

Agenda
City of Springboro Planning Commission Meeting
Wednesday, April 13, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. March 9, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Record Plan, 5-15 West Mill Street, Springboro United Church of Christ, dedication of right-of-way
 - B. Final Approval, Revision to Final Development Plan, 765 West Central Avenue, PUD, Planned Unit Development, LaComedia Dinner Theatre, construction of accessory structure
 - C. Final Approval, Record Plan, 765 West Central Avenue, PUD, Planned Unit Development, LaComedia Dinner Theater, dedication of right-of-way
 - D. Final Approval, Revision to Approved General Plan, The Springs PUD, Planned Unit Development, revision to approved apartment component
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendation
City of Springboro Planning Commission Meeting
Wednesday, April 13, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Record Plan, 5-15 West Mill Avenue, Springboro United Church of Christ, lot consolidation and dedication of right-of-way

Background Information

The enclosed record plan is for the Springboro United Church of Christ located at the southwest corner of South Main Street (SR 73) and West Mill Street, address listed as 5-15 West Mill Street. The plan consolidates two lots into one and dedicates the right-of-way along South Main Street. It contains approximately 1.26 acres, of which 0.1 acres are in the right of way. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation

Staff recommends approval of the record plan for 5-15 West Mill Street subject to compliance with the following comments:

1. Revise the Title Block with the word "Record Plan" on the first line, and then "Springboro United Church of Christ" below it on the second line.
2. Submit to Warren County for their review and comments. Revise accordingly

B. Final Approval

Revision to Final Development Plan, 765 West Central Avenue (SR 73), PUD, Planned Unit Development, LaComedia Dinner Theater, construction of accessory structure

C. Final Approval

Record Plan, 765 West Central Avenue (SR 73), PUD, Planned Unit Development, LaComedia Dinner Theater, dedication of right-of-way

Background Information—Revision to Final Development Plan

This agenda item was filed by App Architecture, Englewood, on behalf of LaComedia Dinner Theater, property and business owner, located at 765 West Central Avenue (SR 73). The final development plan in its current form appeared on the February 9th meeting agenda as a preliminary review item. The applicants are proposing a 32,150-square foot, two-story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage. An earlier version of the accessory structure proposed a 16,200-square foot building on the site.

The dinner theater has been in operation since 1975. There is no record of the theater's original approval; that predated the City's incorporation in 1987 and our present Building Department

(plans were reviewed by Warren County prior to that date). The property was rezoned to PUD, Planned Unit Development, in September 1997 to provide flexibility to the property owner to develop the property in light of setbacks and other development standards. No record of the setback has been found by City staff. In 1999 the Planning Commission approved plans for the expansion of the theater building, and later that year the construction of a dormitory.

The proposed accessory building will be located in the vicinity of two accessory buildings that will be removed. The proposed building will be as close as 6 feet from the east property line and 16 feet from the south property line. These figures are similar to other buildings on the site including the main theater building relative to the east property line (less than 5 feet), and the dormitory relative to the south property line (15 feet).

Adjacent land uses include the recently redeveloped McDonald's at 775 West Central Avenue to the northwest; on the north side of West Central Avenue the two shopping centers owned by the now-closed Edwards Furniture on either side of Tahlequah Trail, the shopping center at 625-725 West Central Avenue that includes the former and newly renovated Kroger; and to the south, fronting and with access from Pleasant Valley Drive, a number of commercial and light industrial buildings including VST (650 Pleasant Valley Drive).

Staff Recommendation—Revision to Final Development Plan

City staff recommends approval of the revised final development plan for 765 West Central Avenue (SR 73) subject to compliance with the following comments:

1. New lighting fixtures proposed as a result of the building and site work to be consistent with Chapter 1273 (Exterior Lighting) of Planning & Zoning Code.
2. Provide water and sewer lateral information. Water to be minimum 1" K copper with remote reader inside of building and sanitary sewer lateral to be min 6" SDR 35 or SCH 40 material at 2% slope minimum.
3. Provide the pervious/impervious change on the site due to the new building and associated construction. Storm water on the additional impervious areas to be detained.
4. Name sheet C4 "Stormwater Pollution Prevention Plan".
5. Verify that the proposed storm sewer outlet will not create ponding due to elevations. Provide proposed contours at this location and throughout the site.
6. Fire Department connections for all sprinkled buildings shall be within 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Storz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
7. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
8. All monitored fire alarm systems shall have a remote annunciator panel at the main entrance to the building for fire district use.
9. A fire extinguisher plan must be submitted to the fire district. Placement and installation must be completed prior to final building inspection.
10. A scaled floor is required at or before the time of final building inspection on all buildings showing the location of all exits, electrical and all gas shut off. Fire department connections and other applicable information as may be useful in conducting pre incident preparation by the fire district. The acceptable size for this plan 8.5 inches by 11 inches.
11. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and

advise of date and time of testing. The Fire Marshal or district representative will witness all testing.

Background Information—Record Plan

The enclosed record plan is for the La Comedia site and contains approximately 5 acres, of which approximately 0.4 acres are in the right-of-way of West Central Avenue (SR 73). It also includes a sanitary sewer easement for the existing sewer main located in the rear and side yard. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

The record plan involves the dedication of right-of-way along West Central Avenue (SR 73).

Staff Recommendation—Record Plan

Staff recommends approval of the record plan for 765 West Central Avenue (SR 73) subject to compliance with the following staff comments:

1. Revise the Title Block with the word "Record Plan" on the first line, and then "La Camedia" below it on the second line.
2. Provide standard signature block for city signatures.
3. Submit to Warren County for their review and comments. Revise accordingly.

D. Final Approval

Minor Revision to Approved General Plan, The Springs PUD, Planned Unit Development, revision to apartment component

Background Information

This agenda item is a request for formal approval of a minor revision to an approved general plan for a portion of the apartment component of The Springs PUD, Planned Unit Development. The application was submitted by PLK Communities, Cincinnati. The property is owned by The Siebenthaler Company. This item was reviewed on a preliminary basis at the March 9th Planning Commission meeting at which time the Planning Commission authorized the general plan revision to be placed on a future agenda item for formal review and approval.

As indicated in the submitted materials, the applicant is proposing to construct 168 apartment units on a 16.05-acre site located on the northeast portion of The Springs PUD. The site is situated between The Falls apartment complex on the east, and the Waterside condominiums to the west. Both The Falls and Waterside condominiums are also in The Springs PUD. The property has frontage on Springs Boulevard; access is also proposed from the east through The Falls apartments to Yankee Road as well as to the west through the Waterside condominiums. The northern property line for the site coincides with the Warren-Montgomery county border. Lands to the north are within Washington Township.

The 16.05-acre site was approved for apartment development as part of the general plan for what is now The Springs PUD in early 2002. A total of 305 apartments were approved at that time consisting of 30 10-unit buildings and a 5-unit building including the management office, clubhouse and pool. Later, two phases of apartment development were approved by the Planning Commission, one each in 2002 and 2003, based on an application filed by the developer, Coffman

Development, both as The Falls apartments. The northern tier of the apartments were reviewed and approved first, consisting of 15 apartment buildings and the clubhouse, with 15 additional buildings on the southern tier. The phases were oriented east to west, with both phases crossing the utility lines that bisect the 16.05-acre site and access across a set of underground utility lines. Coffman Development developed just the eastern portion of each phase along the Yankee Road side of the property beginning in 2005. Development of this portion of the site continued until 2010/2011 when the current 135 apartment units—13 ten-unit buildings and one 5-unit building with clubhouse—configuration was arrived at. The Siebenthaler property was later split from the built portion of The Falls apartments. The 2002/2003 Planning Commission approval to construct 170 apartment units on the site remains in effect. A copy of the plans for the apartment component of The Springs PUD as proposed is included in the meeting materials.

PLK Communities is proposing to construct 168 apartment units on the site. The proposal includes 10 16-unit apartment buildings, an 8-unit apartment building, a clubhouse facility, and a number of stand-alone garages and dumpster enclosures. Access will be provided with a driveway connecting to Springs Boulevard. The revised plans indicate five additional potential access points: two to The Falls and in turn Yankee Road, and three to Waterside.

The City's PUD ordinance defines three types of revisions to approved general plans: major, minor, and administrative. Major revisions include proposals that change the list of permitted uses within a PUD or any increase of 15% or greater in the number of residential units for a site, and require the approval of the Planning Commission and City Council. Minor revisions involve no change in permitted uses within a PUD and involve density increases between 5 and 15%, and require the approval of Planning Commission. Administrative revisions include revisions involving 5% increases in development density or less, and are approvable by City staff. The PLK Communities proposal represents a minor revision to the approved general plan for the apartment component.

Following Planning Commission's approval of the requested general plan revision review and approval of a final development plan by Planning Commission may commence, first in preliminary format, then final approval at a subsequent meeting. PLK Communities has indicated their intention to develop the 16.05-acre site in one section.

Existing zoning in the vicinity of the site is PUD to the east, south, and west, all part of The Springs PUD. Zoning to the north is zoned PD-T, Planned Development Transition District, under the Washington Township Zoning Resolution, a district whose purpose is "...to allow for orderly growth and development Washington Township and abutting municipalities." Existing land uses in the vicinity of the site include The Falls apartments to the east, St. Mary's church to the southeast, the single-family residential component of The Springs to the south, to the west the Waterside condominiums component of The Springs, and to the north in Washington Township, Montgomery County, and the Yankee Terrace single-family residential subdivision.

Staff Recommendation

City staff recommends approval of the revision to the general plan subject to compliance with the following comments:

1. Revise plans to indicate this stage of the approval process as general plan approval. The second stage of the approval process is final development plan, not site plan review.
2. Provide architectural details for a typical residential building on the site including materials, color, and scale, to be included in the general plan revision record.

3. Landscaping Plan not required until second stage of approval process, final development plan. Plans to comply with Chapter 1280. The following general comments are made to the landscaping plans indicated on sheets L100-L200 of the general plan:
 - a. Buffer to north requires trees at rate of 1 tree/20 feet or 19 trees. Staff recommends additional landscaping in this area in lieu of 30-foot landscape buffer requirement (see also comment 4f below).
 - b. West buffer standard appears to meet code requirements however detailed review would occur concurrent to final development plan. East buffer exemption request is acceptable from City staff however approval by Planning Commission required.
 - c. Street frontage landscaping proposed appears to be correct; detailed review would occur during final development plan process.
 - d. For final development plan stage review of landscaping for parking lots, provide landscaping island calculations as indicated under Section 1280.04(e).
 - e. Dumpster and mechanical equipment screening to be reviewed under final development plan stage of review process, however notations on L200 appear to be correct.
 - f. Site development landscaping is required at the rate of 1 tree/3,000 square feet for developed portions of the site, and does not include required parking lot landscaping, buffers to adjacent uses, and landscaping along road frontages. Lands above the utility transmission lines is exempt from this requirement. In addition to landscaping proposed for the amenity areas, City staff recommends the site landscaping may be used along the north and edges of the development site.
4. Lighting plan consistent with Chapter 1273 of Planning and Zoning Code to be developed, including a foot-candle analysis, that meets color-temperature, intensity, and cut-off lighting requirements for review during final development plan stage of approval process. Manufacturer information for the Lithonia RSX1 lighting is consistent with Chapter 1273 excluding non-horizontal installation included in materials. Note that architectural lighting, signage lighting, etc., if proposed, also to be reviewed concurrent to final development plan review process.
5. Applicant to develop signage plan for review by City staff outside of the PUD review and approval process. Plans have been forwarded to the Zoning Inspector for preliminary review.
6. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
7. Provide complete site design and development standards for building placement and ancillary facilities.
8. Provide all aspects of infrastructure design with the final development plan submittal following approval of the general plan.
9. At least two access connections shall be provided for the site. Provide approved access connections on the final development plan with documentation (e.g., a signed agreement).
10. Show the access to Springs Boulevard through to the street.
11. Provide central mailbox unit, which is to be reviewed and approved by the Springboro Post Office.
12. Fire Department connections for all sprinkled buildings shall be within 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
13. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
14. A scaled floor plan is required at or before the time of final building inspection on all buildings showing the location of all exits, electrical and gas shut offs, fire department connections and

other applicable information as may be useful in conducting pre incident preparation by the fire district. The acceptable size for this plan is 8.5 inches by 11 inches.

15. One additional fire apparatus access road is required by the fire district due to the density and the potential for impairment of a single road into this complex.
16. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise us of date and time of testing. The Fire Marshal or district representative will witness all testing.

The information contained in this report is based on material provided to the City of Springboro as of Thursday, April 7, 2022 at 9:00 p.m.

CITY OF SPRINGBORO PLANNING COMMISSION

Application
Case # _____

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

The undersigned requests site plan approval for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application, subject to any conditions or safeguards required by the Planning Commission. If the construction of the building or site improvements or activities are not started within two (2) years after date of approval by the Planning Commission, the approval of this site plan shall become null and void

Owner **APPLICANT'S NAME:** Doug Gabriel for Springboro United Church of Christ
 Agent 5 W. Mill Street
 Lessee Springboro, OH 45066
 Signed Purchase Contract Telephone No. (937) 825-6957
Fax No. ()
Email Address Gabriels@woh.rr.com

PROPERTY OWNER'S NAME: Springboro United Church of Christ
Address: 5 W. Mill Street
Springboro, OH 45066
Telephone No. () _____

Address of Property: 5 W. Mill Street, Springboro, OH 45066 Lot Number: _____
Existing Use: Church Zoning District: R-2 & CBD
Proposed Use: _____
Dedication or right-of-way for S. Main Street (State Route 741)

NOTE: Applicant will furnish fifteen (15) copies of plans with attached requirements. **Please note that all plans submitted with this proposal must be pre-folded.** The applicant or a representative who is authorized to speak on behalf of the request must also be present at the meeting.

DKC/H (Agent) WYCO Consulting, Inc.
(Signature of Applicant and/or Agent)

11-15-2019
(Date)

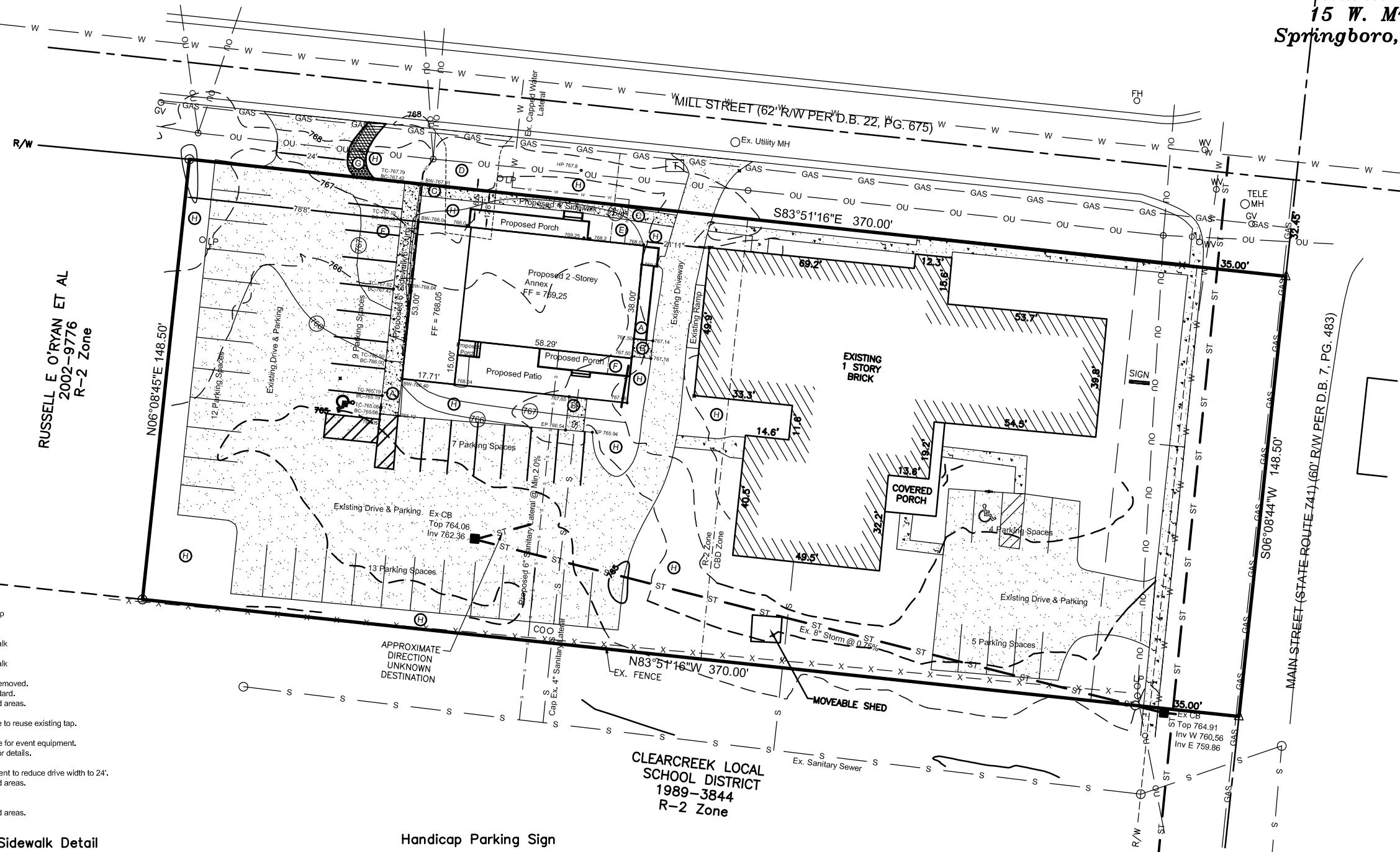
FOR OFFICIAL USE ONLY
Date Filed: _____, 200____ Landscape Plan Lighting Plan

Date Paid: _____, 200____ CK# _____ Receipt# _____

Date of Meeting: _____, 200____ Granted Denied

Conditions:

Springboro United
Church of Christ
15 W. Mill Street
Springboro, Ohio 45066



Notes:

1. Owner: Springboro United Church of Christ
15 W. Mill Street
Springboro, Ohio 45066
937-748-1969
- Architect: [studyo-b] architects
Todd Yoby
513-910-6149
2. Present Zoning - R-2 and CBD
Existing Use - Church
Proposed usage - Church and Annex Building
3. Parking stalls are 9' by 18' typical. A total of 50 parking spaces are provided, 2 spaces are designated handicap.
4. Utilities:
All building and ground mounted utilities to be screened.
Proposed sanitary - 6" PVC Schedule 40, min. 2% slope.
Cap existing 4" Sanitary Lateral
Proposed water service - 2" Type K-Copper.
Electric service to be underground.
Telephone service to be underground.
5. Impervious Area Existing - 0.77 acres (61.1% of lot)
Impervious Area Proposed - 0.79 acres (62.7% of lot)
6. Signage shall comply with Sign Code, Chapter 1281
No additional signage is proposed.
7. Lighting Plan shall conform to Chapter 1273
Owner to provide lighting plan
8. Landscape plan to comply with Chapter 1280
Owner to provide landscape plan.
9. Bench Mark - IP at SW corner of Lot
Elevation = 765.69

20 0 20 40 60

Scale: 1" = 20'



Springboro United
Church of Christ
15 W. Mill Street
Springboro, Ohio 45066

REVISIONS

10-16-2019 Revised per City Comments

DESIGNED BY: RC

DATE: 10/09/2018

PROJECT NO.: 2151

HORIZ. SCALE: 1" = 20'

VERT. SCALE: NA

Page 1 of 1

Site Plan & Site Notes

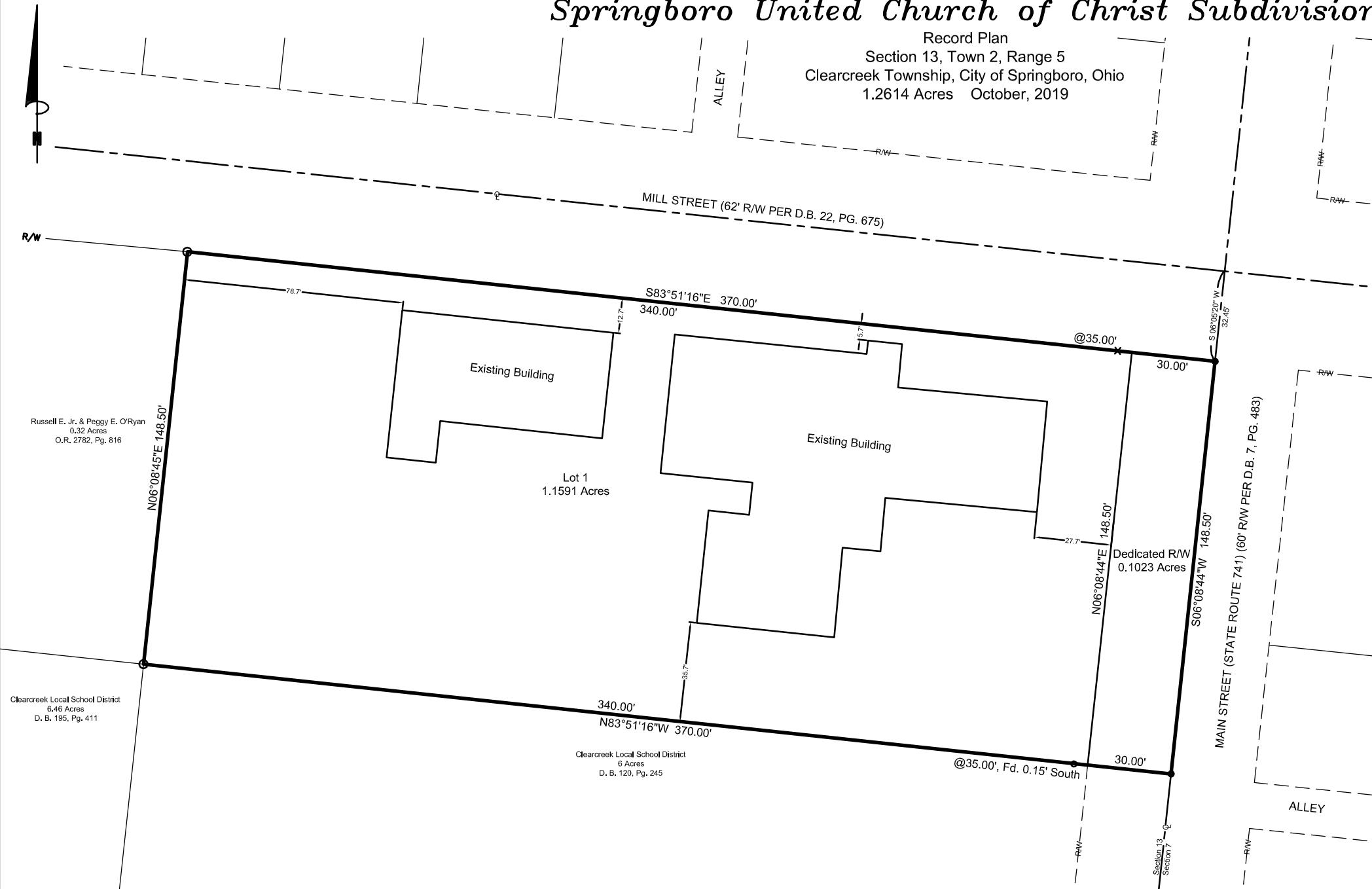
WYCO CONSULTING, INC.
10 Stadia Drive
Franklin, Ohio 45005
937-743-9926

Ruth H. Campbell - Registered Engineer - 53249

The existing utility information depicted on the site plan are approximate locations. The contractor is responsible for confirming the location of all existing utilities prior to and in coordination with new utility layout and installation. All underground utilities shall be located two working days before any excavation occurs. Call 811 (toll free). Ohio Utilities Protection Service non-members must be called directly.

Springboro United Church of Christ Subdivision

Record Plan
Section 13, Town 2, Range 5
Clearcreek Township, City of Springboro, Ohio
1.2614 Acres October, 2019



DEED REFERENCES Situate in Section 13, Town 2, Range 5, City of Springboro, Clearcreek Township, Warren County, Ohio, containing 1.2614, being all of a 1.261 acre tract, as conveyed to The Springboro United Church of Christ, as described in the deed recorded in Document #2018-025983, Warren County, Ohio.

OWNER'S CONSENT AND DEDICATION We the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said record plan and do dedicate the streets and easements as shown hereon to the public use forever. Easements shown on this record plan, unless designated for a specific purpose, are for: the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, storm water 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 may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or (4) create a hazard. 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.

The Springboro United Church of Christ.

(1) Witness as to 1 & 2

(2) Witness as to 1 & 2

State of Ohio

County of Warren

On the _____ day of _____ before my the subscriber, a Notary Public of the State of Ohio, personally appeared _____ who acknowledged the accompanying plan to be the official plan of highways and or subdivision situated in the City of Springboro, Warren County, Ohio and desired that said plans be recorded according to law. Witness my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission expires _____

Approved by Council of the Municipality of Springboro this _____ day of _____.

Attest:

Clerk of Council Mayor

City Engineer

Warren County Auditor

Transferred on this _____ day of _____.

By _____ Deputy Warren County Auditor

Warren County Recorder

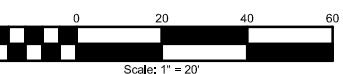
File No. _____ Received on this _____ day of _____, at _____, M.

Recorded on this _____ day of _____, at _____, M.

Recorded in Plat Book No. _____ Page _____.

Fee _____

By _____ Deputy Warren County Recorder



WYCO CONSULTING, INC.
10 Stadia Drive
Franklin, Ohio 45055
937-743-9926

Record Plan

REVISIONS _____

DESIGNED BY: RC	HORIZ. SCALE: 1" = 20'
DATE: 10/14/2019	VERT. SCALE: NA
PROJECT NO. 2151	SHEET NO. 1 of 1
PROJECT Springboro United Church of Christ	

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:

Timothy J. Bement

Address

615 Woodside Drive

Englewood, OH 45322

Telephone No.

(937) 836-8898

Fax No.

(937) 832-3696

Email Address

tim.bement@app-arch.com

PROPERTY OWNER NAME (IF OTHER): Joseph K. Adkins - La Comedia Dinner Theatre

Address: 765 West Central Ave. , Box 204

Springboro, OH 45066

Telephone No. (937) 746-4537

Property Address or General Location: 765 West Central Ave.

Parcel Number(s): PID 0420400007 Acreage: _____

PUD Category: Residential Retail Office Manufacturing Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density _____ Number of Residential Units _____

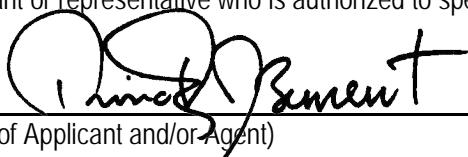
Proposed Use: Costume and Sets Storage Building - this will be replacing two existing structures

located at the southeast corner of the site. Building is two stories, 16,075 per floor.

Total building area is 32,150.

Building occupancy to be 107.

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)

03/24/22

(Date)

Timothy J. Bement

Printed Name



A Taste of Broadway.

March 24, 2022

I, Joseph Adkins, hereby authorize App Architecture and Brumbaugh Engineering to make application for the modification of the existing Planned Unit Development zoning requirements for the purposes of constructing a new accessory costume storage building on our property.

Sincerely,

A handwritten signature in black ink that reads "Joseph K. Adkins".

Joseph K. Adkins
President

PLAN OF IMPROVEMENTS

for

LA COMEDIA

LOCATED AT
765 W. CENTRAL AVENUE
CITY OF SPRINGBORO, WARREN COUNTY, OHIO
MARCH 23, 2022

GENERAL NOTES

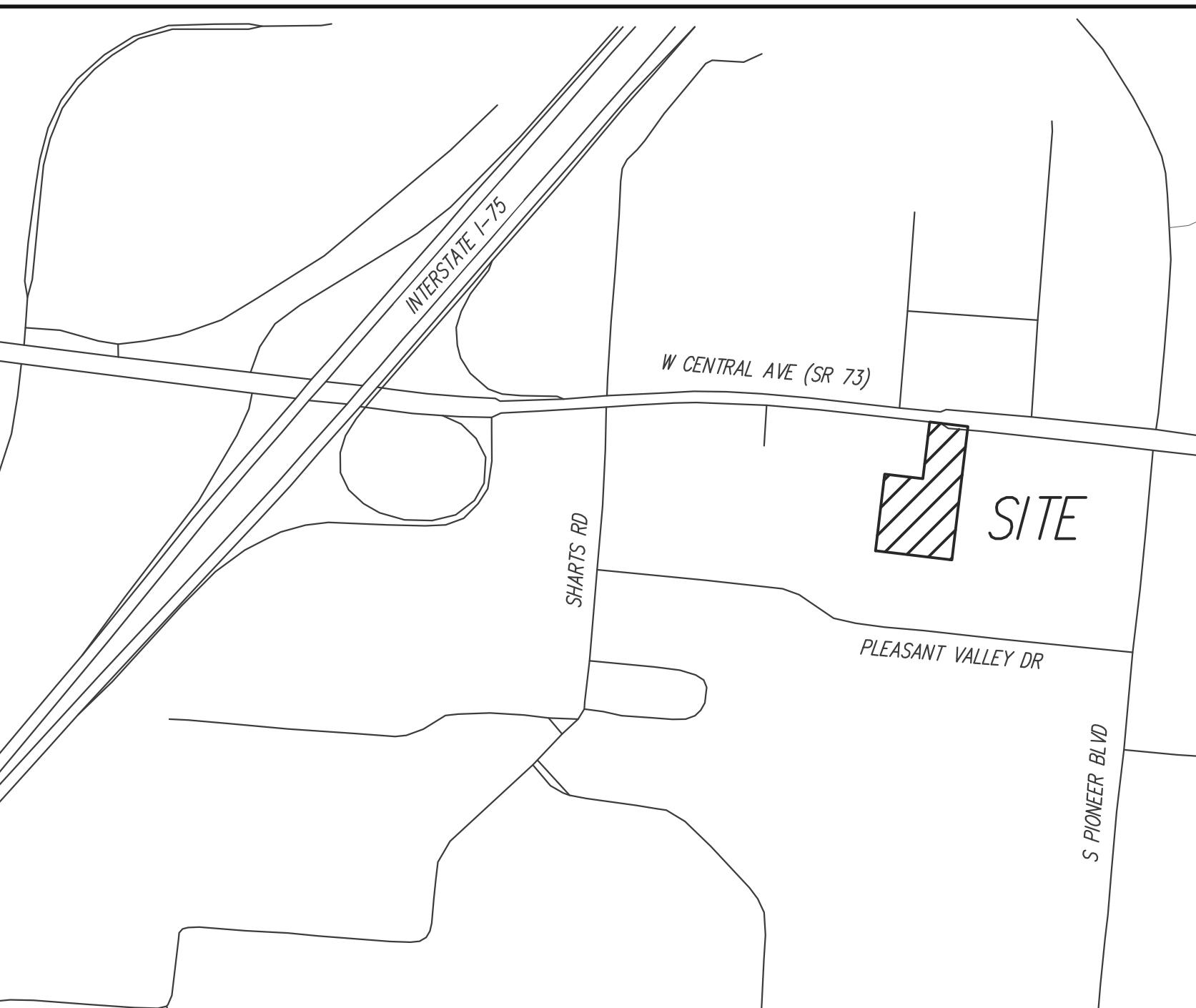
- ALL WORK SHALL CONFORM TO THE CITY OF SPRINGBORO CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND THE ODOT STANDARD SPECIFICATIONS, 2019 OR HIGHER, WHICHEVER IS MORE STRINGENT.
- NO CONSTRUCTION SHALL COMMENCE UNTIL CITY OF SPRINGBORO PERMITS HAVE BEEN ISSUED AS REQUIRED.
- STORM SEWER SHALL BE SMOOTH INTERIOR WALLED PLASTIC OR HIGH DENSITY POLYETHYLENE PIPE, ADS N-12, HANCOR HI-Q OR A-2000 UNLESS OTHERWISE NOTED.
- ALL FIELD TILE ENCOUNTERED, OR STORM SEWER ACTIVE, SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DITCHES, & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY OF SPRINGBORO & WARREN COUNTY SPECIFICATIONS.
- SAFETY REQUIREMENTS, STATED UNDER 29 CFR. OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION'S (OSHA) REGULATIONS FOR THIS TYPE OF WORK, WILL BE ENFORCED & THE CONTRACTOR SHALL COMPLY WITH THESE PROVISIONS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION & SEDIMENTATION THROUGH OUT THE COURSE OF WORK THIS SHALL INCLUDE THE USE OF STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS, OR OTHER DEVICES & METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION TO & SEDIMENT ON EXISTING PAVED & GRAVEL AREAS, NO DIRT OR DEBRIS SHALL BE PERMITTED TO BE TRACKED ONTO THE PUBLIC STREETS.
- ALL SEDIMENT EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR REMOVAL OF EXISTING COVER.
- CONSTRUCTION SIGNING & TRAFFIC MAINTENANCE SHALL CONFORM TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL NOT BLOCK ACCESS TO ANY BUSINESS OR RESIDENT DURING CONSTRUCTION. TEMPORARY CLOSURE OF A PUBLIC STREET OR ALLEY WILL REQUIRE 24 HOUR NOTICE TO THE CITY & THE CONTRACTOR SHALL INDIVIDUALLY NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES.
- ALL LAWN AREAS & NON-PAVED SURFACES OR AREAS IDENTIFIED AS ERODEABLE SHALL BE GRADED, SEEDED, & MULCHED IN ACCORDANCE WITH ODOT ITEM 659.
- NO DIMENSIONS SHALL BE SCALED FROM THE CONSTRUCTION DRAWINGS FOR THE PURPOSE OF FIELD LOCATION. REFER UNCLEAR ITEMS FOR ENGINEERING INTERPRETATION.
- EXCESS SOIL IS TO BE REMOVED FROM THE SITE & RELOCATED AS DIRECTED BY THE OWNER

STORM SEWER:

- ALL STORM SEWER SHALL CONFORM THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
- SEE TRENCH DETAILS FOR BACKFILL & BEDDING.
- MATERIALS SHALL CONFORM TO THE FOLLOWING:
REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
PVC PIPE CONFORMING TO ASTM D-3034
PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
A-2000 PIPE CONFORMING TO ASTM F-949
A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
ADS N12 WITH BELL JOINTS
- ALL EXISTING MANHOLES AND CATCH BASINS SHALL BE CORED.
- ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2-2B

FINAL PARKING SUMMARY (PER THIS PLAN):

TOTAL PARKING SPACES= 222 SPACES
HANDICAP PARKING SPACES= 18 SPACES



VICINITY MAP

(NTS)



SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS/ DEMOLITION PLAN
- GRADING & SITE PLAN
- EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

WATER LINE NOTES:

- ALL WATER MAIN AND LATERALS SHALL BE INSTALLED A MINIMUM OF 60" DEEP AND COVERED WITH 1/4" NATURAL ROUNDS OR SMALLER, SHALL BE LAID WITH AT LEAST A TEN FOOT (10') HORIZONTAL SEPARATION FROM ANY SANITARY SEWER LINE AND SHALL BE LAID AT LEAST EIGHTEEN INCHES (18") VERTICAL SEPARATION FROM ANY SANITARY IN ACCORDANCE WITH THE "TEN STATE STANDARDS."

UTILITY CROSSING:
WATER LINE OVER SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE.
WATER LINE UNDER SANITARY SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE LENGTH (13' MINIMUM) OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT EACH END IS EQUIDISTANT FROM THE WATER MAIN. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED.

- THRUST BLOCKS OR RESTRAINED LENGTH ON ALL FITTINGS OF WATER LINE CONSTRUCTION AS PER CITY OF SPRINGBORO STANDARDS.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN TESTED, INSPECTED AND RELEASED FOR TAPS BY THE MUNICIPALITY.
- SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS.
- WATER LATERAL SHALL BE PROVIDED AS SHOWN IN THE PLANS TO WITHIN 5' OF BUILDING, AND CAPPED. THE CAPPED END SHALL BE MARKED USING A 4X4 EXTENDING 4 FEET ABOVE GRADE AND PAINTED BLUE.
- WATER LATERAL SHALL BE TAPPED INTO THE EXISTING MAIN BY THE CITY OF SPRINGBORO STANDARDS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGBORO.

SANITARY SEWER NOTES:

- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF SPRINGBORO SANITARY DEPARTMENT SPECIFICATIONS AND THE CURRENT STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY RULE AND REGULATIONS.
- SANITARY SEWER PIPE AND FITTING SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR 35, SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D-3212 FOR POLYVINYL CHLORIDE (PVC) PIPE, UNLESS OTHERWISE NOTED.

UNDERGROUND UTILITIES:

- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. THE UTILITIES SHOWN HEREON WERE SHOWN FROM OBSERVED EVIDENCE TOGETHER WITH FIELD MARKINGS OBTAINED FROM UTILITY COMPANIES. HOWEVER LACKING EXCAVATION, THE LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IF ADDITIONAL, OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY. TWO (2) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; AND ANY OTHER AGENCY WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES & SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS.

FIBEROPTIC
AT&T OHIO
937-227-4272

WATER AND SANITARY
CITY OF SPRINGBORO
937-748-9721

ELECTRIC
DUKE ENERGY
800-774-1202

GAS
BP OIL CINCINNATI
800-333-3991

TELECOMMUNICATIONS
CHARTER COMMUNICATIONS
888-437-2427

CINCINNATI BELL
888-246-2355

CROWN CASTLE
855-913-4237

LEVEL 3 COMMUNICATIONS
877-253-8353

POINT BROADBAND LLC
740-592-0322

OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

TICKET REFERENCE NUMBER:
A134102123-00A

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

STEVEN R. FOX
REGISTERED ENGINEER OF OHIO NO. 82926

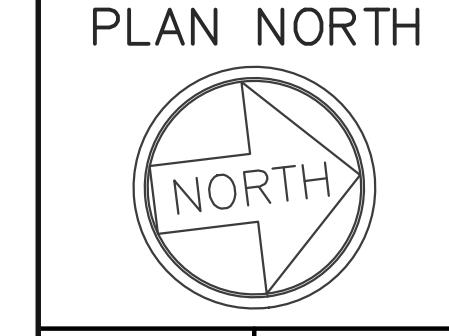
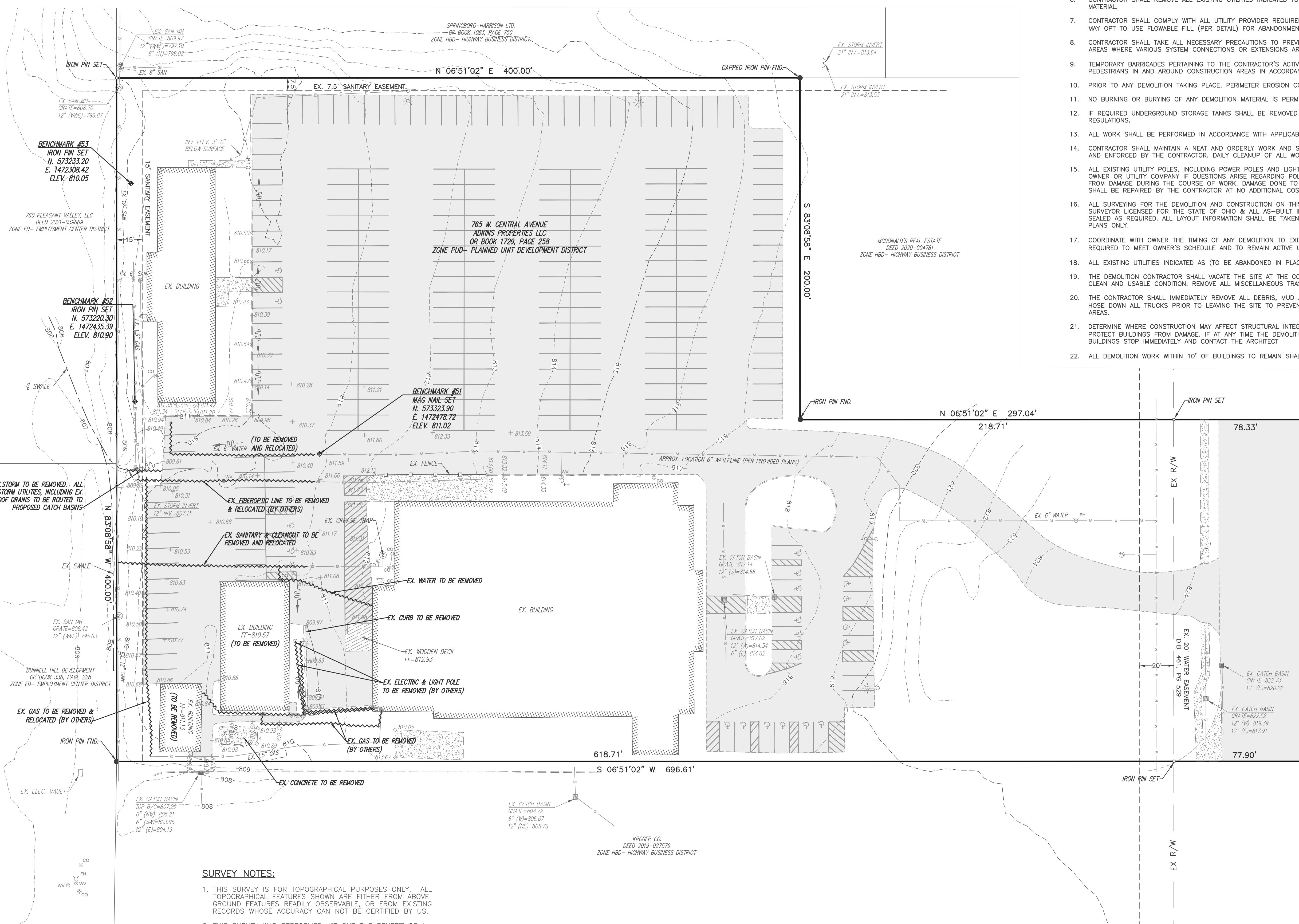
FOR AGENCY REVIEW
3/23/2022

LEGEND

○ ^{PH}	EXISTING FIRE HYDRANT
○ ^{WV}	EXISTING WATER VALVE
○ ^{CO}	EXISTING CLEANOUT
○ ^{FS}	EXISTING FIRE SPRINKLER VALVE
○ ^{GM}	EXISTING GAS METER
○ SM	EXISTING SANITARY MANHOLE
■ ^{SCB}	EXISTING STORM CATCH BASIN (YARD INLET)
■ ^{SCB}	EXISTING STORM CATCH BASIN (CURB INLET)
○ ^{SI}	EXISTING STORM INVERT
○ ^{LP}	EXISTING LIGHT POLE
○ ^{CONTOUR}	EXISTING CONTOUR
—	INDICATES EXISTING UTILITY REMOVAL

CONSTRUCTION & DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ODOT 202 – REMOVAL OF STRUCTURES & OBSTRUCTIONS.
2. THE EXISTING TOPOGRAPHIC INFORMATION INDICATED FOR THIS PROJECT IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY BRUMBAUGH ENGINEERING & SURVEYING, LLC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TOPOGRAPHIC INFORMATION INDICATED ON THE DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING TOPOGRAPHIC INFORMATION ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN, PRIOR TO CONSTRUCTION. DISCREPANCIES IN EXISTING TOPOGRAPHIC DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR REVIEW.
3. CONTRACTOR SHALL NOTIFY AND COORDINATE UTILITY ABANDONMENT AND RELOCATIONS WITH APPROPRIATE UTILITY COMPANY AFFECTED AS MAY BE NECESSARY. SEE COVER SHEET FOR CONTACT LISTINGS OF LOCAL UTILITIES.
4. TWO (2) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; AND ANY OTHER AGENCY WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NOT MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY PROVIDERS AND HAVING ALL UNDERGROUND UTILITIES PROPERLY LOCATED PRIOR TO ANY DEMOLITION.
6. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES INDICATED TO BE REMOVED, AND BACKFILL WITH APPROVED COMPAKTED GRANULAR MATERIAL.
7. CONTRACTOR SHALL COMPLY WITH ALL UTILITY PROVIDER REQUIREMENTS WHEN DISCONNECTING EXISTING UTILITY SERVICES. CONTRACTOR MAY OPT TO USE FLOWABLE FILL (PER DETAIL) FOR ABANDONMENT OF EXISTING UTILITY LATERALS.
8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OTHER AREAS ADJACENT TO NEW CONSTRUCTION OR AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
9. TEMPORARY BARRICADES PERTAINING TO THE CONTRACTOR'S ACTIVITIES SHALL BE INSTALLED TO PREVENT POSSIBLE INJURY TO PEDESTRIANS IN AND AROUND CONSTRUCTION AREAS IN ACCORDANCE WITH OSHA REQUIREMENTS.
10. PRIOR TO ANY DEMOLITION TAKING PLACE, PERMITTED EROSION CONTROL MEASURES MUST BE IN PLACE.
11. NO BURNING OR BURYING OF ANY DEMOLITION MATERIAL IS PERMITTED ON SITE.
12. IF REQUIRED UNDERGROUND STORAGE TANKS SHALL BE REMOVED BY LICENSED CONTRACTORS IN COMPLIANCE WITH ALL UST REGULATIONS.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES.
14. CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR. DAILY CLEANUP OF ALL WORK AREAS IS MANDATORY.
15. ALL EXISTING UTILITY POLES, INCLUDING POWER POLES AND LIGHT POLES, SHALL REMAIN UNLESS OTHERWISE NOTED. CONTACT THE OWNER OR UTILITY COMPANY IF QUESTIONS ARISE REGARDING POLE REMOVAL. THE CONTRACTOR SHALL PROTECT THE EXISTING POLES FROM DAMAGE DURING THE COURSE OF WORK. DAMAGE DONE TO THE POLES AND LIGHT FIXTURES DURING THE COURSE OF WORK SHALL BE REPAIRED BY THE CONTRACTOR AT ADDITIONAL COST TO THE OWNER.
16. ALL SURVEYING FOR THE DEMOLITION AND CONSTRUCTION ON THIS PROJECT TO BE BY OR UNDER THE DIRECTION OF A REGISTERED SURVEYOR LICENSED FOR THE STATE OF OHIO & ALL AS-BUILT INFORMATION SHALL BE PROVIDED BY THE REGISTERED SURVEYOR & SEALED AS REQUIRED. ALL LAYOUT INFORMATION SHALL BE TAKEN FROM NON-ELECTRONIC DATA, SEALED, PROJECT CONSTRUCTION PLANS ONLY.
17. COORDINATE WITH OWNER THE TIMING OF ANY DEMOLITION TO EXISTING UTILITIES/SITE. DEMOLITION OF ANY UTILITIES/SITE FEATURES ARE REQUIRED TO MEET OWNER'S SCHEDULE AND TO REMAIN ACTIVE UNTIL NO LONGER REQUIRED.
18. ALL EXISTING UTILITIES INDICATED AS (TO BE ABANDONED IN PLACE) SHALL REMAIN ACTIVE UNTIL USE IS NO LONGER REQUIRED.
19. THE DEMOLITION CONTRACTOR SHALL VACATE THE SITE AT THE CONCLUSION OF THE PROJECT AND LEAVE THE PROJECT AREA IN A CLEAN AND USABLE CONDITION. REMOVE ALL MISCELLANEOUS TRASH AND DEBRIS PRIOR TO VACATING SITE.
20. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS, MUD AND SILT TRACKED ONTO ADJACENT STREETS. THE CONTRACTOR SHALL HOSE DOWN ALL TRUCKS PRIOR TO LEAVING THE SITE TO PREVENT MUD FROM ACCUMULATING OR DEPOSITING ON STREETS/PUBLIC AREAS.
21. DETERMINE WHERE CONSTRUCTION MAY AFFECT STRUCTURAL INTEGRITY OF EXISTING BUILDINGS. IDENTIFY MEASURES REQUIRED TO PROTECT BUILDINGS FROM DAMAGE. IF AT ANY TIME THE DEMOLITION OF BUILDINGS COMPROMISES THE EXISTING AND/OR ADJACENT BUILDINGS STOP IMMEDIATELY AND CONTACT THE ARCHITECT
22. ALL DEMOLITION WORK WITHIN 10' OF BUILDINGS TO REMAIN SHALL BE BY HAND. NO LARGE MACHINERY SHALL BE USED IN THIS AREA.



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

90°
30°
60°
30°
0°
90°
HORIZONTAL SCALE 1"=30'

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: John@bess-engineer.com

PROJECT NO.: 621.21
DATE: 3/23/2022
DRAWN BY: GWG
DESIGNED BY: SRF
CHECKED BY: JJB

REVISED
1.
2.
3.
4.
5.
6.
7.

EXISTING CONDITIONS/PARTIAL
DEMOLITION PLAN
FOR
LA COMEDIA
LOCATED AT 765 W. CENTRAL AVENUE,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SHEET
OF
C2
4

GENERAL NOTES

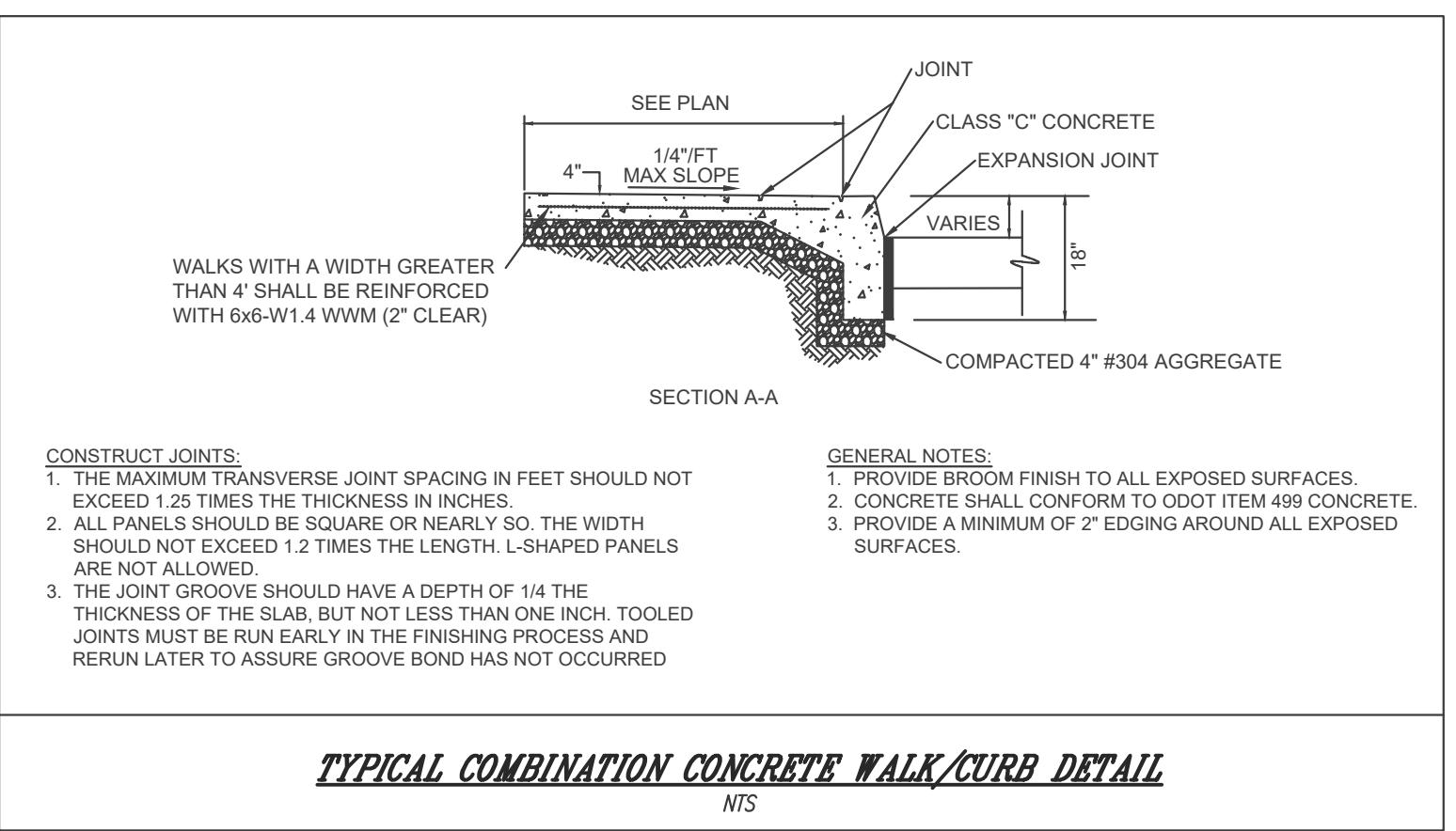
1. REFER TO DEMOLITION PLAN FOR THE LIMITS & TIMING OF THE EXISTING UTILITIES TO BE ABANDONED IN PLACE & FILLED.
2. ODOT ITEM #13 LOW STRENGTH MORTAR TYPE 1 TO BE PUMPED IN A CONTINUOUS FLOW INTO A 4" FILLER PIPE INSTALLED IN A PLUG AT THE END OF THE CONDUIT.
3. THE CONTRACTOR SHALL DEMONSTRATE THAT THE LOW STRENGTH MORTAR FILL IS AT THE TOP OF THE 4" BREATHER & INSPECTION PIPE ASSURING COMPLETE FILLING OF THE CONDUIT.
4. SAW OFF THE 4" FILLER PIPE & 4" BREATHER & INSPECTION PIPE FLUSH WITH THE PLUGGED ENDS AFTER LSM IS SUFFICIENTLY HARDENED.

4" FILLER PIPE
PLUGGED END
EX CONDUIT TO BE FILLED
(LENGTH VARIES)
4" BREATHER &
INSPECTION PIPE
(TO BE REMOVED AFTER
LSM HAS HARDENED)
PLUGGED END

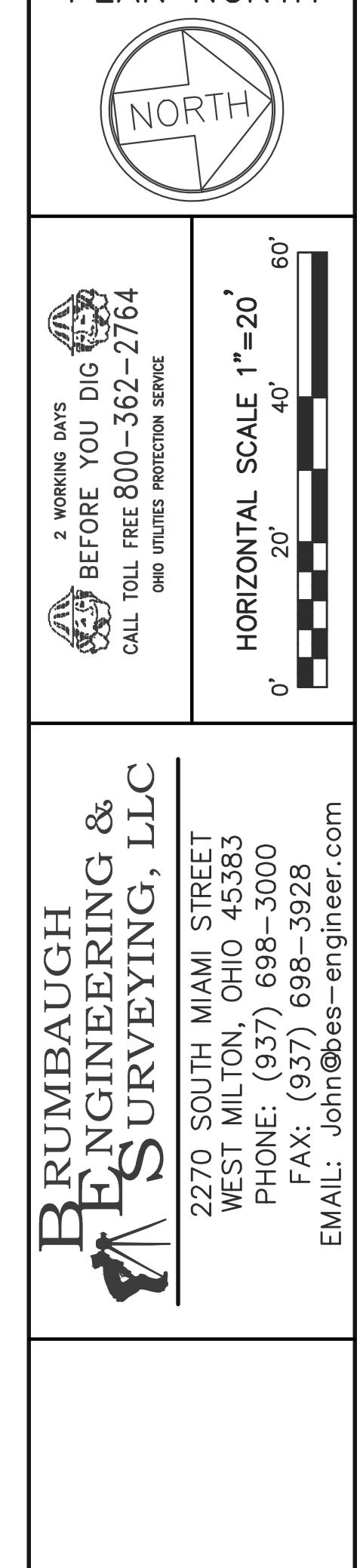
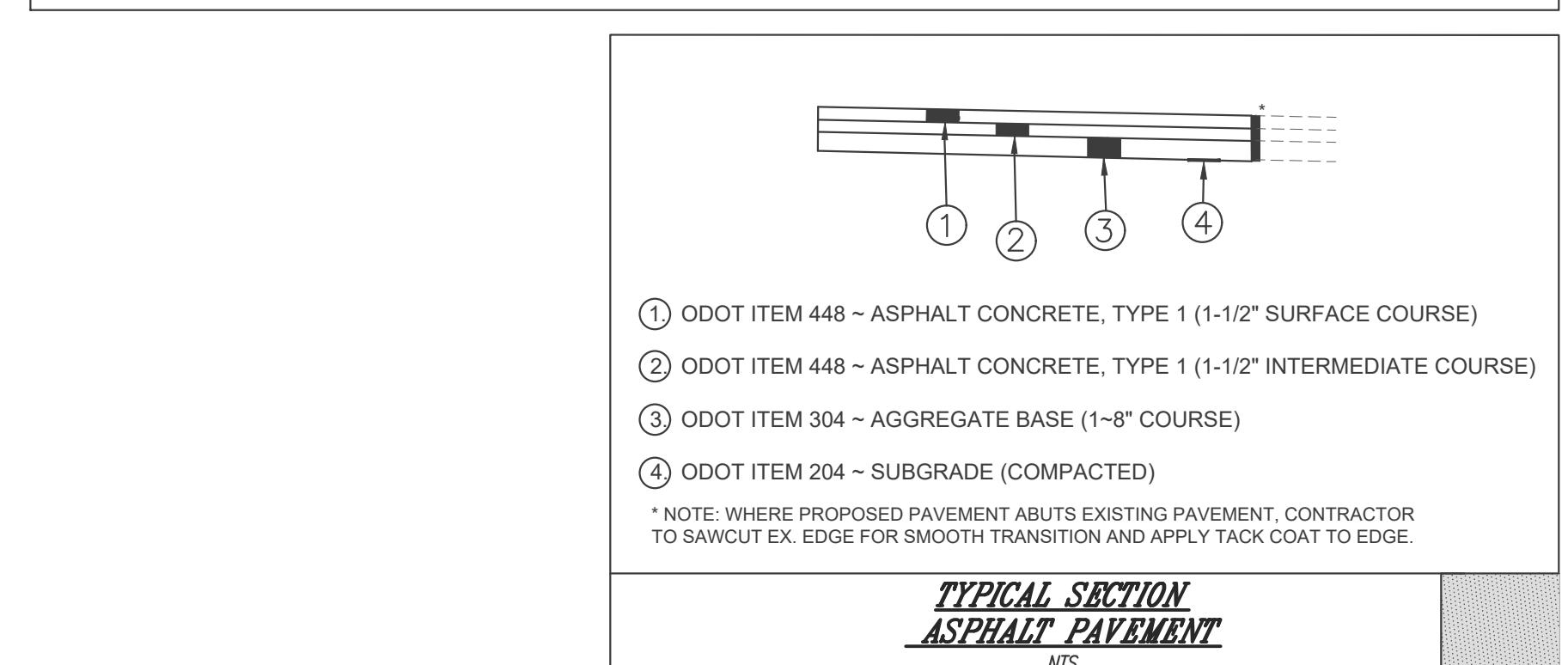
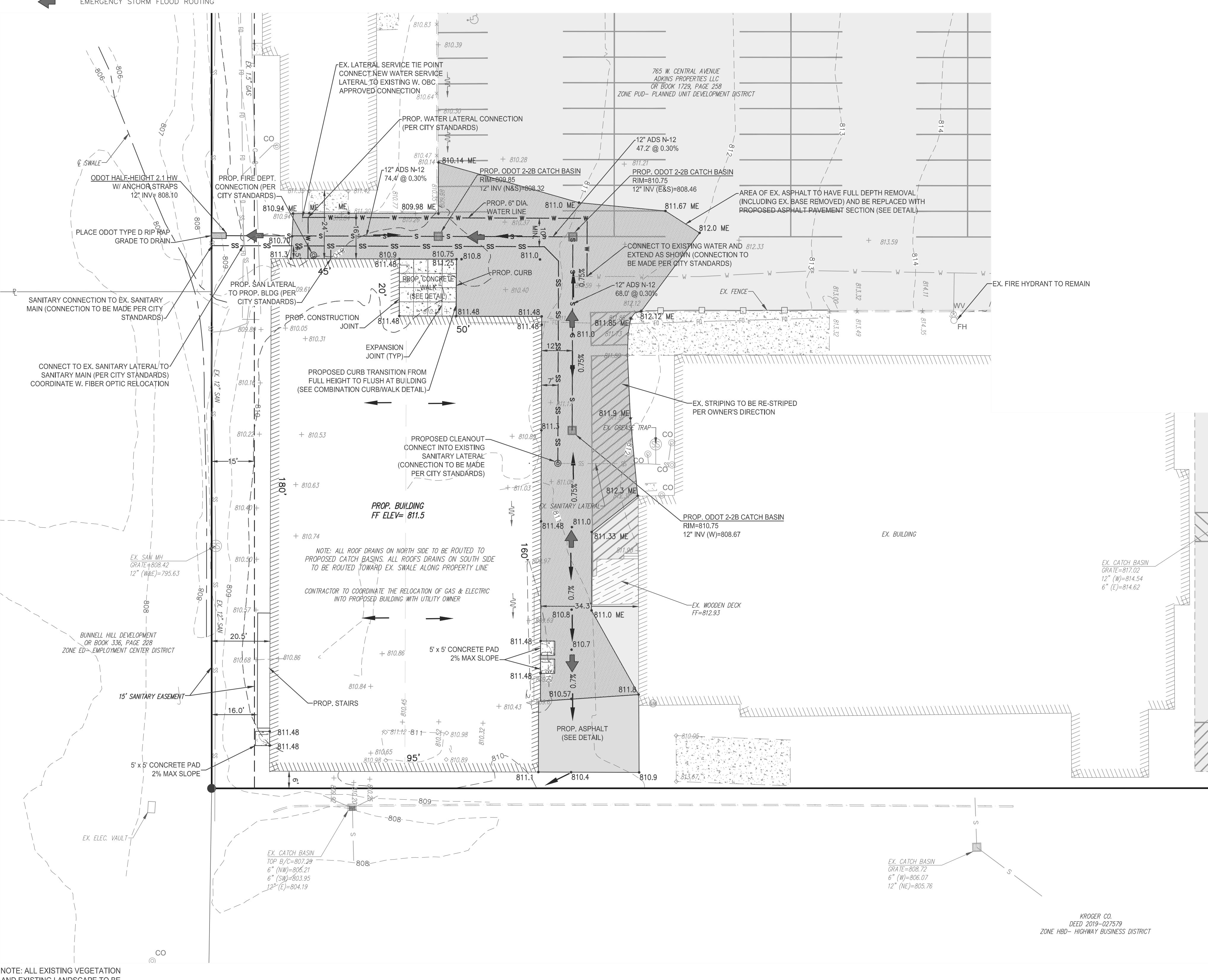
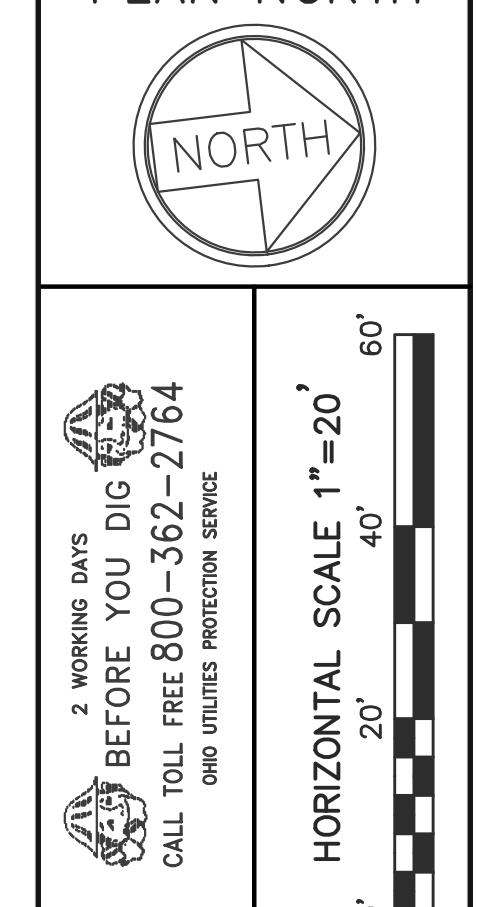
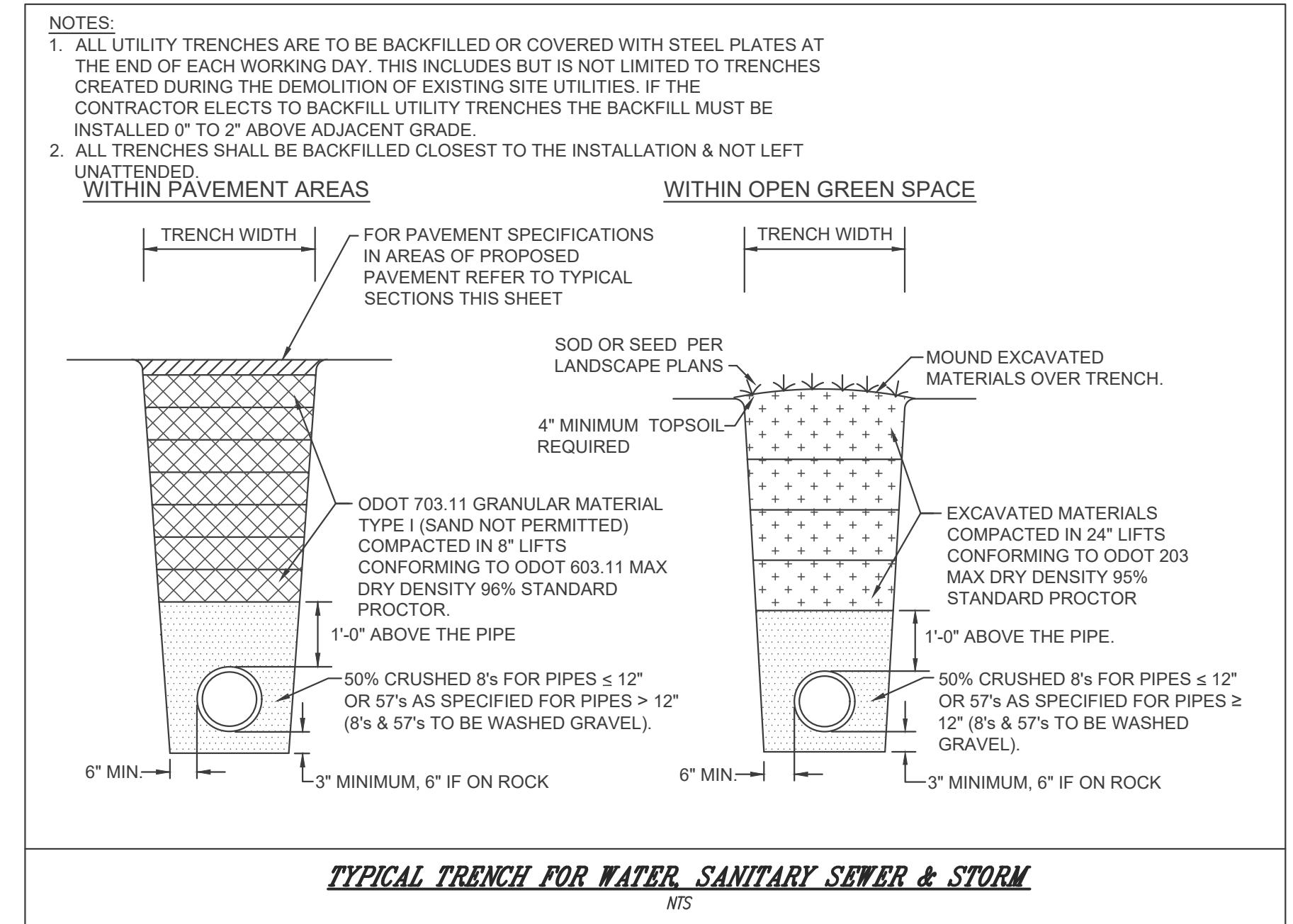
DETAIL FOR PUMPING OF LOW STRENGTH MORTAR INTO
UTILITIES TO BE ABANDONED IN-PLACE

LEGEND

- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- CO EXISTING CLEANOUT
- SS EXISTING FIRE SPRINKLER VALVE
- SM EXISTING SANITARY MANHOLE
- ESB EXISTING STORM CATCH BASIN (YARD INLET)
- ECI EXISTING STORM CATCH BASIN (CURB INLET)
- △ ESI EXISTING STORM INVERT
- LPL EXISTING LIGHT POLE
- CON EXISTING CONTOUR
- SPOT EXISTING PAVEMENT/GROUND SPOT ELEVATION
- B/C SPOT EXISTING TOP B/C SPOT ELEVATION
- SPOT EXISTING CONCRETE SPOT ELEVATION
- GL EXISTING GAS LINE
- WL EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE
- S EXISTING STORM SEWER LINE
- P EXISTING PAVEMENT
- C EXISTING CONCRETE
- WD EXISTING WOOD DECK
- DRA EXISTING DRAINAGE ARROW
- PA PROPOSED ASPHALT
- FRA PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- ESR EMERGENCY STORM FLOOD ROUTING



TYPICAL COMBINATION CONCRETE WALK/CURB DETAIL



PROJECT NO.:	621.21
DATE:	3/23/2022
DRAWN BY:	SRF
DESIGNED BY:	SRF
CHECKED BY:	JJB
REVISED	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

SITE & GRADING PLAN FOR LA COMEDIA
LOCATED AT 765 W. CENTRAL AVENUE,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

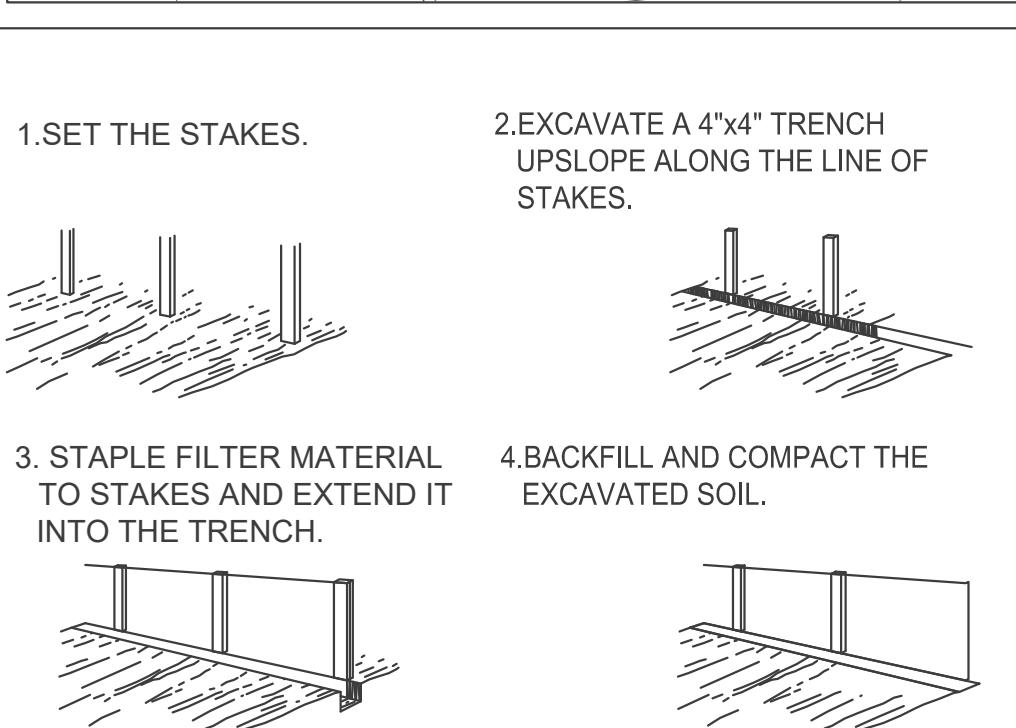
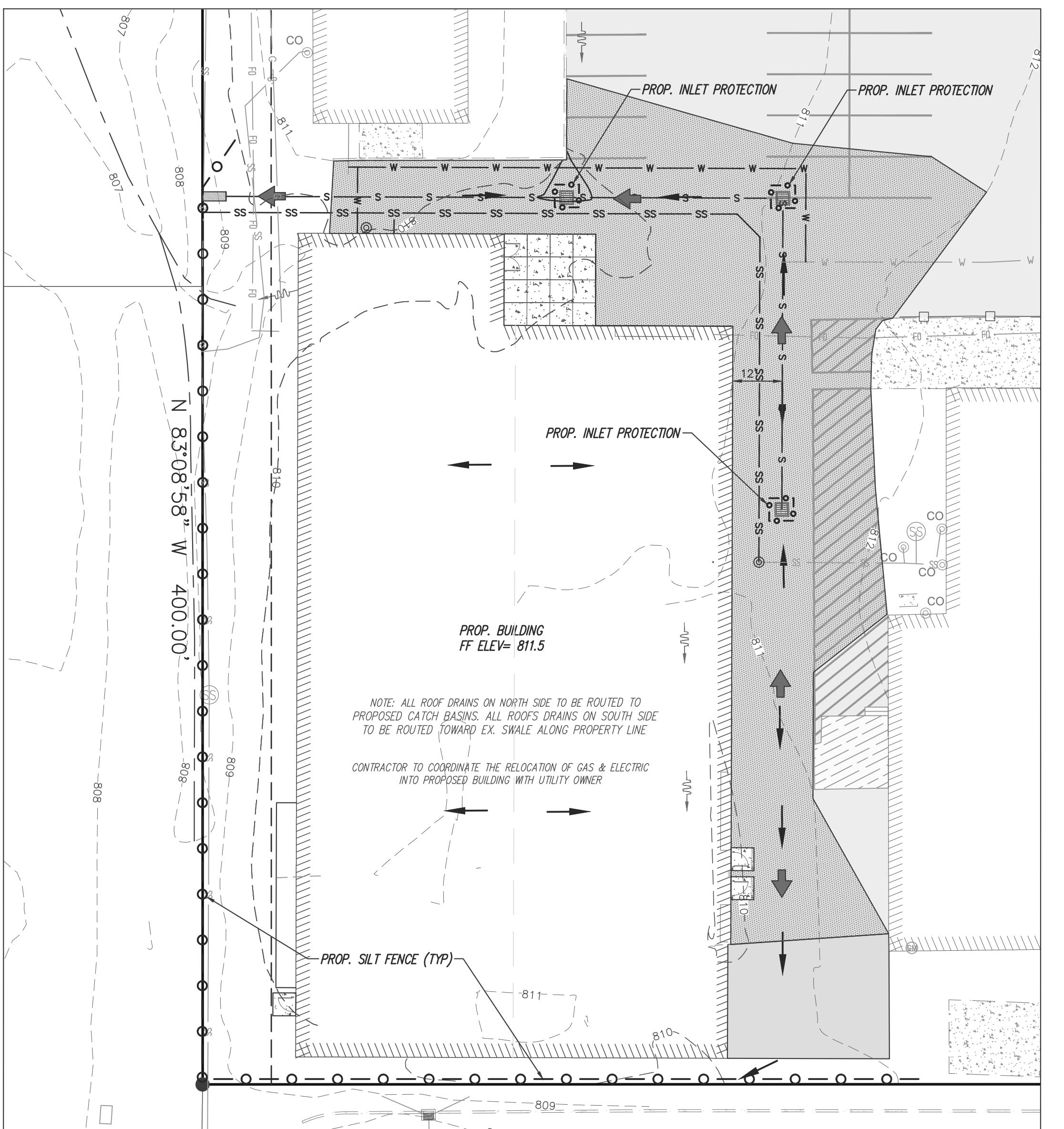
KROGER CO.
DEED 2019-027579
ZONE HBD - HIGHWAY BUSINESS DISTRICT

FOR AGENCY REVIEW
3/23/2022

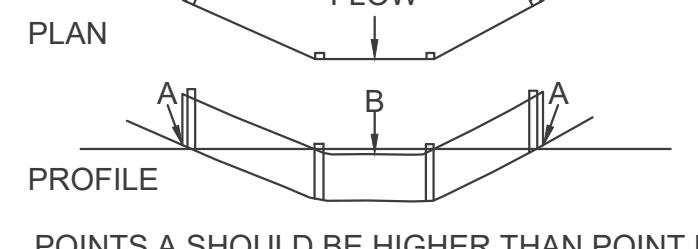
SHEET C3
OF 4

STORMWATER MANAGEMENT NOTES:

- SITE IS UNDER 1 ACRE OF DISTURBED AREA AND DOES NOT FALL UNDER THE OHIO EPA NPDES PERMIT REQUIREMENTS. TO KEEP WITH BEST MANAGEMENT PRACTICES, THE SITE HAS BEEN DESIGNED TO IMPLEMENT BEST MANAGEMENT PRACTICES TO THE STORMWATER RUNOFF DUE TO THE PROPOSED IMPROVEMENTS.
- THE PROPOSED BUILDING IS BEING PLACED ONTO AN EXISTING ASPHALT PARKING LOT AND THERE IS A 0.0 ACRE INCREASE IN HARD SURFACE AREA AND NO ANTICIPATED INCREASE IN STORMWATER RUNOFF DUE TO IMPROVEMENTS.



CONSTRUCTION OF A FILTER BARRIER



PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY

SILT FABRIC FENCE DETAIL

INLET SEDIMENT CONTROL DEVICE DETAIL

STORMWATER POLLUTION PREVENTION PLAN GENERAL NOTES & REQUIREMENTS

ADMINISTRATIVE REQUIREMENTS

1. IF SITE DISTURBANCE IS GREATER THAN 1 ACRE, FILE THE NOI WITH OHIO EPA AT LEAST 21 DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
2. IF PROJECT IS WITHIN AN URBANIZED AREA (UA) OR AREA WHERE THERE IS LOCAL APPROVAL OF SEDIMENT AND EROSION CONTROL PLANS, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE LOCAL APPROVING AGENCY.
3. NO CONSTRUCTION ACTIVITIES MAY BEGIN UNTIL YOU RECEIVE A DIRECTORS AUTHORIZATION LETTER GRANTING COVERAGE UNDER THE NPDES PERMIT.
4. A COPY OF THE NOI, DIRECTORS AUTHORIZATION LETTER AND STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE KEPT ON SITE DURING WORKING HOURS.
5. AMEND THE SWP3 WHENEVER THERE IS A CHANGE IN SITE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT REQUIRES THE INSTALLATION OF BEST MANAGEMENT PRACTICES (BMP's) OR MODIFICATIONS TO EXISTING BMP's.
6. WHILE THE SWP3 IS NOT TYPICALLY SUBMITTED TO OHIO EPA AT THE TIME THE NOI IS FILED, OHIO EPA MAY REVIEW THE SWP3 AT ANY TIME. IF OHIO EPA REQUESTS CHANGES TO THE SWP3 IN WRITING, THEY MUST BE MADE WITHIN 7 DAYS OF THE REQUEST.
7. MAINTAIN A WRITTEN DOCUMENT ACKNOWLEDGING UNDERSTANDING OF THE SWP3 AND RESPONSIBILITIES UNDER THE PLAN SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWP3.
8. FORTY-EIGHT HOURS PRIOR TO ANY EARTH DISTURBING WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE DEPARTMENT OF WATER.

REQUIREMENTS REGARDING EROSION CONTROLS

1. BMP's WHICH PRESERVE THE EXISTING NATURAL SITE CONDITION AS MUCH AS FEASIBLE ARE REQUIRED TO BE UTILIZED IN THE SWP3, SUCH AS PHASED CONSTRUCTION TO MINIMIZE LAND DISTURBED AT ANY ONE TIME, PRESERVING RIPARIAN AREAS AND LEAVING EXISTING VEGETATION IN PLACE FOR AS LONG AS POSSIBLE.
2. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 7 DAYS OF REACHING FINAL GRADE.
3. AREAS WITHIN 50 FEET OF A STREAM (INCLUDING INTERMITTENT STREAMS) MUST BE STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCES.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS THAT WILL BE REWORKED, BUT NOT FOR 21 DAYS OR MORE FROM THE DATE THEY WERE LAST DISTURBED, MUST BE INITIATED WITHIN 7 DAYS OF LAST DISTURBANCE.
5. DISTURBED AREAS INTENDED TO BE LEFT IDLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER, I.E., SUSTAINED SNOW COVER OR FROZEN GROUND CONDITIONS.
6. SPECIAL MEASURES MUST BE TAKEN AS NECESSARY TO STABILIZE DRAINAGE CHANNELS AND STORM WATER OUTFALLS.
7. RUNOFF MUST BE DIVERTED AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHEREVER PRACTICABLE.
8. PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE, BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE THE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.
9. CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

REQUIREMENTS REGARDING SEDIMENT CONTROLS

1. PLAN SEDIMENT CONTROLS FOR ANY AREA THAT WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.
2. SEDIMENT CONTROLS MUST POND RUNOFF IN ORDER TO BE CONSIDERED FUNCTIONAL.
3. SEDIMENT BARRIERS, SUCH AS SILT FENCE OR DIVERSIONS, MUST BE IMPLEMENTED TO PREVENT SILT FROM ENTERING WATER RESOURCES THAT RUN THROUGH THE PROPERTY.
4. SILT FENCE IS ONLY ALLOWED TO BE USED TO CONTROL SHEET FLOW RUNOFF FROM LIMITED DRAINAGE AREAS. THE PERMISSIBLE DRAINAGE AREA PER 100 LINEAR FEET OF SILT FENCE IS DEPENDENT ON THE SLOPE BUT IS NO MORE THAN 0.5 ACRE. SILT FENCE CAN NOT BE USED TO CONTROL DRAINAGE AREAS WITH A SLOPE OF GREATER THAN 50%.
5. NO MORE THAN 10 ACRES MAY DRAIN TO A DIVERSION.
6. INLET PROTECTION MUST BE IMPLEMENTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM, UNLESS THE SYSTEM DISCHARGES TO A SEDIMENT POND.
7. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

I.E. STORM INLET PROTECTION

AS NEEDED, SEDIMENT SHALL BE REMOVED FROM STORM INLET FILTERS AND SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL THE SEDIMENT BUILDUP IN FILTERS LIMIT ITS FUNCTION. CHECK AFTER EACH MAJOR RAIN. FOLLOW A.D.'S MAINTENANCE RECOMMENDATIONS.

I.E. FILTER STRIPS

A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

I.E. SILT FENCES AND FILTER BARRIERS

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.

I.E. STRAW BALE BARRIERS

STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.

I.E. ROCK CHECK DAMS

ROCK CHECK DAMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND ROCK CHECK DAMS AND/OR SILT FENCE.

IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND ROCK CHECK DAMS AND/OR SILT FENCE.

9. 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.

10. TO PREVENT WATER PONDING BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

11. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

12. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS

13. POSSIBLE) UPSLOPES FROM SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

14. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

15. 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.

16. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE 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.

17. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

18. 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:

THE LAYOUT OF SILT FENCE SHALL BE CHANGED,

ACCUMULATED SEDIMENT SHALL BE REMOVED, OR

OTHER PRACTICES SHALL BE INSTALLED.

19. COMPLY WITH ALL OHIO EPA REQUIREMENTS.

20. INCLUDE SEDIMENT CONTROL MEASURES (SUCH AS DANDY BAGS) ON THE CATCH BASINS SURROUNDING THE AREA.

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST TRANSPORTING OF SILT OFF SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.

THIS PROJECT IS SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH THE CITY STORM WATER ORDINANCE DURING AND AFTER DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO INSPECTION OF EROSION CONTROL FACILITIES, SURFACE DRAINAGE, AND DETENTION/RETENTION FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF VIOLATIONS OF THE ORDINANCE OCCUR AND WATER DEPARTMENT PERSONNEL DEEM IT NECESSARY. ALL MEASURES SHALL COMPLY WITH LOCAL GOVERNMENTAL STANDARDS AND "RAINWATER AND LAND DEVELOPMENT, OHIO'S PROTECTION" (LATEST EDITION).

VEGETATIVE PRACTICES

FILTER STRIP (FS)

A STRIP OR AREA OF VEGETATION (BEING A MIN. OF 18 FEET AND A MAX. OF 100 FEET IN WIDTH) TO REMOVE SEDIMENT AND OTHER POLLUTANTS FROM RUNOFF. THIS PRACTICE APPLIES TO LAND UNDERGOING DEVELOPMENT WHERE FILTER STRIPS ARE NEEDED TO REDUCE SEDIMENT DAMAGE TO ADJACENT PROPERTY. EXISTING GRASS OR GRASS/LEGUME MIXTURES IF WELL ESTABLISHED, SHOULD BE USED AS FILTER STRIPS.

GRASS SELECTION AND ESTABLISHMENT
ALL SEEDING AND MULCHING SHALL CONFORM TO ODOT ITEM 659.09 CLASS 2 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.

REQUIREMENTS FOR CONTROLS OF OTHER WASTES

1. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS OR THEIR PACKAGING, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
2. CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT DIRECTLY INTO STORM SEWERS, STREAMS OR DRAINAGE CHANNELS.
3. OFF-SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES MUST BE MINIMIZED. WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR PARKED VEHICLES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT TO EXCEED 4 PERCENT SLOPES. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.
4. WASTE DISPOSAL VIA OPEN BURNING IS PROHIBITED.
5. CONTAMINATED SOILS OR SOILS WHERE CONSTRUCTION SITE CHEMICALS HAVE BEEN SPILLED MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
6. STORM WATER THAT COMES IN CONTACT WITH CONTAMINATED SOILS, OR SOLID & INDUSTRIAL WASTE MUST BE COLLECTED AND DISPOSED OF AS WASTEWATER.
7. FUEL TANKS AND DRUMS OR OTHER CONTAINERS HOLDING CONSTRUCTION SITE CHEMICALS MUST BE STORED WITHIN A DIKED AREA.

MAINTENANCE REQUIREMENTS

1. ALL BMP'S MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UPSLOPE AREAS THEY CONTROL ARE PERMANENTLY RESTABLISHED.
2. QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) MUST INSPECT ALL BMP'S AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL WITHIN ANY 24-HOUR PERIOD AND DETERMINE IF THE SWP3 HAS BEEN PROPERLY IMPLEMENTED.
3. WRITTEN REPORTS SUMMARIZING INSPECTION RESULTS MUST BE MADE AVAILABLE UPON REQUEST. REPORTS MUST INCLUDE: DATE OF INSPECTION, NAME AND QUALIFICATIONS OF THE INSPECTOR, WEATHER CONDITIONS, LOCATIONS WHERE IN-STREAM OR OFF-SITE SEDIMENTATION WAS OBSERVED, LOCATIONS OF BMP'S NEEDING MAINTENANCE, LOCATIONS OF BMP'S FAILING TO OPERATE CORRECTLY OR PROVIDE ADEQUATE PROTECTION, OR LOCATION OF AREAS IN NEED OF ADDITIONAL BMP'S NOT IN PLACE AT THE TIME OF INSPECTION.
4. THE REPORTS MUST IDENTIFY INCIDENTS OF NONCOMPLIANCE WITH THE NPDES PERMIT. WHERE A REPORT DOES NOT IDENTIFY INCIDENTS OF NONCOMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE AT THE TIME OF INSPECTION.
5. MAINTENANCE OR REPAIR OF BMP'S MUST BE COMPLETED WITHIN 3 DAYS OF THE DATE OF THE INSPECTION THAT REVEALED THEY WERE DEFICIENT. FOR SEDIMENT PONDS, REPAIR OR MAINTENANCE IS REQUIRED WITHIN 10 DAYS OF THE DATE OF THE INSPECTION.
6. WHEN INSPECTIONS REVEAL THAT A BMP IS NOT EFFECTIVE AND THAT ANOTHER, MORE APPROPRIATE BMP IS REQUIRED, THE SWP3 MUST BE AMENDED AND THE MORE APPROPRIATE BMP MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION THAT REVEALED THE DEFICIENCY.

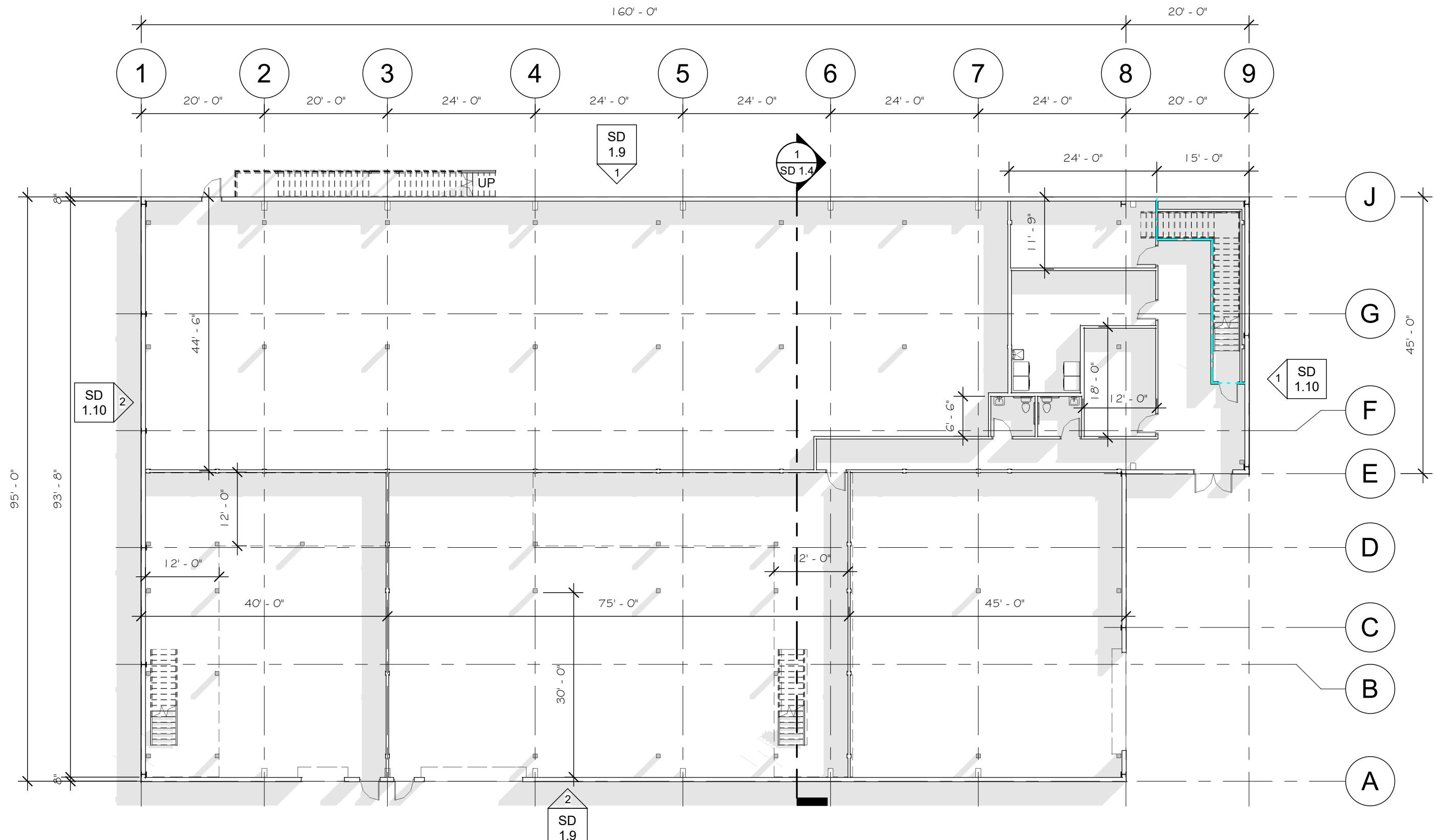
PERMIT CLOSURE REQUIREMENTS

1. ONCE A SITE REACHES FINAL STABILIZATION AND CONSTRUCTION ACTIVITIES HAVE CEASED, NPDES PERMIT COVERAGE IS TERMINATED BY FILING A NOTICE OF TERMINATION (NOT). THE NOT MUST BE FILED WITHIN 45 DAYS OF REACHING FINAL STABILIZATION.
2. FINAL STABILIZATION IS DEFINED AS ESTABLISHING A VEGETATIVE GROUND COVER OF AT LEAST 70% GROWTH DENSITY, OR OTHER MEANS OF PERMANENT STABILIZATION, OVER THE ENTIRE AREA DISTURBED BY CONSTRUCTION ACTIVITIES.
3. FINAL STABILIZATION ALSO REQUIRES THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROLS BE REMOVED FROM THE PROPERTY AND ALL SEDIMENT THAT WAS TRAPPED BY THOSE CONTROLS TO BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

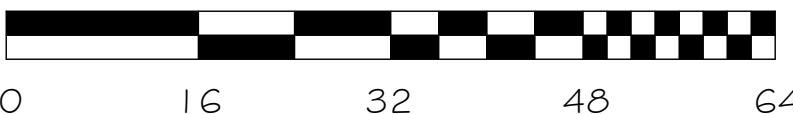
SPECIFICATIONS FOR TEMPORARY SEEDING

1. STRUCTURAL EROSION AND SEDIMENT - CONTROL PRACTICE 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 SEEDING 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 SEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
3. THE SEDED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEDED 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 FERTILIZER.
5. THE TYPE OF SEEDING AND SEEDING RATES SHALL BE AS FOLLOWS:

Permanent Seeding		Temporary Seeding Species Selection		
Seed Mix	Seeding Rates lbs./ac. lbs./1,000 ft ²	Species	Per 1,000 ft ²	Per Acre
General Use				
Creeping Red Fescue	20-40	1 1/2	3 lb.	4 bu.
Domestic Ryegrass	10-20	1 1/2	1 lb.	40 lb.
Kentucky Bluegrass	10-20	4 1/2	1 lb.	40 lb.
Tall Fescue	40	1	1 lb.	40 lb.
Dwarf Fescue	40	1	1 lb.	40 lb.
Steep Banks or Cut Slopes				
Tall Fescue	40	1	1 lb.	40 lb.
Crown Vetch	10	1 1/2	3 lb.	2 bu.
Tall Fescue	20	1 1/2	1 lb.	40 lb.
Flat Pea	20	1		



GRAPHIC SCALE



I Level 1 Floor Plan

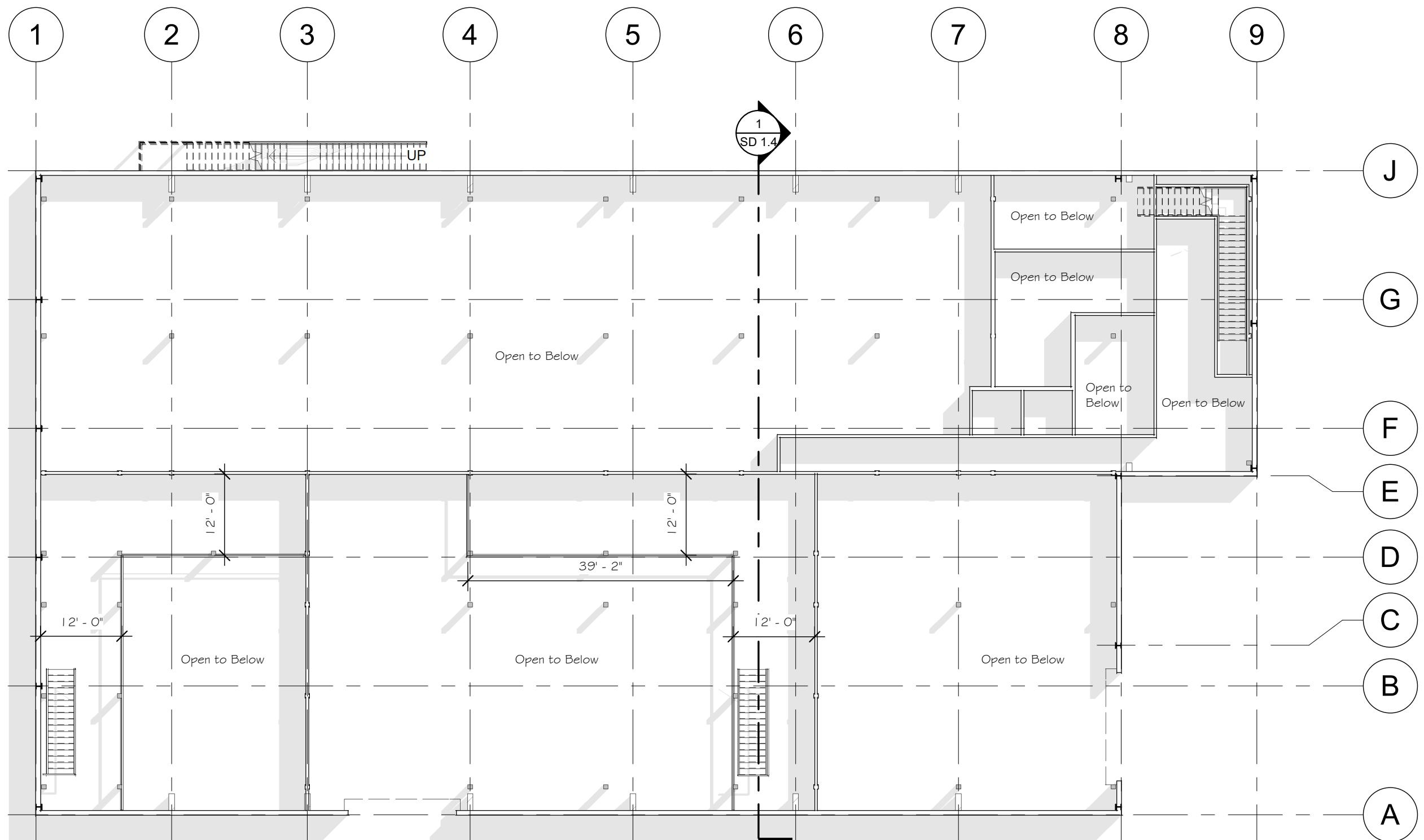
1/16" = 1'-0"

La Comedia Dinner Theatre
Multipurpose Storage Building

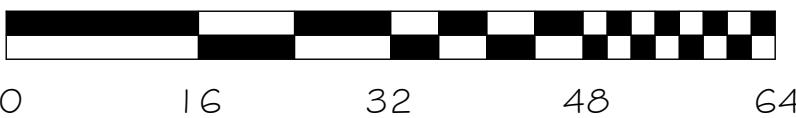
Option 4 - Level 1
Scale: 1/16" = 1'-0"
02/07/2022

SCHEME SD 1.1





GRAPHIC SCALE



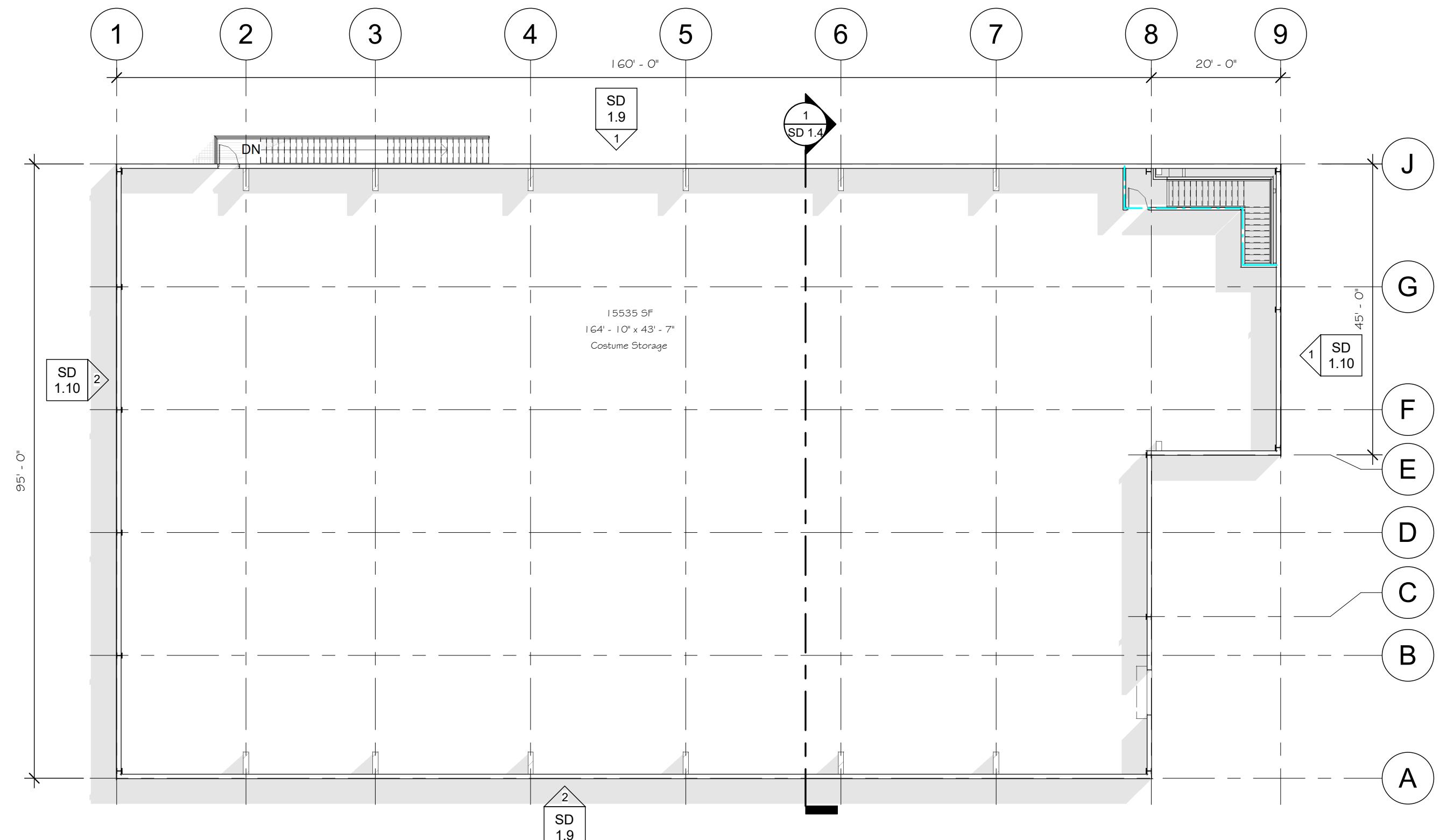
I Mezzanine Floor Plan
1/16" = 1'-0"

La Comedia Dinner Theatre
Multipurpose Storage Building

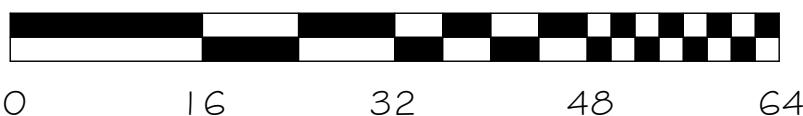
Option 4 - Mezzanine
Scale: 1/16" = 1'-0"
02/07/2022

SCHEME SD 1.2





GRAPHIC SCALE



Level 2 Floor Plan

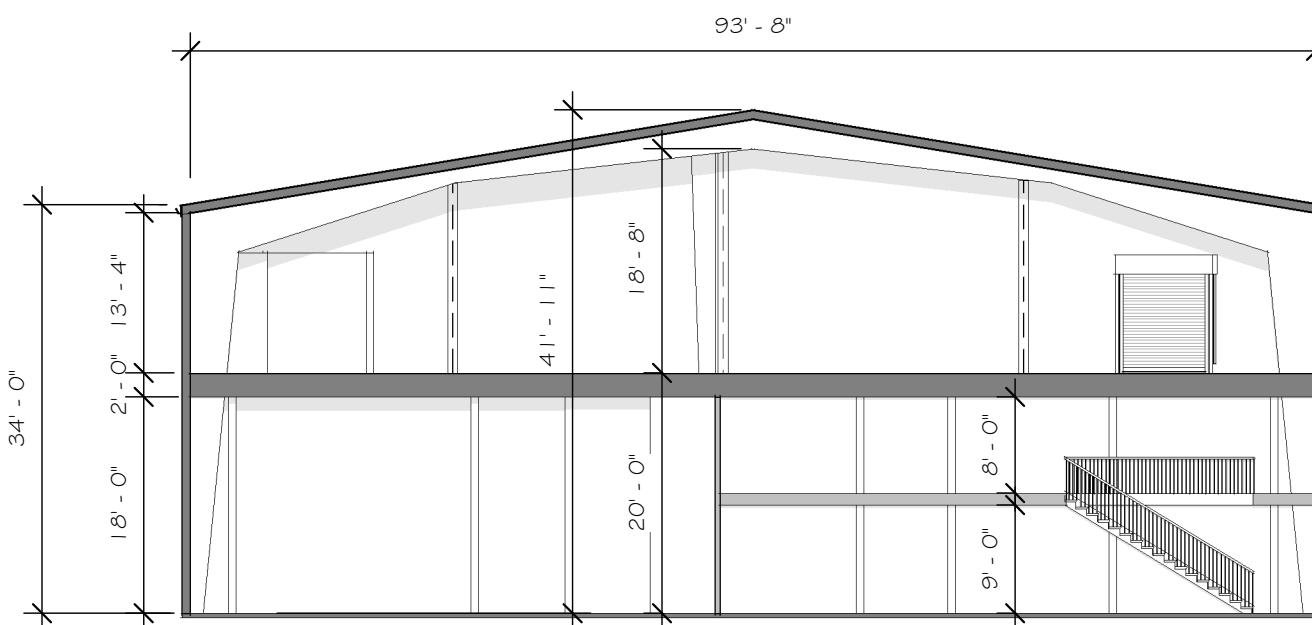
1/16" = 1'-0"

La Comedia Dinner Theatre
Multipurpose Storage Building

Option 4 - Level 2
Scale: 1/16" = 1'-0"
02/07/2022

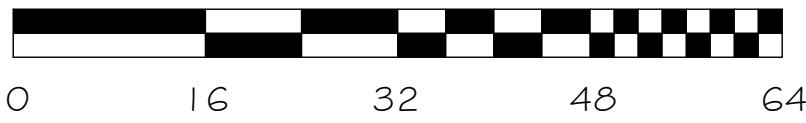
SCHEME SD 1.3





1 Building Section
1/16" = 1'-0"

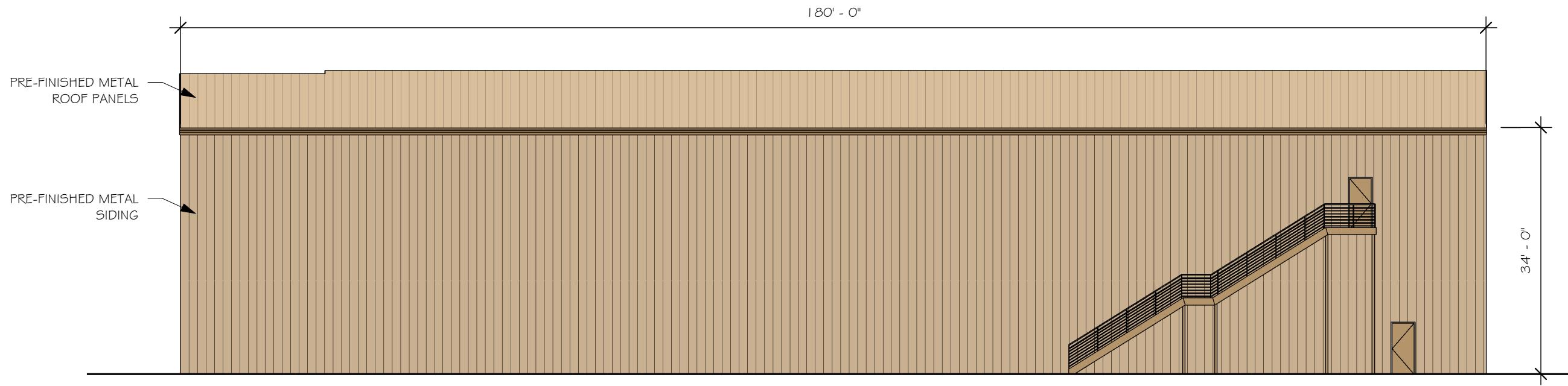
GRAPHIC SCALE



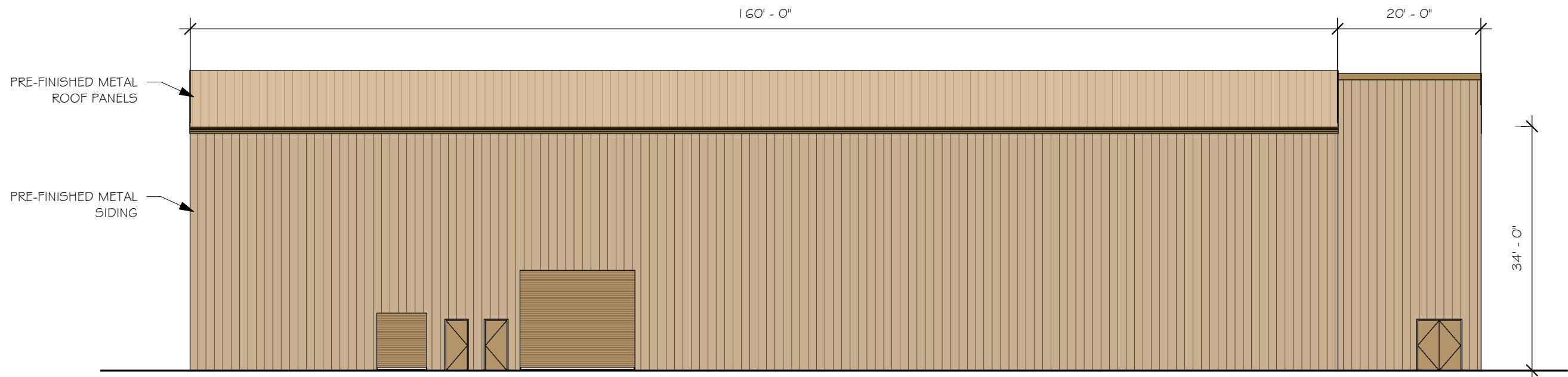
La Comedia Dinner Theatre
Multipurpose Storage Building

Option 4 - Building Sections
Scale: 1/16" = 1'-0"
02/07/2022

SCHEME SD 1.4

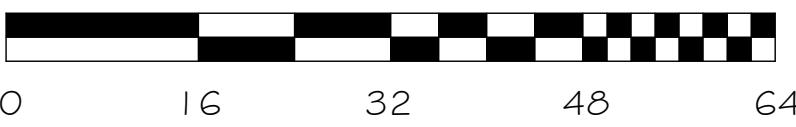


1 South
1/16" = 1'-0"



2 North
1/16" = 1'-0"

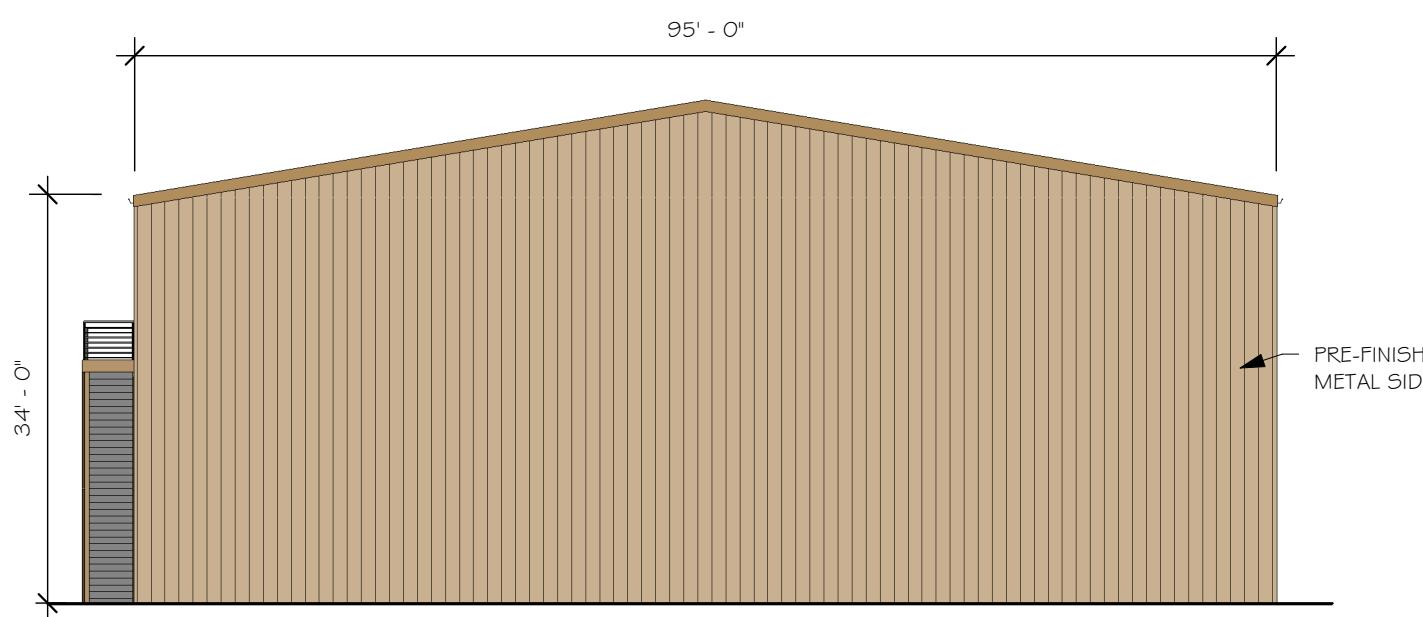
GRAPHIC SCALE



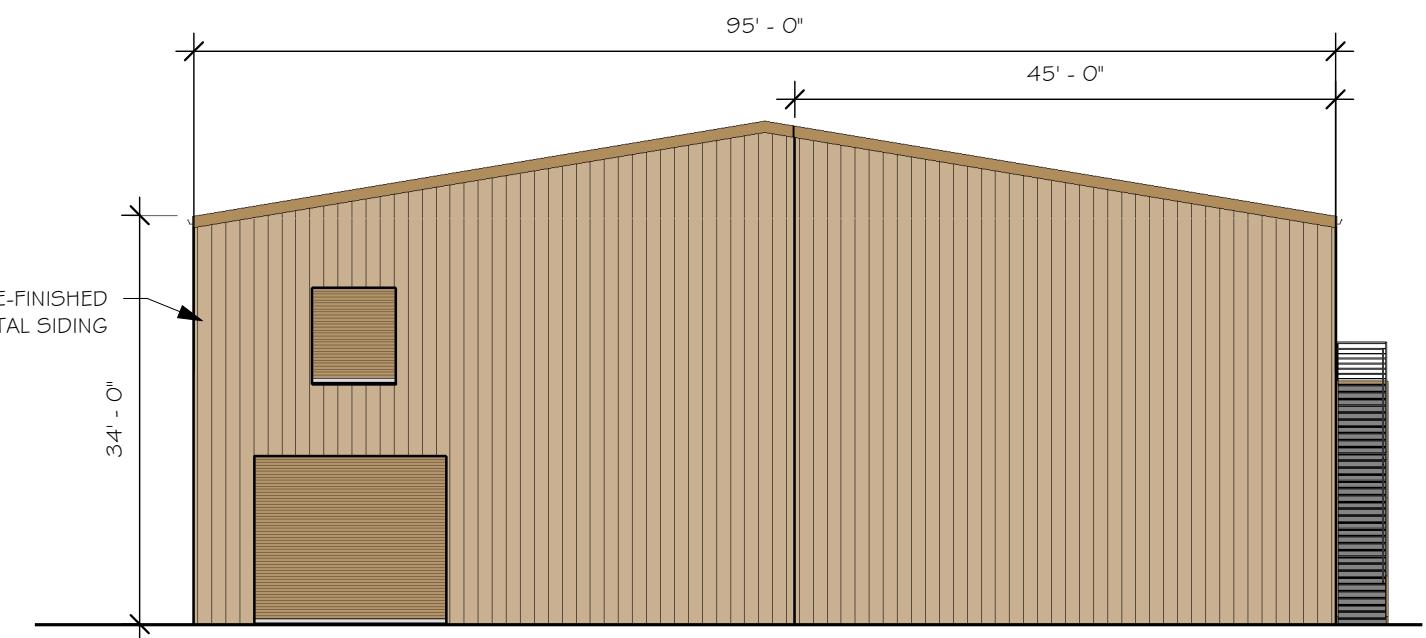
La Comedia Dinner Theatre Multipurpose Storage Building

Option 4 - Elevations
Scale: 1/16" = 1'-0"
01/21/2022

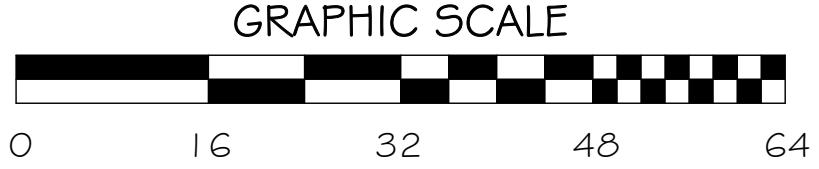
SCHEME SD 1.9



2 East
1/16" = 1'-0"



1 West
1/16" = 1'-0"



La Comedia Dinner Theatre
Multipurpose Storage Building

Option 4 - Elevations
Scale: 1/16" = 1'-0"
01/21/2022

SCHEME SD 1.10

PERMITTING
MAR 26 2022

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:

Phk Communities, LLC

Address

5905 E. Galbraith Rd

Telephone No.

Ste 4100, Cincinnati, OH 45236

Fax No.

(513) 561-5080

Email Address

Nick@PhkCommunities.com

PROPERTY OWNER NAME (IF OTHER): Siebenhaler Company

Address: 3001 Catalpa Dr

Dayton, OH 45045

Telephone No. 937 274-1154

Property Address or General Location: 16.045 acres on Falls Blvd

Parcel Number(s): 04-03-100-024 Acreage: 16.045

PUD Category: Residential Retail Office Manufacturing Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 168 Number of Residential Units 168

Proposed Use: 168 market rate 2 and 3 bedroom units.
Current P.D. allows for 170 units.

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

Wiley B. Scott
(Signature of Applicant and/or Agent)

3/24/22

(Date)

Printed Name Nicholas P. Lingenfelter

SPRINGBORO MULTI-FAMILY DEVELOPMENT

CONCEPT PLAN

CITY OF SPRINGBORO WARREN COUNTY, OHIO

SITE DATA

Site Location: N/A
Subdivision: N/A
Lot Number: N/A
Total Acreage of Site: 16.05 Ac.
Total Acreage under Review: 16.05 Ac.

Property Owner:
SIEBENTHALER COMPANY
3001 CATALPA DR
DAYTON, OH 45405

Developer:
PLK COMMUNITIES
5905 E. GALBRAITH ROAD, SUITE 4100
CINCINNATI, OHIO 45236
(513) 561-4685
Parcel ID: 403100024
Deed Reference: D.B. PG. Group:
Current Use: VACANT
Proposed Use: MULTI-FAMILY DEVELOPMENT
Proposed Building:
Height = 30 Ft.
Sq. Footage =
Proposed Site Areas:
Disturb = 12.67 Ac.
Impervious = 6.50 Ac.
Soil Types: Br, DaB, RvB, XeB

PARKING SUMMARY

Proposed Use - Multi-Family Required Parking:
168 Dwelling Units @ 2 space per Dwelling Unit = 336 spaces required
Total spaces required = 336 spaces

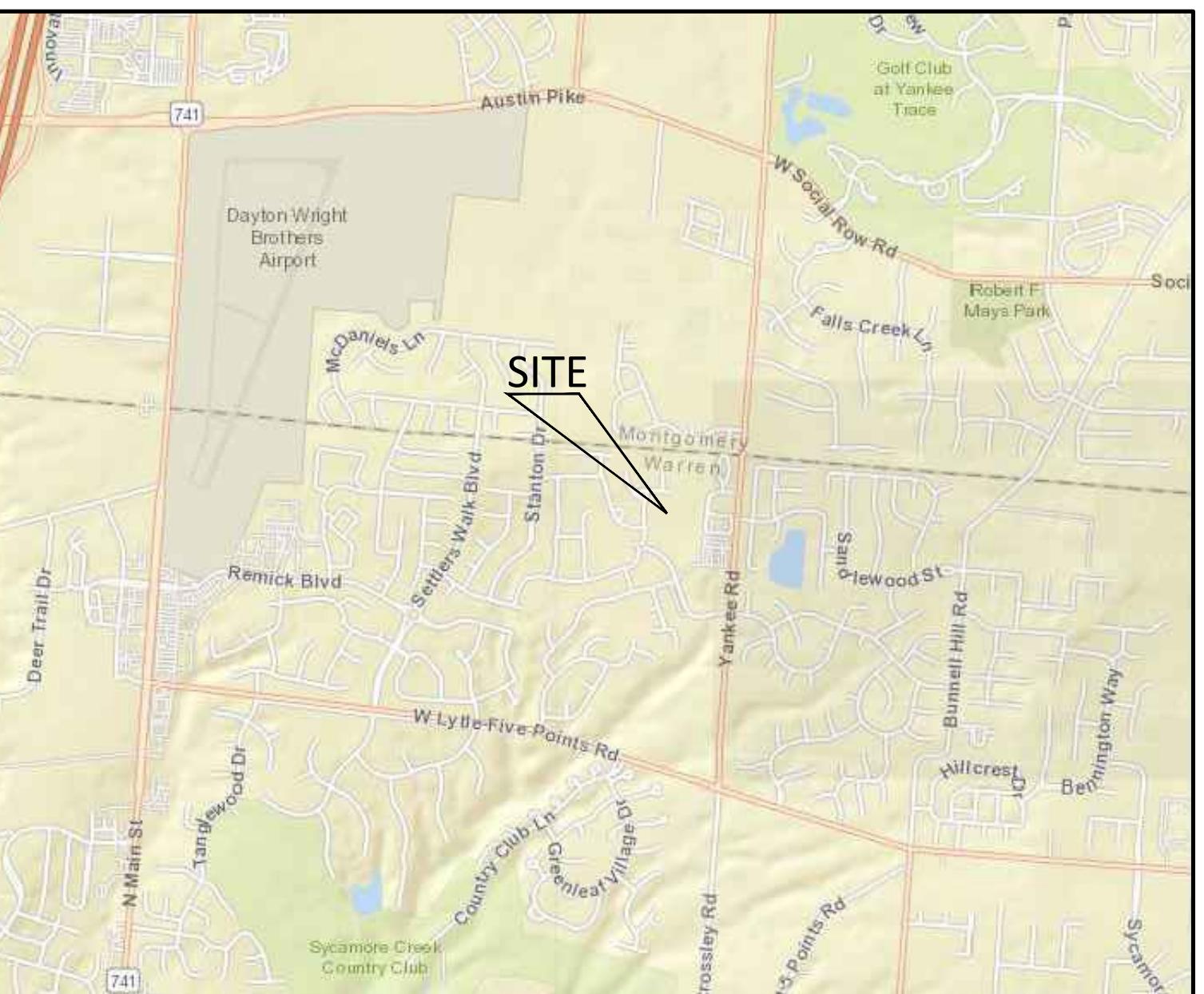
Provided Parking:
Total spaces provided = **336 spaces**

Handicap parking will be provided to meet applicable requirements



SITE ZONING DATA

Current Zone: PD
Existing Lot Size = 16.05 AC
Proposed Lot Size = 16.05 AC
Maximum Height = Per Planned Development
Minimum Front Yard Setback = Per Planned Development
Minimum Rear Yard Setback = Per Planned Development
Minimum Side Yard Setback = Per Planned Development



VICINITY MAP

SCALE: 1"=NTS

Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

© 2022 VIOX & VIOX, INC.

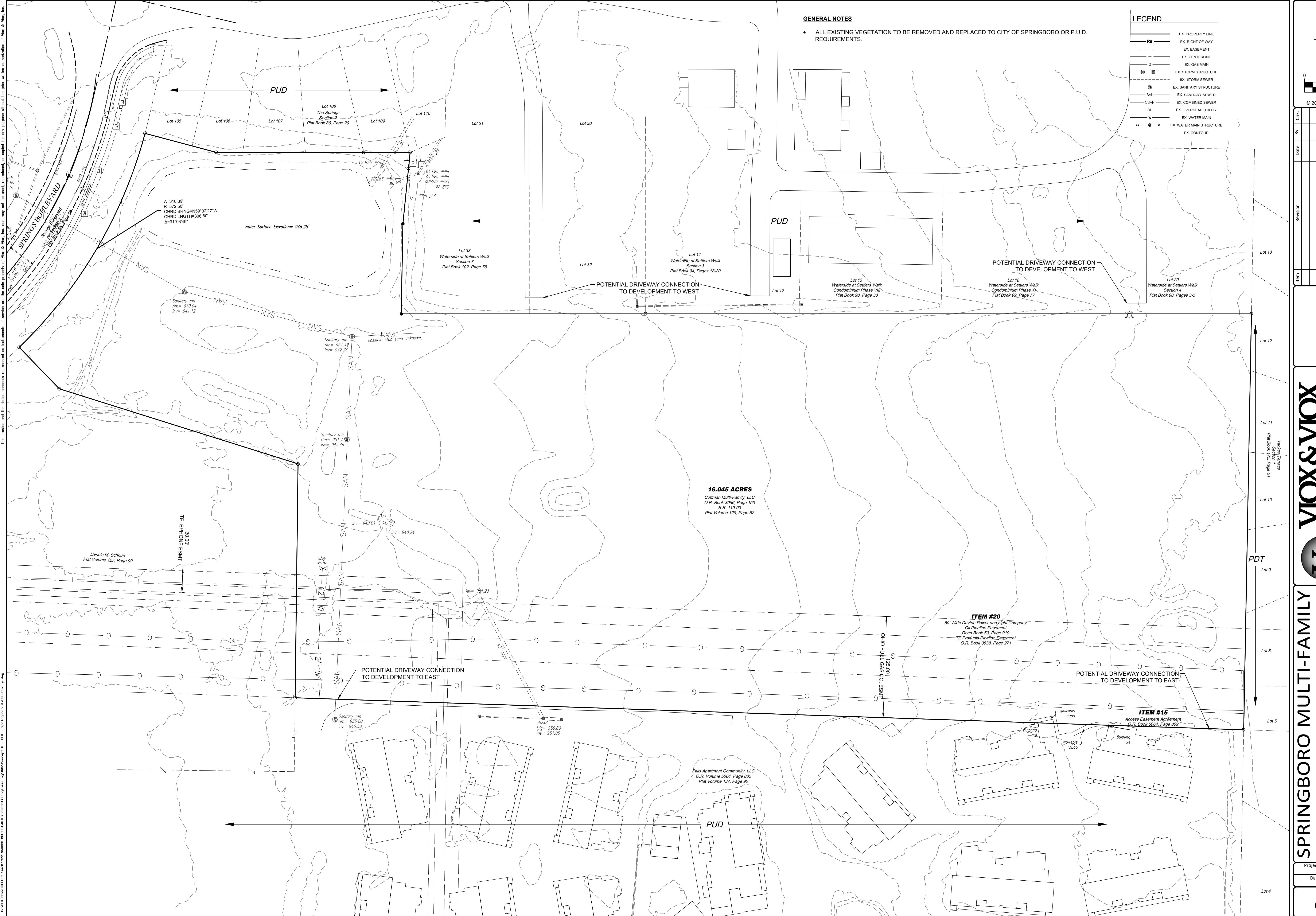
VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
602 Erlanger Avenue • Millford, Ohio 45150
(513) 575-6000
www.vioxinc.com

SPRINGBORO MULTI-FAMILY
CONCEPT PLAN
SPRINGBORO, WARREN COUNTY, OHIO

TITLE SHEET

Project No: Checked:
Date: Ref:
Sheet:
TITLE



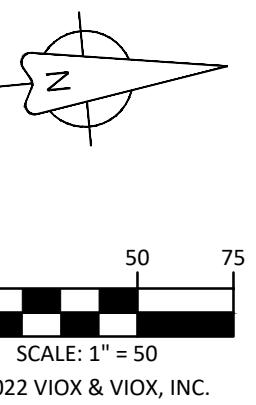
This drawing and the design concepts represented as instruments of service are the sole property of Viox & Viox, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of Viox & Viox, Inc.

	Approved P.U.D.	Proposed Modification	Variance	% Change
Building	141,270 SF	122,145 SF	(19,125)	-14%
Pavement	154,240 SF	128,322 SF	(25,918)	-17%
Sidewalks	- SF	31,264 SF	31,264	
Pond	94,630 SF	76,650 SF	(17,980)	-19%
Greenspace	308,821 SF	340,580 SF	31,759	10%

9 - 16 UNIT BUILDINGS - 144 UNITS
 3 - 8 UNIT BUILDING - 24 UNITS
 TOTAL - 168 UNITS
 302 SPACES
 34 GARAGE SPACES

GENERAL NOTES

- ACCESS TO PROPOSED DEVELOPMENT WILL BE FROM SPRINGS BOULEVARD AND A SECONDARY CONNECTION THROUGH THE EXISTING DEVELOPMENTS TO BE DETERMINED



VIOX & VIOX

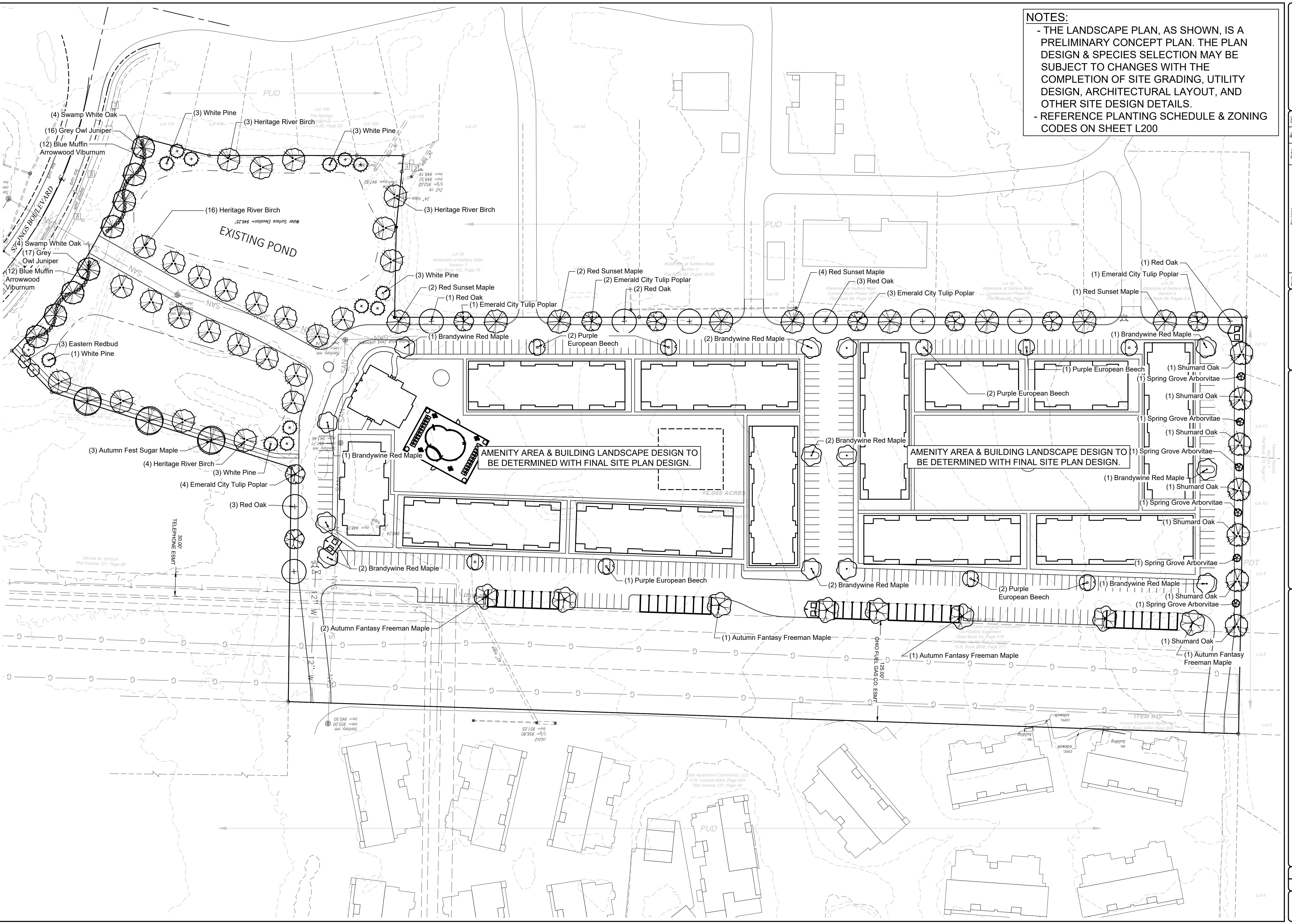
Civil Engineers, Surveyors, and Landscape Architects
 466 Erlanger Road • Erlanger, Kentucky 41018
 602 Erlanger Avenue • Millford, Ohio 45156
 Ph Erlanger (859) 227-3295 • Ph Millford (513) 576-0000
 www.vioxinc.com

SPRINGBORO MULTI-FAMILY CONCEPT PLAN

SPRINGBORO, WARREN COUNTY, OHIO

LAYOUT PLAN

Project No: Checked:
 Date: Ref:
 Sheet:
C200



LANDSCAPE REQUIREMENTS (PER CHAPTER 1280)**A) GROUND COVER**

PER 1280.04 A: All unpaved and undeveloped portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable plant material, which shall extend to any abutting street edge.

B) PRESERVATION OF EXISTING VEGETATION

No existing vegetation will be claimed for preservation at this time.

C) LANDSCAPING ADJACENT TO ROADS**SPRINGS BOULEVARD STREET FRONTAGE**

1. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
2. Length of frontage = 311 LF Total Frontage - (5' Sidewalk + 25' Driveway) = 281 LF Frontage

PER 1280.04 C: LANDSCAPE REQUIREMENTS

SHADE OF EVERGREEN TREE @ 1 PER 40 LF

8

8

ORNAMENTAL TREE @ 1 PER 100 LF

3

3

SHRUBS @ 1 PER 5 LF

57

57

D) BUFFERS**WEST BUFFER YARD**

NOTES:

1. Developing use and Adjoining Uses are withing PUD Districts. Buffer requirements are not described for this scenario in Chapter 1280.04 D, Table 15. For the purpose of calculating plants within the buffer yard, it is assumed the Proposed Use = Multi-Family and Adjoining Use = R-3 District.
2. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
3. Length of Property Line = 1,581 LF Total - (3 x 30' Wide Driveways) = 1,491 LF Total

PER 1280.04 D, TABLE 15: REQUIRED LANDSCAPING & BUFFER

1 TREE PER 40 LF

38

38

NORTH BUFFER YARD

NOTES:

1. Developing use and Adjoining Uses are withing PUD Districts. Buffer requirements are not described for this scenario in Chapter 1280.04 D, Table 15. For the purpose of calculating plants within the buffer yard, it is assumed the Proposed Use = Multi-Family and Adjoining Use = R-3 District.
2. Length of Property Line = 514 LF Total

PER 1280.04 D, TABLE 15: REQUIRED LANDSCAPING & BUFFER

1 TREE PER 40 LF

13

13

EAST BUFFER YARD

NOTES:

1. Developing use and Adjoining Uses are withing PUD Districts. Buffer requirements are not described for this scenario in Chapter 1280.04 D, Table 15. For the purpose of calculating plants within the buffer yard, it is assumed the Proposed Use = Multi-Family and Adjoining Use = R-3 District.
2. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
3. Length of Property Line = 1,842 LF Total - (2 x 25' Wide Driveways) = 1,792 LF Total
4. Asking for an exemption due to gas easement.

PER 1280.04 D, TABLE 15: REQUIRED LANDSCAPING & BUFFER

1 TREE PER 40 LF

45

0

E) PARKING LOT LANDSCAPING

AS SHOWN

F) SITE LANDSCAPING

AS SHOWN

G) SCREENING OF MECHANICAL EQUIPMENT

PER 1280.04 G: All mechanical equipment, including both ground-mounted and roof-mounted equipment, shall be screened from view from a adjacent public and private rights-of-way as well as from all property zoned or used for residential purposes, through the use of evergreen plantings or enclosures.

H) SCREENING OF TRASH RECEPTECLES

PER 1280.04 H: Trash receptacles shall be located in side or rear yards and screened on three sides with durable building materials consistent in appearance and materials with that of the principal building. The fourth side shall be screened with an opaque gate with a lockable latch assembly.

PLANT SCHEDULE BUFFERYARDS & VUA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
	9	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	13	Acer rubrum 'Brandywine'	Brandywine Red Maple	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	3	Acer Saccharum 'Autumn Fest'	Autumn Fest Sugar Maple	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	8	Acer x freemanii 'DTR 102' TM	Autumn Fantasy Freeman Maple	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	26	Betula Nigra 'Heritage'	Heritage River Birch	2.5" Cal.		B&B	Full, Even Growth; Single Stem
	9	Fagus sylvatica 'Riversii'	Purple European Beech	2.5" Cal.	n/a	B&B	Full even growth;
	9	Liriodendron tulipifera 'JFS-Oz' TM	Emerald City Tulip Poplar	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	8	Quercus Bicolor	Swamp White Oak	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	9	Quercus Rubra	Red Oak	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
	7	Quercus shumardii	Shumard Oak	2.5" Cal.	10-12'	B&B	Full, Even Growth; Straight Trunk
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
	13	Pinus strobus	White Pine	n/a	6'	B&B	Full, Even Growth; Straight Trunk; Single Leader
	6	Thuja plicata 'Spring Grove'	Spring Grove Arborvitae	n/a	6'	B&B	Full, Even Growth; Straight Trunk; Single Leader
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
	3	Cercis Canadensis	Eastern Redbud	2" Cal.	7-8'	B&B	Full, Even Growth; Straight, Single Trunk
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
	24	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	3 gal.	18 - 24``	4' 0``	Full, Even Growth
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
	33	Juniperus Virginiana 'Grey Owl'	Grey Owl Juniper	3 gal.	18 - 24``	4' 0``	Full, Even Growth

SPRINGBORO MULTI-FAMILY**CONCEPT PLAN**

SPRINGBORO, WARREN COUNTY, OHIO
LANDSCAPE DETAILS

© 2022 VIOX & VIOX, INC.

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
602 11a Avenue • Millford, Ohio 45150
Ph Erlanger (859) 227-3295 • Ph Millord (513) 576-1000
www.viox.com

Project No.: Checked:

Date: Ref:

Sheet: 3/23/2022

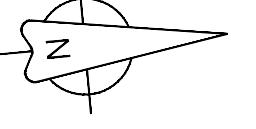
L200

Plat Book 102, Page 78

Lot 32

Section 3
Plat Book 94, Pages 18-21

NOTE:
THE LANDSCAPE PLAN, AS SHOWN, IS A PRELIMINARY CONCEPT PLAN. THE PLAN DESIGN & SPECIES SELECTION MAY BE SUBJECT TO CHANGES WITH THE COMPLETION OF SITE GRADING, UTILITY DESIGN, ARCHITECTURAL LAYOUT, AND OTHER SITE DESIGN DETAILS.



20
30
SCALE: 1" = 20
© 2022 VIOX & VIOX, INC.

VIOX & VIOX

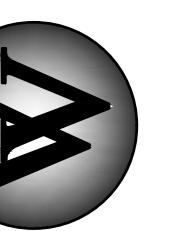
Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road • Erlanger, Kentucky 41018

602 1/2 Avenue • Millford, Ohio 45156

Ph Erlanger (859) 227-3295 • Ph Millford (513) 576-1000

www.vioxinc.com



SPRINGBORO MULTI-FAMILY CONCEPT PLAN

SPRINGBORO, WARREN COUNTY, OHIO

LANDSCAPE PLAN - SOUTH AMENITY AREA

Project No.: Checked:
Date: Ref:
Sheet:

L300

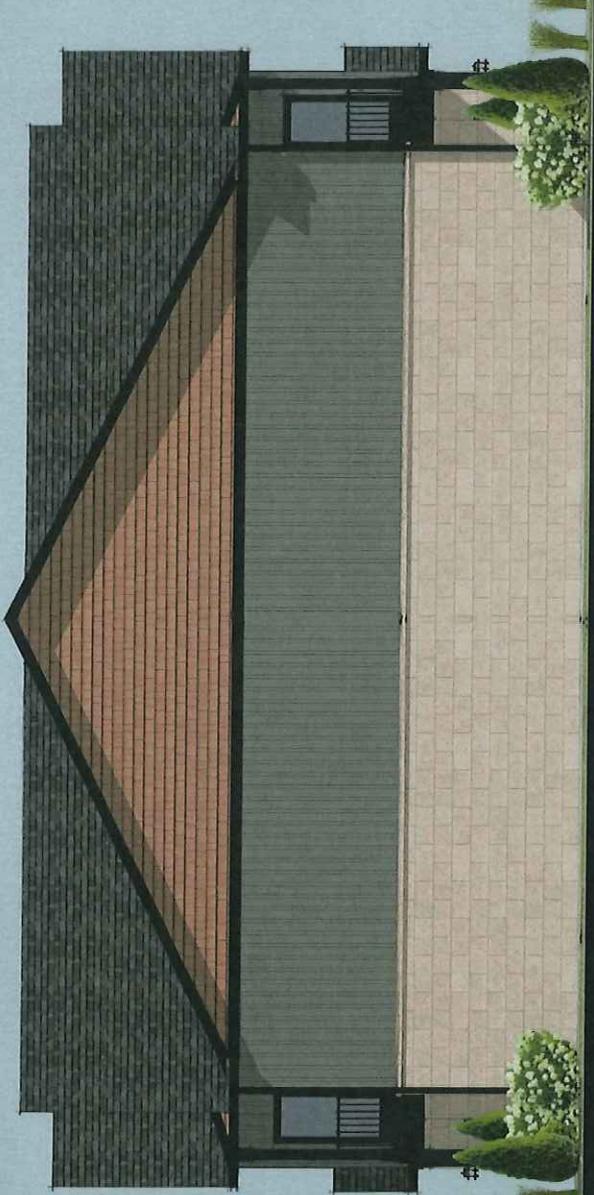
LANDSCAPING AROUND AMENITY AREA IS
TO BE DESIGNED WITH FURTHER DETAILS
OF SITE DEVELOPMENT

16.045 ACRES

Coffman Multi-Family, LLC
C.R. Book 3086, Page 153
C.R. 19-98
Plat Volume 120, Page 52

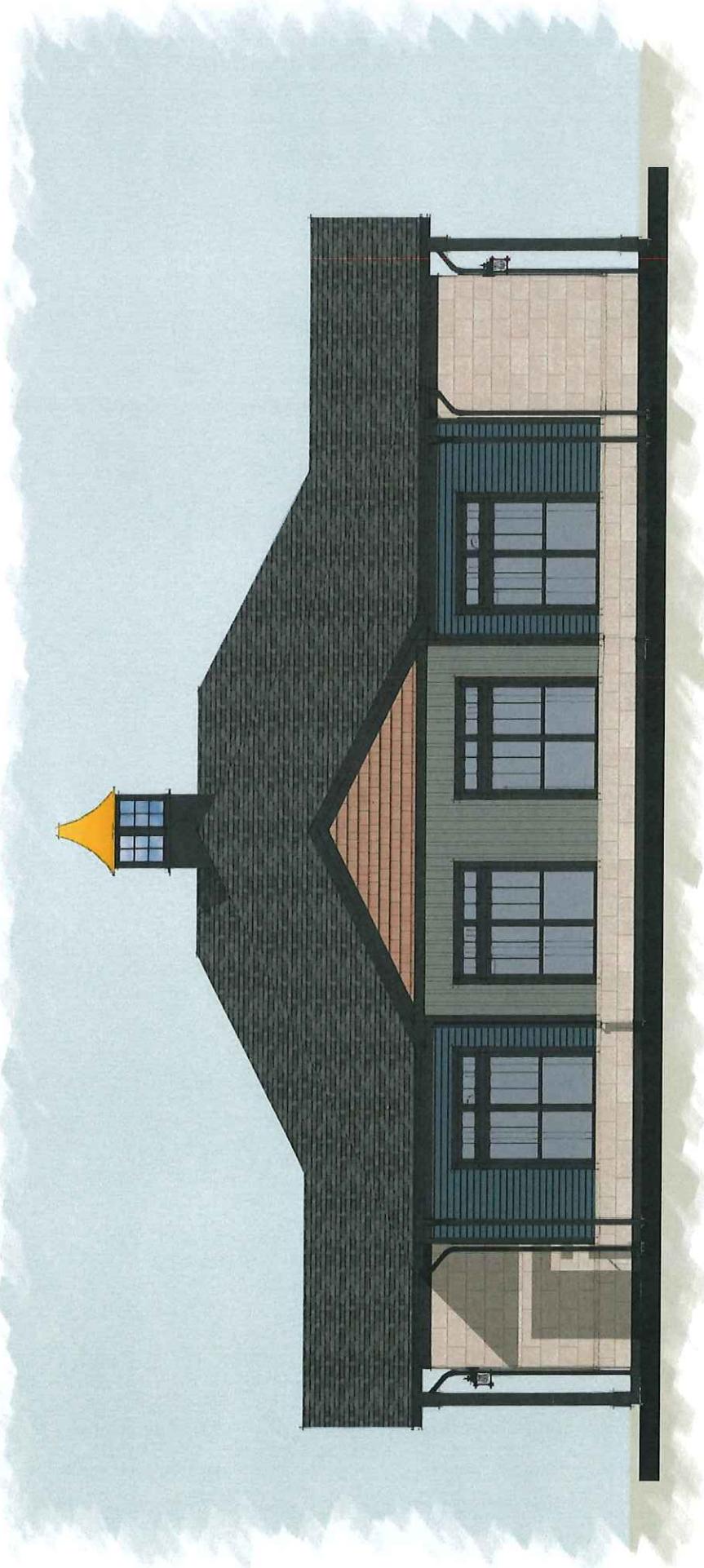
(2) Autumn Fantasy Freeman Maple

RECEIVED
MAR 25 2022

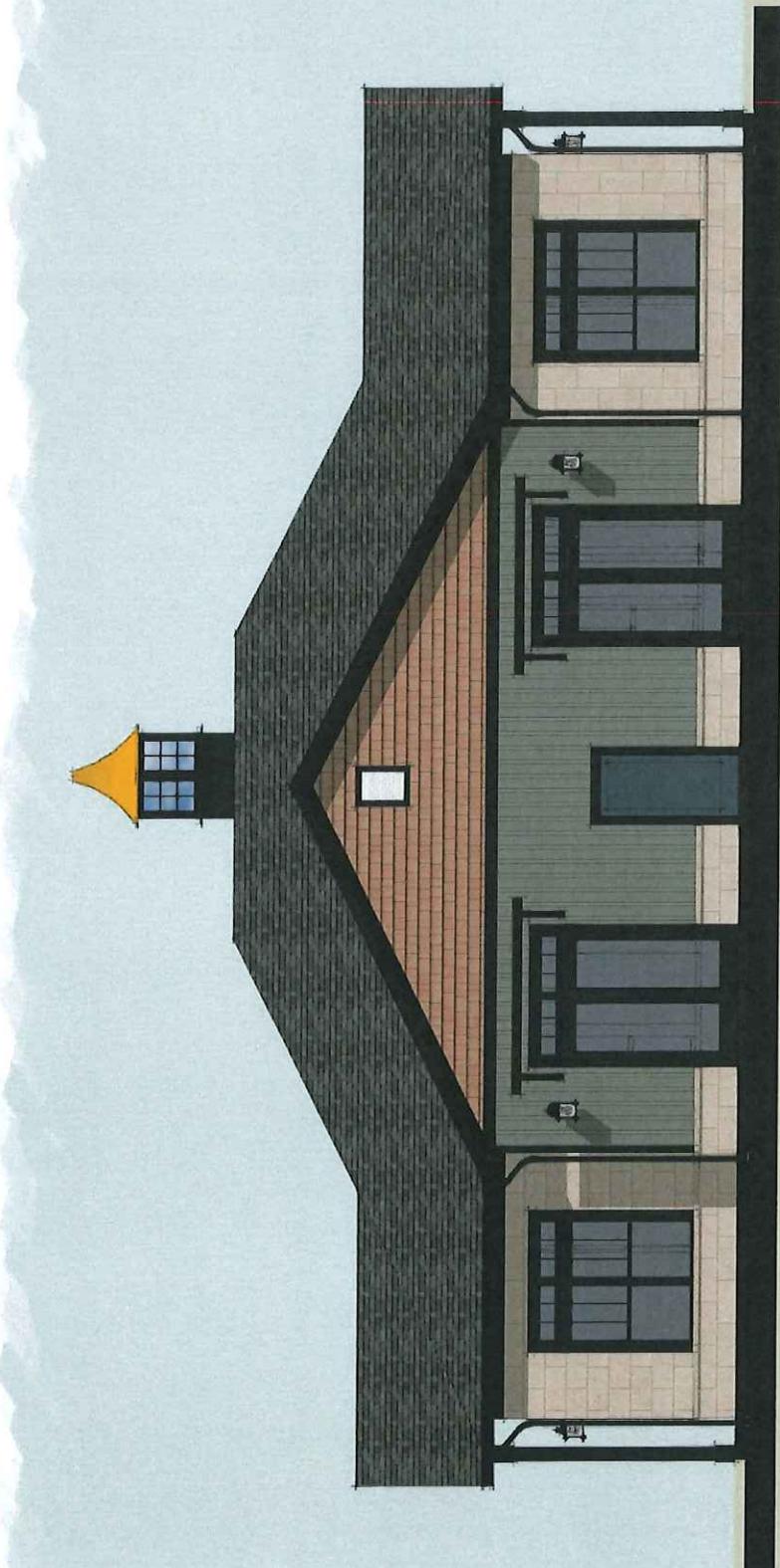


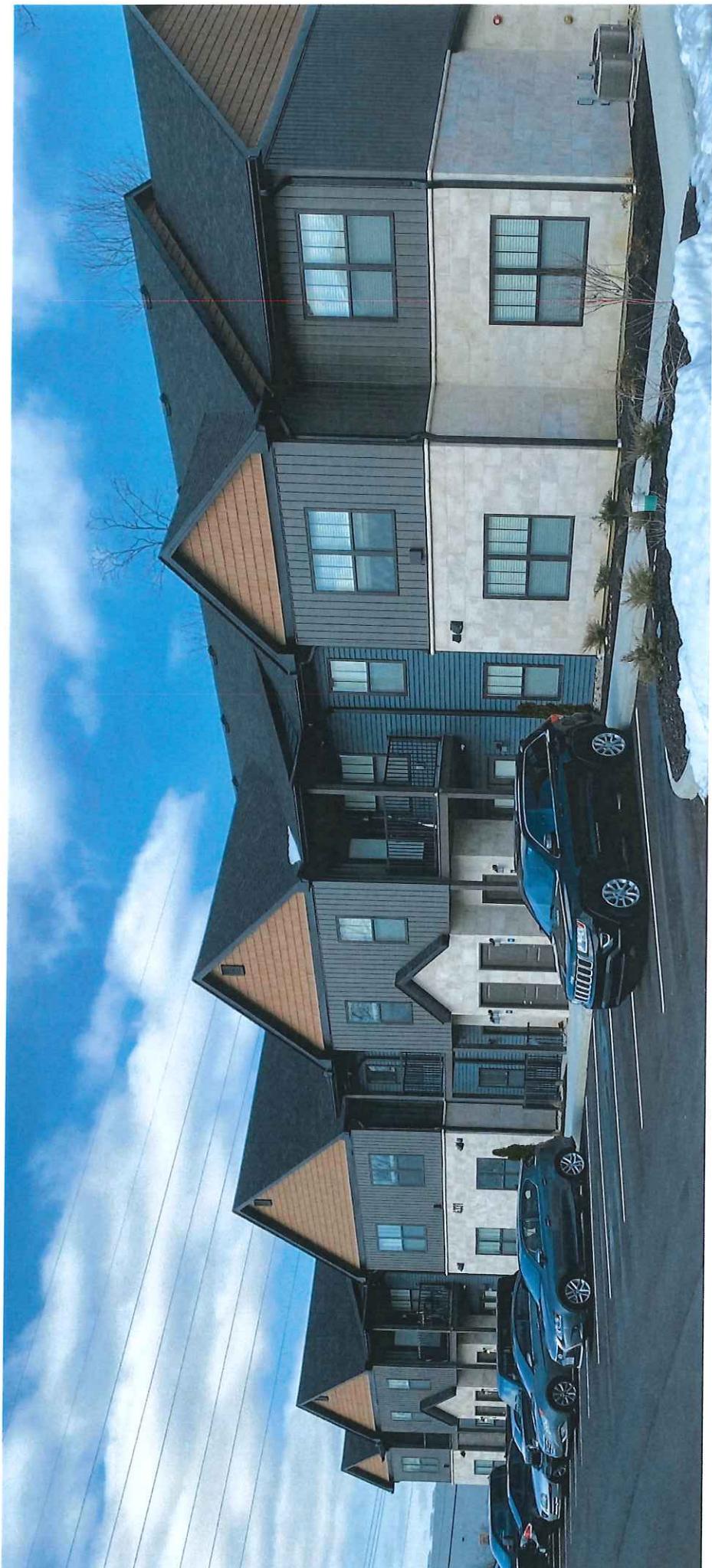












FAT NOTES

Overall Plan Garage Type 2 - Floor Plan

Overall dimensions: 10'-0" wide by 30'-0" deep.

Rooms and dimensions:

- 1st Floor: 10'-0" wide by 10'-0" deep. Contains a 10'-0" wide by 10'-0" deep accessible bay.
- 2nd Floor: 10'-0" wide by 10'-0" deep. Contains a 10'-0" wide by 10'-0" deep accessible bay.
- Common Areas: 10'-0" wide by 10'-0" deep.
- Stairs: Located on the 2nd floor.

Access:

- 1st Floor: Accessible bay (10'-0" wide by 10'-0" deep) on the left side.
- 2nd Floor: Accessible bay (10'-0" wide by 10'-0" deep) on the right side.
- Common Areas: Accessible bay (10'-0" wide by 10'-0" deep) on the left side.
- Stairs: Accessible bay (10'-0" wide by 10'-0" deep) on the right side.

Notes:

- 1st Floor: 10'-0" wide by 10'-0" deep. Contains a 10'-0" wide by 10'-0" deep accessible bay.
- 2nd Floor: 10'-0" wide by 10'-0" deep. Contains a 10'-0" wide by 10'-0" deep accessible bay.
- Common Areas: 10'-0" wide by 10'-0" deep.
- Stairs: Located on the 2nd floor.
- Access: 1st Floor: Accessible bay (10'-0" wide by 10'-0" deep) on the left side. 2nd Floor: Accessible bay (10'-0" wide by 10'-0" deep) on the right side. Common Areas: Accessible bay (10'-0" wide by 10'-0" deep) on the left side. Stairs: Accessible bay (10'-0" wide by 10'-0" deep) on the right side.

GARAGE TYPE 2 - FLOOR PLAN

STORAGE TYPE 2 - FRONT

The diagram illustrates a cross-section of a concrete wall. At the top, a horizontal line represents the **ASPHALT DRIVING** surface. Below this, the wall is divided into several layers and components. A vertical line on the left is labeled **ASPHALT DRIVING**. A vertical line on the right is labeled **TOPPING CONCRETE** and **WALL DRIVING**. A horizontal line near the bottom is labeled **ASPHALT DRIVING** and **TOPPING CONCRETE**. The wall itself is composed of multiple layers, with a central vertical column labeled **REINFORCED CONCRETE**. Other labels include **ASPHALT DRIVING** on the left, **TOPPING CONCRETE** on the right, and **ASPHALT DRIVING** at the bottom. A vertical line on the right is labeled **TOPPING CONCRETE** and **WALL DRIVING**. A horizontal line near the bottom is labeled **ASPHALT DRIVING** and **TOPPING CONCRETE**. The wall is shown with a thickness of **10 INCHES** and a height of **10 FEET**.

1

OVERALL PLAN
DRAFT DOCE

GARAGE TYPE 2-

EXTERIOR ELEVATION
GARAGE TYPE 2 - SIDE

PAGE TYPE 2 - DETAIL VIEW

GARAGE TYPE 2.

8

GARAGE TYPE 2-



The Siebenthaler Company

Dan Boron
City of Springboro Planner
320 West Central Ave
Springboro, Oh, 45066

To whom it may concern,

Nick Lingenfelter and associates at PLK communities have may act as agents of The Siebenthaler Company in matters relating to property owned by The Siebenthaler Company in Springboro, as long as said agency does not result in the reduction of approved density of the property.

Thank you for your attention,

Robert Siebenthaler
President, The Siebenthaler Company
C 937-313-2156

Landscape Nurserymen

Established 1870

2074 Beaver Valley Rd • Beavercreek, Ohio 45434 • Phone (937) 274-1154 • Fax (937) 274-9448

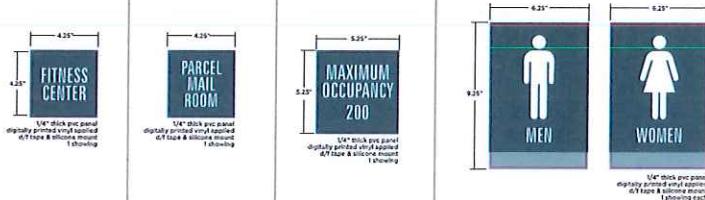
L:\LANDSCAPE\DOCUMENTS\ROBERT'S DOCS\ARBORIST DOCUMENTS\2020GARWOOD.DOCX

RECEIVED

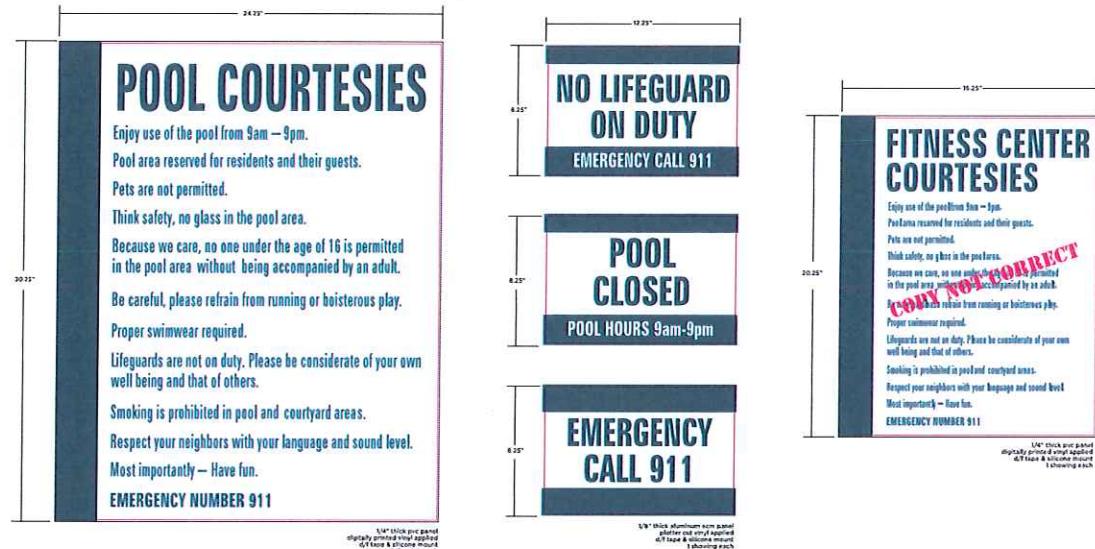
MAR 25 2022

Typical Property Signage

INTERIOR ROOM IDENTITY



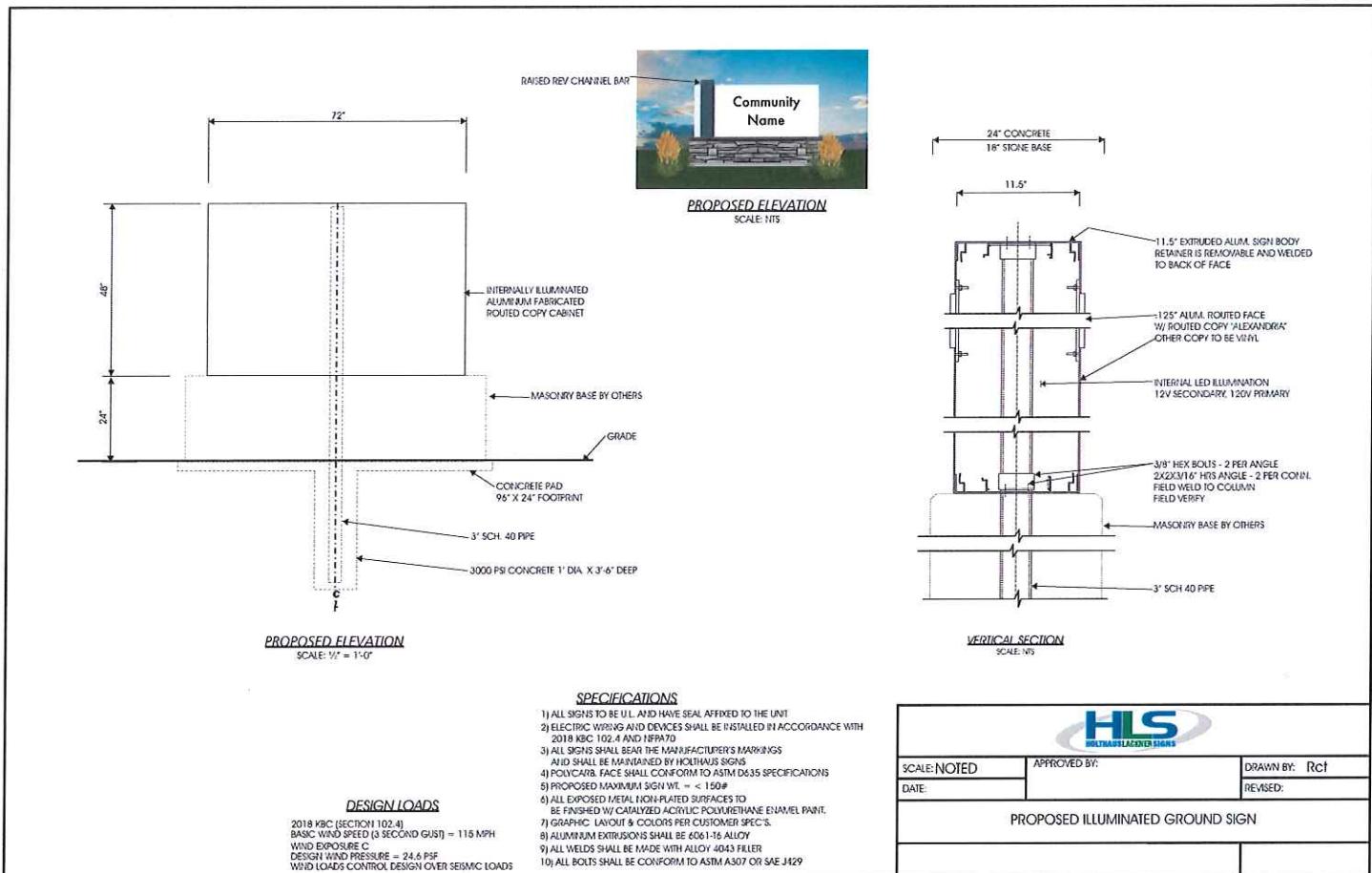
POOL & FITNESS SIGNS



REGULATORY LOT SIGNS



Typical Entry Monument Signage



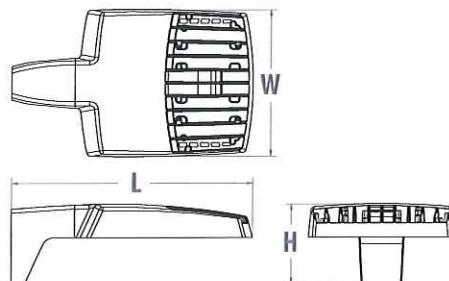


RSX1 LED Area Luminaire



Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	31.0 lbs (14.1 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED		Performance Package		Color Temperature		Distribution		Voltage		Mounting	
Series	Performance Package										
RSX1 LED	P1	30K	3000K	R2	Type 2 Wide			MVOLT	(120V-277V) ²	SPA	Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K	4000K	R3	Type 3 Wide			HVOLT	(347V-480V) ³	RPA	Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K	5000K	R35	Type 3 Short			(use specific voltage for options as noted)		MA	Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4			R4	Type 4 Wide			120 ³	277 ⁴	IS	Adjustable slipfitter (fits 2-3/8" OD tenon) ⁵
				R45	Type 4 Short			208 ³	347 ⁴	WBA	Wall bracket ¹
				R5	Type 5 Wide ¹			240 ³	480 ⁴	WBASC	Wall bracket with surface conduit box
				RSS	Type 5 Short ¹					AASP	Adjustable tilt arm square pole mounting ⁵
				AFR	Automotive Front Row					AARP	Adjustable tilt arm round pole mounting ⁵
				AFRR90	Automotive Front Row Right Rotated					AAWB	Adjustable tilt arm with wall bracket ⁵
				AFRL90	Automotive Front Row Left Rotated					AAWSC	Adjustable tilt arm wall bracket and surface conduit box ⁵

Options

Shipped Installed	
HS	House-side shield ⁶
PE	Photocontrol, button style ^{7,8}
PEX	Photocontrol external threaded, adjustable ^{8,9}
PER7	Seven-wire twist-lock receptacle only (no controls) ^{8,11,12}
CE34	Conduit entry 3/4"NPT (Qty 2)
SF	Single fuse (120, 277, 347) ⁴
DF	Double fuse (208, 240, 480) ⁴
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output ^{8,12}
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ^{8,12}

Shipped Installed

*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)

NLTAIR2 nLight AIR generation 2^{12,13,14}

PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)^{12,14,15}

*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield ⁶
EGFV	External glare full visor (360° around light aperture) ⁶
BS	Bird spikes ¹⁶

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories

Ordered and shipped separately.

RSXHS	RSX1 House side shield (includes 1 shield)
RSXHSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSXIEGS (FINISH) U	External glare shield (specify finish)
RSXIEGFV (FINISH) U	External glare full visor (specify finish)
RSXRP (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXVBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell-SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell-SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell-SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- 1 Any Type 5 distribution, is not available with WBA.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 5 Maximum tilt is 90° above horizontal.
- 6 It may be ordered as an accessory.
- 7 Requires MVOLT or 347V.
- 8 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
- 9 Requires 120V, 208V, 240V, 277V or 347V.
- 10 Twilllock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- 11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- 12 Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- 13 Must be ordered with PIRHN.
- 14 Requires MVOLT or HVOLT.
- 15 Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- 16 Must be ordered with fixture for factory pre-drilling.
- 17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

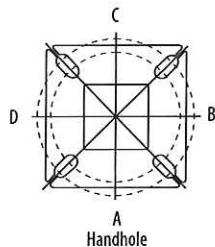


External 360 Full Visor

Pole/Mounting Information

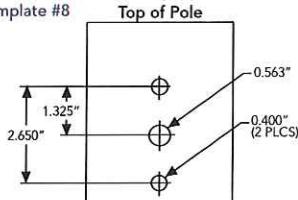
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

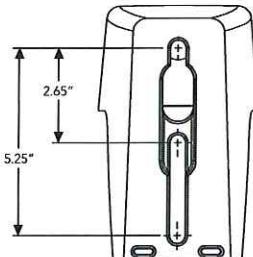


RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2-7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
Head Location		Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

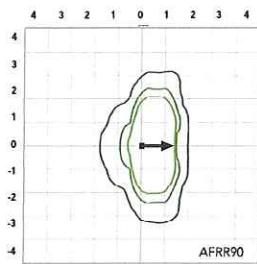
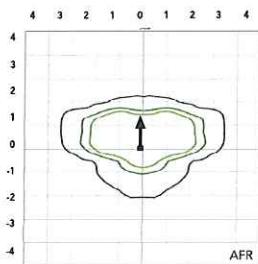
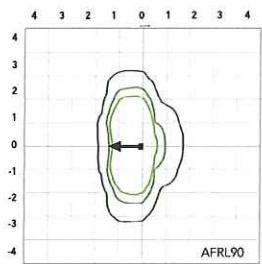
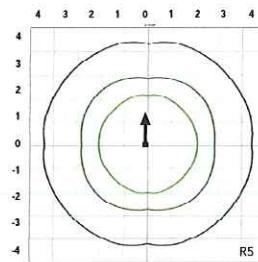
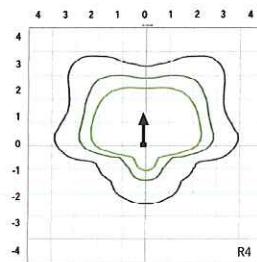
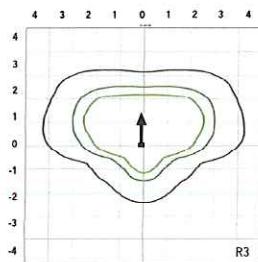
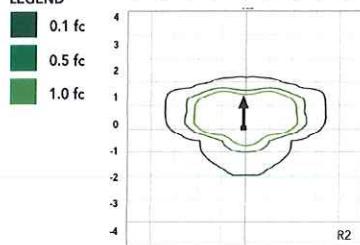
Fixture Quantity & Mounting Configuration		Single	2 at 90°	2 at 180°	3 at 90°	3 at 120°	4 at 90°	2 Side by Side	3 Side by Side	4 Side by Side	
Mounting Type	Tilt	0°	10°	20°	30°	40°	50°	60°	70°	80°	90°
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26	
RPA - Round Pole Adaptor	0°	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36	
MA - Mast Arm Adaptor	0°	0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1	
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26	
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71	
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49	
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97	
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24	
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44	
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25	
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86	
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03	
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03	
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

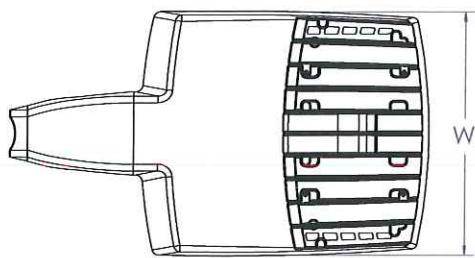
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

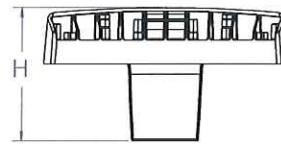
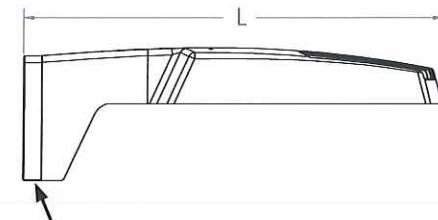
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions

RSX1 with Round Pole Adapter (RPA)



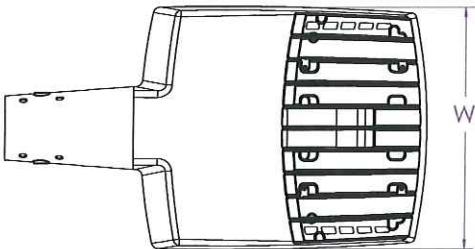
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



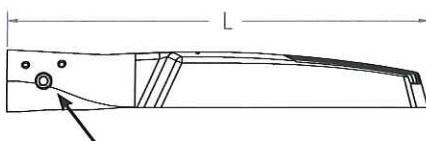
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

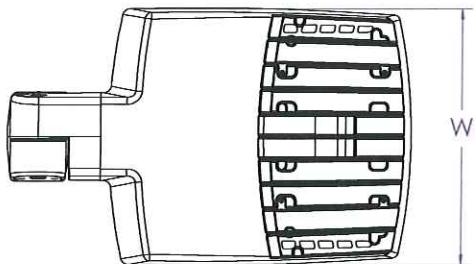


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

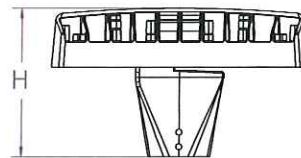
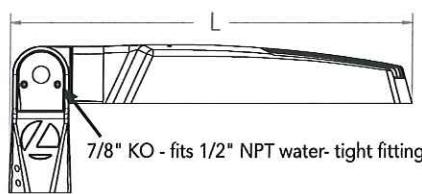


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)

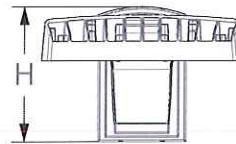
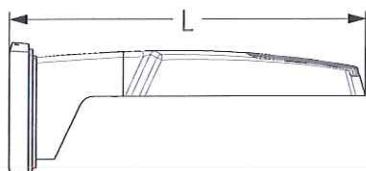
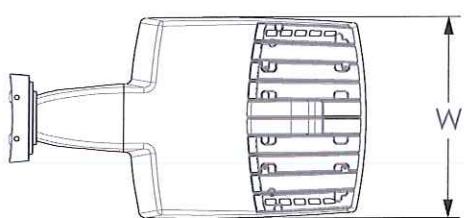


Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

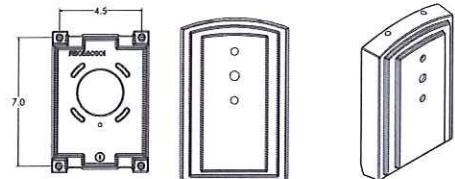


Dimensions

RSX1 with Wall Bracket (WBA)



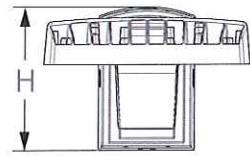
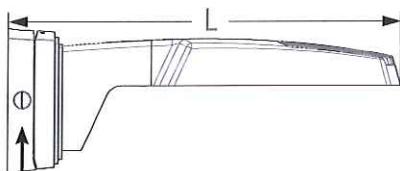
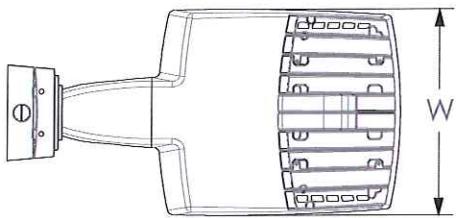
Wall Bracket (WBA) Mounting Detail



Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body

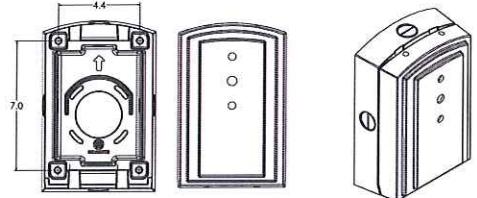
8.9" (22.6 cm) Arm

RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

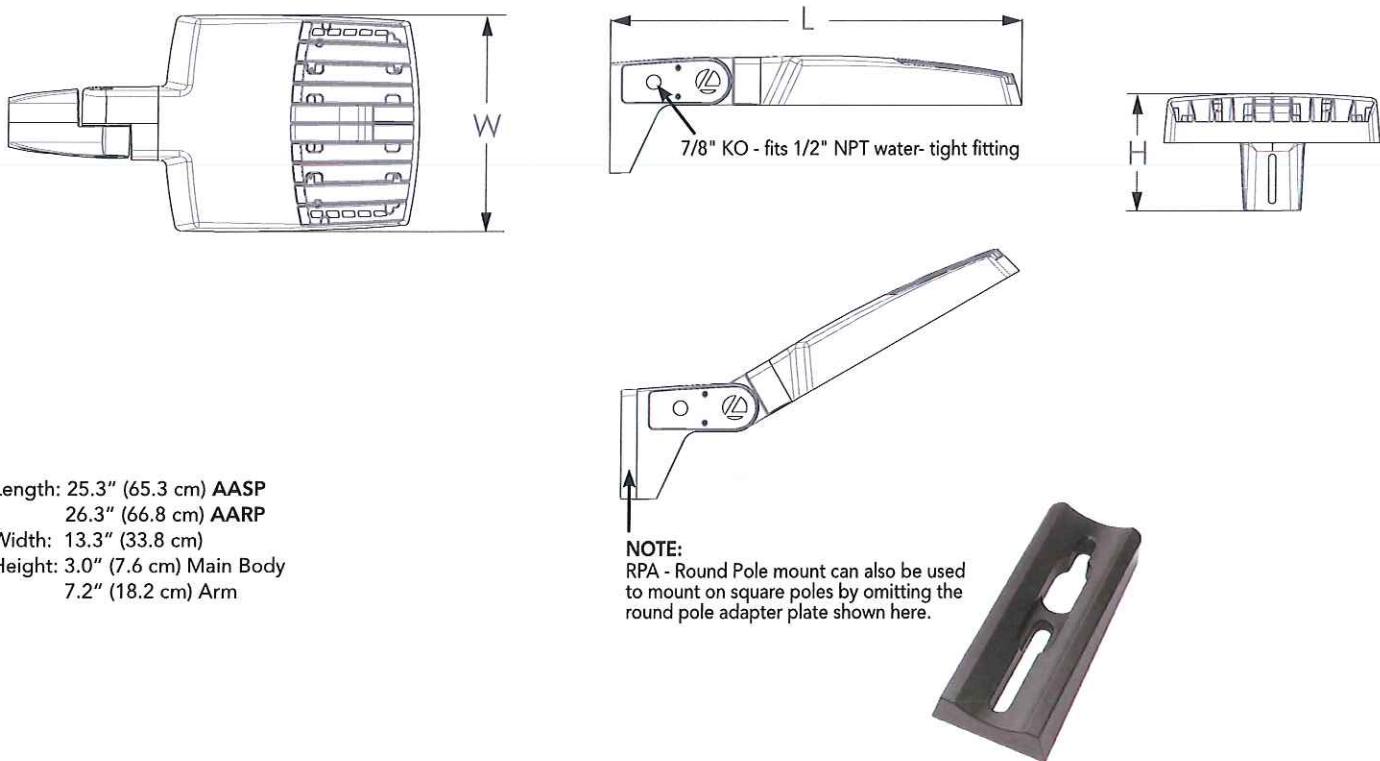
Surface Conduit Box (SCB) Mounting Detail



Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

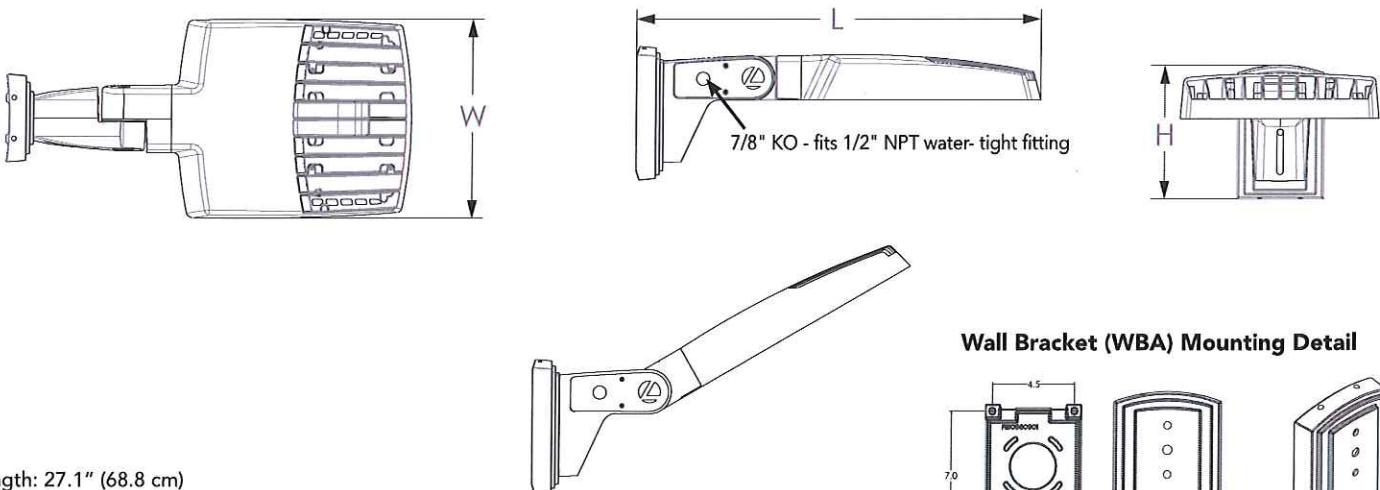


Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

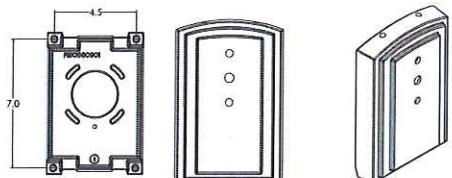
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



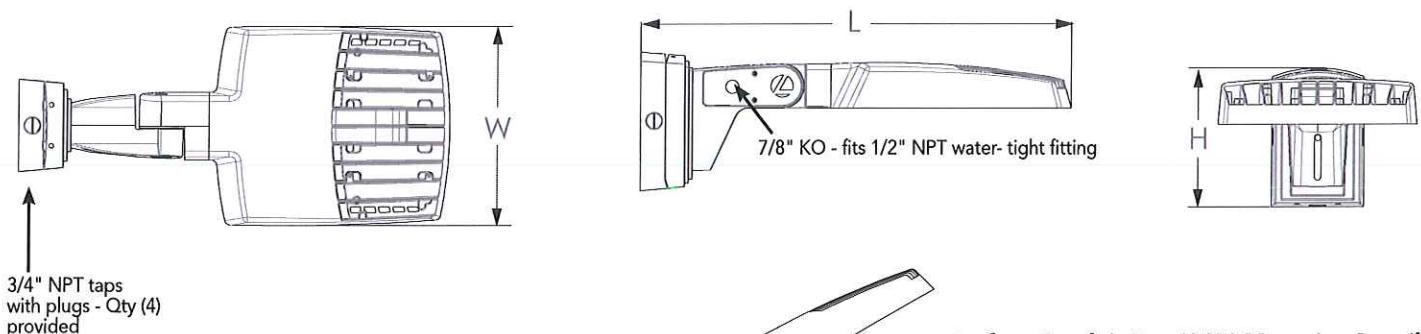
Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



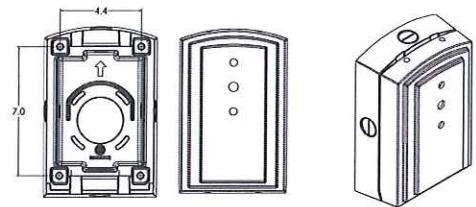
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

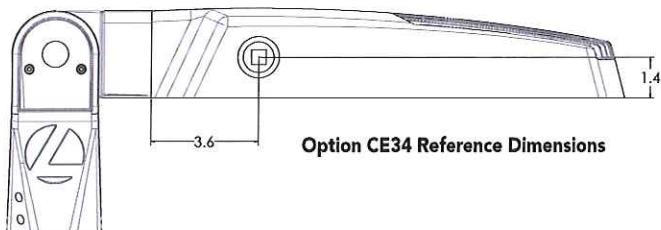


Length: 28.8" (73.2 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

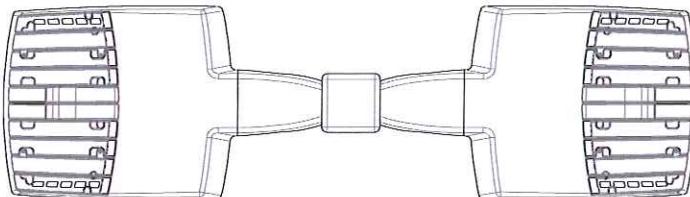


Additional Reference Drawings



Automotive Front Row - Rotated Optics (AFRL90/R90)

AFRR90

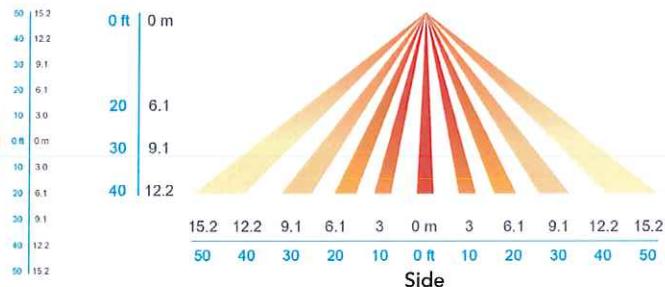
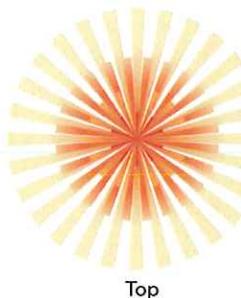
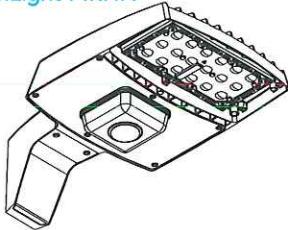


AFRL90

nLight Control - Sensor Coverage and Settings

PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31. WITH Vibration rated per ANSI C136.31: 3G Mountings: SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: WBA, WBASC, AAWB and AAWS rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclips. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2018-2019 Acuity Brands Lighting, Inc. All rights reserved.

Lithonia RSX1 Area LED
Rev. 02/17/20
Page 9 of 9

Typical Pool Fencing

Pool Fencing

5'H BLACK COMMERCIAL GRADE ALUMINUM

Pool Fencing:

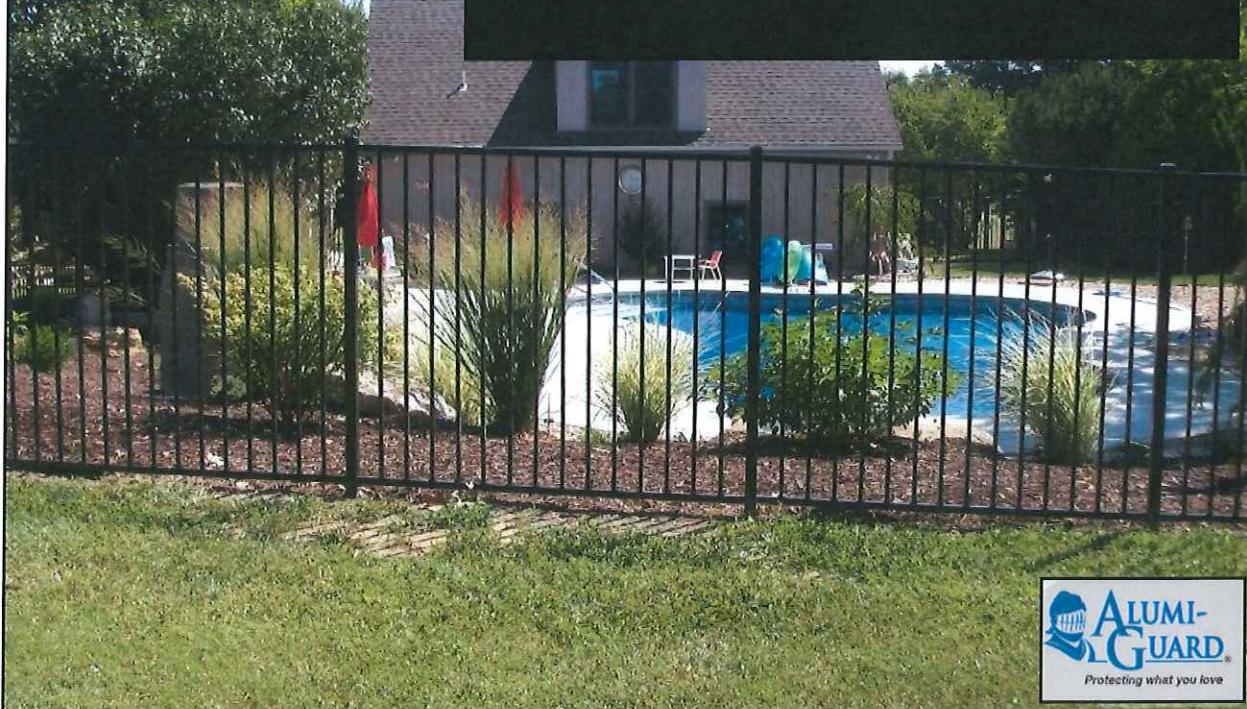
5'H Black 2-Rail Ornamental Aluminum Fence
~ 296LF (6'W 2-Channel Panels) Style: Flat Top / Flat Bottom Style
3/4" Square Vertical Pickets @ <4" Spacing

2.5" x .075 Aluminum Fence Posts [] Set in Earth [x] Core Drill in Concrete

Gates:

2ea 4'W (Opening) x 5'H Black Ornamental Aluminum Single Swing Gate
3" x .125 Gate Posts, 2-Channel Panels, 3/4" Square Pickets
Self-closing Hinges and Pool Magna-Latch

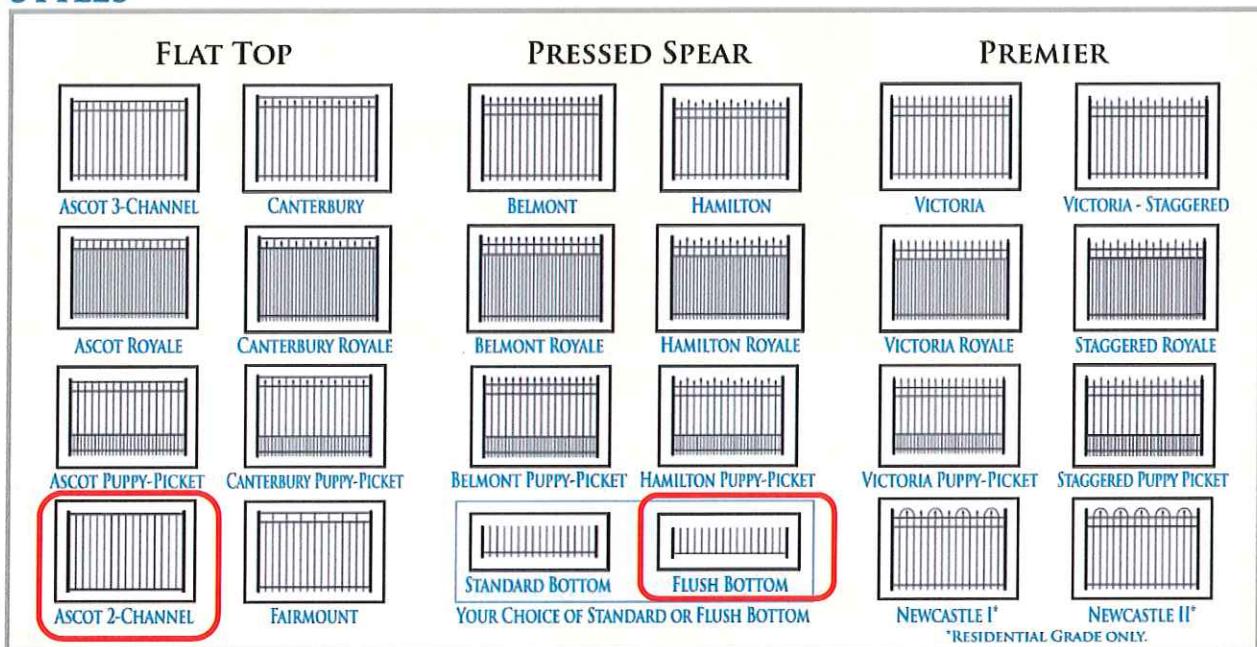
*Gate Lock: Install @ 54" Above Grade
(This Style for Taller Fences)*



ALL ALUMI-GUARD PRODUCTS ARE MADE IN THE UNITED STATES OF AMERICA



STYLES



COLORS

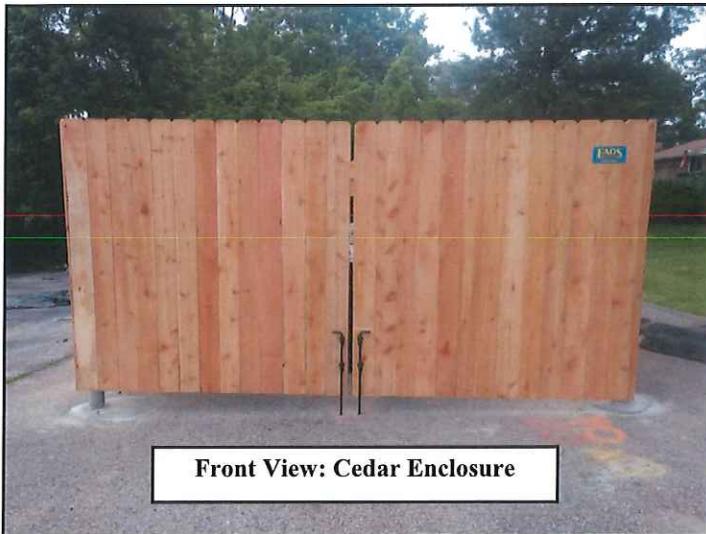


ALL COLORS MEET OR EXCEED AAMA 2604-10 SPECIFICATIONS

ADORNMENTS



Typical Trash Enclosure



Front View: Cedar Enclosure



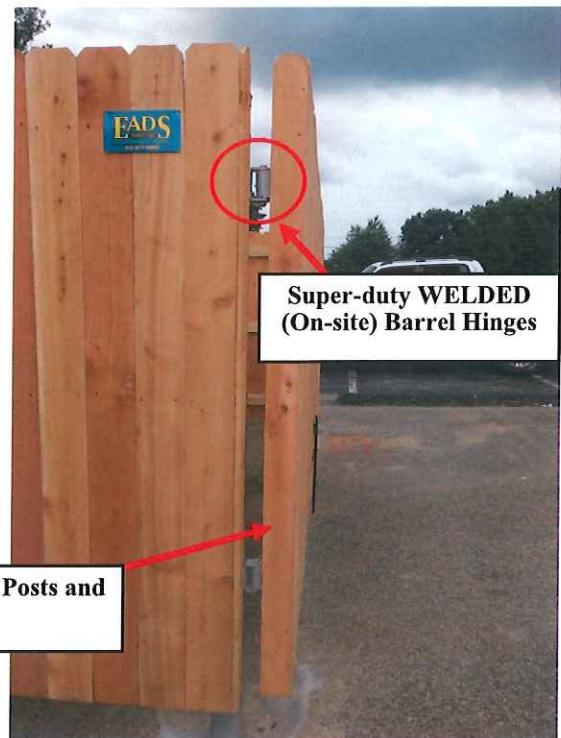
Side View: Cedar Enclosure



Interior View: Enclosure
Steel Posts and Steel
Gate Frame.



Cover Trim on Enclosure Steel Posts and
Steel Gate leaf frame.



Super-duty WELDED
(On-site) Barrel Hinges

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, March 9, 2022

I. Call to Order

Chair Becky Iverson called the 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, Chair; Chris Pearson, Vice Chair, Mark Davis, Robert Dimmitt, Mike Thompson. Absent, Steve Harding and John Sillies

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

Mr. Thompson motioned to excuse Mr. Harding and Mr. Sillies. Mr. Davis seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Thompson, yes; Pearson, yes; Davis, Yes (5-0)

II. Approval of Minutes

A. February 9, 2022 Planning Commission Minutes

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

Mr. Davis motioned to approve the February 9, 2022 Planning Commission minutes. . Mr. Pearson seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Pearson, yes; Davis, Yes; Thompson, Abstain. (4-0)

II. Agenda Items

A. Preliminary Review, Minor Revision to Approved General Plan, The Falls PUD, Planned Unit Development, revision to apartment component

Background Information

This agenda item is a request for preliminary review of a minor revision to an approved general plan for a portion of the apartment component of The Falls PUD, Planned Unit Development. The application was submitted by PLK Communities, Cincinnati. The property is owned by The Siebenthaler Company.

As indicated in the submitted materials, the applicant is proposing to construct 168 apartment units on a 16.05-acre site located on the northeast portion of The Springs PUD. The site is situated between The Falls apartment complex on the east, and the Waterside condominiums to the west. Both The Falls and Waterside condominiums are also in The Springs PUD. The property has frontage on Springs Boulevard; access is also proposed from the east through The Falls apartments to Yankee Road. The northern property

line for the site coincides with the Warren-Montgomery county border. Lands to the north are within Washington Township.

The 16.05-acre site was approved for apartment development as part of the general plan for what is now The Springs PUD in early 2002. A total of 305 apartments were approved at that time consisting of 30 10-unit buildings and a 5-unit building including the management office, clubhouse and pool. Later, two phases of apartment development were approved by the Planning Commission, one each in 2002 and 2003, based on an application filed by the developer, Coffman Development. The northern tier of the apartments were reviewed and approved first, consisting of 15 apartment buildings and the clubhouse, with 15 additional buildings on the southern tier. The phases were oriented east to west, with both phases crossing the utility lines that bisect the 16.05-acre site. Coffman Development then developed just the eastern portion of each phase along the Yankee Road side of the property beginning in 2005. Development of this portion of the site continued until 2010/2011 when the current 135 apartment units—13 ten-unit buildings and one 5-unit building with clubhouse—configuration was arrived at. The Siebenthaler property was later split from The Falls apartments. The 2002/2003 City approval to construct 170 apartment units on the site remains in effect. A copy of the plans for the apartment component of The Springs PUD as proposed is included in the meeting materials.

PLK Communities is proposing to construct 168 apartment units on the site. The proposal includes 10 16-unit apartment buildings, an 8-unit apartment building, a clubhouse facility, and a number of stand-alone garages and dumpster enclosures. Access will be provided with a driveway connecting to Springs Boulevard and two drives to The Falls apartments and in turn Yankee Road.

The City's PUD ordinance defines three types of revisions to approved general plans: major, minor, and administrative. Major revisions include proposals that change the list of permitted uses within a PUD or any increase of 15% or greater in the number of residential units for a site, and require the approval of the Planning Commission and City Council. Minor revisions involve no change in permitted uses within a PUD and involve density increases between 5 and 15%, and require the approval of Planning Commission. Administrative revisions include revisions involving 5% increases in development density or less, and are approvable by City staff. The PLK Communities proposal represents a minor revision to the approved general plan for the apartment component.

Following Planning Commission's review of the requested general plan revision—first in preliminary format, the final approval at a subsequent meeting—review and approval of a final development plan by Planning Commission may commence. PLK Communities has indicated their intention to develop the 16.05-acre site in one section.

Existing zoning in the vicinity of the site is PUD to the east, south, and west, all part of The Springs PUD. Zoning to the north is zoned PD-T, Planned Development Transition District, under the Washington Township Zoning Resolution, a district whose purpose is "...to allow for orderly growth and development Washington Township and abutting municipalities." Existing land uses in the vicinity of the site include The Falls apartments to the east, St. Mary's church to the southeast, the single-family residential component of The Springs to the south, to the west the Waterside condominiums component of The Springs, and to the north in Washington Township, Montgomery County, and the Yankee Terrace single-family residential subdivision.

Staff Comments

City staff has identified the following comments for the general plan revision request:

1. Provide minimum 9-foot buffer from property lines for parking areas.

2. Provide architectural details for clubhouse and accessory structures. Applicant is advised that one accent color is permitted for the development.
3. Landscaping Plan required at second stage of approval process, final development plan. Plans to comply with Chapter 1279. Items to include the identification of existing vegetation greater than 4 inches DBH to remain on the site for credit against other landscaping requirements, site development landscaping at the rate of 1 tree/3,000 square feet for developed portions of the site, parking lot landscaping, buffers to adjacent uses, and landscaping along road frontages.
4. Lighting plan consistent with Chapter 1273 of Planning and Zoning Code to be developed that meets color-temperature, intensity, and cut-off lighting requirements during final development plan stage of approval process.
5. Applicant to develop signage plan for review by City staff.
6. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
7. Provide complete site design and development standards for building placement and ancillary facilities.
8. Provide bicycle parking consistent with Section 1279.01(f) of the Planning & Zoning Code.
9. To maximize safety and minimize property damage, 24-foot drive aisle are recommended in all parking areas.
10. Provide water, sanitary sewer and storm sewer details and any associated calculations for review.
11. Provide the mechanism for the retention basin maintenance, which shall include wording for the City of Springboro to complete maintenance and assess owner if owner/HOA fails to maintain.
12. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all fire hydrant components shall meet those of the City of Springboro Water works.
13. Pursuant to Section 105.4.3 and 105.4.4 of the 2017 Ohio Fire Code, it shall be the responsibility of the applicant to ensure that the construction documents include all of the protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply in all respects with the code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

Discussion:

In attendance to discuss their application were Nick Lingenfelter and Mick Oaks, PLK Communities, Matt Davis, DSD Advisors, and Tyler Amicon, Viox & Viox.

Mr. Boron reviewed the background on this project explaining that the 16.05-acre site was approved for apartment development as part of the general plan for what is now The Springs PUD, Planned Unit Development, in early 2002. In 2002/2003 total of 305 apartments were approved at that time consisting of 30 10-unit buildings and a 5-unit building including the management office and clubhouse. The apartment component of the PUD was partially completed and is The Falls apartments. The apartments were approved in two phases, the first on the northern half, the second on the southern half, but only the east portion of each phase, along Yankee Road, was developed.

Mr. Boron reviewed the three types of revisions to a general plan, major, minor, and administrative review. The proposal constitutes a minor change to the approved general plan. Minor changes are reviewed and approved by the Planning Commission.

The current proposal is to construct 168 apartment units on the site, a reduction of 2 units from the 2002/2003 approval for the site. The proposal includes ten 16-unit apartment buildings, an 8-unit apartment building, a clubhouse, and a number of stand-alone garages, dumpster enclosures, and

other accessory facilities. PLK Communities has a letter of authorization from Siebenthaler to act on their behalf through the City's review process.

Mr. Boron stated following the general plan revision review process a final development plan would need to be reviewed and approved by the Planning Commission.

Mr. Amicon explained that they have addressed all staff comments the best they can at this time, and will resolve any other issues, such as landscaping as the project develops. He indicated a number of comments cannot be addressed until more detailed plans are developed later in the approval process.

Mr. Amicon asked about the 9-foot buffer for landscaping.

Mr. Boron indicated the 9-foot buffer is from the parking ordinance and is the minimum area needed to accommodate landscaping.

Mr. Lingenfelter expressed concern about the garages on the north side of the property if a 9-foot buffer is a requirement. He also indicated that PLK Communities is still working on the access easements to the east, their goal is to work with the operator of The Falls to secure that access that were never recorded. If they cannot, other access points to the west would be examined. The access to the east would also help The Falls provide a second access point as well. He understood the City's directive to have multiple access points to the site. He added that the other staff comments should be easy to address.

Mr. Pearson asked if a clubhouse was shown for this area in the original plan and if that changes the nature of the PUD.

Mr. Boron replied that no clubhouse was shown, the existing clubhouse near Yankee Road was intended to serve the entire apartment complex.

Mr. Lingenfelter reviewed the plans for the clubhouse, mailboxes within, and that they are adding approximately 0.75-acre of greenspace relative to the original plan. There will also be roughly a 12% reduction in impermeable surfaces from the 2002/2003 plans.

Mr. Pearson asked for additional details on the architectural plans and color schemes.

Mr. Lingenfelter reviewed the design and colors of the units as well as the exterior of the buildings, as well as some details of the interiors. He noted that similar apartments are available to review on their website.

Mr. Boron indicated said he would distribute the architectural plans to members of Planning Commission following the meeting.

Mr. Pearson asked if the applicants were familiar with the City's exterior color provisions.

Mr. Boron clarified that the accent color was a maximum number, not a requirement, otherwise neutral colors may be used, along with an allowance for trims.

Ms. Iverson stated that colors all seem to be neutral and this type of housing is much needed in Springboro.

The Planning Commission, applicants, and City staff discussed the colors scheme and exterior materials.

Mr. Pearson asked about similar developments in the region.

Mr. Lingenfelter answered Alexander Point in Hamilton Township, and Gentry East in Eastgate. He indicated there is no name at this point in time for the development. He closed by saying he will continue to work through the comments.

Mr. Dimmitt asked if losing the garages would be a deal breaker.

Mr. Lingenfelter said it would impact revenue but it would not be a deal breaker.

Mr. Boron stated that if members are comfortable at this point, the minor revision of the general plan can be put on the April 13th agenda for formal approval. He indicated that additional details would be provided later during the final development plan following general plan.

Mr. Mark Davis clarified this was for the revision to the general plan that will be reviewed in April.

Mr. Boron said that is correct.

Mr. Boron explained that this approval would take two meetings, the first for the revision to the general plan, and two for the final development plan, preliminary review and formal approval.

Mr. Lingenfelter asked about tree species.

Mr. Boron replied they would provide that.

VI. Planning Commission and Staff Comments

Mr. Boron reported that at a future meeting, a solar energy ordinance will be on the agenda. Solar energy, primarily roof top units, have become increasingly popular and our current standards may be too restrictive relative to the region and we need some modifications to make them more manageable for staff, applicants, and contractors. Issues to consider are visibility from the street, screening of hardware, arrangement on roof tops, and more.

Mr. Thompson asked what the status on the LaComedia project.

Mr. Boron explained that the applicant should be back for final approval sometime in the spring. A plan was submitted in February showing a much larger building.

Mr. Boron thanked everyone for coming to the meeting and the communications from City staff as we tried to put together a quorum.

VII. Adjournment

*Mr. Davis motioned to adjourn the March 9, 2022 Planning Commission Meeting at 6:40 pm
Mr. Pearson seconded the motion.*

Vote: Iverson, yes; Dimmitt, yes; Thompson, yes; Pearson, yes; Davis, Yes (5-0)

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary

DRAFT