Agenda
City of Springboro Planning Commission Meeting
Wednesday, September 14, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

I. Call to Order

II. Approval of Minutes

A. July 14, 2022 Planning Commission Meeting

III. Agenda Items

A. Final Approval, Site Plan Review, Mayfield Brain & Spine, western terminus of Pinnacle Point Drive, medical office building for Mayfield Brain & Spine

B. Final Approval, Final Development Plan Review, 150 Advanced Drive, addition to industrial building for Alfons Haar, Inc.

C. Preliminary Review, General Plan, southwest corner West Lower Springboro Road and Red Lion-Five Points Road (6821 Red-Lion Five Points Road), Bailey Farms PUD-R, Planned Unit Development-Residential, single-family residential development

IV. Guest Comments

V. Planning Commission and Staff Comments

VI. Adjournment

Background Information & Staff Recommendation
City of Springboro Planning Commission Meeting
Wednesday, September 14, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval
Site Plan Review, western terminus Pinnacle Point Drive, medical office building for Mayfield Brain & Spine

Background Information

This agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking final approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive. The subject property is located approximately 400 feet west of the intersection of Pinnacle Point Drive and West Tech Boulevard in The Ascent portion of the South Tech Business Park. The property currently has no address: property addresses are assigned by the Springboro Engineering Department later in the site development process. The site of the proposed medical office building is within the Montgomery County portion of Springboro.

The submitted plans also include a surgery center; that portion of the proposed plan for the site is not included in this review.

The subject property is zoned ADD-1, Austin Development District 1. The ADD-1 district was created to manage development of land in the South Tech Business Park. The ADD-1 was an outcome of the Austin Center Land Use and Development Plan, a long-range plan developed by the City of Springboro in cooperation with Miamisburg, Miami Township, the Montgomery County Transportation Improvement District (MCTID), and others, to coordinate development of land near the then-proposed Austin Boulevard interchange of I-75. The ADD-1 includes its own permitted land use, architectural, and other site development standards.

Zoning in vicinity of the subject property is exclusively ADD-1. Adjacent land uses include offices (Shiver Security, Caesar Creek Software) and a medical building (Dayton Children's), all consistent with the ADD-1 zoning designation.

This item reviewed on a preliminary basis at the July 13th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future Planning Commission regular meeting agenda for formal approval. No action is needed on the part of City Council on this agenda item.

Staff Comments

City staff recommends approval of the site plan under the terms of Chapter 1284 of the Planning and Zoning Code, Site Plan Review, subject to compliance with the following comments:

1. Indicate lot coverage for site at building out. Maximum lot coverage for the ADD-1 is 85%.

2. Lighting plans and specifications submitted are consistent with Chapter 1273. If applicable architectural lighting also needs to be comply with code provisions. Also confirm that the color-temperature of exterior lighting is 3500 kelvin or less.
3. Provide dumpster enclosure details. Screen dumpster and mechanical systems consistent with Section 1268(f)(5) of ADD-1 requirements.
4. Signage to be consistent with Chapter 1281 of Planning & Zoning Code and Section 1268(f)(6) of ADD-1 requirements. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
5. For final review and approval develop landscaping plan consistent with Section 1268(f)(4) including but not limited screening adjacent to road frontage on Pinnacle Point Drive and I-75, buffers adjacent to other properties including the proposed ASC site, building foundation plantings, and parking lot plantings. Also indicate existing vegetation 4 inches DBH and larger to be preserved as Planning Commission may grant a reduction in plantings required as mentioned above.
6. Indicate location for bicycle parking. Contact City staff for minimum requirements.
7. Indicate plans for sidewalks connecting to those to the remainder of South Tech/The Ascent.
8. Storm water retention design is currently under review. Any revisions to the design to be implemented on final site plan drawings.
9. Water and Sewer design to be reviewed and approved by Montgomery County.
10. Provide record plan re-platting the existing lot lines to the proposed site.
11. Provide ability to access the water and sewer to the south, adjacent to the “future road”.
12. Provide storm water erosion control plan on sheets called “Storm water pollution prevention plan”. Provide storm water control details on sheets 5 & 6.
13. Revise storm run from CB 2.2 to MH 2.1. Also revise invert of 30” pipe in MH 2.1. Add 12” storm size on plan view adjacent to CB 1.3. Add 18” invert to CB 1.0, match crowns and adjust storm runs accordingly.
14. Offsite storm sewer (from CB 2.2 to MH 2.0) is being proposed on private property. Provide recorded private storm sewer easement documentation. Otherwise, relocate storm sewer.
15. Add 6 foot wide sidewalk along the frontage of the cul-de-sac; depress the curb accordingly.
16. Continue sidewalk through proposed island at entrance. If not possible, reduce island and relocate existing street light. Add note on record plan stating island to be maintained by property owner.
17. Proposed “shared sign” location is to be reviewed and approved by the building and zoning inspector, and is not approved by Planning Commission as shown on site plan.
18. Provide typical width of parking stalls (9’ minimum).
19. Elements pertaining to contours, drainage, design, etc. to be prepared and certified by a professional engineer or landscape architect (licensed in Ohio). Provide seal on plans.
20. Elevation and contours shall be based upon USGS datum and identify benchmark utilized.
21. Provide final site plan drawings to staff, which shall include all of the comments listed above, including any additional comments by planning commission.
22. An “As Built” drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all hydrant components shall meet those of the City of Springboro Water works.
23. 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.

24. Fire Department connections for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
25. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
26. 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. Final Approval
Final Development Plan, 150 Advanced Drive, Advanced Drive PUD, Planned Unit Development, addition to industrial building for Alfons Haar

Background Information

This agenda item is a request for final approval 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. This item was reviewed on a preliminary basis at the June 8th Planning Commission meeting. The plan reviewed then included two additions totaling 9,960 square feet of new floor space. The proposal under consideration now includes a single, L-shaped 12,000-square foot addition. As with the June 8th preliminary review plan, a portion of the addition would extend above the existing roofline, up to 44 feet, a height that 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 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 recommends approval of the final development plan under the terms of Chapter 1266, Planned Unit Developments, of the Planning and Zoning Code, subject to compliance with the following comments:

1. Indicate building population at build-out to determine off-street parking requirement.
2. Provide changes to lighting plan, if applicable, for staff review for parking and walk areas including building elevations consistent with Chapter 1273, Exterior Lighting, of Planning & Zoning Code.

3. Storm water retention design is currently under review. Any revisions to the design to be implemented on final site plan drawings.
4. Provide the limits of the silt fence on the SWPPP sheet.
5. Provide storm sewer main length and slopes for all segments.
6. Label typical parking stall dimensions and aisle widths.
7. Construction requirements within the pipeline easement area to be worked out with pipeline company.
8. Provide final site plan drawings to staff, which shall include all of the comments listed above, including any additional comments by planning commission.
9. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
10. 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.
11. The new expansion shall be tied into the existing sprinkler system.
12. 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.

C. Preliminary Review
General Plan, near southwest corner of West Lower Springboro Road and Red Lion-Five Points Road, 6821 Red Lion-Five Points Road, Bailey Farms PUD-R, Planned Unit Development-Residential, single-family residential development

Background Information

This agenda item is based on an application filed by M/I Homes, Cincinnati, Ohio, seeking general plan approval for the development of a single-family residential subdivision under the terms of the City's Planned Unit Development provisions, Chapter 1266 of the Planning and Zoning Code. The subject property is approximately 79.9 acres in area. The subject property is located southeast of the corner of West Lower Springboro Road and Red Lion-Five Points Road. The subject property does not include a 1.47-acre residential lot located immediately adjacent to that corner. A total of 130 single-family detached residential units are proposed in the PUD-R, Planned Unit Development-Residential.

The subject property was annexed into the City from Clearcreek Township in 2006 and accepted by City Council in January 2007. The annexation was subject to an intergovernmental agreement between the City and Clearcreek Township that included statements (1) restricting development to single-family residential development, (2) with a street pattern approved by the Springboro Planning Commission, (3) allowing no more than 130 lots in the buildable portion of the property, and (4) the installation a buffer along the Red Lion-Five Points Road portion of the property.

Rezoning to incorporate the agreement was the responsibility of the City. Rezoning to PUD-R was accomplished through Ordinance O-07-15 approved by City Council on May 17, 2007 and effective June 16, 2007. The Planning Commission approved a recommendation of approval of the rezoning

at its February 28, 2007 meeting. The PUD-R was consistent with the Springboro Comprehensive Land Use Plan of 1998, the land use and development guidance at the time. The property owners, the Bailey family, elected to continue use the property as is: a farm and residential use.

Rezoning is one-half of the first step of the three-step PUD approval process, the other half being general plan that is the subject of this agenda item. At the time general plan and rezoning reviews and approval could take place separately. General plan review requires review of both Planning Commission and City Council. Following general plan review, the second stage of the PUD review and approval process, final development plan, map proceed. For a development of this size it is anticipated that a number of final development plans may be submitted for review and approval so that development may proceed in an incremental manner. For example, Settlers Walk includes 10 neighborhoods and 44 sections with its 1,300 residential dwelling units. The final step in the PUD approval process is record plan approval coinciding with the creation of lots, and the dedication of right-of-way and open space. Record plans are reviewed and approved by Planning Commission and City Council.

The proposed general plan submitted for review includes 130 single-family residential lots. A total of 80 7,800-square foot lots (60 feet wide and 130 feet deep) and 50 6,500-square foot (50 foot wide and 130 feet deep) are proposed. Setbacks and other details are included in the general plan exhibits.

Primary access to the site is from Red Lion-Five Point Road roughly midway between West Lower Springboro Road and the intersection of Red Lion-Five Points Road and Springboro Road to the south. Secondary access is provided through an extension of Cambridge Drive and the Creekside subdivision to the west. While the subject property has frontage on West Lower Springboro Road, no access is proposed. The dedication of right-of-way is needed to accommodate the development both from the City (West Lower Springboro Road) and Clearcreek Township (Red Lion-Five Point Road). The eastern edge of the subject property coincides with the City corporation line. Fairway Drive to the west will be extended into the site with a cul-de-sac and terminated with no lots in the area.

A multiuse trail is proposed for public use along Red Lion-Five Points Road, extending through the development to West Lower Springboro Road. This trail will eventually connect with a similar trail to the south in the Clearcreek Reserve West subdivision. The bike lane on West Lower Springboro Road will be extended to the east corporation boundary concurrent to development of the Bailey Farm. Additional private trails are proposed within the development. All streets will incorporate sidewalks as provided by City code.

The proposed general plan includes 45.36 acres of open space, or 57% of the subject property land area. This includes a proposal for a common area including a playground and trails around an existing pond. A significant portion of this area is defined as the floodway and floodplain of Clear Creek.

Following the discussion at the September 14th Planning Commission meeting the Planning Commission may authorize this agenda item to be placed on a future agenda for formal action in the form of a recommendation to City Council.

Adjacent land uses include to the west the Creekside residential subdivision, on the north side of Lower Springboro Road a residential lot and beyond the Fieldstone residential subdivision. To the east in Clearcreek Township, residential lots on the north side of Lower Springboro Road and

continuing to the east side of the property on the east side of Red Lion-Five Points Road in Clearcreek Township. The south side of the property coincides with the open space portion of the Clearcreek Reserve East residential subdivision in Springboro.

Adjacent zoning in the Springboro portion of the vicinity includes R-2, Low-Density Residential District, in the Creekside, Fieldstone, and Clearcreek Reserve East subdivisions, and R-1 for remaining lands in the vicinity in the City. For the Clearcreek Township vicinity, R-1, Rural Residence Zone to the north and northeast, and to the east SR-1, Suburban Residence Zone, and OSR-1, Open Space Rural Residence Zone.

Staff Comments

City staff has the following comments on this agenda item:

1. For the September 14th Planning Commission meeting, fix layering on map to show proposed lots and other pertinent information to the PUD-R more clearly and de-emphasize contours on sheet 2 of 4.
2. Revise plans to indicate PUD-R, Planned Unit Development-Residential, not R-PUD
3. Provide details on the home proposed for the two lot types within the subdivision.
4. Please be advised setbacks are measured at the overhang.
5. Alignment of trail, roadway, and other improvements on Red Lion-Five Points and West Lower Springboro Road to be determined in consultation with City and Clearcreek Township. Trail to be a minimum of 10 feet in width, include 2-foot shoulders and be within a 25-foot easement during construction.
6. Change the roadway back to back of curb width to be 29 feet, with 5 foot sidewalks. Roadway to be built to City specifications.
7. Roadway improvements along Lower Springboro Road to include: dedicate 40 foot half right of way, widen the road, add curb and gutter, storm sewer, sidewalks, and bike lane.
8. Provide relief sewer and remove the existing lift station in the Villages of Creekside. Provide water main stub into the golf course along the proposed cul-de-sac at the east end of Bailey Lane.
9. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
10. Provide minimum dwelling unit S.F. for each different lot size.
11. An approved traffic impact study to be completed prior to general plan approval. Any associated improvements required by the study to be implemented on the general plan and subsequent construction drawings.
12. Provide metes and bounds of the boundary lines.
13. Basements shall be served by gravity sewer. Basements are not permitted otherwise. Grinder pumps are not permitted.
14. Details for proposed common areas to be provided during final development plan, stage 2 of PUD approval process.
15. Provide legal description of property and survey.
16. Lighting planned for individual home sites to be provided at final development plan.
17. 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 fire 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.

18. New home shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall not be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (12.7 mm).
19. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant until replaced by permanent signs.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, September 7, 2022 at 12:00 p.m.

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: K4 Architecture, LLC (Sandy Tenhundfeld)

Address: 555 Gest Street
Cincinnati, OH 45203

Telephone No. (_____) (513) 842-5433

Fax No. (_____) _____

Email Address: stenhundfeld@k4architecture.com

PROPERTY OWNER NAME (IF OTHER): City of Springboro/Mayfield

Address: _____

Telephone No. (_____) _____

Property Address or General Location: End of Pinnacle Point

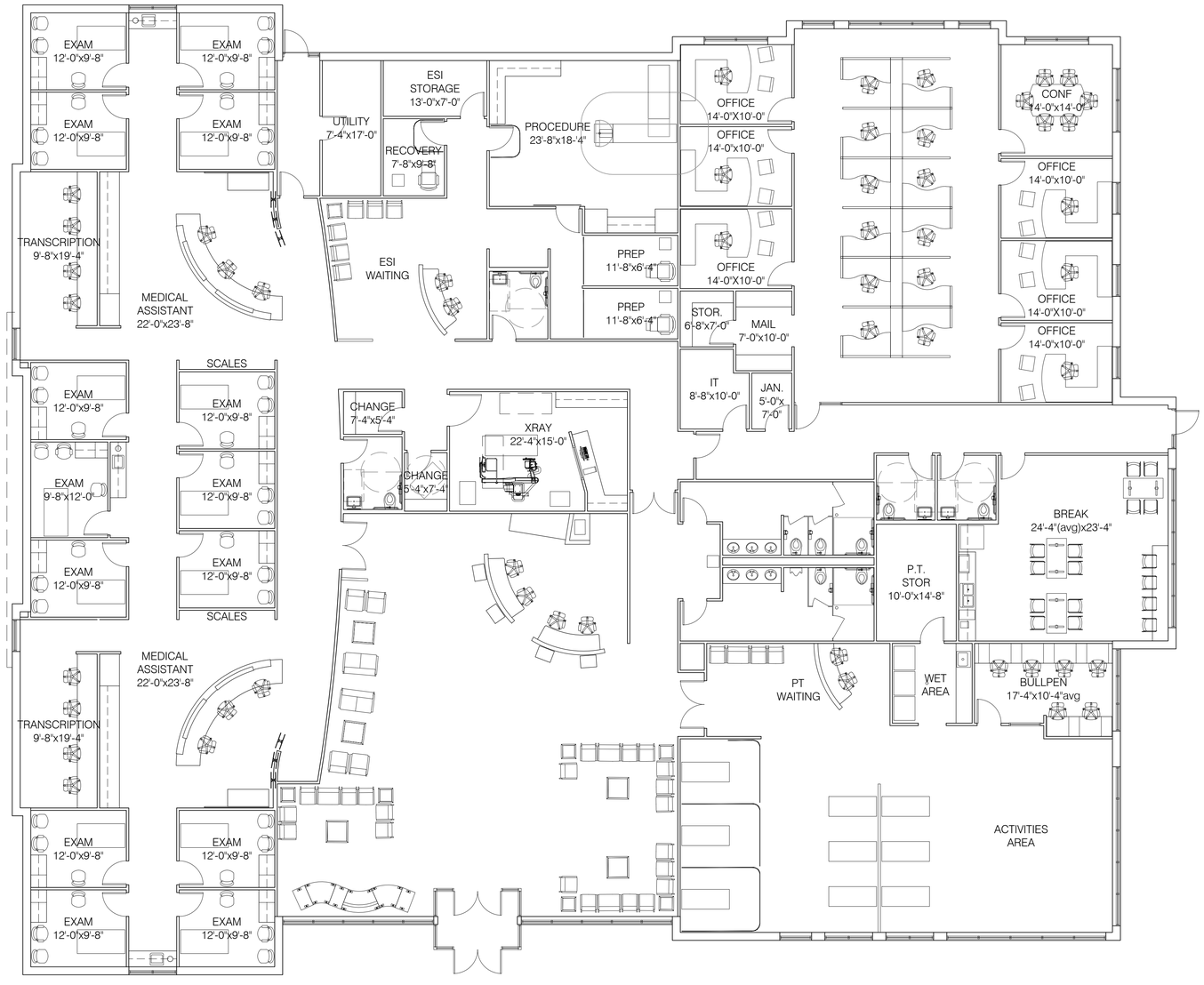
Parcel Number(s): _____ Zoning District: ADD

Proposed Use: New Medical Office Building

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

Sandy Tenhundfeld — 8/26/22
(Signature of Applicant and/or Agent) (Date)

Sandy Tenhundfeld
Printed Name



16,147 SF
FLOOR PLAN
SCALE: 1/8"=1'-0"

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

Mayfield - Dayton South

ADDRESS

FILE LOCATION: X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Design PLOT DATE: May 16, 2022 3:10 PM
FILENAME: 21-2026 plan v02.dwg

ISSUE DATE: 05/16/22

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
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+ DESIGN

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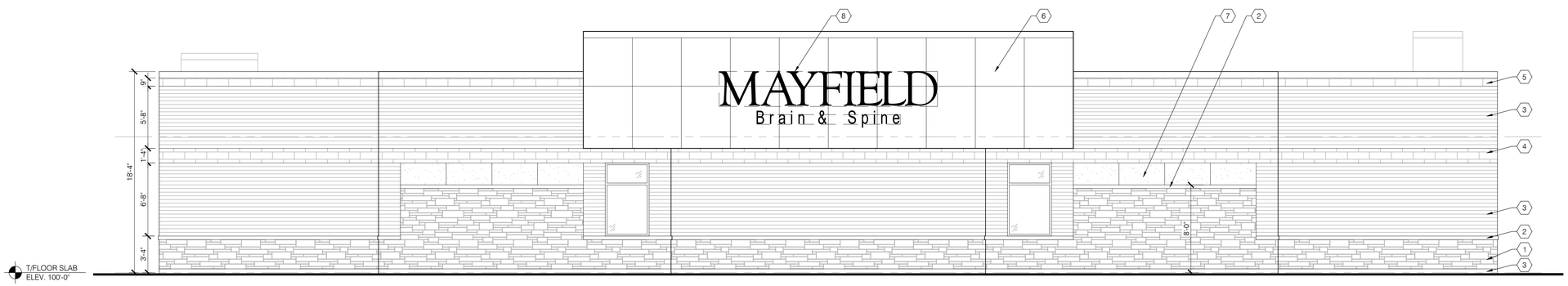
NOTES THIS DRAWING:

1. MASONRY VENEER 'TYPE C'
2. 4" CAST STONE WATER TABLE
3. BRICK 'TYPE B' IN 1/3rd RUNNING BOND PATTERN
4. 1'-4" TALL CAST STONE TRIM BAND, (1) 24" X 4" UNIT, (1) 24" X 8" UNIT, (1) 24" X 4" UNIT
5. 24" x 8" CAST STONE TRIM BAND W/ BRICK 'TYPE B' ABOVE AS NECESSARY UNDER COPING
6. METAL PANEL SYSTEM
7. E.I.F.S.
8. SIGN BY OTHERS
9. 6" CAST STONE WATER TABLE

MATERIALS SCHEDULE:

BRICK 'TYPE A' : GENERAL SHALE, GREYSTONE ROCKFACE, UTILITY SIZE
BRICK 'TYPE B' : GLEN-GEHRY BRICK, EXTRUDED SERIES, CARBON BLACK, UTILITY SIZE
MASONRY 'TYPE C': ARRISCRAFT SHADOW STONE, SIERRA
CAST STONE WATER TABLE: CUSTOM CAST STONE, WATER TABLE PROFILE TO BE SELECTED, NATURAL WHITE
CAST STONE TRIM: CUSTOM CAST STONE, OLIVE BUFF
MORTAR: FLAMINGO BRIXMENT, C-57
METAL PANEL SYSTEM: CLEAR ANODIZED
EIFS: TBD



WEST ELEVATION
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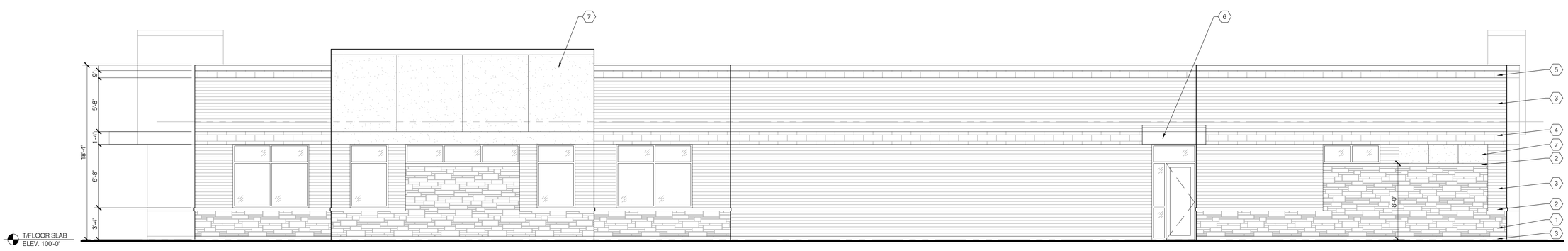

NORTH ELEVATION
SCALE: 3/16"=1'-0"

Mayfield - Dayton South

SCALE: 3/16" = 1'-0"

FILE LOCATION: X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Design\VOID PLOT DATE: May 17, 2022 12:12 PM
FILENAME: 21-2026 elev v02 JRS.dwg

ISSUE DATE: 05/16/22

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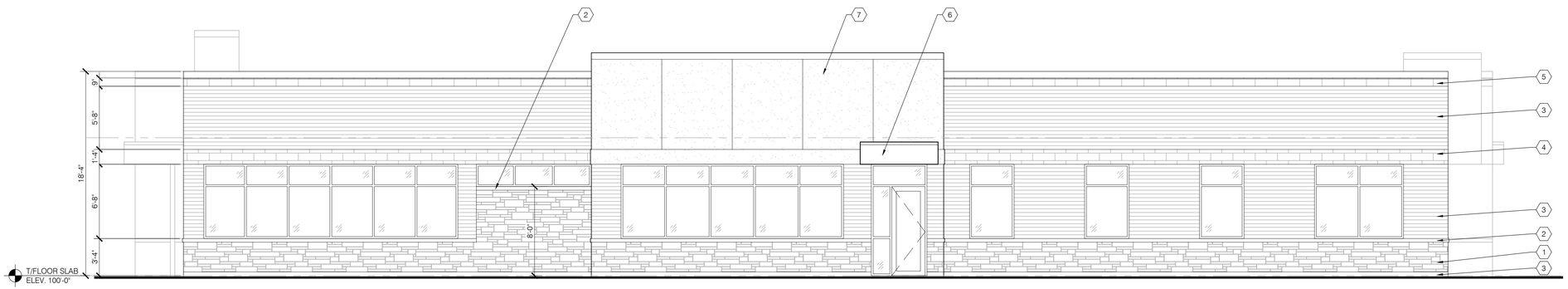
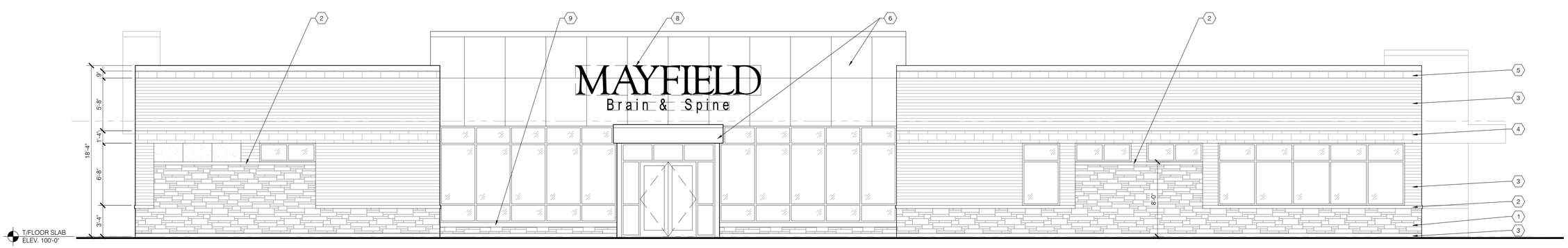


EAST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

Mayfield - Dayton South

FILE LOCATION: X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Design\VOID PLOT DATE: May 17, 2022 12:12 PM
FILENAME: 21-2026 elev v02 JRS.dwg

ISSUE DATE: 05/16/22

SCALE: 3/16" = 1'-0"

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ARCHITECTURE + DESIGN

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MAYFIELD – DAYTON SOUTH

LOCATED IN
SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

AUGUST, 2022

GENERAL NOTES

1) ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND CONFORM WITH THE CITY OF SPRINGBORO STANDARDS AND SPECIFICATIONS; ANY CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IN CHARGE AT VAN ATTA ENGINEERING.
2) ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SPRINGBORO STANDARDS.
3) ALL TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY OF SPRINGBORO SPECIFICATIONS AND COMPACTED BEFORE SUBGRADE APPROVAL.
4) ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE OR EASEMENT LINE, WHICHEVER IS FURTHEST, BEFORE STREETS ARE SURFACED.
5) ALL CURB INLETS TO BE MONTGOMERY COUNTY TYPE 3A UNLESS OTHERWISE SPECIFIED.
6) ALL MANHOLES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
7) CHANNEL BOTTOMS OF ALL MANHOLES.
8) RADIUS OF BACK OF CURB AT INTERSECTIONS SHALL BE 25.00 FEET, UNLESS OTHERWISE SHOWN.
9) ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED, REMOVED OR CONNECTED TO THE STORM SEWER SYSTEM.
10) CURB RAMPS ARE TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWING BP-7.1 AND TO THE LATEST ADA STANDARDS AND SPECIFICATIONS
11) ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHOULD NOTIFY THE FOLLOWING AGENCIES, TO OBTAIN ACCURATE FIELD LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES:

OHIO UTILITIES PROTECTION
SERVICE (OUPS)
100 FEDERAL PLAZA EAST,
LOWER LEVEL
YOUNGSTOWN, OH 44503
1-800-362-2764

AT&T
3233 WOODMAN DR.
DAYTON, OH 45420
296-3606 7AM-5PM
1-800-572-4747 AFTER 5

DAYTON POWER AND LIGHT CO.
1900 DRYDEN RD.
937-331-3900
DAYTON, OH 45439

TIMEWARNER
3691 TURNER ROAD
DAYTON, OH 45415
937-425-8858

VECTREN
4285 N. JAMES H McGEE
DAYTON, OH 45427
937-312-2533

MONTGOMERY COUNTY WATER SERVICES
1850 SPAULDING RD.
DAYTON, OH 45432
937-781-2650 (INSPECTION)
1-800-362-2764 (LOCATES)

ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS

ELECTRIC
DUKE ENERGY
513-287-2454

GAS
DUKE ENERGY
513-287-1264

THE OWNER OF THE UNDERGROUND UTILITY SHALL WITHIN 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER NOTICE IS RECEIVED, STAKE, MARK OR OTHERWISE DESIGNATE THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORKFORCE.

12) ALL MANHOLES INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED EITHER CENTERED ON A TRAVELED LANE OR ON A LONGITUDINAL PAVEMENT MARKING STRIPE, SUCH AS A LANE LINE, CHANNELING LINE OR CENTERLINE.
13) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED WITHIN 7 DAYS.
14) ALL CATCH BASIN LATERALS TO BE REINFORCED CONCRETE ASTM SPECIFICATION NUMBER C-76, CLASS 4, UNLESS OTHERWISE NOTED.
15) ANY VARIATION BETWEEN THESE PLANS AND WHAT IS FOUND IN THE FIELD DURING CONSTRUCTION SHALL BE ADDRESSED TO THE PROJECT ENGINEER AT VAN ATTA ENGINEERING.
16) ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
17) TRAFFIC CONTROL ON ALL PUBLIC ROADS IS REQUIRED TO CONFORM TO "THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". ANY WORK ON A THOROUGHFARE OR WORK REQUIRING CLOSURES REQUIRES 48 HOUR NOTIFICATION AND APPROVAL OF THE TOWNSHIP BOARD OF TRUSTEES. NOTICE SHALL BE GIVEN TO THE PUBLIC WORKS DIRECTOR A MINIMUM THREE WEEKS PRIOR TO ANY CLOSING.
18) SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
19) WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION AND NOTIFY THE PROJECT ENGINEER AT VAN ATTA ENGINEERING OF ANY DISCREPANCIES.
20) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
21) THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.

SANITARY/WATER NOTES (MONTGOMERY COUNTY)

22) All sanitary sewers and/or water lines and appurtenances shall be constructed according to Montgomery County Water Services Specifications or latest revision thereof.
23) No additions, deletions or revisions to the sanitary sewer and/or water facilities are to be made without prior written approval by the Montgomery County Sanitary Engineer.
24) No construction shall commence until Montgomery County Water Service permits have been issued, and two (2) working days notice has been given to the Inspection Division (781-2650).
25) All utility trenches within the existing or proposed right-of-way or under paved areas shall be backfilled with compacted granular material conforming to ODOT 310 in accordance with the Montgomery County Water Services Department Specifications.
26) No sanitary sewer and/or water main line permits shall be issued until permits to work in the public road right of way (street cut permits) or the State of Ohio Highway permit has been obtained (as applicable).
27) All existing underground utilities are shown in their approximate locations according to the best available information. The contractor shall notify the Montgomery County Water Services Department at 1-800-362-2764 and all other Utility Companies 48 hours prior to construction to obtain field locations of said existing underground utilities.
28) No service connections shall be made to the water main until the main line has been inspected, tested, disinfected and released for taps and on-premise.
29) Roof drains, foundation drains or other clean water connections to the sanitary sewer system are prohibited.
30) Sanitary manholes shall be pre-cast conforming to ASTM C-478, or monolithic constructed of Class "A" 4200 psi concrete. Manholes shall be vacuum tested. Joints between pre-cast sanitary manhole sections shall conform to ASTM C-443. Chimney seals shall be provided between the casting and cone section. Eccentric cones shall be used.

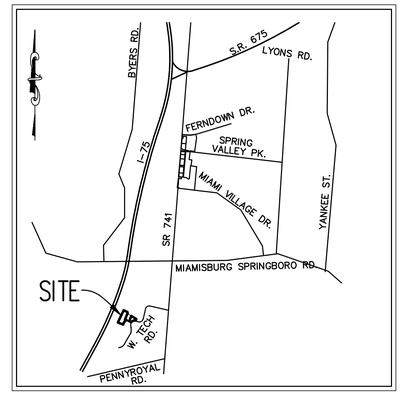
SANITARY & WATER NOTE (CONTINUED) (MONTGOMERY COUNTY)

31) Sanitary manhole bottoms to be channeled (Full pipe channel section).
32) Sanitary sewer pipe and fittings shall be PVC or extra strength vitrified clay. PVC pipe and fittings shall meet and/or exceed all the requirements of ASTM D-3034, SDR26 and have a minimum pipe stiffness of 115 psi. Extra strength vitrified clay pipe and fittings shall meet and/or exceed all the requirements of ASTM C-700 the contractor may have his choice of these materials (prior to issuance of mainline permits) unless otherwise specified in the plans and specifications.
33) Sanitary sewer pipe joints shall conform as follows: PVC pipe joints shall conform to ASTM D-3212 (elastomerically gasketed). Clay pipe joints shall conform to ASTM C-425, O-Ring Gasket
34) The contractor shall not make any physical connection to the existing sanitary sewer until the remaining sewer, excluding the first span has been inspected, tested and released.
35) The infiltration/exfiltration test for the sanitary sewer shall not exceed 50 gal/in.-dia./mi./day.
36) The water main installation will be inspected by the Montgomery County Water Services Department and may be inspected by the City of Dayton, if required.
37) Water mains, bends and fitting shall be ductile cast iron pipe and conform to ANSI A-21.51 (AWWA C-151), Class 51. All water mains shall be polywrapped.
38) Water mains shall have 4'-6" minimum cover.
39) Only Montgomery County Water Services Department personnel shall operate main line water valves.
40) Fire hydrants (closest point) shall be located 2' from and within 5' of the curb or edge of pavement and 4" storz opening to face the street.
41) Water lines crossing any and all sewers shall have a minimum vertical separation of 18" between the outsides of the water main pipe and the sewer pipe. One full length of water main pipe shall be centered at the point of crossing such that both joints will be equidistant and as far from the sewer as possible. If water crosses below sanitary sewers, the sewer must be water main material for that span.
42) All gate valves are to be located at tees or crosses with a one foot, (1') maximum nipple between tee or cross and valve. All plugs are to be connected to valves except where shown on plans.
43) Any construction of pre-stressed or connection to pre-stressed water mains will require a meeting with Montgomery County Water Services Department before ordering the pipe for the project.
44) All fire hydrants and/or valves noted to be relocated shall be inspected prior to being placed back into service. Only fire hydrants meeting the current specifications will be placed back into service. All valves that are not restrained or anchored shall be replaced.
45) All water services and sanitary services noted to be abandoned shall be abandoned at the main.

STORM SEWER NOTES

STORM SEWER MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SPRINGBORO STANDARDS

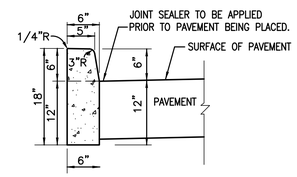
ALL STORM UNDER PAVEMENT WILL BE CONCRETE, STORM SEWER IN ALL OTHER LOCATIONS TO BE HDPE UNLESS NOTED.



VICINITY MAP
NTS

SHEET INDEX

1 ..... COVER SHEET
2 ..... EXISTING TOPOGRAPHY/DEMOLITION PLAN
3 ..... EXISTING TOPOGRAPHY/DEMOLITION PLAN
4 ..... SITE/UTILITY PLAN
5 ..... GRADING & EROSION CONTROL PLAN
6 ..... GRADING & EROSION CONTROL PLAN
7 ..... DETAILS – 1
8 ..... DETAILS – 2
9 ..... DETAILS – 3



TYPE 6 BARRIER CURB
NTS

PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

NO.	DATE	DESCRIPTION	BY

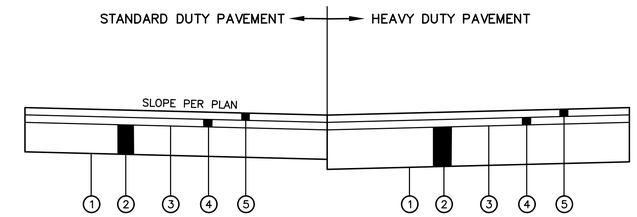
APPROVALS

CITY OF SPRINGBORO _____ DATE _____

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES _____ DATE _____

OHIO E.P.A. (SEWERAGE) SUBMITTED _____ APPROVED _____

OHIO E.P.A. (WATER) SUBMITTED _____ APPROVED _____

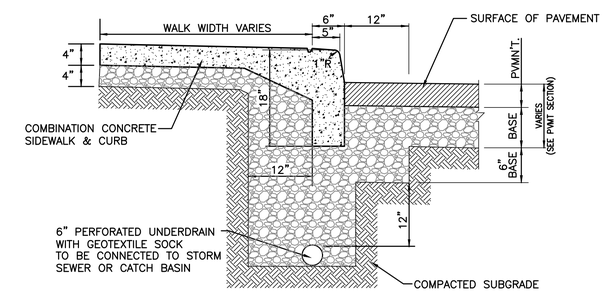


① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 8" COURSE
③ ITEM 408 – PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304
④ ITEM 448 – ASPHALTIC CONCRETE ~ 2" INTERMEDIATE COURSE
⑤ ITEM 448 – ASPHALTIC CONCRETE ~ 1.5" SURFACE COURSE

① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 12" COURSE
③ ITEM 408 – PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304
④ ITEM 448 – ASPHALTIC CONCRETE ~ 3.5" INTERMEDIATE COURSE
⑤ ITEM 448 – ASPHALTIC CONCRETE ~ 1.5" SURFACE COURSE

PAVEMENT SECTION (INTERIOR SITE PAVING)
NTS

(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.)



COMBINATION CURB/WALK UNDERDRAIN
NTS

STATE OF OHIO
MICHAEL N. ANDERSON
E-81188
REGISTERED
PROFESSIONAL ENGINEER

MICHAEL N. ANDERSON _____ DATE
OHIO PROFESSIONAL ENGINEER #81188

PROJECT No. 7439

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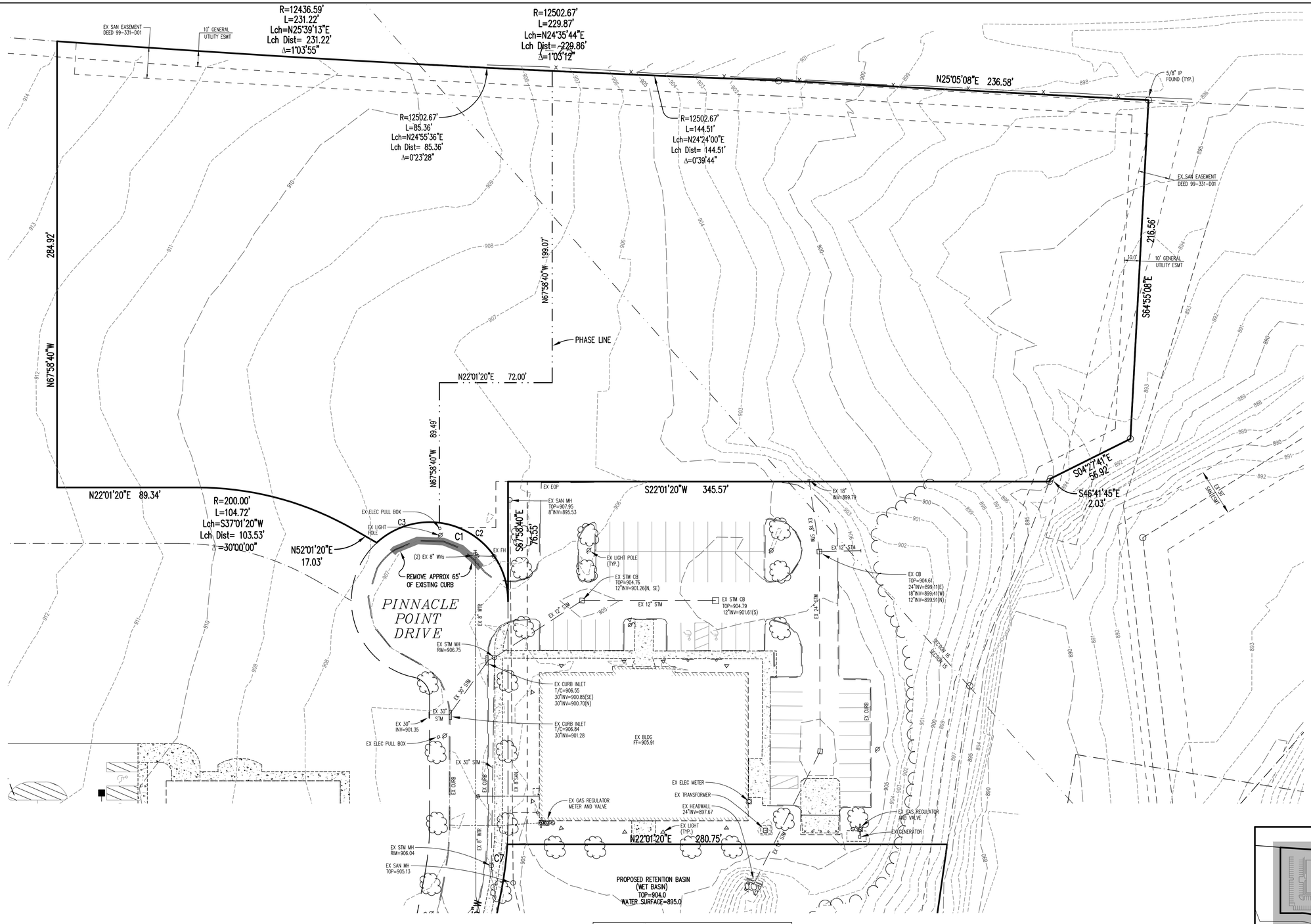


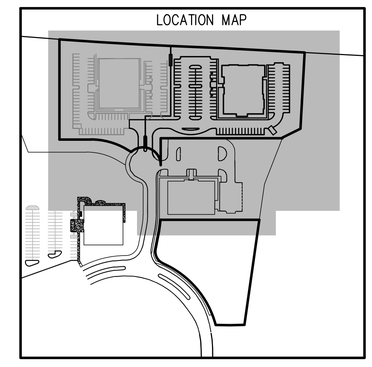
SEE SHEET #3 FOR ADDITIONAL TOPO IN THIS AREA

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

GRAPHIC SCALE
−30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	50.00'	133° 03' 53"	116.12'	S46° 07' 17"W	91.73'
C2	50.00'	83° 32' 19"	72.90'	S70° 53' 04"W	66.61'
C3	50.00'	49° 31' 34"	43.22'	S4° 21' 07"W	41.89'

LOCATION MAP



NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

EXISTING TOPOGRAPHY PLAN
MAYFIELD – DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: AS SHOWN
PROJECT No. 7439
FILE No.
SHEET NO.

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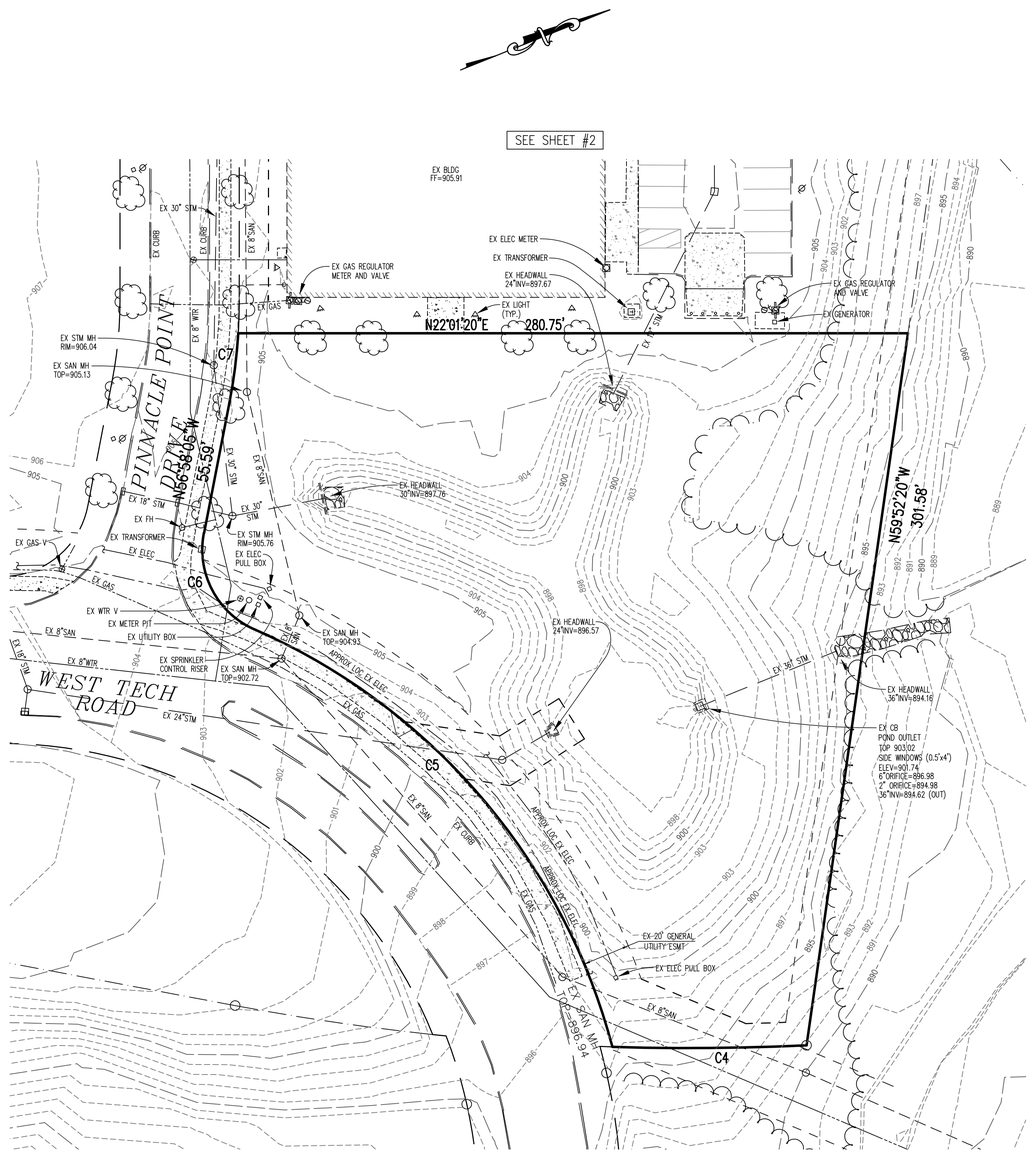
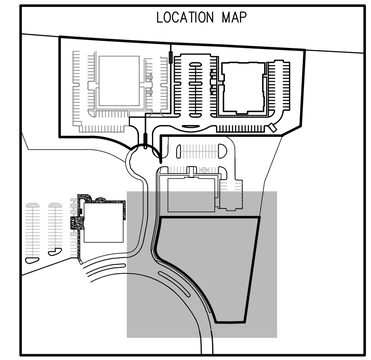


LOCATION MAP



Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C4	1030.00'	4° 31' 41"	81.40'	N21° 34' 10"E	81.38'
C5	265.00'	51° 33' 21"	238.45'	S71° 25' 35"W	230.49'
C6	36.50'	77° 23' 00"	49.30'	N84° 20' 25"E	45.63'
C7	225.00'	7° 30' 19"	29.47'	N60° 43' 14"W	29.45'

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

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

EXISTING TOPOGRAPHY PLAN
MAYFIELD — DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

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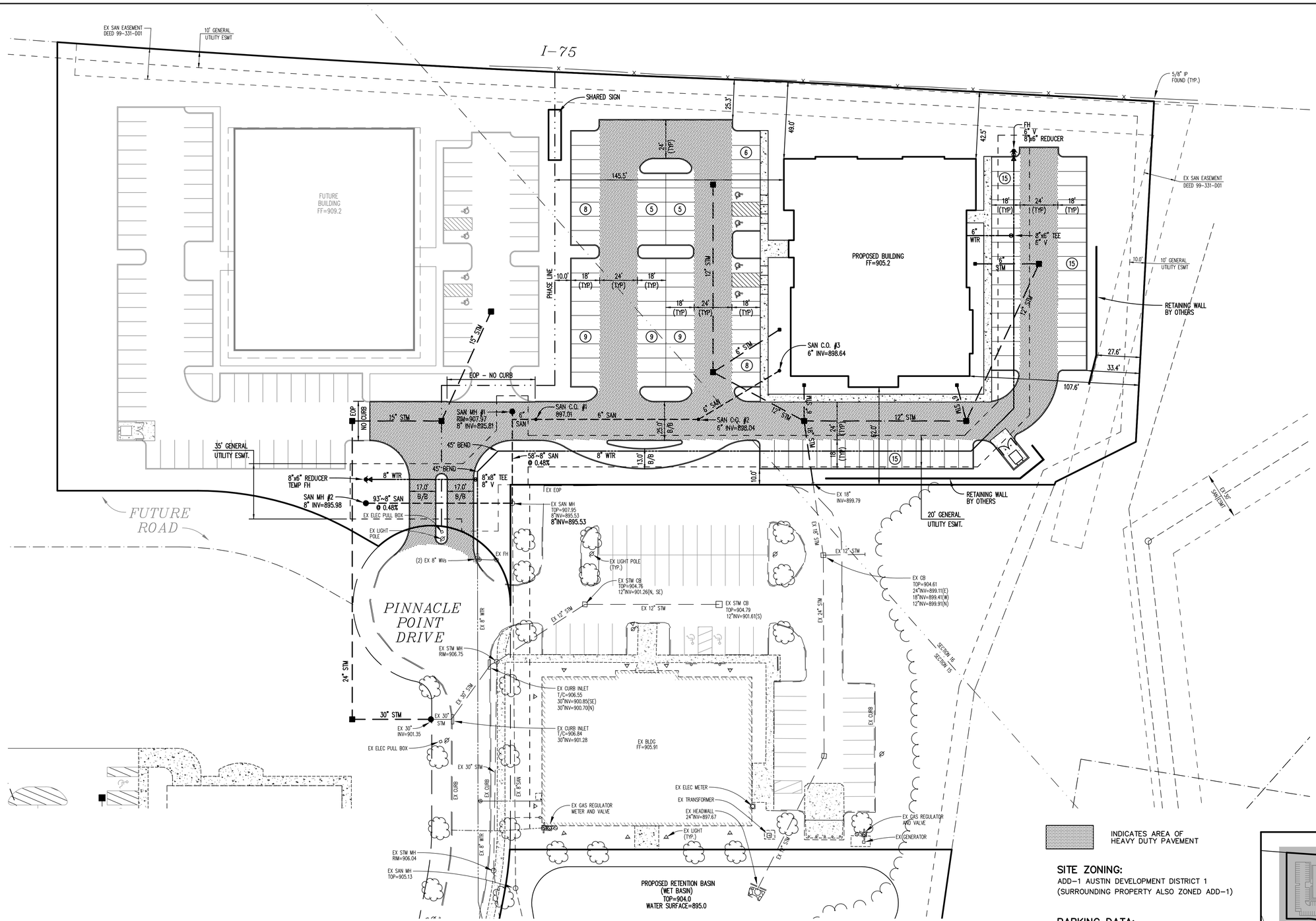


INDICATES AREA OF HEAVY DUTY PAVEMENT

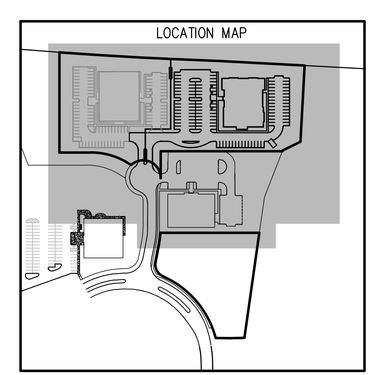
SITE ZONING:
ADD-1 AUSTIN DEVELOPMENT DISTRICT 1
(SURROUNDING PROPERTY ALSO ZONED ADD-1)

PARKING DATA:
PARKING REQUIRED FOR MEDICAL OFFICE
ONE SPACE PER 200 SF OF BUILDING AREA.

APPROX. BLDG SF=16,147 SF
PARKING SPACES REQUIRED=81

HANDICAP SPACES PROVIDED: 4
REGULAR SPACES PROVIDED: 100
TOTAL SPACES PROVIDED: 104

LOCATION MAP



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VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3050
Fax: 937.438.3645

SITE/UTILITY PLAN
MAYFIELD – DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: AS SHOWN
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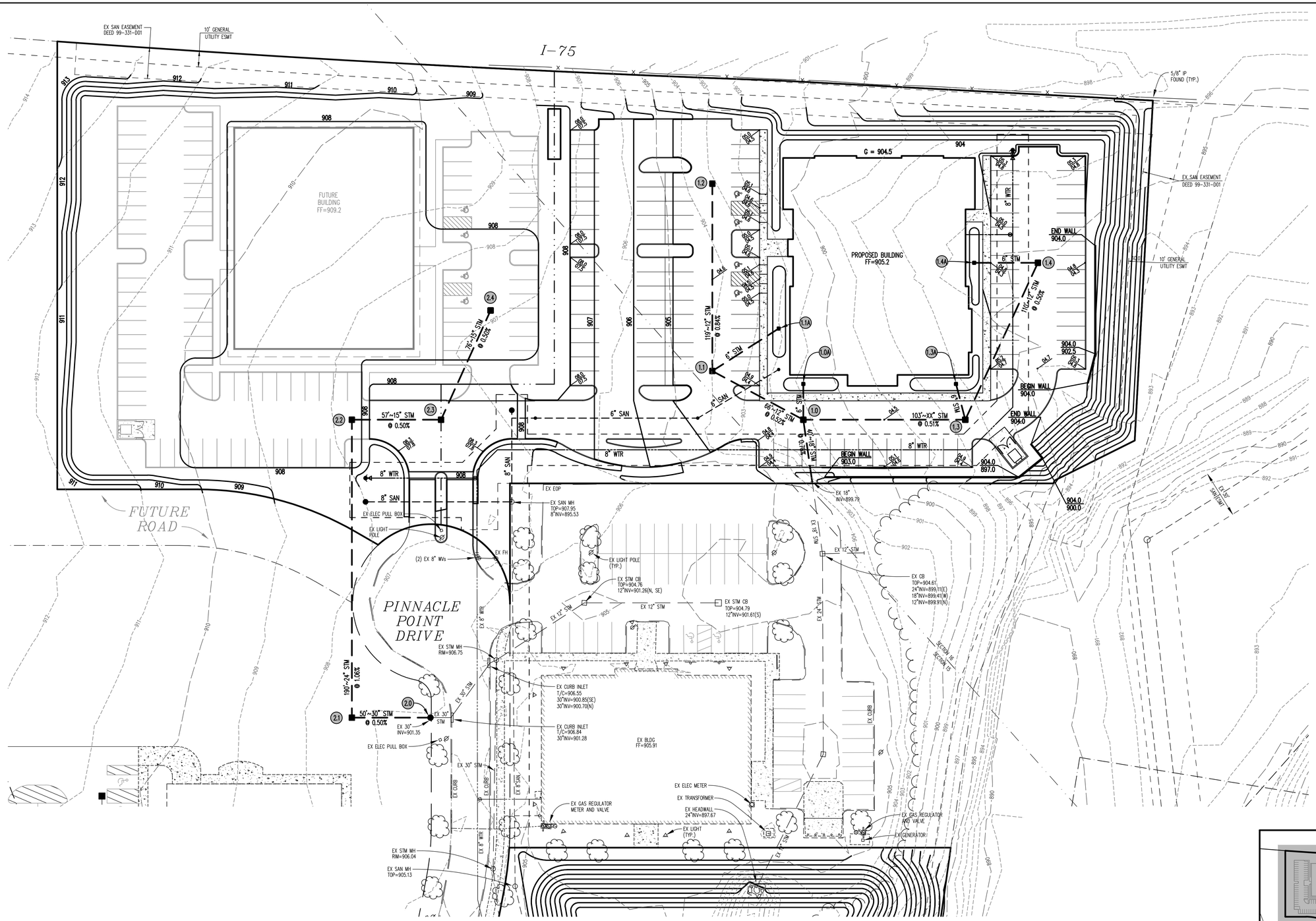


SEE SHEET #6 FOR OFFSITE RETENTION BASIN IMPROVEMENTS IN THIS AREA

STORM SEWER DATA

(1.0) CB 1.0
ODOT 2-2B
RIM=904.00
12" INV=900.10
6" INV=901.27

(1.0A) YD #1.0A
RIM=903.5
6" INV=901.50

(1.1) CB 1.1
ODOT 2-2B
RIM=904.00
12" INV=900.44
6" INV=901.00

(1.1A) YD #1.1A
RIM=903.5
6" INV=901.50

(1.2) CB 1.2
ODOT 2-2B
RIM=904.00
12" INV=901.44

(1.3) CB 1.3
ODOT 2-2B
RIM=904.00
12" INV=900.62
6" INV=901.26

(1.3A) YD #1.3A
RIM=903.5
6" INV=901.5

(1.4) CB 1.4
ODOT 2-2B
RIM=904.00
12" INV=901.17
6" INV=901.30

(1.4A) YD #1.4A
RIM=903.5
6" INV=901.5

(2.0) STM MH #2.0
RIM=907.00
30" INV=901.35
EX 30" INV=901.35

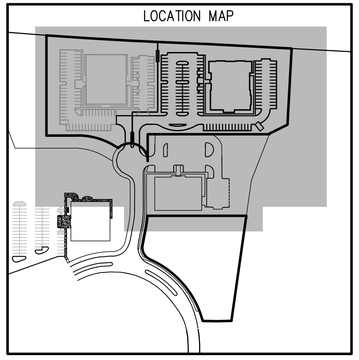
(2.1) STM MH #2.1
RIM=907.50
30" INV=901.60
24" INV=901.10

(2.2) CB 2.2
ODOT 2-2B
RIM=907.5
15" INV=903.62
24" INV=903.12

(2.3) CB 2.3
ODOT 2-2B
RIM=907.50
15" INV=903.91

(2.4) CB 2.4
ODOT 2-2B
RIM=907.50
15" INV=904.29

LOCATION MAP



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VANATTA ENGINEERING
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Fax: 937.438.3645

GRADING/EROSION CONTROL PLAN
MAYFIELD – DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: AS SHOWN
PROJECT No. 7439
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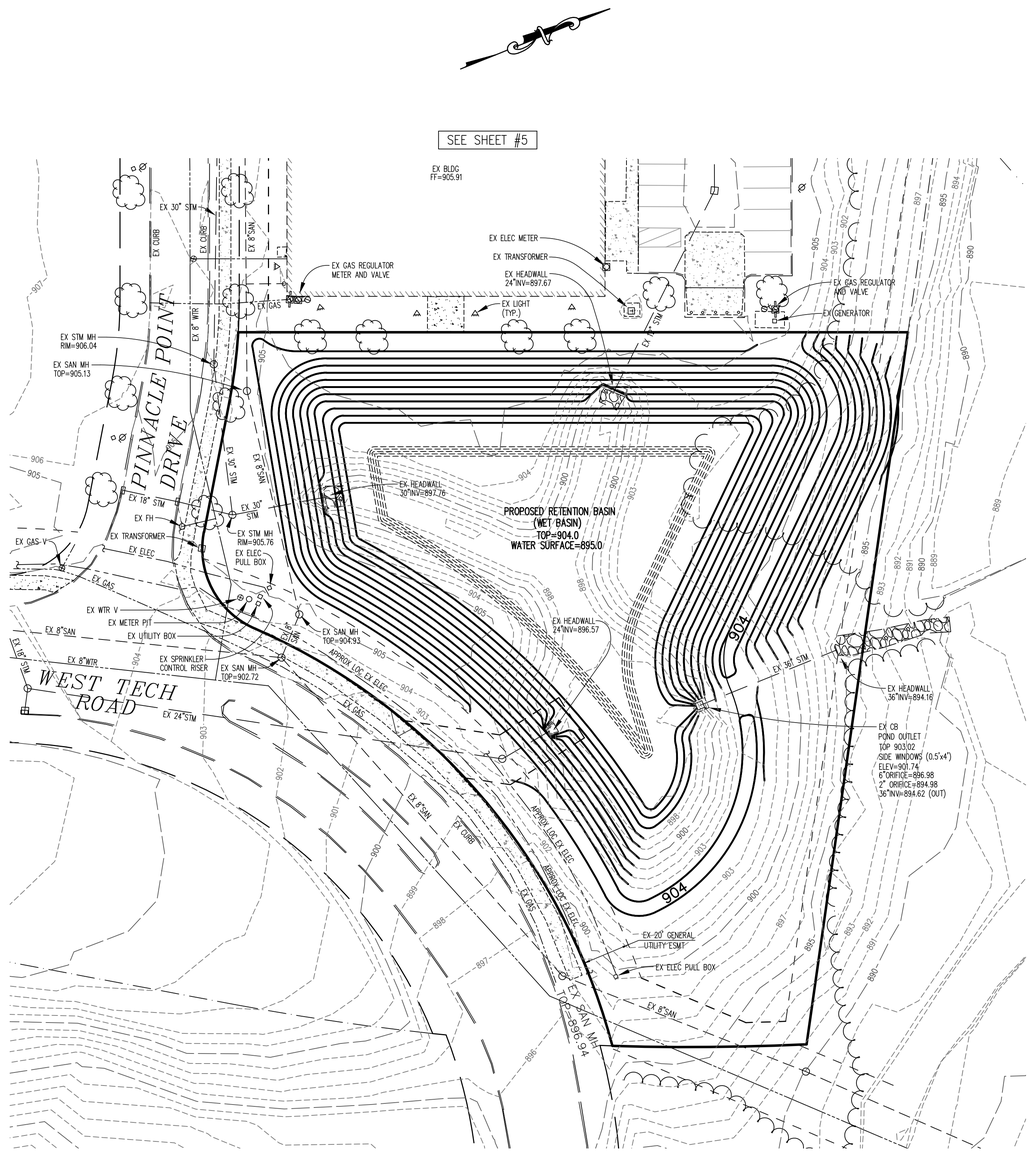

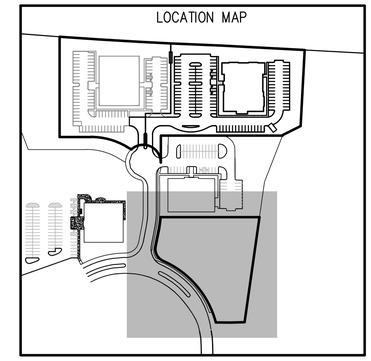

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GRADING/EROSION CONTROL PLAN
MAYFIELD – DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
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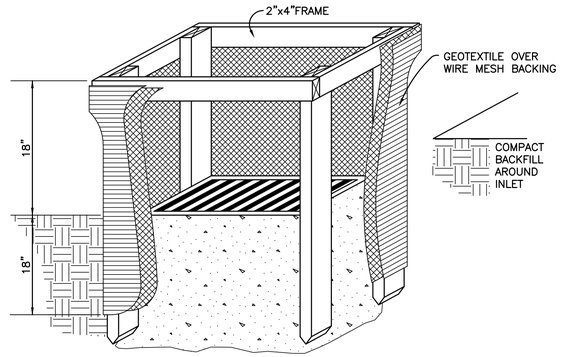


1) INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

2) THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.

3) THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4 INCH CONSTRUCTION-GRADE LUMBER. THE 2-BY-4 INCH POSTS SHALL BE DRIVEN 1 FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4 INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

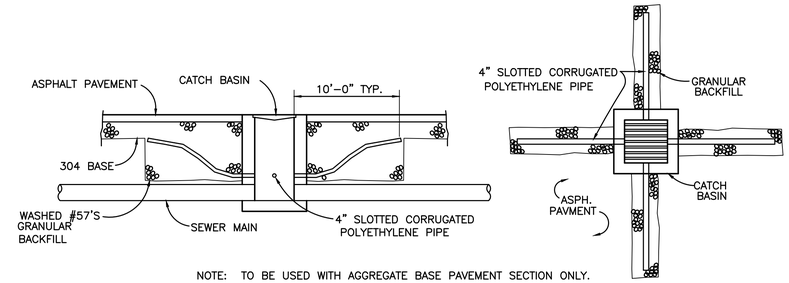
4) WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

5) GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

6) BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

7) A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

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



NOTE: TO BE USED WITH AGGREGATE BASE PAVEMENT SECTION ONLY.

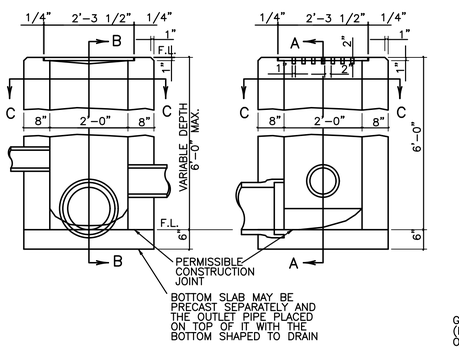
SUBGRADE DRAINAGE AROUND CATCH BASINS (TYPICAL)
NTS

STREET SLOPE	RAMP LENGTH @ 1"/FT	
	L_{LOW} SLOPE*	L_{HIGH} SLOPE*
0.01	5'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	9'-5"
0.04	4'-1"	11'-8"
0.05	3'-9"	15'-0"

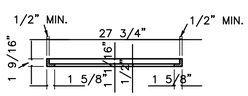
* MEASURED ALONG THE BACK OF A 6" HIGH CURB.

$$L_{HIGH} = \frac{\text{CURB HT.}}{0.083 - \text{STREET SLOPE}}$$

$$L_{LOW} = \frac{\text{CURB HT.}}{0.083 + \text{STREET SLOPE}}$$



SECTION A-A SECTION B-B



SECTION THOUGH ANGLE FRAME

GRATES SHALL BE HEAVY DUTY BICYCLE SAFE (NOT SHOWN) SIMILAR TO EAST JORDAN 5110-M3 OR NEENAH R-4859-C.

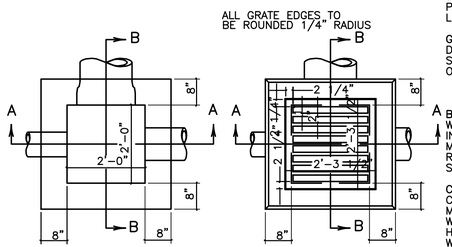
LOCATION AND ELEVATION WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE.WHEN SIDE OPENINGS ARE PROVIDED,ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

GRATING AND FRAME ~ THE DESIGN SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON.
WEIGHT OF GRATE,MINIMUM,120 lbs.
WEIGHT OF FRAME,MINIMUM,40 lbs.

BRICK,CONCRETE BLOCK OR CAST-IN-PLACE WALLS HAVE A NOMINAL THICKNESS OF 8 INCHES.PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

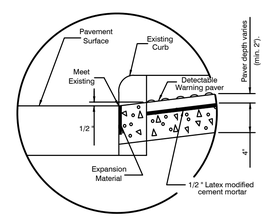
CONCRETE,CAST-IN -PLACE,TO BE CLASS C.ALL PRECAST CONCRETE SHALL MEET THE REQUIRMENTS OF 706.13 WITH 6 +/- 2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH CATCH BASIN NUMBER.

OPENINGS FOR PIPES SHALL BE O.D. +2" WHEN FABRICATED OR FIELD CUT.

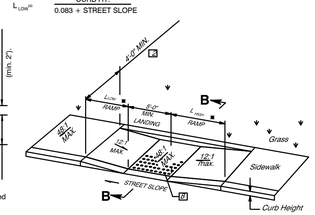


SECTION C-C PLAN

STANDARD No. 2-2-B CATCH BASIN
NTS



DETAIL A

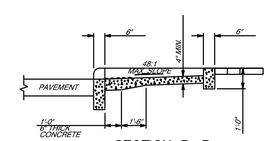


PARALLEL CURB RAMP DETAIL (DOUBLE)
NTS

LEGEND
1 MAY BE REDUCED TO 3'-4" IN EXISTING SIDEWALKS TO BETTER FIT THE WALK CONFIGURATION OR WHERE SITE CONDITIONS ARE RESTRICTED BY NARROW WALKS, POLE FOUNDATIONS, DRAINAGE INLETS, ETC. THE WIDTH MAY BE TAPERED.

2 DETACHABLE WARNINGS (TRUNCATED DOMES) ARE TO BE INSTALLED IN THE LOCATIONS SHOWN. DIMENSIONS OF THE DOMES ARE 24 INCHES FROM THE BACK OF THE CURB BY THE WIDTH OF THE RAMP.

NOTES
1. SURFACE TEXTURE: TEXTURE SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN ADJACENT WALK.
2. JOINTS: SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. A 1/2 " ITEM 705.03 EXPANSION JOINT FILLER SHALL BE PROVIDED AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALK. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES.
3. PAYMENT: WALK AND CURB, ITEMS 608 AND 609, SHALL BE MEASURED THROUGH THE CURB RAMP AREA PAID FOR ITEM 608 - CURB UNDER THEIR RESPECTIVE ITEMS. CONSTRUCTED IN NEW CURB AND WALK SHALL RAMP, EACH, INCLUDE THE COST OF ANY ADDITIONAL MATERIALS, GRADING, ITEM 608 - CURB RAMP, FORMING AND FINISHING. CONSTRUCTED IN EXISTING CURB SQUARE FOOT, AND WALK SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS, GRADING, FORMING, AND FINISHING OF THE CURB AND WALK OF THE CURB RAMP. REMOVAL OF EXISTING CURB AND WALK SHALL BE PAID FOR UNDER ITEM 202.
4. TRUNCATED DOMES: INSTALL DETACHABLE WARNINGS (TRUNCATED DOMES) FOR A DISTANCE OF 24" FROM THE BACK OF THE CURB FOR THE ENTIRE WIDTH OF THE RAMP OPENING AS SHOWN.



SECTION B-B

NO.	DATE	REVISION

STATE OF OHIO
JEFFREY A. VAN ATTA
E-53389
REGISTERED
PROFESSIONAL ENGINEER

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.435.5550
Fax: 937.435.5645

SYNERGY BUILDING SYSTEMS
3500 PENTAGON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429-3143

DETAILS-1

MAYFIELD - DAYTON SOUTH

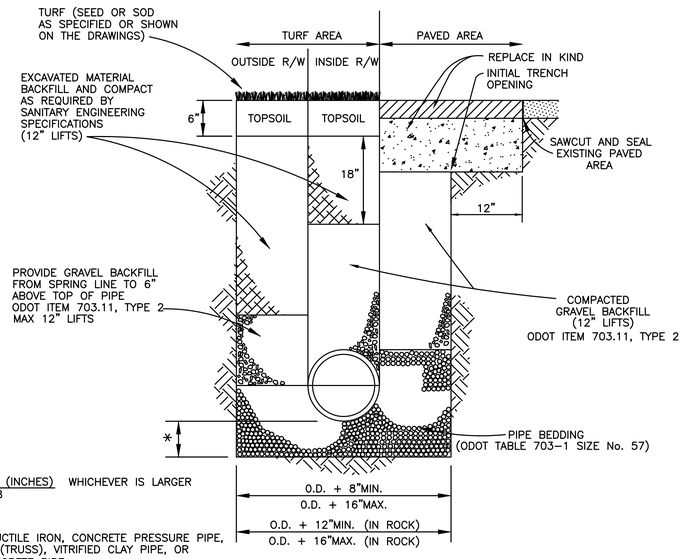
LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: NTS
PROJECT No. 7439
FILE No.
SHEET NO.

H:\CADD\Projects\Synergy\WestTech\Mayfield Austin\MAYFIELD - DAYTON SOUTH.DWG, AUG 22, 2022 - 10:37:22

FOR PAVEMENT AND TURF RESTORATION
SEE MONTGOMERY COUNTY WATER SERVICES
STANDARD SPECIFICATIONS SECTION 02512

NOTE: ALL RESTORATION MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION



* 6" OR PIPE O.D. (INCHES) / 8 WHICHEVER IS LARGER

** RIGID PIPE = DUCTILE IRON, CONCRETE PRESSURE PIPE, PVC COMPOSITE (TRUSS), VITRIFIED CLAY PIPE, OR REINFORCED CONCRETE PIPE

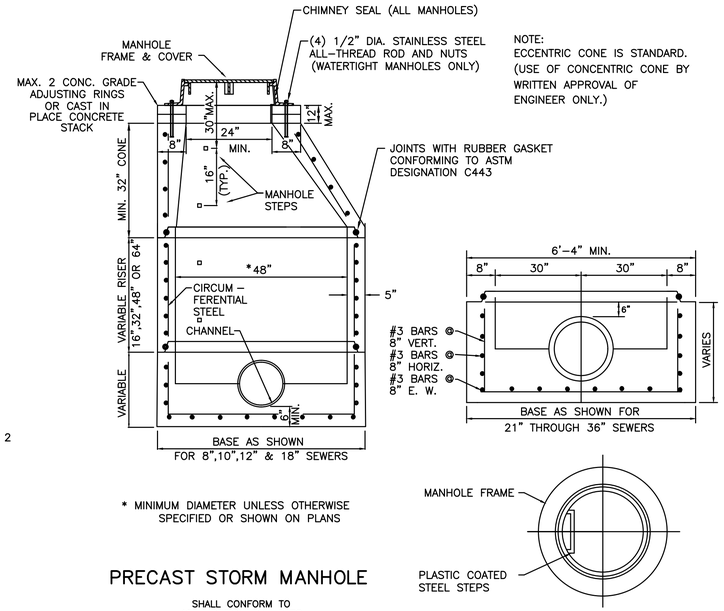
NOTES:

1) ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", AND THIS CONTRUCTION SHALL CONFORM TO THESE SPECIFICATIONS

2) THE CONTRACTOR SHALL REPLACE AND/OR RESTORE, IN KIND, ALL DRAINAGE STRUCTURES, CULVERTS AND APPURTENANCES IN ALL AREAS DISTURBED BY THE CONTRACTOR.

3) TRENCH SHALL BE COVERED WITH TEMPORARY PLATES WHILE FLOWABLE BACKFILL SETS UP

UTILITY TRENCH
(STORM, SANITARY, WATER)
NTS

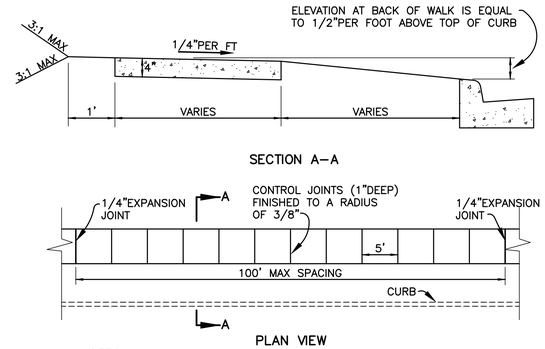


NOTE:
ECCENTRIC CONE IS STANDARD. (USE OF CONCENTRIC CONE BY WRITTEN APPROVAL OF ENGINEER ONLY.)

* MINIMUM DIAMETER UNLESS OTHERWISE SPECIFIED OR SHOWN ON PLANS

PRECAST STORM MANHOLE
SHALL CONFORM TO ASTM DESIGNATION C478

MAXIMUM PIPE SIZES		
BASE I.D.	MIN. "t"	MAX PIPE SIZE
60" (1500)	5" (125)	36" (900)
72" (1800)	6" (150)	48" (1200)
84" (2100)	7" (175)	54" (1350)
90" (2250)	7.5" (190)	60" (1500)
96" (2400)	8" (200)	66" (1650)
108" (2750)	9" (230)	72" (1800)



NOTES:

1) CONCRETE FOR SIDEWALKS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 608.

2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGED.

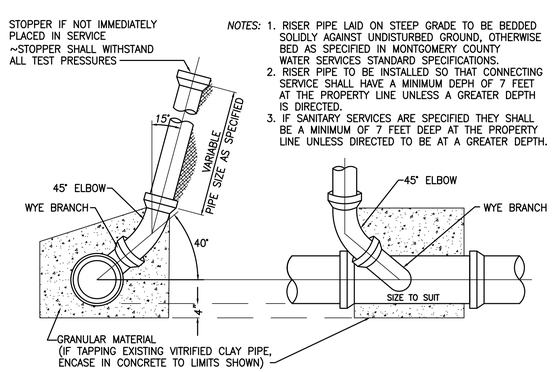
3) SIDEWALKS SHALL BE 4" THICK, EXCEPT THRU DRIVEWAYS WHICH SHALL BE 6".

4) 4" OF GRAVEL BASE SHALL BE PLACED UNDER WALKS.

5) WALK SHALL BE BACKFILLED WITHIN 5 DAYS OF BEING POURED.

6) CURING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH ITEM 451.10.

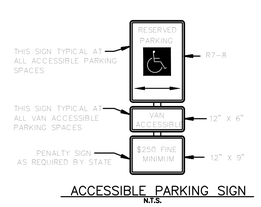
SIDEWALK DETAIL
NTS



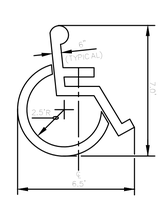
NOTES:
1. RISER PIPE LAID ON STEEP GRADE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND, OTHERWISE BED AS SPECIFIED IN MONTGOMERY COUNTY WATER SERVICES STANDARD SPECIFICATIONS.
2. RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM DEPH OF 7 FEET AT THE PROPERTY LINE UNLESS A GREATER DEPTH IS DIRECTED.
3. IF SANITARY SERVICES ARE SPECIFIED THEY SHALL BE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS DIRECTED TO BE AT A GREATER DEPTH.

SERVICE CONNECTIONS:
VITRIFIED CLAY PIPE (NEW): WYE BRANCH
PVC OR PVC COMPOSITE: WYE BRANCH
CONCRETE: WYE SADDLE INSTALLED AT POINT OF MANUFACTURER

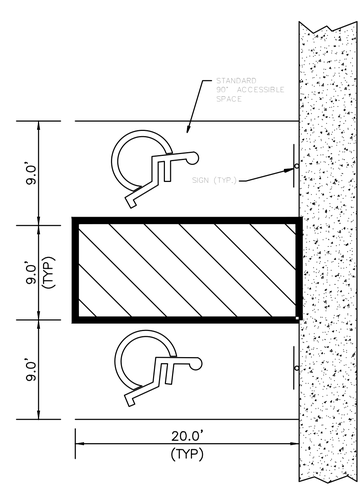
TYPICAL SERVICE RISER DETAIL

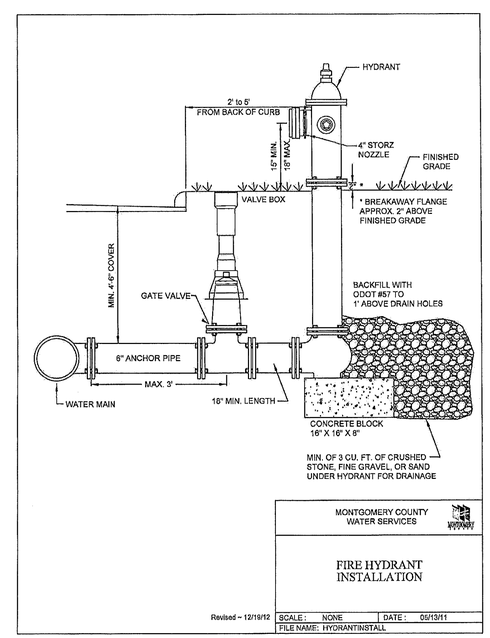


ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE





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NO.	DATE	REVISION

STATE OF OHIO
JEFFREY A. VAN ATTA
E-53389
REGISTERED
PROFESSIONAL ENGINEER

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.435.5550
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SYNERGY BUILDING SYSTEMS
3500 PENTAGON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429-3143

DETAILS-2

MAYFIELD - DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: NTS
PROJECT No. 7439
FILE No.
SHEET NO.

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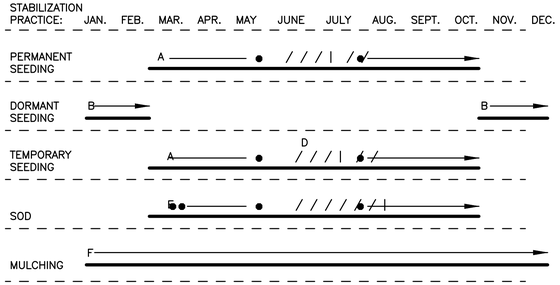
SEEDING SCHEDULE



A = KENTUCKY BLUEGRASS @ 90 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 30 LBS./ACRE
PLUS 2 TONS OF STRAW MULCH/ACRE

B = KENTUCKY BLUEGRASS @ 135 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 45 LBS./ACRE
PLUS 2 TONS/ACRE STRAW MULCH

C = SPRING OATS 100 LBS./ACRE

D = WHEAT OR RYE 150 LBS./ACRE

E = SOD

F = STRAW MULCH (2 TONS/ACRE)

●/ | /● IRRIGATION NEEDED DURING JUNE AND JULY

● ● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

INSPECTION SCHEDULE

DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT SEVEN (7) DAY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.

SEDIMENT AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.

VEGETATIVE PLANTING – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.

REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN SEVEN (7) DAYS.

MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.

FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

SEDIMENT AND EROSION CONTROL FOR COMPLIANCE WITH OEPA'S INDIVIDUAL LOT PERMIT FOR CONSTRUCTION

PRESERVING EXISTING VEGETATION
Whenever possible, preserve existing trees, shrubs and other vegetation.
To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation.

STRAW BALE OR SILT FENCE
Put up before any other work is done.
Install on downslope side(s) of site with ends extended up sideslopes a short distance.
Place parallel to the contour of the land to allow water to pond behind fence.
Entrench 6 inches deep (see back page).
Stake (2 stakes per bale or 1 stake every 3 feet for silt fence).
Leave no gaps between bales or sections of silt fence.
Inspect and repair once a week and after every 1/2 inch rain.
Remove sediment if deposits reach half the fence or straw bale height.
Maintain until a lawn is established.

SOIL PILES
Located away from any downslope street, driveway, stream, lake wetland, ditch or drainageway.
Temporary seed such as annual rye is recommended for topsoil piles.
Surround with straw bales or silt fence.

GRAVEL DRIVE
Install a single access drive using 3 to 5 inch aggregate over a geotextile material.
Lay gravel 6 inches deep and 10 feet wide from the foundation to the street.
Use to prevent tracking dirt onto the road by all vehicles.
Maintain throughout construction until driveway is paved.
Park all construction vehicles on the street and off of the site.

SEDIMENT CLEANUP
By the end of each work day, sweep or scrape up soil tracked onto the road.
By the end of the next work day after a storm, clean up soil washed off–site, and check straw bales and silt fence for damage or sediment buildup.

DOWNSPOUT EXTENDERS
Not required, but highly recommended.
Install as soon as gutters and downspouts are completed.
Route water to a grassed area.
Maintain until a lawn is established.

REVEGETATION
Disturbed soils shall be stabilized as quick as practicable with temporary vegetation an/or mulching to protect exposed critical areas during development.
Temporary mulch is to be applied at the rate of 2–3 bales of straw per 1000 sq. ft.

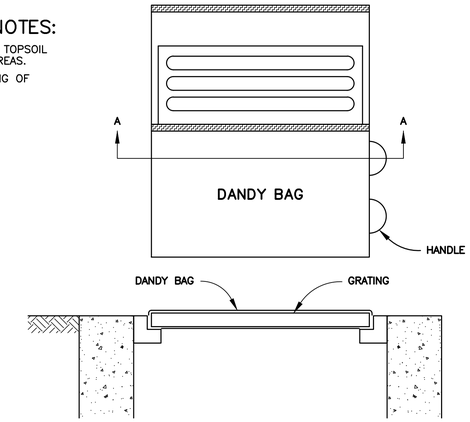
SEEDING AND MULCHING
Spread 4 to 6 inches of topsoil.
Fertilize according to soil test (or apply 10 lb./ 1000 sq. ft. of 20–10–10 or 10–10–10 fertilizer).
Seed with an appropriate mix for the site (see table).
Rake lightly to cover seed with 1/4" of soil. Roll lightly.
Mulch with straw (2–3 bales per 1000 sq. ft.) from March 15 to August 31.
Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes and windy areas.

SODDING
Spread 4 to 6 inches of topsoil.
Fertilize according to soil test (or apply 10 lb./ 1000 sq. ft. of 20–10–10 or 10–10–10 fertilizer).
Lightly water the soil.
Lay sod. Tamp or roll lightly.
On slopes, lay sod starting at the bottom and work toward the top. Peg each piece down in several places.
Initial watering should wet soil 6 inches deep (or until water stands 1 inch deep in a straight–sided container). Then water lightly every day or two for 2 weeks.

If construction is completed after August 31, seeding or sodding may be delayed. Applying mulch or temporary seed (such as rye or winter wheat) is required from September 1 to March 15. Straw bales or silt fences must be maintained until final seeding is completed in spring March 15 – May 31.

MISCELLANEOUS EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL RE–DISTRIBUTION OF TOPSOIL WITHIN PROPOSED RIGHT OF WAY AND OTHER DESIGNATED AREAS.
2. CONTRACTOR ALSO RESPONSIBLE FOR SEEDING AND MULCHING OF DISTURBED AREAS.



SECTION A–A

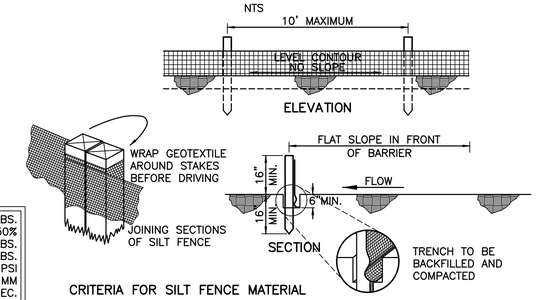
INSTALLATION : STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME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

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

DANDY BAG
NTS

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

NTS



CRITERIA FOR SILT FENCE MATERIAL

1) FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 BY 2–INCH HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET.

2) SILT FENCE SHALL BE ODOT TYPE C GEOTEXTILE FABRIC OR AS DESCRIBED BY THE CHART BELOW;

MINIMUM TENSILE STRENGTH	120 LBS.
MAXIMUM ELONGATION AT 60 LBS.	50%
MINIMUM PUNCTURE STRENGTH	50 LBS.
MINIMUM TEAR STRENGTH	40 LBS.
MINIMUM BURST STRENGTH	200 PSI
APPARENT OPENING SIZE	≤ 0.84 MM
MINIMUM PERMITTIVITY	1 X 10 SEC.
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70%

1) SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2) ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

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

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

5) WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

6) THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

7) THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE, WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

8) THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6–INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

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

10) MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

A Timing of Sediment–Trapping Practices
Sediment control practices shall be functional throughout earth–disturbing activity.

Settling facilities, perimeter controls, and other practices intended to trap sediment shall be implemented as the first step of grading and within seven (7) days from the start of earth disturbing activities. They shall continue to function until the upslope development area is restabilized.

B Stabilization of Denuded Areas.
Denuded areas shall have soil stabilization applied within seven days if they are to remain dormant for more than forty–five (45) days. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site, and shall also be applied within seven (7) days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than forty–five (45) days.

C Settling Facilities.
Concentrated stormwater runoff from denuded areas shall pass through a sediment–settling facility.

The facility's storage capacity shall be sixty–seven (67) cubic yards per acre of drainage area.

D Sediment Barriers
Sheet flow runoff from denuded areas shall be filtered or diverted to a settling facility.

Sediment barriers such as sediment fence or diversions to settling facilities shall protect adjacent properties and water resources form sediment transported by sheet flow.

E Storm Sewer Inlet Protection.
All storm sewer inlets which accept water runoff from the development area shall be protected so that sediment–laden water from soils that are not permanently stabilized will not enter the storm sewer system without first being filtered or otherwise treated to remove sediment, unless the storm sewer system drains to a settling facility.

F Working In or Crossing Streams.

1 Streams including bed and banks shall be restabilized immediately after in–channel work is completed, interrupted, or stopped.

To the extent practicable, construction vehicles shall be kept out of streams. Where in–channel work is necessary, precautions shall be taken to stabilize the work area during construction to minimize erosion.

2 If a live (wet) stream must be crossed by construction vehicles regularly during construction, a temporary stream crossing shall be provided.

G Construction Access Routes.

Measures shall be taken to prevent soil transport onto surfaces where runoff is not checked by sediment controls, or onto public roads.

H Sloughing and dumping.

1 No soil, rock, debris, or any other material shall be dumped or placed into a water resource or into such proximity that it may readily slough, slip, or erode into a water resource unless such dumping or placing is authorized by the approving agency, and, when applicable, the U.S. Army Corps of Engineers, for such purposes as, but not limited to, construction bridges, culverts, and erosion control structures.

2 Unstable soils prone to slipping or landsliding shall not be graded, excavated, filled or have roads imposed upon them unless the work is done in accordance with a qualified professional engineer's recommendations to correct, eliminate, or adequately address the problems.

I Cut and Fill Slopes.
Cut and fill slopes shall be designed and constructed in a manner which will minimize erosion. Consideration shall be given to the length and steepness of the slope, soil type, upslope drainage area, groundwater conditions, and slope stabilization.

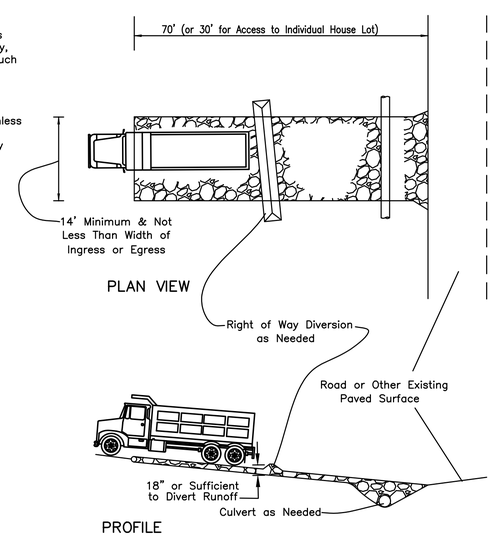
J Stabilization of Outfalls and Channels.
Outfalls and constructed or modified channels shall be designed and constructed to withstand the expected velocity of flow from a post–development, ten–year frequency storm or critical year storm whichever is greater without eroding.

K Establishment of permanent Vegetation.
A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized.

Permanent vegetation shall not be considered established until ground cover is achieved which, in the opinion of the approving agency, provides adequate cover and is mature enough to control soil erosion satisfactorily and to survive adverse weather conditions.

L Disposition of Temporary Practices.
All temporary erosion and sediment control practices shall be disposed of within thirty (30) days after final site stabilization is achieved or after the temporary practices are no longer needed, unless otherwise authorized by the approving agency. Trapped sediment shall be permanently stabilized to prevent further erosion.

M Maintenance.
All temporary and permanent erosion and sediment control practices shall be designed and constructed to minimize maintenance requirements. They shall be maintained and repaired as needed to assure continued performance of their intended function. The person or entity responsible for the continued maintenance of permanent erosion controls shall be identified to the satisfaction of the approving agency.



1. STONE SIZE SHALL BE ODOT #2 (1.5–2.5 INCH)
2. STONE LAYER SHALL BE 6" THINK FOR LIGHT DUTY OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
3. GEOTEXTILE FABRIC SHALL BE LAID OVER ENTIRE AREA PRIOR TO PLACING STONE. FABRIC SHALL BE ROT PROOF AND HAVE A MINIMUM TENSILE STRENGTH OF 200LBS
4. REFER TO "RAINWATER AND LAND DEVELOPMENT MANUAL" 2006 EDITION FOR ALL SPECIFICATIONS. VISIT "WWW.DNR.STATE.OH.US" FOR MANUAL

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NTS

NO.	DATE	REVISION

STATE OF OHIO
JEFFREY A. VAN ATTA
E–53389
REGISTERED
PROFESSIONAL ENGINEER

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.435.5550
Fax: 937.408.5645

SYNERGY BUILDING SYSTEMS
3500 PENTAGON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429–3143

DETAILS–3

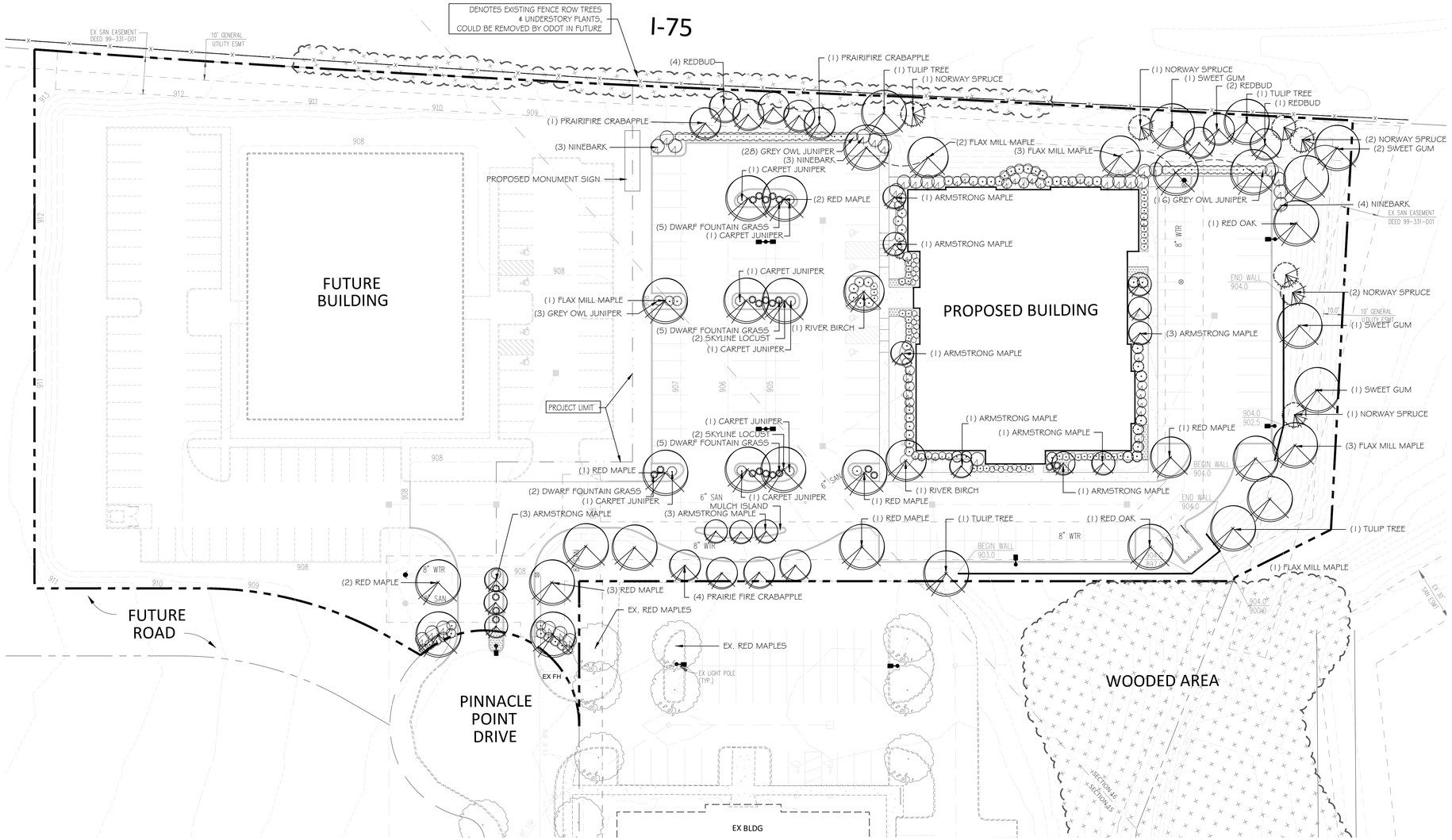
MAYFIELD – DAYTON SOUTH

LOCATED IN SECTION 15 & 16, TOWN 2, RANGE 5 MRs
CITY OF SPRINGBORO
MONTGOMERY COUNTY, OHIO

DATE: AUGUST, 2022
SCALE: NTS
PROJECT No. 7439
FILE No.
SHEET NO.

H:\CADD\Projects\Synergy\WestTech\Mayfield Austin\MAYFIELD – DAYTON SOUTH.DWG, AUG 22, 2022 – 10:37:22

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



SITE LANDSCAPE PLAN

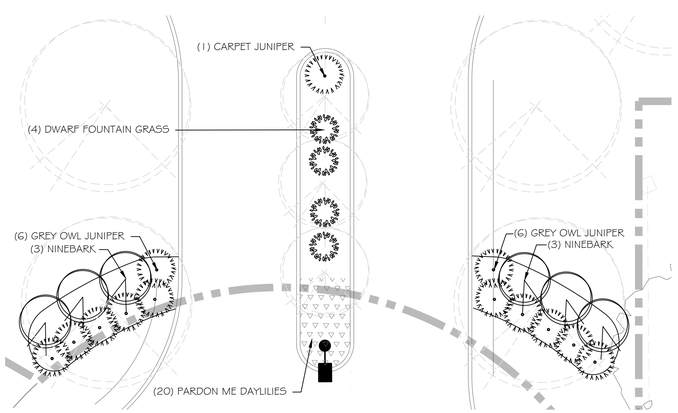
SCALE: 1" = 30'

0 30 60 90 120
GRAPHIC SCALE

PRELIMINARY BID NOT FOR CONSTRUCTION

GENERAL LANDSCAPE REQUIREMENTS

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
7. A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREA BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS & TREES WITH ONE PART COMPOST TO THREE PARTS TOPSOIL.
8. MULCH TREES AND SHRUBS WITH A MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITH THE PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURE - WALKS, CURBS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH A MIN. OF ½" BELOW ADJACENT PAVED SURFACES.
9. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF SEED WITH THE PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.



ENTRY LANDSCAPE PLAN

SCALE: 1" = 10'

PLANT MATERIALS LIST- This sheet only

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	MATURE HT./SPD.
	DECIDUOUS TREES		
9	FLAX MILL MAPLE - Acer saccharum* 'Majesty'	2-1/2" cal. B/B	60/ 50'
11	RED MAPLE - Acer rubrum* 'Red Sunset'	2-1/2" cal. B/B	40/ 30'
15	ARMSTRONG MAPLE - Acer rubrum* 'JFS-KW78'	2-1/2" cal. B/B	40/ 12'
2	RIVER BIRCH - Betula nigra* 'BNMTF' (Dura Heat)	10'-12' ht. Clump B/B	35/ 20'
7	REDBUD - Cercis canadensis*	6' ht. Clump B/B	20/ 20'
4	SKYLINE LOCUST - Gleditsia triacanthos* f. inermis 'Skycole'	2-1/2" cal. B/B	30/ 30'
5	SWEETGUM - Liquidambar styraciflua*	2-1/2" cal. B/B	60/ 40'
4	TULIP TREE - Liriodendron tulipifera*	2-1/2" cal. B/B	70/ 40'
6	PRAIRIFIRE CRABAPPLE - Malus x 'Prairifire'	2-1/2" cal. B/B	18/ 15'
2	RED OAK - Quercus rubra*	2-1/2" cal. B/B	70/ 45'
	EVERGREEN TREES		
7	NORWAY SPRUCE - Picea abies	6' ht. B/B	60/ 30'
	SHRUBS		
56	GREY OWL JUNIPER - Juniperus chinensis 'Grey Owl'	30" B/B	
8	CARPET JUNIPER - Juniperus sabina 'Monna'	# 3 cont.	
16	NINEBARK - Physocarpus opulifolius* 'Monlo'	# 5 cont.	
	ORNAMENTAL GRASSES		
21	FOUNTAIN GRASS - Pennisetum alopecuroides	# 2 cont.	
	PERENNIALS		
20	PARDON ME DAYLILIES - Hemerocallis x 'Pardon Me'	# 1 cont.	

* DENOTES OHIO NATIVE PLANT MATERIAL

LANDSCAPE CODE REQUIREMENTS

ADD-1, Austin Development District 1

LANDSCAPING ADJACENT TO RIGHT-OF -WAY (INCLUDING I-75):
LANDSCAPE BUFFER YARDS SHALL BE PROVIDED ADJACENT TO RIGHT-OF WAY & PARKING LOT SCREENING REQUIRED FROM RIGHT-OF-WAYS @ MIN. 30" HT. REQUIRED ONE DECIDUOUS TREE AND 4 SHRUBS PER EVERY 20 LF OF RIGHT-OF -WAY.

I-75 380± LF/ 20 = 19 TREES REQUIRED — 19 DECIDUOUS TREES AS SHOWN
19 X 4 = 76 SHRUBS REQUIRED — 80+ SHRUBS AS SHOWN

PINNACLE POINT DRIVE 115 LF (- DRIVES)= 70 LF/ 20 = 3.5 OR 4 TREES REQUIRED — 4 TREES AS SHOWN (1 EXISTING)
3.5 X 4 = 14 SHRUBS REQUIRED 18 SHRUBS AS SHOWN

LANDSCAPING ADJACENT PROPERTIES:
BUFFER ZONE 'A' REQUIRED - ONE DECIDUOUS OR EVERGREEN TREE PER EVERY 40'

NORTH P/L: 235 LF/ 40 = 5.88 OR 6 TREES REQUIRED — 10 TREES AS SHOWN
EAST P/L: 400± LF(- EXISTING WOODED AREA) = 250 LF/ 40 = 6.25 OR 7 TREES REQUIRED — 8 TREES AS SHOWN

FOUNDATION PLANTINGS:
BUILDINGS CONSTRUCTED AT AUSTIN CENTER SHALL INCLUDE FOUNDATION PLANTINGS AROUND ALL ELEVATIONS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. ONE TREE SHALL BE PLANTED AROUND THE BUILDING AND IN THE ADJACENT YARDS FOR EVERY 1,500 SQUARE FEET OF GROSS FLOOR AREA .

BUILDING 16,147± SF /1500 = 10.76 or 11 TREES REQUIRED — 12 TREES AS SHOWN

K4 ARCHITECTURE + DESIGN
555 GEST STREET
CINCINNATI, OHIO 45203
TEL: (513) 455-5000
FAX: (513) 455-5008
WWW.K4ARCHITECTURE.COM
EMAIL:INFO@K4ARCHITECTURE.COM

STATE OF OHIO ROGER E. BEAL 443 REGISTERED LANDSCAPE ARCHITECT

PROPOSED MOB:
MAYFIELD BRAIN & SPINE
PINNACLE POINT DRIVE, SPRINGBORO, OHIO 45066

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

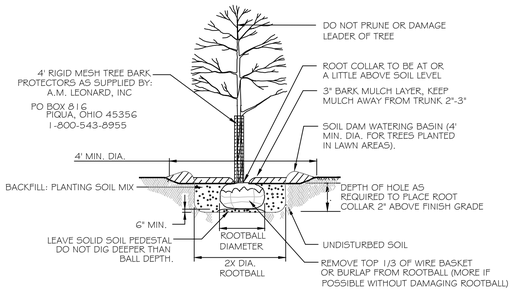
LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 477 Xenia, OHIO 45385
YELLOW SPRINGS, OHIO 45387
(O) 937 767 8199 (M) 937 554 8199
yellowspringsdesign@bzwoh.rr.com
LICENSED IN: OH, KY, PA, VA, IN, IL, MI, MO, TX, OK, KS, IA, NM, AZ, CO & UT

LANDSCAPE PLAN

DRAWN BY:	reb
SCALE:	AS NOTED
JOB NO.:	22-2055

L - 100

PLANT INSTALLATION DETAILS

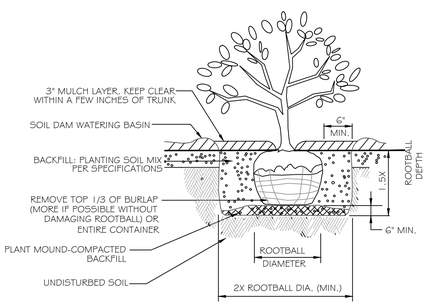


INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 4' MINIMUM DIAMETER MULCHED CIRCLE

STAKE AND WRAP ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR).

SHADE TREE PLANTING DETAIL

NTS

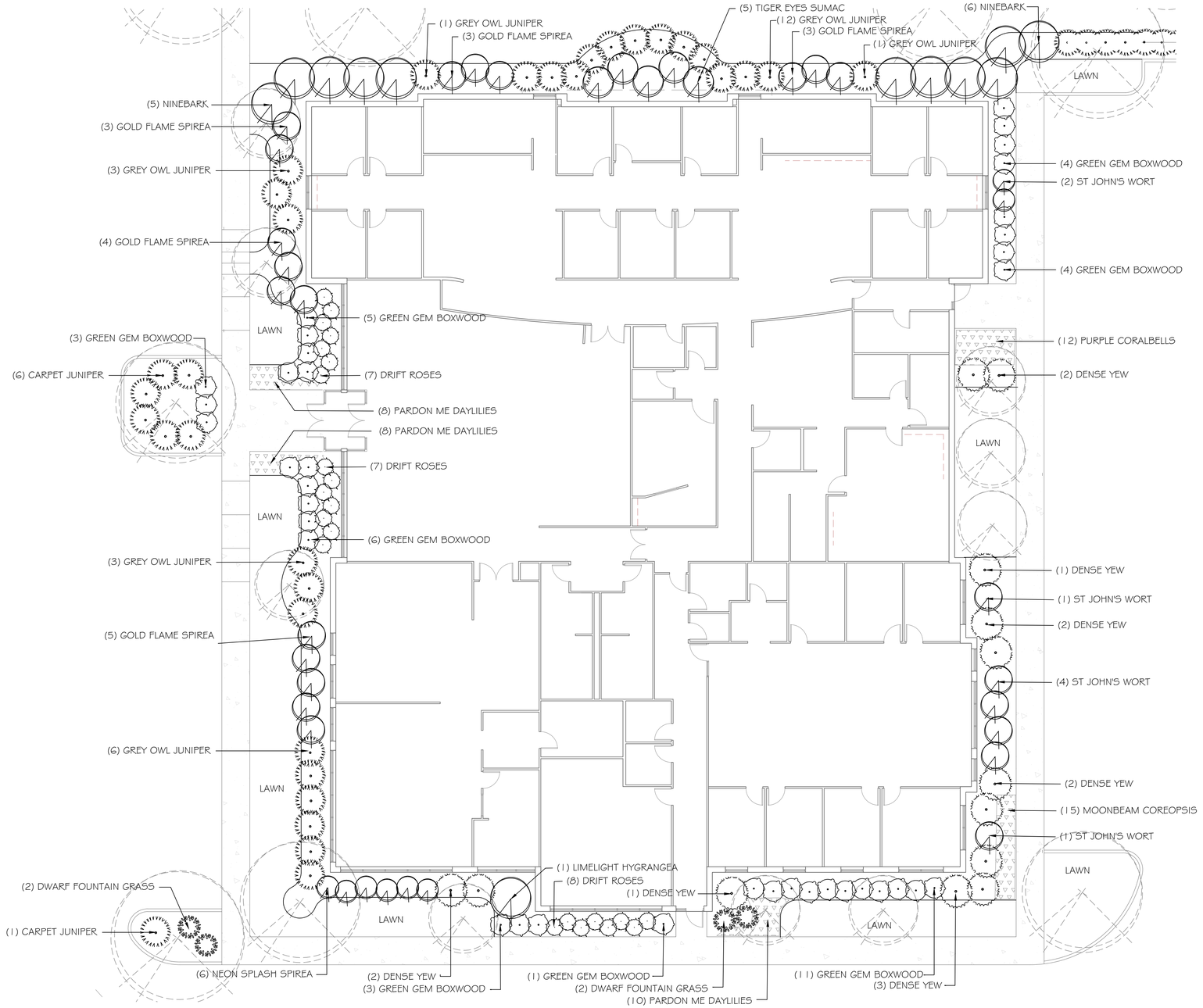


SHRUB PLANTING DETAIL

NTS

PLANT MATERIALS LIST- This sheet only

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE
	SHRUBS	
37	GREEN GEM BOXWOOD - Buxus x 'Green Gem'	# 2 cont.
8	ST JOHN'S WORT - Hypericum prolificum*	
1	LIMELIGHT HYDRANGEA - Hydrangea paniculata* 'Limelight'	# 5 cont.
26	GRAY OWL JUNIPER - Juniperus chinensis 'Gray Owl'	30" B/B
7	CARPET JUNIPER - Juniperus sabina 'Monna'	# 3 cont.
11	NINEBARK - Physocarpus opulifolius* 'Monlo'	# 5 cont.
22	DRIFT ROSE - Rosa 'Meidnfora'	# 3 cont.
5	TIGER EYES SUMAC - Rhus typhina 'Bailtiger'	# 5 cont.
15	GOLDFLAME SPIREA - Spirea bumalda 'Goldflame'	# 3 cont.
6	NEON FLASH SPIREA - Spiraea japonica 'Neon Flash'	# 3 cont.
13	DENSE YEW - Taxus media densiformis	20"-24" B/B
	ORNAMENTAL GRASSES	
4	FOUNTAIN GRASS - Pennisetum alopecuroides	# 2 cont.
	PERENNIALS	
15	MOONBEAM COREOPSIS - Coreopsis verticillata 'Moonbeam'	# 1 cont.
16	PARDON ME DAYLILIES - Hemerocallis x 'Pardon Me'	# 1 cont.
12	PURPLE CORAL BELLS - Heuchera micrantha 'Palace Purple'	# 1 cont.



BUILDING LANDSCAPE PLAN

SCALE: 1" = 10'

0 10 20 30 40

GRAPHIC SCALE

PRELIMINARY BID NOT FOR CONSTRUCTION

ARCHITECTURE + DESIGN
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EMAIL:INFO@K4ARCHITECTURE.COM

STATE OF OHIO
ROGER E. BEAL
443
REGISTERED LANDSCAPE ARCHITECT

PROPOSED MOB:

MAYFIELD BRAIN & SPINE

PINNACLE POINT DRIVE, SPRINGBORO, OHIO 45066

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@dayton.rr.com
LICENSED IN OH, KY, IN, MI, PA, VA, NC, SC, GA, FL, AL, MS, MO, TX, OK, NV, LA, NM, AZ, CO & UT

BUILDING LANDSCAPE PLAN

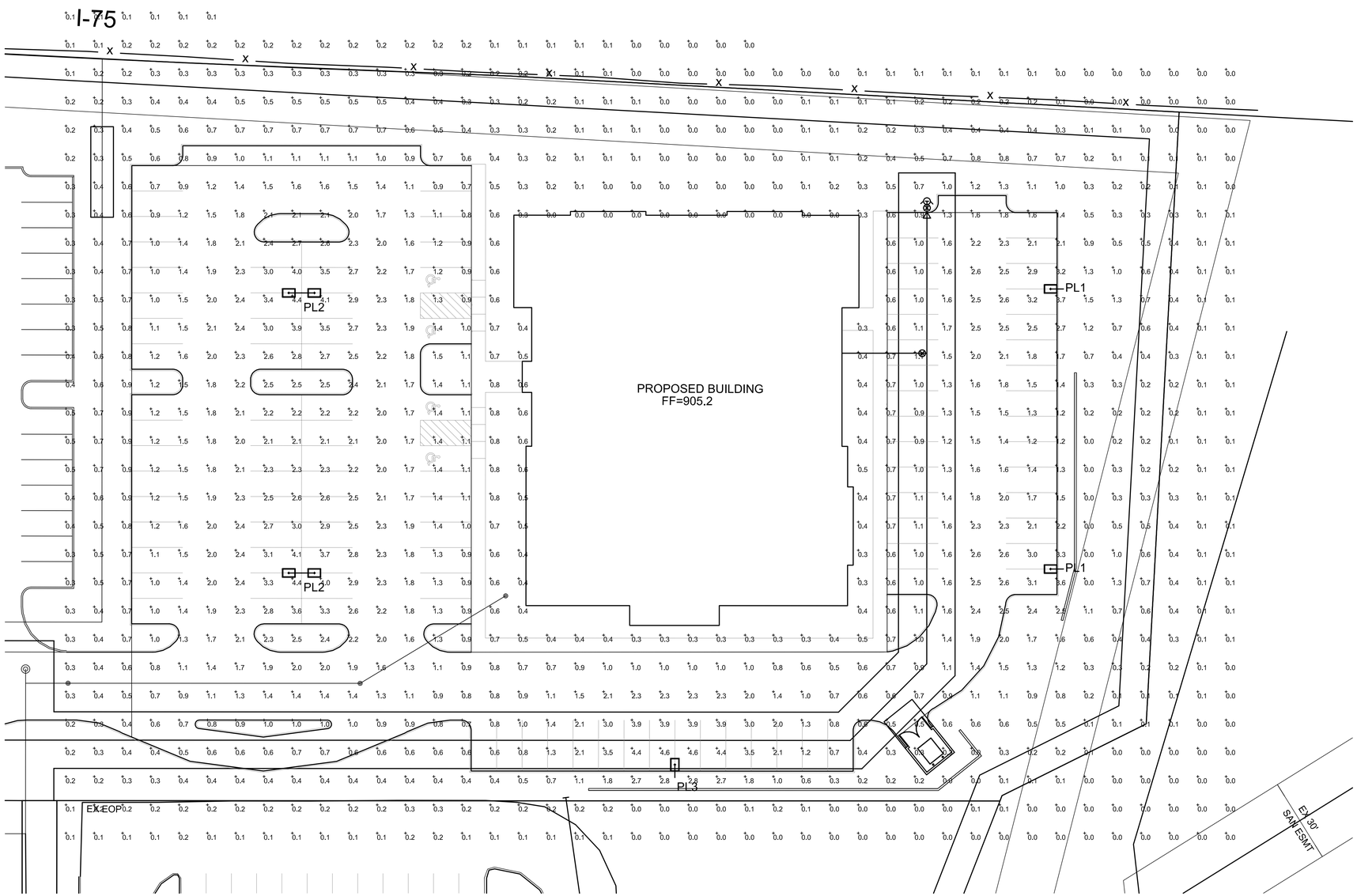
DRAWN BY:	reb
SCALE:	AS NOTED
JOB NO.:	22-2055

L - 101

Luminaire Schedule								
Project: Mayfield Austin - Site								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	2	PL1	Single	0.903	Lithonia DSX0 LED P6 40K TFTM MVOLT SPA FINISH / SSS 20 4C DM19AS FINISH	134	268	15964
	2	PL2	Back-Back	0.903	Lithonia 2-DSX0 LED P6 40K T5W MVOLT SPA FINISH / SSS 20 4C DM28AS FINISH	134	536	16464
	1	PL3	Single	0.903	Lithonia DSX0 LED P6 40K BLC MVOLT SPA FINISH / SSS 20 4C DM19AS FINISH	134	134	13088

Calculation Summary							
Project: Mayfield Austin - Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts taken Overall	Illuminance	Fc	0.89	4.6	0.0	N.A.	N.A.
StatArea - Lot	Illuminance	Fc	1.78	4.6	0.5	3.56	9.20

NOTES:
FIXTURES ARE MOUNTED AT 22'-6" A.F.G. (20'-0" POLE & 2'-6" BASE)



IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

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Design Criteria

DESIGN FILE: MA_Site.agi

FIXTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.

MINIMUM: AVE/MIN:
MAXIMUM: MAX/AVE:
AVERAGE: MAX/MIN:

INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE

EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE

King Lighting, Inc.
700 West Pete Rose Way - Suite 215
Cincinnati, OH 45203
(859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

Lighting Calculations for
Mayfield Austin - Site

LIGHTING SITE PLAN	SCALE 1"=20'-0"	DESIGNER JJ	CHECKED JJ	DATE 08/24/22	SHEET E1

Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

Southeast Perspective

SCALE: N.T.S.

Mayfield - Dayton South

FILE LOCATION : X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Rendering\ PLOT DATE: Nov 18, 2021-3:17PM

FILENAME: 21-2026 Renderings.dwg

ISSUE DATE: 11/09/21

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008

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Southwest Perspective

SCALE: N.T.S.

Mayfield - Dayton South

FILE LOCATION : X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Rendering\ PLOT DATE: Nov 18, 2021-3:17PM

FILENAME: 21-2026 Renderings.dwg

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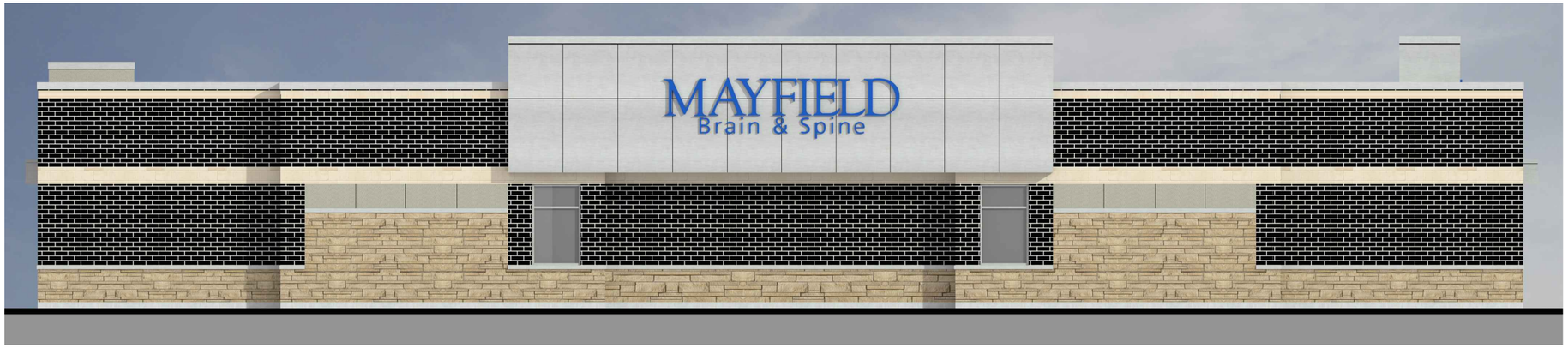

West Elevation

SCALE: 3/32"=1'-0"

North Elevation

SCALE: 3/32"=1'-0"

Mayfield - Dayton South

0 2 4 8 16

SCALE: 3/32" = 1'-0"

FILE LOCATION : X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Rendering\ PLOT DATE: Nov 18, 2021-3:16PM

FILENAME: 21-2026 Renderings.dwg

ISSUE DATE: 11/09/21

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
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East Elevation

SCALE: 3/32"=1'-0"

South Elevation

SCALE: 3/32"=1'-0"

Mayfield - Dayton South

0 2 4 8 16

SCALE: 3/32" = 1'-0"

FILE LOCATION : X:\2021 Projects\2021 K4 Architecture\21-2026 Mayfield Dayton South\Rendering\ PLOT DATE: Nov 18, 2021-3:16PM

FILENAME: 21-2026 Renderings.dwg

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ARCHITECTURE + DESIGN

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D-Series Size 0
LED Area Luminaire

Catalog Number

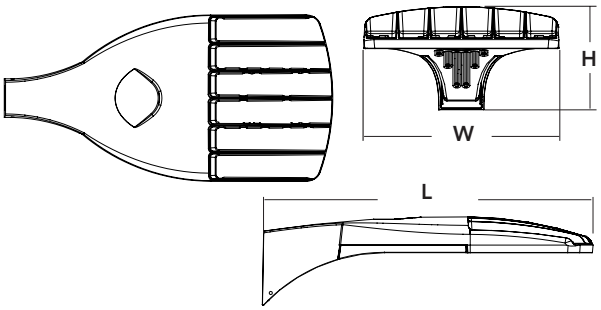
Notes

Type

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26″ (66.0 cm)
Width:	13″ (33.0 cm)
Height:	7″ (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) **Rotated optics**[1] 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[4] 208[4] 240[4] 277[4] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish *(required)*
Shipped installed PER NEMA twist-lock receptacle only (no controls)[8] PER5 Five-wire receptacle only (no controls)[8,9] PER7 Seven-wire receptacle only (no controls)[8,9] DMG 0-10V dimming extend out back of honsing for external control (no controls)[10] DCR Dimmable and controllable via ROAM® (no controls)[11] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[12] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[12] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12] BL30 Bi-level switched dimming, 30%[13,14] BL50 Bi-level switched dimming, 50%[13,15] PNMTDD3 Part night, dim till dawn[15] PNMT5D3 Part night, dim 5 hrs[15] PNMT6D3 Part night, dim 6 hrs[15] PNMT7D3 Part night, dim 7 hrs[15] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield[17] SF Single fuse (120, 277, 347V)[18] DF Double fuse (208, 240, 480V)[18] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[17] BS Bird spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

Controls & Shields

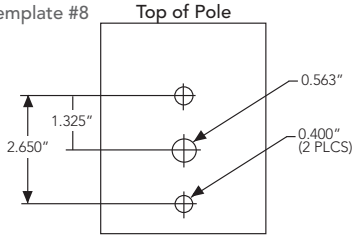
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX0HS 20C U	House-side shield for 20 LED unit [17]
DSX0HS 30C U	House-side shield for 30 LED unit [17]
DSX0HS 40C U	House-side shield for 40 LED unit [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)[20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [7]

For more control options, visit DTL and ROAM online.

NOTES
1 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LLCO or RCCO.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
5 Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
6 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap be order for correct operation when photocontrol is present.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
10 DMG option for 347V or 480V requires 1000mA.
11 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. Mvolt only. Not available with 347V and 480V. Not available with PIRH1FC3V.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Ambient sensor disabled when ordered with DCR. Separate on/off required. Not available with PNMT options. PIR and PIRH options are used with PER5 and PER7, additional leads from receptacle are terminated and non-functioning. When PIR and PIRH options are selected with DCR, old style ROAM node must be used or PIRH and PIRH will not function correctly.
13 Requires an additional switched circuit.
14 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options. Not available with PIR1FC3V and PIRH1FC3V.
15 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V and PIRH1FC3V. Separate on/off required.
16 Dimming driver standard. Not available with PER5, PER7, DMG, DCR, BL30, BL50, PNMT, PIR, PIRH, PIR1FC3V and PIRH1FC3V.
17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
19 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
20 For retrofit use only.

Drilling

Template #8



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

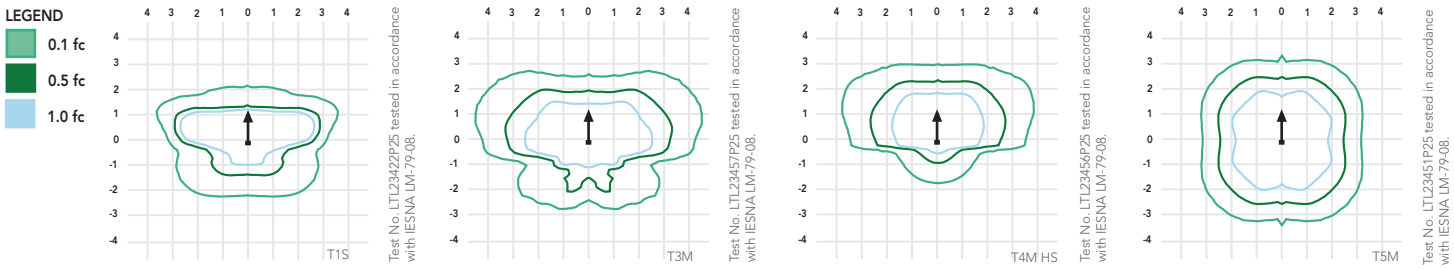
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.98	0.96	0.93
	DSX0 LED 40C 1000			
	1	0.98	0.95	0.90
	DSX0 LED 40C 700			
	1	0.99	0.99	0.99

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

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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.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	4,079	1	0	1	117	4,380	1	0	1	125	4,408	1	0	1	126	2,541	1	0	1	73
			T2S	4,206	1	0	1	120	4,516	1	0	1	129	4,544	1	0	1	130	2,589	1	0	1	74
			T2M	4,109	1	0	1	117	4,413	1	0	1	126	4,440	1	0	1	127	2,539	1	0	1	73
			T3S	4,104	1	0	1	117	4,407	1	0	1	126	4,435	1	0	1	127	2,558	1	0	1	73
			T3M	4,142	1	0	1	118	4,447	1	0	1	127	4,475	1	0	1	128	2,583	1	0	1	74
			T4M	4,198	1	0	1	120	4,508	1	0	1	129	4,536	1	0	1	130	2,570	1	0	1	73
			TFTM	4,135	1	0	1	118	4,440	1	0	2	127	4,468	1	0	2	128	2,540	1	0	1	73
			T5VS	4,368	2	0	0	125	4,691	2	0	0	134	4,720	2	0	0	135	2,650	1	0	0	76
			T5S	4,401	2	0	2	126	4,725	2	0	0	135	4,755	2	0	0	136	2,690	1	0	0	77
			T5M	4,408	2	0	1	126	4,734	3	0	1	135	4,763	3	0	1	136	2,658	2	0	0	76
			T5W	4,344	3	0	1	124	4,664	3	0	1	133	4,693	3	0	1	134	2,663	2	0	1	76
			BLC	3,071	1	0	1	88	3,297	1	0	1	94	3,318	1	0	1	95					
			LCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
			RCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
	700 mA	45 W	T1S	5,181	1	0	1	115	5,563	1	0	1	124	5,598	1	0	1	124	3,144	1	0	1	70
			T2S	5,342	1	0	1	119	5,736	1	0	1	127	5,772	1	0	1	128	3,203	1	0	1	71
			T2M	5,219	1	0	1	116	5,605	1	0	1	125	5,640	1	0	1	125	3,141	1	0	1	70
			T3S	5,213	1	0	1	116	5,598	1	0	1	124	5,633	1	0	1	125	3,165	1	0	1	70
			T3M	5,260	1	0	1	117	5,649	1	0	2	126	5,684	1	0	2	126	3,196	1	0	1	71
			T4M	5,332	1	0	1	118	5,725	1	0	2	127	5,761	1	0	2	128	3,179	1	0	1	71
			TFTM	5,252	1	0	2	117	5,640	1	0	2	125	5,675	1	0	2	126	3,143	1	0	1	70
			T5VS	5,548	2	0	0	123	5,958	2	0	0	132	5,995	2	0	0	133	3,278	2	0	0	73
			T5S	5,589	2	0	0	124	6,002	2	0	0	133	6,039	2	0	0	134	3,328	2	0	0	74
			T5M	5,599	3	0	1	124	6,012	3	0	1	134	6,050	3	0	1	134	3,288	2	0	1	73
			T5W	5,517	3	0	1	123	5,924	3	0	1	132	5,961	3	0	1	132	3,295	2	0	1	73
			BLC	3,909	1	0	1	87	4,198	1	0	1	93	4,224	1	0	1	94					
			LCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
			RCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
	1000 mA	72 W	T1S	7,085	1	0	1	98	7,608	2	0	2	106	7,656	2	0	2	106					
			T2S	7,305	1	0	1	101	7,845	2	0	2	109	7,894	2	0	2	110					
			T2M	7,138	1	0	2	99	7,665	2	0	2	106	7,713	2	0	2	107					
			T3S	7,129	1	0	1	99	7,656	2	0	2	106	7,704	2	0	2	107					
			T3M	7,194	1	0	2	100	7,725	2	0	2	107	7,773	2	0	2	108					
			T4M	7,292	1	0	2	101	7,830	2	0	2	109	7,879	2	0	2	109					
			TFTM	7,183	1	0	2	100	7,713	1	0	2	107	7,761	1	0	2	108					
			T5VS	7,588	2	0	0	105	8,148	3	0	0	113	8,199	3	0	0	114					
			T5S	7,644	2	0	0	106	8,208	2	0	0	114	8,259	2	0	0	115					
			T5M	7,657	3	0	1	106	8,222	3	0	1	114	8,274	3	0	1	115					
			T5W	7,545	3	0	1	105	8,102	3	0	2	113	8,153	3	0	2	113					
			BLC	5,162	1	0	1	72	5,543	1	0	2	77	5,578	1	0	1	77					
			LCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					
			RCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					

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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.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68 W	T1S	7,926	2	0	2	117	8,511	2	0	2	125	8,564	2	0	2	126	4,878	1	0	1	72
			T2S	8,172	2	0	2	120	8,775	2	0	2	129	8,830	2	0	2	130	4,969	1	0	1	73
			T2M	7,985	2	0	2	117	8,574	2	0	2	126	8,628	2	0	2	127	4,874	1	0	1	72
			T3S	7,975	1	0	2	117	8,564	2	0	2	126	8,617	2	0	2	127	4,910	1	0	1	72
			T3M	8,047	2	0	2	118	8,642	2	0	2	127	8,696	2	0	2	128	4,958	1	0	2	73
			T4M	8,157	1	0	2	120	8,759	2	0	2	129	8,813	2	0	2	130	4,932	1	0	2	73
			TFTM	8,035	1	0	2	118	8,628	2	0	2	127	8,682	2	0	2	128	4,876	1	0	2	72
			T5VS	8,488	2	0	0	125	9,115	3	0	0	134	9,172	3	0	0	135	5,086	2	0	0	75
			T5S	8,550	2	0	0	126	9,182	3	0	1	135	9,239	3	0	1	136	5,163	2	0	0	76
			T5M	8,565	3	0	1	126	9,198	3	0	2	135	9,255	3	0	2	136	5,102	3	0	1	75
			T5W	8,440	3	0	2	124	9,063	3	0	2	133	9,120	3	0	2	134	5,112	3	0	1	75
			BLC	6,142	1	0	2	90	6,595	1	0	2	97	6,636	1	0	2	98					
			LCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
			RCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
	700 mA	91 W	T1S	10,066	2	0	2	111	10,810	2	0	2	119	10,877	2	0	2	120	6,206	2	0	2	68
			T2S	10,379	2	0	2	114	11,145	2	0	2	122	11,215	2	0	2	123	6,322	2	0	2	69
			T2M	10,141	2	0	2	111	10,890	2	0	2	120	10,958	2	0	2	120	6,201	2	0	2	68
			T3S	10,129	2	0	2	111	10,877	2	0	2	120	10,945	2	0	2	120	6,247	1	0	2	69
			T3M	10,221	2	0	2	112	10,975	2	0	2	121	11,044	2	0	2	121	6,308	2	0	2	69
			T4M	10,359	2	0	2	114	11,124	2	0	2	122	11,194	2	0	2	123	6,275	1	0	2	69
			TFTM	10,205	2	0	2	112	10,958	2	0	3	120	11,027	2	0	3	121	6,203	1	0	2	68
			T5VS	10,781	3	0	0	118	11,576	3	0	1	127	11,649	3	0	1	128	6,569	2	0	0	72
			T5S	10,860	3	0	1	119	11,662	3	0	1	128	11,734	3	0	1	129	6,569	2	0	0	72
			T5M	10,879	3	0	2	120	11,682	3	0	2	128	11,755	3	0	2	129	6,491	3	0	1	71
			T5W	10,719	3	0	2	118	11,511	4	0	2	126	11,583	4	0	2	127	6,504	3	0	2	71
			BLC	7,819	1	0	2	86	8,396	1	0	2	92	8,448	1	0	2	93					
			LCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
			RCCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
	1000 mA	138 W	T1S	13,767	2	0	2	100	14,783	3	0	3	107	14,876	3	0	3	108					
			T2S	14,194	2	0	2	103	15,242	3	0	3	110	15,338	3	0	3	111					
			T2M	13,869	2	0	2	101	14,893	3	0	3	108	14,986	3	0	3	109					
			T3S	13,852	2	0	2	100	14,875	2	0	2	108	14,968	2	0	2	108					
			T3M	13,978	2	0	2	101	15,010	3	0	3	109	15,104	3	0	3	109					
			T4M	14,168	2	0	2	103	15,214	3	0	3	110	15,309	3	0	3	111					
			TFTM	13,956	2	0	3	101	14,987	2	0	3	109	15,080	2	0	3	109					
			T5VS	14,744	3	0	1	107	15,832	3	0	1	115	15,931	4	0	1	115					
			T5S	14,852	3	0	1	108	15,948	3	0	1	116	16,048	3	0	1	116					
			T5M	14,878	4	0	2	108	15,976	4	0	2	116	16,076	4	0	2	116					
			T5W	14,660	4	0	2	106	15,742	4	0	2	114	15,840	4	0	2	115					
			BLC	10,325	1	0	2	75	11,087	1	0	2	80	11,156	1	0	2	81					
			LCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					
			RCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					

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Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	6,130	2	0	2	118	6,583	2	0	2	127	6,624	2	0	2	127	3,841	2	0	2	74
			T2S	6,321	2	0	2	122	6,787	2	0	2	131	6,830	3	0	3	131	3,912	2	0	2	75
			T2M	6,176	2	0	2	119	6,632	3	0	3	128	6,673	3	0	3	128	3,837	2	0	2	74
			T3S	6,168	2	0	2	119	6,624	3	0	3	127	6,665	3	0	3	128	3,866	2	0	2	74
			T3M	6,224	3	0	3	120	6,684	3	0	3	129	6,726	3	0	3	129	3,904	2	0	2	75
			T4M	6,309	3	0	3	121	6,775	3	0	3	130	6,817	3	0	3	131	3,884	2	0	2	75
			TFTM	6,215	3	0	3	120	6,673	3	0	3	128	6,715	3	0	3	129	3,839	2	0	2	74
			T5VS	6,565	2	0	0	126	7,050	2	0	0	136	7,094	2	0	0	136	4,005	2	0	0	77
			T5S	6,613	2	0	0	127	7,102	2	0	0	137	7,146	2	0	0	137	4,065	2	0	0	78
			T5M	6,625	3	0	1	127	7,114	3	0	1	137	7,159	3	0	1	138	4,017	2	0	1	77
			T5W	6,528	3	0	1	126	7,010	3	0	2	135	7,054	3	0	2	136	4,025	3	0	1	77
			BLC	4,747	2	0	2	91	5,098	2	0	2	98	5,130	2	0	2	99					
			LCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
			RCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
	700 mA	70 W	T1S	7,786	2	0	2	111	8,361	3	0	3	119	8,413	3	0	3	120	4,783	2	0	2	68
			T2S	8,028	2	0	2	115	8,620	3	0	3	123	8,674	3	0	3	124	4,873	2	0	2	70
			T2M	7,844	3	0	3	112	8,423	3	0	3	120	8,476	3	0	3	121	4,779	2	0	2	68
			T3S	7,834	3	0	3	112	8,413	3	0	3	120	8,465	3	0	3	121	4,815	2	0	2	69
			T3M	7,905	3	0	3	113	8,489	3	0	3	121	8,542	3	0	3	122	4,862	3	0	3	69
			T4M	8,013	3	0	3	114	8,604	3	0	3	123	8,658	3	0	3	124	4,837	3	0	3	69
			TFTM	7,893	3	0	3	113	8,476	3	0	3	121	8,529	3	0	3	122	4,781	3	0	3	68
			T5VS	8,338	2	0	0	119	8,954	3	0	0	128	9,010	3	0	0	129	4,988	2	0	0	71
			T5S	8,400	2	0	0	120	9,020	3	0	1	129	9,076	3	0	1	130	5,063	2	0	0	72
			T5M	8,414	3	0	1	120	9,036	3	0	2	129	9,092	3	0	2	130	5,003	3	0	1	71
			T5W	8,291	3	0	2	118	8,903	3	0	2	127	8,959	3	0	2	128	5,013	3	0	1	72
			BLC	6,044	2	0	2	86	6,490	3	0	3	93	6,530	3	0	3	93					
			LCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
			RCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
	1000 mA	104 W	T1S	10,648	3	0	3	102	11,434	3	0	3	110	11,506	3	0	3	111					
			T2S	10,979	3	0	3	106	11,789	3	0	3	113	11,863	3	0	3	114					
			T2M	10,727	3	0	3	103	11,519	3	0	3	111	11,591	3	0	3	111					
			T3S	10,714	3	0	3	103	11,505	3	0	3	111	11,577	3	0	3	111					
			T3M	10,812	3	0	3	104	11,610	4	0	4	112	11,682	4	0	4	112					
			T4M	10,958	3	0	3	105	11,767	3	0	3	113	11,841	3	0	3	114					
			TFTM	10,795	3	0	3	104	11,592	3	0	3	111	11,664	4	0	4	112					
			T5VS	11,404	3	0	0	110	12,245	3	0	1	118	12,322	3	0	1	118					
			T5S	11,487	3	0	1	110	12,336	3	0	1	119	12,413	3	0	1	119					
			T5M	11,508	3	0	2	111	12,357	4	0	2	119	12,434	4	0	2	120					
			T5W	11,339	4	0	2	109	12,176	4	0	2	117	12,252	4	0	2	118					
			BLC	7,981	3	0	3	77	8,570	3	0	3	82	8,624	3	0	3	83					
			LCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					
			RCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

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 a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of 20, 30 or 40 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.

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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
AMB

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 - Manufactering

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

(Signature of Applicant and/or Agent) (Date) 05/20/22

Charles Sailer
Printed Name

Alfons Haar

May 20th, 2022

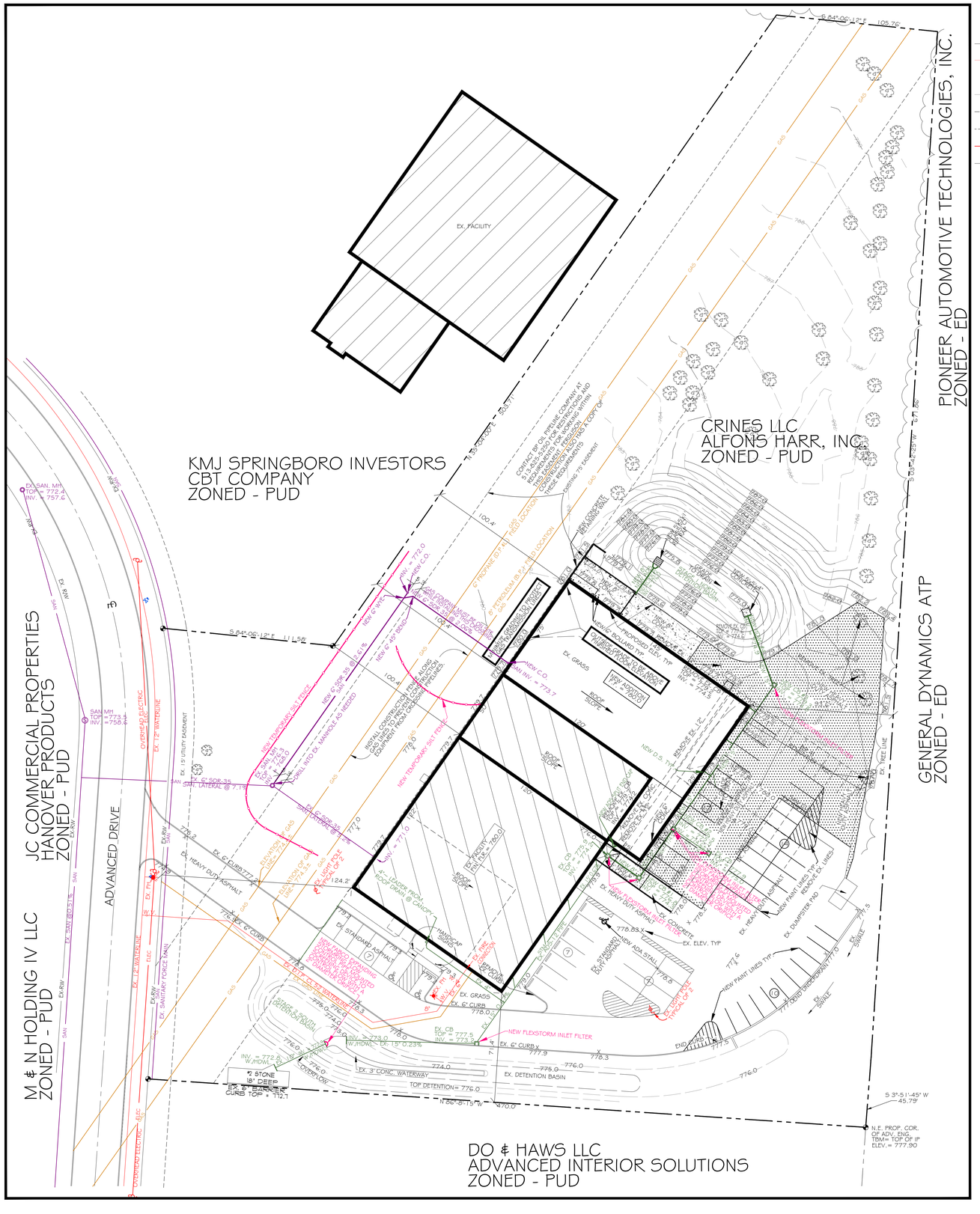
Members of City of Springboro Planning & Zoning Commission,

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

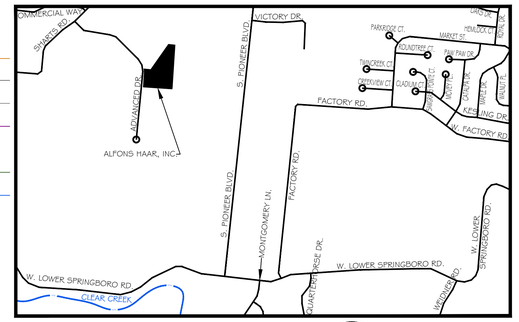
Aaron E. Carstens
COO, Alfons Haar Inc.

Alfons Haar, Inc. • 150 Advanced Drive. • Springboro, Ohio 45066
Phone: (937) 560-2031 • Fax: (937) 560-2032

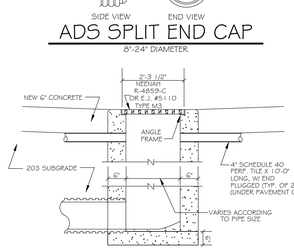


LEGEND

CENTERLINE
COMMUNICATION LINE
CONTOUR MAJOR
CONTOUR MINOR
DEMOLITION
EASEMENT
FENCE
GAS LINE
RIGHT OF WAY
SANITARY
SILT-FENCE
STORM LINE
WATERLINE



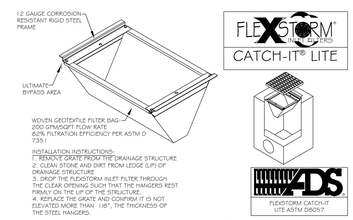
VICINITY MAP

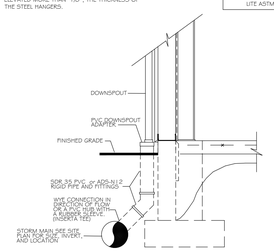


ADS SPLIT END CAP

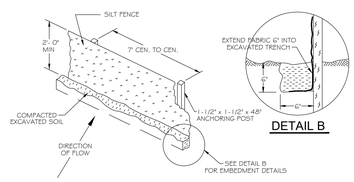
8"-24" DIAMETER

CATCH BASIN DETAIL



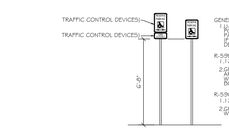


DOWNSPOUT DETAIL



SILT FENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

N.T.S.

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

GENERAL NOTES

EROSION CONTROL

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

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

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

SITE PREPARATION AND GRADING

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

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

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

BUILDING PAD

NEW FLOOR SLAB IS TO BE 8" CONCRETE WITH (1) LAYER OF 42# WWF OR SYNTHETIC MACROFIBER EQUAL ON 4" 304 CUSHION FILL ON COMPACTED SUBGRADE. SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR AND APPROVED BY A TESTING LABORATORY.

SITE CONCRETE

SITE CONCRETE SHALL BE 6" OR 8" THICK (4,000 PSI - AIR ENTRAINED) WITH ONE LAYER OF 42# WWF OR SYNTHETIC MACROFIBER EQUAL ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE. (EXCEPT FOR SIDEWALKS AND DOOR STOOPS)

UTILITIES

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

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

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

ALL WORK MUST COMPLY WITH CITY STANDARDS.

STORM WATER MANAGEMENT

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

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

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

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

ASPHALT NOTES

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

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

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

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

HANDICAP PARKING

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

SEEDING AND LANDSCAPING

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

CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 30 DAYS OF FINAL GRADING.

LANDSCAPING SHALL BE BY THE OWNER.

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

PARKING LOT LIGHTING

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

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

OFF-STREET PARKING CALCULATION

EXISTING BUILDING AREA = 20,640 SQ. FT.
NEW PROPOSED ADDITIONS AREA = 12,125 SQ. FT.
NEW TOTAL BUILDING AREA = 32,765 SQ. FT.
NEW TOTAL INDUSTRIAL AREA = 26,465 SQ. FT.
NEW TOTAL OFFICE AREA = 6,300 SQ. FT.

OFF-STREET PARKING STALLS REQUIRED
OFFICE AREA = 6,300 SQ. FT. / (1 STALL / 300 SQ. FT.) = 21.00 STALLS
INDUSTRIAL AREA = 26,465 SQ. FT. / (1 STALL / 750 SQ. FT.) = 35.29
TOTAL OFF-STREET PARKING REQUIRED = 21.00 STALLS (OFFICE) + 35.29 STALLS (INDUSTRIAL) = 57 STALLS
TOTAL OFF-STREET PARKING PROVIDED = 57 STALLS (INCLUDES 3 ADA (1 VAN ACCESSIBLE))
EXISTING PARKING STALLS = 57

ELEVATION DATUM

THE SITE HAS BEEN ELEVATED IN CORRESPONDENCE TO A SURVEY CONTROL POINT WITH PID - J23641. THE NGS DATA SHEET DENOTES THE MARKER TO HAVE AN ELEVATION OF 755.82 PER NAVD 88. SEE SEPARATE SHEET

SITE PLAN

SCALE : 1" = 30' -0"

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS

TRUE NORTH

PLAN NORTH

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

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FERGUSON CONSTRUCTION CO.
DOUGLAS L. FORTKAMP
400 CANAL STREET
SIDNEY, OH 45365
TEL: (937) 498-2381
FAX: (937) 498-2243
DOUG@FERGUSON-CONSTRUCTION.COM

OWNER
CRINES LLC
BRYAN JOHNSON (ALFONS HAAR PLANT MANAGER)
150 ADVANCED DR.
SPRINGBORO, OHIO 45066
TEL: (937) 560-2031
BJOHNSON@ALFONS-HAAR.US

ARCHITECT
FERGUSON CONSTRUCTION CO.
JOE MCGOVERN
400 CANAL STREET
SIDNEY, OH 45365
TEL: (937) 498-2381
FAX: (937) 498-2243
JMCGOVERN@FERGUSON-CONSTRUCTION.COM

Revisions

#	Date	Description

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STATE OF OHIO
KEVIN T. McCORMICK
E-78479
REGISTERED
PROFESSIONAL ENGINEER

NEW BUILDING ADDITIONS
FOR
ALFONS HAAR, INC.
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

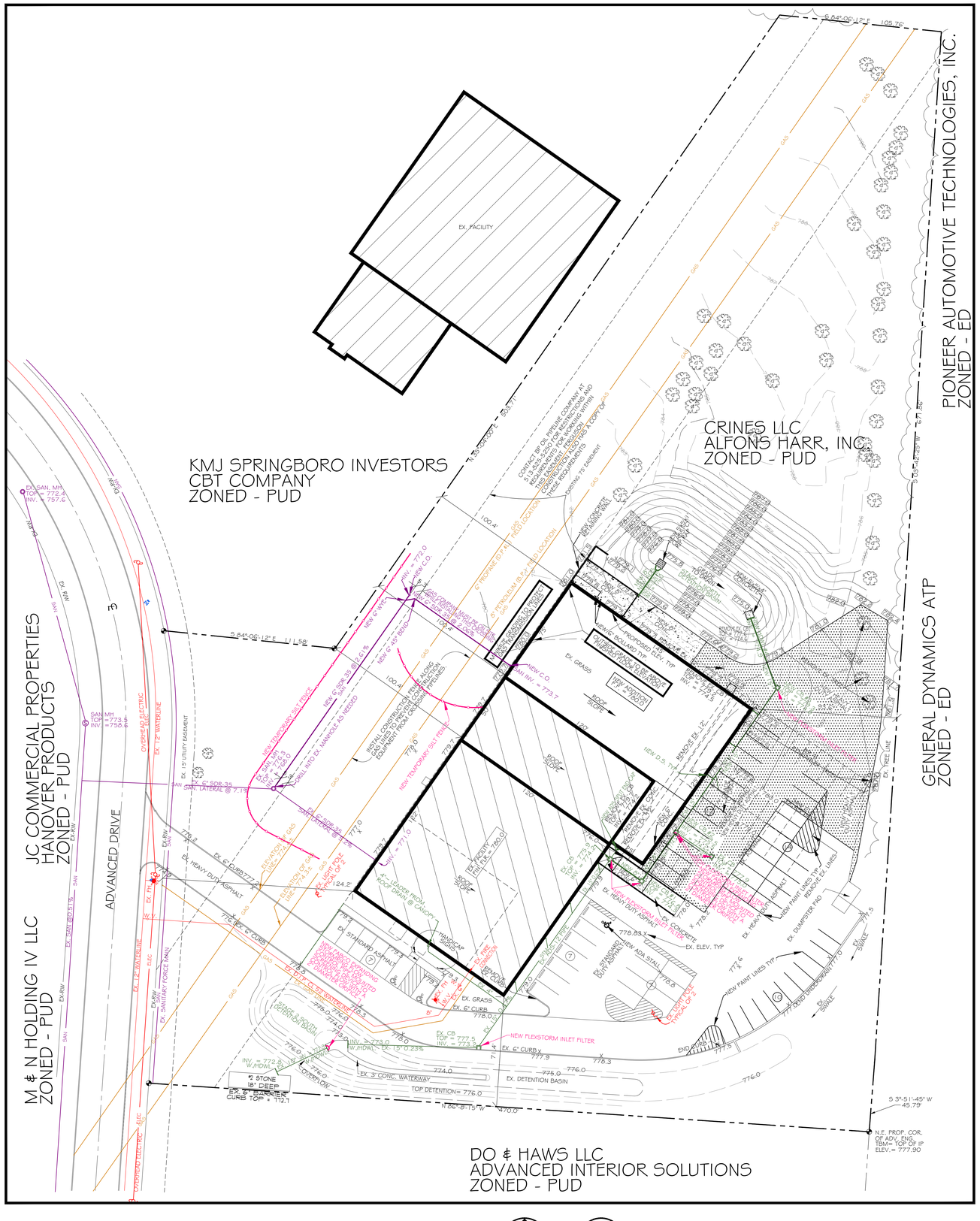
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

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

Job Number	E-42011
Date	8/17/2022
Drawn By	BJR
Checked By	DJW

SITE PLAN

C-1.1



SWPPP

SCALE : 1" = 30' -0"

TRUE NORTH

PLAN NORTH

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FEET

SWP3

AUTHORIZING PERSON FOR THE SWP3 - KEVIN McCORMICK (937) 274-1173

A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED, A NOI WILL BE FILED WITH THE OHIO EPA AS THE SITE IMPROVEMENTS DISTURBES 1.08 ACRES. ALL EARTH DISTURBANCE, CONSTRUCTION AND DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN.

1. MANUFACTURING AND WAREHOUSE FACILITIES.

2. TOTAL LOT AREA = 5.48 ACRES
   TOTAL DRAINAGE AREA = 3.17 ACRES
   AREA TO BE DISTURBED = 1.08 ACRES TO BE DISTURBED.

3. APPROXIMATLY 0.42 ACRES OF NEW IMPERVIOUS AREA.
   PRE & POST CONSTRUCTION RUNOFF COEFFICIENTS
   EXISTING PRE-CONSTRUCTION = 0.58
   POST CONSTRUCTION = 0.67

4. STORM WATER CALCULATIONS - SEE THE ALFONS HAAR, INC. STORM WATER MANAGEMENT MANUAL.

5. PRIOR LAND USE - INDUSTRY AND WAREHOUSE

6. ON SITE STREAM(S) - NONE

7. RECEIVING STREAM / BODY OF WATER - CLEAR CREEK

8. LIMITS OF EARTH DISTURBANCE - SEE SHEET C-1.1

9. WATER QUALITY VOLUME & DESIGN DETAILS FOR THE POST CONSTRUCTION CONTROLS - SEE THE ALFONS HAAR, INC. STORM WATER MANAGEMENT MANUAL.

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND REQUIRED PERMITS. GRADING TO BEGIN (10/1/22).

2. INSTALL TEMPORARY SEDIMENT BASINS, SILT FENCING, CONSTRUCTION DRIVE AND OTHER MEASURES REQUIRED TO PREVENT EROSION AND SEDIMENT RUNOFF.

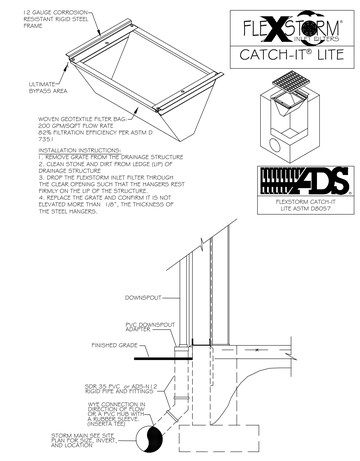
3. BEGIN TOPSOIL REMOVAL AND CONSTRUCT TEMPORARY DIVERSION DITCHES.

4. INSTALL STORM DRAINAGE SYSTEMS INDICATED AND PROCEED WITH ROUGH GRADING. PLACE SILT CONTROLS AT INLET OF ALL STORM DRAINAGE SYSTEMS. KEEP STORM DRAINAGE SYSTEMS FREE AND CLEAR OF ALL DEBRIS AND SILT. REMOVE ANY ACCUMULATED SILT AND DEBRIS AS NEEDED.

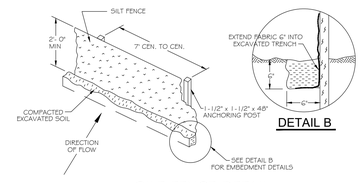
5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGH DURATION OF PROJECT. INSPECT SEDIMENT BASINS, SILT FENCING AND INLET PROTECTION MEASURES PERIODICALLY AND AFTER EACH RAINFALL EVENT.

6. STABILIZE DISTURBED AREAS BY GRASSING UTILIZING EROSION CONTROL MATTING AS NEEDED TO PREVENT EROSION OF SLOPES.

7. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS OF THE PROJECT AREA HAVE BEEN STABILIZED. ANTICIPATED CONSTRUCTION COMPLETION ON (SUMMER 2023)



DOWNSPOUT DETAIL



SILT FENCE DETAIL

NOT TO SCALE

LEGEND

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

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Job Number	E-42011
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Drawn By	BJR
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STORM WATER POLLUTION PREVENTION PLAN

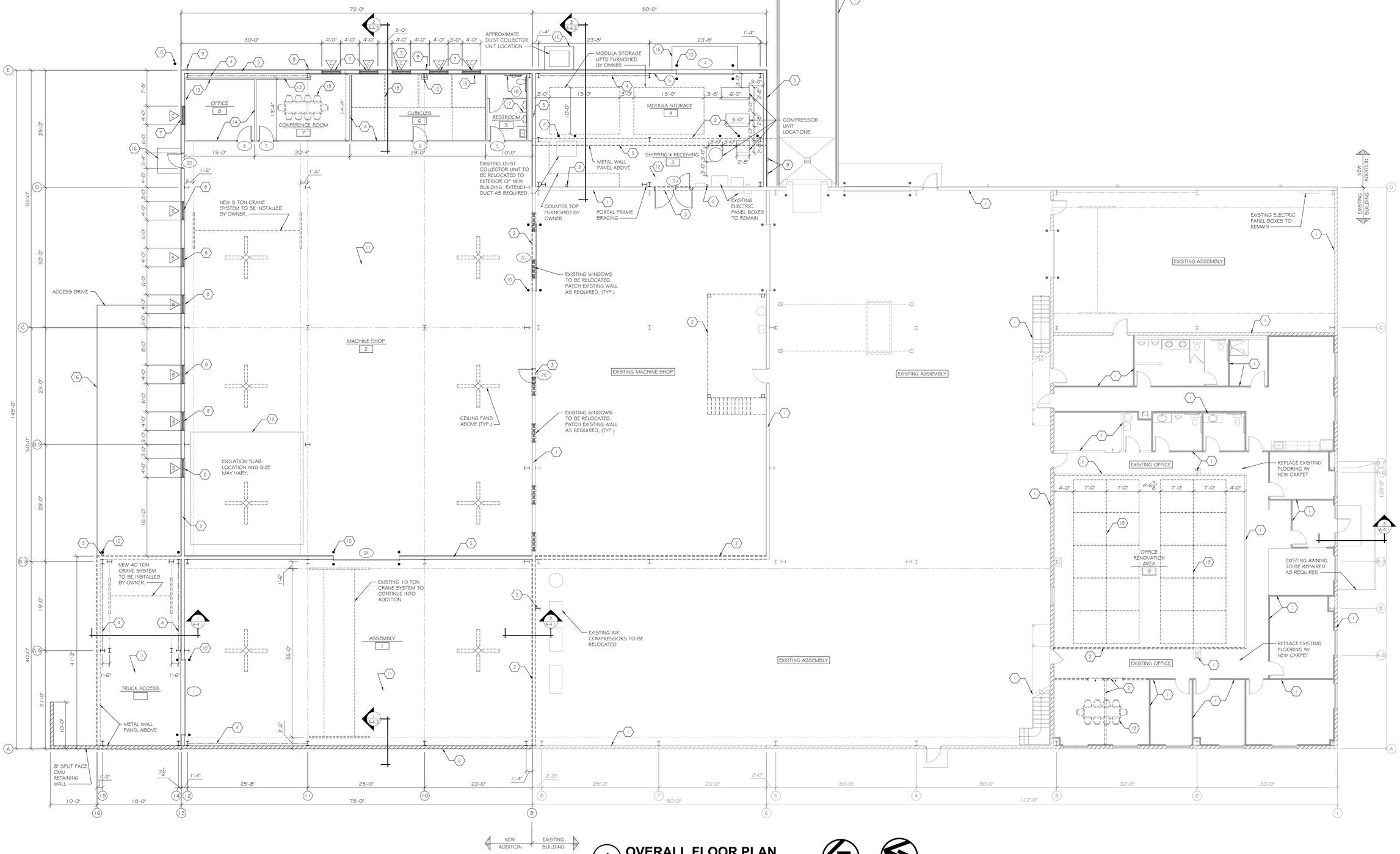
SWPPP

CONSTRUCTION NOTES

1. EXISTING CONSTRUCTION TO REMAIN.
2. EXISTING CONSTRUCTION TO BE REMOVED.
3. EXISTING WALL CONSTRUCTION TO BE REMOVED FOR INSTALLATION OF NEW DOOR AND FRAME. PATCH EXISTING WALL SURFACES AS REQUIRED.
4. X-ROD WALL PLANE BRACING.
5. NUCOR 'ACCENT WALL' EXPOSED FASTENER 26 GA. METAL WALL PANELS W/ 8" TK. R-25 WHITE VINYL FACED OPTI-LINER BANDED FIBERGLASS BLANKET INSULATION SYSTEM.
6. 8" THICK CONCRETE SPLIT-FACE BLOCK WALL W/ BRICK VENEER ACCENTS, TO MATCH EXISTING W/ MASONRY WALL REINFORCING EVERY THIRD COURSE, FOAM INSULATION, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" O/C AND MASONRY CONTROL JOINTS @ 24'-0" O/C MAXIMUM.
7. EXTERIOR WINDOWS TO BE 1" THICK GREY TINTED INSULATED GLASS, TEMPERED AS REQUIRED, SET IN KAWNEER '451-T' CLEAR ALUMINUM FRAMING (OR EQUAL). INCLUDE ALUMINUM SILL FLASHING AND INTERIOR PLASTIC LAMINATE COVERED SILLS.
8. REUSE EXISTING EXTERIOR WINDOWS.
9. PRE-FINISHED DOWNSPOUT TO PVC BOOT CONNECTED TO STORM SYSTEM. REFER TO SITE PLAN FOR CONTINUATION.
10. 6" DIAMETER X 7'-0" LONG CONCRETE FILLED STEEL GUARD POST, 4'-0" A.F.F. SET IN MAX. 1/2 CUBIC YARD OF CONC. (TYP.)
11. 8" THICK POURED CONCRETE FLOOR SLAB REINFORCED W/ 3#/ CY MACROFIBER, ON 4" CUSHION OF GRANULAR MATERIAL.
12. 12" THICK POURED CONCRETE FLOOR SLAB REINFORCED W/ (2) LAYERS OF 78# W.W.F., ON 4" CUSHION OF GRANULAR MATERIAL.
13. 5/8" THICK GYPSUM DRYWALL ON ONE SIDE OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO ABOVE CEILINGS W/ 3 1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
14. 5/8" THICK GYPSUM DRYWALL BOTH SIDES OF 3 5/8" THICK METAL STUDS @ 16" O/C, 20 GAUGE TO ABOVE CEILINGS W/ 3 1/2" THICK FIBERGLASS BATT INSULATION BETWEEN STUDS. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
15. BOX AROUND STEEL COLUMNS W/ 5/8" THICK GYPSUM DRYWALL ON METAL STUDS (BOX TO BE MINIMUM SIZE).
16. 6" THICK POURED CONCRETE APRON REINFORCED W/ 3#/ CY MACROFIBER, ON COMPACTED OR UNDISTURBED EARTH.
17. FLOOR MOUNTED METAL TOILET PARTITIONS AND WALL MOUNTED URINAL SCREEN, MANUFACTURED BY HADRIAN, OR EQUAL.
18. HORIZONTAL HANDICAPPED GRAB BARS TO BE 3'-6" LONG ON SIDE WALL AND 3'-0" LONG ON BACK WALL. CENTERLINE OF BARS TO BE 34" ABOVE FINISH FLOOR. INCLUDE AN ADDITIONAL 1'-6" LONG VERTICAL BAR AT SIDEWALL. SEE ACCESSIBILITY NOTES AND DETAILS.
19. FURNITURE FURNISHED AND INSTALLED BY OWNER.

INDEX OF DRAWINGS

SHT. NO.	DATE	DESCRIPTION
C - 1.1	08/26/22	SITE PLAN
A - 1.0	08/2622	OVERALL FLOOR PLAN
A - 3.1	08/26/22	ELEVATIONS



1 **OVERALL FLOOR PLAN**
SCALE : 1/8" = 1'-0"

PLAN NORTH TRUE NORTH

Revisions

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PRELIMINARY

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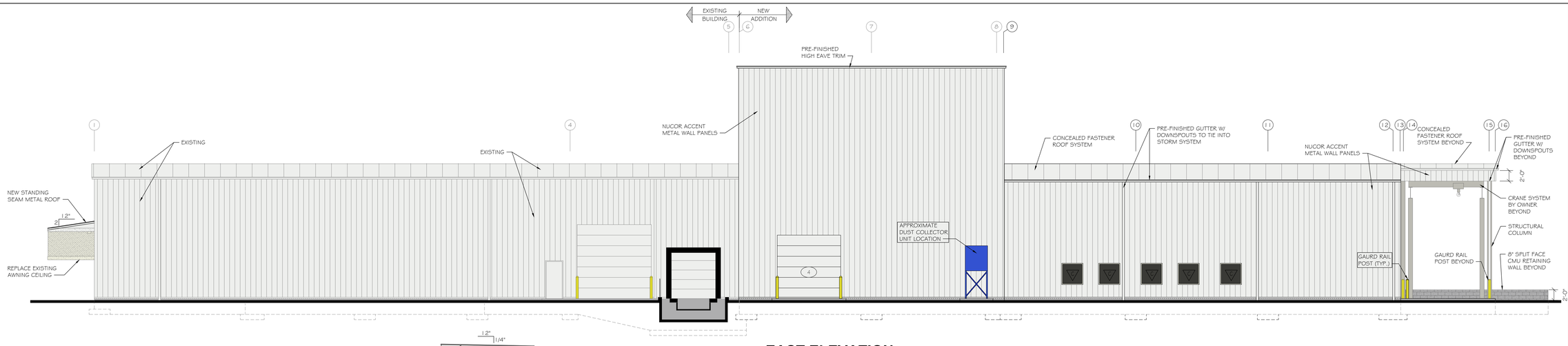
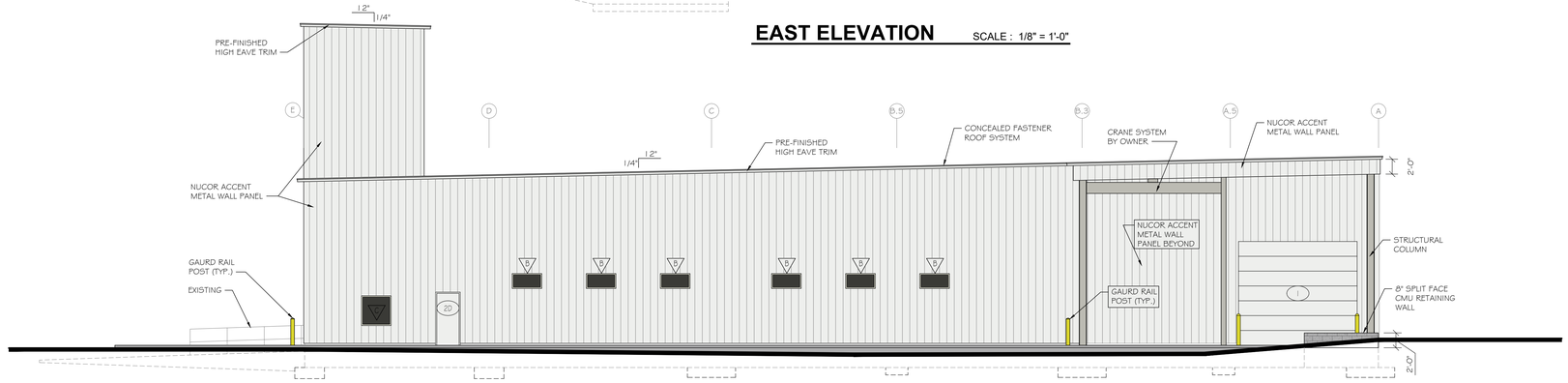
Job Number	E-42011
Date	08/26/22
Drawn By	CMS
Checked By	JWM

OVERALL FLOOR PLAN

A-1.0

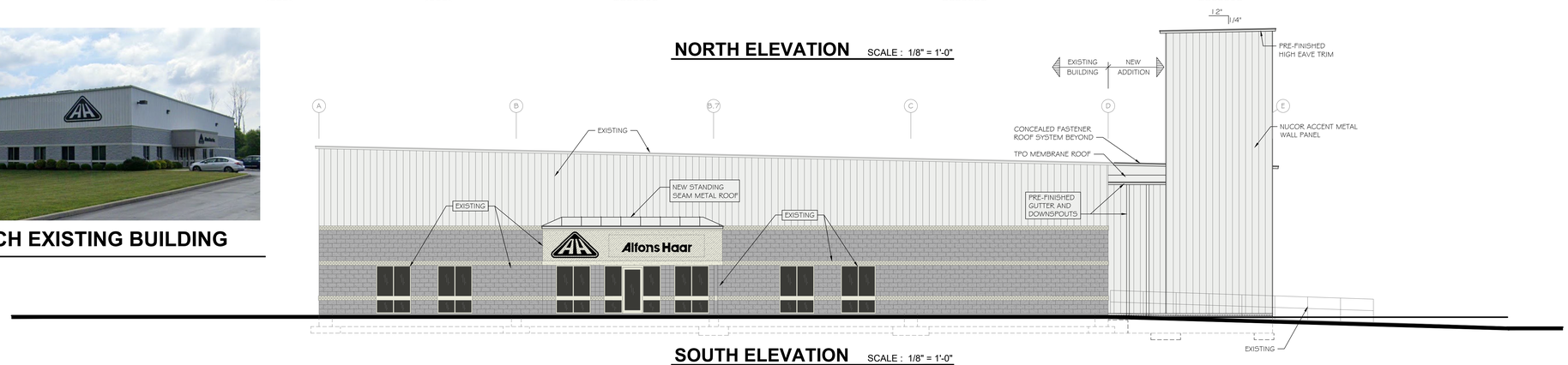


EAST ELEVATION SCALE : 1/8" = 1'-0"

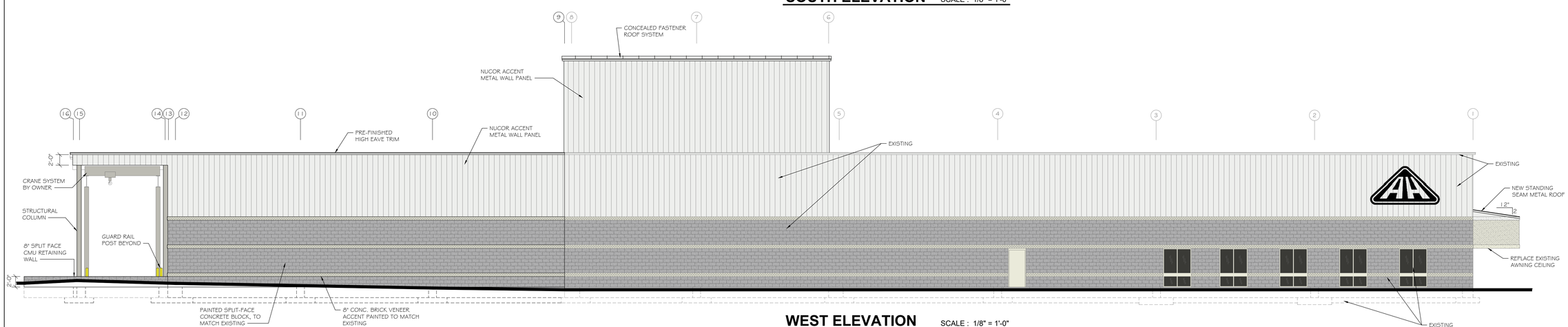


NORTH ELEVATION SCALE : 1/8" = 1'-0"

NEW ADDITION TO MATCH EXISTING BUILDING



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



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

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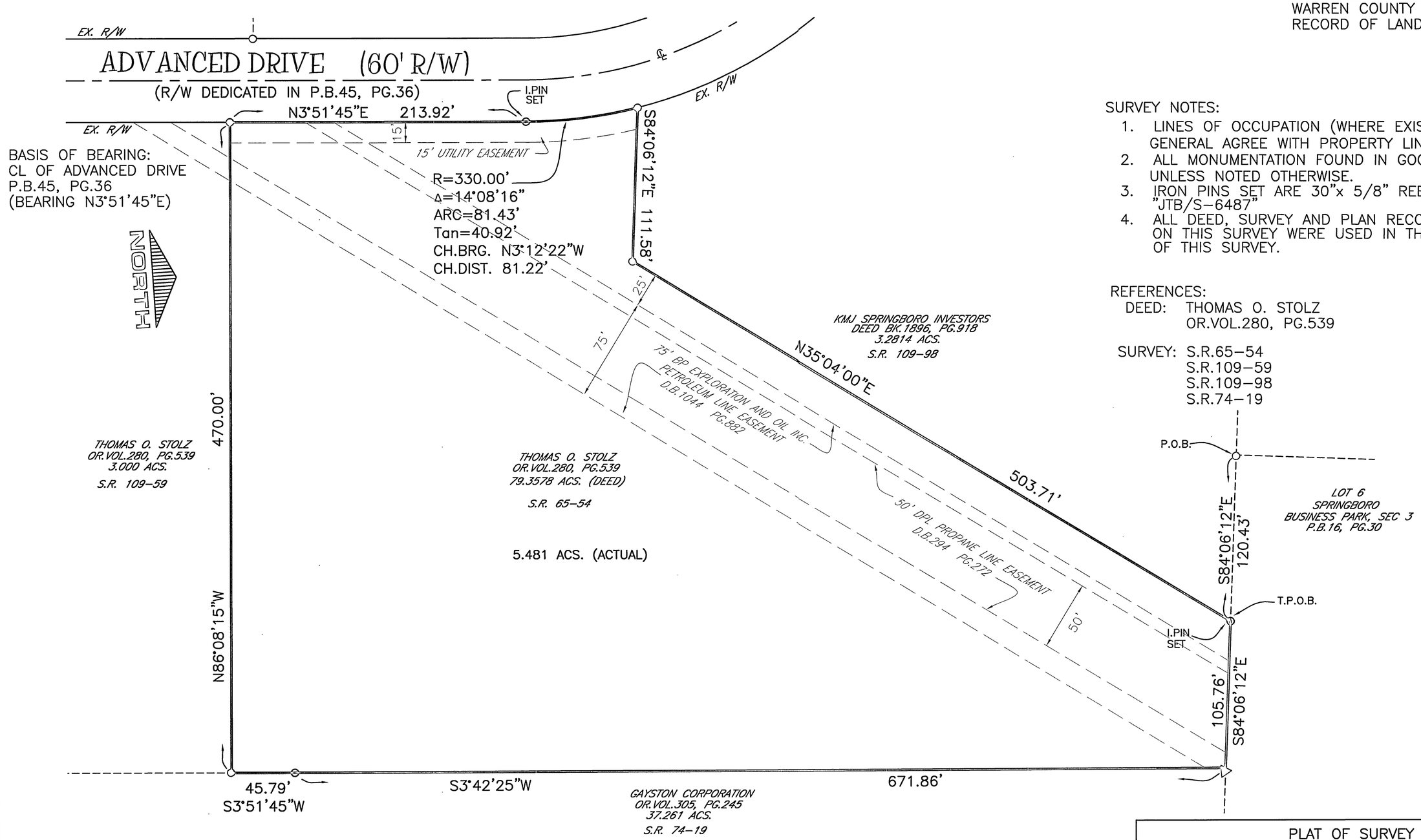
Date	08/26/22
Drawn By	CMS
Checked By	JWM

BUILDING ELEVATIONS

A-3.1

5-17-06

VOLUME 128 PAGE 54
WARREN COUNTY ENGINEERS
RECORD OF LAND SURVEYS



SURVEY NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30"x 5/8" REBAR. CAPPED "JTB/S-6487"
4. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

REFERENCES:

DEED: THOMAS O. STOLZ
OR.VOL.280, PG.539

SURVEY: S.R.65-54
S.R.109-59
S.R.109-98
S.R.74-19

LEGEND

- ○ 5/8" IRON PIN FOUND
- □ STONE FOUND IN MONUMENT BOX
- R.R. SPIKE FOUND
- ◎ P.K. NAIL SET
- ○ 5/8" I.P. SET
- △ 1" I.PIPE FOUND

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

John T. Burkhardt 5-16-06
JOHN T. BURKHARDT DATE
OHIO PROFESSIONAL SURVEYOR NO. 6487

GRAPHIC SCALE

50 0 25 50

1 inch = 50 ft.

PLAT OF SURVEY

ADVANCED DRIVE LOT #3

SECTION 19, TOWN 2E, RANGE 5N
CITY OF SPRINGBORO WARREN COUNTY, OHIO

SCALE: Horz.:1"=50' DATE: 4/26/06

Prepared By:

BURKHARDT ENGINEERING COMPANY

195 BYERS ROAD
SUITE 202
MIAMISBURG, OHIO 45342
PHONE:(937)388-0060
FAX:(937)388-0062

Sheet No. 1 of 1

Design: JTB Drawn: JSH Checked: JTB

BASE DWG. 1379 PROJ. NO. 1379 DWG. NO. SUR

APPLICATION—PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

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

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

☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME: M/I Homes of Cincinnati, LLC.

Address: 9349 Waterstone Boulevard, Suite 100
Cincinnati, OH 45249

Telephone No. (513) 248-5400

Fax No. ( ) _____

Email Address: jbrown@mihomes.com

PROPERTY OWNER NAME (IF OTHER): Jeff Bailey

Address: 6821 Red Lion-Five Points Road, PO Box 116
Springboro, OH 45066

Telephone No. (937) 689-2665

Property Address or General Location: Red Lion-Five Points and W. Lower Springboro Road

Parcel Number(s): 08122260030 & 08122010020 Acreage: Approx. 79.991

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

If Mixed Use, Acreage in Each Category: _____

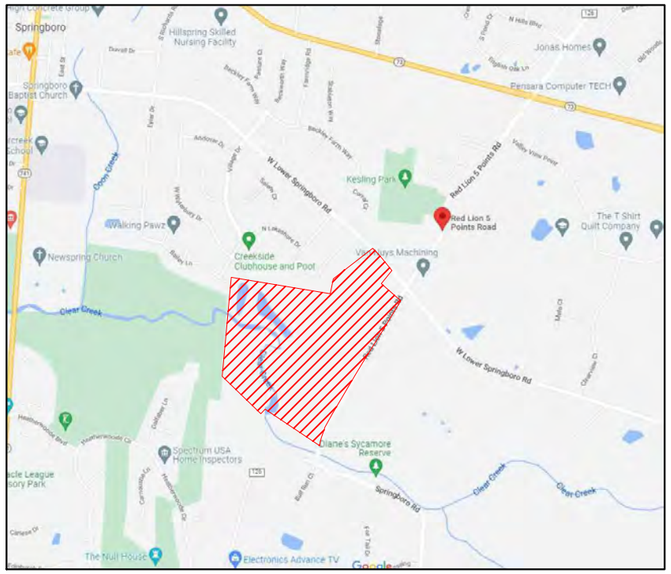
For Residential Proposed Density _____ Number of Residential Units 130

Proposed Use: 130 new single family homes built on detached fee-simple lots

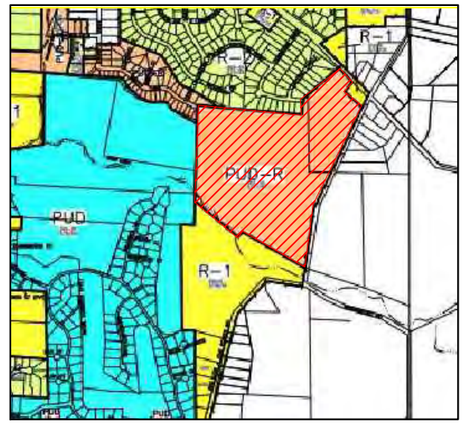
The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

(Signature of Applicant and/or Agent) August 26, 2022 (Date)

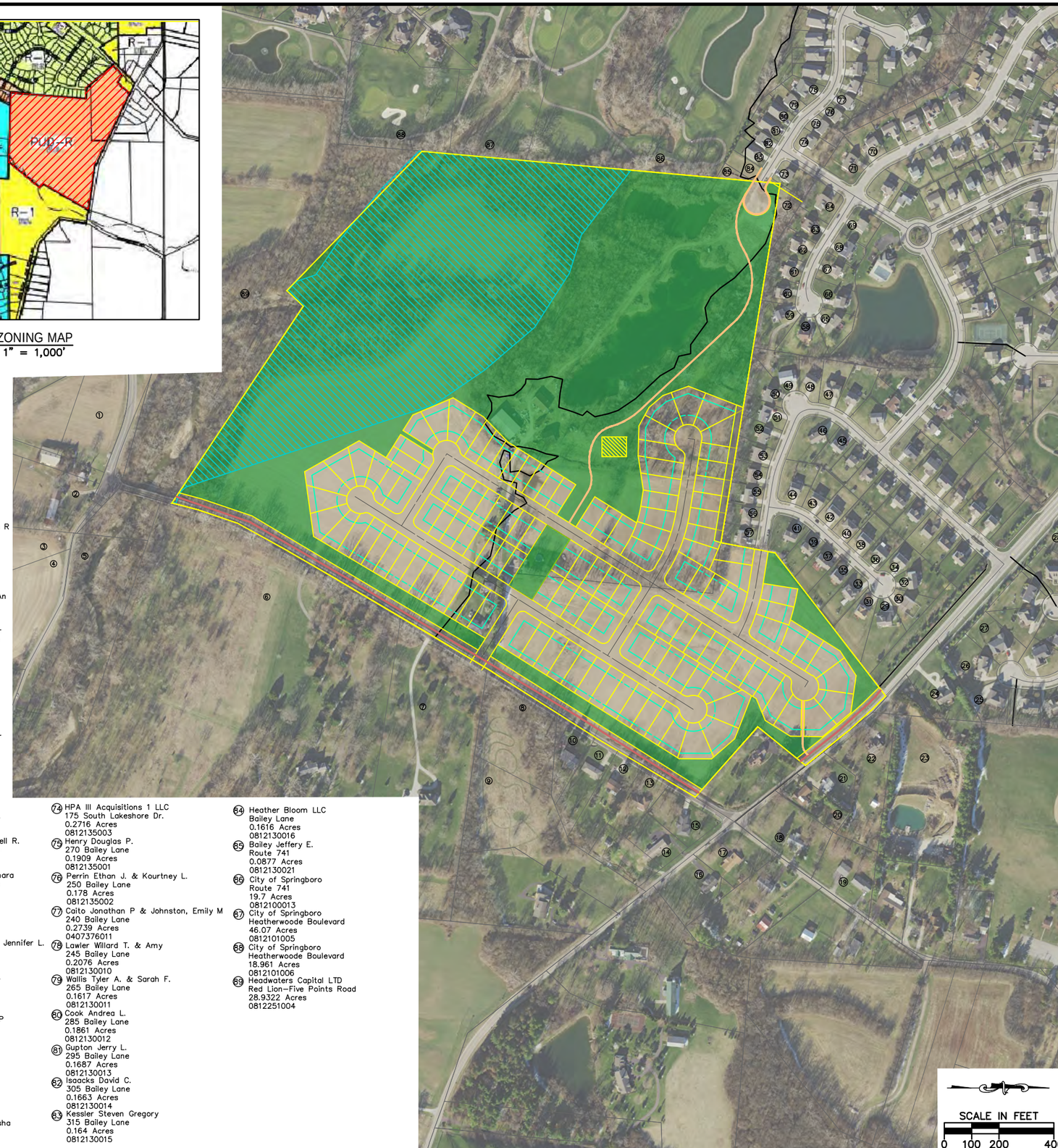
Justin Lanham, for M/I Homes of Cincinnati, LLC.
Printed Name



VICINITY MAP
1" = 1,000'



ZONING MAP
1" = 1,000'



PROPERTY OWNERS:

1. Headwaters Capital LTD
6509 Bull Run Court
1.2912 Acres
0812252005

2. Morris Ryan S & Misty G
6498 Bull Run Court
1.5696 Acres
0812275001

3. Davis Thomas W. Jr. & Tricia M.
6503 Fox Tail Drive
2.923 Acres
0812430002

4. Macduff Terrence, William & Shelly Lynn
6502 Fox Tail Drive
2.6972 Acres
0812430001

5. Clearcreek Township
Springboro Road
6.796 Acres
0812276005

6. Sproat Thomas M.
6772 Red Lion–Five Points Road
33.0899 Acres
0812276004

7. Sproat Samuel M. & Joann
6800 Red Lion–Five Points Road
8.0311 Acres
0812276003

8. Davenport Renee Davis
6836 Red Lion–Five Points Road
1.966 Acres
0812228014

9. Garland Brian P. & Paula
Lower Springboro Road
3.009 Acres
0812228017

10. Bailey Ruth & Cortis
6894 Red Lion–Five Points Road
0.63 Acres
0812228006

11. Tucker Joel Andrew
6922 Red Lion–Five Points Road
0.752 Acres
0812228005

12. Smith Harold Ray & Carol
6940 Red Lion–Five Points Road
0.865 Acres
0812228004

13. Stiles Austin J & Conley Makayla N
6950 Red Lion–Five Points Road
0.594 Acres
0812228003

14. Smith Peggy Ann
Lower Springboro Road
N/A
0812228002

15. Graham Robert C. & Debbi
6990 Red Lion–Five Points Road
0.63 Acres
0812228001

16. Mack Cynthia Faye
1064 Lower Springboro Road
0.954 Acres
0812227005

17. Patrick Douglas C.
1080 Lower Springboro Road
0.819 Acres
0407478006

18. Patrick Lucinda J
7039 Red Lion–Five Points Road
1.23 Acres
0407476010

19. Engleka Rebecca H. & Timothy L.
7089 Red Lion–Five Points Road
1 Acre
0407476006

20. Thomas Theresa & Robert
1134 W Lower Springboro Road
0.57 Acres
0407476009

21. Mousa Kevin M. & Lori
1150 Lower Springboro Road
0.541 Acres
0407476008

22. Rund Derek & Megan
1184 Lower Springboro Road
1.642 Acres
0407476007

23. Swigart Steven F. & Brid
Red Lion–Five Points Road
3.6123 Acres
0407476019

24. Swigart Steven F. & Brid
Lower Springboro Road
0.3823 Acres
0407476019

25. Rogers Timothy J & Gladys Rogers
50 Corral Court
0.4115 Acres
0407408027

26. Solomon Michael S.
1234 Lower Springboro Road
0.9498 Acres
0407476016

27. Everding Bryan & Verdoorn Beth J.
60 Corral Court
0.5629 Acres
0407408028

28. Fieldstone Homeowner's
Beckley Farm Way
3.7596 Acres
0407420012

29. Mast Jeffery A Jr. & Patricia
70 Concord Circle
0.552 Acres
0407477006

30. Oesterlin Peter E. & Bev
80 Concord Circle
0.306 Acres
0407477005

31. Patterson James B. Jr.
60 Concord Circle
0.482 Acres
0407477007

32. Weinman Charles R. & Amy
75 Concord Circle
0.398 Acres
0407451029

33. Slade Bob & Bowlin Andr
50 Concord Circle
0.349 Acres
0407477008

34. Paradise James J.
65 Concord Circle
0.24 Acres
0407451028

35. Thomas Earl E. & Angela
40 Concord Circle
0.328 Acres
0407477009

36. Schneider Todd E.
55 Concord Circle
0.258 Acres
0407451027

37. Crawford Victor T.
30 Concord Circle
0.305 Acres
0407477010

38. Sams Laura C.
45 Concord Circle
0.258 Acres
0407451026

39. Burt Robert F. & Kristin
20 Concord Circle
0.281 Acres
0407477011

40. Flay Evan & Christine
35 Concord Circle
0.258 Acres
0407451025

41. Seibel Johnathan & Heather
10 Concord Circle
0.341 Acres
0407477012

42. Moran William C. & Pamel
25 Concord Circle
0.258 Acres
0407451024

43. Dennedy Matthew J. & Rebekah L.
15 Concord Circle
0.306 Acres
0407451023

44. Bell William E.
5 Concord Circle
0.412 Acres
0407451022

45. Pag Holdings LTD
140 Cambridge Drive
0.261 Acres
0407451018

46. FKH SFR Propco K
160 Cambridge Drive
0.446 Acres
0407451021

47. Stull Michael J. & Tracy
125 Cambridge Drive
0.336 Acres
0407465011

48. Freeman Benjamin T. & Caroline L.
135 Cambridge Drive
0.285 Acres
0407465010

49. MC George Asher & Judy
145 Cambridge Drive
0.394 Acres
0812201019

50. Pag Holdings LTD
155 Cambridge Drive
0.342 Acres
0812201018

51. Glenn John B. & Renee M.
165 Cambridge Drive
0.280 Acres
0812201017

52. Szabo Brian P. & Laura M.
175 Cambridge Drive
0.261 Acres
0812201016

53. Pag Holdings LTD
185 Cambridge Drive
0.243 Acres
0812201015

54. Farley William J. Jr.
195 Cambridge Drive
0.224 Acres
0812201014

55. Pham Hui
205 Cambridge Drive
0.215 Acres
0812201013

56. Wang Changzeng & Zhou R
215 Cambridge Drive
0.215 Acres
0812201012

57. Kendel LLC
225 Cambridge Drive
0.218 Acres
0812201011

58. Angel Gary D. & Glynn An
80 East Waterbury Drive
0.429 Acres
0812201004

59. Davis William E. & Sauer
85 East Waterbury Drive
0.478 Acres
0812201005

60. Case Christopher A.
69 East Waterbury Drive
0.249 Acres
0812201006

61. Antill Michael L.
53 East Waterbury Drive
0.274 Acres
0812201007

62. Boeck Michael & Jennifer
37 East Waterbury Drive
0.263 Acres
0812201008

63. Murdock James C.
21 East Waterbury Drive
0.245 Acres
0812201009

64. Stanifer, Charles
110 South Lakeshore Dr.
0.328 Acres
0812201010

65. Bauer Adam M. & Randell R.
66 East Waterbury Drive
0.335 Acres
0407465006

66. Owens Joseph S. & Tamara
52 East Waterbury Drive
0.308 Acres
0407465005

67. Garbark Phillip R. & Ren
38 East Waterbury Drive
0.293 Acres
0407465004

68. Allen Charles, Gregory & Jennifer L.
24 East Waterbury Drive
0.238 Acres
0407465003

69. American Homes 4 Rent,
Properties Seven LLC
10 East Waterbury Drive
0.288 Acres
0407465002

70. AMH 2014–3 Borrower LP
9 West Waterbury Drive
0.278 Acres
0407376003

71. Troxell Michael P.
5 West Waterbury Drive
0.351 Acres
0407376002

72. Bailey Jeffery E.
Lower Springboro Road
0.285 Acres
08122010200

73. Alspaugh Jacob D. & Tisha
310 Bailey Lane
0.2706 Acres
0812130017

74. HPA III Acquisitions 1 LLC
175 South Lakeshore Dr.
0.2716 Acres
0812135003

75. Henry Douglas P.
270 Bailey Lane
0.1909 Acres
0812135001

76. Perrin Ethan J. & Kourtney L.
250 Bailey Lane
0.178 Acres
0812135002

77. Caito Jonathan P & Johnston, Emily M
240 Bailey Lane
0.2739 Acres
0407376011

78. Lawler Willard T. & Amy
245 Bailey Lane
0.2076 Acres
0812130010

79. Wallis Tyler A. & Sarah F.
265 Bailey Lane
0.1617 Acres
0812130011

80. Cook Andrea L.
285 Bailey Lane
0.1861 Acres
0812130012

81. Gupton Jerry L.
295 Bailey Lane
0.1687 Acres
0812130013

82. Isaacks David C.
305 Bailey Lane
0.1663 Acres
0812130014

83. Kessler Steven Gregory
315 Bailey Lane
0.164 Acres
0812130015

84. Heather Bloom LLC
Bailey Lane
0.1616 Acres
0812130016

85. Bailey Jeffery E.
Route 741
0.0877 Acres
0812130021

86. City of Springboro
Route 741
19.7 Acres
0812100013

87. City of Springboro
Heatherwoode Boulevard
46.07 Acres
0812101005

88. City of Springboro
Heatherwoode Boulevard
18.961 Acres
0812101006

89. Headwaters Capital LTD
Red Lion–Five Points Road
28.9322 Acres
0812251004

SCALE IN FEET
0 100 200 400

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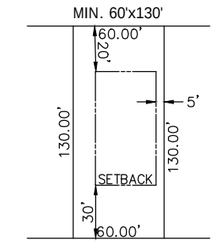
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

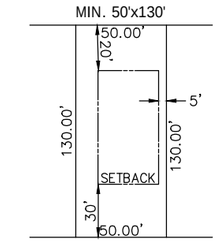
BAILEY FARM CONCEPT
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	VICINITY
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	08–26–2022
SHEET NUMBER	1 OF 4



TYPICAL LOT
7,800 S.F.



TYPICAL LOT
6,500 S.F.

PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 28' BACK TO BACK CURB WITH SIDEWALKS.

SITE: 79.991 Ac.

SUMMARY TABLE:

PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELL UNITS: 130

NET DENSITY OF RESIDENTIAL USES:
130 UNITS / 79.991 Ac.
= 1.63 UNITS / ACRE

EXISTING ZONING: R-PUD ZONING

OPEN SPACE: 45.36 Ac. / 57%

80 LOTS 60'x130'
50 LOTS 50'x130'

130 TOTAL LOTS

FRONT SETBACK = 30'
REAR SETBACK= 20'
SIDE SETBACK= 5', 10' TOTAL

EXISTING CONTOURS: CONTOURS SHOWN AT 1' INTERVALS AND TAKEN FROM CURRENT WARREN COUNTY GIS MAPPING.

BUFFER EASEMENT MAINTAINED BY PROPERTY OWNERS

OPEN SPACE MAINTAINED BY HOA

EXISTING FLOODWAY

PROPOSED WALKING PATH

PROPOSED HIKE/BIKE PATH

SCALE IN FEET
0 75 150 300

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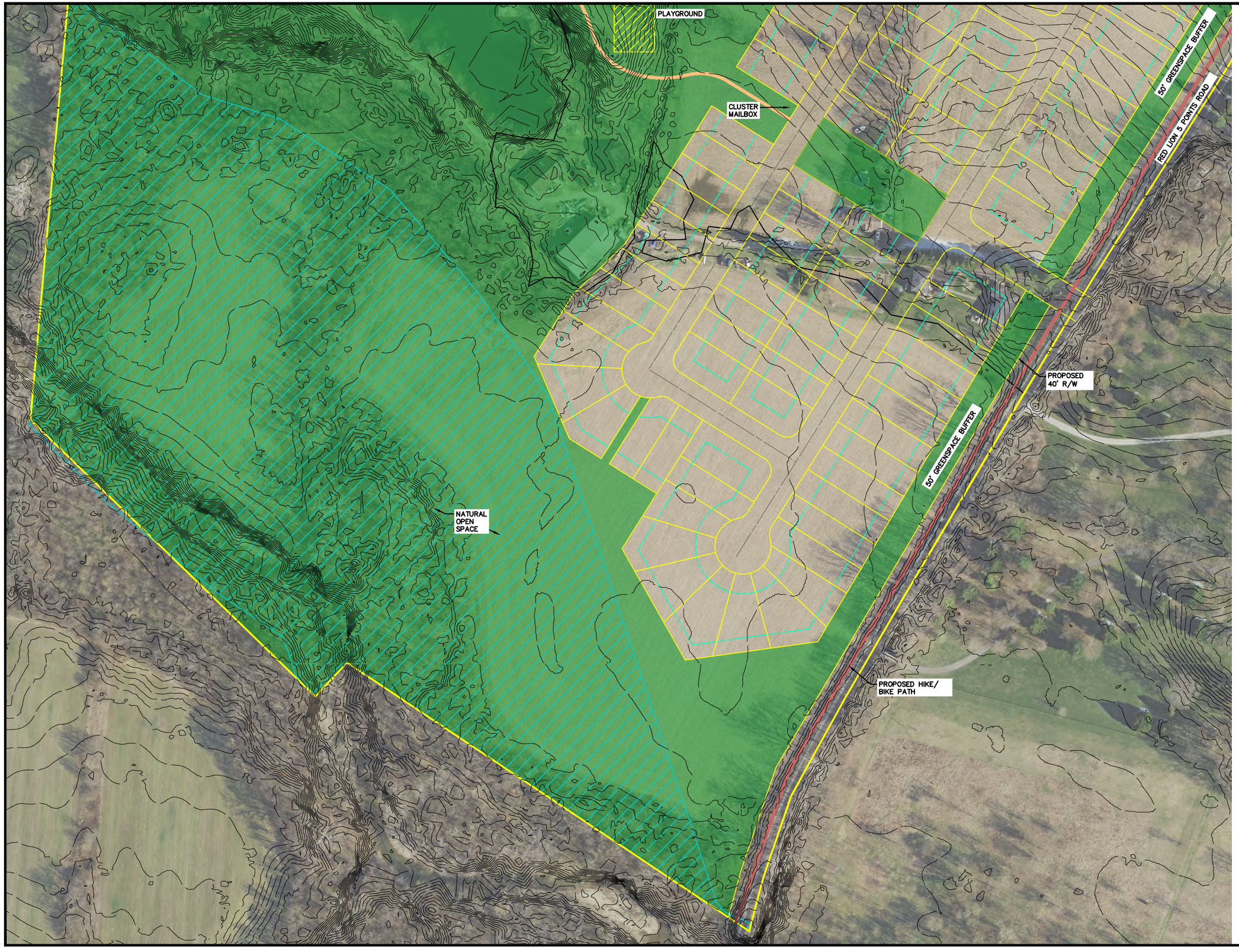
BAILEY FARM CONCEPT
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME PHASE	
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	08–26–2022
SHEET NUMBER	2 OF 4



BUFFER EASEMENT MAINTAINED BY PROPERTY OWNERS

OPEN SPACE MAINTAINED BY HOA

EXISTING FLOODWAY

PROPOSED WALKING PATH

PROPOSED HIKE/BIKE PATH

SCALE IN FEET

0 75 80 160

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CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	SOUTH
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	08-26-2022
SHEET NUMBER	3 OF 4

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BAILEY FARM CONCEPT
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	NORTH
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	08–26–2022
SHEET NUMBER	4 OF 4

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, July 13, 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, Stephen Harding, Mike Thompson, and John Sillies and Mark Davis.

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

II. Approval of Minutes

A. June 8, 2022 Planning Commission Minutes

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

Mr. Davis motioned to approve the June 8, 2022 Planning Commission minutes as corrected. Mr. Pearson seconded the motion.

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

III. Agenda Items

A. Preliminary Review, Site Plan Review, western terminus Pinnacle Point Drive, medical office building for Mayfield Brain & Spine

Background Information

This agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking preliminary review approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive. The subject property is located approximately 400 feet west of the intersection of Pinnacle Point Drive and West Tech Boulevard in The Ascent portion of the South Tech Business Park. The property currently has no address: property addresses are assigned by the Springboro Engineering Department later in the site development process. The site of the proposed medical office building is within the Montgomery County portion of Springboro.

The submitted plans also include a surgery center; that portion of the proposed plan for the site is not included in this review.

The subject property is zoned ADD-1, Austin Development District 1. The ADD-1 district was created to manage development of land in the South Tech Business Park. The ADD-1 was an outcome of the Austin

Center Land Use and Development Plan, a long-range plan developed by the City of Springboro in cooperation with Miamisburg, Miami Township, the Montgomery County Transportation Improvement District (MCTID), and others, to coordinate development of land near the then-proposed Austin Boulevard interchange of I-75. The ADD-1 includes its own permitted land use, architectural, and other site development standards.

Zoning in vicinity of the subject property is exclusively ADD-1. Adjacent land uses include offices (Shiver Security, Caesar Creek Software) and a medical facility (Dayton Children's), all consistent with the ADD-1 zoning designation.

Following the Planning Commission's discussion at the July 11th work session, the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval of the site plan. The earliest date that could occur would be August 10th. No action by Springboro City Council is required on this agenda item.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate lot coverage for site at building out. Maximum lot coverage for the ADD-1 is 85%.
2. For final review and approval develop landscaping plan consistent with Section 1268(f)(4) including but not limited screening adjacent to road frontage on Pinnacle Point Drive and I-75, buffers adjacent to other properties including the proposed ASC site, building foundation plantings, and parking lot plantings. Also indicate existing vegetation 4 inches DBH and larger to be preserved as Planning Commission may grant a reduction in plantings required as mentioned above.
3. Screen dumpster and mechanical systems consistent with Section 1268(f)(5) of ADD-1 requirements.
4. Signage to be consistent with Chapter 1281 of Planning & Zoning Code and Section 1268(f)(6) of ADD-1 requirements. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
5. Indicate location for bicycle parking. Contact City staff for minimum requirements.
6. Indicate plans for sidewalks connecting to those to the remainder of South Tech/The Ascent.
7. For final review and approval develop lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning & Zoning Code, and Section 1268(f)(10). Plan contents to include but not be limited to photometric analysis expressed in foot-candles, minimum to maximum (no greater than 10:1) and average to maximum ratios (no greater than 4:1), fixture details including proposed architectural lighting. No lighting to exceed maximum 3500° Kelvin color-temperature standard.
8. Engineering Department reserves comments until detailed drawings are submitted.
9. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all hydrant components shall meet those of the City of Springboro Water works.
10. 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.
11. Fire Department connections for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree

downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.

12. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
13. 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.

Discussion:

In attendance to discuss their application was Sandy Tenhundfeld, K4 Architecture, and Rusty Myers with JLL

Mr. Boron reviewed the background information and staff comments explaining that this agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking preliminary review approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive near Shiver Security. He explained the zoning of the property and the plan for the proposed medical building as well as a future surgery center.

Ms. Tenhundfeld noted that they have reviewed all staff comments and see no problems with completed these items by the September meeting.

Mr. Harding sees no issues with the proposed project and feels it would be a good location for this facility and a good use of this property.

Mr. Pearson asked if Mayfield had other locations. Ms. Tenhundfeld stated they had locations in Cincinnati and Northern Kentucky.

Mr. Sillies asked if the project also had to go to the Miamisburg Planning Commission.

Mr. Boron replied that it did not.

Mr. Myers further explained how there will be two phases of the project, first the medical office building and later the surgery center.

Ms. Iverson thanked them for their application and look forward to the next steps of the project.

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

Discussion:

Mr. Boron reviewed a memo that was distributed regarding the changes to the Planning and Zoning Code related to solar energy systems. He explained that he has been working the City Manager as well as the attorney on revisions that will allow more flexibility for residents and businesses when installing solar energy panels. He reviewed all areas of Chapter 1276 where revisions were being recommended, noting that some were housekeeping items.

Mr. Boron also reviewed some PowerPoint slides illustrating examples of what was allowed or not allowed.

Mr. Thompson clarified that filling in the whole roof with the solar panels was not mandatory.

Mr. Boron confirmed it is not required when it is front facing, and an applicant can also request to meet with building staff and/or the City Manager on an unusual case.

There was some additional discussion on the flexibility of the regulations.

Mr. Pearson asked for clarification on the wiring being visible from neighboring properties.

Mr. Harding noted they would likely be in some kind of casing.

Mr. Boron clarified that these changes will be for both standards of design as well as aesthetics.

Ms. Iverson confirmed the commission was comfortable voting on this tonight, and all agreed that they were.

Mr. Sillies asked if, or how this applies to small decorative solar lighting.

Mr. Harding noted those were not generating electric to any fixtures.

Mr. Davis referred to section 1276.06(d), which appears to exempt that type of lighting from these provisions.

Mr. Boron clarified that the following revision will be included.

- Delete (e), under 1276.04
- Delete (d), remove adjoining properties under 1276.03
- Add (e) Landscaping and other ornamental lighting is exempt from this limitation to 1276.04

Ms. Iverson called for a motion to approve the Planning & Zoning Text Amendment, Solar Energy Systems, including the amendments agreed upon.

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

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

VI. Planning Commission and Staff Comments

Mr. Thompson wanted to send well wishes to Clearcreek Township Officer Eric Ney who was recently involved in a serious shooting while on duty.

Ms. Iverson thanked him and all of our police for their service.

Mr. Boron reported that the next meeting is scheduled for August 10th, with a submittal deadline of July 22nd.

DRAFT

VII. Adjournment

Mr. Pearson motioned to adjourn the July 13, 2022 Planning Commission Meeting at 6:55 pm
Mr. Sillies seconded the motion.

Vote: Harding, yes; Davis, 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

DRAFT