installed correctly according to the approved plan? YES NO N/A
(Check for stabilized edges, runoff diverted from stream, mud over stones, end of useful life, etc..)
Action Needed: _____

CONCRETE WASHOUT (22)



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 M OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

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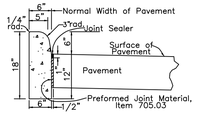
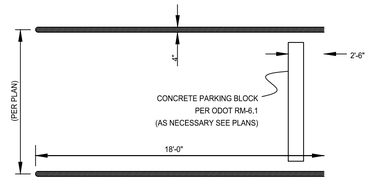


ODOT TYPE 6 CURB

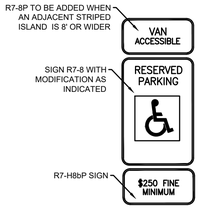
NOT TO SCALE



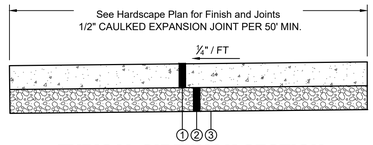
NOTE: ALL PARKING STALLS SHALL BE SINGLE-STRIPED (WHITE) AS SHOWN IN TWO COATS.

STRIPING DETAIL

NOT TO SCALE



TYPICAL ACCESSIBLE SIGNAGE

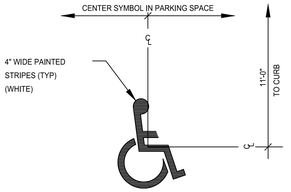


TYPICAL SIDEWALK SECTION:

NOT TO SCALE

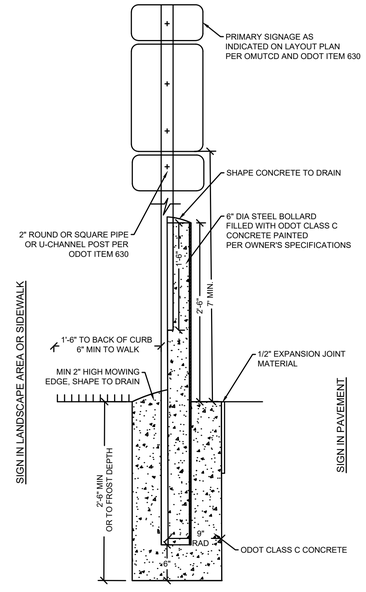
NOTE: Sidewalk Joists Shall Be In Accordance With Item 608.03 Unless Otherwise Detailed as a Part of the Architectural Plans.

1. ITEM 608 - 4" CLASS QC-1 OR QC-MISC
2. ITEM 304 - 4" AGGREGATE BASE (CRUSHED AGGREGATE BASE COST TO BE INCLUDED IN THE PRICE FOR ITEM 608, SIDEWALK, SQ. FT.
3. ITEM 204 - SUBGRADE COMPACTION



ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE



TYPICAL SIGNAGE

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Item	Revision Description	Date	Drwn	Chk

EASTON FARM APARTMENTS FINAL DEVELOPMENT PLAN

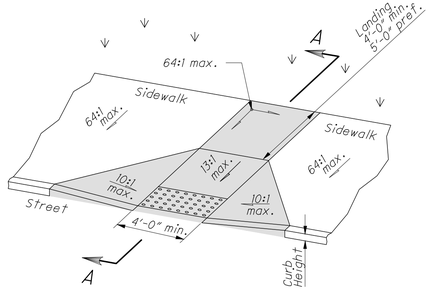
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

SITE DETAILS

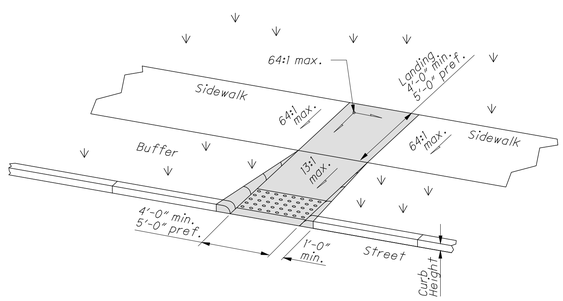
bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25
Sheet: C6.0

Plot time: Feb 19, 2025 - 10:28am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C6.0 SITE DETAILS

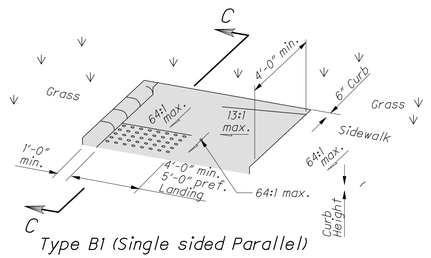


Type A1 (Perpendicular with flared sides)

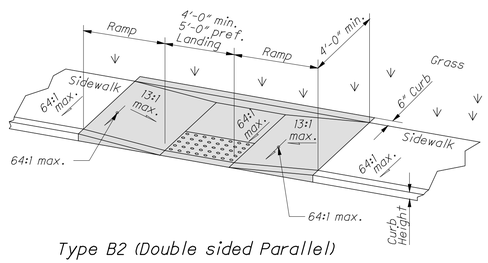


Type A2 (Perpendicular with returned curb)

PERPENDICULAR CURB RAMP DETAILS

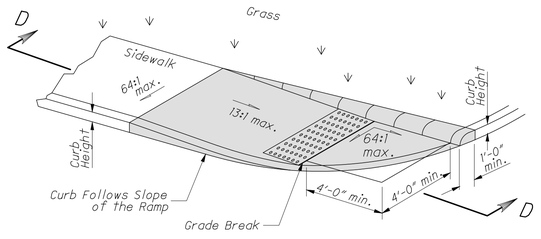


Type B1 (Single sided Parallel)

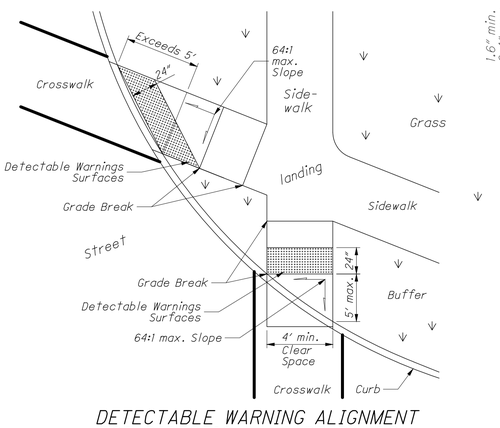


Type B2 (Double sided Parallel)

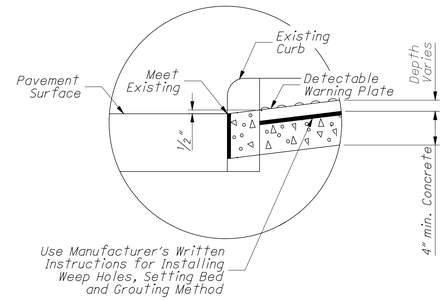
PARALLEL CURB RAMP DETAILS



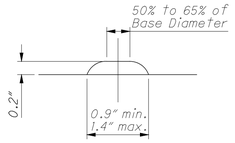
Type B3 (Single sided Parallel)



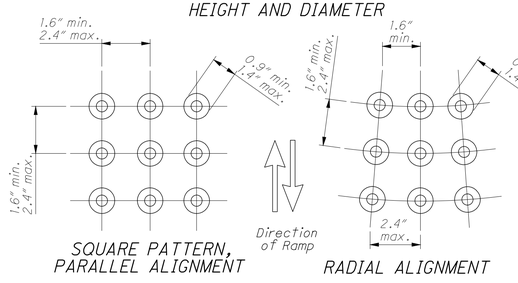
DETECTABLE WARNING ALIGNMENT FOR DIRECTIONAL CURB RAMPS



DETAIL A



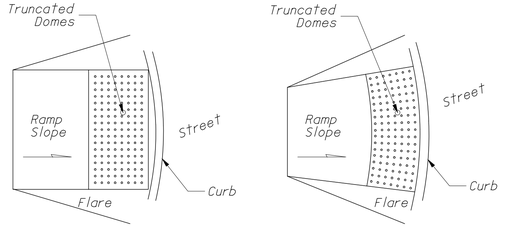
HEIGHT AND DIAMETER



SQUARE PATTERN, PARALLEL ALIGNMENT

RADIAL ALIGNMENT

TRUNCATED DOMES DETAILS



DOME ALIGNMENT ON RADIUSED CURB

NOTES

GENERAL: *This drawing shows curb ramp types details and placement examples for curb ramp construction, including the installation of detectable warnings.*

Curb ramp types are shown on Sheet 2 and include Perpendicular, Parallel, and Combined types as specified to be constructed in the locations shown on the project plans.

Curb ramps added to an existing intersection or walk should be individually detailed on the project plans to assure that the design is appropriate for site constraints and all items can be constructed to ADA standards. The contractor may adjust the placement of curb ramps if existing field conditions warrant with the approval of the Engineer.

PAYMENT: *Measure and pay for the ramp area within the shaded limits of this drawing as Item 608 Curb Ramp, Square Foot. This includes the cost of any curb or curb and gutter, detectable warnings, landing areas and any additional materials, installation, grading, forming, and finishing required within the shaded area.*

Work beyond the shaded ramp/landing area is paid for as curb (609) and walk (608). Removal of existing curb, walk (or existing curb ramps) are paid under Item 202.

For at-grade crossing locations where only detectable warnings are required in order to acheive ADA compliance, measure and pay for the strip of detectable warnings as Item 608 Detectable Warning, Square Foot. The work to cast the tiles in place will also require removal of existing pavement (Item 202) to the nearest joint, or if no joint exists, a minimum of 4 feet.

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 ot 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 ⅛" 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.*

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.*

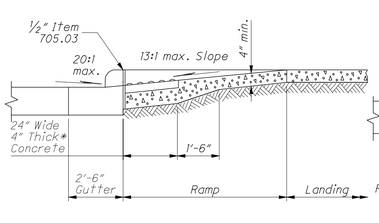
PLACEMENT: *Detectable warnings are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" strip of domes is to be installed for the full width of the ramp or walk. Typical street corner placement locations 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.

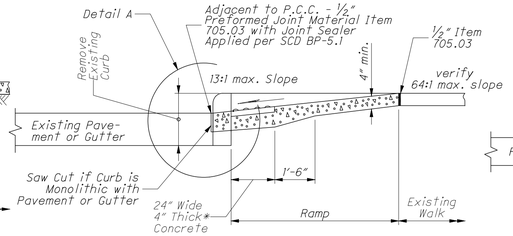
ALIGNMENT: *Truncated domes should be aligned with the primary direction of the ramp as shown on the DETECTABLE WARNING ALIGNMENT Detail. Normally the detectable warnings should be flush with the back of the curb, but for skewed conditions see DETECTABLE WARNING ALIGNMENT Detail. For non-standard layouts, 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.*

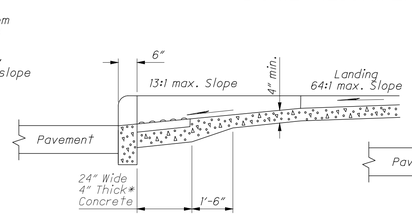


New gutter shown.

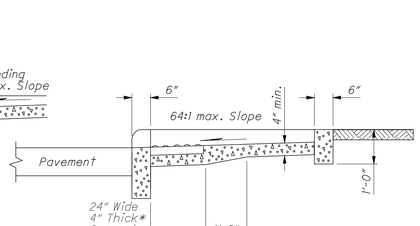
SECTION A-A NORMAL DETAIL



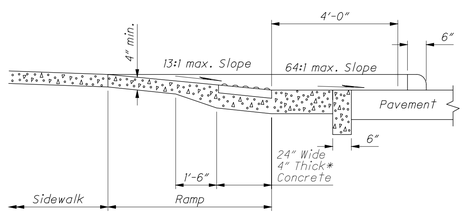
SECTION A-A EXISTING WALK DETAIL



SECTION B-B



SECTION C-C



SECTION D-D

See Sheet 2.

**Where possible, pour ramp area integral with the curb, otherwise use 6" thick walk.*

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Item	Revision Description	Date	Drawn	Chk

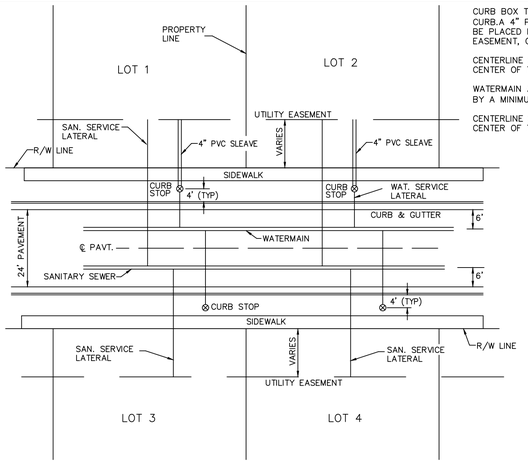
EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

ODOT CURB RAMPS

bayer becker
www.bayerbecker.com
6900 West Snowville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 CD
Drawn by:	ACP
Checked By:	JSD
Issue Date:	02-21-25
Sheet:	C6.1

Plot time: Feb 19, 2025 - 10:28am
Drawing name: J:\2025\25-0001\CIVIL\DWG\25-0001 CD.dwg - Layout Tab: C6.1 ODOT CURB RAMPS



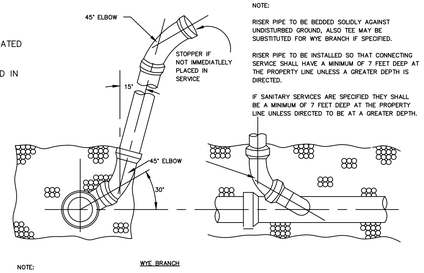
CURB BOX TO BE LOCATED 4' BEHIND BACK OF CURB.A 4" PVC SLEEVE (SDR 35 OR SCH. 40) IS TO BE PLACED FROM CURB BOX TO THE UTILITY EASEMENT, ON WATERLINE SIDE OF STREET.

CENTERLINE OF WATERMAIN TO BE LOCATED IN CENTER OF TRAVELED LANE

WATERMAIN AND SANITARY SEWER TO BE SEPARATED BY A MINIMUM OF 10'

CENTERLINE OF SANITARY SEWER TO BE LOCATED IN CENTER OF TRAVELED LANE

WATER & SEWER SERVICES DETAIL
NOT TO SCALE



NOTE:

RISER PIPE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND, ALSO TEE MAY BE SUBSTITUTED FOR WYE BRANCH IF SPECIFIED.

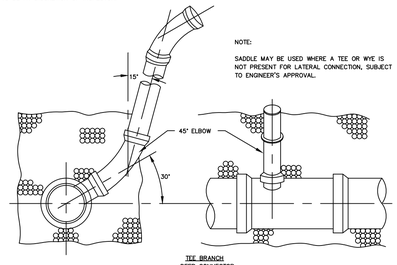
RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS A GREATER DEPTH IS DIRECTED.

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:

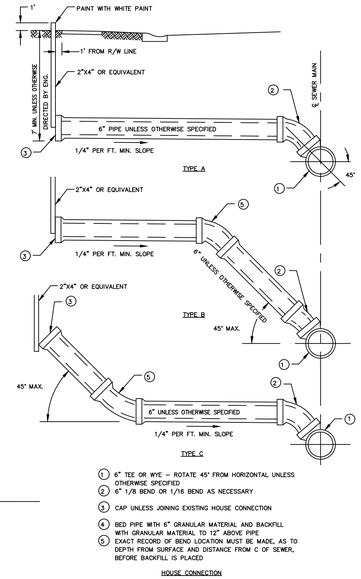
THE USE OF CONCRETE AT CONNECTION TO BE AT DISCRETION OF INSPECTOR.



NOTE:

SADDLE MAY BE USED WHERE A TEE OR WYE IS NOT PRESENT FOR LATERAL CONNECTION, SUBJECT TO ENGINEER'S APPROVAL.

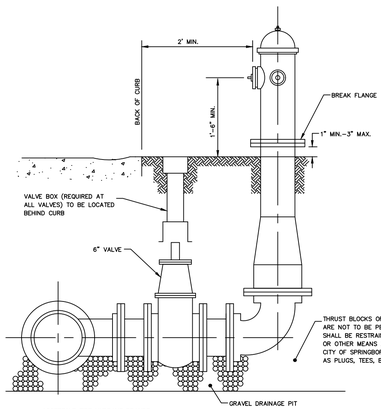
TEE BRANCH
DEEP CONNECTOR



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 C OF SEWER, BEFORE BACKFILL IS PLACED

HOUSE CONNECTION

DEEP CONNECTOR AND HOUSE CONNECTION
NOT TO SCALE



ACCEPTALE FIRE HYDRANT BRANDS

1. AMERICAN DARLING MODEL B-62-B WITH 5" STORZ CONNECTION ON THE STEAMER

FIRE HYDRANT DETAILS

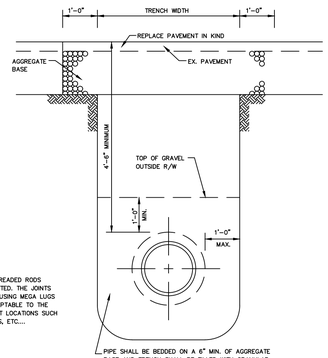
1. DIA. – MAIN VALVE OPENING
2. DIA. – PUMPER CONNECTION
3. DIA. – HOSE CONNECTIONS
4. THREAD TYPE
5. SHAPE – CAPS & OPERATING NUT
6. DIMENSIONS – OPERATING NUT –
7. DIRECTION OF OPENING

5 1/4"
I.D. 4 1/2" O.D. 5 3/4"
TWO 2 1/2"
NATIONAL STANDARD – NO THREAD EXPOSED TO WATER
PENTAGON
1 1/2"
COUNTER CLOCKWISE

FIRE HYDRANT DETAILS CONT.

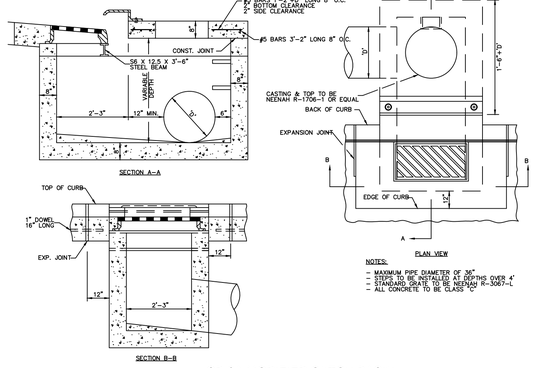
8. COLOR TO BE PAINTED
9. VALVE SEAT
10. BARREL
11. TOP
12. BEARING

FIRE HYDRANT AND WATER TRENCH EXCAVATION
NOT TO SCALE



PIPE SHALL BE BEDDED ON A 6" MIN. OF AGGREGATE BASE AND TRENCH SHALL BE FILLED WITH GRANULAR OR SAND BACKFILL TO 1'–0" ABOVE PIPE. IN THE PUBLIC RIGHT–OF–WAY, TRENCH SHALL BE FILLED WITH GRANULAR MATERIAL TO 1'–0" OF SURFACE OR TO PAVEMENT BASE. ALL WATER LINES SHALL BE CLASS 52 DUCTILE IRON.

BARREL – SAFETY RED
BONNET – SAFETY RED
MACHINED BRONZE
TWO PIECE WITH BREAK AWAY FEATURE
DRY
ANTI–FRICTION THRUST BEARING

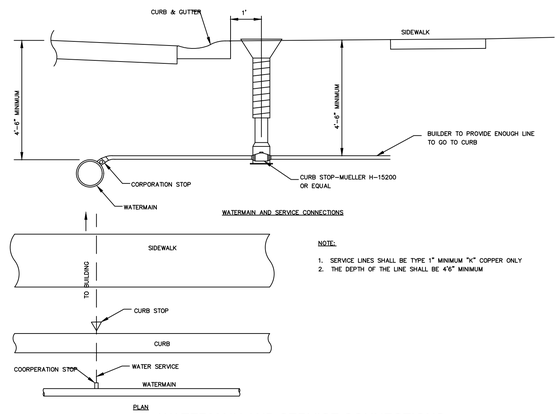


NOTES:
– MAXIMUM PIPE DIAMETER OF 36"
– STEPS TO BE INSTALLED AT DEPTHS OVER 4'
– STANDARD GRATE TO BE NEENAH R–3067–L
– ALL CONCRETE TO BE CLASS "C"

CB-3A MODIFIED CATCH BASIN
NOT TO SCALE

1. CURB INLET FRAME, GRATE AND CURB BOX TO BE "NEENAH TYPE R–3067–L" OR EQUAL. FISH LOGO TO BE PRINTED ON ALL CASTINGS AS SHOWN ON STANDARD DRAWING
2. BRICK OR CONCRETE BLOCK SIDE WALLS, WHEN USED IN PLACE OF CONCRETE, SHALL BE 8" NOMINAL THICKNESS.
3. PRECAST CONSTRUCTION IS PERMITTED EXCEPT FOR APRON AND CONCRETE SHALL MEET REQUIREMENTS OF 706.13 WITH 6± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6" AND REINFORCING SHALL BE SUFFICIENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.
4. MAXIMUM PIPE DIAMETER SHALL BE 18"
5. STEPS TO BE INSTALLED AT DEPTHS OVER 4'

SPRINGBORO STANDARD CATCH BASIN
NOT TO SCALE



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
NOT TO SCALE

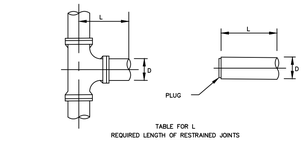
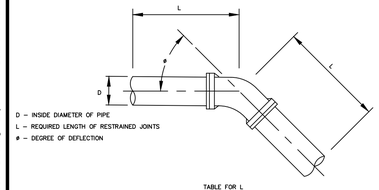


TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

D	4"	6"	8"	10"	12"	16"	20"	24"
L	12	26	38	48	66	98	125	145

REQUIRED RESTRAINED JOINTS FOR
DEAD END VALVES, PLUGS, CAPS & TEES
NOT TO SCALE



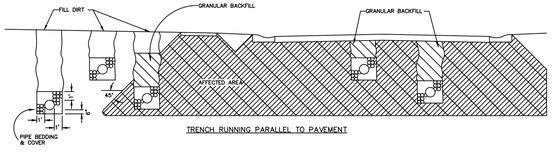
D – INSIDE DIAMETER OF PIPE
L – REQUIRED LENGTH OF RESTRAINED JOINTS
θ – DEGREE OF DEFLECTION

TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

θ \ D	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	*	*	*	*	5	5	6	
22 1/2°	*	2	3	5	6	8	10	12
45°	4	8	12	14	20	30	36	45
90°	12	26	38	48	66	98	125	145

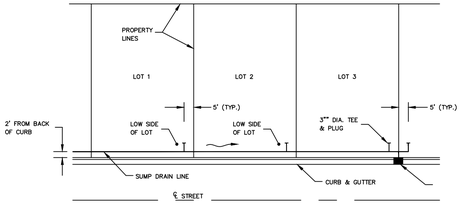
* REQUIRED RESTRAINED JOINT AT FITTING ONLY

REQUIRED RESTRAINED JOINTS FOR BENDS
NOT TO SCALE



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, #57 COARSE AGGREGATE) TO BE COMPACTED IN 6" LAYERS WITH MECHANICAL TAMPER.
4. THIS STANDARD APPLIES TO ALL UTILITY TRENCHES.

GRANULAR BACKFILL REQUIREMENTS
NOT TO SCALE

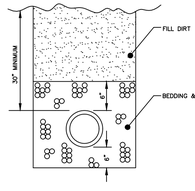


SUMP DRAIN LINES SHALL BE 4 INCH OR 6 INCH PVC SOLID WALL PIPE (SDR 35 OR SCH. 40) AND SHALL HAVE CLEAN–OUTS AT 200 FOOT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6 INCH LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND TWO FEET BEHIND THE BACK OF CURB, AND TIE INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE.

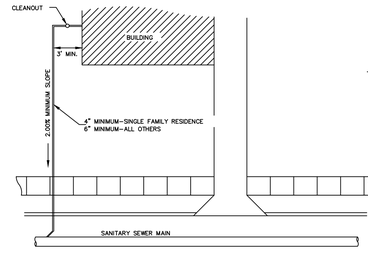
AT THE LOW SIDE OF THE PROPERTY, A 3 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. THIS TEE SHALL BE LOCATED 5' FROM THE

~~ROOF DRAINS, FOUNDATION DRAINS~~ 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" SUMP DRAIN LINE SHALL BE USED FOR 5 OR MORE HOUSES.

SUMP DRAIN DETAIL
NOT TO SCALE



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:
   – WTRIFIED 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
NOT TO SCALE

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Item	Revision Description	Date	Drwn	Chk

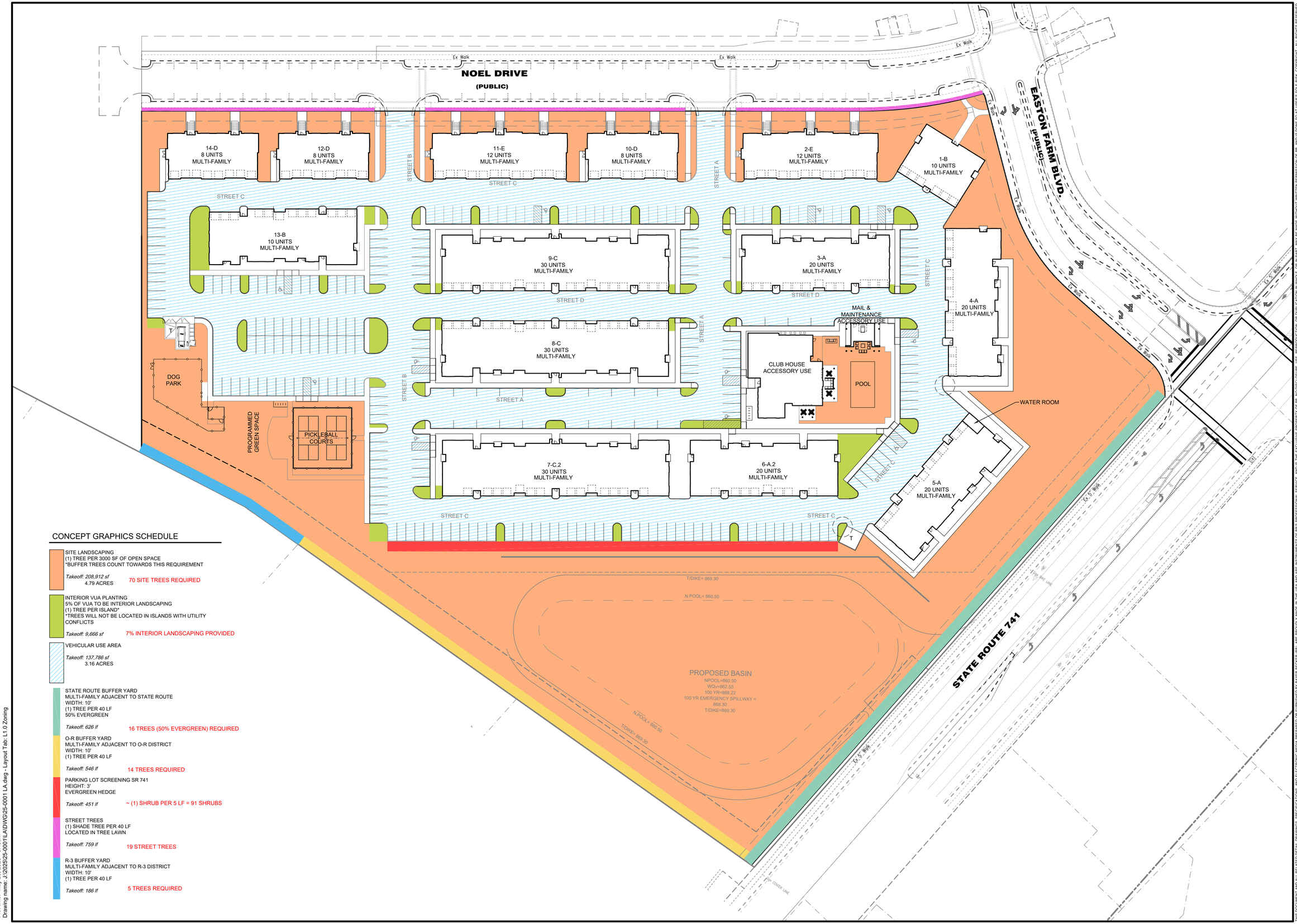
EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

CITY OF SPRINGBORO STANDARD DETAILS

bayer becker
www.bayerbecker.com
6600 Lorain Ave., Suite A
Mason, OH 45040 · 513.338.6600

Drawing: 25-0001 CD
Drawn by: ACP
Checked By: JSD
Issue Date: 02-21-25
Sheet: C6.2

Plot time: May 22, 2025 - 3:41pm
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C6.2 STANDARD DETIALS



CONCEPT GRAPHICS SCHEDULE

SITE LANDSCAPING
(1) TREE PER 3000 SF OF OPEN SPACE
*BUFFER TREES COUNT TOWARDS THIS REQUIREMENT

Takeoff: 208,912 sf
4.79 ACRES — 70 SITE TREES REQUIRED

INTERIOR VUA PLANTING
5% OF VUA TO BE INTERIOR LANDSCAPING
(1) TREE PER ISLAND*
*TREES WILL NOT BE LOCATED IN ISLANDS WITH UTILITY CONFLICTS

Takeoff: 9,666 sf — 7% INTERIOR LANDSCAPING PROVIDED

VEHICULAR USE AREA

Takeoff: 137,786 sf
3.16 ACRES

STATE ROUTE BUFFER YARD
MULTI-FAMILY ADJACENT TO STATE ROUTE
WIDTH: 10'
(1) TREE PER 40 LF
50% EVERGREEN

Takeoff: 626 lf — 16 TREES (50% EVERGREEN) REQUIRED

O-R BUFFER YARD
MULTI-FAMILY ADJACENT TO O-R DISTRICT
WIDTH: 10'
(1) TREE PER 40 LF

Takeoff: 546 lf — 14 TREES REQUIRED

PARKING LOT SCREENING SR 741
HEIGHT: 3'
EVERGREEN HEDGE

Takeoff: 451 lf — ~ (1) SHRUB PER 5 LF = 91 SHRUBS

STREET TREES
(1) SHADE TREE PER 40 LF
LOCATED IN TREE LAWN

Takeoff: 759 lf — 19 STREET TREES

R-3 BUFFER YARD
MULTI-FAMILY ADJACENT TO R-3 DISTRICT
WIDTH: 10'
(1) TREE PER 40 LF

Takeoff: 186 lf — 5 TREES REQUIRED

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Date	Revision Description	Drwn	Chk
1	02-28-25	REVISED PER CITY COMMENTS	LEM	LEM
2	05-23-25	REVISED PER CITY & DEVELOPER REVIEW COMMENTS	LEM	LEM

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE ZONING GRAPHIC

bayer becker
www.bayerbecker.com
6000 Lombardo Center, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 02-21-25
Sheet: L1.0

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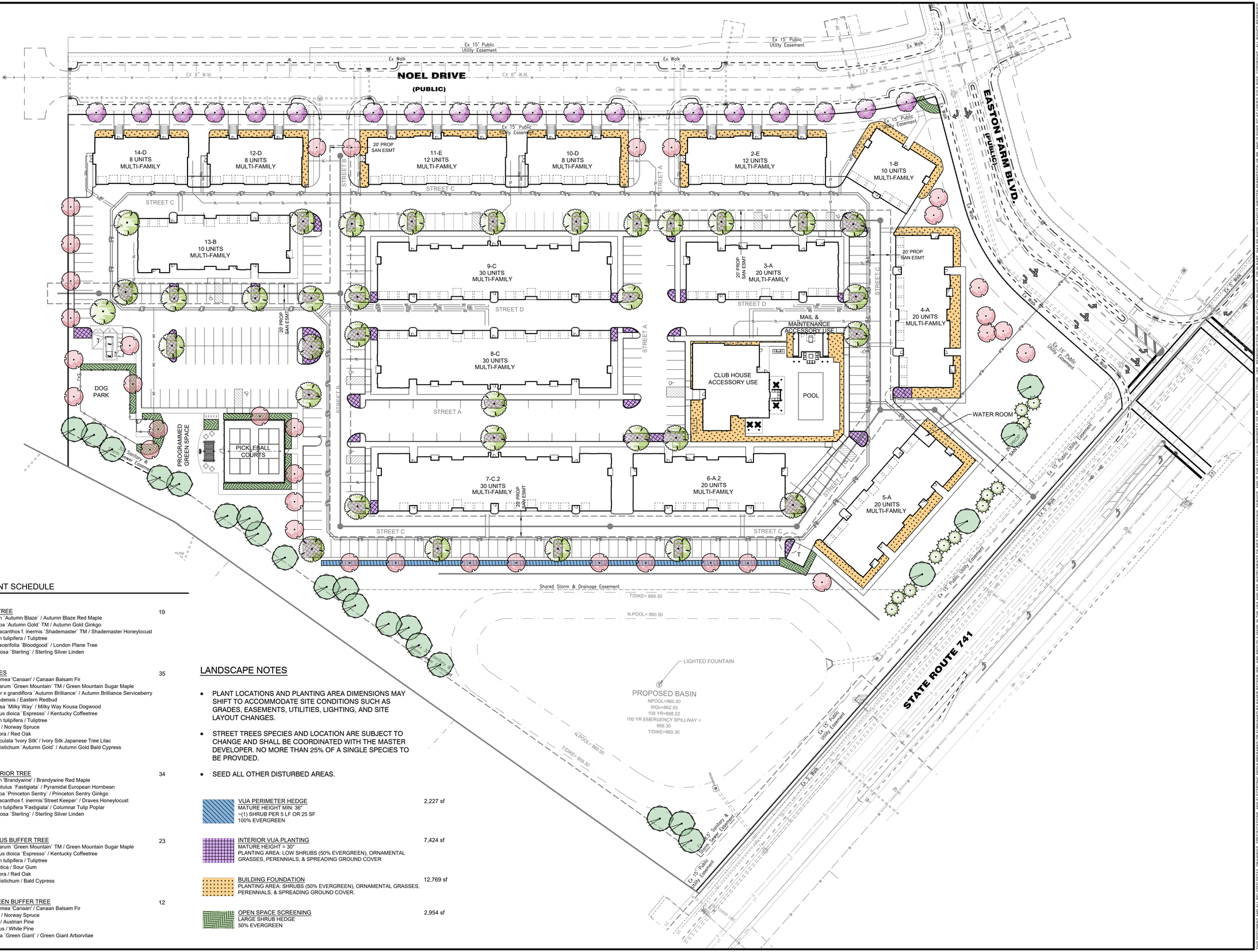
Plot time: May 23, 2025 - 8:49am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L1.0 Zoning



CONCEPT PLANT SCHEDULE

STREET TREE — 19
Acer rubrum `Autumn Blaze` / Autumn Blaze Red Maple
Ginkgo biloba `Autumn Gold` TM / Autumn Gold Ginkgo
Gleditsia triacanthos f. inermis `Shademaster` TM / Shademaster Honeylocust
Liriodendron tulipifera / Tuliptree
Platanus x acerifolia `Bloodgood` / London Plane Tree
Tilia tomentosa `Sterling` / Sterling Silver Linden

SITE TREES — 35
Abies balsamea 'Canaan' / Canaan Balsam Fir
Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple
Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry
Cercis canadensis / Eastern Redbud
Cornus kousa `Milky Way` / Milky Way Kousa Dogwood
Gymnocladus dioica `Espresso` / Kentucky Coffeetree
Liriodendron tulipifera / Tuliptree
Picea abies / Norway Spruce
Quercus rubra / Red Oak
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
Taxodium distichum `Autumn Gold` / Autumn Gold Bald Cypress

VUA INTERIOR TREE — 34
Acer rubrum 'Brandywine' / Brandywine Red Maple
Carpinus betulus `Fastigiata` / Pyramidal European Hornbean
Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo
Gleditsia triacanthos f. inermis 'Street Keeper' / Draves Honeylocust
Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar
Tilia tomentosa `Sterling` / Sterling Silver Linden

DECIDUOUS BUFFER TREE — 23
Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple
Gymnocladus dioica `Espresso` / Kentucky Coffeetree
Liriodendron tulipifera / Tuliptree
Nyssa sylvatica / Sour Gum
Quercus rubra / Red Oak
Taxodium distichum / Bald Cypress

EVERGREEN BUFFER TREE — 12
Abies balsamea 'Canaan' / Canaan Balsam Fir
Picea abies / Norway Spruce
Pinus nigra / Austrian Pine
Pinus strobus / White Pine
Thuja plicata `Green Giant` / Green Giant Arborvitae

LANDSCAPE NOTES

- PLANT LOCATIONS AND PLANTING AREA DIMENSIONS MAY SHIFT TO ACCOMMODATE SITE CONDITIONS SUCH AS GRADES, EASEMENTS, UTILITIES, LIGHTING, AND SITE LAYOUT CHANGES.
- STREET TREES SPECIES AND LOCATION ARE SUBJECT TO CHANGE AND SHALL BE COORDINATED WITH THE MASTER DEVELOPER. NO MORE THAN 25% OF A SINGLE SPECIES TO BE PROVIDED.
- SEED ALL OTHER DISTURBED AREAS.

VUA PERIMETER HEDGE — 2,227 sf
MATURE HEIGHT MIN: 36"
~(1) SHRUB PER 5 LF OR 25 SF
100% EVERGREEN

INTERIOR VUA PLANTING — 7,424 sf
MATURE HEIGHT = 30"
PLANTING AREA: LOW SHRUBS (50% EVERGREEN), ORNAMENTAL GRASSES, PERENNIALS, & SPREADING GROUND COVER

BUILDING FOUNDATION — 12,769 sf
PLANTING AREA: SHRUBS (50% EVERGREEN), ORNAMENTAL GRASSES, PERENNIALS, & SPREADING GROUND COVER.

OPEN SPACE SCREENING — 2,954 sf
LARGE SHRUB HEDGE
50% EVERGREEN

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Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS	02-28-25	LEM	LEM
2	REVISED PER CITY & DEVELOPER REVIEW COMMENTS	05-23-25	LEM	LEM

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

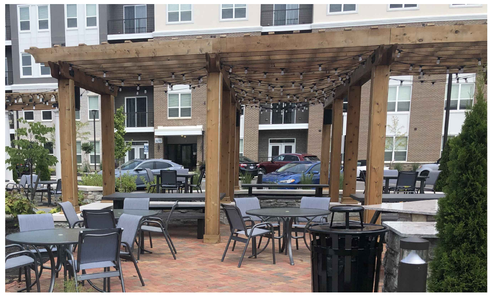
LANDSCAPE PLAN : OVERALL

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 02-21-25
Sheet: **L1.1**

Plot time: May 23, 2025 - 8:52am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L1.1 Planting

SITE FURNISHING DESIGN INTENT IMAGES

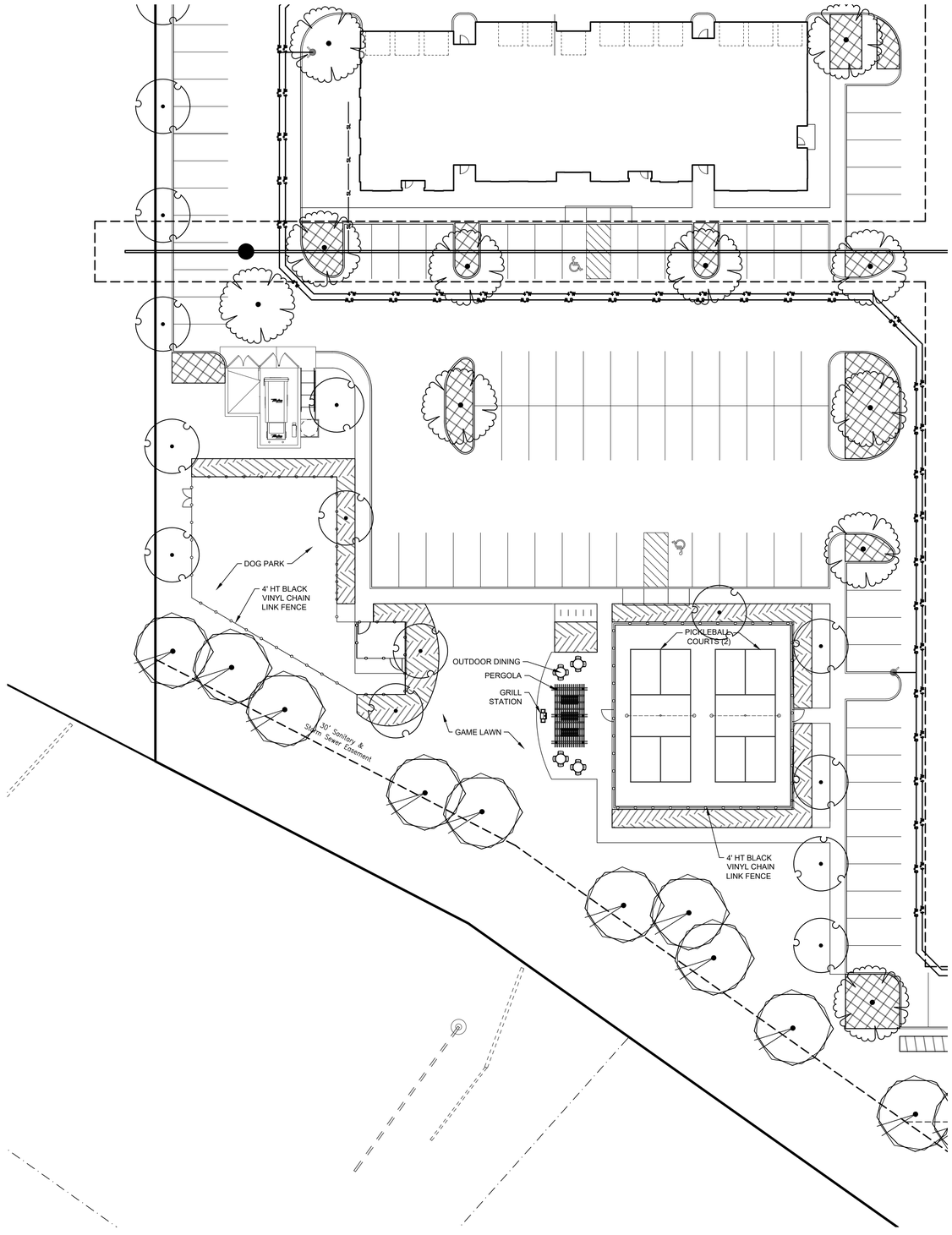


WOODEN PERGOLA W/ OUTDOOR DINING
FURNITURE SIZE , COLOR, AND STYLE TO BE SELECTED BY OWNER

GRILL STATION
FINAL SIZE, AMENITIES, AND MATERIAL TO BE SELECTED BY OWNER

PICKLEBALL COURTS
COURT COLORS TO BE SELECTED BY OWNER

PROGRAMMED GREEN SPACE (SCALE 1" = 20')



Basis of Bearing:
State Plane NAD83 (2011)

0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS	02-28-25	LEM	ADH
2	REVISED PER CITY & DEVELOPER REVIEW COMMENTS	05-23-25	LEM	

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

MATERIALS PLAN: PROGRAMMED GREEN SPACE

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www.bayerbecker.com
6900 Wilshire Blvd, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 02-21-25
Sheet: **L2.0**

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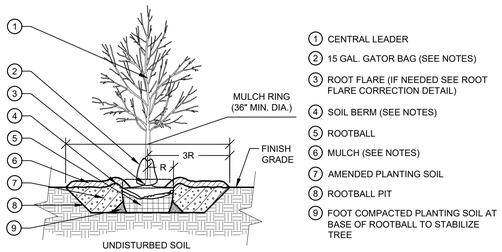
Plot time: May 23, 2025 - 8:56am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L2.0 Amenity Concepts

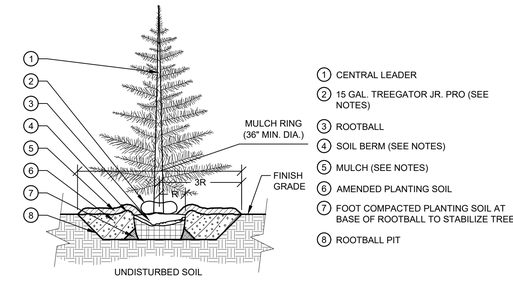


1. CENTRAL LEADER
2. 15 GAL. GATOR BAG (SEE NOTES)
3. ROOT FLARE (IF NEEDED SEE ROOT FLARE CORRECTION DETAIL)
4. SOIL BERM (SEE NOTES)
5. ROOTBALL
6. MULCH (SEE NOTES)
7. AMENDED PLANTING SOIL
8. ROOTBALL PIT
9. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE

NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.
- C. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- G. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- H. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. 1"-4" CALIPER (1 BAG). 5"-8" (2 BAGS).
- I. TREES UNDER 5" CALIPER ARE NOT REQUIRED TO BE GUYED UNLESS LOCATED ON SLOPES GREATER THAN 3:1 OR IN A WINDY LOCATION OR OTHER WISE DETERMINED NECESSARY.

1 TYP. TREE PLANTING DETAIL

NOT TO SCALE P-25-EAS-01



1. CENTRAL LEADER
2. 15 GAL. TREEGATOR JR. PRO (SEE NOTES)
3. ROOTBALL
4. SOIL BERM (SEE NOTES)
5. MULCH (SEE NOTES)
6. AMENDED PLANTING SOIL
7. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE
8. ROOTBALL PIT

NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.
- C. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- G. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- H. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG.

2 TYP. EVERGREEN PLANTING DETAIL

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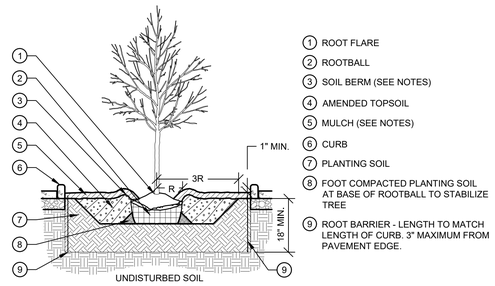


1. ROOT FLARE
2. ROOTBALL
3. SOIL BERM (SEE NOTES)
4. AMENDED TOPSOIL
5. MULCH (SEE NOTES)
6. CURB
7. PLANTING SOIL
8. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE
9. ROOT BARRIER - LENGTH TO MATCH LENGTH OF CURB. 3" MAXIMUM FROM PAVEMENT EDGE.

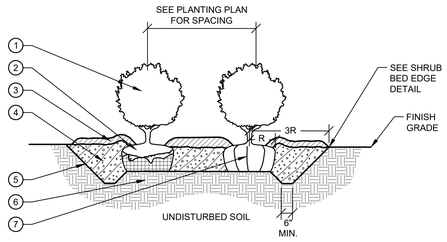
NOTES:
- A. SOIL SHALL BE EXCAVATED A MINIMUM OF 18" IN TREE ISLAND. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- B. BACKFILL TREE PIT WITH SPECIFIED SOIL MIX. COMPACT IN 6 INCH LIFTS.
- C. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT. TOP OF ROOT BARRIER 1" ABOVE FINISHED GRADE.ROOT BARRIERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- D. MULCH (SEE SPECIFICATIONS FOR DEPTH). DO NOT PLACE MULCH WITHIN 3" OF TRUNK. TOP OF MULCH SHALL BE A MINIMUM OF 1" BELOW ADJACENT CURB/WALK FOR MULCH CONTAINMENT.
- E. SEE TYP. TREE PLANTING DETAIL FOR ADDITIONAL PLANTING NOTES AND DETAILS.

3 TREE ISLAND PLANTING

NOT TO SCALE P-25-EAS-03

GENERAL LANDSCAPE NOTES

- A. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- B. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
- D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
- E. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL TRAFFIC AND SAFETY REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.
- F. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
- G. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
- H. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
- I. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- J. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
- K. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED. GATOR BAGS TO BE INSTALLED AND FILLED BETWEEN JUNE AND AUGUST. (1) BAG REQUIRED FOR 1" - 4" CALIPER TREES AND (2) BAGS REQUIRED FOR 5"-8" CALIPER TREES.
- L. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
- M. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
- N. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

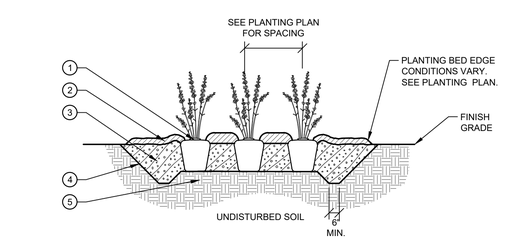


1. SHRUB
2. B&B SHRUB
3. MULCH (SEE NOTES)
4. AMENDED PLANTING SOIL
5. SHRUB PIT
6. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH
7. CONTAINER SHRUB

NOTES:
- A. B&B: REMOVE TWINE, ROPE, WIRE, & BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND SHRUB.
- C. SHRUB PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF SHRUB PIT TO 4" MIN. DEPTH.
- E. SEE SPECIFICATIONS FOR ADDITIONAL SOIL INFORMATION.
- F. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT. BACKFILL IN 6" SOIL LIFTS. LIGHTLY COMPACT.
- G. MULCH ENTIRE SHRUB BED (SEE SPECIFICATIONS FOR DEPTH). MINIMUM 36" RADIUS. DO NOT PLACE MULCH WITHIN 3" OF STEMS.

4 SHRUB PLANTING DETAIL

NOT TO SCALE P-25-EAS-13

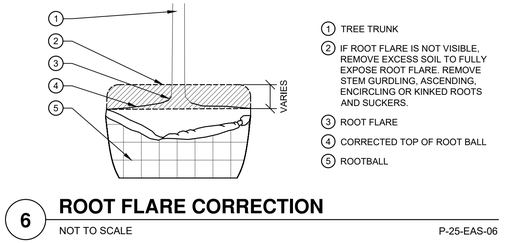


1. ROOTBALL
2. MULCH (SEE NOTES)
3. AMENDED PLANTING SOIL
4. SHRUB PIT
5. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH

NOTES:
- A. REMOVE CONTAINER FROM ROOTBALL. CUT OR LOOSEN ANY ROOTS AT THE SURFACE.
- B. SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.
- C. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO 4" MIN. DEPTH.
- D. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT. BACKFILL IN 6" SOIL LIFTS. LIGHTLY COMPACT.
- E. MULCH ENTIRE SHRUB BED (SEE SPECIFICATIONS FOR DEPTH). MINIMUM 36" RADIUS. DO NOT PLACE MULCH WITHIN 3" OF STEMS.

5 GRASSES & PERENNIALS PLANTING DETAIL

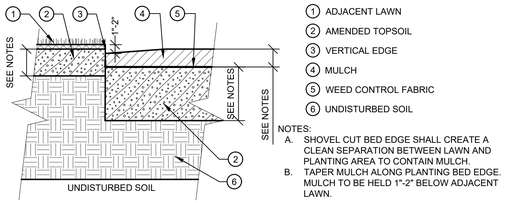
NOT TO SCALE P-25-EAS-14



1. TREE TRUNK
2. IF ROOT FLARE IS NOT VISIBLE, REMOVE EXCESS SOIL TO FULLY EXPOSE ROOT FLARE. REMOVE STEM GURDLING, ASCENDING, ENCIRCLING OR KINKED ROOTS AND SUCKERS.
3. ROOT FLARE
4. CORRECTED TOP OF ROOT BALL
5. ROOTBALL

6 ROOT FLARE CORRECTION

NOT TO SCALE P-25-EAS-06

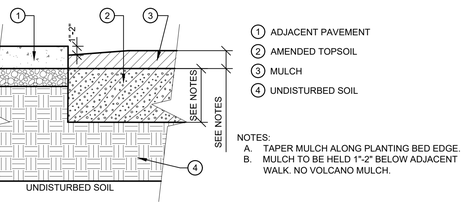


1. ADJACENT LAWN
2. AMENDED TOPSOIL
3. VERTICAL EDGE
4. MULCH
5. WEED CONTROL FABRIC
6. UNDISTURBED SOIL

NOTES:
- A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
- B. TAPER MULCH ALONG PLANTING BED EDGE. MULCH TO BE HELD 1"-2" BELOW ADJACENT LAWN.

7 MULCH BED ADJACENT TO LAWN

NOT TO SCALE P-25-EAS-19

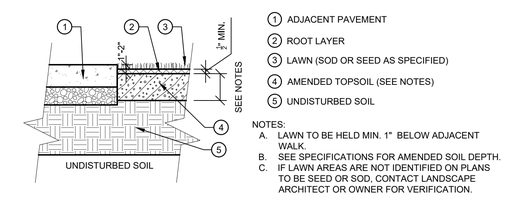


1. ADJACENT PAVEMENT
2. AMENDED TOPSOIL
3. MULCH
4. UNDISTURBED SOIL

NOTES:
- A. TAPER MULCH ALONG PLANTING BED EDGE.
- B. MULCH TO BE HELD 1"-2" BELOW ADJACENT WALK. NO VOLCANO MULCH.

8 MULCH BED ADJACENT TO PAVED SURFACE

NOT TO SCALE P-25-EAS-18

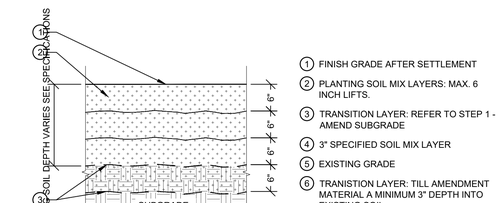


1. ADJACENT PAVEMENT
2. ROOT LAYER
3. LAWN (SOD OR SEED AS SPECIFIED)
4. AMENDED TOPSOIL (SEE NOTES)
5. UNDISTURBED SOIL

NOTES:
- A. LAWN TO BE HELD MIN. 1" BELOW ADJACENT WALK.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

9 LAWN ADJACENT TO PAVED SURFACE

NOT TO SCALE P-25-EAS-23

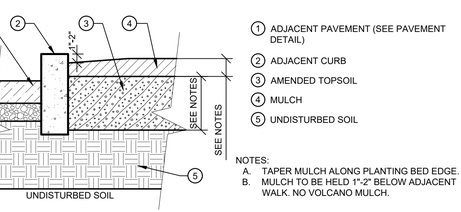


1. FINISH GRADE AFTER SETTLEMENT
2. PLANTING SOIL MIX LAYERS: MAX. 6 INCH LIFTS.
3. TRANSITION LAYER: REFER TO STEP 1 - AMEND SUBGRADE
4. 3" SPECIFIED SOIL MIX LAYER
5. EXISTING GRADE
6. TRANSITION LAYER: TILL AMENDMENT MATERIAL A MINIMUM 3" DEPTH INTO EXISTING SOIL
7. EXISING SOIL RIPPED TO DPETH AS SPECIFIED

NOTES:
1. PLACE AMENDED MATERIAL AFTER RIPPING EXISTING SUBGRADE.
2. AMENDMENT MATERIAL MAY VARY, REFER TO SOIL PLANS.
3. DO NOT PERFORM STEP 2 WITHOUT PERFORMING STEP 1 FIRST.
4. SEE SOIL SPECIFICATIONS FOR MORE INFORMATION.

12 PLANTING SOIL MIX INSTALLATION

3/4" = 1'-0" P-25-EAS-26



1. PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB (SEE CIVIL PLANS)
3. ROOT LAYER (IF APPLICABLE)
4. LAWN (SOD OR SEED AS SPECIFIED)
5. AMENDED TOPSOIL (SEE NOTES)
6. UNDISTURBED SOIL

NOTES:
- A. LAWN/SOD SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

11 LAWN ADJACENT TO CURB

NOT TO SCALE P-25-EAS-20

1. ADJACENT PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB
3. AMENDED TOPSOIL
4. MULCH
5. UNDISTURBED SOIL

NOTES:
- A. TAPER MULCH ALONG PLANTING BED EDGE.
- B. MULCH TO BE HELD 1"-2" BELOW ADJACENT WALK. NO VOLCANO MULCH.

10 MULCH BED ADJACENT TO CURB

NOT TO SCALE P-25-EAS-21

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Item	Revision Description	Date	Drawn	Chk.

EASTON FARM APARTMENTS
FINAL DEVELOPMENT PLAN

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE DETAILS

bayer becker
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Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 LA
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SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY
A. SECTION INCLUDES:
1. PLANTS.
2. PLANTING SOILS.
3. MISCELLANEOUS PRODUCTS.

1.3 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.
1. PLANT MATERIALS: INCLUDE QUANTITIES, SIZES, QUALITY, AND SOURCES FOR PLANT MATERIALS.
2. PESTICIDES AND HERBICIDES: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THE PROJECT.
B. SAMPLES FOR VERIFICATION: SUBMIT EACH PRODUCT AND MATERIAL WHERE REQUIRED BY THE SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
C. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
1. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
D. MATERIAL TEST REPORTS: FOR STANDARDIZED ASTM D 5268 TOPSOIL, EXISTING NATIVE SURFACE TOPSOIL, AND IMPORTED OR MANUFACTURED TOPSOIL.
E. WARRANTY: SAMPLE OF SPECIAL WARRANTY.

1.4 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.
1. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN DIVISION 01 SECTION "QUALITY REQUIREMENTS."
2. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
3. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.
B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
1. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60.
2. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING; WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM LANDSCAPE LANDSCAPE ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH.
a. BASED UPON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. (92.9 SQ. M) OR VOLUME PER CU. YD. (0.76 CU. M) FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
b. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM. IF SUCH PROBLEM MATERIALS ARE PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.
C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PLANTS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
a. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
D. MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES (150 MM) ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH (100-MM) CALIPER SIZE, AND 12 INCHES (300 MM) ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.
E. PLANT MATERIAL OBSERVATION: LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1.5 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.
B. BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK FERTILIZERS, LIME, AND SOIL AMENDMENTS WITH APPROPRIATE CERTIFICATES.
C. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
D. HANDLE PLANTING STOCK BY ROOT BALL.
E. STORE BULBS, CORMS, AND TUBERS IN A DRY PLACE AT 60 TO 65 DEG F (16 TO 18 DEG C) UNTIL PLANTING.
F. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION.

1.6 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
B. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
C. COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

1.7 WARRANTY
A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
a. DEATH & UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
c. FAULTY PERFORMANCE OF TREE STABILIZATION, EDGINGS.
d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
2. WARRANTY PERIODS FROM DATE OF PLANTING COMPLETION:
a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL
A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
C. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
D. LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

2.2 INORGANIC SOIL AMENDMENTS
A. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
1. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
B. SULFUR: GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH NO. 6 (3.35-MM) SIEVE AND A MAXIMUM OF 10 PERCENT PASSING THROUGH NO. 40 (0.425-MM) SIEVE.

2.3 MULCHES
A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: DOUBLE SHREDDED HARDWOOD BARK.

2.4 MISCELLANEOUS PRODUCTS
A. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
B. TREE-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4" WIDE MINIMUM, WITH STRETCH FACTOR 33 PERCENT.
C. PRE-EMERGENT HERBICIDE: TO KILL GENERATING WEED SEEDLINGS, APPLY ONE OF THE FOLLOWING PRE-EMERGENT HERBICIDES AS MANUFACTURER'S RECOMMENDED RATE:
1. ORYZALIN (SURFLAN).
2. SIMAZIN (PRINCEP).
3. TRIFLURALIN (TREFLAN).
D. POST-EMERGENT HERMICIDE: TO KILL EMERGENT WEEDS DURING MAINTENANCE PERIOD, APPLY ONE OF THE FOLLOWING POST-EMERGENT HERBICIDES AT MANUFACTURER'S RECOMMENDED RATE;
1. SETHOXYDIM (POAST)
2. FLUAZIFOP (FUSILADE)

PART 3 - EXECUTION

3.1 EXAMINATION
A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS.
3. SUSPEND SOIL SPREADING, GRADING, AND TILLING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND WHICH IS TOO DUSTY.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
C. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

3.2 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY LANDSCAPE ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
E. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
F. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION.
1. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY WITH ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER PLANTING.
G. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

3.3 PLANTING AREA ESTABLISHMENT
A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 18 INCHES (450 MM). REMOVE STONES LARGER THAN 1 IN (25 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
1. APPLY FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
2. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
a. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
b. MIX LIME WITH DRY SOIL BEFORE MIXING FERTILIZER.
3. SPREAD PLANTING SOIL TO A DEPTH OF 18 INCHES (450 MM) BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
B. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
C. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
D. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

3.4 EXCAVATION FOR TREES AND SHRUBS
A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED 8 INCHES TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
2. EXCAVATE AT LEAST 12 INCHES (300 MM) WIDER THAN ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS FOR BARE-ROOT STOCK.
3. IF DRAIN TILE IS SHOWN ON DRAWINGS OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS OR OTHER DELETERIOUS MATERIALS.
C. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
D. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
E. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

3.5 TREE, SHRUB, AND VINE PLANTING
A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
1. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
2. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOICE AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
E. AFTER THE LANDSCAPE ARCHITECT HAS EXAMINED THE TRUNKS OF NEW INSTALLED TREES, WRAP TREES OF 2-INCH CALIPER AND LARGER WITH TREE-WRAP TAPE. START AT THE BASE OF THE TRUNK AND SPIRAL COVER THE TRUNK TO THE HEIGHT OF THE FIRST BRANCHES. OVERLAP THE WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION; TAKE CORRECTIVE MEASURES REQUIRED BEFORE TREE WRAPPING.

3.6 TREE, SHRUB, AND VINE PRUNING
A. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
B. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.
C. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES AND SHRUBS; AND PRUNE TO RETAIN NATURAL CHARACTER.
D. DO NOT APPLY PRUNING PAINT TO WOUNDS.

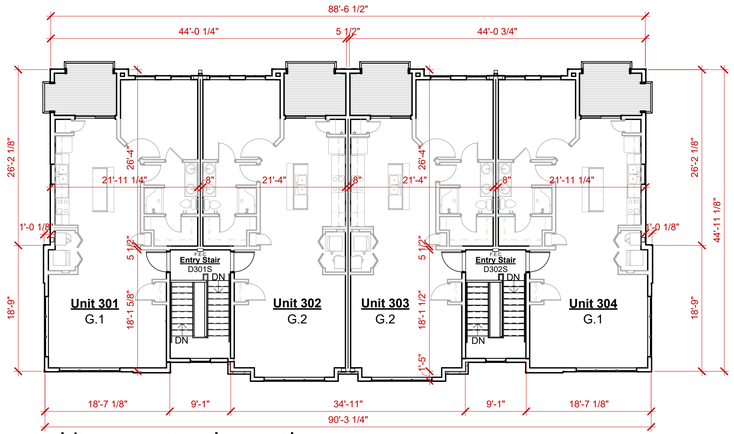
3.7 GROUND COVER AND PLANT PLANTING
A. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED IN EVEN ROWS WITH TRIANGULAR SPACING.
B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
C. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
D. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
E. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

3.8 PLANTING AREA MULCHING
A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES (150 MM) AND SECURE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" MINIMUM IN CENTER.
B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.
1. TREES AND TREE-LIKE SHRUBS IN TURF AREAS: APPLY ORGANIC MULCH RING OF 4-INCH (75-MM)] AVERAGE THICKNESS, WITH 36-INCH (900-MM) RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS OR VOLCANO MULCH.
2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH (50-MM) AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES (300 MM) BEYOND EDGE OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS.

3.9 PLANT MAINTENANCE
A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
a. WATER EXISTING PROTECTED TREES AND VEGETATION WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
C. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

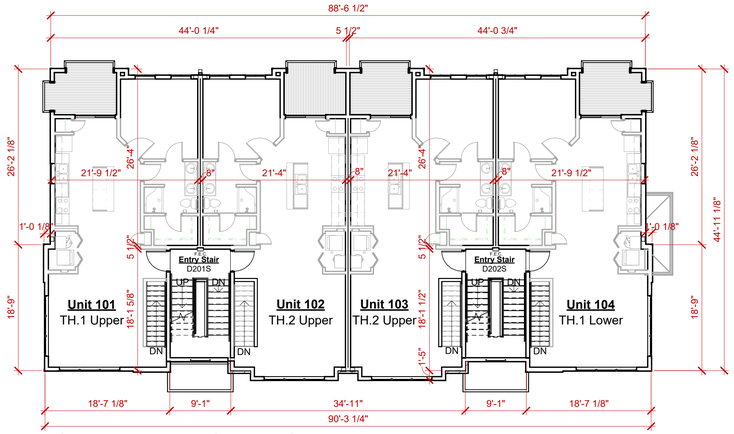
3.10 PESTICIDE APPLICATION
A. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
B. PRE-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
C. POST-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.11 CLEANUP AND PROTECTION
A. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTR



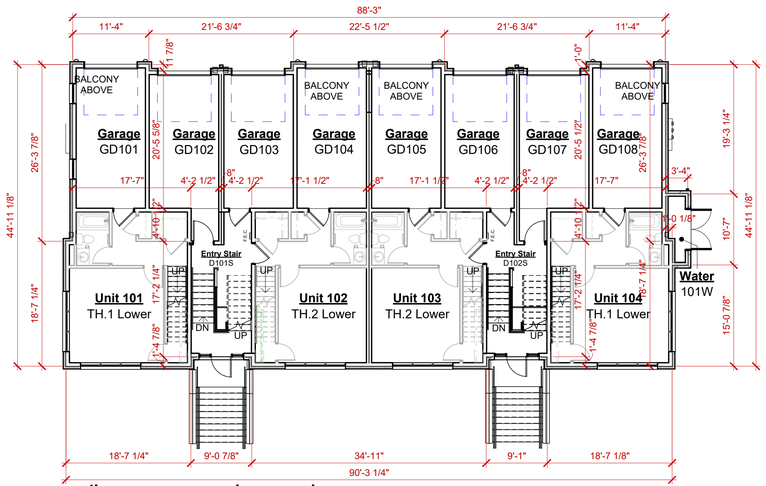
Building Type D - Floor 3 Plan

3/32" = 1'-0"



Building Type D - Floor 2 Plan

3/32" = 1'-0"



Buidling Type D - Floor 1 Plan

3/32" = 1'-0"

Easton Farm Apartments

Springboro, Ohio

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CASTO

SULLIVAN BRUCK ARCHITECTS

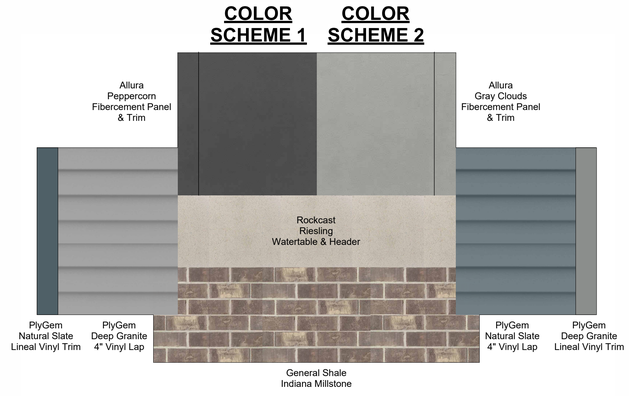
Building D Floor Plans

FDP-D03

2025-05-23

Building Type D - Front Elevation Color Scheme 1

1/8" = 1'-0"



Extr Finish Colors

1" = 1'-0"

Building Type D - Rear Elevation Color Scheme 1

1/8" = 1'-0"

Building Type D Side Elevation Color Scheme 1

1/8" = 1'-0"

CASTO

Easton Farm Apartments

Springboro, Ohio

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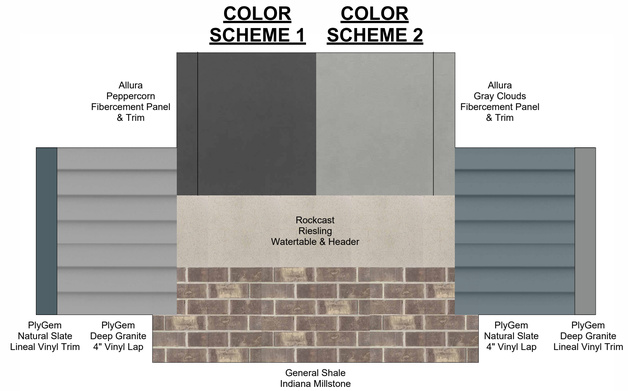
SULLIVAN BRUCK ARCHITECTS

Building D Color Scheme 1
FDP-D01
2025-05-23

Building Type D - Front Elevation Color Scheme 2

1/8" = 1'-0"



Extr Finish Colors

1" = 1'-0"

Building Type D - Rear Elevation Color Scheme 2

1/8" = 1'-0"

Building Type D Side Elevation Color Scheme 2

1/8" = 1'-0"

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Easton Farm Apartments

Springboro, Ohio

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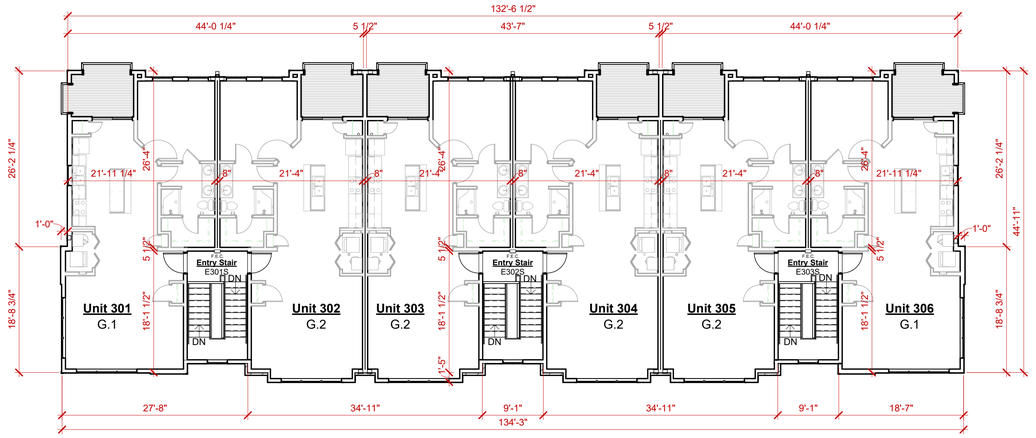
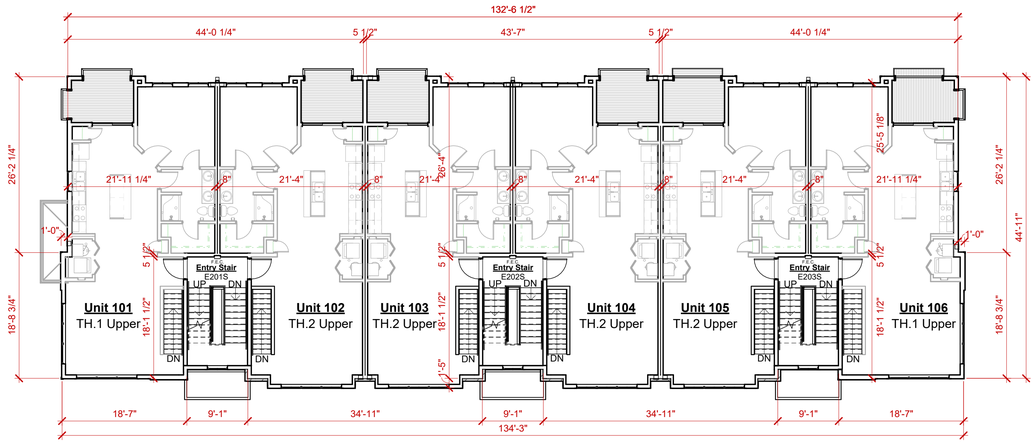
Building D Color Scheme 2
FDP-D02
2025-05-23



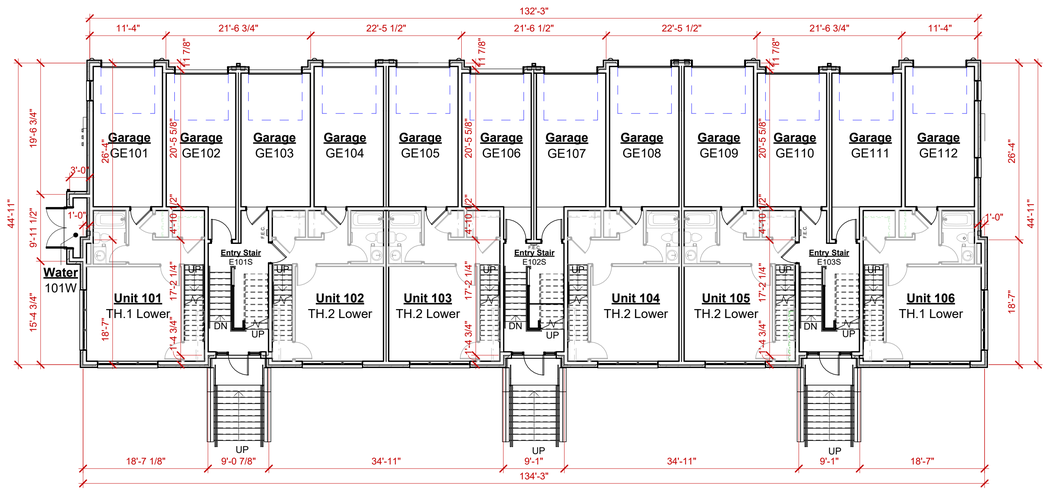
Building Type E - Floor 3 Plan

3/32" = 1'-0"



Building Type E - Floor 2 Plan

3/32" = 1'-0"



Building Type E - Floor 1 Plan

3/32" = 1'-0"

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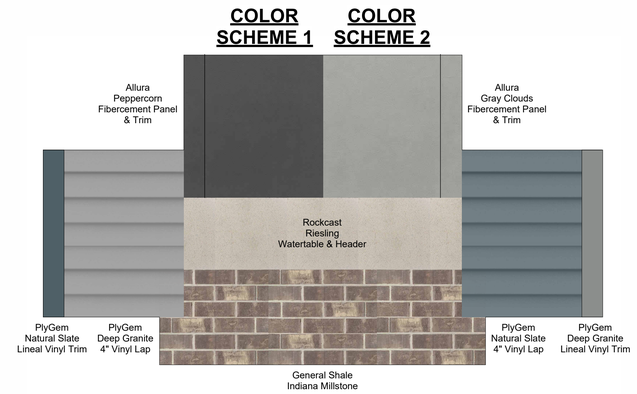
Building E Floor Plans
FDP-E06
2025-05-23

Building Type E - Front Elevation Color Scheme 1

1/8" = 1'-0"

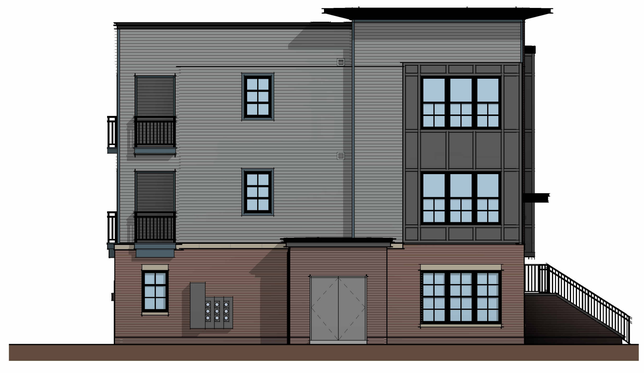


Extr Finish Colors

1" = 1'-0"

Building Type E - Rear Elevation Color Scheme 1

1/8" = 1'-0"



Building Type E - Side Elevation Color Scheme 1

1/8" = 1'-0"

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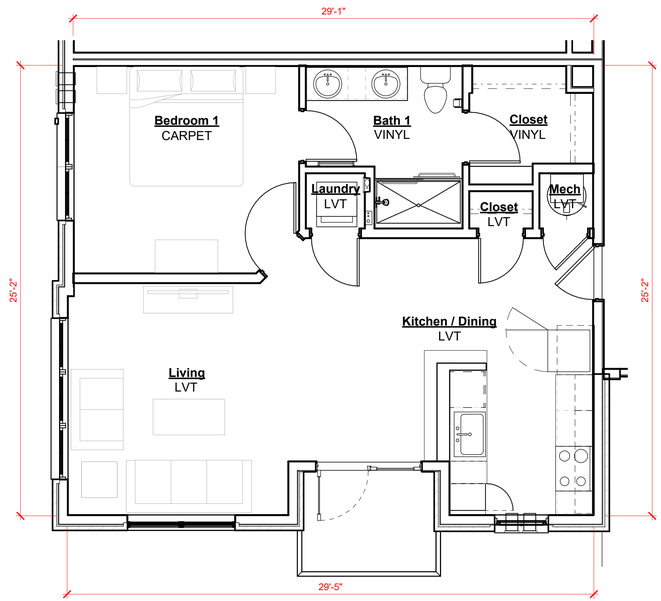
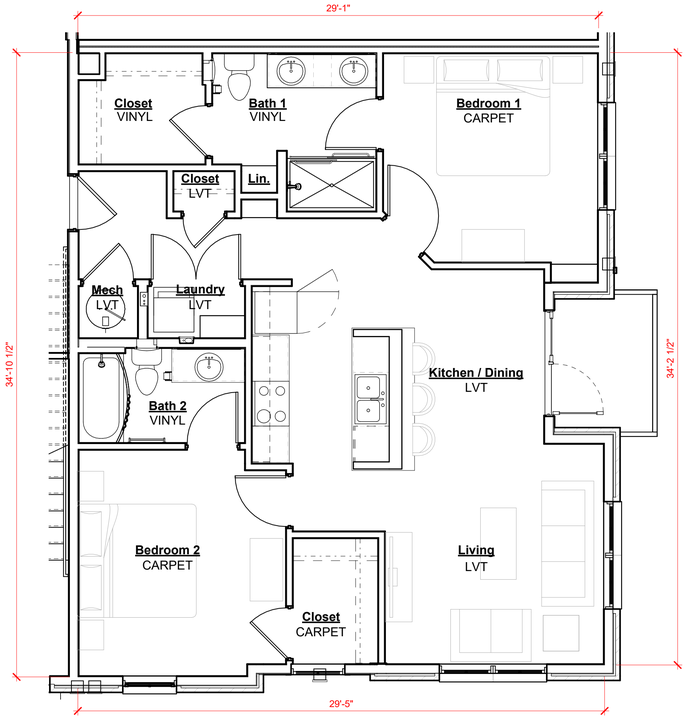
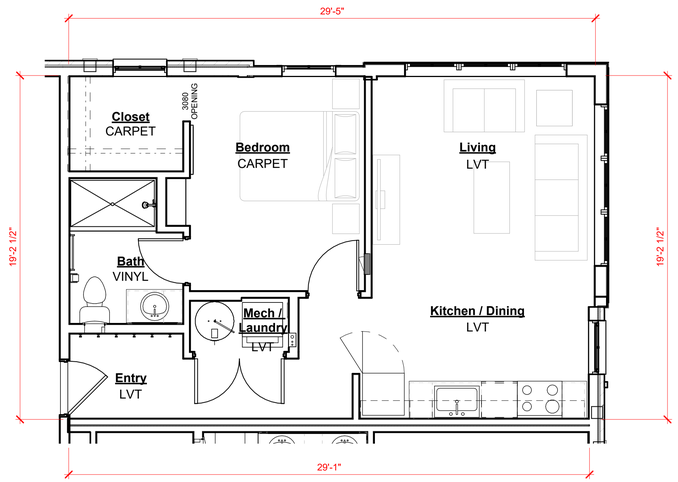
Building E Color Option 1
FDP-E04
2025-05-23



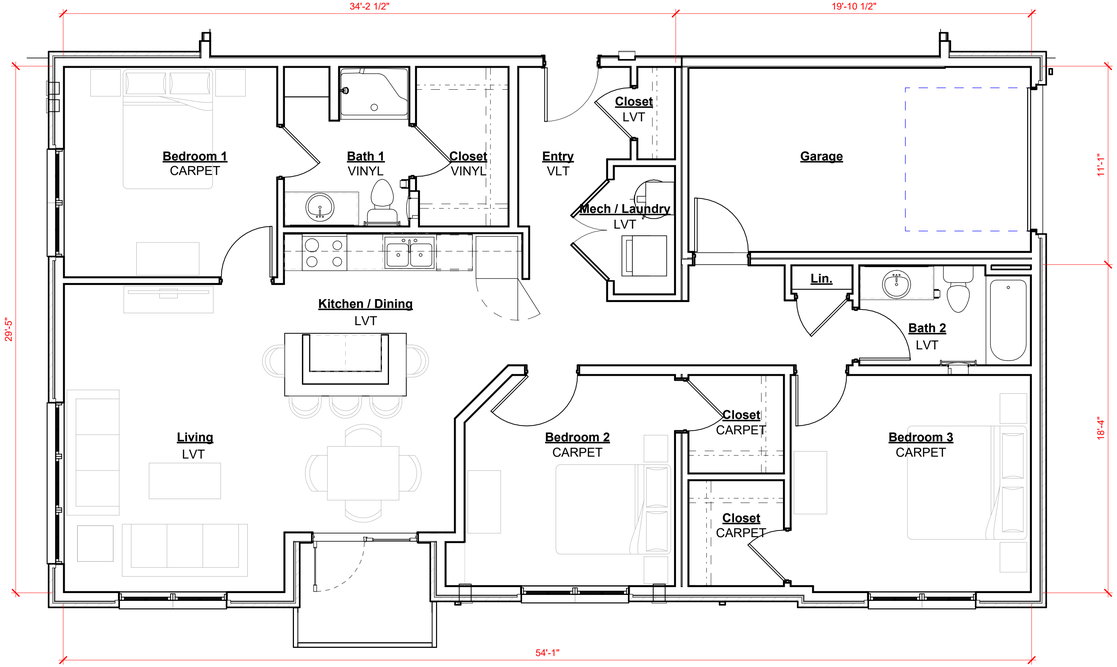
3 Unit A.1
1/4" = 1'-0"



4 Unit D.1
1/4" = 1'-0"



1 Unit E.1
1/4" = 1'-0"



2 Flr 1 Plan Bldg F - Unit F.1
1/4" = 1'-0"

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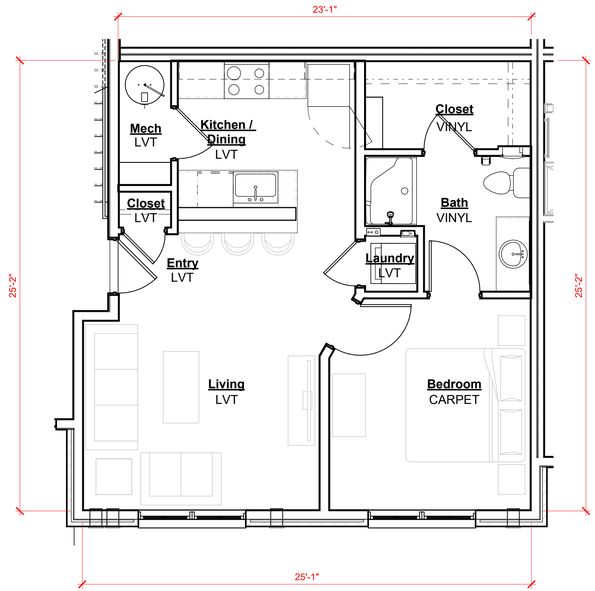
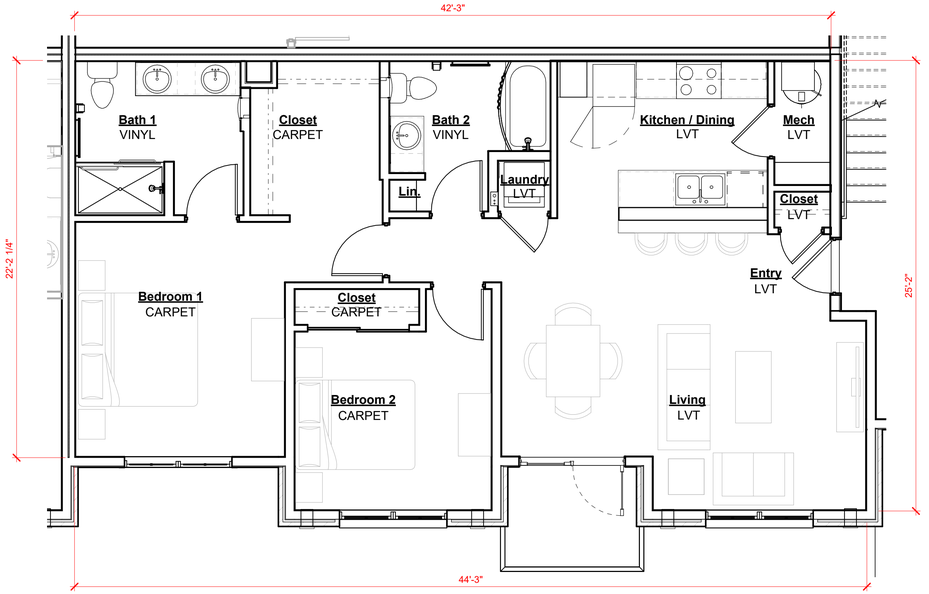
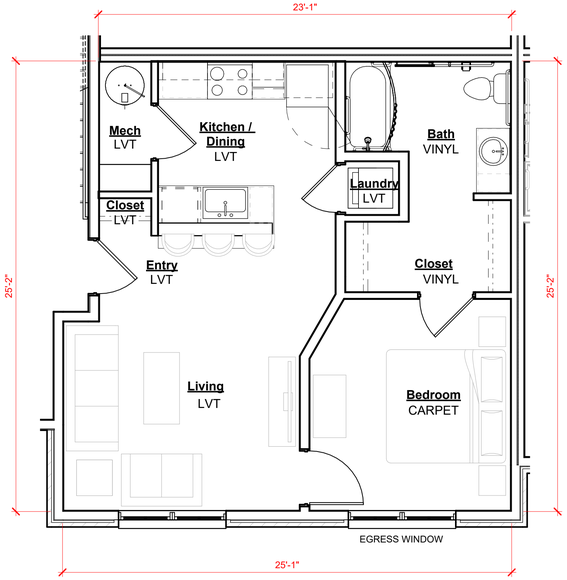
Unit A.1/D.1/E.1/F.1
Plan
P-01
2025-05-22



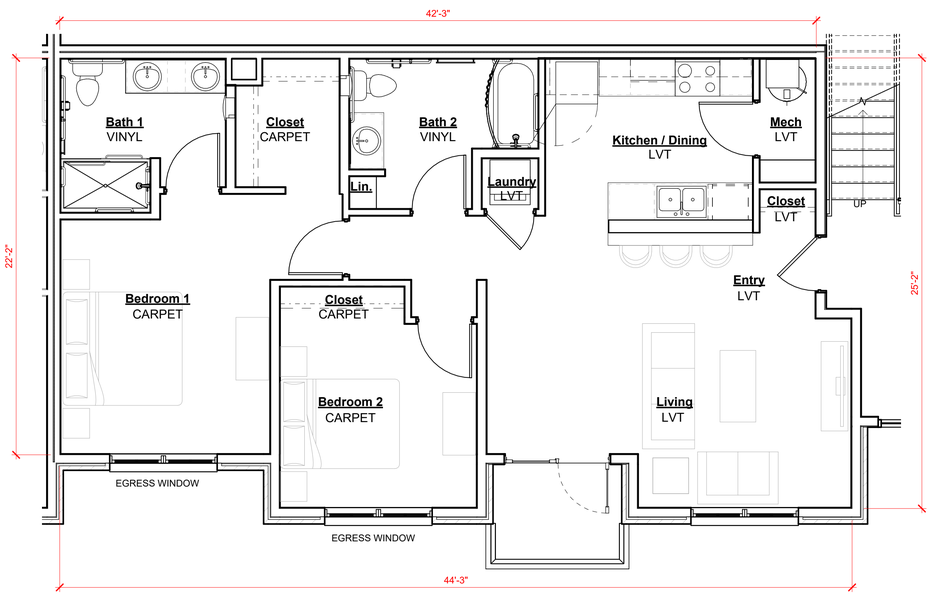
3 Unit B.1
1/4" = 1'-0"



4 Unit C.1
1/4" = 1'-0"



1 Unit B.2 'Type A'
1/4" = 1'-0"



2 Unit C.2 'Type A'
1/4" = 1'-0"

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SULLIVAN BRUCK ARCHITECTS

Unit B.1/B.2' Type A'
C.1/C.2' Type A' Plan
P-02
2025-05-22

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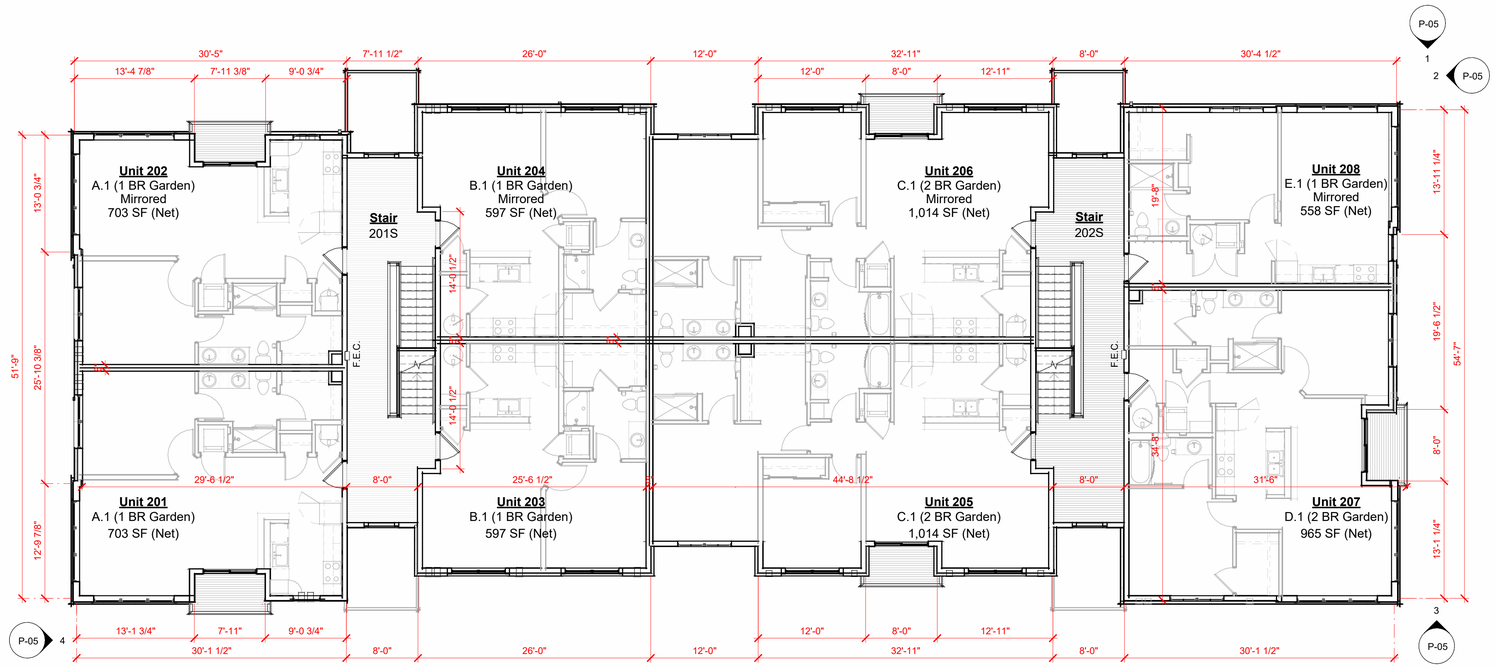
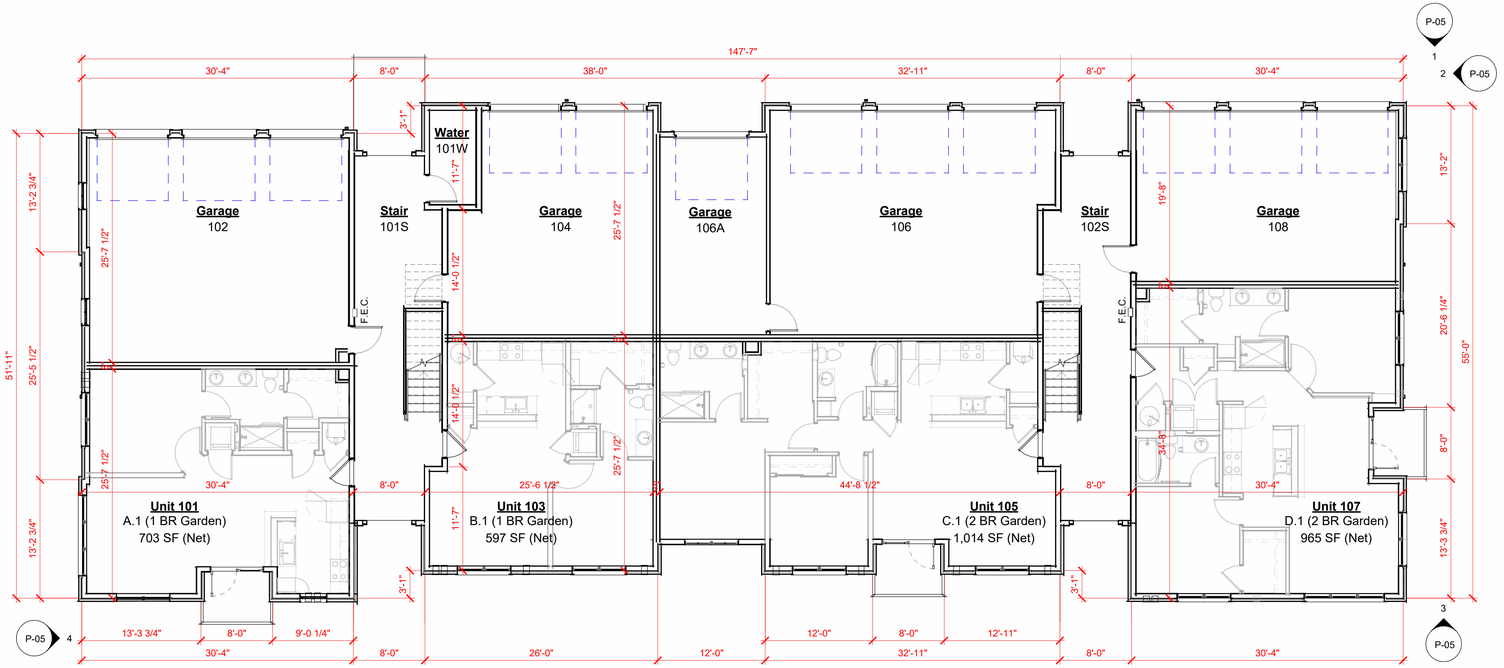


2 Building Type AA - Floor 2 & 3 Plan
1/8" = 1'-0"



1 Building Type AA - Floor 1 Plan
1/8" = 1'-0"

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Springboro, Ohio

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Building Type 'AA' - Floor 1, 2 & 3
P-03
2025-05-22

4 Building Type 'AA' - Side Elev. A Color Scheme 2
1/8" = 1'-0"

3 Building Type 'AA' - Front Elevation Color Scheme 2
1/8" = 1'-0"

Extr Finish Colors
1" = 1'-0"

2 Building Type 'AA' - Side Elev. B Color Scheme 2
1/8" = 1'-0"

1 Building Type 'AA' - Rear Elevation Color Scheme 2
1/8" = 1'-0"

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SULLIVAN BRUCK ARCHITECTS

Building Type 'AA' - Elevations - Color Scheme 2
P-04
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4 Building Type 'AC' - Side Elev. A Color Scheme 2
1/8" = 1'-0"

3 Building Type 'AC' - Front Elevation Color Scheme 2
1/8" = 1'-0"

Extr Finish Colors
1" = 1'-0"

2 Building Type 'AC' - Side Elev. B Color Scheme 2
1/8" = 1'-0"

1 Building Type 'AC' - Rear Elevation Color Scheme 2
1/8" = 1'-0"

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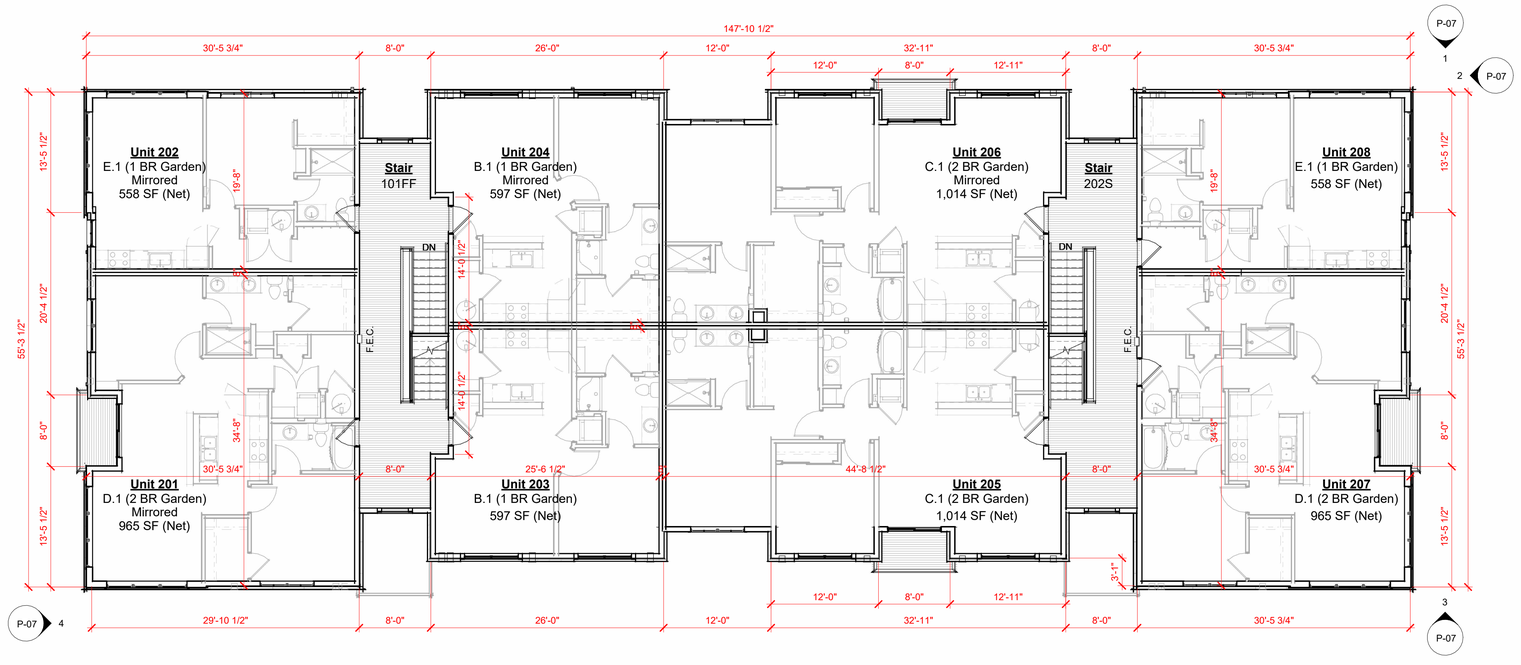
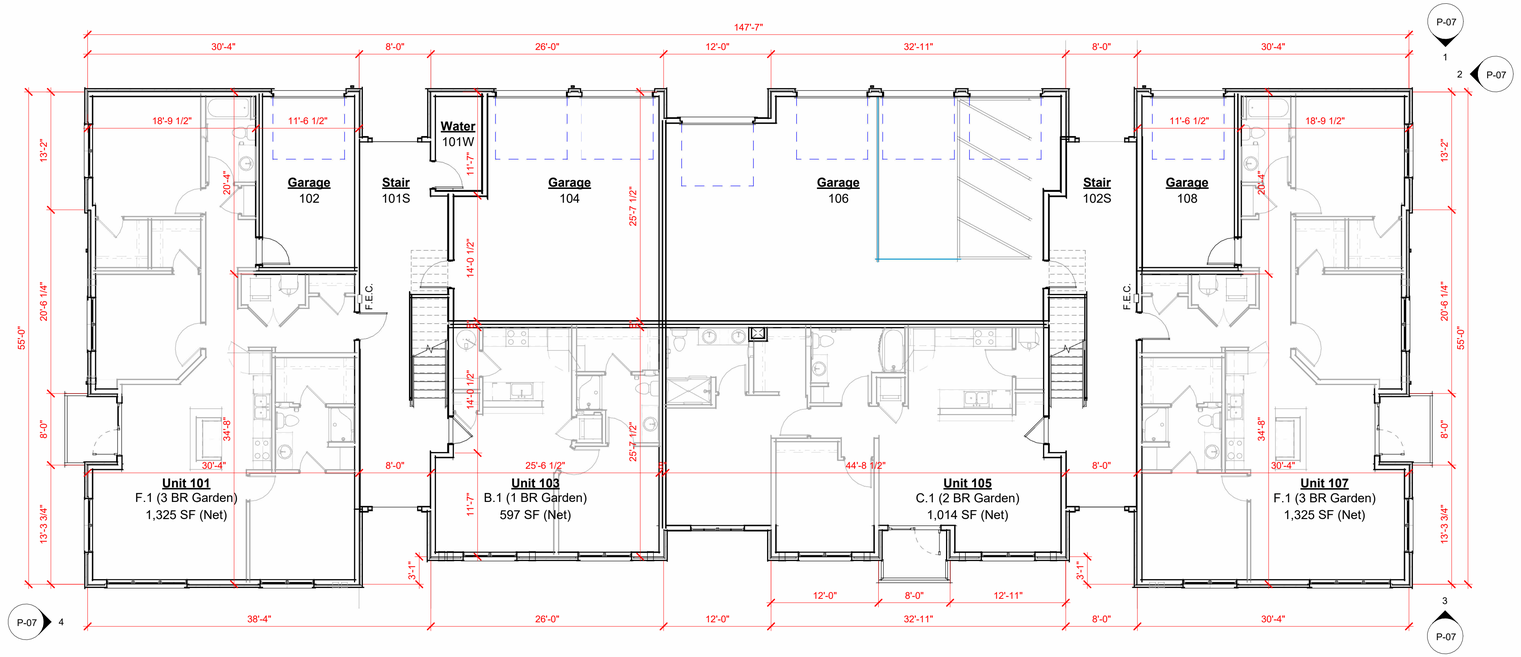
Building Type 'AC' - Elevations - Color Scheme 2
P-05
2025-05-22



2 Building Type AB - Floor 2 & 3 Plan
1/8" = 1'-0"



1 Building AB - Floor 1 Plan
1/8" = 1'-0"

Easton Farms Apartments

Springboro, Ohio

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Building Type 'AB'
Floor 1, 2 & 3
P-06
2025-05-22

4 Building Type 'AB' - Side Elev. a Color Scheme 1
1/8" = 1'-0"

3 Building Type 'AB' - Front Elevation Color Scheme 1
1/8" = 1'-0"

Extr Finish Colors
1" = 1'-0"

2 Building Type 'AB' - Side Elev. b Color Scheme 1
1/8" = 1'-0"

1 Building Type 'AB' - Rear Elevation Color Scheme 1
1/8" = 1'-0"

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SULLIVAN BRUCK ARCHITECTS

Building Type 'AB' Elevations - Color Scheme 1
P-07
2025-05-22

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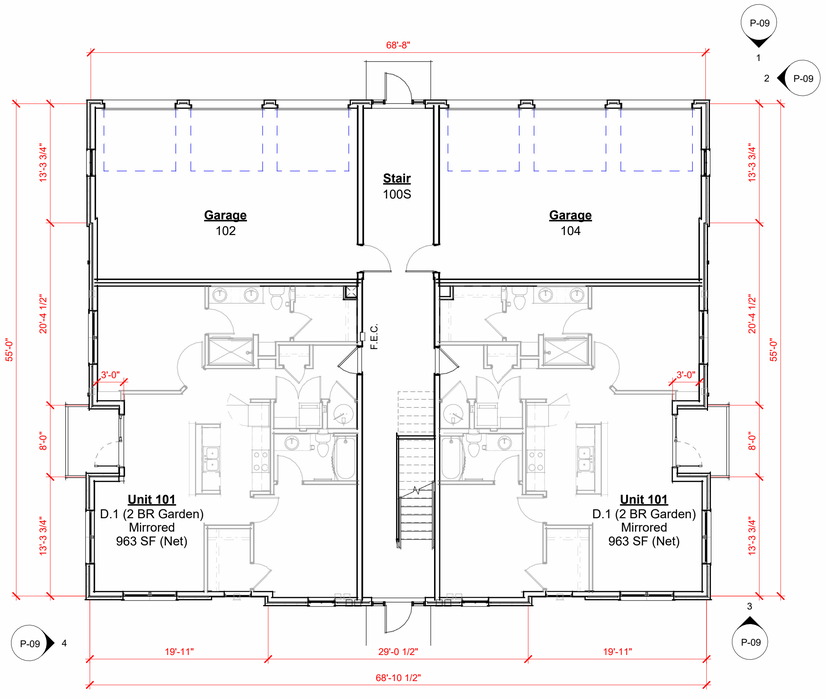
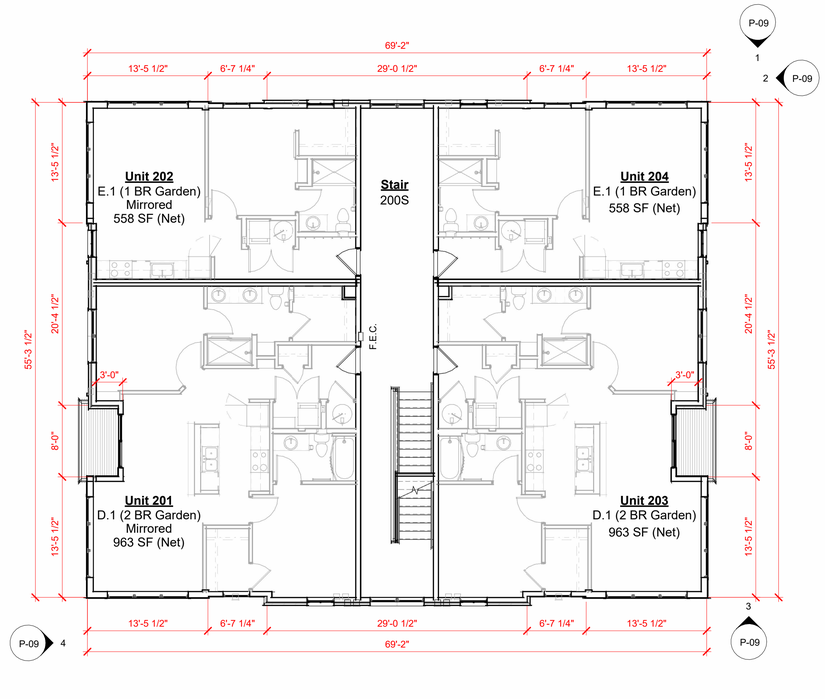


1 Building Type B - Floor 1 Plan
1/8" = 1'-0"



2 Building Type B - Floor 2 & 3 Plan
1/8" = 1'-0"

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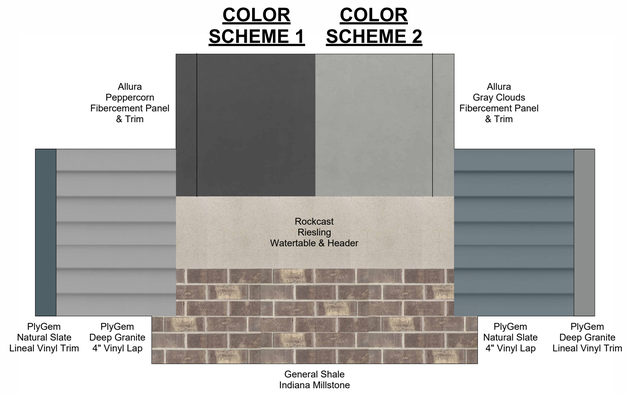
Building Type 'B' - Floor 1, 2 & 3
P-08
2025-05-22

4 Building Type B - Side Elevation A Color Scheme 2
1/8" = 1'-0"

3 Building Type B - Front Elevation Color Scheme 2
1/8" = 1'-0"



Extr Finish Colors
1" = 1'-0"

2 Building Type B - Side Elevation B Color Scheme 2
1/8" = 1'-0"

1 Building Type B - Rear Elevation Color Scheme 2
1/8" = 1'-0"

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SULLIVAN BRUCK ARCHITECTS

Building Type 'B' - Elevations Color Scheme 2
P-09
2025-05-22

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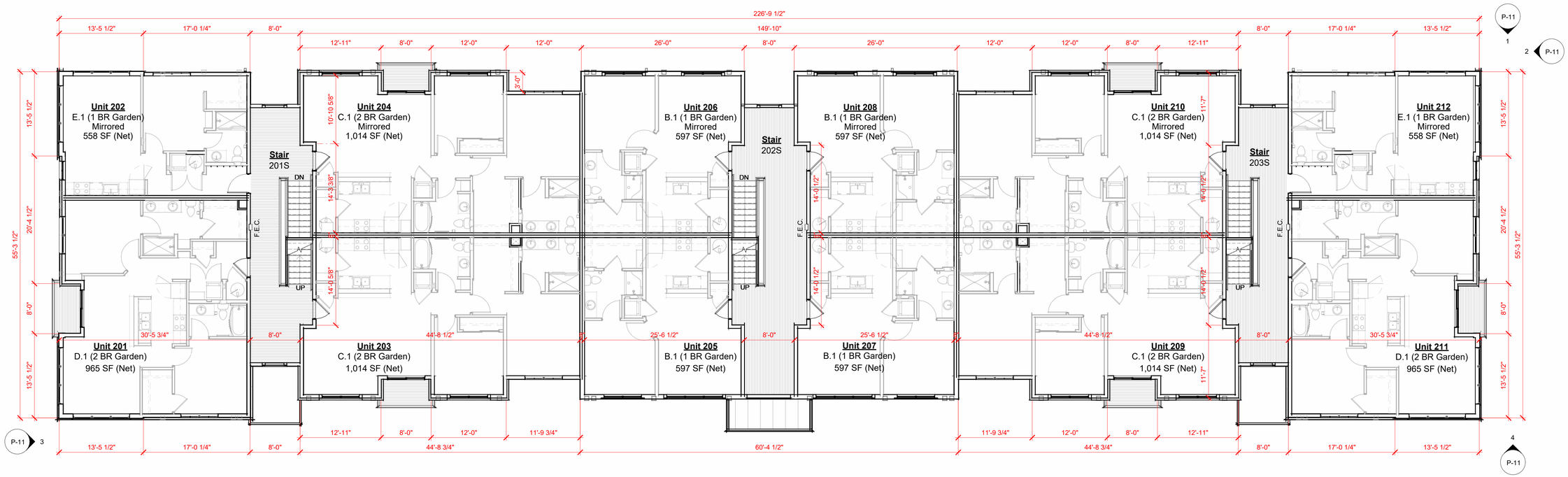
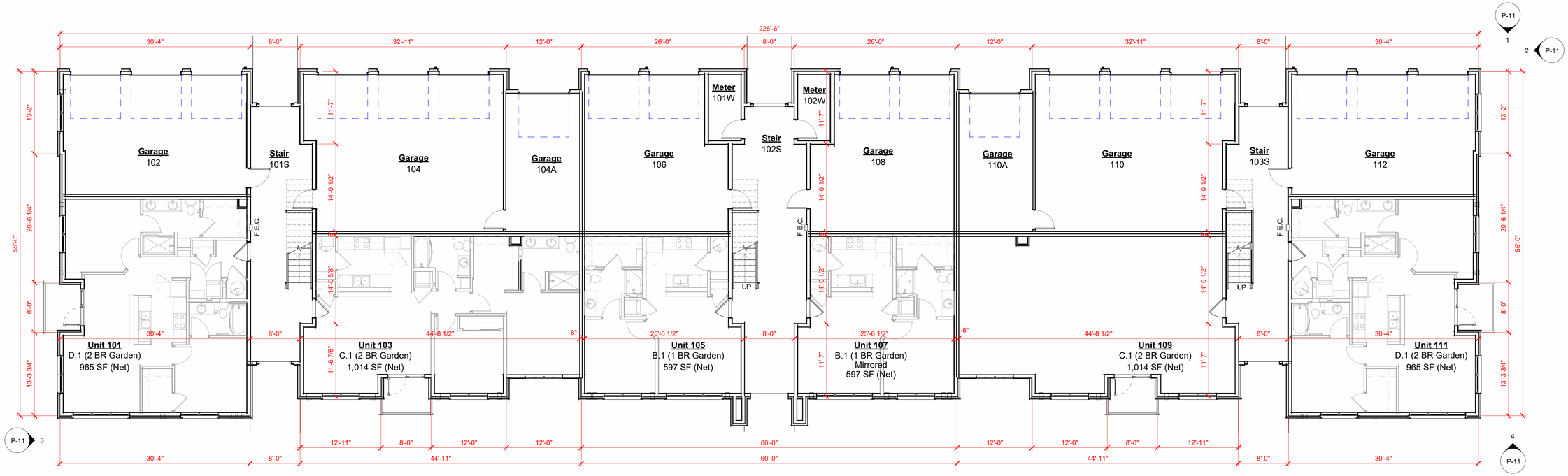


2 Building Type CA - Floor 2 & 3 Plan

1/8" = 1'-0"



1 Building Type CA - Floor 1 Plan

1/8" = 1'-0"

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Springboro, Ohio

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SULLIVAN BRUCK ARCHITECTS

Building Type 'CA' - Floor 1, 2 & 3

P-10

2025-05-22

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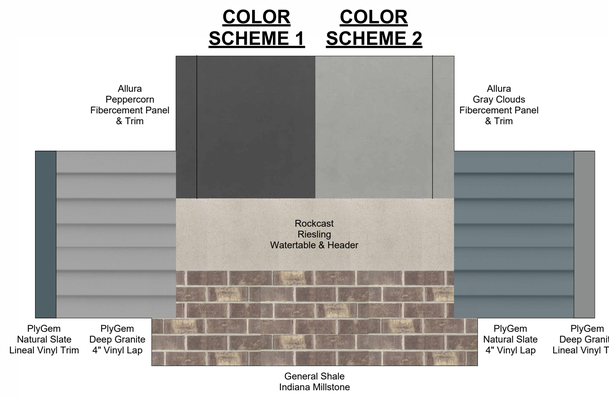
4 Building Type 'CA' - Front Elevation - Color Scheme 1

1/8" = 1'-0"

3 Building Type 'CA' - Side Elevation B - Scheme Option 1

1/8" = 1'-0"

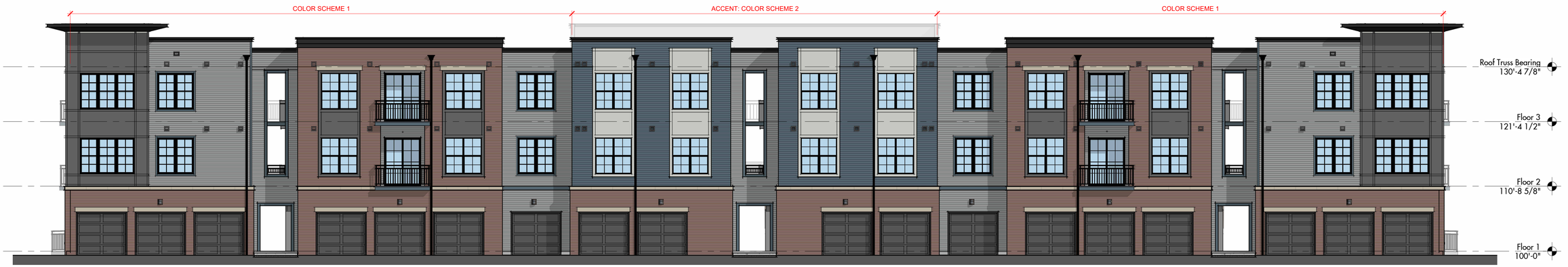


Extr Finish Colors

1" = 1'-0"

2 Building Type 'CA' - Side Elevation A - Color Scheme 1

1/8" = 1'-0"



1 Building Type 'CA' - Rear Elevation - Color Scheme 1

1/8" = 1'-0"

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Building Type 'CA' Elevations - Color Scheme 1

P-11

2025-05-22

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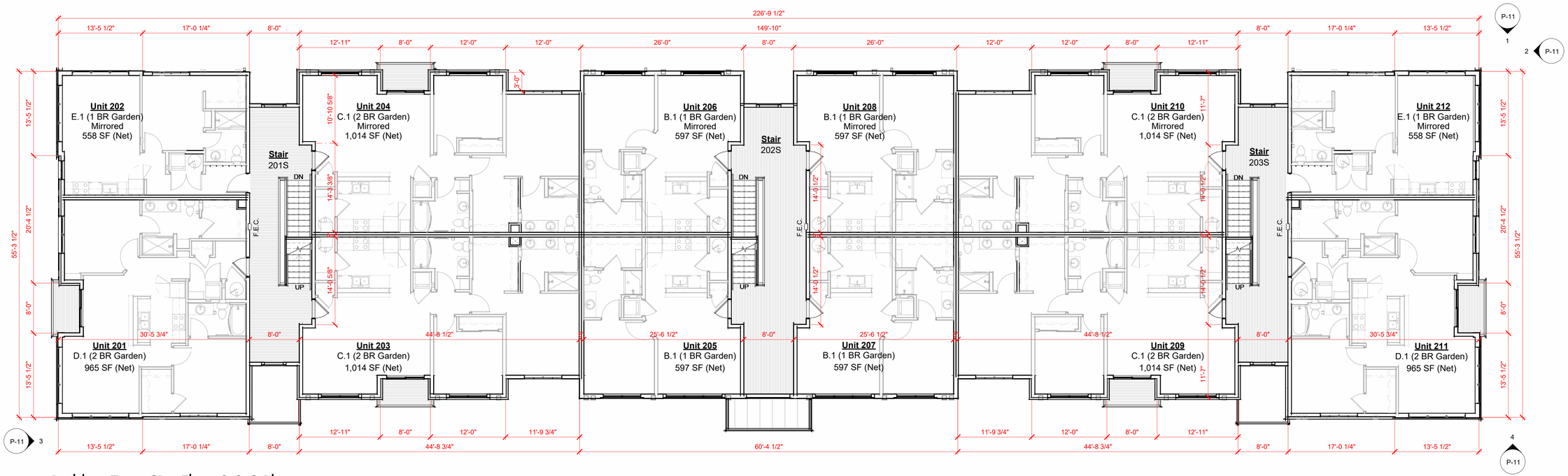
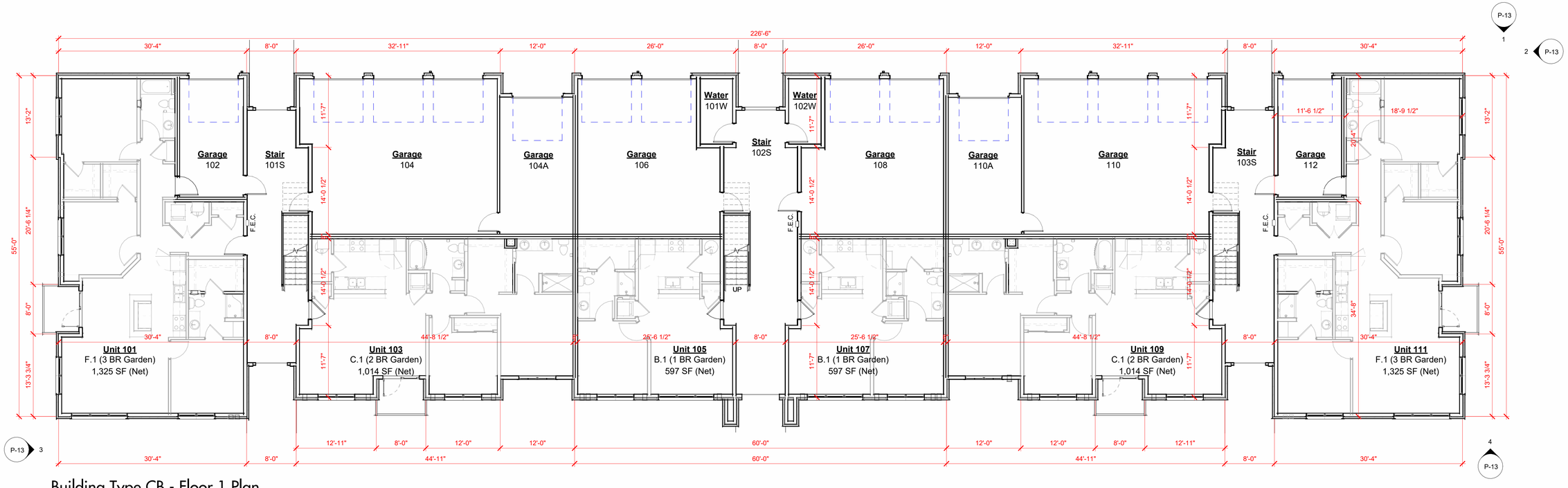


Building Type CB - Floor 2 & 3 Plan

1/8" = 1'-0"



Building Type CB - Floor 1 Plan

1/8" = 1'-0"

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Springboro, Ohio

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Building Type 'CB' -
Floor 1, 2 & 3
P-12

2025-05-22

4 Building 'CB' - Front Elevation - Color Scheme 2

1/8" = 1'-0"

3 Building 'CB' - Side Elev. B - Color Scheme 2

1/8" = 1'-0"

Extr Finish Colors

1" = 1'-0"

2 Building 'CB' - Side Elev. A - Color Scheme 2

1/8" = 1'-0"

1 Building 'CB' - Rear Elevation Color Scheme 2

1/8" = 1'-0"

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Building Type 'CB'
Elevations - Color
Scheme 2
P-13
2025-05-22

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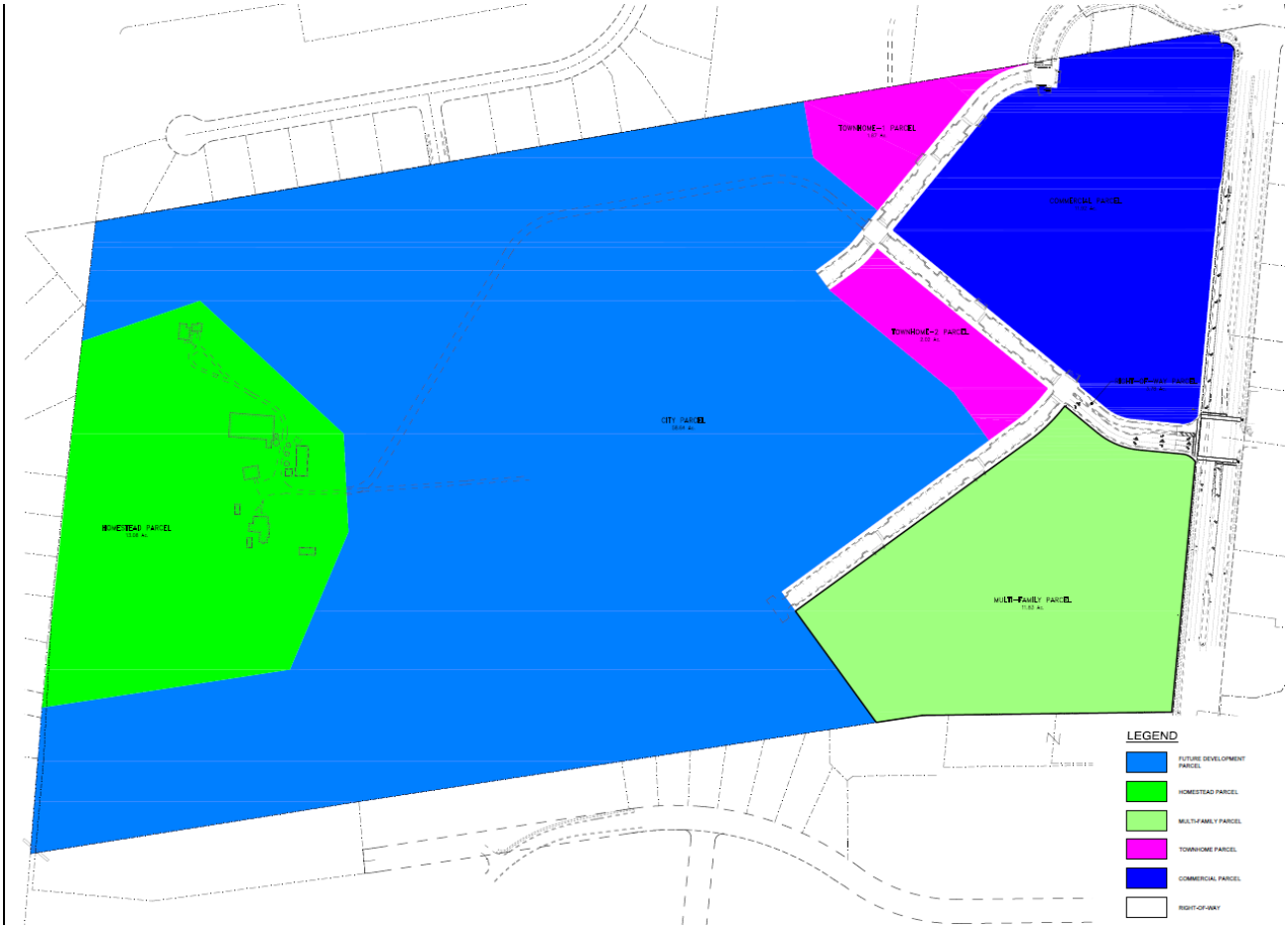
Development Standards
May 20, 2025

EASTON FARM APARTMENTS - INTRODUCTION

Project: Easton Farm Apartments will consist of approximately 248 multi-family units on ±11.8 acres. The Project is located on the west side of State Route 741, between Anna Drive and Gardner Park to the north, and North Park and Tamarack Way on the south, in the City of Springboro.

The following Master Plan Exhibit shows Easton Farm Apartments, relative to other future, planned development in the immediate vicinity. The following standards are only applicable to the Project, as defined above and not to the other surrounding development parcels.

Master Plan Exhibit



PUBLIC RIGHT OF WAY & UTILITIES

The following requirements are applicable to the public roadways immediately adjacent to the Project, Noel Drive and Easton Farm Boulevard. These requirements shall not be applicable for interior, private streets within the Project.

Utility Easements along Streets - All public street utility easements shall fit within planned street ROW's or in dedicated service lanes where possible, and are to be located under pavement, landscape and sidewalk areas as necessary. Deviation from this requirement may be considered by the City for specific site conditions that prove a variation is necessary. Private utilities to be within established easements.

Street Radii Corner Radii & Clear Zones - Corner curb radii shall a minimum of twenty feet (20') as determined by the intended use. To allow emergency vehicles (e.g. fire ladder trucks) to turn corners, a twenty-five-foot (25') radius Clear Zone may need to be established free of all vertical obstructions including but not limited to street lighting poles, decorative bollards, wayfinding signage, sign poles, fire hydrants, utility boxes, or dense vegetation landscaping or street trees.

Utility and Equipment Locations - All utility and telecommunication distribution lines along public right of way shall be located within underground established easements, with all visible, utility access boxes placed as to not interfere with building pads, sidewalks, pathways and other pedestrian zones, light poles, wayfinding, directional or other street signage, parking areas, landscaping other than trees. Any above ground fixture or device should be visually screened from public pedestrian and vehicular zones, preferably within landscape beds, landscaped parking 'islands' and/or landscape buffer areas.

MULTI-FAMILY DEVELOPMENT REQUIREMENTS

The following standards are applicable to the Project, as defined on Page 1.

Permitted Uses:

Use	Approved
Accessory Buildings, Structures, and Uses	x
Multifamily Apartments	x
Condominium Residential	x
Essential Services and Utilities	x
Home Occupations	x
Co-Working Space/Ancillary Office Use	x
Ancillary Recreational Uses[1]	x

1) Including, but not limited to sport courts, swimming pools, dog parks, walking trails, grilling areas.
2) Co-working spaces will be for the use of residents and their invited guests only.

Use Requirements:

The following is applicable for all structures allowed as Permitted Uses.

Use	Front Yard	Sum of Side Yard Setback	Rear Yard Setback	Max Occupied Stories/Height
Multi-Family[1]	0’	0’	15’	3 stories
Accessory Structures	5’	5’	5’	2 stories
Parking	10’	10’	10’	N/A
Sidewalk	0’	0’	0’	N/A

Note: Setbacks above, are minimum setback requirements.

1) Stairs from the multi-family buildings located along Noel Drive shall be allowed to protrude into the setback and general utility easement, provided there is a minimum of 10’ of clear space within the easement where private utilities may be located.

SITE DEVELOPMENT

Utility and Equipment Screening - All exposed structures requiring open-air locations, particularly rooftop mechanical/HVAC equipment, utility and/or other functional hardware, whether located atop, attached, or separated from the building it services, shall be adequately screened from public view. If atop a structure, these features shall be screened behind parapets, decorative roof elements, or screen enclosure walls for a visual distance of no less than one hundred feet (100'). Screen devices shall be fabricated to match and/or enhance the overall architectural massing, with materials and colors harmonious with the overall building(s) or block where applicable. Where possible, such elements as generators, electrical and telecommunication cabinets and ground mounted mechanical/HVAC equipment shall be adequately screened by either screen walls or dense landscaping if they are in open area settings.

Service/Loading Area Screening - All trash containers, recycling bins, compactors, shall be placed or screened as is practical from public view, preferably in rear, or side yard or interior service rooms. Where exposed to public view, such components shall be adequately screened with architecturally complementary access doors and screen walls, and/or berms or dense landscaping. Screen wall, doors and/or roof enclosure elements are to be constructed of materials, colors, trim and/ or patterns to mimic the primary architectural character of surrounding buildings.

All service bay screen walls will mimic building design, materials, colors of walls and fences, if visible from any public right-of-way, and shall be uniform and compatible with the base-building architectural style, color and building materials of the principal building and its surroundings.

Fencing - Any or all fencing is to be painted or powder-coated metal railing, set into ground or bolted/incorporated into a wall or between pier supports. Chain link fences are not permitted along the public right-of-way, but may be placed only around the dog park, tennis courts, pickleball courts, or other similar recreational facilities and in service areas screened from public view. In the case chain link fence is utilized, it shall be black or green vinyl coated and shall be maintained in good condition.

Open Space Area Requirements Open space shall be provided at a ratio of 25%.

Note: For the purposes of this section, Open Space is defined in the Definitions Section.

BUILDING DESIGN

Architectural Character - The following architectural design guidelines are meant to achieve the result of establishing consistent, high-quality design, materials and construction that works with the site and streetscape guidelines to establish and reinforce the 'neighborhood' design and planning goals.

Orientation to Street – Building entrances shall be oriented toward the street, primary right of way, open areas or courtyard unless deviation is appropriate. Buildings located on an intersection shall have consistent architectural style and detailing on both street-fronting elevations.

Accessory building entrances, including the clubhouse, water service building, or maintenance building shall not be required to be oriented toward the street.

Orientation of Windows and Doors - All windows and doors, openings or frame fenestrations located within an opening shall be 'vertical' in orientation, meaning a primary design character of most building openings reflects a more top to bottom aesthetic.

Glass Materials - Clear or colored glass, translucent, sandblasted and/or decorative pattern glass that can emit light through is encouraged.

Building Materials - Building materials shall be commercial grade, and applied in variety of stylish, creative and clever applications across the expanse of all visible public-facing elevations. Acceptable materials shall be consistent with Section 1264.04 (h)(4) of the City of Springboro's Development Standards.

Rooflines - Flat roofs are permitted, however, parapets or the underside of roof eaves should showcase some form of cornice or similar design element, masonry and/or brick trim and/or patterning, decorative blocks/brackets, moldings or some form of architectural emphasis along the roofline to tie that element to the building massing below. Where an adjacent building's façade, which adjoins it, has a similar roofline height, a variation of the parapet or roofline is required.

NOTE: All rooflines must be designed to fully screen any rooftop HVAC, utility, or functional equipment from view by a pedestrian standing at ground level, at a location up to 100 feet from the building footprint and at a base elevation comparable to that of the subject building.

Building Heights –Buildings shall be limited to three (3) stories in height.

Individual structures should feature a variety of heights, utilizing elements such as roofline variation, decorative towers or portal elements, steeples, pediments, clerestories, dormers or domes, consistent with the overall architectural character and these architectural guidelines. The height of enclosed unoccupied building elements may not exceed a maximum height up to sixty feet (60') from main street level grade. Purely decorative unoccupied elements such as mansard and/or peaked roofs may be located on top of enclosed space, to a total building height of no more than seventy feet (70').

Building Massing - Individual buildings and any attached structures should strive for complementary building massing, reminiscent of traditional townscape/ streetscape patterns. “Monoplanar” or monolithic appearance and surfaces, with little variation in setbacks, wall fenestration, or rooflines are not permitted.

Building massing should take into account adjacent buildings, property uses, sightlines, identity, and relationship to its site to accomplish building a contextual variety in its overall massing. As noted above, elements such as rooflines, setbacks, decorative architectural elements, visual openings and wall fenestration elements such as ‘pop-outs’, window openings, trellises, pergolas, verandas, entrances, piers, pilasters, decorative panels, or grilles, and eaves or cornice lines are highly encouraged, and visual articulates a structure’s overall massing and creates pedestrian scale to its overall context.

Color Consistency Color scheme(s) should help to visually tie all parts of building massing(s) together. Monolithic or singular color schemes and appearances are discouraged, but monochromatic color palettes featuring shade variations are acceptable. Colors used at the front façade should be utilized on the sides and rear of buildings.

LANDSCAPING

Purpose - The purpose of the landscape design guidelines is to create a cohesive and higher quality landscape design throughout the site and enhance the overall surrounding development. The landscape design guidelines and requirements shall take precedence over the landscape regulations in the city's ordinance.

Plant Material Selection - Plant materials shall be chosen which are indigenous, moderately fast growing and require low maintenance. Plants shall be salt-spray tolerant, compatible with existing soil conditions and tolerant of a wide range of conditions. All planted surfaces shall be maintained in good working order. The landscape design shall incorporate the total development site, be in context with adjacent users, and consist of a palette of plants with year-round appeal which might include annuals, perennials, shrubs and trees.

Planting Standards - Shade trees shall have a DBH (diameter at breast height) of at least 2 inches, ornamental trees shall have a DBH of at least 1.5 inches, and evergreen trees shall be at least 6 feet high at the time of planting. Deciduous and evergreen shrubs shall be a minimum of 18 inches at the time of planting with no fewer than 6 main branches.

Surface Parking Area Screening – Head in parking spaces and driveways adjacent to public streets shall be screened to a height of 36 inches above the finished parking surface.

Internal Parking Lot Landscaping - A minimum of five percent (5%) of any one total interior surface parking area shall be landscaped with planted islands or landscape island beds for every linear run of no more than 16 parking spaces. Exceptions to this rule are if the entire run is no more than 15 spaces, or if a landscaped cross-surface walk is aligned within or part of a larger landscape island or row, or if an irregularly shaped island creates a naturally larger landscape bed area where the edges may be more low plantings, and the interior may be more lawn in season. A minimum of one (1) trees, of no less than 2" caliper. At least 50% of each interior landscaped area shall be covered by living plant material, such as sod, shrubs, perennials, or groundcover. The use of all mulch islands shall be prohibited.

Exemptions - Parking area landscape requirements shall be waived if the surface parking area is not, nor will ever conceivably be, visible from a public right-of-way, or is considered a temporary use.

Planting Island Requirements - Planted islands shall be at least 9' in width (face-of-curb-to face-of-curb) and the length of the adjacent parking space with a pervious surface area adequate for proper root aeration and expansion.

Screening Materials - Plants used as screening shall have 100% opacity year-round. Screening material shall be one (1) foot more than the height of the screened structure but not exceed ten (10) feet in height. Screening material shall be of a height and density so as to provide the full desired effect within three (3) growing seasons.

Street Trees Along Public Right of Way – Areas fronting public right of way shall be planted with regularly spaced shade trees, with a minimum of one (1) tree per 40 linear feet of road frontage (minimum 2" caliper). Openings for driveways and sidewalks shall not be counted for the purposes of computing road frontage length. Where tree lawns are provided, street trees shall be centered within the tree lawn. All street trees will need to be coordinated with utilities and be located a minimum of twenty (20) feet from intersections and ten (10) feet from fire hydrants or utility poles. The aforementioned street trees may be planted within the public right of way, provided there is an agreement in place with the City for maintenance and ongoing upkeep of the landscape. Street trees may be planted within a public easement, if the location is approved in writing by the City's staff.

Buffers – With the exception of the southern property boundary, landscape buffers between adjacent properties shall be a minimum of 10 (ten) feet in width and have one (1) tree per forty (40) linear feet. Landscape buffers along state route 741 shall be a minimum of 10 (ten) feet in width and have one (1) tree per forty (40) linear feet.

Site Landscaping – One (1) tree shall be planted per 3,000 square feet of open space. Trees planted within buffer areas shall count towards the minimum number of site trees required.

Street Furniture - 'Street furniture/furnishings' are key features of public spaces that can greatly facilitate in creating vibrantly-used pedestrian spaces along all streetscapes, open spaces and connecting outdoor areas. These features include such basic items as benches, trash receptacles, bollards, drinking fountains, wayfinding and street signs. Other elements include game areas and surfaces, moveable tables, chairs, outdoor lounge seating groupings, picnic benches and tables, market umbrellas, outdoor fireplaces, water features, children's play areas, sculpture and other durable, exterior pubic art. Street furniture shall be chosen and placed in consultation with the City and shall be located within agreed zones to maintain a clear pedestrian path. Street furniture shall be made of materials consistent with extended public use. These materials include painted or powder-coated metal with a matte finish; wood in either a stained, painted or treated finish; outdoor grade fabrics and canvas, and in certain instances, high-impact, composite or resin-based materials that mimic natural finishes that are weather and fade resistant. All street furniture and public features shall always be maintained in good working order and appearance by their respective owner(s) and repaired or replaced as necessary. Street furniture shall be consistent in material, color and style along both sides of any street in public areas facing other developments. All street furniture elements, either new or replacement that vary in color, material, number, placement or size from prior approved plan(s) are subject to an administrative review and approval by the City.

VEHICULAR AND PEDESTRIAL CIRCULATION

All outdoor lighting of buildings, surface parking areas, service zones, or any non-illuminated, surface mounted project signage, shall be directed to prevent glare on adjacent properties and streets to the extent feasible. Their placement, along with all support posts/poles and brackets, shall be consistent in fabrication quality, and selected to enhance the overall design character of the development. Exterior lighting to comply with City requirements in Chapter 1273, Exterior Lighting, unless otherwise noted below.

Street Lighting - Consistent and commercial grade fixtures for street and pedestrian lighting shall be provided on all streets, sidewalks and pedestrian pathways, including public gathering/event spaces, both public and private within the Property. Street and pedestrian poles shall be located at all intersections and along sidewalks at intervals.

Note: All lighting fixtures, light levels, placement and scale needs to be coordinated with any existing adjacent or abutting streetscape, developed property, or proposed project to avoid redundant fixtures and 'over-lit' conditions along these interfaces. Street lighting shall be scaled to the pedestrian, with pedestrian street support posts no less than 12' high to underside of actual fixture, which shall be the recommended minimum height.

Pedestrian light poles are to be featured within all community gathering space areas. Streetlight fixtures shall be painted or powder coated metal, with a matte finish. An alternative for public spaces, gathering areas, and pedestrian pathways are low-profile LED, internally lit bollards, placed at intervals to fully illuminate all pedestrian surfaces, or concealed, undermount lighting that surface illuminates or 'washes' pedestrian walk or gathering areas. A street/pedestrian lighting plan, showcasing a fixture schedule, light levels, and placement within the Property, and showing any adjacent existing fixture(s) and placement, shall be submitted to the City for approval.

Safety - The safe and functional movement of both vehicles and pedestrians, on and off-site, shall be provided as the primary consideration in designing transportation networks within the Property, and all site plans shall be crafted to minimize such conflicts wherever possible.

Pedestrian Circulation - Pedestrian circulation is highly encouraged, and can be accomplished via sidewalks, crosswalks, cross-surface lot walkways, community gathering spaces, plazas, terraces, seating and amenity zones, hard-surface paths, bike paths, and permeable pathway surfaces. These varying pathways should be crafted to connect buildings, and surrounding development parcels. Early site planning should make this a core design consideration within and along the edges of the Property.

Sidewalks - Where appropriate, sidewalks shall be provided along the front of every multi-family building. Sidewalks shall be intentionally developed to interconnect different land use areas and open spaces. Sidewalks along the public right of way should be no less than 5' wide.

Sidewalks and Buildings - Pedestrian connections, including crosswalks, sidewalks and pathways shall be provided along any surrounding streets, along the front of any building or group of structures, on all specified and dedicated public streetscapes.

Open Space/Gathering Spaces - Usable and functional open spaces and programmable event spaces are encouraged. This may include/allow for landscaped traffic islands, pedestrian plazas, arrival courts, landscaped sidewalk/pathway areas, game areas, dog parks, tenant amenity features such as water features, retention ponds, fireplaces and seating areas, general green space, playgrounds, tot lots, pocket parks and other recreational uses.

OFF-STREET PARKING REQUIREMENTS

Size of parking spaces and aisles Parking spaces and drive aisles shall be sized in a manner consistent with the following chart, unless specifically allowed otherwise by the City.

PARKING DIMENSIONS					
ANGLE (DEGREES)	0	30	45	60	90
Stall Width	8'	9'	9'	9'	9'
Stall Length	23'	18'	18'	18'	18'
Stall Length Perpendicular to Aisle	8'	17'	19'	20'	18'
Aisle Width, One Way	12'	12'	12'	18'	24'
Aisle Width, Two Way	20'	20'	20'	22'	24'
Total Width, One Stall, One-Way Aisle	20'	29'	31'	38'	42'
Total Width, Two Stalls, One-Way Aisle	28'	46'	50'	58'	60'
Total Width, One Stall, Two-Way Aisle	28'	37'	39'	42'	42'
Total Width, Two Stalls, Two-Way Aisle	36'	54'	58'	62'	60'

The number of parking spaces, which are required in each usage classification, are as follows:

Parking Ratio – The Project shall have a minimum parking ratio of 1.70 spaces per dwelling unit.

Note: The above parking ratio does not include available parking location within adjacent Noel Drive. The City and Developer have agreed that approximately 50 parking spaces will be constructed along Noel Drive. The residents living at the Project and their visitors will have access to these parking spaces, thus increasing the effective parking ratio for the Project.

Off-Street Surface Parking Lot Placement - Any off-street, surface parking areas shall be set back a no less than ten feet (10') from any existing, surrounding public arterial, including along the property line adjacent to State Route 741 and along the length of Easton Farm Blvd. Placement of surface parking areas should be related to both the building type served and the adjacent buildings, connecting streetscapes and uses, which may require the lot to be screened by building or landscaping from surrounding streets and/or pedestrian pathways.

DRAINAGE & WATER DETENTION

Detention – Storm retention/detention pond is proposed within the Project along the southern boundary of the site near State Route 741. The area surrounding the basin shall be landscaped with lawn and a variety of tree plantings.

SIGNAGE/ENVIRONMENTAL GRAPHICS

Signage/Environmental Graphics – Signage shall comply with Chapter 1281 of the City of Springboro code unless otherwise noted below.

Building Signage – Signage may be placed on a principal or accessory building. Building signage shall be measured based on the actual dimension of the lettering to its furthest extents. Any individual building signage area shall not exceed 60 square feet (maximum limit shall not impact monument signage sizing).

Monument Signage – Up to two monument signs shall be allowed. Acceptable primary materials include: pre-cast masonry, brick, decorative block, cementitious siding, wood (both new and reclaimed in specific applications), metal, natural stone, cast or cultured stone. Accent/supplemental materials may include stucco, EIFS, or materials of equal appearance consistent with the acceptable architectural character of the project.

Signage Lighting & Lettering – Lettering may be backlit or internally illuminated. Any direct light fixtures for a ground sign shall be positioned in a manner that prevents glare.

Definitions

The following words when used in this Development Standards document or any supplement hereto (unless the context shall prohibit) shall have the following meaning:

1. "ACCESSORY STRUCTURE" A building, clubhouse shed, covering, water room, maintenance building, or vertical design element which is subordinate and/ or supportive to a main or primary building or series of buildings. Such structures are often freestanding but may be attached if the use requires, and are often purely functional and/or decorative, and in architectural harmony with its primary building(s). Accessory structures are predominantly one story and may be habitable and/or climate controlled as use permits.

2. "CITY" shall mean the City of Springboro, Ohio

3. "DEVELOPER" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to the Property. Developer shall not mean or refer to any mortgagee or subsequent holder of a mortgage, unless and until such mortgagee or holder has acquired title pursuant to foreclosure or any proceedings in lieu of foreclosure.

4. "FENESTRATION" shall mean openings in a building elevation, such as windows and doors.

5. "HOME OCCUPATION" shall mean a home-based business restricted to the owner or tenant of any residential dwelling unit and up to two employees, and shall not include noxious or disruptive functions, including the disruption of parking for neighboring residents. Home occupation uses are not limited to accessory structures.

6. "IMPERVIOUS SURFACE" shall mean any material that substantially reduces or prevents the infiltration of storm water into previously undeveloped land. Impervious surfaces shall also mean any surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surface shall include compacted sand, lime rock and clay as well as conventional surfaces such as gravel driveways, parking areas, surfaced streets, roofs, sidewalks, structures and other similar surfaces.

7. "MAXIMUM UNOCCUPIED HEIGHT" shall mean the height limit on certain Structures, as set forth herein, measured from front exterior grade level to the highest unoccupied level of an enclosed Structure.

8. "OPEN SPACE" shall mean any hardscaped, landscaped, grass or appropriate vegetation area, including, but not limited to a retention pond, dog park, open lawn, programmed tenant/pedestrian areas, park area, sport courts and areas reserved for general recreational uses. Open Space shall not include landscaped islands within parking areas.

9. "SET BACKS" shall mean designated areas adjacent to lot lines on which the construction of buildings is not permitted.

10. “STORMWATER MANAGEMENT” shall mean the impoundment of stormwater in ponds, swales, or other collection devises, and the holding of such for a period of time and release at the prescribed rate determined by the City.

11. “STRUCTURE” shall mean any improvement on the Property that is capable of occupancy or use including, but not limited to, any building, garage, fence, wall, sign or any other temporary or permanent improvement.

SPRINGBORO

Preliminary Review Text Amendment Outdoor Dining 610 N Main St

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

APPLICATION—MAP & TEXT AMENDMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☐ MAP AMENDMENT (REZONING) ☒ TEXT AMENDMENT

☒ Owner
☐ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Wen H. Wang

Address: 42 Pinehurst Place

Springboro, OH 45066

Telephone No. (937) 286-8885

Email Address: tigerwang_585@hotmail.com

RECEIVED
MAY 23 2025
Springboro
Planning Department

PROPERTY OWNER NAME (IF OTHER): N/A

Address: _____

_____

Telephone No. (_____) _____

Email Address _____

Property Address or General Location: 610 N. Main Street; near N. Main St. and Lytle-Five Point Rd. (behind 590 N. Main Street)

Parcel Number(s): 0408101023 Existing Zoning District: O-R

Proposed Zoning District: O-R (no change)

Provide Additional Information Here (or use separate sheet) Applicant is planning to build a five-unit commercial property, which would include two restaurants. See attached concept. Applicant seeks a text amendment to Codified Ordinaces of Springboro, Chapter 1263, to permit "outdoor dining" in O-R zoned districts in the City.

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

_____ 5/22/2025

(Signature of Applicant and/or Agent) (Date)

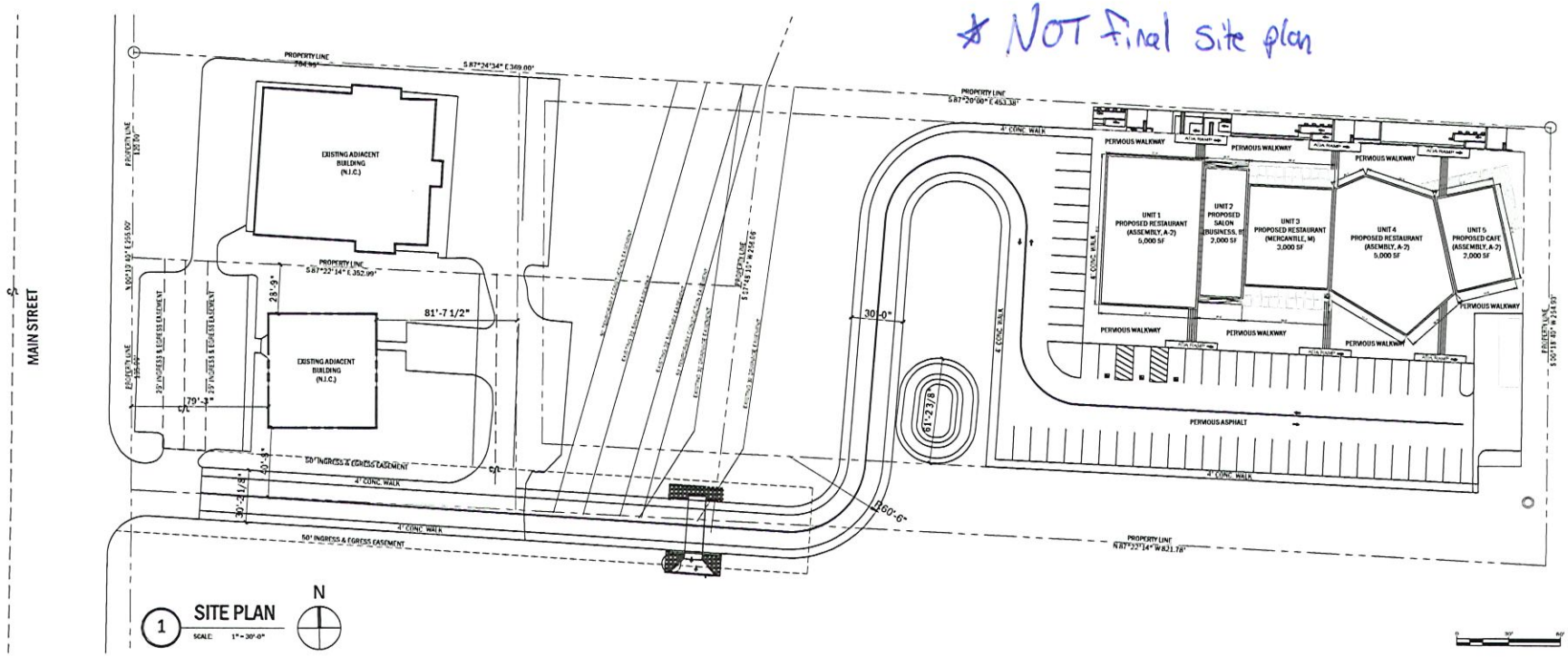
Wen H. Wang

Printed Name

SITE NOTES

1. SITE PLAN IS FOR DESIGN PURPOSES ONLY. REFER TO SIGN AND SEAL SURVEY FOR PROPOSED STRUCTURE LOCATION.
2. DO NOT SCALE DRAWINGS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
3. CONTRACTOR TO REVIEW DRAWINGS IN ITS ENTIRETY, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
4. OSHA REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES. CERTIFIED HARD HATS SHALL BE WORN WHILE ON SITE.
5. VERIFY SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
6. VERIFY ALL UTILITY LOCATIONS. MARK WITH IDENTIFIABLE FLUORESCENT PAINT PRIOR TO CONSTRUCTION.
7. DISCONNECT ANY UNNECESSARY SERVICES PRIOR TO CONSTRUCTION. CAP ANY UNUSED SERVICES BELOW GRADE.
8. ALL DEBRIS SHALL BE DISCARDED IN ASSIGNED LOCATION / S.I.E. DUMPSTER.

* NOT final site plan



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

N

0 30' 60'

REFLECT

RETAIL DEVELOPMENT PLANS FOR 610 N MAIN STREET

PROJECT START: 2025.04.14

2025/04/14
25-0078

4-14-2025

SITE PLAN

C-200

1264.35 OUTDOOR DINING.

Outdoor dining and table service, including but not limited to patios and sidewalk cafes, are subject to the following requirements:

(a) Accessory. The sales and service of food outdoors shall be incidental to a similar principal use indoors and adjacent to that principal use.

(b) Obstructions. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk. If outdoor dining areas are located on a sidewalk in front of a building, a minimum five foot wide clear pedestrian travel way shall be maintained on the sidewalk or pathway.

(c) Other Food Service Providers. Temporary, manufactured or free standing food service providers are not considered outdoor dining uses.

(d) Safety. The outside table service shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access to City or public utility facilities. The determination of whether the outside table service (or any part thereof) interferes shall be made by the Zoning Inspector at the time of application based on the characteristics of each proposed site.

(e) Barriers. The height of any barrier or installed landscaping shall not exceed 3.5 feet.

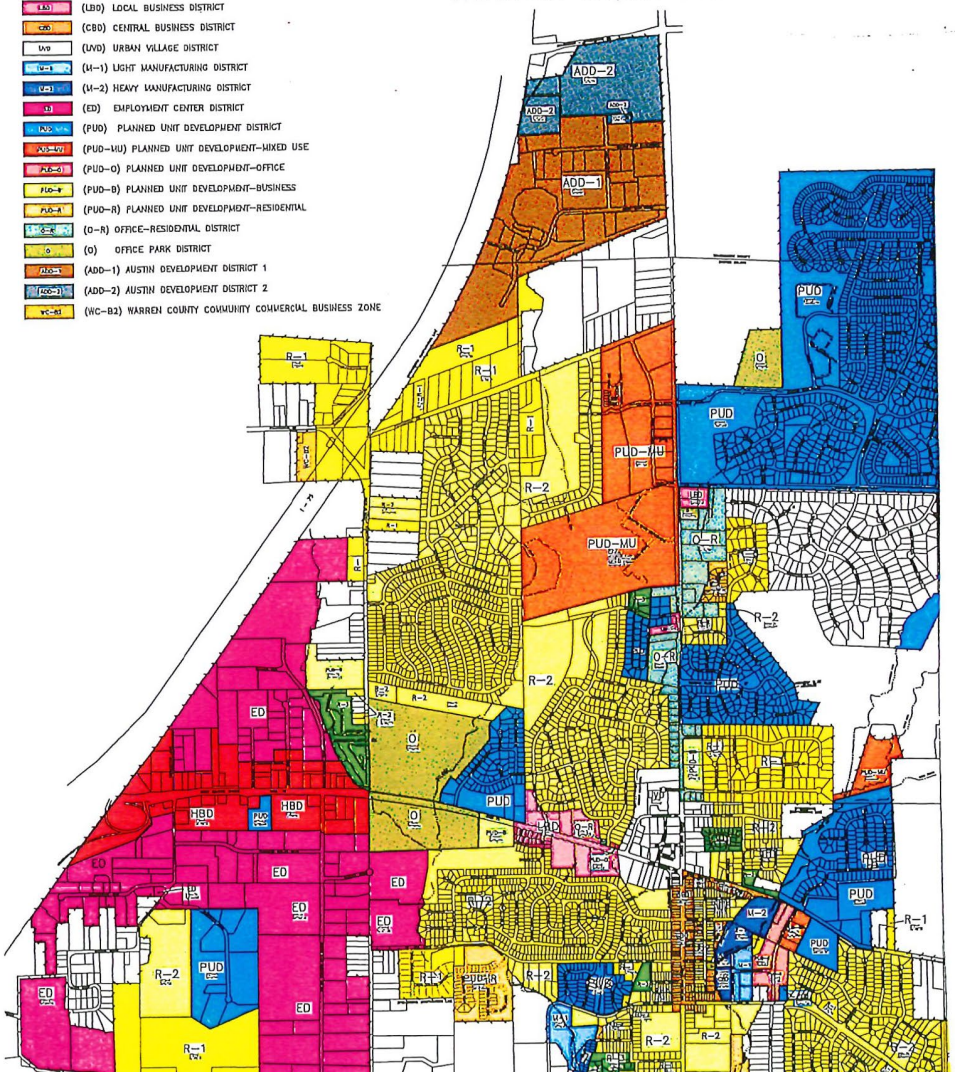
(f) (Reserved)

(g) Disabled. Services must be readily accessible to and useable by individuals with disabilities. (Ord. 0-15-4. Passed 2-19-15; Ord. O-21-6. Passed 6-17-21.)

OFFICIAL ZONING MAP
CITY OF SPRINGBORO
WARREN/MONTGOMERY COUNTY, OHIO

ZONING LEGEND

- (R-1) ESTATE-TYPE RESIDENTIAL DISTRICT
- (R-2) LOW DENSITY RESIDENTIAL DISTRICT (SINGLE FAMILY)
- (R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT (SINGLE & MULTI-FAMILY)
- (HBD) HIGHWAY BUSINESS DISTRICT
- (LBD) LOCAL BUSINESS DISTRICT
- (CBD) CENTRAL BUSINESS DISTRICT
- (UVD) URBAN VILLAGE DISTRICT
- (M-1) LIGHT MANUFACTURING DISTRICT
- (M-2) HEAVY MANUFACTURING DISTRICT
- (ED) EMPLOYMENT CENTER DISTRICT
- (PUD) PLANNED UNIT DEVELOPMENT DISTRICT
- (PUD-MU) PLANNED UNIT DEVELOPMENT-MIXED USE
- (PUD-O) PLANNED UNIT DEVELOPMENT-OFFICE
- (PUD-B) PLANNED UNIT DEVELOPMENT-BUSINESS
- (PUD-R) PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- (O-R) OFFICE-RESIDENTIAL DISTRICT
- (O) OFFICE PARK DISTRICT
- (ADD-1) AUSTIN DEVELOPMENT DISTRICT 1
- (ADD-2) AUSTIN DEVELOPMENT DISTRICT 2
- (WC-B2) WARREN COUNTY COMMUNITY COMMERCIAL BUSINESS ZONE



City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, May 14, 2025

I. Call to Order

Becky Iverson, Chair, called the Wednesday, May 14, 2025 Springboro Planning Commission Meeting to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chris Pearson, Rob Dimmitt, John Sillies and Mike Thompson.

Staff Present: Dan Boron, City Planner; September Bee, Planning Commission Secretary, Elmer Dudas, Development Director, and Chad Dixon, City Engineer.

Mr. Dimmitt motioned to excuse Steve Harding and Scott Marshall; Mr. Pearson *seconded the motion.*

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Sillies, yes; Thompson, yes; (5 yes – 0 no)

II. Approval of Minutes

April 9, 2025 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none.

Mr. Pearson motioned to approve the April 9, 2025 Planning Commission minutes. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Sillies, yes; Thompson, yes; (5 yes – 0 no)

III. Agenda Items

Ms. Iverson made a brief statement announcing that she would be leaving the meeting early at 6:45 and the Vice Chair, Mr. Pearson, would take over the proceedings.

A. Final Approval
Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

B. Final Approval
General Plan, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

Background

This agenda item is based on an application filed by M/I Homes of Cincinnati, requesting approval of rezoning and general plan to allow the development of a residential subdivision located at 1405 South Main Street (SR 741) through the City's Planned Unit Development (PUD) process. The subdivision, envisioned as an addition to M/I's developing Northampton subdivision, would be located on 16.65 acres of land immediately adjacent

and to the north of Northampton. While M/I intends, assuming development approvals, to combine the 16.65-acre parcel into Northampton subdivision by integrating its road system, homeowner's association, home design types, and other details, this rezoning and general plan is separate from the development approvals of the property at 1525 South Main Street.

M/I Homes proposes to develop the 16.65-acre by rezoning it from the current R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. The R-1 District allows residential development at the rate of 2.0 units per acre on lots with a minimum size of 20,000 square feet. That classification dates to 2015 when large parts of Springboro were reclassified to R-1 District from Township or (T)R-1 District. The (T)R-1 designation was allowed to remain on properties annexed over time from lands originally in Clearcreek and Franklin Townships. The R-1 and (T)R-1 have similar development densities, however moving to R-1 District allows the City to manage its own long-range development through its own Planning and Zoning Code.

M/I Homes proposes to develop this parcel at a density of 2.04 units per acre, with lots ranging from 8,360 square feet to 20,000 square feet. A total of 4.384 acres of open space is proposed in the subdivision, or 26.3 percent of the development area. Residential PUDs require a minimum of 25% dedicated open space. The R-1 District requires no dedicated open space.

M/I Homes proposes two access points to the subdivision: the primary access being from South Main Street that would be paired with the access road to the Northampton subdivision and matched to the alignment of Heatherwoode Boulevard on the east side of SR 741, and to Perthshire Drive also in Northampton to the south. A stub street to the west is also proposed. Walking trails internal to the site are indicated in the plan.

The proposed rezoning/general plan appears as two separate items on the Planning Commission agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses in Springboro include large lot residential to the west in Clearcreek Township, and to the north in the City. To the east, on the east side of South Main Street, cluster housing on Glencoe Court, Dunnington Court within the Heatherwoode PUD, and large lot residential, and to the south the developing Northampton subdivision.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north, PUD to the east encompassing the Heatherwoode PUD, and PUD-R to the south incorporating Northampton subdivision. Lands to the west in Clearcreek Township are zoned SR-1, Suburban Residence, which allows development up to two units per acre when connected to a centralized sewage system.

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. Policy Area 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community School District's main campus. The policy area recommends residential development and redevelopment that conform to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area and improving pedestrian and bicycle access.

The four residential subdivisions in the vicinity were developed at the following densities:

- Northampton, 75 units on 35.08 acres, 2.14 units/acre.
- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre.
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre.
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to first preliminary review of this plan at the March 19 meeting. This plan was also reviewed on a preliminary basis at the April 9 Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda for formal recommendation.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning for 1405 South Main Street from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, conditioned on complying with the comments below.

Staff Recommendations—General Plan

City staff recommends approval of the general plan for 1405 South Main Street from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, conditioned on complying with the following comments:

1. Home plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
2. No vinyl siding to be used within the subdivision except as trim material.
3. Homes proposed for lots #22-24, and 25-34 with exposed foundations to be bricked to within 30 inches of grade. For such homes/areas, provide plans.
4. For general plan preliminary review, identify all existing vegetation 4 inches DBH or greater on the site, then indicate those to be preserved.
5. Following preliminary review of general plan, submit a landscaping plan incorporating comments #3-4 above, and other required landscaped areas.
6. Development signage subject to review by Zoning Inspector.
7. Allow for public use of dedicated open space (paths, trails specifically) within the subdivision.
8. Following preliminary review of final development plan, submit an exterior lighting plan, if applicable, consistent with Chapter 1273 of Planning and Zoning Code.
9. Add note stating that all public improvements to be completed per the traffic study recommendations, including improvements along SR 741 and dedication of right of way.
10. Create an HOA for Phase 3.
11. Detention pond grading to remain outside of proposed right of way line. Adjust accordingly.
12. All public improvements to be completed per the traffic study recommendations, including improvements along SR 741 and dedication of right of way.

Discussion:

Mr. Justin Lanham, M/I Homes, was present to answer questions and comments from Planning Commission members and staff.

Ms. Iverson explained that this item was for final approval and will move forward to City Council for further review if approved at this meeting. All Planning Commission members and staff will have an opportunity to ask questions about this item. She asked Mr. Boron for an update on these items.

Mr. Boron said these items have been on the two previous agendas for preliminary review and are up for final approval as a recommendation to City Council. At the last meeting on April 9, there was an authorization of the

Board to approve having this on the agenda for formal adoption in the form of a recommendation for further review to Council.

The applicant is requesting rezoning to PUD-R, which would allow for the development of the subdivision on this property; this will result in a slightly higher development density than is permitted by code. Existing zoning allows for 2.0 units per acre, but the applicants are asking for 2.04 units per acre. The PUD process also requires that the applicants provide 25% open space at a minimum; the R-1 has no minimum open space requirement.

This is a separate subdivision from the one being developed directly to the south by the same name but will be intertwined with it. It is a separate PUD and is required to go through its own rezoning process.

The traffic development pattern, the road system, is intertwined with both Phase 1 and 2 in Northampton. The City's traffic engineer and engineering staff are in attendance tonight and will be addressing their recommendations.

City staff has several comments and recommendations both on the general plan and rezoning and the City is recommending approval with all those comments being incorporated into the approval. This is a recommendation to City Council for continued review, and they will set a Public Hearing regarding this matter.

Mr. Dixon introduced Mr. Knebel from Crawford, Murphy and Tilley and said that Mr. Knebel has reviewed the traffic study from ChoiceOne Engineering and has recommendation to improvements to the right-of-way along SR 741 and the intersection with Heatherwoode Boulevard.

Mr. Knebel said that as a result of the impact study, the recommendation was made to add left turn lanes at Heatherwoode Boulevard in both north- and southbound directions, and construction of a southbound right turn lane at that same intersection. The existing bike lane will remain with an additional shared use path to be added behind the relocated back curb. The improvements will extend to the Junior High School entrance.

Mr. Pearson asked if it would be a continual right lane from the Heatherwoode Boulevard entrance all the way up to the Junior High School entrance.

Mr. Knebel replied that no, there would be two separate right turn lanes. One will be at the Heatherwoode entrance, and the second would start shortly after the right -in, right-out to Northampton and be used to access the Junior High. Construction is set to begin as soon as school is over for the year to avoid traffic congestion with school traffic. All widening will occur on the west side of SR 741 in the 25-foot right-of-way easement provided by the applicant; the east side of SR 741 will remain unchanged.

Mr. Pearson asked what this study did to the trip count. Why are these lanes now required?

Mr. Knebel said that ODOT has published warrants as far as the need for a left turn lane based not only on the turning volume but also on the traffic from the opposing direction; these thresholds were met during this traffic impact study.

Ms. Iverson asked if Planning Commission members or staff had any further questions regarding the traffic impact study. There were none.

Ms. Iverson asked Mr. Lanham had any questions about the traffic study. He did not.

Ms. Iverson opened the floor for Planning Commission members to ask questions based on the staff comments and recommendations.

Mr. Pearson asked Mr. Lanham if he had any questions about the staff comments. He did not.

Mr. Dimmitt asked Mr. Lanham to explain how the two retention ponds would help alleviate any water flow and drainage problems on the property.

Mr. Jeff Putoff, ChoiceOne Engineering, introduced himself and said that the water on this property flows to the northeast and that is why the retention ponds are located there. Currently, the water that drains from the property heads out to SR 741 and per City required standard detention retention calculations, retaining the water will slow it down and allow it to slowly reach the other outlets for drainage rather than flash-flooding through.

Mr. Sillies said that one of the concerns of the property owners to the north is the amount of water that will still be able to feed the stream that runs through their properties. Will the retention ponds affect that flow?

Mr. Puthoff said the water would still flow through the stream. They will just be slowing the flow so that the rooftops and pavement don't inundate the properties below them. The property owners to the north would still get the same amount of water at the same speed that it is currently. With the addition of hard, non-porous surfaces such as rooftops and pavement, the water that would normally soak into the ground and slow down the water flow will now be channeled to the retention ponds so that flooding does not occur.

Ms. Iverson asked if the City would have any recourse if the ponds don't work as proposed.

Mr. Dudas said that is why they go through the review process to make sure it will be right. If, in the event of a catastrophic failure, the builders would have to repair it.

Ms. Iverson said that Planning Commission members have received forwarded copies of residents' comments that were received and have had a chance to review them before the meeting. She would like Mr. Lanham to address the concerns raised about the sightlines to exposed foundations and their finishes.

Mr. Lanham said that they had committed to the no clear zone along the northern property line and have submitted plans showing additional proposed plantings to help screen the new homes from the north. In addition to the landscaping, they are committing to having brick to grade within 30 inches of the final grade on the northern lots and the three homes that will be visible from SR 741.

Ms. Iverson said to that point she would like to add in a change that if there is a vote tonight, all the foundations in the development will have foundations finished with brick to within 30 inches of the final grade.

Mr. Lanham said he had no problem with that change.

Mr. Sillies asked about the size of the buffer between the properties to the north and this development.

Mr. Boron said the applicants had originally proposed the minimum required zone of 15 feet but have doubled that to 30 feet and it will be maintained by the HOA. They have identified the trees that will be kept with a minimum of 4 inches diameter at breast height.

Ms. Iverson asked if there were any further questions or concerns. There were none. She asked Mr. Boron to review what happens next in the approval process if the Board were to approve this item.

Mr. Boron reviewed the development review process moving forward. The earliest the public hearing would be able to take place would be in mid-July. All residents that were notified of this request in March would be notified again about the public hearing.

Ms. Iverson asked Mr. Lanham if he had any further questions. He did not.

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Ms. Iverson said at this point the Board needs to consider a motion. It will be done in two parts. The first part is the Final Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision with the caveat that all homes within the development will have foundations finished with brick to within 30 inches of the final grade.

Mr. Pearson made a motion to approve the Final Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision with the caveat that all homes within the development will have foundations finished with brick to within 30 inches of the final grade, *with staff conditions. Mr. Thompson seconded the motion.*

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes Dimmitt, yes; Sillies, yes; Thompson, yes; (5 yes – 0 no)

Ms. Iverson said the second part is the Final Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision with the caveat that all homes within the development will have foundations finished with brick to within 30 inches of the final grade.

Mr. Sillies made a motion to approve the Final Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision with the caveat that all homes within the development will have foundations finished with brick to within 30 inches of the final grade, *with staff conditions. Mr. Pearson seconded the motion.*

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes Dimmitt, yes; Sillies, yes; Thompson, yes; (5 yes – 0 no)

Ms. Iverson said the motion was approved unanimously. Ms. Iverson reminded those in attendance that this would move forward to City Council and if anyone has further comments or concerns, please forward them on to the Planning Department. She announced that the rest of the agenda items for tonight's meeting were all for preliminary review and will be heard from the conference table and no further votes would be taken tonight. Ms. Iverson also stated that because she was leaving the meeting early at 6:45 pm, Mr. Pearson would be leading the discussions for the rest of the agenda items.

C. Preliminary Review
Site Plan Review, Haas Factory, 85 Commercial Way, ED, Employment Center District

Background

This agenda item is a request for preliminary review of a site plan for 95 Commercial Way. The applicant, PS One LLC, property owner, is seeking approval to construct a new, 12,000-square foot commercial building on the property that is located near the western terminus of Commercial Way. The 2.98-acre parcel was originally developed in 2011-2012 for a landscaping business and has been occupied by a tenant, Haas Factory Outlet, for some time. The property owner proposes to construct a speculative building to the east of the existing Haas space on the site of the former landscaping business storage area. The property is zoned ED, Employment Center District, which allows light industrial and office uses, vehicle repair and sales, and an array of educational, medical, and public uses; the district overlays all of Commercial Way, North and South Pioneer Drive, and Pleasant Valley Drive, and other business and light industrial areas on the west side of Springboro. The south property line coincides with the Springboro Corporation Line, and boundary with Franklin Township.

Existing land uses include to the west Woodhull, LLC, at 125 Commercial Way; to the north at 90 Commercial Way a vacant former dialysis center, and at 80 Commercial Way the Tom Harrison Tennis Center; to the east at 75 Commercial Way, S&S Tool and Die; and to the south two large residential lots in Franklin Township with frontage on Sharts Road.

Adjacent zoning is ED, Employment Center District to the west, north, and east. Zoning to the south is Franklin Township R2, Two-Family Residential District.

Staff Comments

City staff recommends approval of a recommendation to City Council of this record plan.

1. Indicate proposed exterior building materials.
2. Future use of the proposed building subject to a Certificate of Zoning Compliance review by Zoning Inspector for determination of compatibility of proposed with ED, Employment Center District code requirements, as well as parking and other use-specific requirements.
3. Following preliminary review of site plan, complete a lighting plan that incorporates on-building and site lighting changes, if applicable, consistent with Chapter 1273, Exterior Lighting, of the Planning and Zoning Code.
4. Following preliminary review of site plan, prepare a landscaping plan to address changes to the portion of the site with the proposed building consistent with Chapter 1280, Landscaping, of the Planning and Zoning Code.
5. Sanitary sewer lateral min slope is 2%. Revise note on sheet C-0.1 accordingly and utility plan Sheet C-4.0.
6. Remove proposed sanitary sewer lateral from existing manhole. The sanitary lateral shall be tied into existing 8" sewer main.
7. Remove meter pit as shown on sheet C-4.0, as meter is to be located inside building with remote reader. Provide water curb stop within 5 feet of proposed tap to water main.
8. Remove all Warren County callouts and replace with City of Springboro.
9. Provide site plan (survey) for entire parcel, including existing buildings, driveways, curb cuts, detention pond, utilities, etc.
10. Provide typical section for proposed asphalt parking lot construction.
11. Move CB1 into parking lot to capture storm water. Add additional storm structures accordingly.
12. Sheet C-5.0 – Revise title "County Details" as the plans are for City of Springboro. Remove meter box detail. Meter to be located inside building with remote reader.
13. Provide calculations verifying the pervious vs impervious changes before and after development, regarding storm water detention requirements.
14. Clearly show and label concrete barrier curb locations throughout the site.

Discussion:

Mr. Pearson said the next agenda item is for a Preliminary Site Plan Review for the Haas Factory at 85 Commercial Way for a proposed new commercial building. He asked the representative for this project to please join Board members and staff at the conference table.

Mr. Steve Fox, Burkhardt Engineering, introduced himself and said he would be representing the applicant tonight.

Mr. Pearson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said this item is a site plan review being reviewed on a preliminary basis for 85-95 Commercial Way; 95 Commercial Way is the existing business located on the property. To the north is the old dialysis center and

to the west is Woodhull. It is currently being used as the Haas Showroom. He outlined the site plan review process and zoning for the site.

Mr. Fox said that he believes that Haas has signed a lease agreement with the property owner and the new building will have the same functionality as 95 Commercial Way. The new building will be 12,000 square feet.

Mr. Pearson asked Mr. Fox if he had any questions or comments about the staff comments.

Mr. Fox replied no.

Mr. Pearson asked Planning Commission members if they had any questions.

There was a general discussion about the submitted drawings and the uses permitted in the district among Board members.

Mr. Boron said that one thing that needs to be submitted for review still is what the proposed materials will be for the exterior of the new building, and that it should match or be consistent with the existing building at 95 Commercial Way.

Mr. Boron said this will need to come back before Planning Commission for formal approval, but more details are required before this can be approved.

Mr. Pearson asked if there were any other comments. There were none. He thanked Mr. Fox for his time and said Planning Commission looks forward to seeing him again soon.

D. Preliminary Review
Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

E. Preliminary Review
General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

Background Information

This agenda item is based on an application filed by Taft Stettinius & Hollister, LLP, requesting approval of rezoning and general plan to allow the development of mixed-use development southeast of the corner of West Central Avenue (SR 73 and Clearcreek-Franklin Road. The property has no address; addresses are not assigned by the City Engineer until later in the site development process. The development, envisioned as The Lawn, would be located on 35.60 acres of land that was farmed as recently as 2024. Development would be accomplished through rezoning the property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

This item is being reviewed on a preliminary basis at the May 14 meeting as was the case at the April 9 meeting. No final approval may be made until a traffic study is completed.

The O District allows medical and general office development, nursing homes, medical clinics, veterinary hospitals, banks, personal service establishments, among other primary permitted uses, and accessory buildings, off-street parking, and other accessory uses normally associated with the uses listed above.

The applicants are proposing the development of the property with two components within the PUD: a retail component and a multifamily residential component. The retail component includes an area on the easternmost

side of the property adjoining The Enclave assisted living facility (355 West Central Avenue) and another retail component on the northwest corner of the property abutting the West Central Avenue/Clearcreek-Franklin Road intersection and Tractor Supply. The second component includes multi-family and townhome development; a total of 335 residential units are proposed, occupying the lands along the east side of Twin Creek, a stream that bisects the property and drains much of the western part of Springboro.

The applicant proposes multiple access points to the PUD-MU: one from the intersection of West Central Avenue and Springwood Drive, making it a four-way signalized intersection, an interconnecting right-in/right-out drive from The Enclave (which was originally part of the property through the early 2010s) and two more access points to the west of Twin Creek including a drive connecting to the signal at Tractor Supply. A total of 5.6 acres of open space, or 39.7% of the proposed PUD's residential component; is proposed. Residential PUDs require a minimum of 25% open space. The O District has no open space requirement.

The proposed rezoning/general plan appears as two separate items on the Planning Commission agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of property, the dedication of right-of-way and the creation of dedicated open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include to the north a large lot undeveloped and unused property to the north on the north side of West Central Avenue, commonly known as the Eastbrook Farm, Chase Bank, and the Premier Health office building; to the east, The Enclave assisted living facility; to the south the City of Springboro's Community Park and Victory Wholesale; and to the west Tractor Supply Company and a regional detention pond.

Adjacent zoning in the vicinity is to the north O District for the Eastbrook Farm and PUD on the site of Chase Bank and the Premier Health office building; PUD-Business to the east on the site of The Enclave; to the south R-2, Low-Density Residential District on the Community Park site, and ED, Employment Center District on the Victory Wholesale site; and HBD, Highway Business District, to the west on the site of Tractor Supply Company.

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. Policy Area 7, City Services Center, includes the subject property and lands fronting West Central Avenue from the City Building west to Clearcreek-Franklin Road. The policy area recommends mixed use development for the subject property, the employment of higher design standards, good internal connectivity for the site, and management of access to West Central Avenue. Retail uses that serve the immediate area are encouraged, and residential included in the mixed-use pattern is also encouraged.

Courtesy notification letters were sent out to all property owners prior to the April 9 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.

Staff Comments

City staff has the following comments regarding this agenda item:

1. City staff reserves the opportunity to comment on aspects of this application as additional information

becomes available.
2. Provide a breakdown of the number of proposed townhome and apartment units and their relative location on the general plan.
3. Remove vehicle fueling stations, vehicle repair (minor), and personal wireless service facility (cell towers) from the list of permitted uses proposed for the retail component.
4. Provide a Traffic impact study. All public improvements to be completed per the traffic study recommendations, including improvements along SR 73 and dedication of right of way.
5. Utility and roadway improvements (private and public) shall meet City of Springboro specifications, including storm water management plan.
6. Create a list of permitted uses in the retail zoning portion of the general plan for planning commission review.
7. Provide an overall 25% minimum open space. Provide an overall breakout of zoning acreages.
8. Create an HOA for Development. HOA to be completed prior to initial building permit being released. Association shall maintain common elements such as trails, lighting, storm water facilities, private roads, open space, etc.
9. Is regional storm water detention being proposed?
10. Provide a public access easement (ingress/egress) for all private roads (if any) throughout the site.
11. Page 22 – Outdoor storage. Should outdoor storage also be screened from private roadway system, and not just the visible right of way?
12. Sanitary sewer main from the east is 8" diameter, and the 18" diameter for the north/south trunk main (generally), and 15" diameter from the west.
13. All development occurring in the floodplain/floodway, shall require the appropriate permitting through the City, FEMA, and any other federal requirements.

Discussion

Mr. Pearson said the next agenda items are for a Preliminary Review, Rezoning and General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed used development. He asked the representative for this project to please join Board members and staff at the conference table.

Sonya Jindal Tork, Taft Stettinius Law, legal representative for the developer, Daniel Buchenroth, Development Manager, Kingsley and Company, Travis Hunt, Kleininger Group, traffic engineer, Joe Nickol, Yard and Company, and Mason Hedges, Kingsley and Company, introduced themselves and were available to answer questions or comments from Planning Commission members and staff.

Mr. Buchenroth said he had a brief presentation he would like to show to Planning Commission and staff. He said this presentation shows some of what they are proposing as far as types of buildings, frontages, activities, and colors. He feels that this type of development would fit well in Springboro.

He believes that the connectivity between this development and Community Park and then continuing into North Park eventually will benefit residents and their ability to reach this venue easily. The open space involved with developing the central spine would comprise a large part of the required 25% of the site being open space. There will be additional open spaces scattered throughout the development.

Ms. Iverson left the meeting at 6:45 pm.

Mr. Buchenroth said that they think it is an excellent opportunity to create a positive edge along West Central in an organized fashion with well-designed access points. There could be a wide range of retail and office space available. One idea they are excited about is the active use destination at the elbow of the park near Community Park into the Twin Creek corridor. This could include active recreation, a beer garden, other foods, and beverages. It would not be a late-night music venue but rather would be geared toward being more neighborly

focused than that with its hours and intended uses and experiences. The adjacency to the park would allow riders to hop off their bikes, grab a bite to eat and then hop back onto the trail. This mixed-use venue will allow people to live nearby to be close to the amenities being offered as well as being close to the trails and paths.

There will be a range of housing options from townhomes on the east side of the Twin Creek corridor to a wide variety of apartment types on the west side. There would be apartments and carriage units with a mix of scales and heights.

Mr. Pearson addressed the staff comments and asked the applicants if they had any comments they would like to address first.

Mr. Buchenroth wanted to address comments number 3, remove vehicle fueling stations and cell towers from the permitted uses proposed.

Mr. Boron asked Mr. Buchenroth to better define what they mean in the proposal for sales of project products being manufactured.

Mr. Buchenroth said it was not meant for industrial production but more for small retail, artisanal products. If there was a small brewery, they would be able to sell their product from the storefront; an artist would be able to sell their work, etc.

Mr. Boron said that would be acceptable in this setting. There can be no cell tower located in this area.

Mr. Buchenroth said they were referring to a retail cell phone provider with a storefront, not a cell tower. The vehicle fueling station would not be a traditional fueling center but more of a potential food and beverage component. They feel the fueling station could be a draw for the other businesses that would be located all around it.

There was a general discussion about the character of the City Service Center policy area and how it is divided west and east of Clearcreek-Franklin Road. East of the road is more residential and small business oriented while when headed west of Clearcreek-Franklin Road, it becomes Highway Business District and is geared toward larger services.

Mr. Boron said that a major traffic study is about to begin and its results will determine what will or will not be permitted in this area.

Mr. Dimmitt inquired as to whether Tractor Supply Company had responded to the applicant's request to meet and discuss changes to the intersection at the front of their store.

Mr. Buchenroth said they have not been able to contact them but continue to reach out to them. He said they were still investigating at a potential intersection somewhere else on their site. He believes that regardless of what retail and housing goes in, the traffic issue will still have to be solved. It remains to be seen how that will be resolved. The potential for a service station being included in the development has been included in the traffic study criteria.

There was another general discussion about the appropriateness of the types of businesses being proposed and the design standards that are in place.

Additional access points to the property were discussed. It was suggested that a new access point between Springwood Drive and Clearcreek-Franklin Road could be added with a traffic light and then it could become a 3-way intersection allowing traffic to flow either east or west from the property.

Mr. Boron said the Memo of Understanding (MOU) is close to being submitted and asked Mr. Knebel to explain that process.

Mr. Knebel said the purpose of the MOU is to set up the parameters for a traffic study that includes input from both the applicant and the City. Once that has been agreed upon, the traffic study may commence. The purpose of a MOU is to avoid conflicts later once results have been received. The applicants agree that a traffic study must be completed before further planning can occur.

There was a discussion about how the intersection at SR 73 and Clearcreek-Franklin Road is problematic and other options were discussed. Options were offered for consideration, but until the traffic study is completed, no real planning can occur. Pedestrian and bicycle safety and lowering the speed limit along this corridor was considered as part of the conversation and it was confirmed that the traffic study would include this element. ODOT would determine if lowering the speed limit would be beneficial.

Mr. Buchenroth said they were open to finding alternative ways to access the property, but their hands are tied until they have final details about the traffic study. They will continue to try to resolve this issue to everyone's satisfaction. The traffic study should be completed within approximately six weeks and then it will be reviewed by staff and the applicants.

Mr. Pearson asked if there was an issue from an ordinance standpoint about density in this area.

Mr. Boron said that was up to Planning Commission members' review. There is no limitation per zoning and there had been precedent set for density.

Mr. Buchenroth said once the preliminary plans have been revised, they will show more detail. The desired character and location of the site will help determine the density proposed. From a benchmarking standpoint, 25 units per acre is well in line with a community of this size and they are trying to deliver enough rooftops to support some of the retail and other space amenities. Architectural elements and scale will all be considered. All properties would be rental properties; there would be no condominiums.

Planning Commission members discussed the density of the property compared to others and it was determined that this new site would have a higher density than others currently being proposed. They would like to see much more detailed drawings and configurations of the proposed buildings and the occupancy numbers proposed before moving forward with approval.

Mr. Boron said that the vehicle fueling station will generate more vehicle trips. What are Planning Commission members' thoughts?

Mr. Dimmitt and Mr. Sillies both said that if it were along the lines of a vehicle charging center rather than a fueling center, they would welcome that aspect.

Mr. Buchenroth said that electric vehicles would be considered as part of their plans, whether it be in the retail portion of the site or the residential areas.

Mr. Pearson asked Mr. Boron what the next steps would be in this review process.

Mr. Boron said it was still in the preliminary review process. There are still several things that still need to be addressed, and the completion of the traffic study will help to resolve those issues. One thing that would be helpful would be the breakdown of proposed residential units: unit sizes, types of buildings, etc.

Mr. Pearson asked the applicants if there were any further questions.

Mr. Buchenroth asked if in the western portion of the site there is a bridge; would that need to be widened?

Mr. Dudas said that it is probable dependent upon the recommendations from the traffic study. The sidewalk along the frontage would need to be continued and connected to the existing sidewalks, curbs, and gutters.

Mr. Boron said the traffic study will be completed by July and both staff and Planning Commission members would like to see some examples of all types of buildings being proposed for all aspects of the development to show what the applicants' intentions are.

Mr. Pearson asked the applicants if they had any questions or comments. They did not.

Mr. Pearson thanked the applicants and said they look forward to seeing them in the future for further discussion and review.

VII. Guest Comments

Mr. Pearson called for guest comments. He asked that guests keep their comments to five minutes or less.

Tim Ombrello, 1317 South Main Street, they were at the last two meetings and would like to speak again this evening regarding Northampton Phase 3. He realizes that Planning Commission voted to approve the general plan and rezoning, but he would still like to voice his opposition to this project. He is concerned about the lack of privacy that will result with the development to their south. He feels that the water drainage from Phase 2 will affect his property in a negative manner.

Mr. Bob Smith, 1327 South Main Street, stated he echoes all Mr. Ombrello's sentiments.

Mr. Pearson said his understanding was that the retention ponds would only slow the water, not re-direct the flow.

Mr. Smith disagrees and thinks that the water flow will change, and he has already seen changes. Once homes are built it will only increase the problem. He thanked Commission members for increasing the no clear zone and addressing the issue of exposed foundations.

Ms. Linda Butcher, 75 Lookout Street, stated she is concerned about the water flow too. She is also concerned about having the retention ponds being fenced or gated.

Mr. Dudas said the developer will be required by the City to address this as a safety issue.

Ms. Butcher thinks the traffic will be affected in a negative manner with all the new growth. Is more housing like what is being proposed at The Lawn at SR 73 and Clearcreek-Franklin Road necessary? She would like to see more green space in the community.

Mr. Boron said that the plan completed in 2022 said the results showed that yes, more of this type of housing is desirable in this area; senior housing, single-level condominiums, etc.

Mr. Pearson asked if there were any further guest comments. There were none. He closed guest comments for the evening.

VIII. Planning Commission and Staff Comments

Mr. Pearson asked Mr. Boron if he had any additional comments.

Mr. Boron said the next Planning Commission meeting will be held on Wednesday, June 11 at 6:00 pm in Council Chambers at the City Building, 320 West Central Avenue. The deadline for submittals is Friday, May 23 at noon.

Mr. Pearson asked if anyone on Planning Commission would not be able to attend the June 11 meeting.

Mr. Pearson called for any other questions or comments from Planning Commission members. There were none.

IX. Adjournment

Mr. Pearson called for a motion to adjourn.

Mr. Thompson motioned to adjourn the May 14, 2025 Planning Commission Meeting at 8:02 pm.
Mr. Sillies seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Sillies, yes; Thompson, yes; (4 yes – 0 no)

Mr. Pearson said the motion was approved unanimously and the meeting is adjourned.

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Becky Iverson, Planning Commission Chairperson

_____ _____
Dan Boron, Planner September Bee, Planning Commission Secretary

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