

Agenda
City of Springboro Planning Commission Meeting
Wednesday, June 8, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. May 11, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Final Development Plan, The Springs PUD, Planned Unit Development, apartment component
 - B. Preliminary Review, Final Development Plan, Advanced Drive PUD, Planned Unit Development, 150 Advanced Drive, Alfons Haar, Inc., building additions
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendation
City of Springboro Planning Commission Meeting
Wednesday, June 8, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Final Development Plan, The Springs PUD, Planned Unit Development, apartment component

Background Information

This agenda item is a request for formal approval of the final development 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 the subject of approval of a revision to the approved general plan at the April 13th Planning Commission meeting.

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 the 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, a clubhouse building including a pool. Part of that approval was replaced by Planning Commission's April 13th action on the general plan revision.

Later, two phases of apartment development were approved by the Planning Commission in the final development plan stage of the approval process, 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 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.

PLK Communities is proposing to construct 168 apartment units on the site. The proposal includes nine 16-unit apartment buildings, three 8-unit apartment buildings, 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 three potential access points: one to The Falls and in turn Yankee Road, and two to Waterside. PLK Communities has indicated their intention to develop the project in one section.

Final development plan review and approval is the second stage of the three-stage PUD approval process. No action of City Council is needed on the final development plan. Record plan review and approval is the third stage of the approval process, however no record plan is required as the site has already been subdivided.

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 final development plan subject to compliance with the following comments:

1. Provide plans and written documentation of two access points to the site. No Building Permits may be applied for before documentation is received.
2. Relabel plans as final development plan, not site plan.
3. Provide architectural elevation for the typical residential buildings on the site including materials, color, and scale, for inclusion on the final development record.
4. Revise landscaping plan for compliance with Chapter 1280, Landscaping, of the Planning and Zoning Code:
 - a. Landscape designer to work with staff to verify location and distribution of plantings satisfying site landscaping requirement.
 - b. Increase size of Emerald Green Arborvitae to a minimum of 6 feet.
5. Provide a photometric analysis in foot-candles verifying compliance with Chapter 1273, Exterior Lighting, of the Planning and Zoning Code for parking areas, drives, and walks. Chapter 1273 also applies to architectural lighting including wallpacks.
6. Verify proposed lighting complies with maximum 3500° Kelvin color-temperature standard.
7. Manufacturer information for the Lithonia RSX1 lighting is consistent with Chapter 1273 excluding non-horizontal installation included in submitted materials.
8. Provide details of proposed bicycle parking facilities; parking to comply with City standards for bicycle racks.
9. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
10. Provide complete site design and development standards for building placement and ancillary facilities.
11. Provide storm water/detention calculations for review.
12. Provide storm water Pollution Prevention Plan and provide mechanism for the storm water facility maintenance. Add silt fence along the south and west perimeter.
13. Post office to review the central mailbox unit location

14. Resubmit engineering construction drawings per city specifications. Sample drawings will be provided to the engineering consultant as an example.
15. Provide utility general notes (water, sewer, storm) as well as design details. Revise the drawing to make it legible, as the text print is too small.
16. Include water main, storm and sanitary sewer in same profile view.
17. Provide water meter room in each building for city water department employee access.
18. Fire hydrants to be American Darling B-52-B with 5" Storz connection. Water main to be class 52 ductile iron pipe with minimum 54" cover. Also, locate existing 12" water valve on the south side near east property line.
19. Provide street names (private).
20. Provide dumpster enclosure details.
21. Detain the storm water from the existing 42" storm pipe from the east per the original design of the apartment complex.
22. 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.
23. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
24. Pursuant to Section 105.4.3 of the 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 with all aspects with the code. Review and approval shall not relieve the applicant of the responsibility of compliance with the code.
25. 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.
26. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
27. 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.
28. 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.

B. Preliminary Review

Final Development Plan, 150 Advanced Drive, Advanced Drive PUD, Planned Unit Development, addition to industrial building

Background Information

This agenda item is a request for preliminary review of a final development plan for the proposed expansion of the Alfons Haar, Inc., located at 150 Advanced Drive in the Advanced Drive PUD, Planned Unit Development. The application was submitted by Ferguson Construction, on behalf of Alfons Haar, Co., business and property owner. The expansion includes two additions, the larger being a 9,150-square foot addition on the rear (northeast) side of building to expand the shop floor.

A smaller, 810-square foot addition on the side/south side of the existing building would house two Modula units that currently occupy the shop floor. This addition would extend above the existing roofline, up to 44 feet, which is permitted by code.

The existing facility was originally approved by the Planning Commission in 2006 with the construction of a 14,400-square foot building approved by the Planning Commission with provisions to expand the facility up to 25,400 square feet. The Planning Commission approved a 6,000 square foot addition in 2013 on the rear/north side of the building to bring the site to its current configuration.

Adjacent uses include CBT to the north, Advanced Engineering Solutions to the south, and Hanover Products to the west on the west side of Advanced Drive, all located within the Advanced Drive PUD/Stolz Industrial Park. To the east is General Dynamics, accessed from South Pioneer Drive, which is zoned ED, Employment Center District.

Staff Comments

City staff has the following comments at this time:

1. Provide color rendition of proposed addition. Indicate color match to existing structure.
2. Indicate building population at build-out to determine off-street parking requirement.
3. Provide lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
4. Provide storm water/detention calculations.
5. Provide storm water pollution prevention plan.
6. The new expansion shall be tied into the existing sprinkler system.
7. 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.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, May 30, 2022 at 9:00 a.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

REZONING/GENERAL PLAN

FINAL DEVELOPMENT PLAN

RECORD PLAN

VARIANCE

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

Owner
 Agent
 Lessee
 Signed Purchase Contract

APPLICANT NAME:

PLK Communities, LLC

Address

5905 E. Galbraith Rd, Cincinnati, OH 45236

Telephone No. ()

(513) 561-4685

Fax No. ()

Email Address

nick@plkcommunities.com



PROPERTY OWNER NAME (IF OTHER): Siebenhaler Company

Address: 3001 Catalpa Dr, Dayton, OH 45405

Telephone No. ()

Property Address or General Location:

Falls Blvd, Springboro, OH 45066

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: Multi-Family development including 168 apartments units. (9) 16-unit apartment buildings, (3) 8-unit apartment buildings, a clubhouse facility, and a number of stand-alone garages and dumpster enclosures.

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)

Printed Name

Nicholas R. Lingenfelter

VP of Development

5/17/22

(Date)

SPRINGBORO MULTI-FAMILY DEVELOPMENT

SITE 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 = 6.93 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

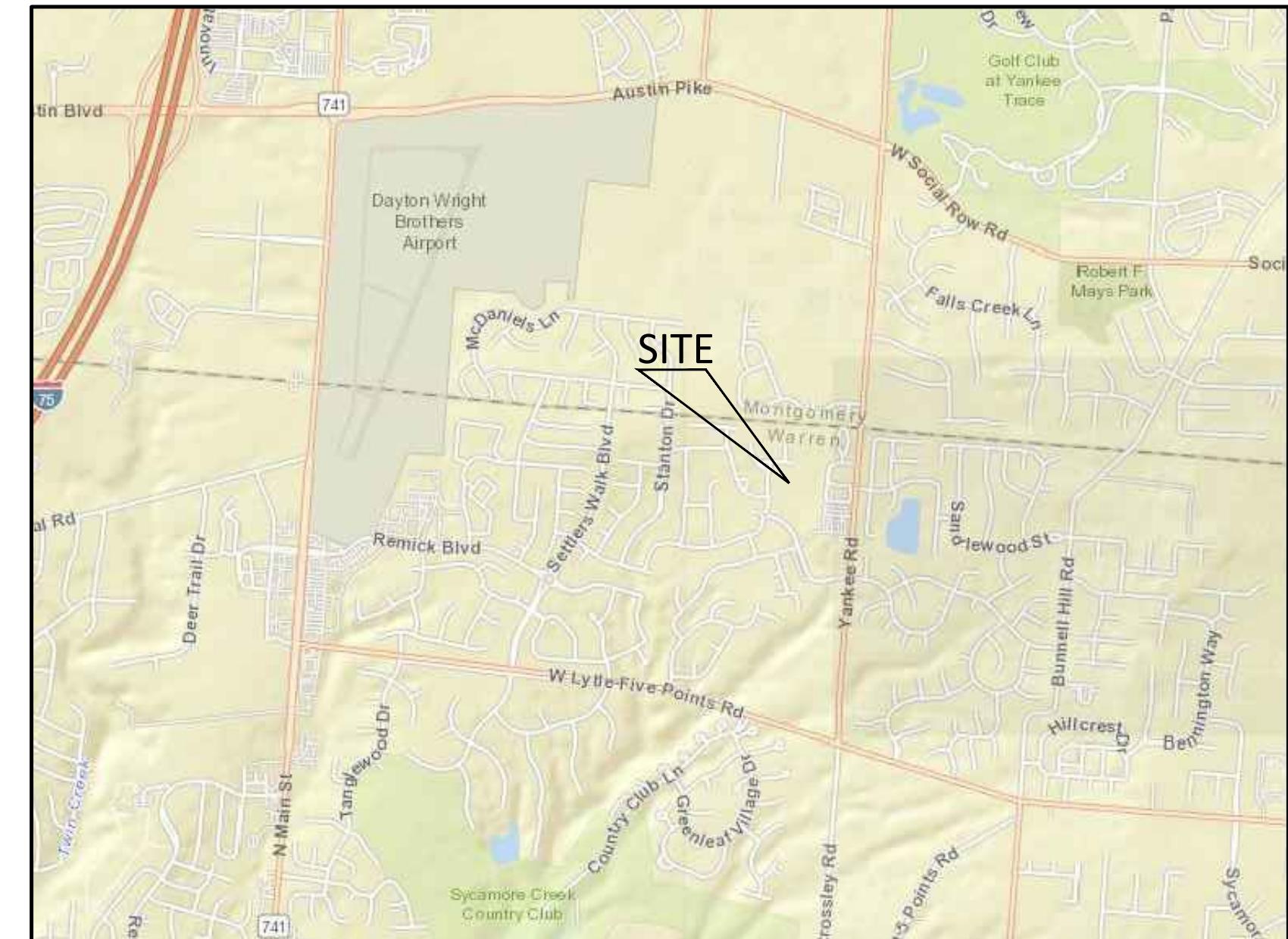
SITE ZONING DATA

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



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.



VICINITY MAP
SCALE: 1"=NTS

Sheet List Table

Sheet Number	Sheet Title
TITLE	TITLE SHEET
C100	EX. CONDITIONS & DEMO PLAN
C200	LAYOUT PLAN
C300	GRADING PLAN
C400	EROSION CONTROL PLAN
C500	UTILITY PLAN
C501	SANITARY PROFILES
C502	STORM PROFILES
C503	STORM PROFILES
C800	LAYOUT DETAILS
C801	EROSION CONTROL DETAILS
L100	OVERALL LANDSCAPE PLAN
L200	LANDSCAPE ENLARGEMENT PLAN - SOUTH
L201	LANDSCAPE ENLARGEMENT PLAN - SOUTH
L300	LANDSCAPE DETAILS

SPRINGBORO MULTI-FAMILY SITE PLAN

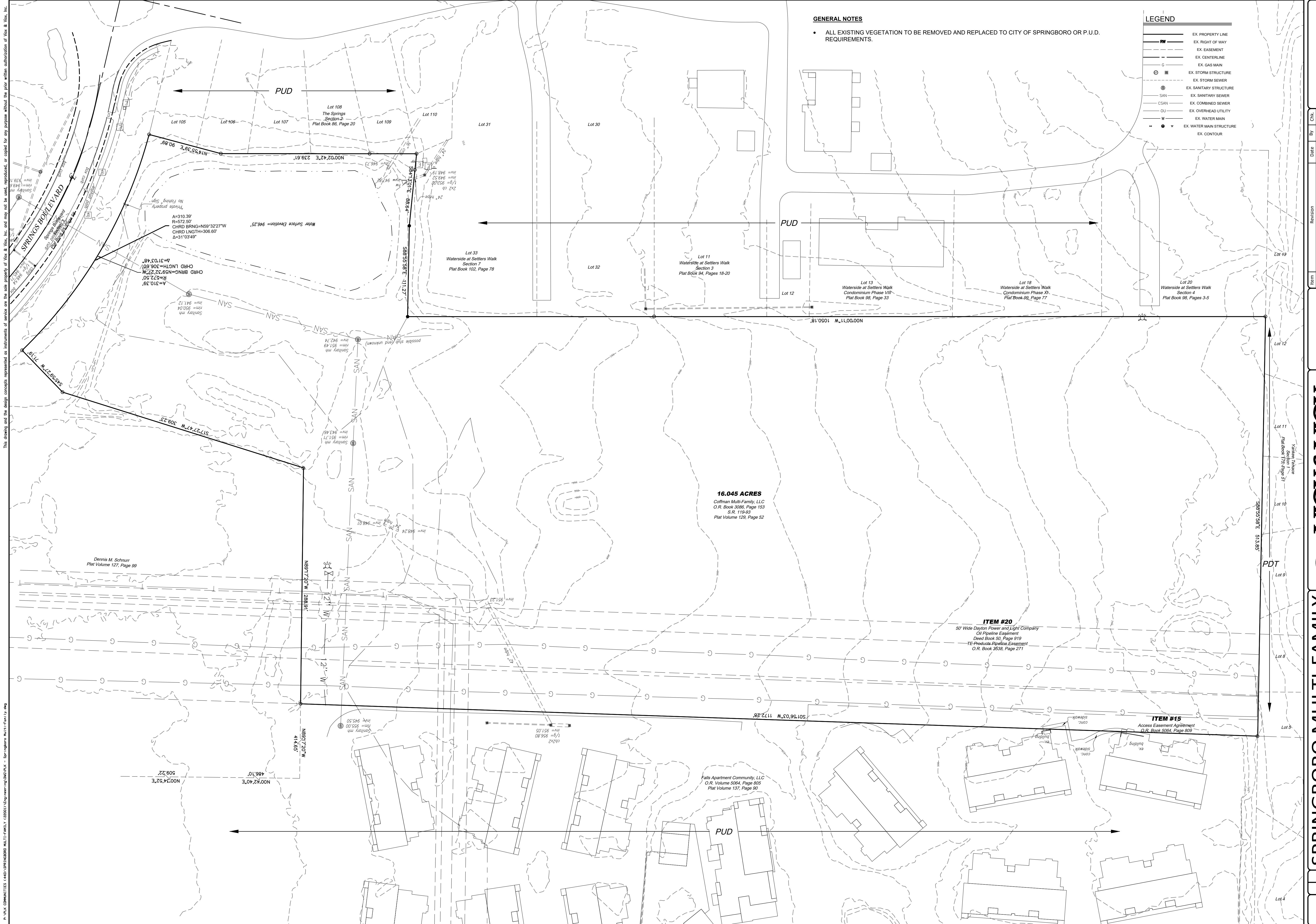
SPRINGBORO, WARREN COUNTY, OHIO

TITLE

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

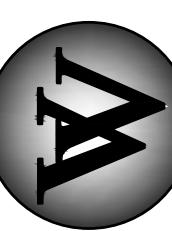
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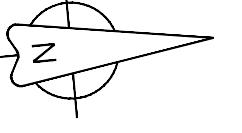
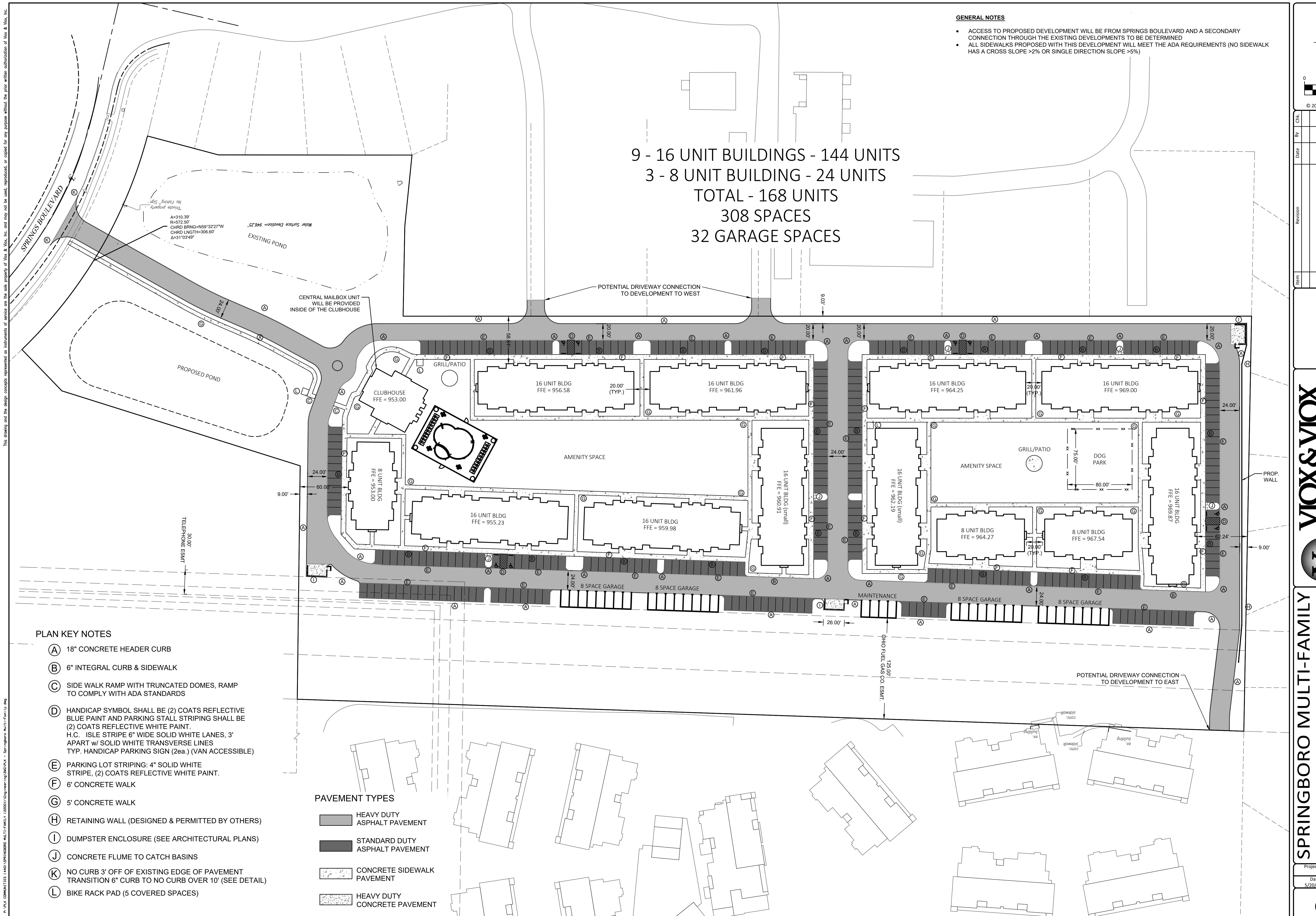


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75
SCALE: 1" = 50
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A scale bar with markings at 50 and 75, and a text block below it.

50 75

SCALE: 1" = 50

2 VIOX & VIOX, INC.

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SITE PLAN

SPRINGBORO, WARREN COUNTY, OHIO

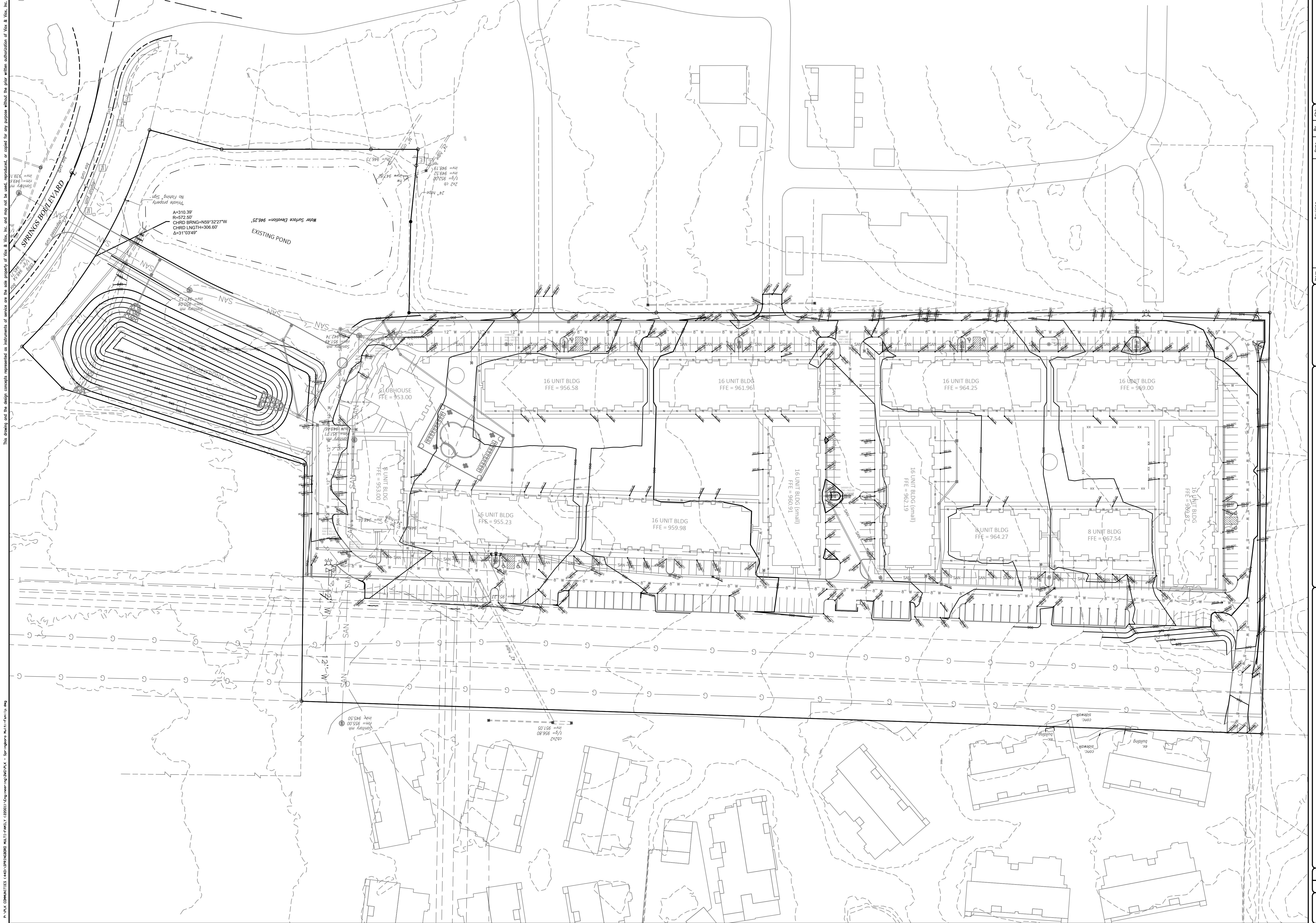
AYOUT PLAN

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C200



SPRINGBORO MULTI-FAMILY SITE PLAN

SPRINGBORO, WARREN COUNTY, OHIO

GRADING PLAN

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Civil Engineers, Surveyors, and Landscape Architects

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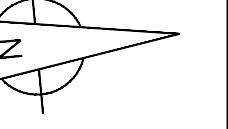
Ph Erlanger (859) 227-3295 • Ph Milford (513) 576-1000

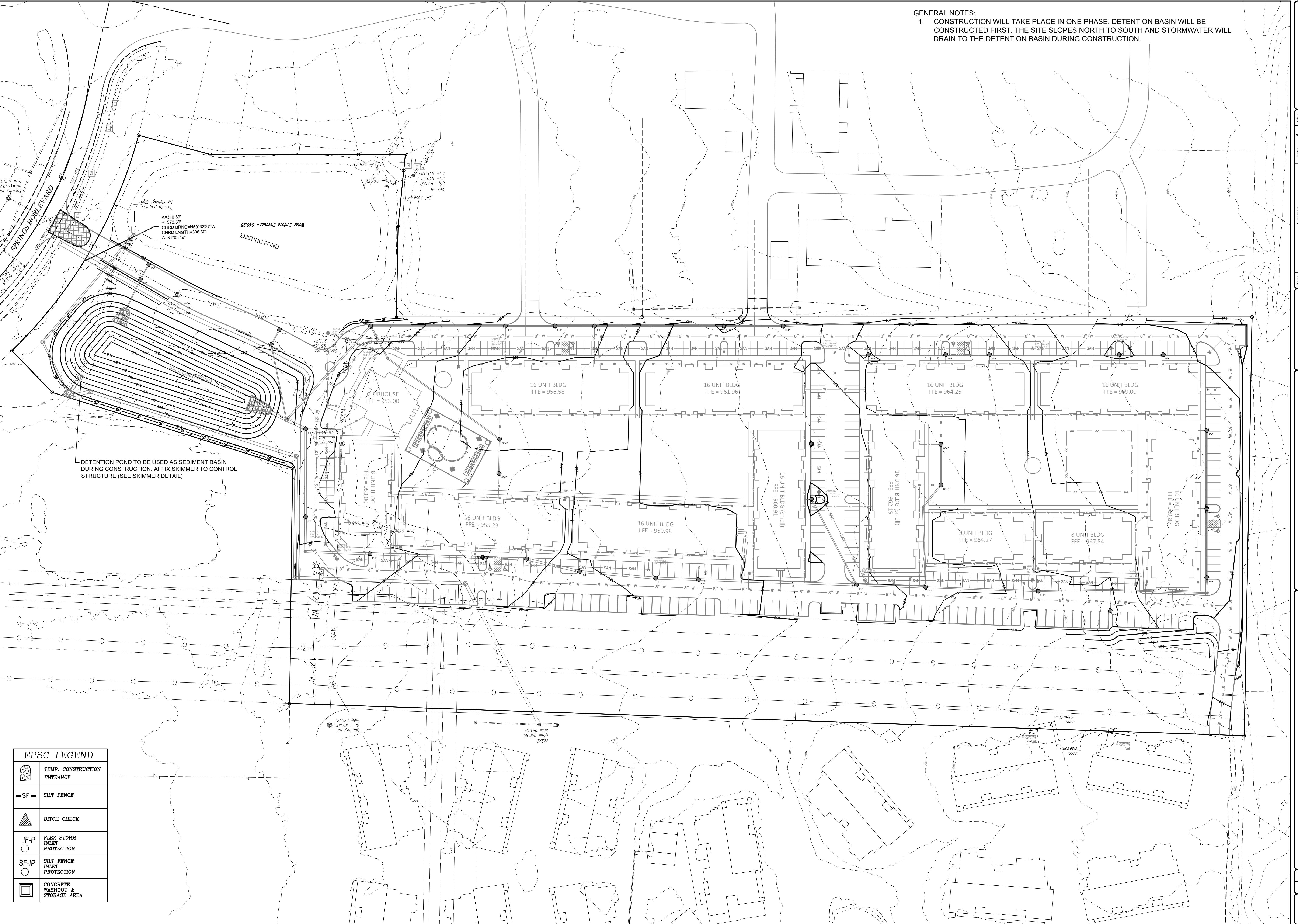
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Project No: JMV
Date: 5/20/2022
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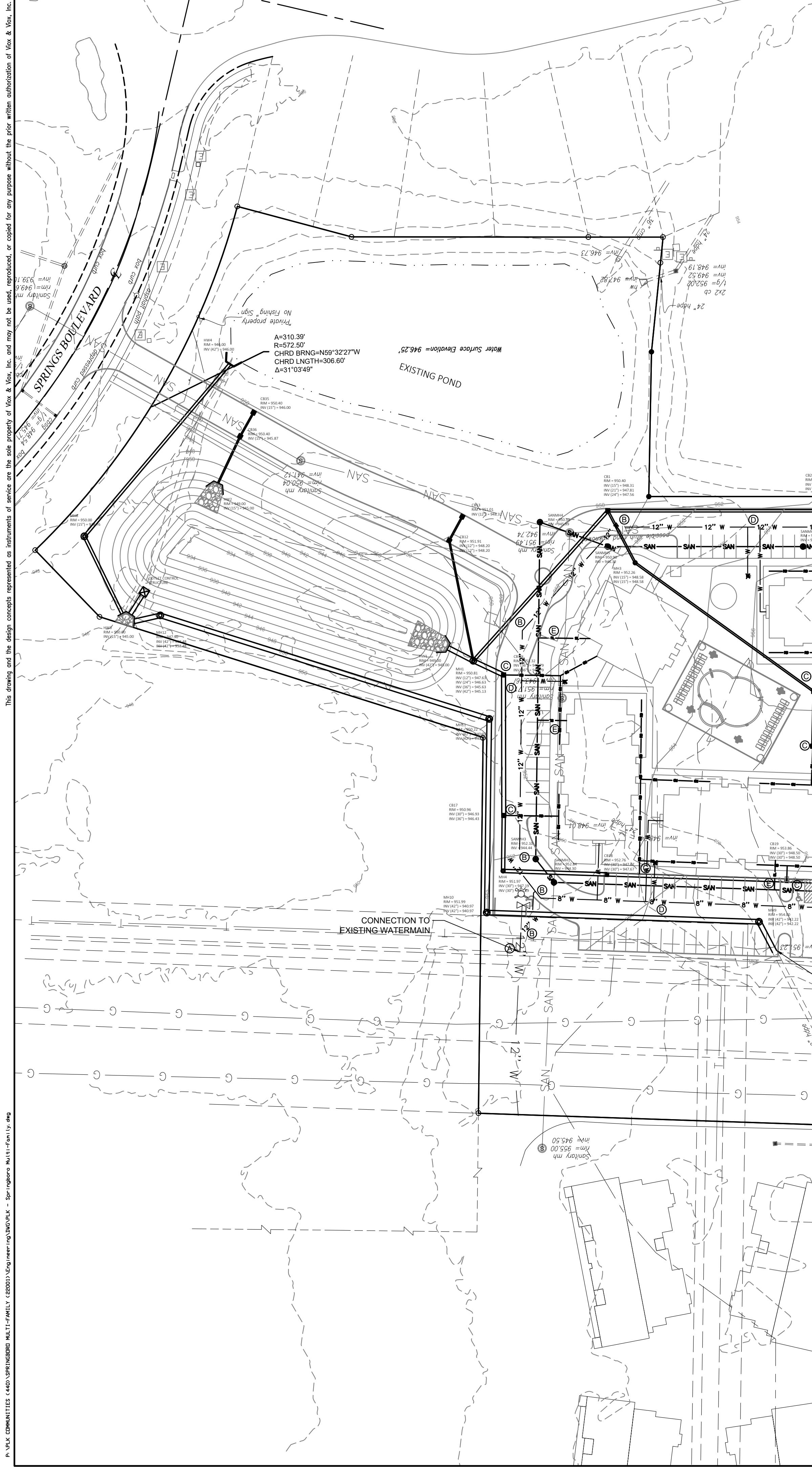
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SPRINGBORO MULTI-FAMILY SITE PLAN
SPRINGBORO, WARREN COUNTY, OHIO
EROSION CONTROL PLAN

Project No: C400
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Date: 5/20/2022
Ref: CCS
Sheet: C400

C400

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GENERAL NOTES:

1. BEND & BLOCK WATER MAIN AS NECESSARY
2. CONTRACTOR TO VERIFY UTILITY SIZES AND CONNECTION LOCATIONS WITH MEP DESIGN ENGINEER
3. ALL ROOF DRAINS TO BE PVC SDR-35 @ MIN 1% SLOPE
4. SANITARY CLEANOUT AT SANITARY EASEMENT LINE FOR EACH SANITARY LATERAL. CLEANOUTS WITHIN PAVEMENT TO HAVE NEENAH R-1976 LID AND FRAME
5. DRY UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR TO CONFIRM DRY UTILITY CROSS OVER LOCATIONS WITH UTILITY COMPANY.
6. CONTRACTOR TO VERIFY DOMESTIC WATER & FIRE SIZES AND LOCATIONS WITH MEP.
7. STORM STRUCTURES AND DETENTION WILL BE PRIVATELY OWNED AND MAINTAINED.
8. WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED.
9. SANITARY SEWER WILL BE PRIVATELY OWNED AND MAINTAINED.
10. 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.

PLAN KEY NOTES

- (A) TAP EXISTING 12" WATERMAIN W/ 12"X12"X8" TAPPING SLEEVE AND VALVE, (1) 8" RESILIENT SEATED GATE VALVE
- (B) WATER MAIN BEND & THRUST BLOCK
- (C) TIE ROOF DRAIN INTO PROPOSED CATCH BASIN OR STORM PIPE
- (D) 8"X8"X6" ANCHORING TEE & VALVE W/ FIRE HYDRANT ASSEMBLY
- (E) 6" SANITARY LATERAL @ 2% MIN / 15% MAX SLOPE (CLEANOUTS EVERY 100LF AND BENDS)

LEGEND

W	W	PROPOSED WATER LINE
SAN	SAN	PROPOSED SANITARY
SL	SL	PROPOSED SANITARY LATERAL
		PROPOSED STORM
T	T	EXISTING TELEPHONE
UE	UE	EXISTING UNDERGROUND
G	G	EXISTING GAS LINE
OU	OU	EXISTING OVERHEAD UTILITY
W	W	EXISTING WATER LINE
SAN	SAN	EXISTING SANITARY
		EXISTING STORM

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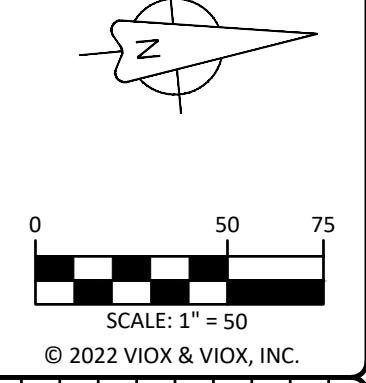
**SPRINGBORO MULTI-FAMILY
SITE PLAN**

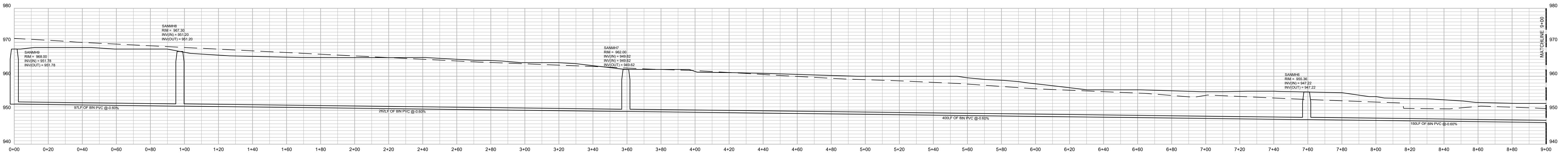
SPRINGBORO, WARREN COUNTY, OHIO

UTILITY PLAN

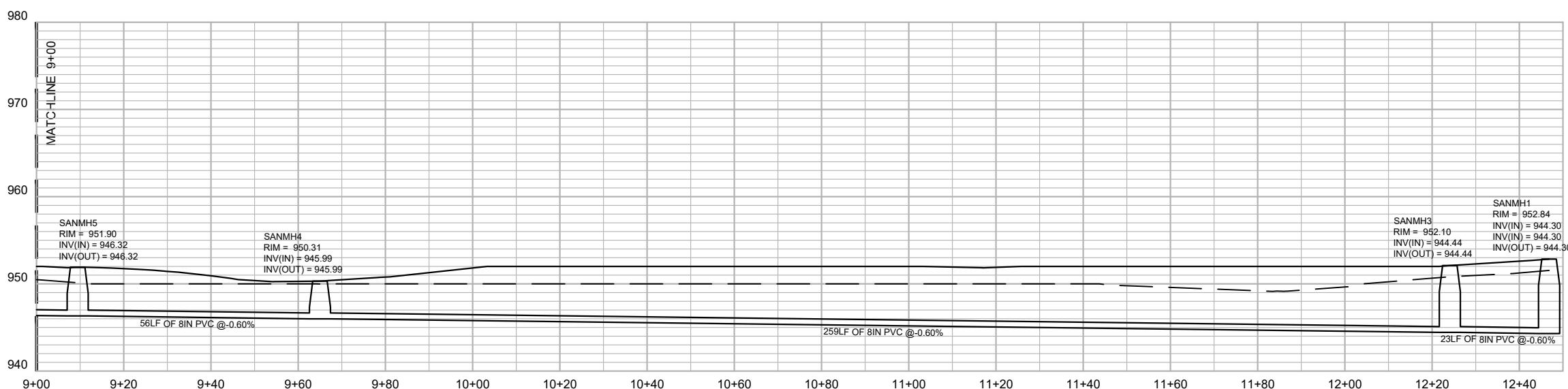
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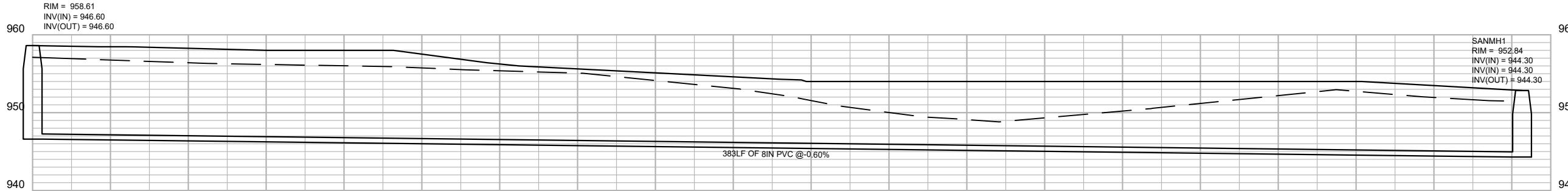




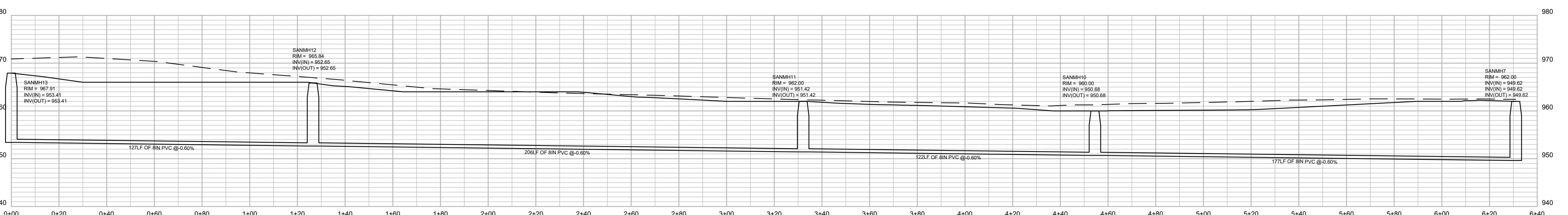
SANITARY MAIN - PROFILE SANMH9 TO SANMH1



SANITARY MAIN - PROFILE
SANMH9 TO SANMH1



SANITARY MAIN - PROF
SANMH2 TO SANMH1



SANITARY MAIN - PROFILE
SANMH13 TO SANMH7

SPRINGBORO MULTI-FAMILY SITE PLAN

OROMULTI-FAMI SITE PLAN

SHIBORO MULTI-FA SITE PLAN

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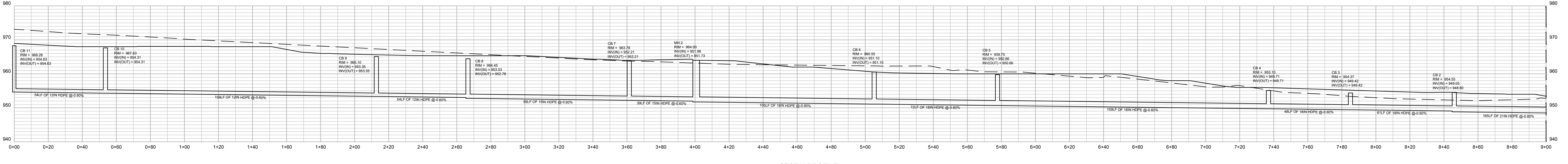
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Street.

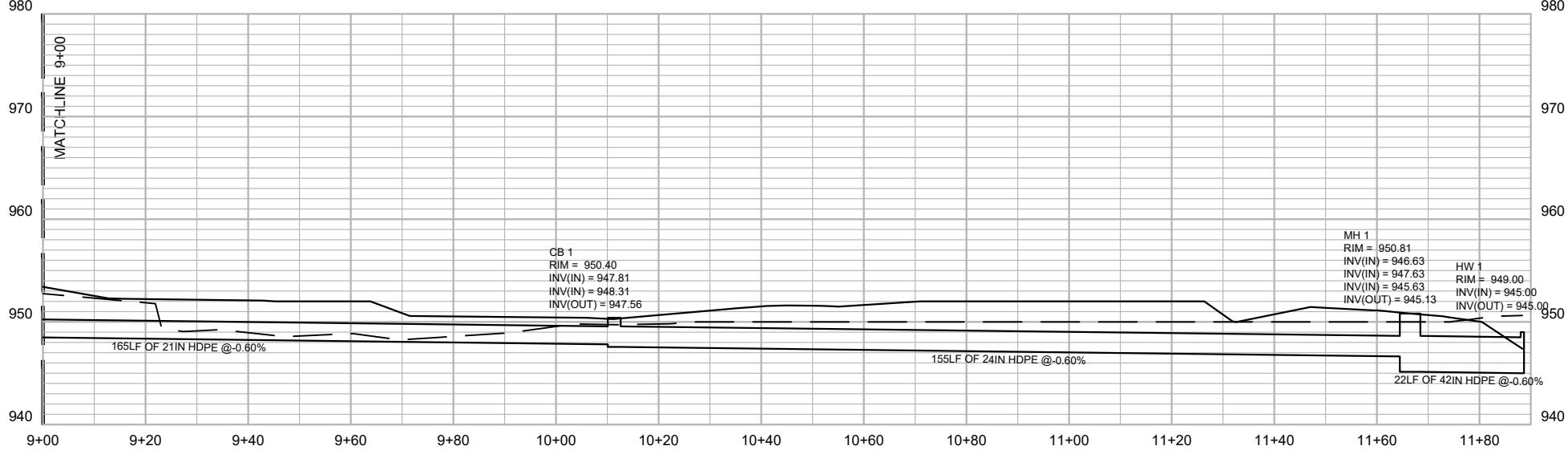
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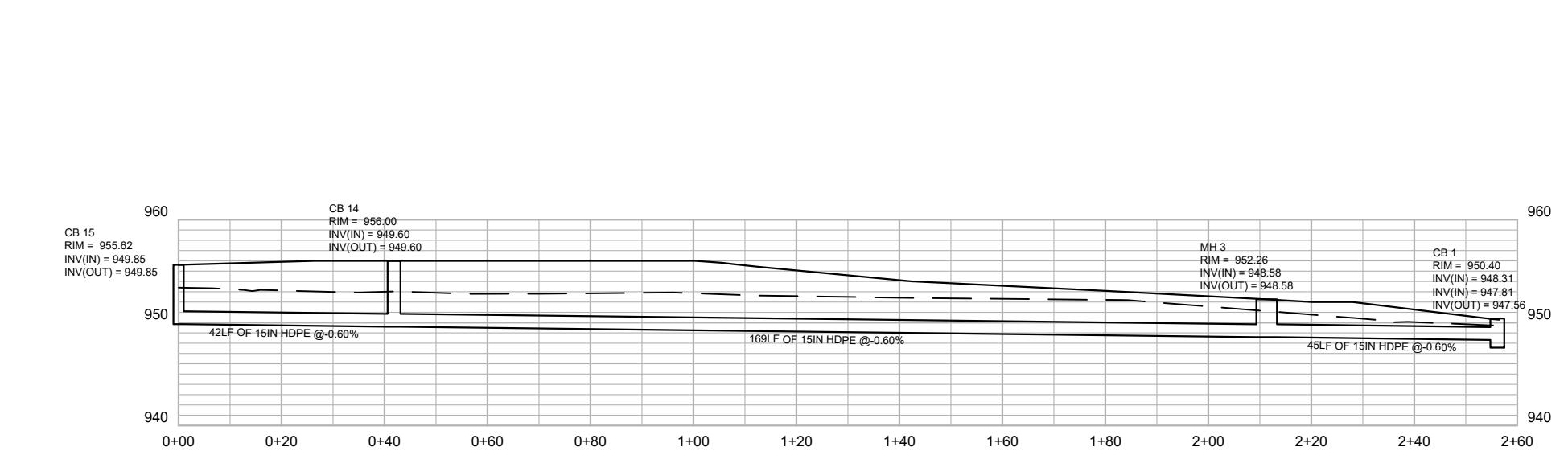
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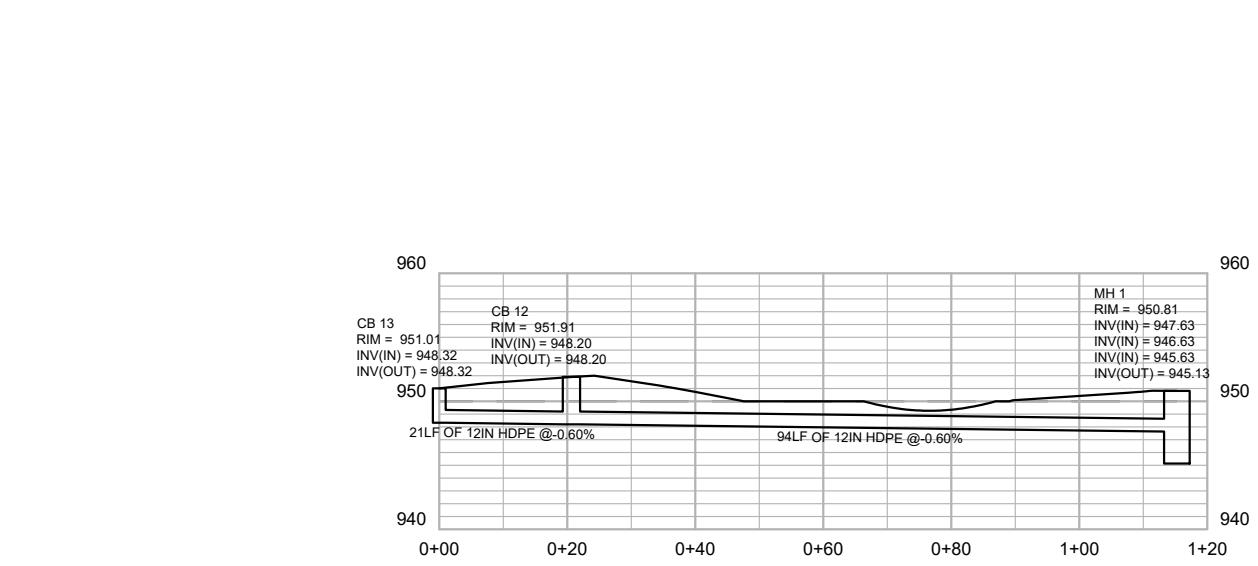
STORM PROFILE CB11 TO HW1



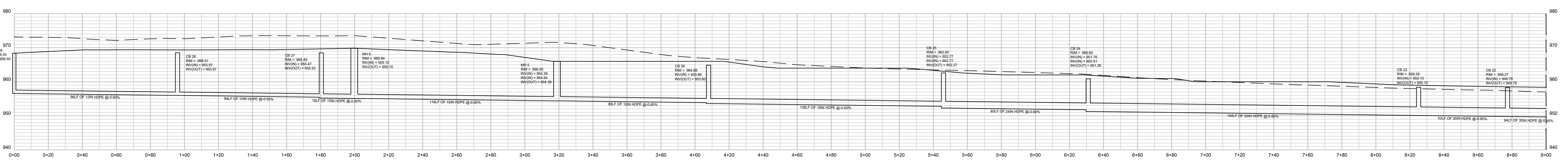
STORM PROFILE CB11 TO HW1



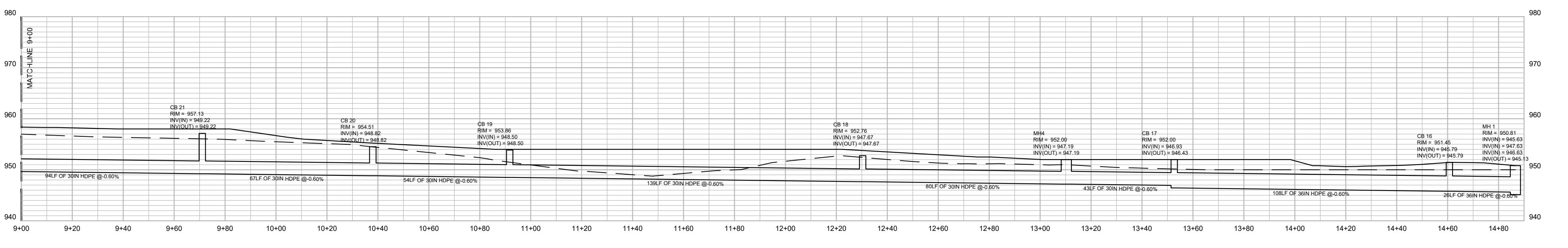
STORM PROFILE CB15 TO CB1



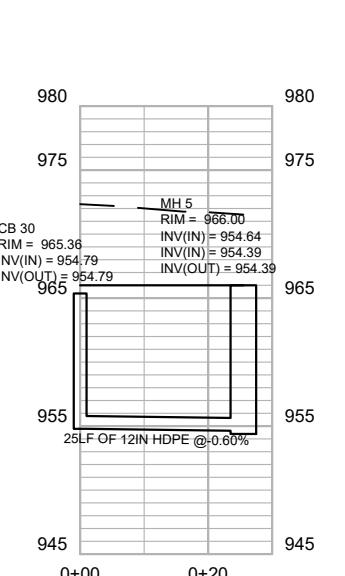
TORM PROFILE CB13 TO MH1



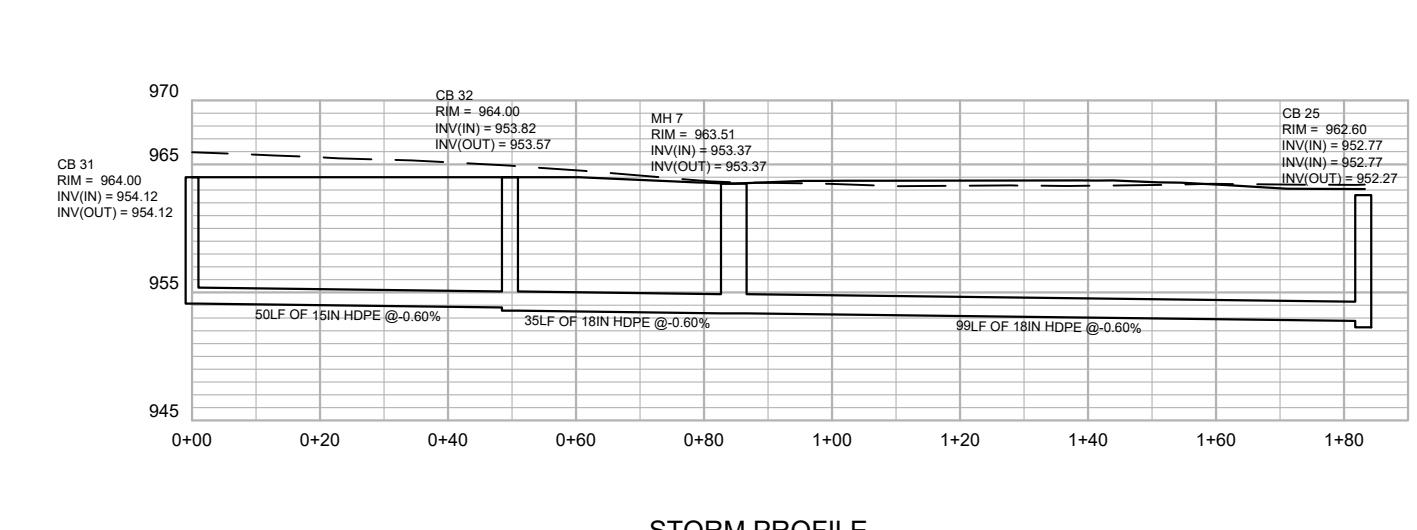
STORM PROFILE CB29 TO MH1



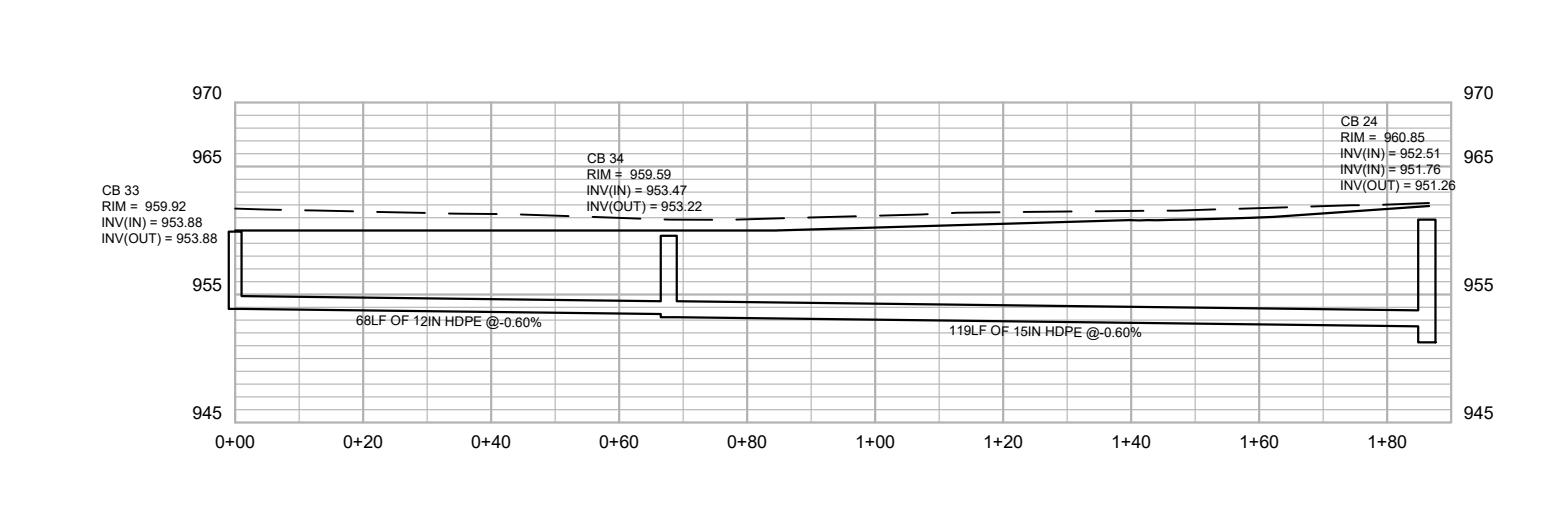
STORM PROFIL CB29 TO MH1



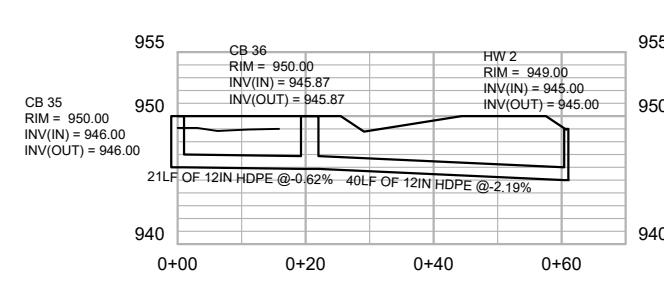
STORM PROFILE CB30 TO MH5



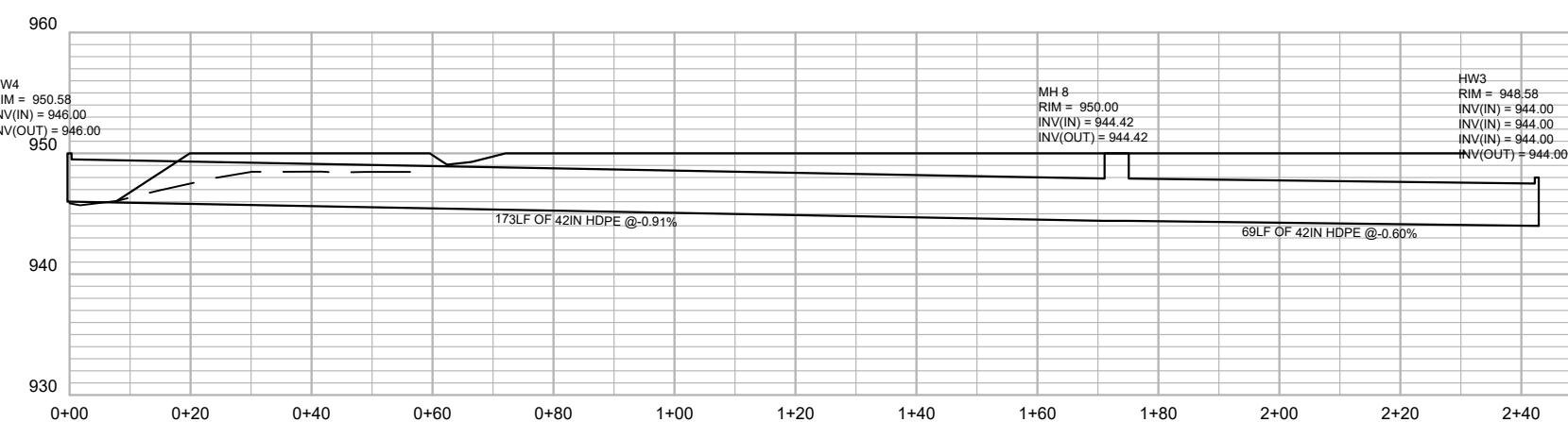
STORM PROF CB31 TO CB



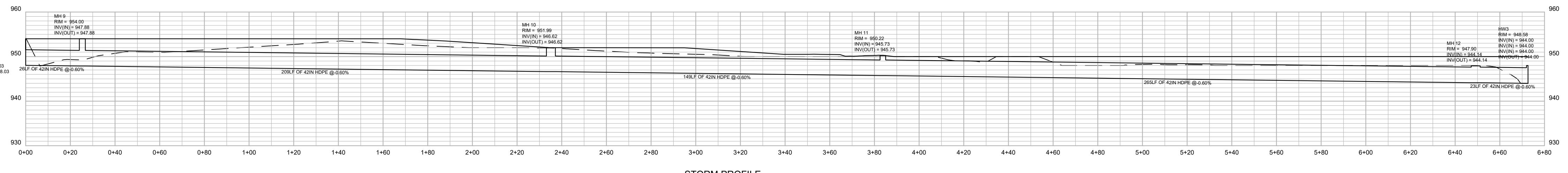
STORM PROFILE CB33 TO CB24



STORM PROFILE
CB35 TO HW2



STORM PROFILE
HW4 TO HW3



STORM PROFILE
EX. PIPE TO HW3

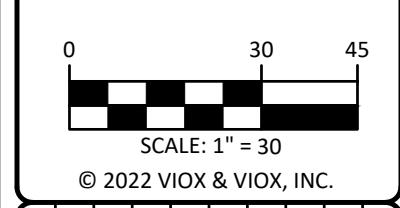
SPRINGBORO MULTI-FAMILY
SITE PLAN

SPRINGBORO, WARREN COUNTY, OHIO

STORM PROFILES

Project No:	Checked:
JMV	CCS

Date: 5/20/2022 Sheet: C503



SCALE: 1" = 30

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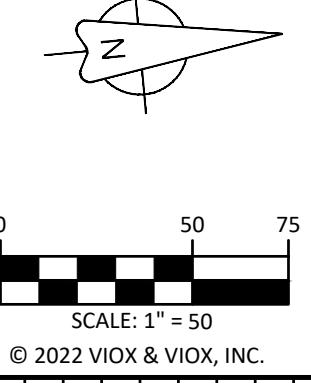
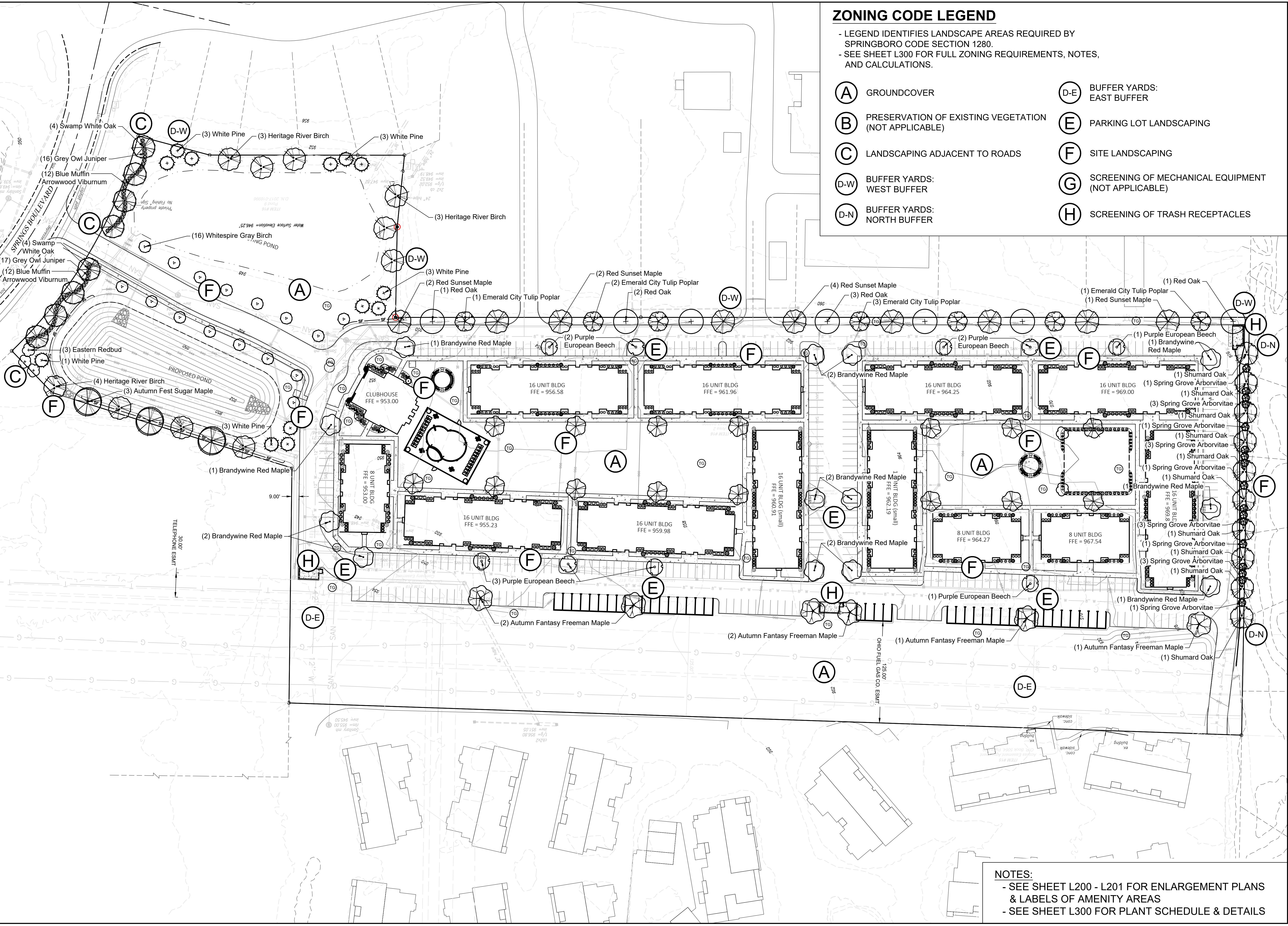
Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road • Erlanger, Kentucky 41018

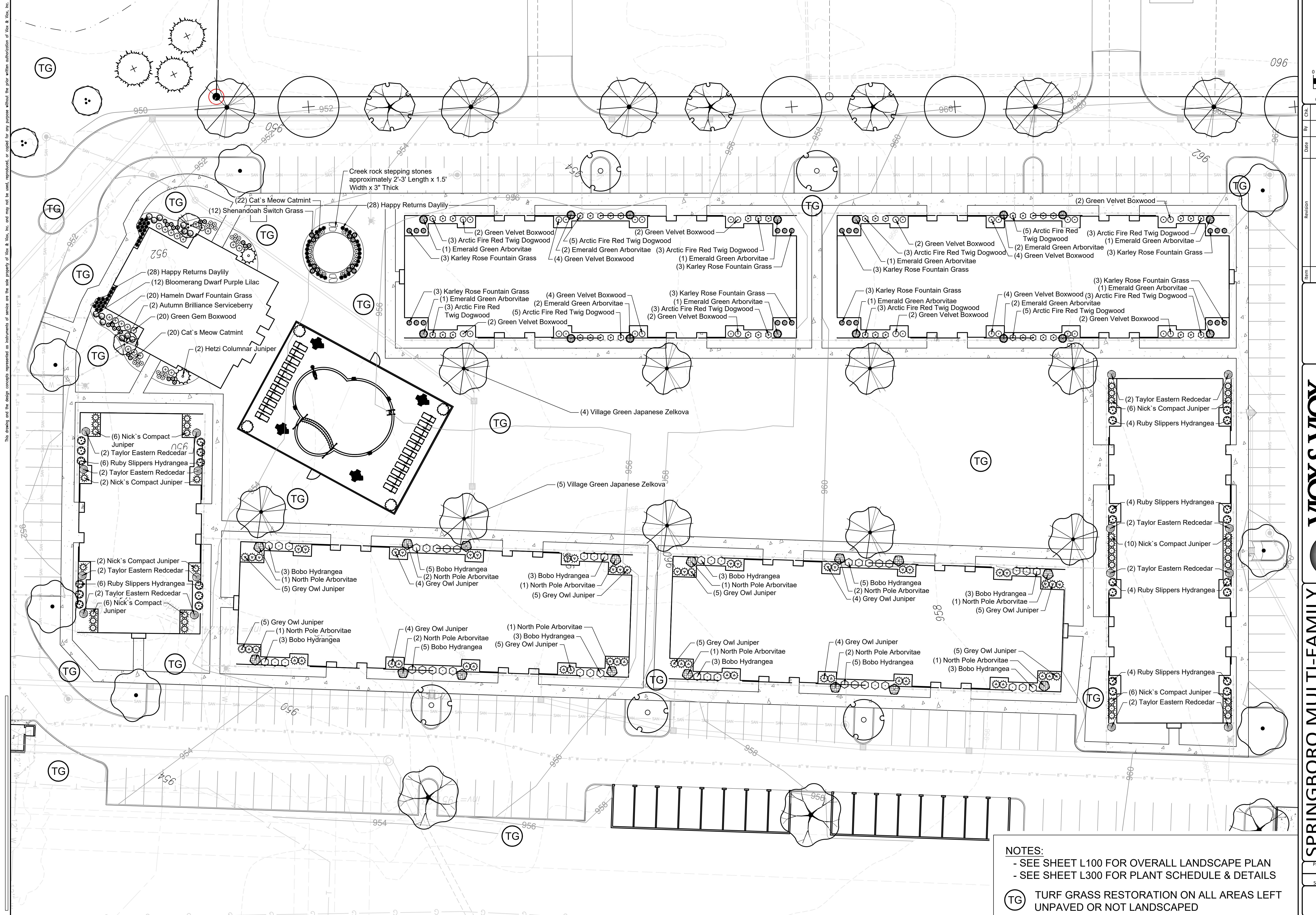
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**SPRINGBORO MULTI-FAMILY
SITE PLAN**

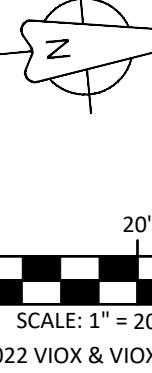
SPRINGBORO, WARREN COUNTY, OHIO

LANDSCAPE ENLARGEMENT PLAN - SOUTH

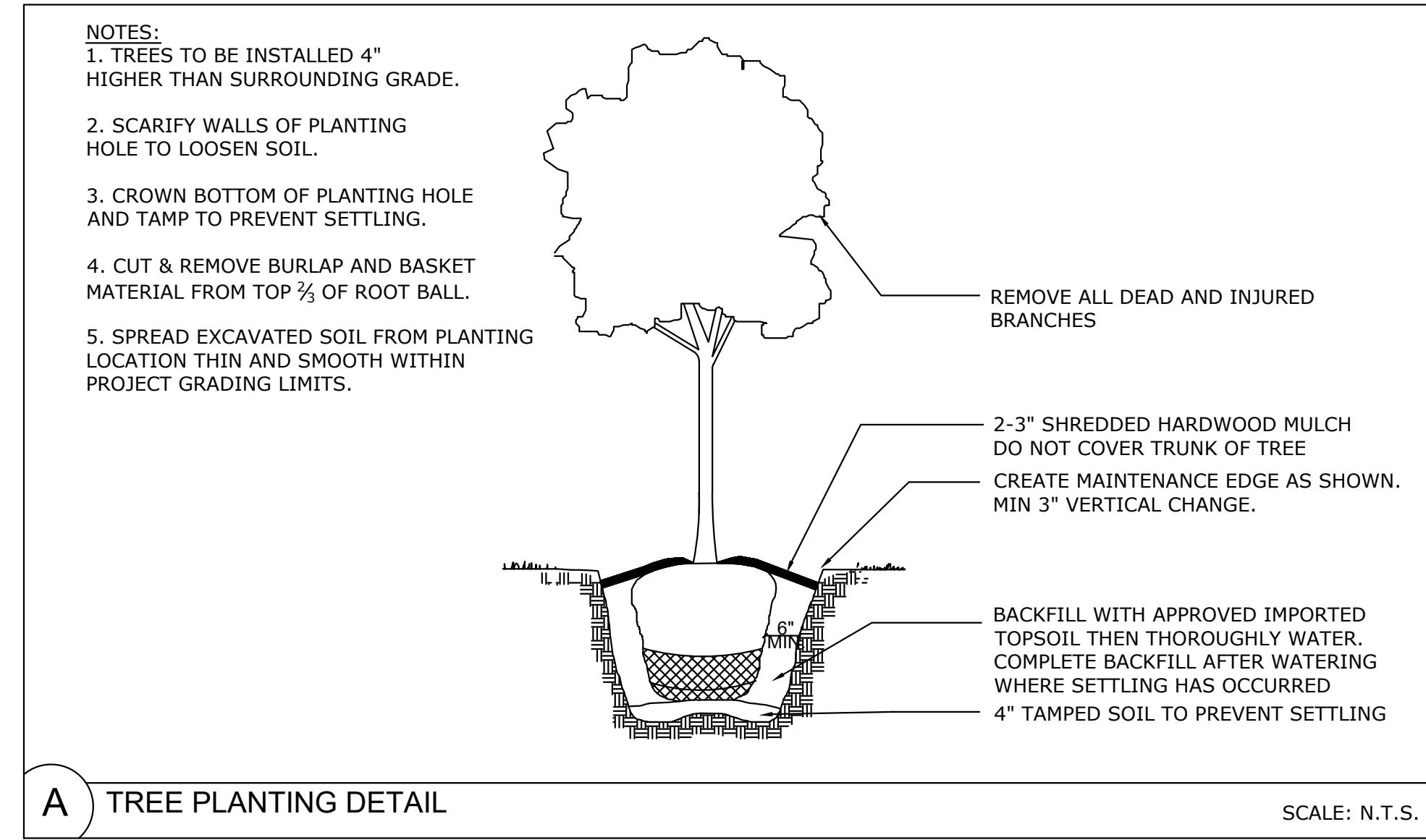
Project No: Checked:
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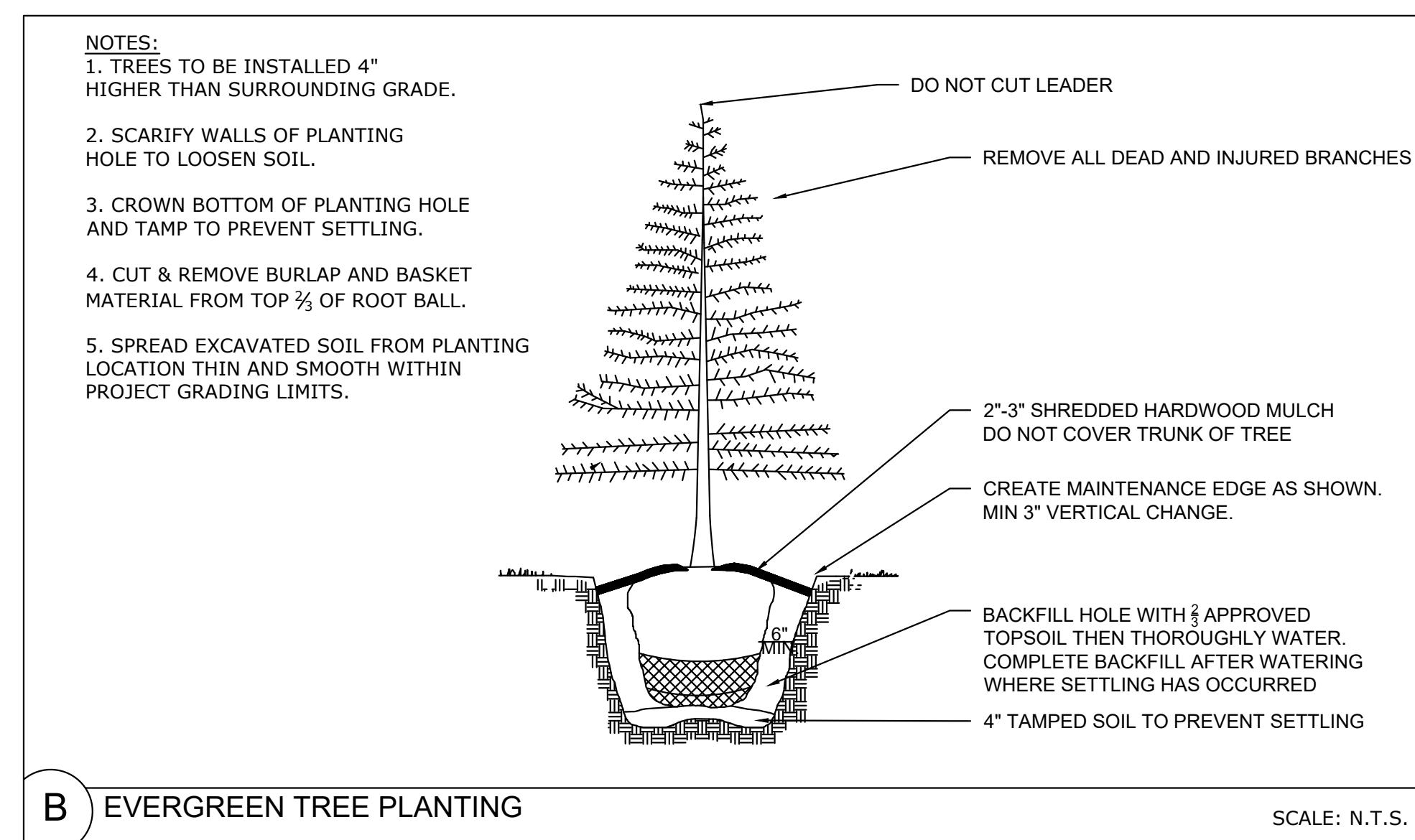


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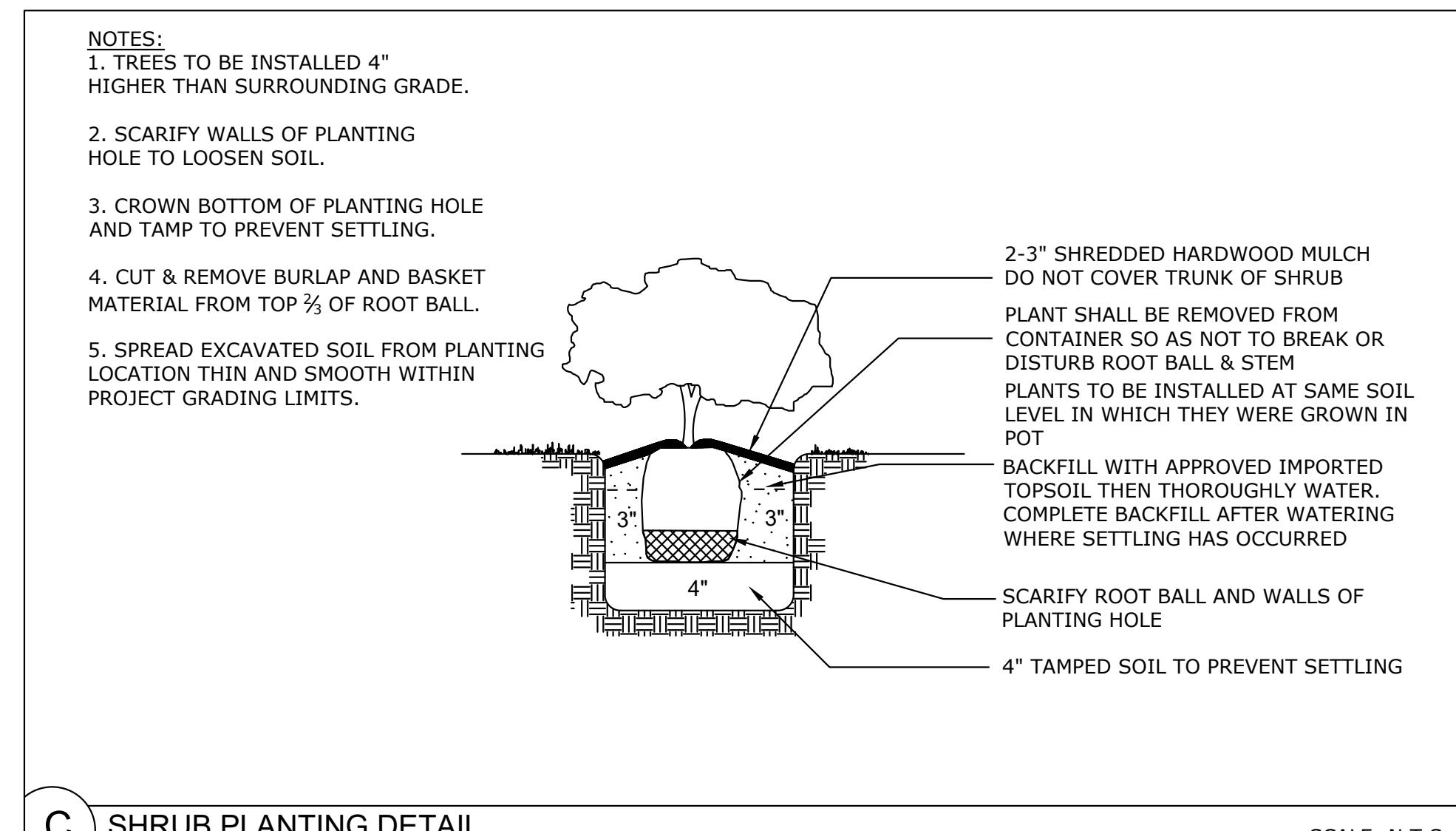
A TREE PLANTING DETAIL

SCALE: N.T.S.



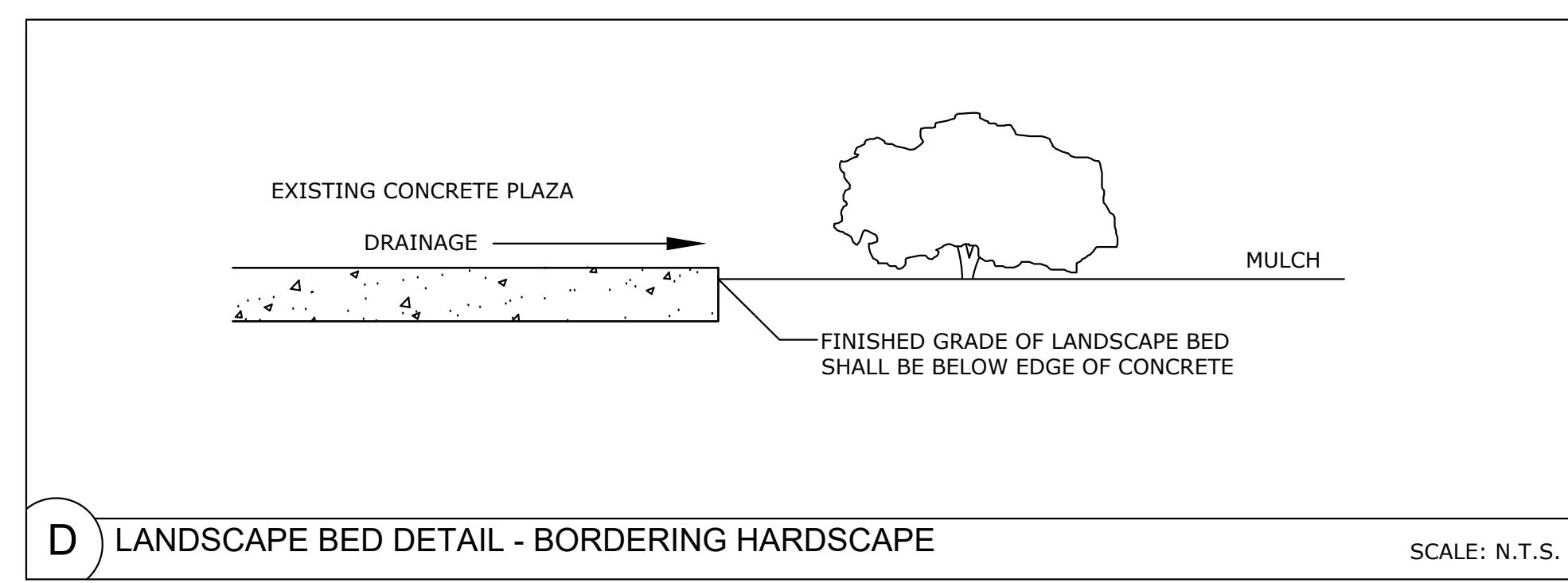
B EVERGREEN TREE PLANTING

SCALE: N.T.S.



C SHRUB PLANTING DETAIL

SCALE: N.T.S.



D LANDSCAPE BED DETAIL - BORDERING HARDSCAPE

SCALE: N.T.S.

LANDSCAPE SPECIFICATIONS:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE BY HIS ACTIONS.
2. ALL PERIS SHALL BE REMOVED FROM PLANTING AREA PRIOR TO PLANTING.
3. ALL PLANTS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECTS, PESTS, DISEASES, AND INJURIES.
4. PLANTINGS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS.
5. SPACING: PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON THE PLANS AND SPACED AS INDICATED ON THE PLANT SCHEDULE. IN THE CASE OF UNFORESEEN OBSTRUCTIONS NOTIFY LANDSCAPE ARCHITECT.
6. SEEDING: PLANTING PLANS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING. SEEDING SHALL BE MARKED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EACH PLANT SHALL BE SET ONE PLANT PER HOLE. ALL HOLES SHALL HAVE SCOVED SIDES WITH TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO REDUCE SETTLEMENT. EACH PLANT PIT SHALL BE A MINIMUM OF 1.5 TIMES THE ROOT BALL OF THE PLANT TO BE INSTALLED. PLANTS SHALL BE SET TO THE GRADE AT WHICH IT GREW AT THE NURSERY.
7. BACKFILLING: BACKFILL WITH TOPSOIL THAT SHALL BE FREE FROM ROCKS AND DEBRIS. PLANT PITS SHALL BE BACKFILLED TO FILL ALL Voids. FIRMLY TAMP BACKFILL TO PREVENT SETTLEMENT.
8. MULCHING: A LAYER OF THE SPECIFIED HARDWOOD MULCH SHALL BE PLACED ON THE FINISHED GRADE IMMEDIATELY AFTER PLANTING. MULCH SHALL COVER AN AREA 6" GREATER IN DIAMETER THAN THAT OF THE HOLE. SHRUB BEDS SHALL BE COMPLETELY COVERED TO THE EXTENTS OF THE BEDLINE, OR UNLESS OTHERWISE NOTED.
9. HERBICIDE: APPLY TYPICAL HERBICIDE TO ALL BARE SOIL PRIOR TO SPREADING MULCH. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. FERTILIZER: PROVIDE TYPICAL FERTILIZER AFTER INSTALLATION TO INITIATE NUTRIENT UPTAKE. FERTILIZER SHALL BE APPLIED ACCORDING TO GROWER'S RECOMMENDATION.
11. WATER: PLANTINGS SHALL BE WATERED IN WITHIN 24 HOURS OF INSTALLATION.
12. GUARANTEE/WARRANTY: ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE BY THE PROJECT OWNER.
13. SUBMITTALS: CONTRACTOR SHALL PROVIDE PAPER OR ELECTRONIC SUBMITTALS OF SPECIFIED MATERIAL AND SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL INSTALLATION AND MAINTENANCE NOTES:

1. LANDSCAPE DRAINAGE CHANNELS SHOULD BE CONSTRUCTED AS TO NOT PERMIT RUNOFF TO BYPASS INTO BUILDING STRUCTURES, POOLS, SANITARY SEWER SYSTEMS, ETC., OR TO CAUSE FLOODING OF NEIGHBOR'S PROPERTY.
2. ALL LANDSCAPE STORMWATER INLETS SHALL BE LOCATED WITH A BACK-UP OF SAFETY STORM WATER SURFACE ROUTE (IN THE EVENT OF CLOGGING) THAT WILL NOT CAUSE FLOODING OF STRUCTURES OR NEIGHBOR'S PROPERTY.
3. MAINTENANCE OF LANDSCAPED AREAS SHOULD INCLUDE INSPECTIONS OF STORM WATER DRAINAGE ROUTES. REMOVAL OF DEBRIS BLOCKING DRAINAGEWAYS, AND/OR LOWERING MULCH/TURF BUILD-UPS MAY BE NECESSARY TO MAINTAIN PROPER DRAINAGE. CATCH BASINS SHOULD BE CLEARED OF DEBRIS TO PREVENT CLOGGING AND FLOODING. REVIEW OF PIPE FLOW SHOULD OCCUR ON A REGULAR BASIS DEPENDING UPON LOCAL CONDITIONS.

GENERAL NOTES:

1. ALL DISTURBED AREAS LEFT UNDEVELOPED OR NOT LANDSCAPED SHALL RECEIVE PERMANENT LAWN RESTORATION WITH SEED AND STRAW UNLESS OTHERWISE SPECIFIED BY OWNER OR PLANS, DETAILS, AND SPECIFICATIONS.
2. SHREDDED HARDWOOD MULCH SHALL BE INSTALLED AT A 3" DEPTH AROUND ALL PLANTINGS IN LANDSCAPE BEDS OR MULCHED TREE RINGS PER PLANS, DETAILS, AND SPECIFICATIONS.
3. ALL TREES NOT INCLUDED IN LANDSCAPE BEDS SHALL BE INSTALLED WITH A MULCHED TREE RING APPROXIMATELY 3" IN DIAMETER.
4. CREEK ROCK STEPPING STONES SHALL BE INSTALLED AMONGST AMENITY AREAS AS NOTED ON THE PLANS, DETAILS, AND SPECIFICATIONS. STONES SHALL BE APPROXIMATELY 2'-3' LENGTH X 1.5' WIDTH X 3" THICK.

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 FRONTRAGE

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	PLANTS PER CODE	PROPOSED PLANTS
SHADE OR 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 within 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 is Multi-Family and Adjoining Use is 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	PLANTS PER CODE	PROPOSED PLANTS
1 TREE PER 40 LF	38	38

NORTH BUFFER YARD

NOTES:

1. Per City Staff recommendation letter, 1 Tree is required per 20 Linear Feet. Additional landscaping may be provided along this buffer to fulfill site development landscaping requirements.
2. Seeking exemption for 126 LF of Property Line due to utility easements
3. Length of Property Line = 514 LF Total - 126 LF = 388 LF Total
4. Site Landscaping requirement has been used to supplement eastern property line where applicable.

PER 1280.04 D, TABLE 15: REQUIRED LANDSCAPING & BUFFER	PLANTS PER CODE	PROPOSED PLANTS
1 TREE PER 40 LF	45	—

E) PARKING LOT LANDSCAPING

NOTES:

1. 340 parking spaces have been provided

PER 1280.04 E, 2A: LANDSCAPE RATIO	REQUIRED SF	PROPOSED SF
10 SF of Interior Landscaping Per 1 Parking Space	3,400 SF	8,197 SF

PER 1280.04 E, 2C: REQUIRED PLANTINGS	REQUIRED TREES	PROPOSED TREES
1 Tree Per 300 SF of Interior Landscape Area	28	28

F) SITE LANDSCAPING

NOTE:

1. Area of Developed Site is Approximately 481,595 SF
2. Site Landscaping is proposed as additional landscaping to the Northern Buffer Yard, Eastern Buffer Yard, Amenity Areas, Building Landscape, and Clubhouse Landscape.

PER 1280.04 E, 2A: LANDSCAPE RATIO	REQUIRED TREES	PROPOSED TREES
1 Tree Per 3,000 SF Developed Site (Except for Areas of Utility Transmission Lines)	161	161

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.

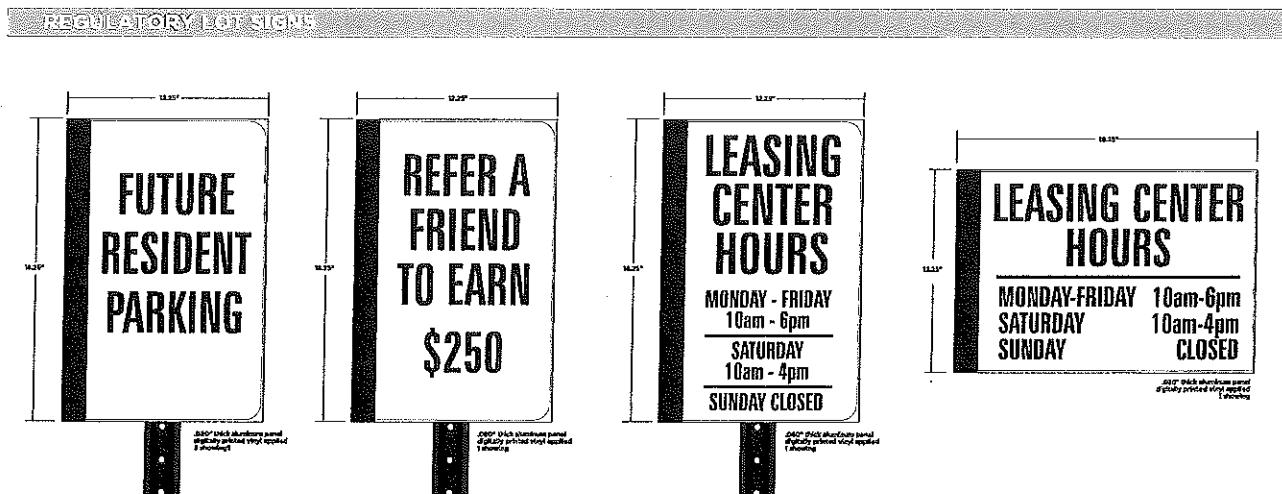
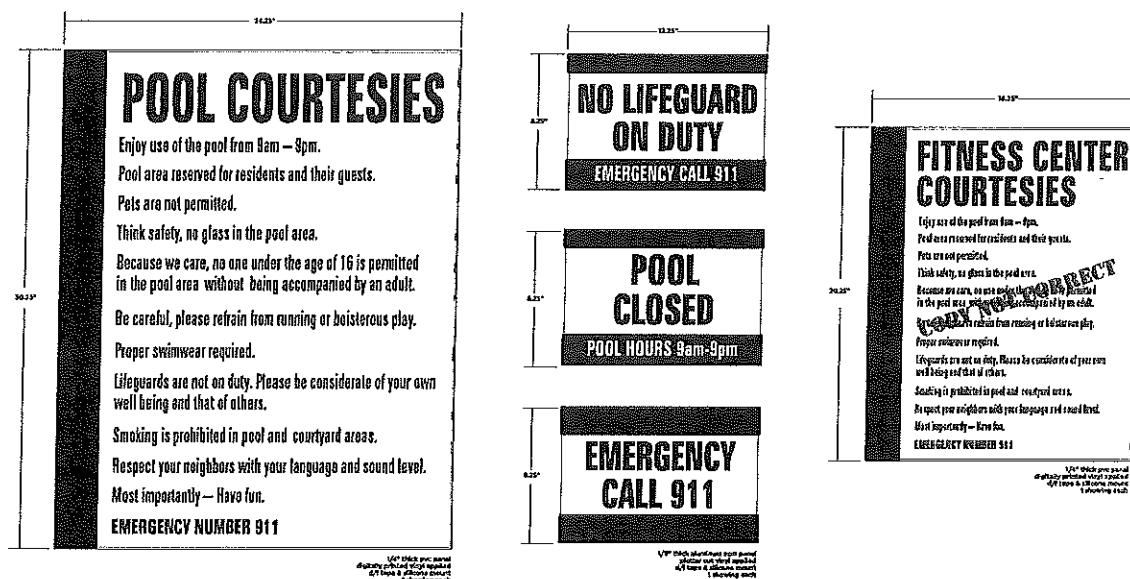
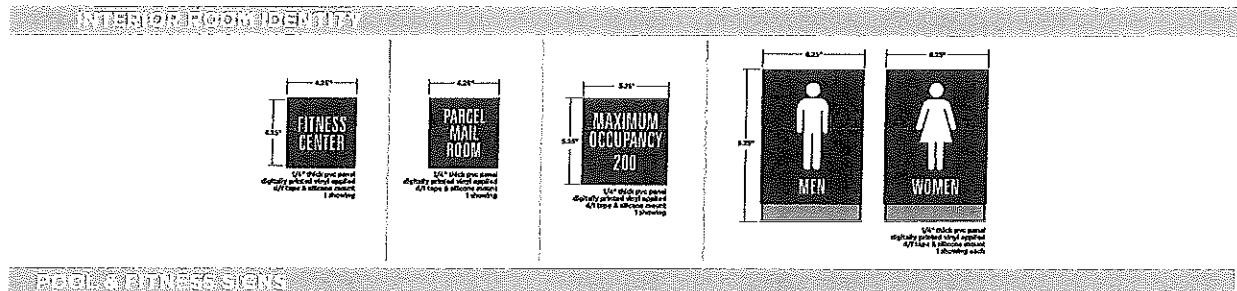
NOTES:

1. Reference product pamphlet with typical finishes for dumpster enclosures (pamphlet shall be attached to the submittal).

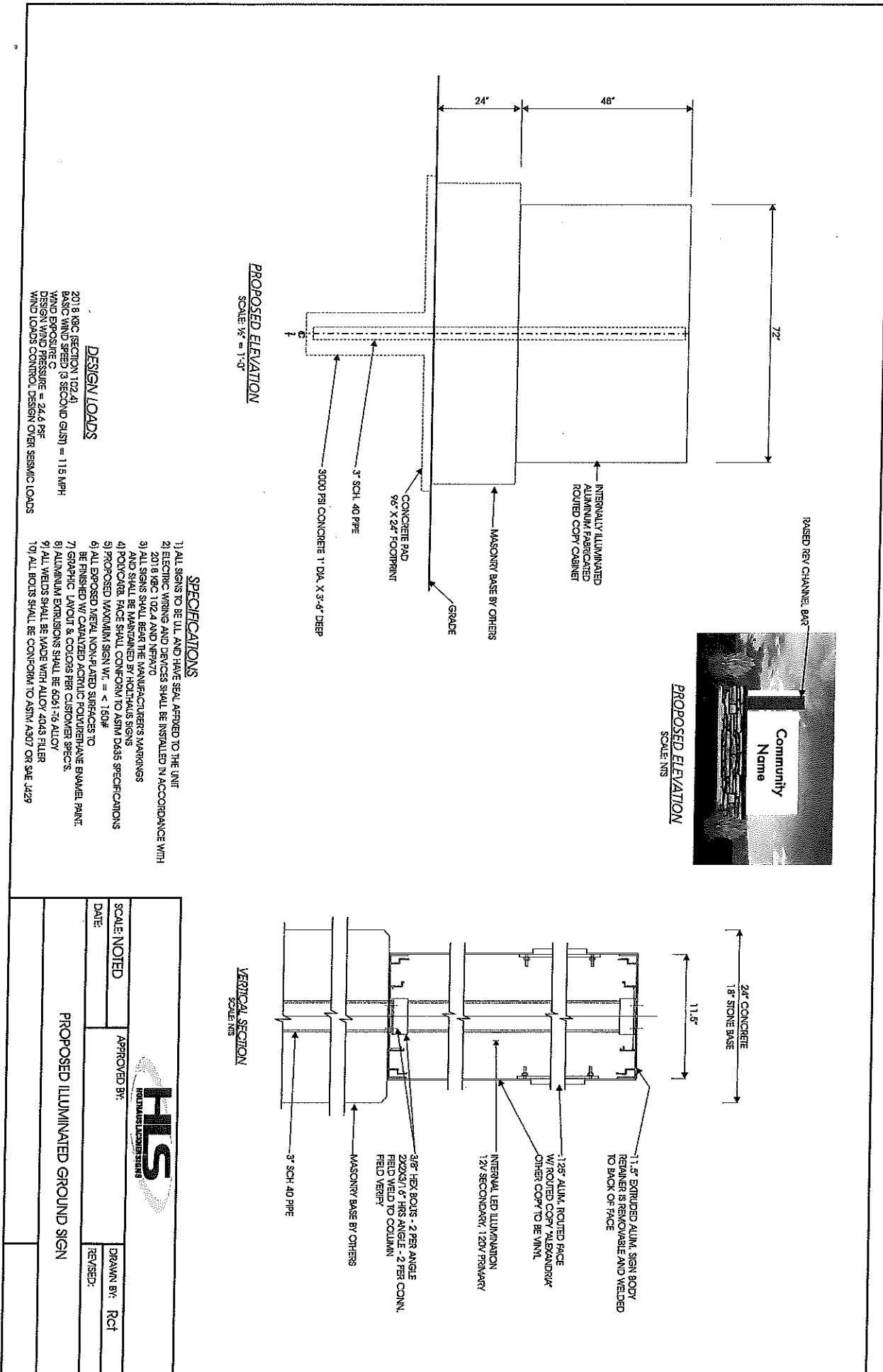
PLANT SCHEDULE

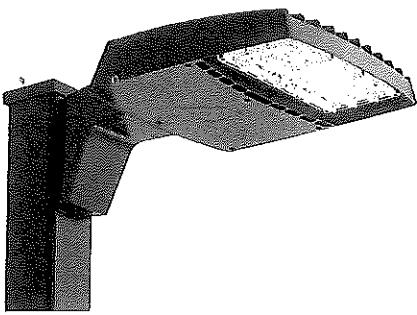
TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
	9	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	13	Acer rubrum 'Brandywine'	Brandywine Red Maple	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	3	Acer Saccharum 'Autumn Fest'	Autumn Fest Sugar Maple	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	6	Acer x freemanii 'DTR 102' TM	Autumn Fantasy Freeman Maple	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	10	Betula Nigra 'Heritage'	Heritage River Birch	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Single Stem
	16	Betula populifolia 'Whitespire'	Whitespire Gray Birch	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Multi-Stem Clump
	9	Fagus sylvatica 'Riversii'	Purple European Beech	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	7	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
	7	Quercus Rubra	Red Oak	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	10	Quercus shumardii	Shumard Oak	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
	15	Zelkova Serrata 'Village Green'	Village Green Japanese Zelkova	2.5" Cal.	10'-12'	B&B	Full, Even Growth; Straight Trunk
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
	2	Juniperus chinensis 'Hetzii Columnaris'	Hetzii Columnar Juniper	n/a	6'-8'	B&B	Full, Even Growth; Straight Trunk, Single Leader
	32	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	n/a	6'	B&B	Full, Even Growth; Straight Trunk; Single Leader
	13	Pinus strobus	White Pine	n/a	6'	B&B	Full, Even Growth; Straight Trunk; Single Leader
	32	Thuja occidentalis 'Art Boe' TM	North Pole Arborvitae	n/a	6'	B&B	Full, Even Growth; Straight Trunk; Single Leader
	32	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	n/a	4-		

Typical Property Signage



Typical Entry Monument Signage





RSX1 LED

Area Luminaire

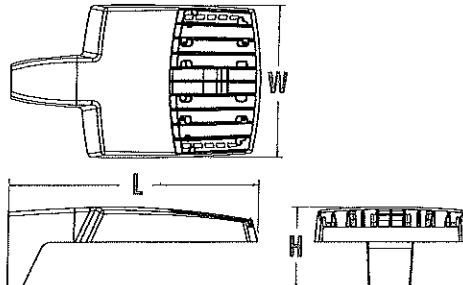


Catalog Number	
Notes	
Type	

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

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)



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

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
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	R3S 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
			R4S 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
			R5S 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

Options	Shipped Installed	Shipped Separately	Finish
Shipped Installed			
HS House-side shield ⁶			DDBXD Dark Bronze
PE Photocontrol, button style ^{7,8}			DBLXD Black
PEX Photocontrol external threaded, adjustable ^{8,9}			DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{8,10,11,12}			DWHXD White
CE34 Conduit entry 3/4" NPT (Qty 2)			DBBTXD Textured Dark Bronze
SF Single fuse (120, 277, 347) ⁴			DBLBXD Textured Black
DF Double fuse (208, 240, 480) ⁴			DNATXD Textured Natural Aluminum
SPD20KV 20KV Surge pack (10KV standard)			DWHGXD Textured White
FAO Field adjustable output ^{4,12}			
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{4,12}			
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}			
<i>*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.</i>			
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			



Ordering Information

Accessories

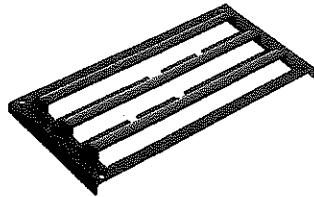
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSFRRU	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSX1PA (FINISH) U	RSX1 Universal round pole adapter plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish)
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F1.5JU	Photocell -SSL twist-lock (120-277V) ¹⁰
DLL347F1.5CULJU	Photocell -SSL twist-lock (347V) ¹⁰
DLL480F1.5CULJU	Photocell -SSL twist-lock (480V) ¹⁰
DSHORTSRKU	Shorting cap ¹²

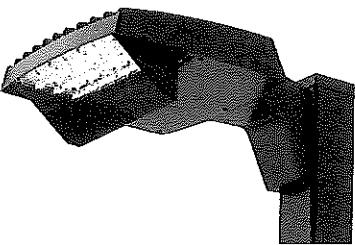
NOTES

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

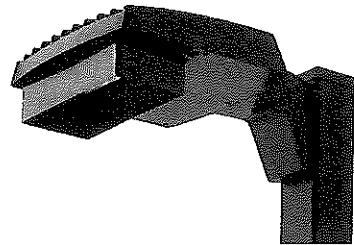
External Shields



House Side Shield



External Glare Shield

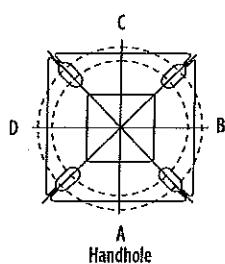


External 360 Full Visor

Pole/Mounting Information

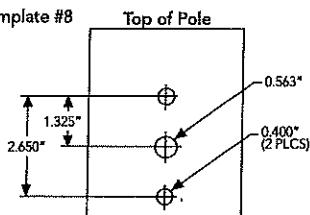
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

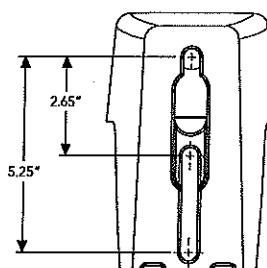


RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon D	RSX Mounting	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 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 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 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.

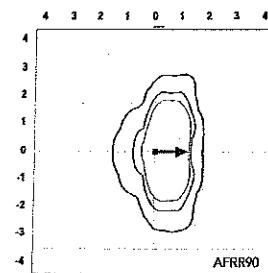
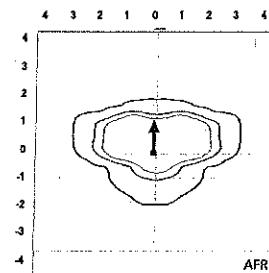
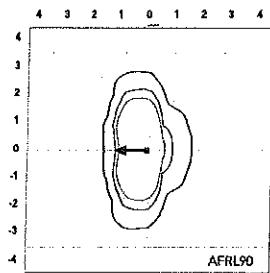
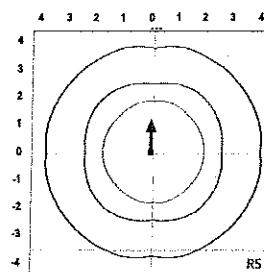
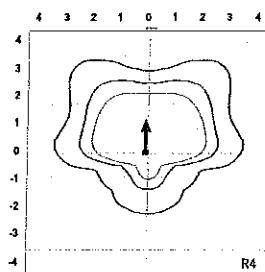
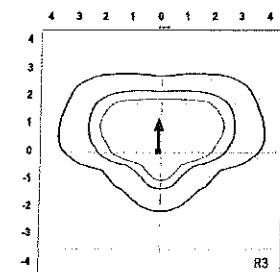
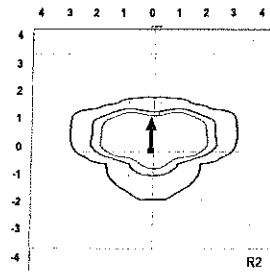
Fixture Quantity & Mounting Configuration		Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0°	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor	0.49	0.95	0.89	1.36	1.2	1.87	1.23	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.



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COMMERCIAL OUTDOOR

Lithonia RSX1 Area LED
Rev. 02/17/20
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Performance Data

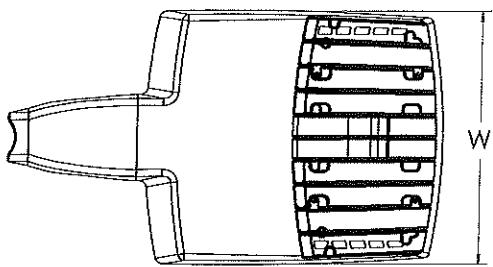
Lumen Output

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.

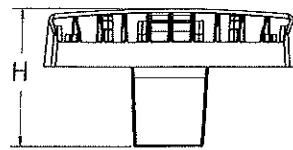
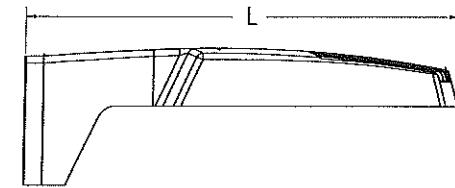
Performance Package	System Watts	Distribution type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	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

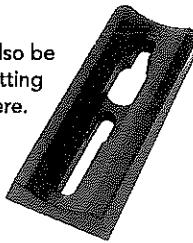
RSX1 with Round Pole Adapter (RPA)



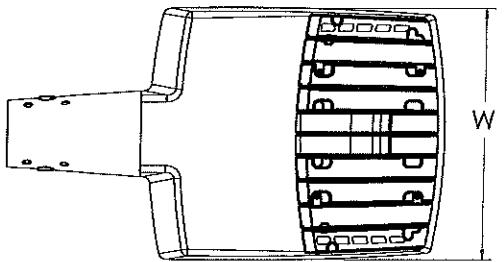
Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



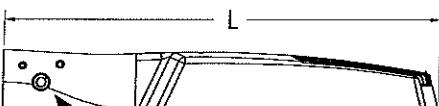
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

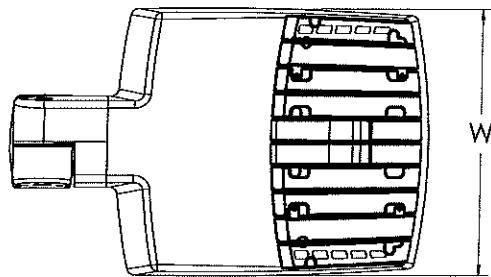


Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

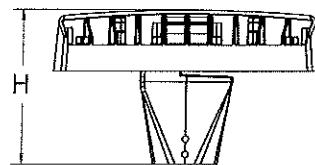
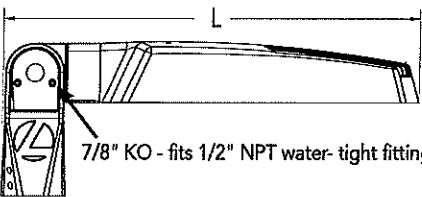


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



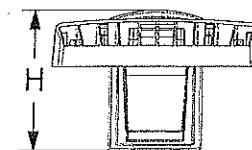
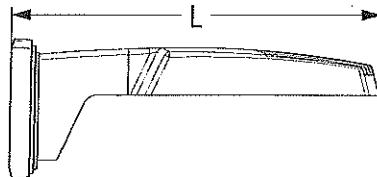
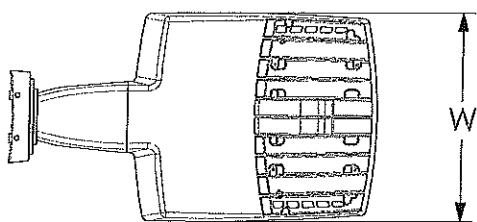
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



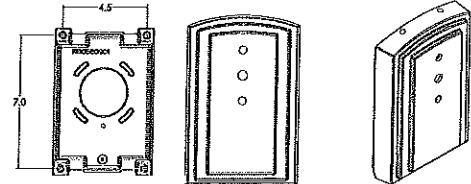
7/8" KO - fits 1/2" NPT water-tight fitting

Dimensions

RSX1 with Wall Bracket (WBA)

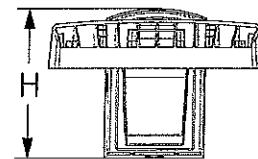
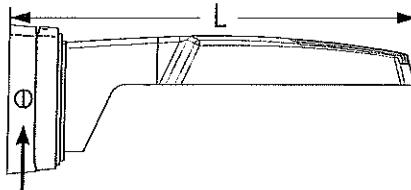
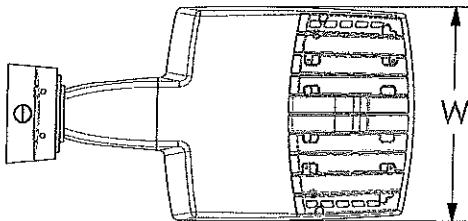


Wall Bracket (WBA) Mounting Detail



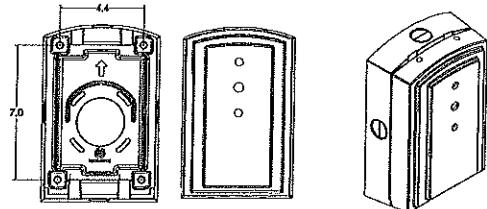
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



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

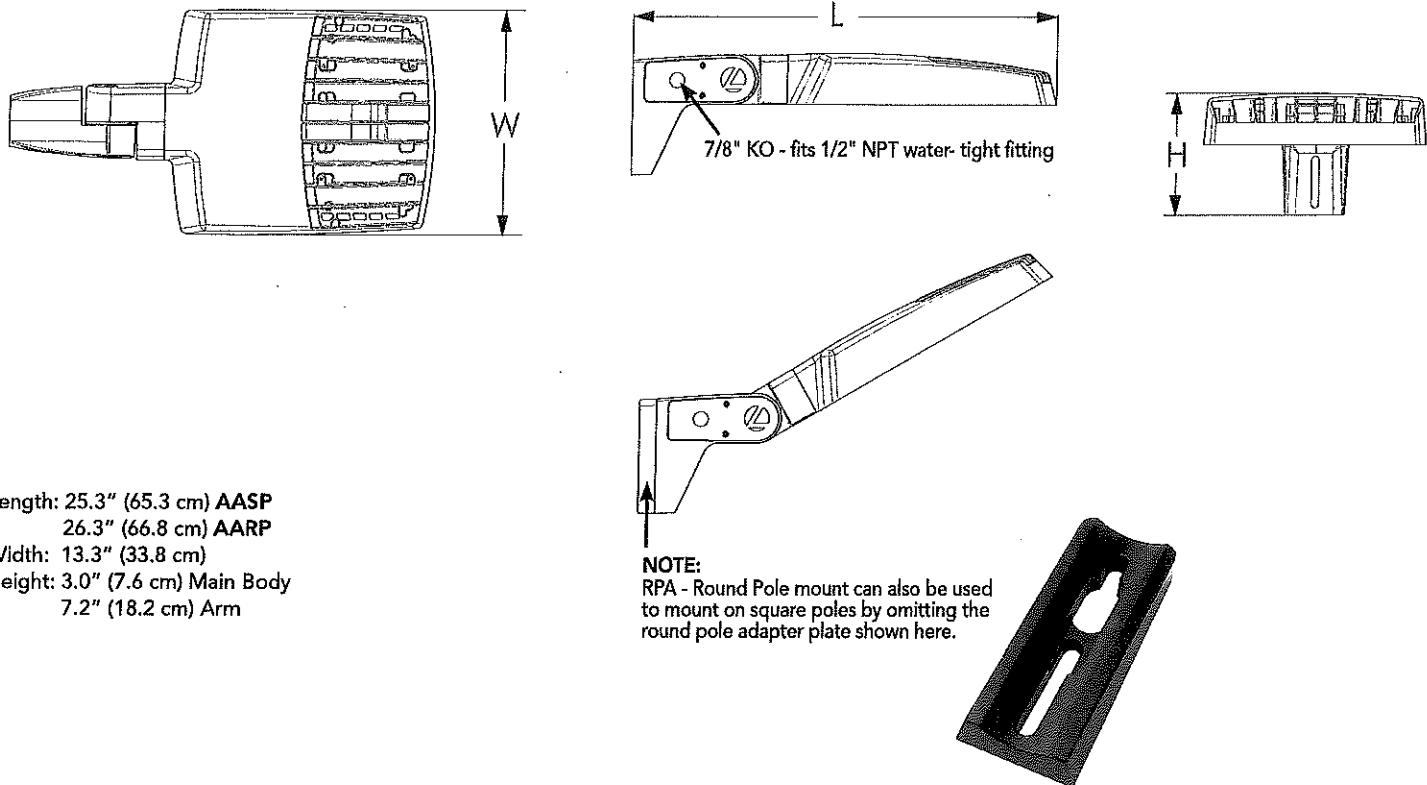
Surface Conduit Box (SCB) Mounting Detail



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)



Length: 25.3" (65.3 cm) AASP

26.3" (66.8 cm) AARP

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body

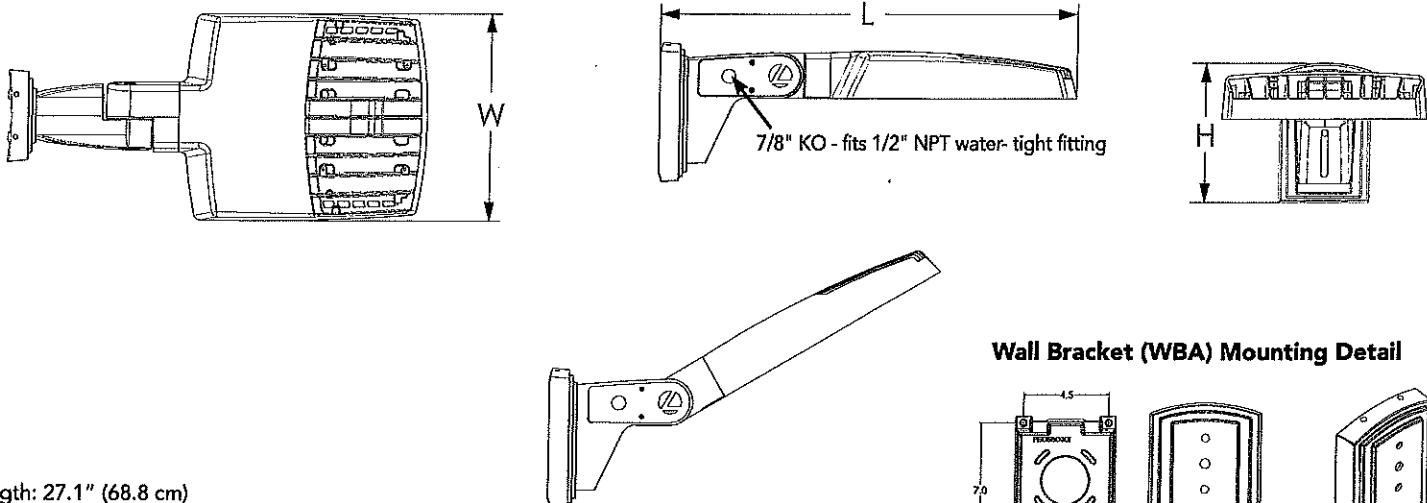
7.2" (18.2 cm) Arm

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°.

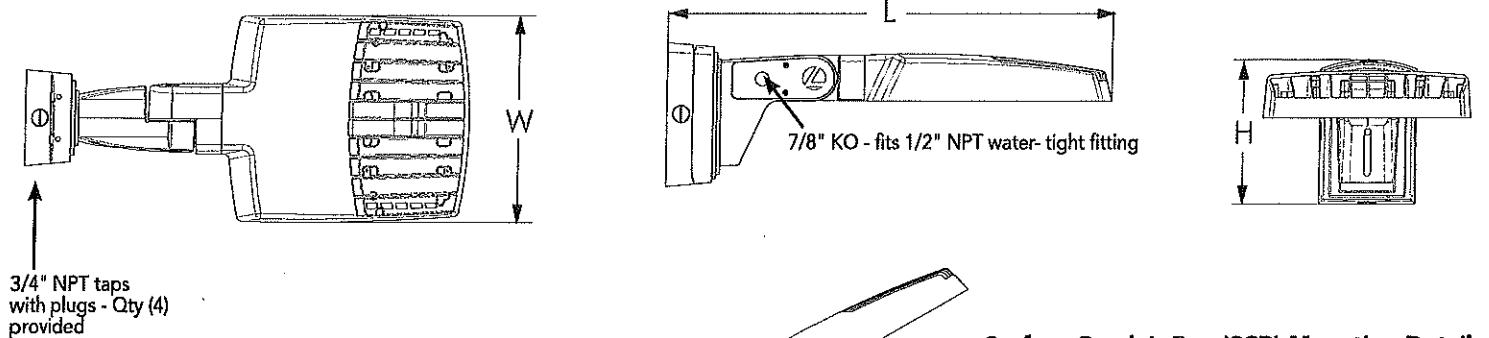
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



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

Dimensions

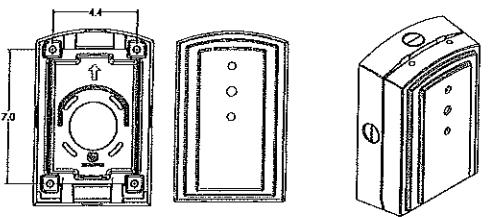
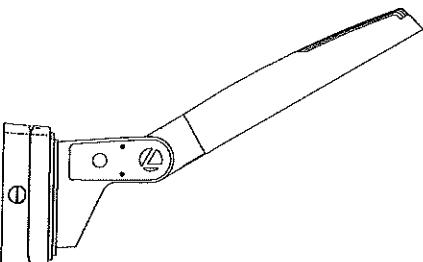
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



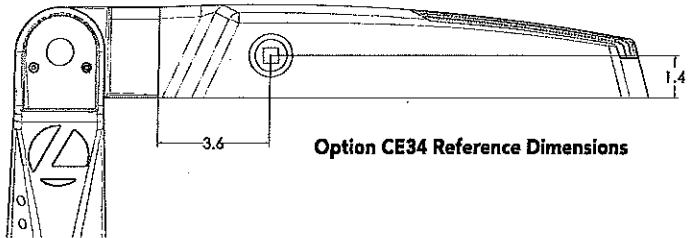
3/4" NPT taps
with plugs - Qty (4)
provided

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



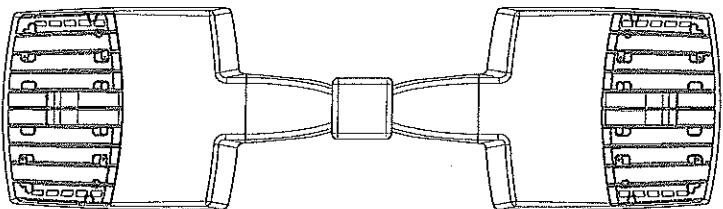
Additional Reference Drawings



Option CE34 Reference Dimensions

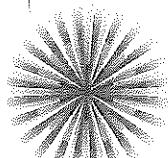
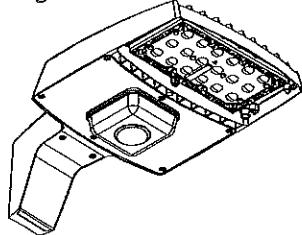
Automotive Front Row - Rotated Optics (AFRL90/R90)

AFRR90

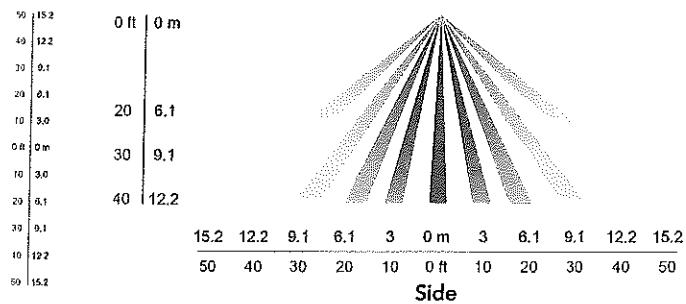


AFRL90

PIRHN nLight Sensor Coverage Pattern



Top



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, AAWS 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 Eclipsē. 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/OPL 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.

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

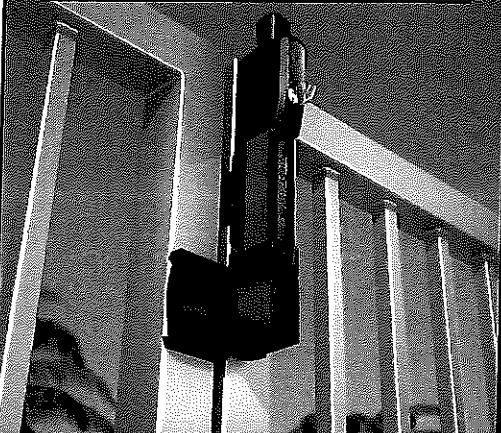
3/4" Square Vertical Pickets @ <4" Spacing

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

Gates:

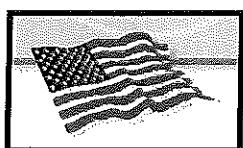
2ea 4'W (Opening) x 5'H Black Ornamental Aluminum Single Swing Gate
3" x .125 Gate Posts, 2-Channel Panels, 3/4" Square Pickets
Self-closing Hinges and Pool Magna-Latch

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



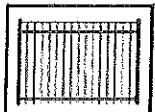
 **ALUMI-GUARD**
Protecting what you love

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

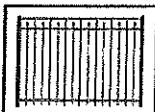


STYLES

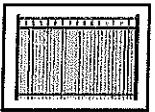
FLAT TOP



ASCOT 3-CHANNEL



CANTERBURY



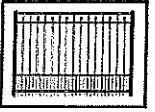
ASCOT ROYALE



CANTERBURY ROYALE



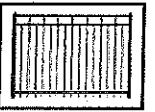
ASCOT PUPPY-PICKET



CANTERBURY PUPPY-PICKET

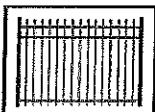


ASCOT 2-CHANNEL

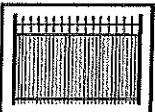


FAIRMOUNT

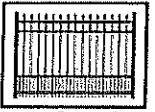
PRESSED SPEAR



BELMONT



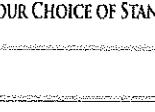
BELMONT ROYALE



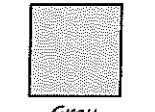
HAMILTON



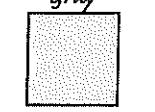
HAMILTON ROYALE



BELMONT PUPPY-PICKET



HAMILTON PUPPY-PICKET



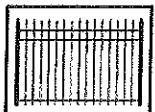
STANDARD BOTTOM



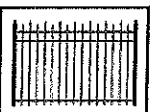
FLUSH BOTTOM

YOUR CHOICE OF STANDARD OR FLUSH BOTTOM

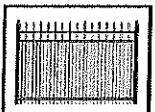
PREMIER



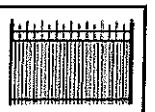
VICTORIA



VICTORIA - STAGGERED



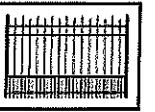
VICTORIA ROYALE



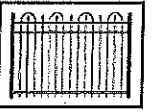
STAGGERED ROYALE



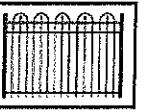
VICTORIA PUPPY-PICKET



STAGGERED PUPPY PICKET



NEWCASTLE I[®]



NEWCASTLE II[®]

*RESIDENTIAL GRADE ONLY

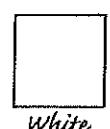
COLORS



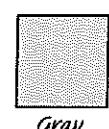
Florida
Bronze



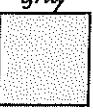
Black
Light
Bronze



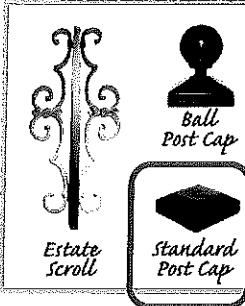
White
Green



Gray
Beige



ADORNMENTS



Estate
Scroll

Standard
Post Cap



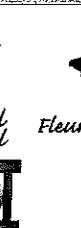
Ball
Post Cap



Quad
Finial



Triad
Finial
Rings

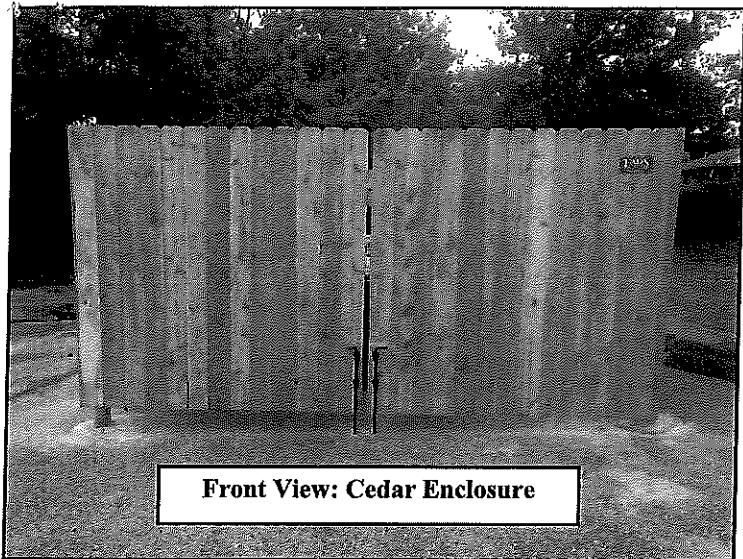


Fleur-De-Lis
Pressed Spear
(standard)

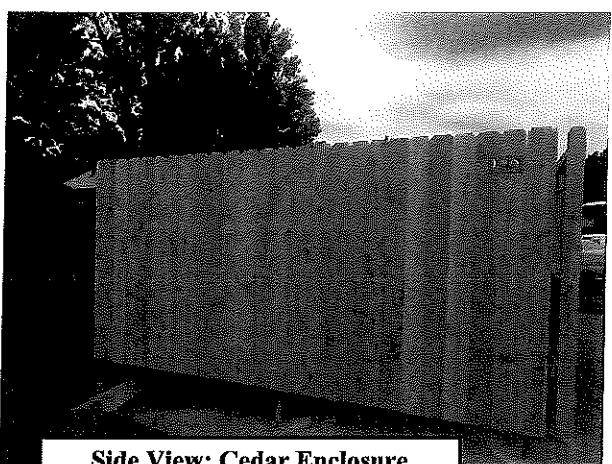
ALL COLORS MEET OR EXCEED AAMA 2604-10 SPECIFICATIONS



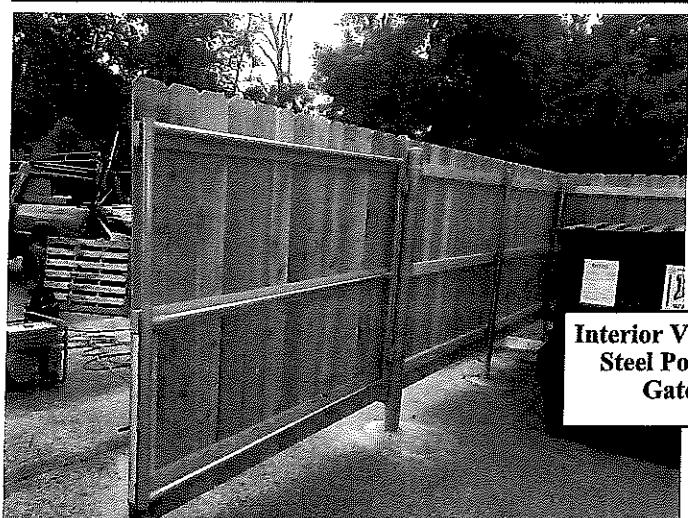
Typical Trash Enclosure



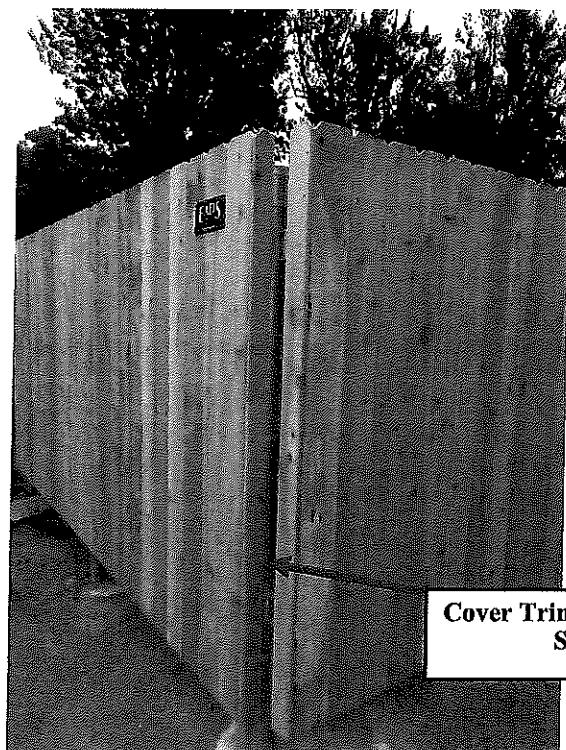
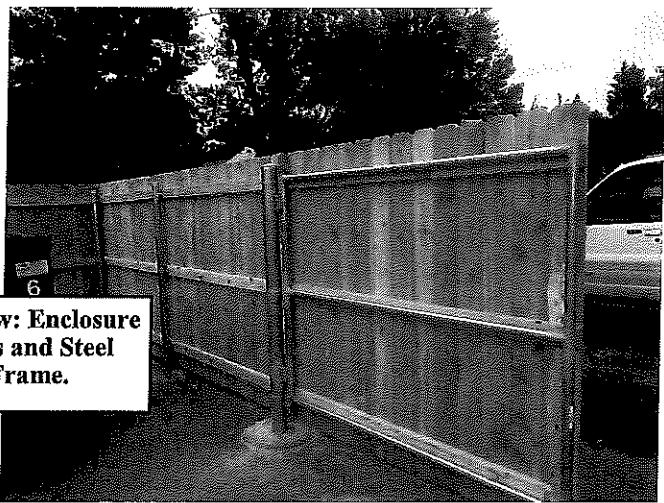
Front View: Cedar Enclosure



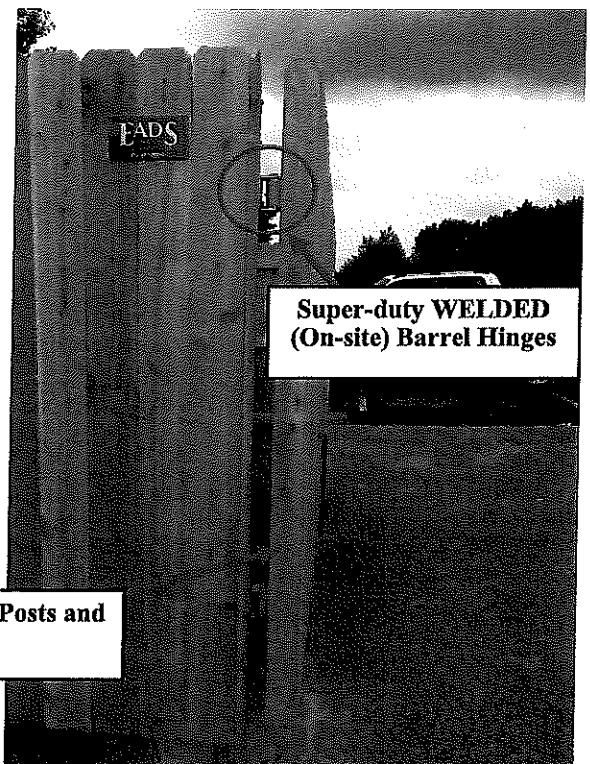
Side View: Cedar Enclosure



Interior View: Enclosure
Steel Posts and Steel
Gate Frame.

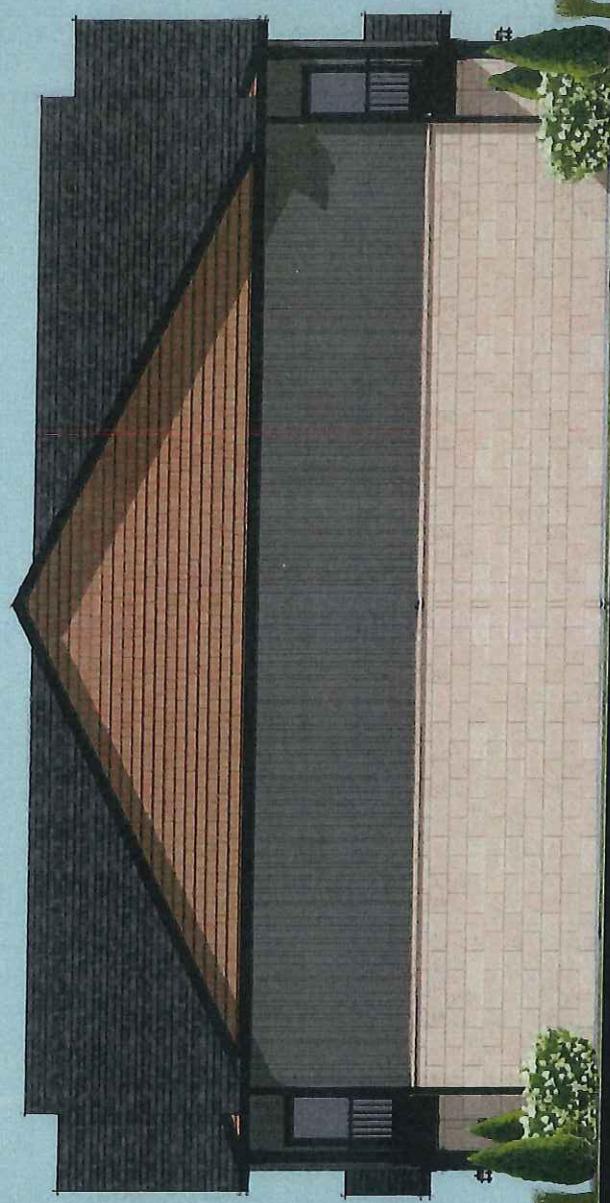


Cover Trim on Enclosure Steel Posts and
Steel Gate leaf frame.



Super-duty WELDED
(On-site) Barrel Hinges



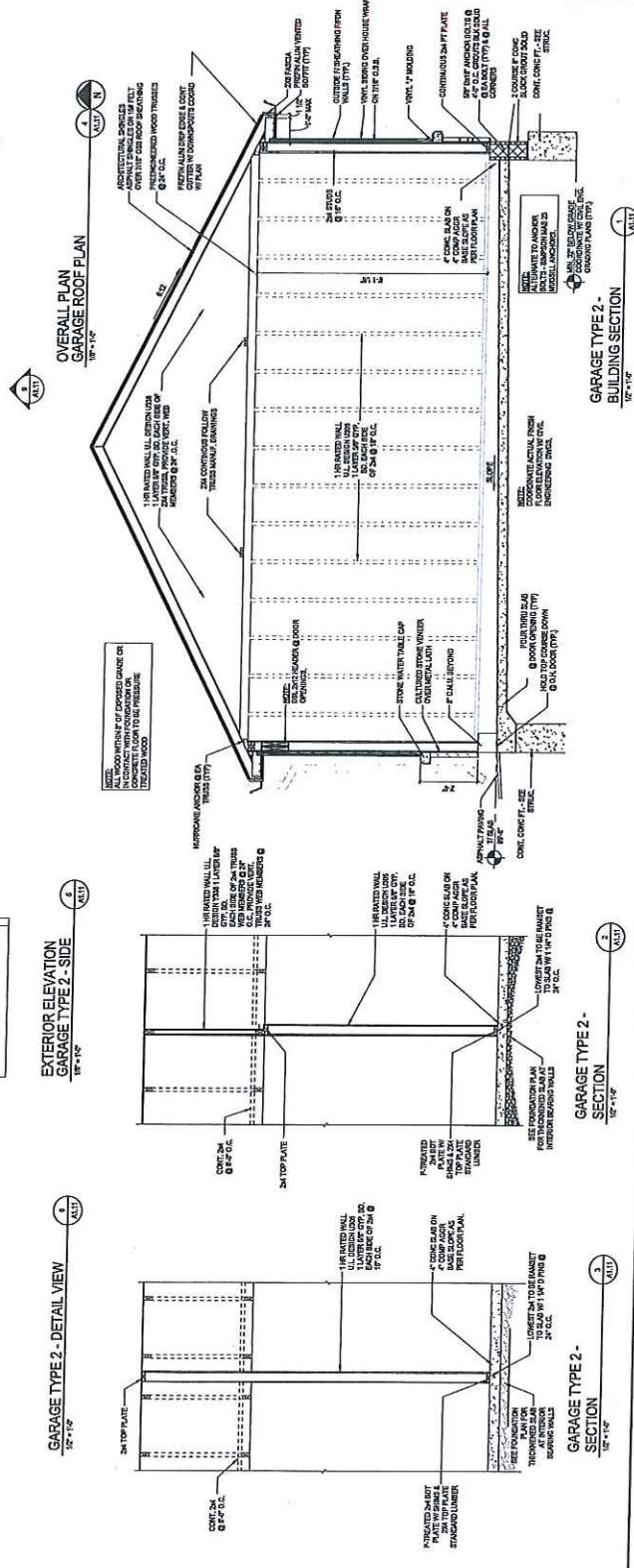
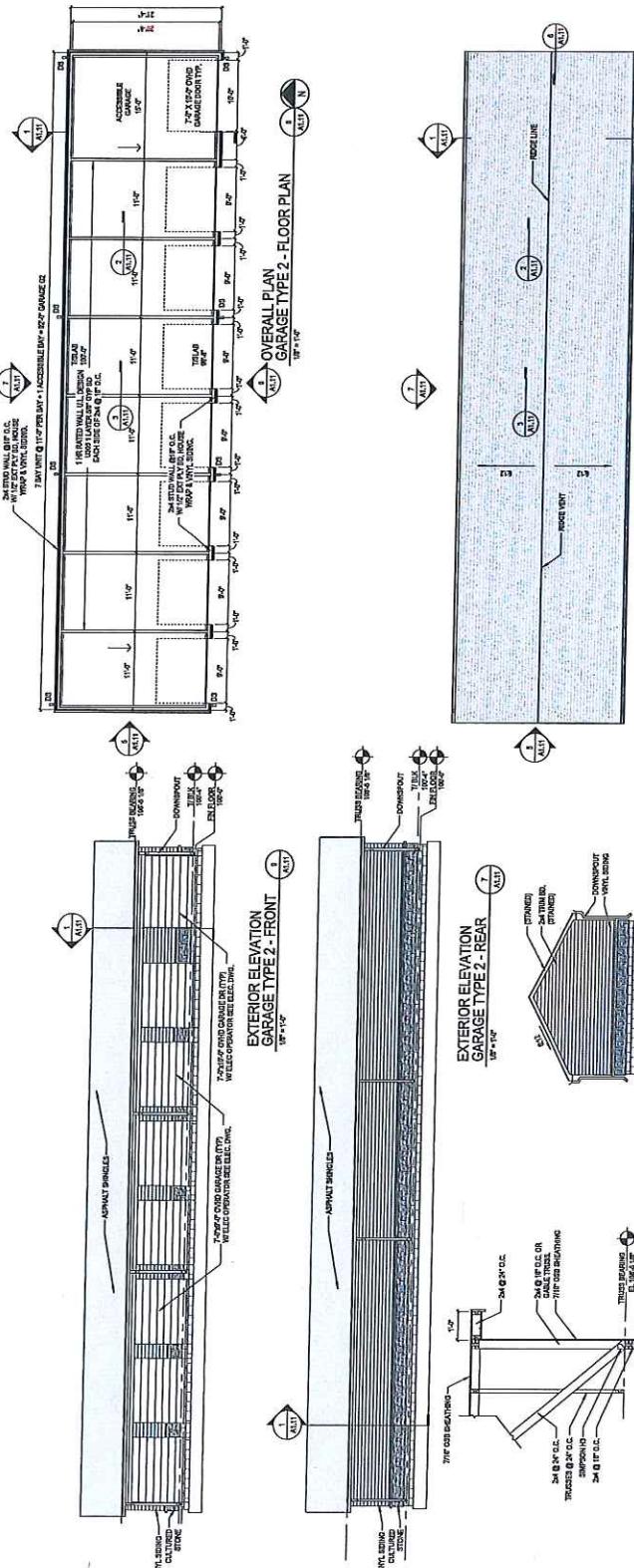








SERIAL NOTES



APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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

Owner
 Agent
 Lessee
 Signed Purchase Contract

APPLICANT NAME:

Ferguson Construction Co.

Address

400 Canal St.

Sidney, OH 45365

Telephone No.

(937) 498-2381

Fax No.

(937) 498-2243

Email Address

RECEIVED

MAY 20 2022

ANB

PROPERTY OWNER NAME (IF OTHER): CRINES LLC

Address: 150 Advanced Dr.

Springboro, OH 45066

Telephone No. (_____) _____

Property Address or General Location: _____

Parcel Number(s): 0419228002 Zoning District: PUD

Proposed Use: Same Use - Manufacturing

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

Charles Sailer
(Signature of Applicant and/or Agent)

05/20/22
(Date)

Charles Sailer
Printed Name



Alfons Haar

May 20th, 2022

Members of City of Springboro Planning & Zoning Commission,

Please accept this letter of authorization for Ferguson Construction Company to present plans for Alfons Haar Inc. expansion project to the City of Springboro Planning & Zoning Commission on behalf of myself & Alfons Haar Inc. Any questions please reach out to me.

Aaron E. Carstens
COO, Alfons Haar Inc.

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of Ferguson Construction Company.

PRELIMINARY

HALFONS HAAR, INC.
NEW BUILDING ADDITIONS
FOR
WARREN COUNTY
150 ADVANCED DR.
SPRINGBORO, OHIO 45066

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

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

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173

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

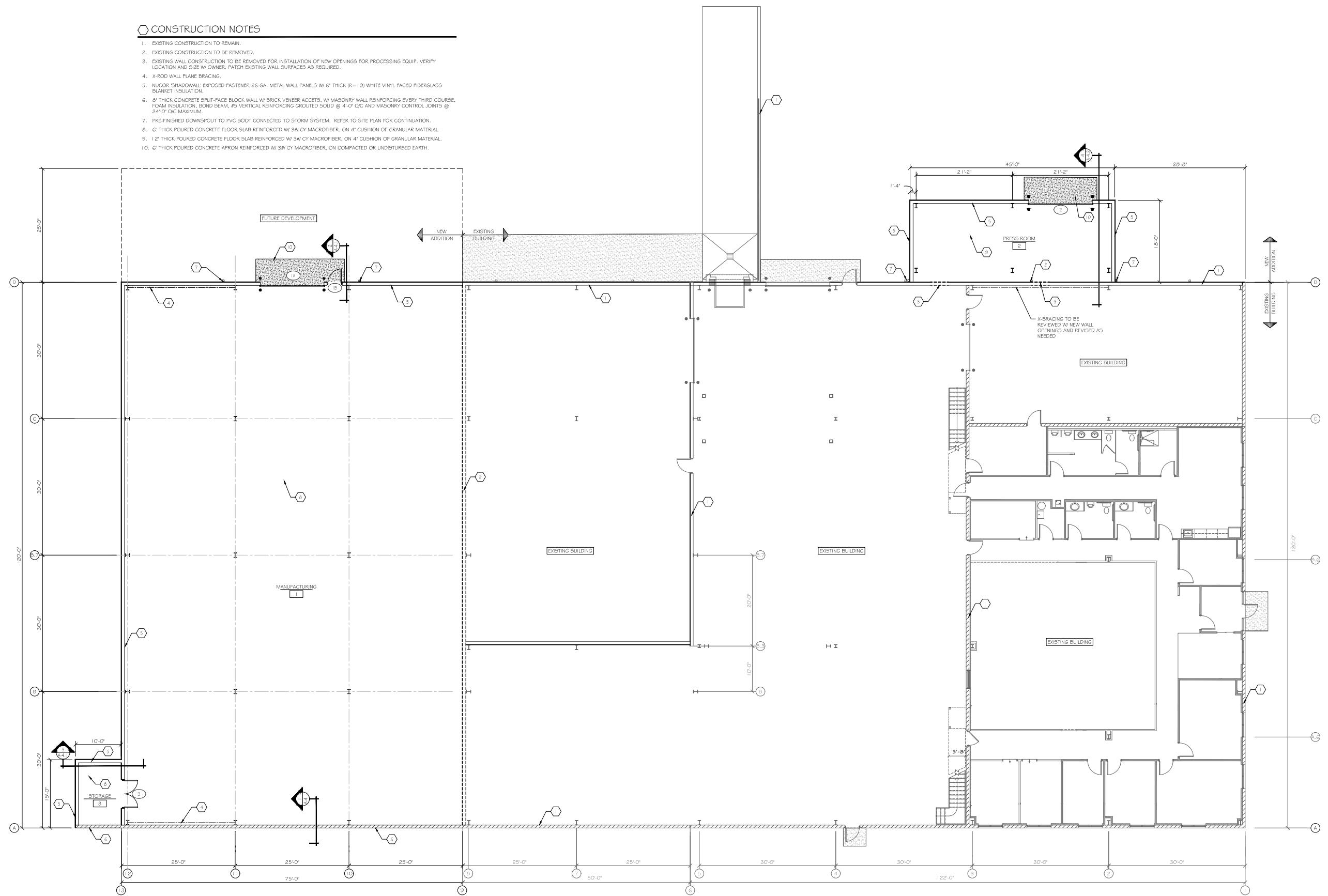
Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-42011
Date	05/20/22
Drawn By	CMS
Checked By	JWM

OVERALL FLOOR PLAN

CONSTRUCTION NOTES

1. EXISTING CONSTRUCTION TO REMAIN.
2. EXISTING CONSTRUCTION TO BE REMOVED.
3. EXISTING WALL CONSTRUCTION TO BE REMOVED FOR INSTALLATION OF NEW OPENINGS FOR PROCESSING EQUIP. VERIFY LOCATION AND SIZE w/ OWNER. PATCH EXISTING WALL SURFACES AS REQUIRED.
4. X-ROD WALL PLANE BRACING.
5. NUCOR 'SHADOWALL' EXPOSED FASTENER 26 GA. METAL WALL PANELS W/ 6" THICK (R=19) WHITE VINYL FACED FIBERGLASS BLANKET INSULATION.
6. 8" THICK CONCRETE SPLIT-FACE BLOCK WALL w/ BRICK VENEER ACETS. WI MASONRY WALL REINFORCING EVERY THIRD COURSE FOAM INSULATION, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" OIC AND MASONRY CONTROL JOINTS @ 24'-0" OIC MAXIMUM.
7. PRE-FINISHED DOWNSPOUT TO PVC BOOT CONNECTED TO STORM SYSTEM. REFER TO SITE PLAN FOR CONTINUATION.
8. 6" THICK POURED CONCRETE FLOOR SLAB REINFORCED WI 3# CY MACROFIBER, ON 4" CUSHION OF GRANULAR MATERIAL.
9. 12" THICK POURED CONCRETE FLOOR SLAB REINFORCED WI 3# CY MACROFIBER, ON 4" CUSHION OF GRANULAR MATERIAL.
10. 6" THICK POURED CONCRETE APRON REINFORCED WI 3# CY MACROFIBER, ON COMPACTED OR UNDISTURBED EARTH.



1 OVERALL FLOOR PLAN

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



A-1.0

Revisions		
#	Date	Description

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of Ferguson Construction Company.

PRELIMINARY

NEW BUILDING ADDITIONS
FOR
ALFONS HAAR, INC.
WARREN COUNTY
150 ADVANCED DR
SPRINGFIELD, OHIO 45066

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

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

Dayton, Ohio
2201 Embury Park Road
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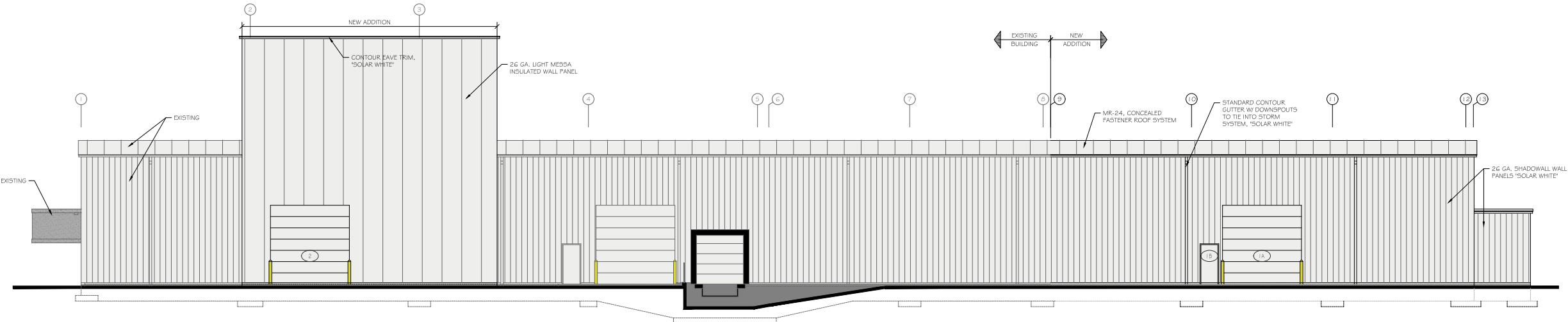
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3595 Johnny Appleseed Ct
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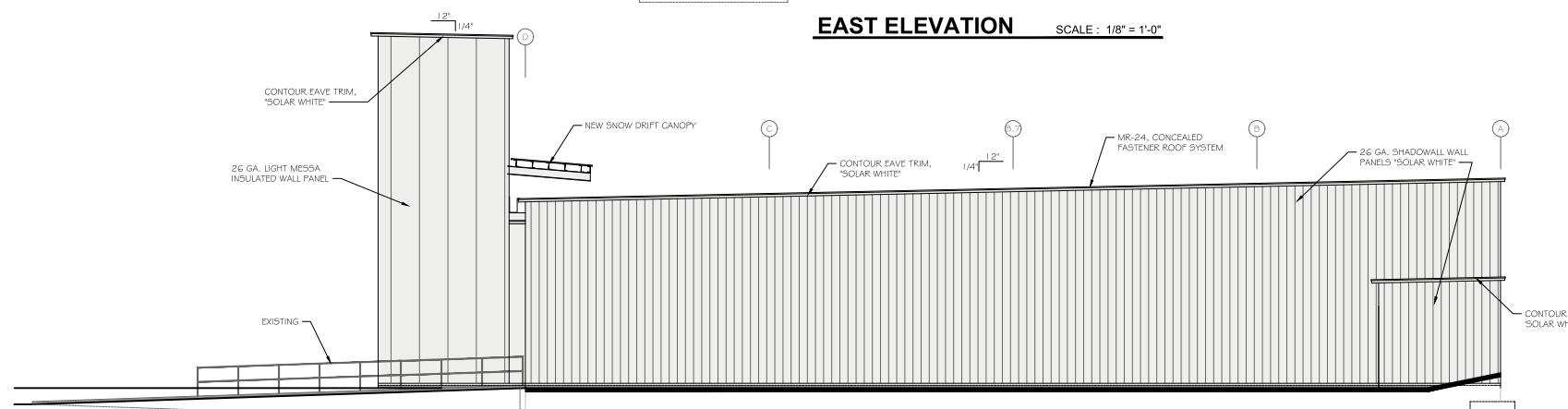
Job Number E-42011
Date 05/20/22
Drawn By CMS
Checked By JWM

BUILDING
ELEVATIONS

A-3.1



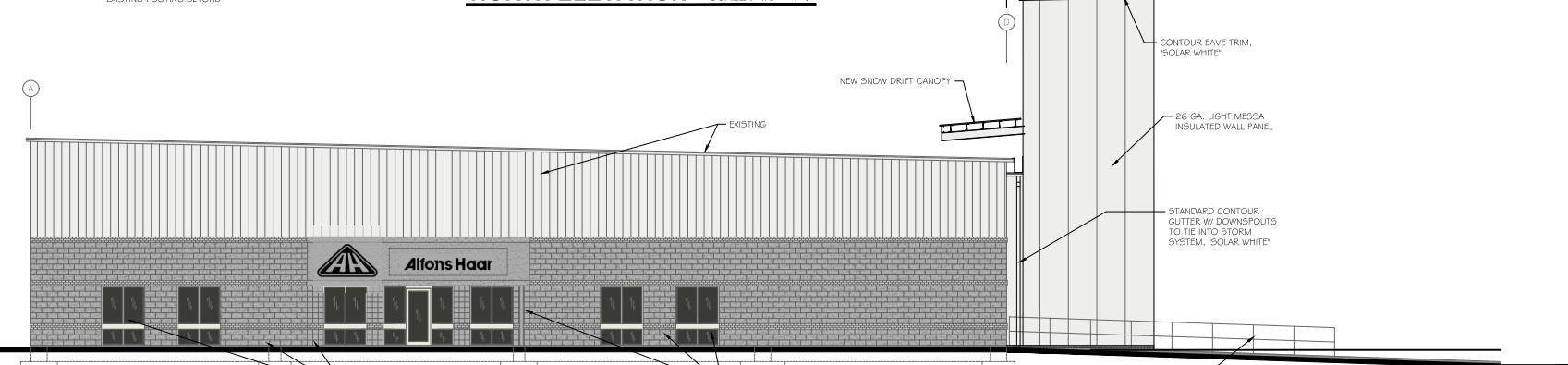
EAST ELEVATION SCALE : 1/8" = 1'-0"



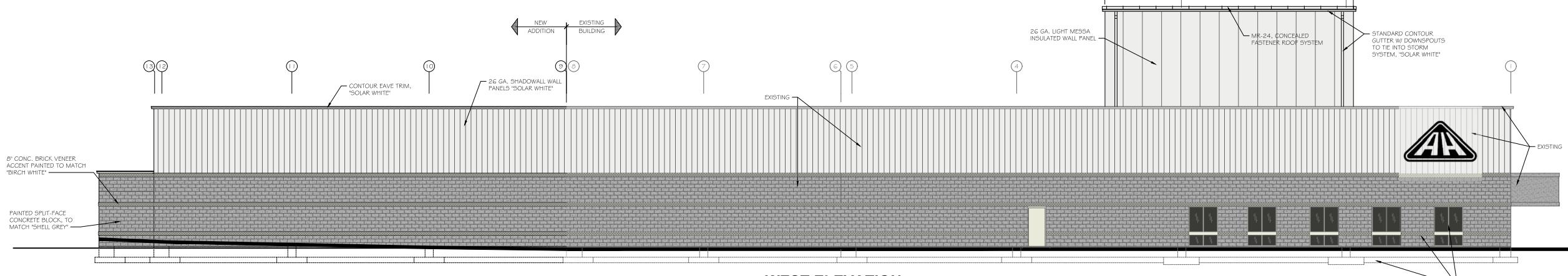
NORTH ELEVATION SCALE : 1/8" = 1'-0"



EXISTING BUILDING



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



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

A-3.1

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, May 11, 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, Robert Dimmitt, Mike Thompson and John Sillies.
Absent was Mark Davis

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

Mr. Pearson motioned to excuse Mr. Davis. Mr. Harding seconded the motion.

Vote: Thompson, yes; Dimmitt, yes; Sillies, yes; Pearson, yes; Iverson, yes; Harding, yes. (6-0)

II. Approval of Minutes

A. April 13, 2022 Planning Commission Minutes

Mr. Pearson asked for corrections or additions to the minutes. Mr. Pearson noted he did not believe he seconded the motion on the approval of the minutes. Mr. Dimmitt stated he seconded the motion.

Mr. Harding motioned to approve the April 13, 2022 Planning Commission minutes as corrected. Mr. Sillies seconded the motion.

Vote: Harding, yes; Dimmitt, yes; Sillies, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (6-0)

III. Agenda Items

A. Final Approval, Final Development Plan/Site Plan Review, 125 Park Lane, Springboro Branch of Franklin-Springboro Public Library, building addition

Background Information

This agenda item was filed by Conger Construction, Lebanon, contractor, seeking final development approval to allow the construction of an addition to the Springboro Branch of the Franklin-Springboro Public Library located at 125 Park Lane. The project includes the construction of a 6,000-square foot addition on the west/rear side of the building to accommodate a new community room, a conference and small group meeting rooms, as well as new restrooms, mechanical areas, and storage space. Existing offices would be relocated to the current community room, freeing up space for staff work areas.

The original library construction was approved by Planning Commission in 1988, and a large addition was added on the north side of the library, following Planning Commission approval, in 1998. The existing building is 9,227 square feet. The property occupied by the library and the proposed area for the addition is

zoned LBD, Local Business District, and PUD, Planned Unit Development, leading to the parallel final development plan (for PUDs) and site plan review (for conventional zoning districts like the LBD).

Adjacent land uses include the single-family residential from the northwest to east, a detention pond serving the library and residential areas to the southeast, and further south the Point Shopping Center, the Springboro City Building to the south, and an undeveloped parcel owned by to the west. Adjacent zoning includes PUD to the northwest, R-2, Low-Density Residential District to the north and east, LBD to the southeast (Point Shopping Center) and south (City Building), and PUD to the southwest (City Building) and west (undeveloped parcels).

Staff Recommendation—Revision to Final Development Plan/Site Plan

City staff recommends APPROVAL of the final development plan/site plan for 125 Park Lane subject to compliance with the following comments:

1. Provide exterior lighting plans for proposed addition and outdoor areas as applicable. Lighting to comply with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
2. Provide landscaping or other screening for mechanical equipment per Chapter 1280 of Planning and Zoning Code.
3. Signage proposed, if applicable, to comply with Chapter 1281, Signs, of Planning and Zoning Code for review by Zoning Inspector.
4. Provide dimensions for proposed addition and existing structure to property lines.
5. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
6. Engineering details to be worked out with City staff.
7. Clearcreek Fire District comments have been forwarded to the applicant.

Discussion:

Bob Riggs from Conger Construction and Vicky Sweeney, Franklin-Springboro Public Library were present to discuss their application.

Mr. Boron referred the background and staff comments explaining that the project includes the construction of a 6,000-square foot addition on the west/rear side of the building to accommodate a new community room, a conference and small group meeting rooms, as well as new restrooms, mechanical areas, and storage space. Even though the building is significant, it is a minor revision to the site plan and no stormwater is required.

Mr. Riggs noted that the staff comments have been reviewed and addressed.

Mr. Dimmitt asked if letters have been sent to nearby properties.

Ms. Sweeney stated yes, they have been sent to bordering properties and no responses have been received.

Ms. Iverson called for a motion to approve the Final Development Plan/Site Plan Review, 125 Park Lane, Springboro Branch of Franklin-Springboro Public Library, building addition.

Mr. Thompson motioned to approve. Mr. Harding seconded the motion.

Vote: Harding, yes; Dimmitt, yes; Sillies, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (6-0)

B. Discussion, Planning & Zoning Code Text Amendment, solar energy systems

City staff will make a presentation at the May 11th meeting on Chapter 1276, Solar Energy Systems, of the Planning and Zoning Code including issues with the current regulations and a survey of similar regulations in the Miami Valley.

Discussion:

Mr. Boron shared a PowerPoint presentation that reviewed the current 2012 ordinance that regulates the installation of solar panels, and also reviewed the proposed changes. He reviewed the general standards for the panels, which should be located in the least visually obtrusive location as well as requirements for coatings, color and appearance. Mr. Boron also reviewed standards for ground-mounted and building-mounted solar panels. He also shared several photos illustrating examples of what was allowed, or not allowed.

Mr. Boron reviewed a list of proposed ordinance revisions which include maximum extension 8 inches above roof plane, non-rectangular layout permitted but must fill roof area, and if install faces the street it must be rectangular and limited to one location.

Mr. Thomson assumed these revision were for appearance purposes.

Mr. Sillies confirmed that the contractors are informed about permit requirements and staff review.

There was a brief discussion about the photos provided and what is and is not allowed by our ordinance.

Mr. Thompson noted the positive side of using this green energy concept, and how this could become more popular as technology improves.

Ms. Iverson agreed there may need to be more leniency on these solar panels as they become more popular.

Two recommended suggestions were not "demand" rectilinear in front, and to allow various and additional panels in a place that makes sense and remains uniform, on the highest point of a "tiered" structure.

Ms. Iverson also suggested that a provision that plans be subject to site review could be included.

Mr. Boron stated that these recommendations will be forwarded to Jerry McDonald since it will involve a zoning code change and will ultimately require a public meeting of Council.

VI. Planning Commission and Staff Comments

Mr. Boron reported that the next meeting is scheduled for June 8th, with a submittal deadline of May 20th.

VII. Adjournment

*Mr. Pearson motioned to adjourn the May 11, 2022 Planning Commission Meeting at 6:53 pm
Mr. Dimmitt seconded the motion.*

Vote: Harding, yes; Dimmitt, yes; Sillies, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (6-0)

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary