

Agenda
City of Springboro Planning Commission Meeting
Wednesday, October 12, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. September 21, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Preliminary Review, Site Plan Review, 800 West Central Avenue (SR 73), proposed Sheetz fuel station and convenience store.
 - B. Preliminary Review, Preliminary Subdivision Review, Wade-Wray property, Wadestone subdivision, 2515 Factory Road, residential subdivision.
 - C. Preliminary Review, Revision to Approved General Plan, Swope-Hills property, Wadestone subdivision, 465 West Factory Road, residential subdivision.
 - D. Preliminary Review, Rezoning, Stoneridge Development, southwest corner, East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision
 - E. Preliminary Review, General Plan, Stoneridge Development, southwest corner, East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Meeting
Wednesday, October 12, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Preliminary Review

Site Plan Review, 800 West Central Avenue (SR 73), proposed Sheetz fuel center, convenience store/restaurant

Background Information

This agenda item is based on an application filed by Skliken Gold Real Estate, Columbus, Ohio, seeking preliminary review through the site plan review process to construct a Sheetz fuel center, convenience store/restaurant at 800 West Central Avenue (SR 73). The proposed site is approximately 2.38 acres in area and has frontage on both West Central Avenue and Tahlequah Trail. The site is the former location of Edwards Furniture. Two business, Printing for Less and the Jeanie Moreland dance studio, continue to operate in the building on the Tahlequah Trail side of the property.

The proposed Sheetz will be 6,138 square feet in area and as proposed includes a drive-through on the west side of the building and fuel pumps on the south/West Central Avenue side of the property. Access to the proposed building/site will be with two curbcuts on Tahlequah Trail, and a right-in, right-out entrance on West Central Avenue. The site plan also includes the dedication of right-of-way on the property to accommodate an east-west road connecting Tahlequah Trail west to Greenway Lane. That road's installation will occur at a later date.

The subject property is zoned HBD, Highway Business District, a zoning district that permits the proposed use of the property. The site plan as proposed meets all setback and building height requirements of the HBD.

Existing land uses in the vicinity of the subject property includes to the north the former site of Integrity Interiors (100 Tahlequah Trail) and Thaler Machine (216 Tahlequah Trail) on the northeast corner of Tahlequah Trail and Edwards Drive. To the east are two multi-tenant retail/office buildings on the east side of Tahlequah Trail, the larger building facing West Central Avenue. To the south on the south side of West Central Avenue are LaComedia Dinner Theater (765 West Central Avenue), McDonald's (775 West Central Avenue) and Long John Silver's (785 West Central Avenue). To the west is a 13-acre vacant parcel; further west is the KFC and Taco Bell (850 and 860 West Central Avenue, respectively). Zoning in the vicinity of the subject property is HBD to the east, south on the south side of West Central Avenue, and west. To the north including the former Integrity Interiors site and Thaler Machine is ED, Employment Center District.

This item is being reviewed on a preliminary basis at the October 12th Planning Commission meeting at which time the Planning Commission may authorize 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 the site plan itself, however any dedication of right-of-way would need to be subject to a record plan reviewed and approved by Planning Commission and City Council.

Staff Comments

City staff has the following comments for this agenda item:

1. Provide a materials board for review at the October 12th Planning Commission meeting indicating materials for the proposed building.
2. Provide plans for screening of proposed dumpster area, including exterior elevations and materials, as well as other accessory construction and mechanical equipment including rooftop mounted facilities.
3. Indicate lot coverage percentage for site at building out. Maximum lot coverage for the ADD-1 is 85%.
4. Provide to City staff a floor plan (conceptual in nature is adequate for this review) with details of the interior of the building to determine necessity for the number of parking proposed for the site including seats, number of employees at maximum shift, etc.
5. Lighting plan consistent with Chapter 1273, Exterior Light, of Planning and Zoning Code to be developed following completion of preliminary review.
6. Landscaping plan to be reviewed following preliminary review at October 12th meeting.
7. Signage to be consistent with Chapter 1281 of Planning & Zoning Code, Signs. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
8. Indicate plans to screen the proposed fueling center consistent with the provisions of Section 1264.25 of the Planning and Zoning Code.
9. Indicate location for bicycle parking. Contact City staff for minimum requirements.
10. Traffic study currently under review. The curb cut locations and ingress and egress on West Central and Tahlequah trail are not approved as shown, until the final traffic study review is completed and any changes made to the plan.
11. Consider moving order board to the stop bar on the turn-around in order to provide more room for waiting vehicles.
12. All improvements on Tahlequah trail to be completed by the developer, including asphalt work, pavement markings, curb work, and storm sewer.
13. Provide impervious area calculations and detain storm water for any increase in impervious area.
14. Provide record plan dedicating right of way along West Central Avenue and along the rear property line.
15. Remove curb cut to the west.
16. 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.
17. The Clearcreek Fire District will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
18. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise us of date and time of testing. The Fire Marshal or district representative will witness all testing.

B. Preliminary Review

Preliminary Subdivision Review, Wade-Wray property, Wadestone subdivision, 2515 Factory Road, residential subdivision.

C. Preliminary Review

Revision to Approved General Plan, Swope-Hills property, Wadestone subdivision, 465 West Factory Road, residential subdivision.

Background Information

These agenda items are based on requests for preliminary reviews submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking approval to accommodate the development of two adjacent sites on West Factory Road as the Wadestone subdivision. While related, the two reviews will proceed through the City's development review processes separately owing the existing zoning of each site: the 19.6-acre Wade-Wray property located at 2515 West Factory Road that is zoned R-1, Estate-Type Residential District, and the 28.7-acre Swope-Hills property located at 465 West Factory Road that is zoned PUD-R, Planned Unit Development-Residential. Approval of both plans is required to provide secondary access to each development as required under the City's Planning and Zoning Code.

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

Wade-Wray Property

This property is located at 2515 West Factory Road, southwest of the intersection of West Factory Road and West Market Street. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the current property owners. The site is currently used as a farm and includes one single-family residence on its southeast corner. The property is approximately 19.6 acres in area and is zoned R-1, Estate-Type Residential District, a zoning district that permits development at the rate of 2 units per acre. The R-1 District requirement a minimum lot size of 20,000 square feet. The R-1 District is a convention zoning district; no open space is required as part of this property's development.

The applicant is proposing the development of 27 single-family residential lots on the property. Access would be provided from West Factory Road, with required secondary access to the east to the adjoining Swope-Hills Property. Since the property bears conventional zoning the plan's layout is being reviewed by the Planning Commission under the City's subdivisions regulations as a preliminary plan, the second stage in the subdivision review process, first on a preliminary plan at the October 12th meeting, and the formal review at a subsequent meeting at the direction of Planning Commission. There is no City Council review of the preliminary plan. Following Planning Commission's review, the development may move forward through construction plan review with

City staff, and eventually record plan review—the laying out of streets, lots, and common areas—through Planning Commission and City Council.

Swope-Hills Property

The Swope-Wade property is a 28.7-acre site located at 465 West Factory Road that has frontage on West Factory Road. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the former (Swope family) and current (Hills Development) property owners. The property is zoned PUD-R, Planned Unit Development-Residential. This zoning, dates to September 2003. A general plan was approved at that time, but was revised at the request of the property owner, Hills Development, in April 2006. Subsequently a final development plan was reviewed and approved by the Planning Commission, however that approval lapsed due to inactivity on the part of the development.

The 2006 revised plan allows for residential development of the property with up to 75 dwelling units and 40.4% open space. PUDs such as this parcel are required to include a minimum 25% open space. Fischer/Grand Communities is proposing a minor change to the approved general plan for the property to allow 67 dwellings, and maintain 9.2 acres, or 32% of the site, as open space. Access will be provided by a road extension including a bridge to West Factory Road south of the intersection with Catalpa Drive, and a second entrance to the Wade-Wray property to the west. A stub street is also proposed to the south into land located in Clearcreek Township.

The proposed changes to the Swope-Hills property constitute a minor change to the approved general plan; review and approval by Planning Commission only is required. Together with rezoning, general plan review and approval is the first step in the PUD approval process. The second stage, final development plan review and approval by Planning Commission, provides more detail on the subdivision's (or a portion of it if it develops in sections) plans including street design, utilities, home designs, and more. The final stage, record plan review and approval by Planning Commission and City Council allows for the creation of lots, and the dedication of right-of-way and common space as was described for the Wade-Wray property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties earlier this week.

Staff Comments—Wade-Wray Property

City staff has the following comments for this agenda item:

1. Provide home plan examples for determining compliance with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
2. Indicate plans for improvements to West Factory Road.
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.
4. Lighting planned for individual home sites to be provided at a later stage of the development review process.
5. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks.
6. Provide minimum dwelling unit square footage for both house product types. Provide the product type details.

7. Sump drains and central mailbox units are to be included in the common elements for the HOA to maintain.
8. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
9. Dedicate the right of way along Factory Road, where applicable.
10. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, and detention basin design. The existing sanitary sewer (through the center of the property) shall be removed and relocated to the proposed sanitary sewer, if possible.
11. Provide location of Central Mailbox Unit(s), which are to be reviewed and approved by the Post Master.
12. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
13. 505.2, Street or road signs. Street and Roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
14. D103.1, Access roads with a hydrant. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet.
15. 503.2.6, Bridges and elevated surfaces. Where a bridge or elevated surface is part of a fire apparatus road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17 as listed in rule 1301:7-7-80 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges.

Staff Comments—Swope-Hills Property

City staff has the following comments for this agenda item:

1. Provide home plan examples for determining compliance with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
2. Indicate plans for improvements to West Factory Road.
3. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.
4. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks.
5. Provide minimum dwelling unit square footage for both house product types. Provide the product type details.
6. Lighting planned for individual home sites to be provided at final development plan stage of development.
7. Sump drains and central mailbox units are to be included in the common elements for the HOA to maintain.
8. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
9. Dedicate the right of way along Factory Road, where applicable.
10. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, detention basin, and bridge design.
11. Bridge "Proposed Structure" table on sheet C-700 does not match details on sheet C-702.

12. Revise title on Sheet C-000 to state General Plan.
13. Provide location of Central Mailbox Unit(s), which are to be reviewed and approved by the Post Master.
14. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
15. 505.2, Street or road signs. Street and Roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
16. D103.1, Access roads with a hydrant. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet.
17. 503.2.6, Bridges and elevated surfaces. Where a bridge or elevated surface is part of a fire apparatus road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17 as listed in rule 1301:7-7-80 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges.

D. Preliminary Review

Rezoning, Stoneridge Development, southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision

E. Preliminary Review

General Plan, southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision

Background Information

These agenda items are based on a request filed by Maronda Homes, Dublin, Ohio, seeking rezoning and general plan approval for a residential subdivision on an approximately 12.08-acre site located at the southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential. The applicant proposes to develop a total of 41 dwelling units on the site. This includes 35 single-family detached and 6 single-family attached residential dwelling. Two access points are proposed for the subdivision: an access point to the east to Red Lion-Five Points Road opposite intersection with Valley View Road, and a connection to the south on Haverstraw Place into The Enclave neighborhood. A total of 3.59 acres of open space is proposed, or 29.1% of the property, for the subdivision. Residential PUDs require a minimum 25% open space.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may

be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

The subject property is presently zoned PUD-B, Planned Unit Development-Business. The northern half of the property was zoned this category in August 2002 along with a general plan to develop a gas station, retail uses, and offices. The southern half of the property was rezoned to PUD-B in April 2007; at that time the general plan was revised, but continued to show a gas station, retail uses, and offices. Prior to that time this portion of the subject property was zoned to accommodate the third section of The Enclave subdivision. This is why two stub streets, Haverstraw Place and Waldrick Way, were built immediately to the south of the subject property.

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

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

The *Springboro Master Plan*, adopted by City Council in February 2022, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area 12, Southeast Neighborhoods, includes the subject area and land including North Hills, The Enclave, Creekside, Fieldstone, Richards Run, and Fairways subdivisions. The policy area recommends residential development that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

These items are being reviewed on a preliminary basis at the October 12th Planning Commission meeting at which time the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property earlier this week. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate how the proposal is consistent with the recommendations of the Springboro Master Plan, Policy Area 12, Southeast Neighborhoods.
2. What is the proposed name of the subdivision?
3. Plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.

4. Please note setbacks are measured from the overhang per Springboro Planning and Zoning Code.
5. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.
6. Lighting planned for individual home sites to be provided at final development plan stage of development.
7. Proposed 10-foot walk subject to comment as plan moves forward through review process. City staff recommends curving the path around the northeast corner of the residential area, and extend proposed East Central Avenue path into subdivision.
8. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks. Revise notes on "Layout Plan" accordingly.
9. An HOA shall be developed to maintain all common elements, including but not limited to, detention facility, sump drains, identification signage, central mailbox unit(s), and open space lots.
10. Dedicate the right of way along Red Lion-Five Points Road according to Clearcreek Township/Warren County, and make the necessary roadway improvements, including but not limited to, roadway widening (if needed), pavement markings and signage.
11. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to, water, sanitary, storm sewer, and detention basin design.
12. Provide location of Central Mailbox Unit(s), which are to be reviewed and approved by the Post Master.
13. Per the approved traffic study, remove the Waldwick Way stub street, and make necessary roadway and storm sewer adjustments, including curb line.
14. 505.1, Address Identification. New and existing homes shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property.
15. 505.2, Street or road signs. Street and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles. Signs shall be approved size, weather resistant and be maintained until replaced by permanent signs.
16. D103.1, Access roads with hydrant. Where a fire hydrant is located on a fire apparatus road the minimum road width shall be 26 feet.

The information contained in this report is based on material provided to the City of Springboro as of Thursday, October 6, 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.

<input type="checkbox"/>	Owner	APPLICANT NAME:	Skilken Gold Real Estate Development
<input type="checkbox"/>	Agent		
<input type="checkbox"/>	Lessee	Address	4270 Morse Road Columbus, OH 43230
<input checked="" type="checkbox"/>	Signed Purchase Contract		
		Telephone No.	614-418-3100
		Fax No.	() _____
		Email Address	apurdon@skilkengold.com

PROPERTY OWNER NAME (IF OTHER): Edwards Furniture Inc.

Address: 800 W Central Ave Springboro, OH 45066

Telephone No. ()

Property Address or General Location: 800 W Central Ave Springboro, OH 45066

Parcel Number(s): 0420401001 Zoning District: HBD

Proposed Use: Convenience Store, Restaurant, Fueling

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

meets.

09/22/2022
(Date)

(Signature of Applicant and/or Agent)

ERIC M. ELIZONDO

September 21, 2022

City of Springboro
320 W. Central Avenue
Springboro, OH 45066

RE: Site Plan Application at 800 W. Central Avenue, Springboro, Ohio 45066 (the "**Property**")

To Whom it May Concern:

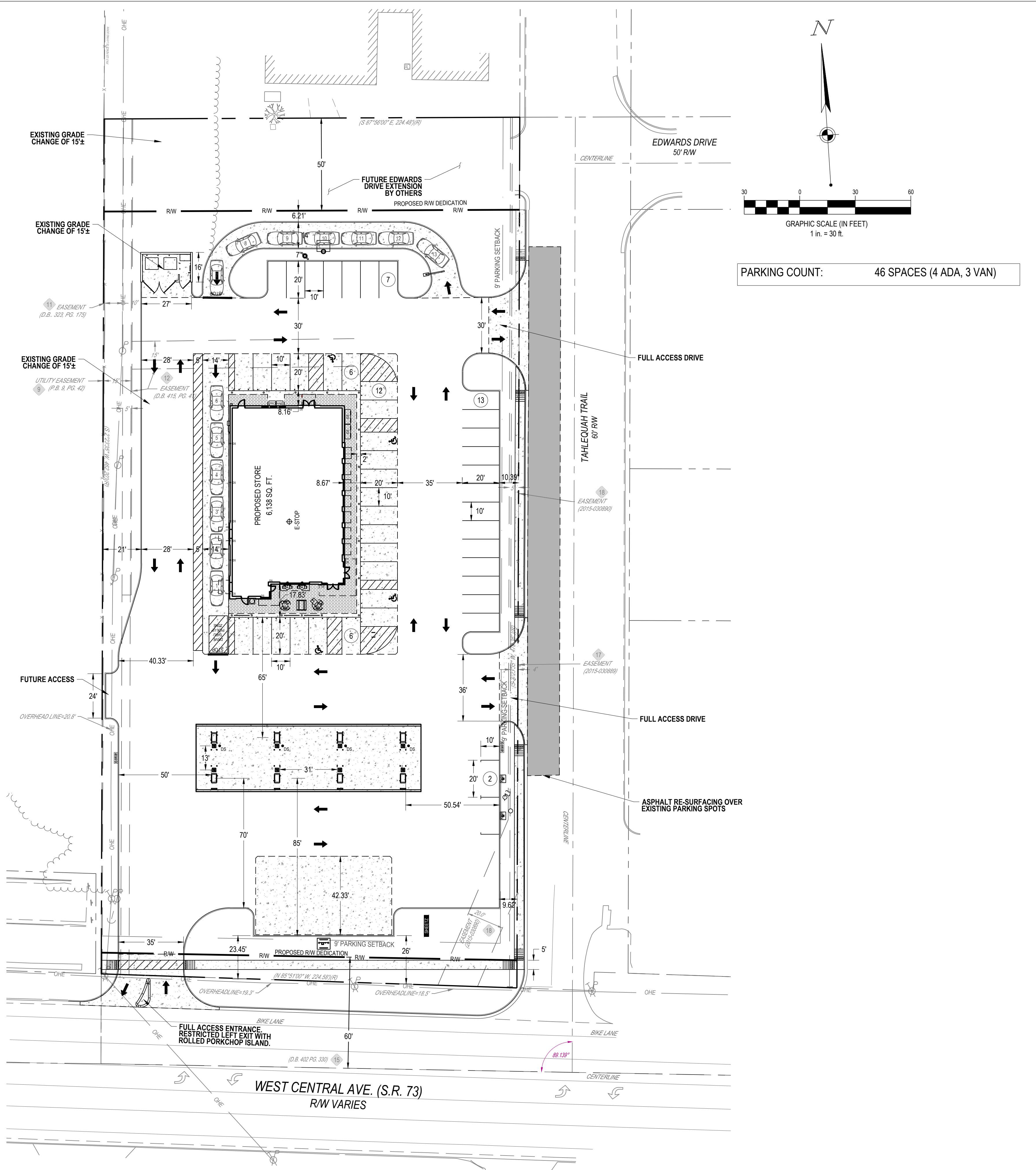
Edwards Furniture, Inc., an Ohio corporation (the "**Owner**") is the fee simple owner of the Property. The Owner is under contract with Morse Road Development, LLC (the "**Buyer**") for the purchase and sale of the Property. As part of this purchase, Buyer is seeking to present plans to the City of Springboro for site plan approval. The purpose of this letter is to provide authorization from the Owner for Buyer to present certain site plans to the City of Springboro. Accordingly, by signature to this letter, the Owner hereby provides such authorization.

Sincerely,

OWNER:

Edwards Furniture, Inc.,
an Ohio corporation

By: 
Name: DAVID EDWARDS
Its: PRESIDENT
Date: 9/22/2022



<u>SITE LEGEND</u>	
<u>PROPOSED</u>	
	BRICK PAVERS
	CONCRETE PAVEM
	SURFACE COURSE ASPHALT PAVEME
—	PROPERTY LINE
=====	CONCRETE CURB
— — —	PAVEMENT/WALK
	PARKING SPACE C

HO₂

SHEETZ - SPRINGBORO, OH

W. CENTRAL AVE & TAHLÉQUAH TRAIL

SPRINGBORO, OHIO 45066

PROPOSED STORE
6,138 SQ. FT.
E-STOP

TAHLEQUAH TRAIL
60' R/W

WB-67
ASHTO 2018 (US)

WEST CENTRAL AVE. (S.R. 73)

R/W VARIES

WB-67
ASHTO 2018 (US)

AUTOTURN EXHIBIT

SCALE: 1" = 50'

File Number: 760643
AS SHOWN
By: MST
Entered By: JPL
09.06.2022
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

CONCERT

CONCEPT LAMOUR

LAYOUT

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILDREN'S LANGUAGE 11

CONCERT

CONCEPI

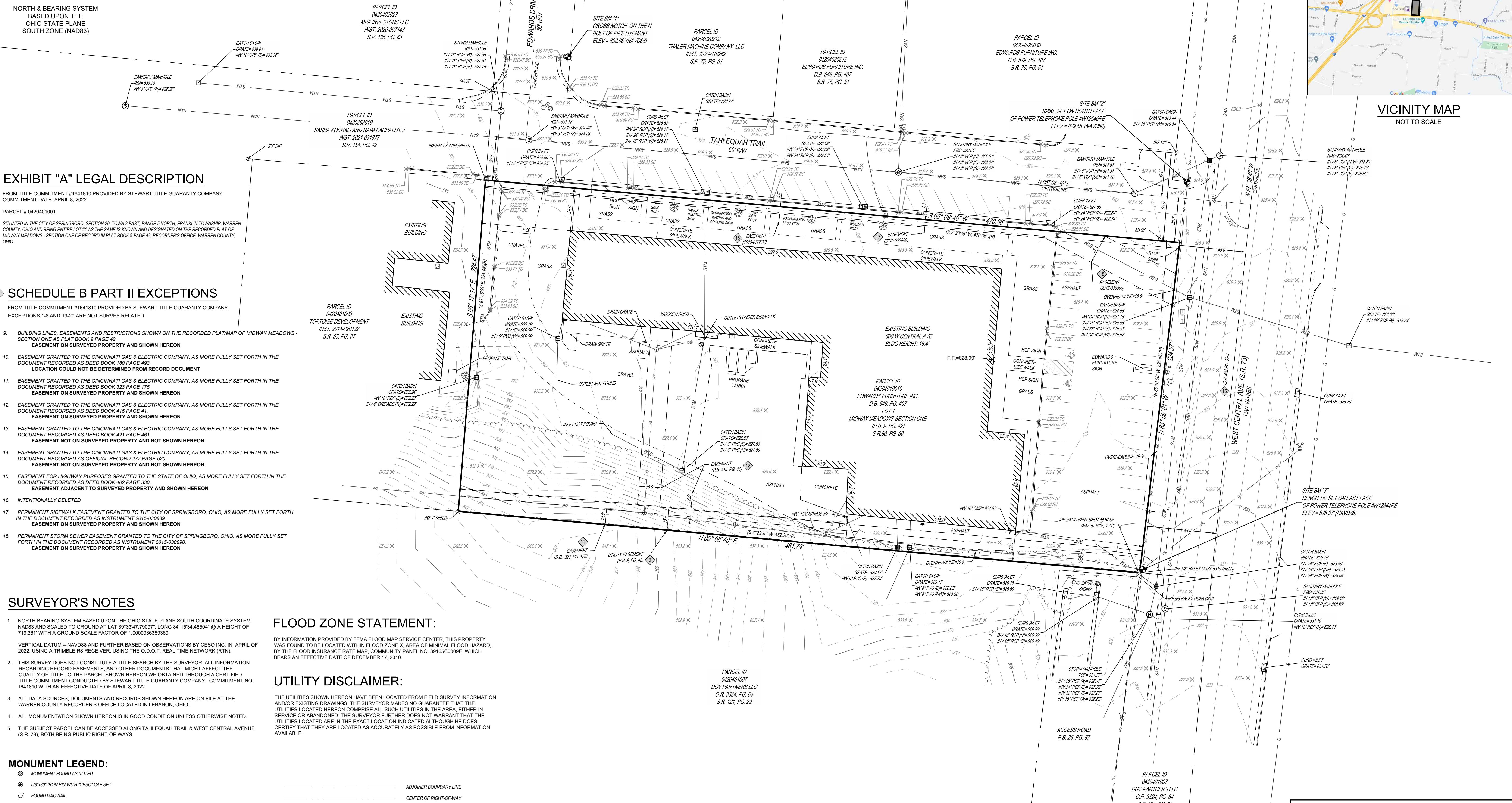
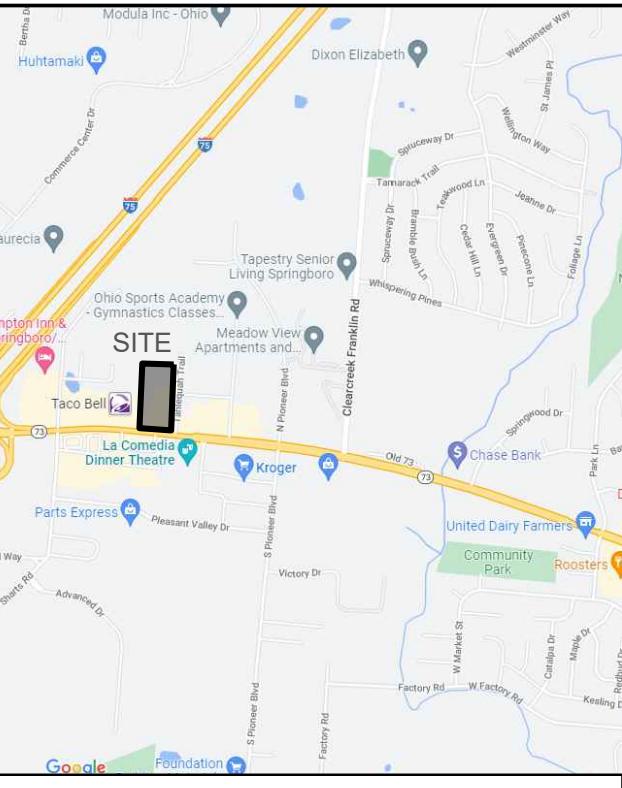
CONCEPT

CONCEPT

GRAPHIC SCALE

30 0 30 60
SCALE: 1"=30'

ALTA / NSPS LAND TITLE SURVEY

800 WEST CENTRAL AVENUE
SECTION 20, TOWNSHIP 2E, RANGE 5N, M.R.s.
CITY OF SPRINGBORO
WARREN COUNTY OHIONORTH & BEARING SYSTEM
BASED UPON THE
OHIO STATE PLANE
SOUTH ZONE (NAD83)VICINITY MAP
NOT TO SCALE

ALTA / NSPS LAND TITLE SURVEY

800 WEST CENTRAL AVENUE

SEC 20, T2E, R5N M.R.s.
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

SCALE: 1"=30'

DATE: 4/21/2022

DESIGN: N/A

DRAWN: TBC

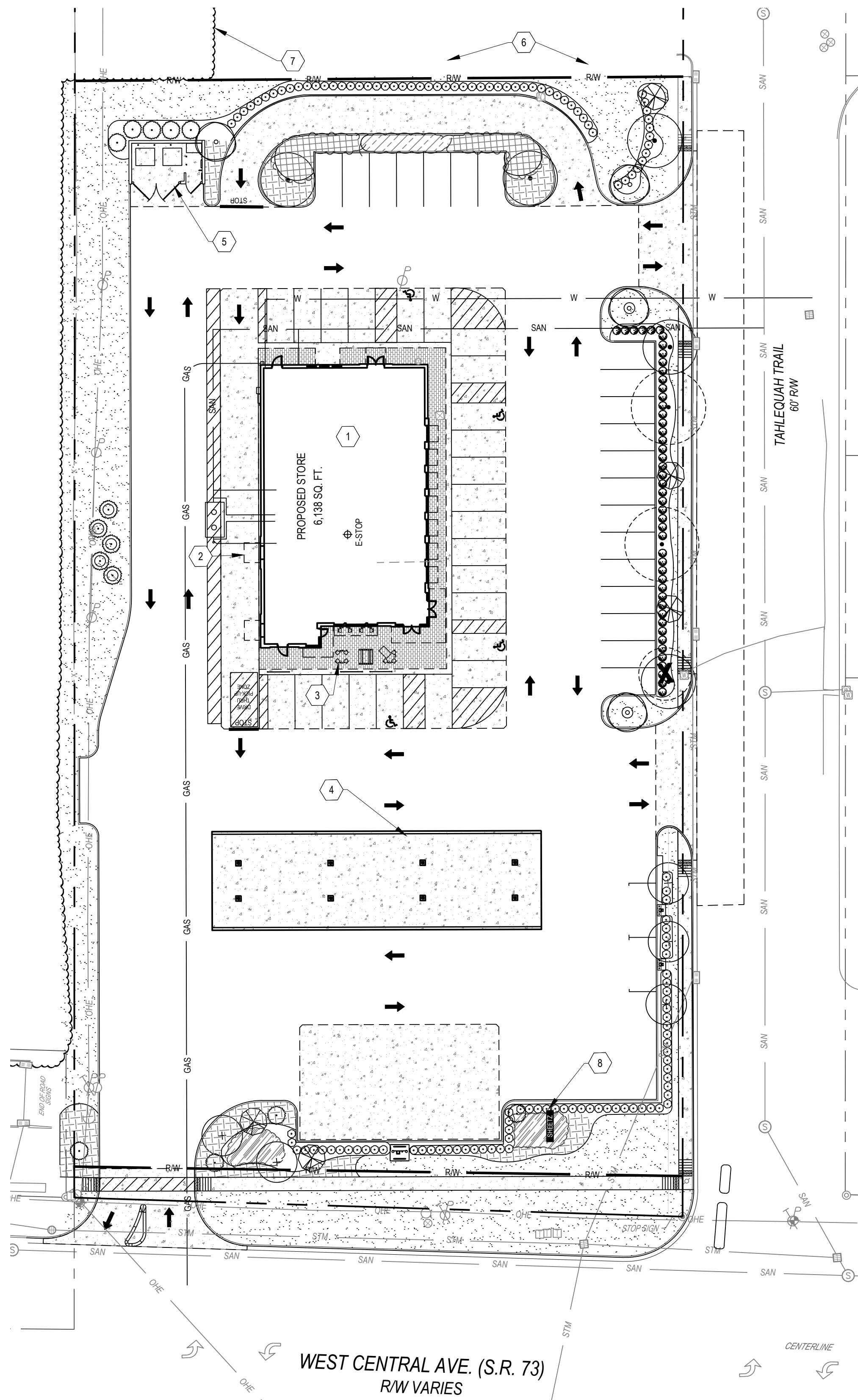
CHECKED: STB

JOB NO.: 76064-01

SHEET NO.:

2 OF 2

CESO
WWW.CESOINC.COM



LEGEND	
	RIGHT OF WAY LINE
	PARCEL LINE
	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	PAVEMENT/WALK
	PROPOSED CONCRETE SIDEWALK OR DECK
	OVERHEAD POWER LINE
	POWER LINE
	STORM DRAIN
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING TREE CANOPY
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	AIR MACHINE
	MENU BOARD
	6' BOLLARD
	ICE MERCHANTISER
	PROPANE LOCKERS

PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	5	CERCIS CANADENSIS EASTERN REDBUD	2.5" CAL	10' HT	AS SHOWN
	14	CHAMAECYPARIS PISIFERA 'BOULEVARD' BOULEVARD SAWARA CYPRESS	---	6' HT	AS SHOWN
	4	PRUNUS SERRULATA 'FIRST BLUSH' FIRST BLUSH CHERRY	2" CAL	7' HT	AS SHOWN
	5	QUERCUS SHUMARDII SHUMARD OAK	2.5" CAL	10' HT	AS SHOWN
	5	TILIA CORDATA 'CORZAM' CORZAM LITTLE LEAF LINDEN	2.5" CAL	10' HT	AS SHOWN
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	47	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	---	24" HT	3'-0" OC
	129	ILEX CRENATA JAPANESE HOLLY	---	24" HT	3'-0" OC
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT/SPR	SPACING
	180 SF	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON ENGLISH LAUREL	---	18" HT	2'-6" OC
	463 SF	ROSA X 'MEIGALPIO' RED DRIFT® GROUNDCOVER ROSE	---	18" HT	1'-6" OC
	579 SF	SPIRAEA JAPONICA 'LIMEMOUND' JAPANESE SPIREA	---	18" HT	3'-0" OC
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	1,824 SF	LIRIOPE MUSCARI LILYTURF	1 GAL.	12" HT / SPR	1'-6" OC
	16,038 SF	POA PRATENSIS KENTUCKY BLUEGRASS			SOD

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH
- CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWNS

IRRIGATION

- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

LANDSCAPE REQUIREMENTS

PARKING BUFFERS ALONG PUBLIC RIGHT-OF-WAY (1 SHADE TREE PER 40 LF, 1 ORNAMENTAL TREE PER 100 LF, 1 SHRUB PER 5 LF)
WEST CENTRAL AVENUE (180 LF, NOT INCLUDING DRIVES) TAHLEQUAH TRAIL (297 LF, NOT INCLUDING DRIVES)

REQUIRED CANOPY TREES: 5 CANOPY TREES

PROPOSED CANOPY TREES: 6 ORNAMENTAL TREES

REQUIRED ORNAMENTAL TREES: 2 ORNAMENTAL TREES*

PROPOSED ORNAMENTAL TREES: 2 ORNAMENTAL TREES

REQUIRED SHRUBS: 36 SHRUBS

PROPOSED SHRUBS: 46 SHRUBS

* ORNAMENTAL TREES SUBSTITUTED FOR CANOPY TREES UNDER POWER LINES

PARKING LOT INTERIOR REQUIREMENTS (10 SF PER PARKING SPACE)

PROPOSED PARKING SPACES: 44 SPACES

REQUIRED: 10 SF 440 SF

PROPOSED: 68 SF 3,006 SF (68 SF PER PARKING SPACE)

REQUIRED PLANTING (1 TREE PER 300SF INTERIOR LANDSCAPE)

TOTAL INTERIOR LANDSCAPE: 3,006 SF

REQUIRED: 11 TREES

PROPOSED: 11 TREES

SITE LANDSCAPING (1 TREE PER 3,000 SF OF LOT AREA)

TOTAL LOT AREA: 104,636 SF

REQUIRED: 35 TREES

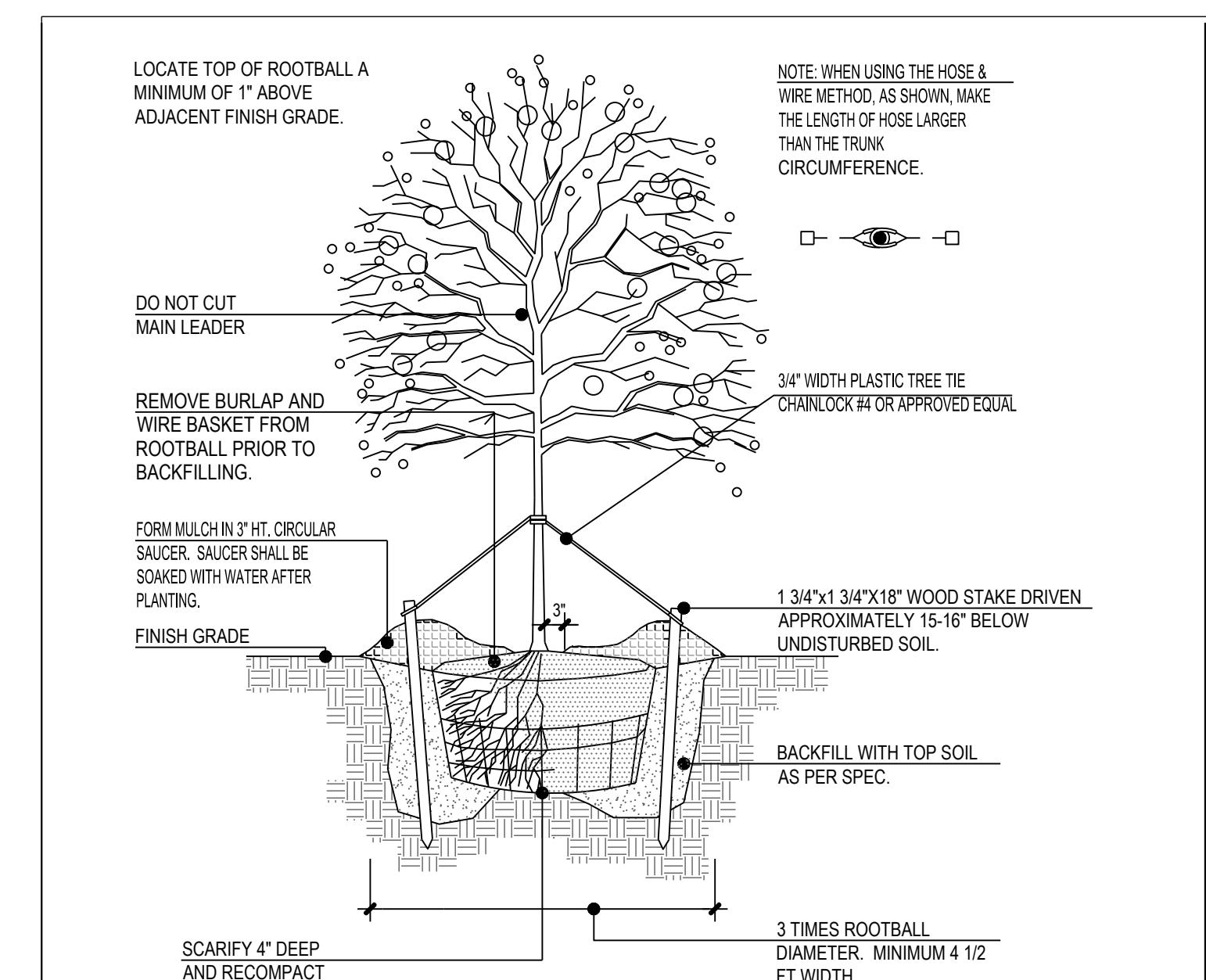
PROPOSED: 35 TREES

Project Number: 760643
Scale: 1"-30'
Drawn By: TRH
Checked By: EAB
Date: 09/21/2022
Issue: NOT FOR CONSTRUCTION

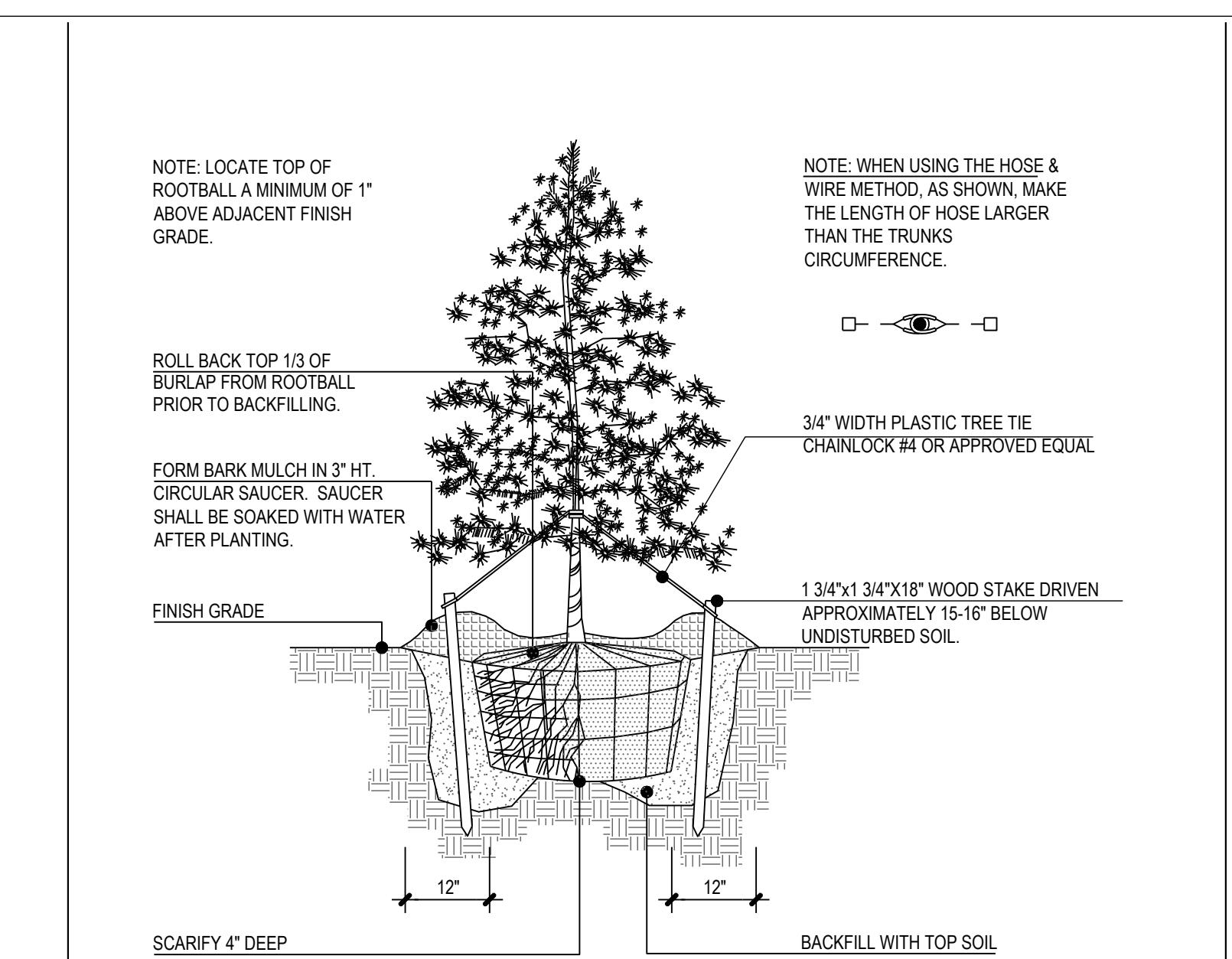
Drawing Title:

PLANTING PLAN

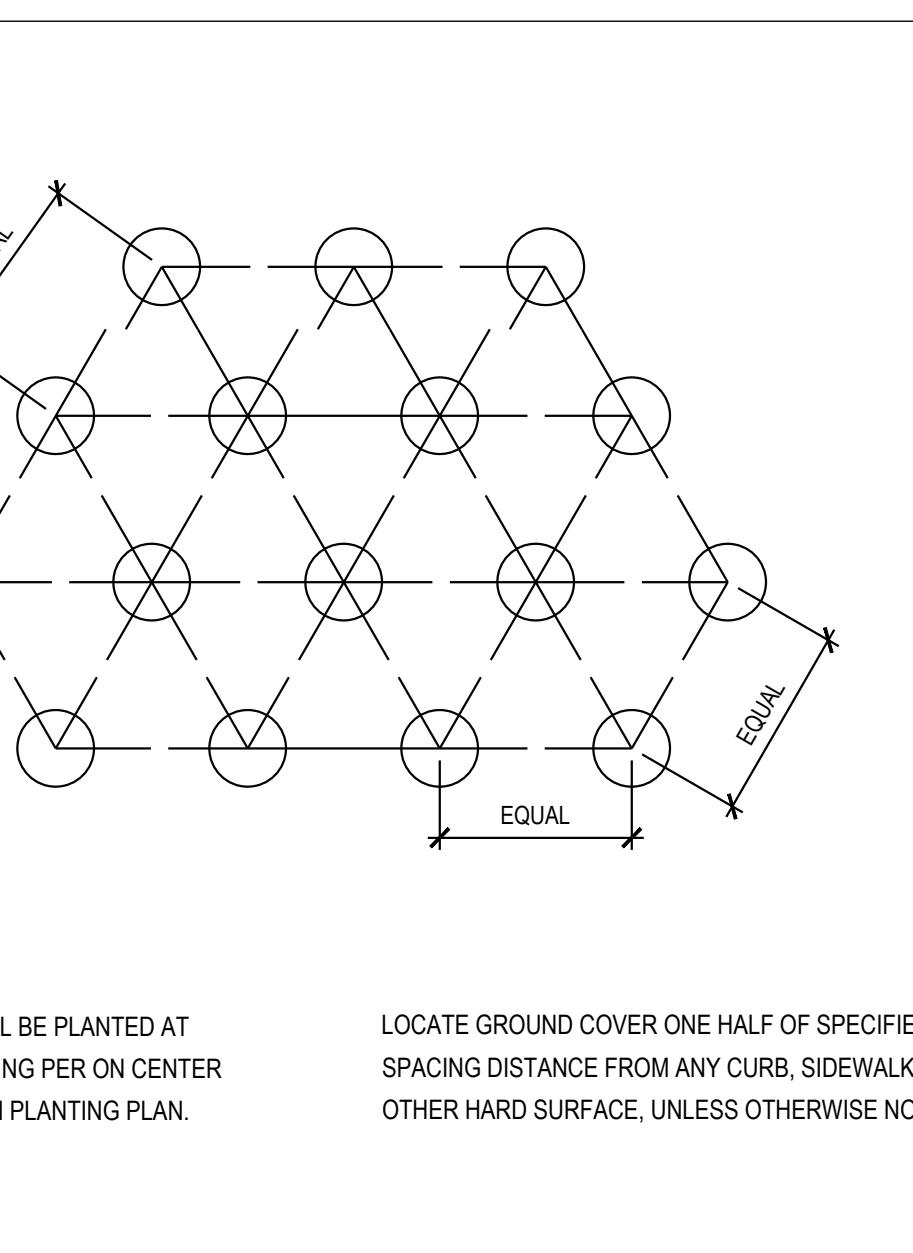
L1.0



1 DECIDUOUS TREE STAKING

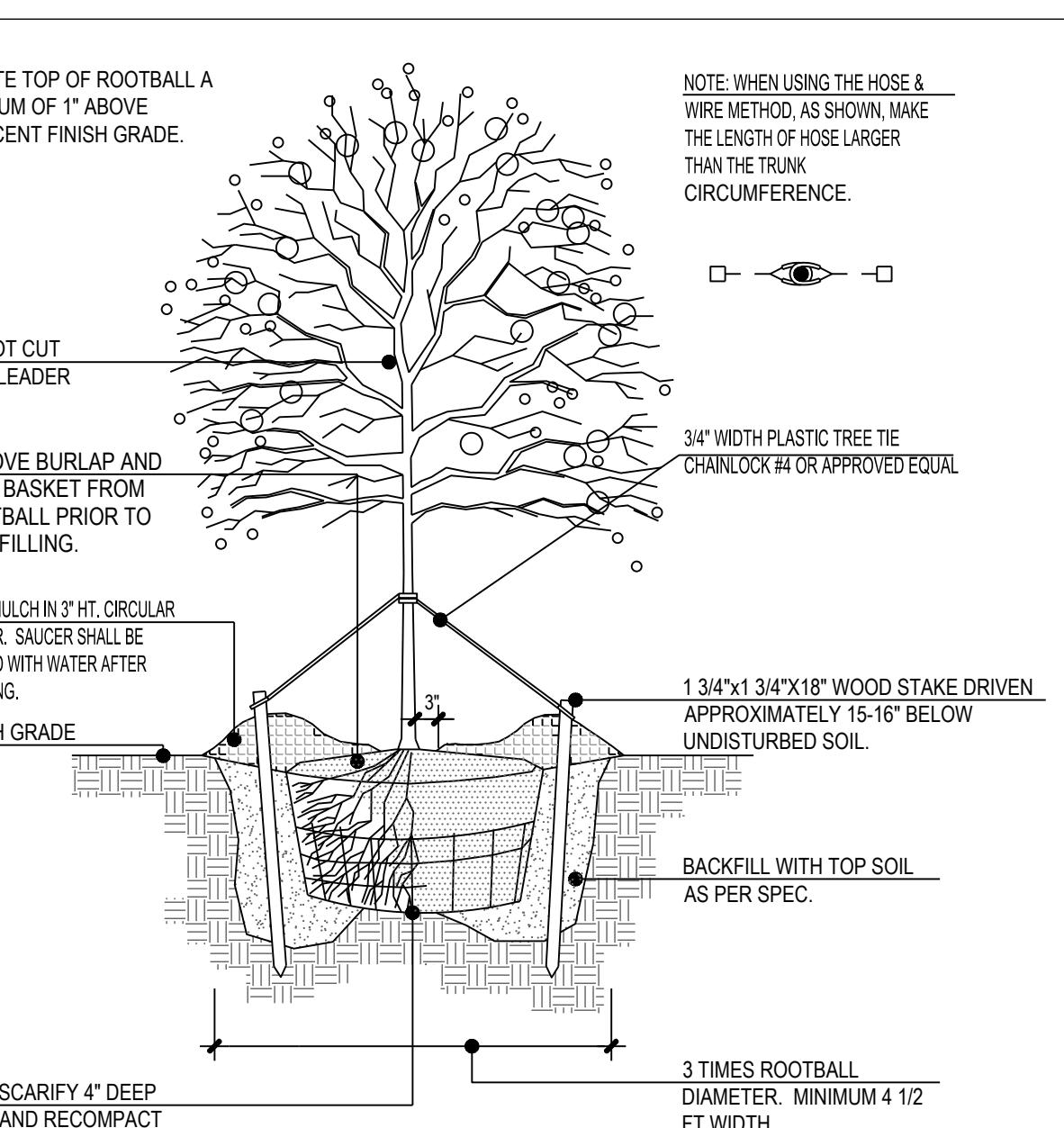


2 EVERGREEN TREE STAKING

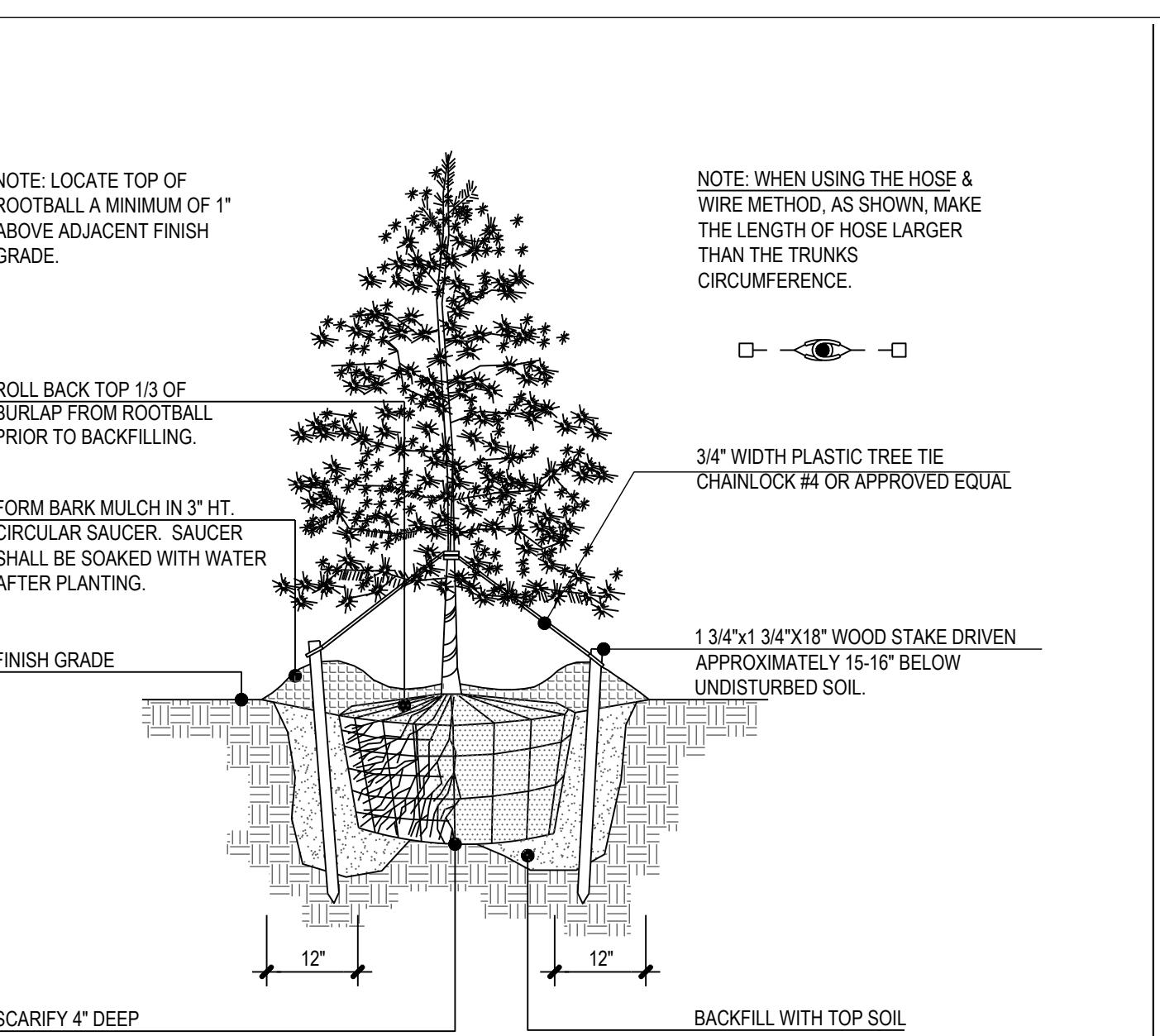


3 GROUND COVER SPACING

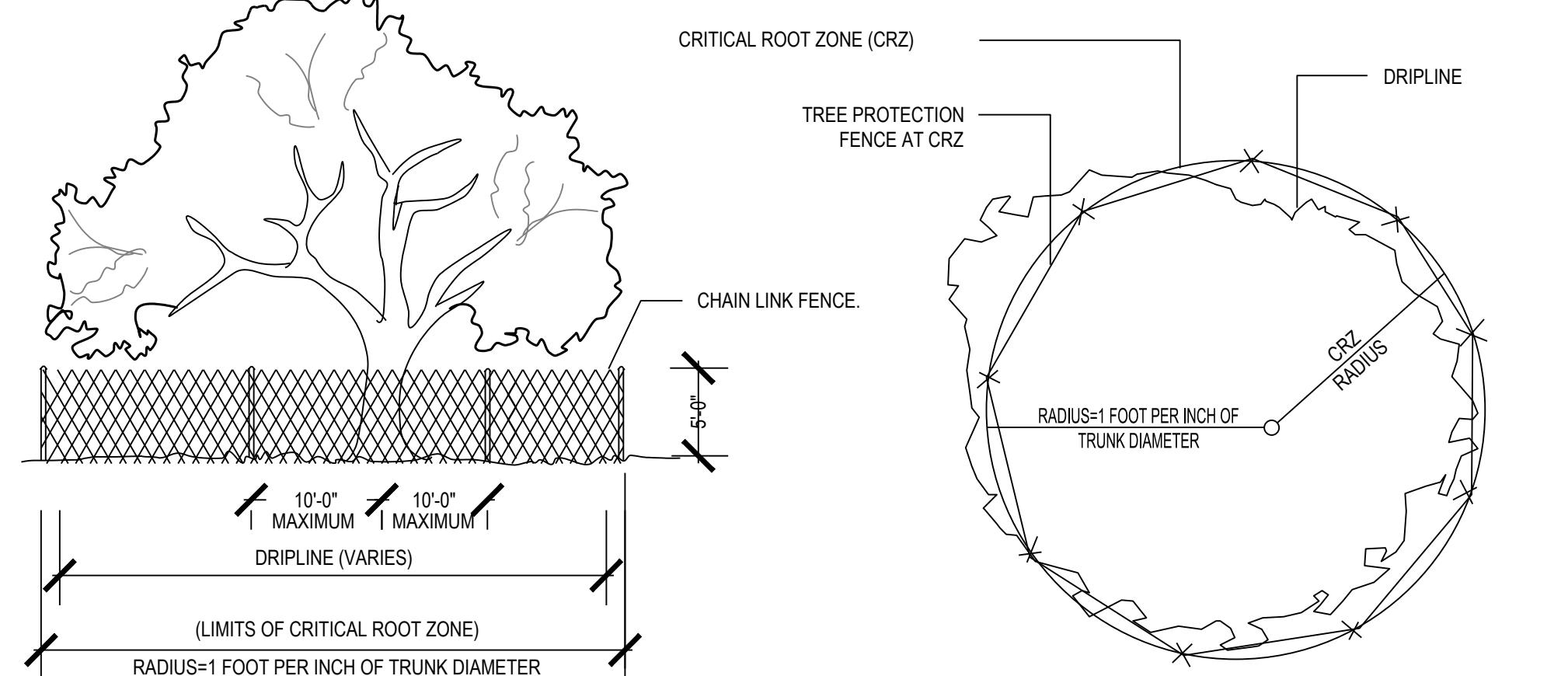
W:\\PROJECTS\\SKILKEN GOLD\\76064-3-01 Skilken Gold - C-Store - 094 Springboro, OH\\10-LA_CDPLANS\\SC-Sheatz\\Planting Details.dwg 9/22/2022 - Tianna Hobgood



4 EVERGREEN / DECIDUOUS SHRUB



5 TRENCH EDGING



6 TYP. TREE PROTECTION

TREE PROTECTION NOTES

1. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MACHINERY CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE Drip LINE OF A TREE TO REMAIN.
2. BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. REMOVE ANY DEAD OR DISEASED TRUNKS OR BRANCHES, AND REMOVE WEAK OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
3. ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS. A 3" LAYER OF MULCH SHALL BE IMMEDIATELY APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.

GENERAL NOTES: LANDSCAPE PLAN

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEous MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTOR'S RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - B. ONE PART NATIVE SOIL

2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.

3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETERIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



SHEETZ - SPRINGBORO, OH

W. CENTRAL AVE & TAHLQUAH TRAIL

SKILKEN | GOLD

REAL ESTATE DEVELOPMENT

Revisions / Submissions

ID Description Date

Project Number: 760643
Scale: 1"=30'
Drawn By: TRH
Checked By: EAB
Date: 09/22/2022
Issue: NOT FOR CONSTRUCTION

Drawing Title:

PLANTING DETAILS

L1.1

PROJECT NAME:
NEW SHEETZ STORE

SPRINGBORO

Int. of West Central Avenue
And Tahlequah Trail
Springboro, OH 45066

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

PRELIMINARY ELEVATIONS



1 FRONT ELEVATION - EAST

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXT. JOINTS FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

- 1 BRICK VENEER (0/8 680 MOD BY CONTINENTAL BRICK CO.)
- 2 CAST STONE SILL (COLOR = CRAB ORCHARD)
- 3 ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- 4 EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- 5 ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- 6 BRICK PAVER WALKWAY
- 7 LIGHTED BOLLARD
- 8 METAL COPING (COLOR = DARK BRONZE)
- 9 WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- 10 STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- 11 ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- 12 GUTTER (COLOR = RED)
- 13 DOWNSPOUT (COLOR = DARK BRONZE)
- 14 DRIVE-THRU WINDOW (IF APPLICABLE)
- 15 METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- 16 BRICK SOLDIER COURSE (0/8 680 MOD BY CONTINENTAL BRICK CO.)
- 17 BRICK ROWLOCK COURSE (0/8 680 MOD BY CONTINENTAL BRICK CO.)
- 18 CONTROL JOINT SEE MASONRY SPECS FOR COLOR
- 19 STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- 20 STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- 21 OVERFLOW SCUPPER
- 22 ALUMINUM STOREFRONT SYSTEM
- 23 EXTERIOR HOSE BIB
- 24 OUTDOOR FURNITURE
- 25 ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- 26 ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- 27 HM DOOR AND FRAME (COLOR = DARK BRONZE)
- 28 EMERGENCY WATER CONNECTION
- 29 SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- 30 PROPANE LOCKER
- 31 ICE MERCHANDISER
- 32 RTI FILLPORT
- 33 STEEL BOLLARD (COLOR = DARK BRONZE)
- 34 CO2 FILLPORT
- 35 DECORATIVE ALUMINUM FENCE



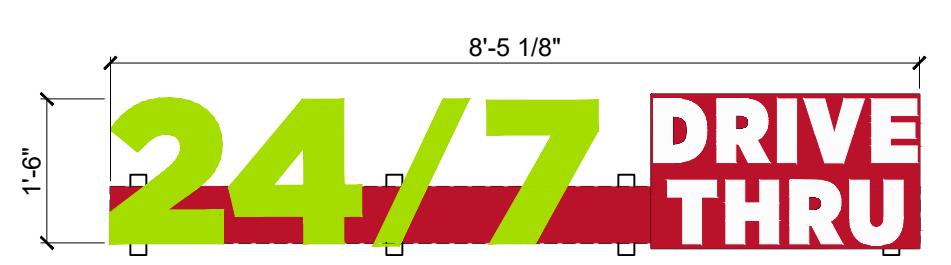
2 LEFT ELEVATION - SOUTH



A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



B WALL MOUNTED "M.T.O" BUILDING SIGN
1/2" = 1'-0"



C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"

ISSUE: 09-08-2022
SITE ID NO: 214357
AUTHOR BY: RJK
REVIEW BY: NMV
VERSION: 6139_v1.2

EXTERIOR ELEVATIONS

A200

PROJECT NAME:
NEW SHEETZ STORE

SPRINGBORO

Int. of West Central Avenue
And Tahlequah Trail
Springboro, OH 45066

OWNER:
SHEETZ, INC.

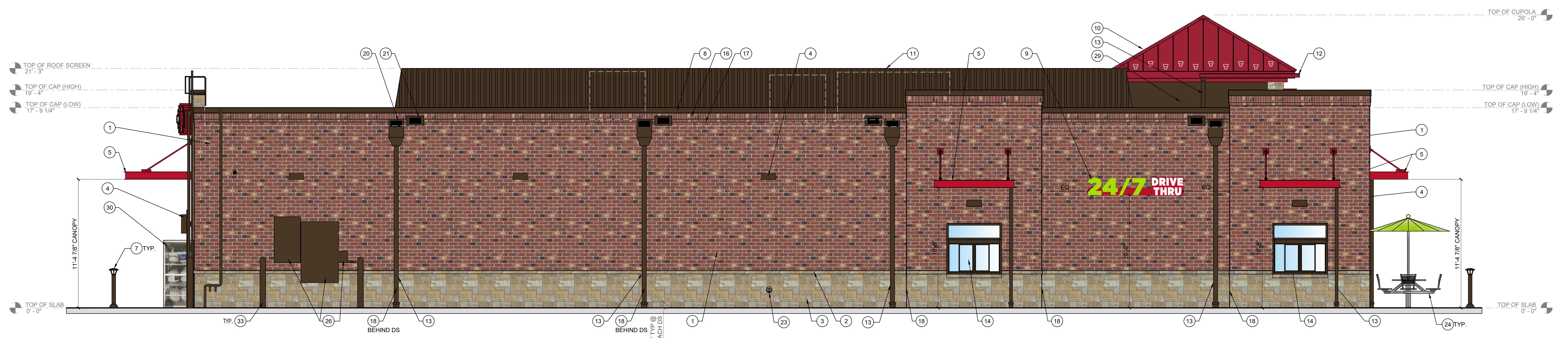
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

PRELIMINARY ELEVATIONS



3 REAR ELEVATION - WEST
1/4" = 1'-0"

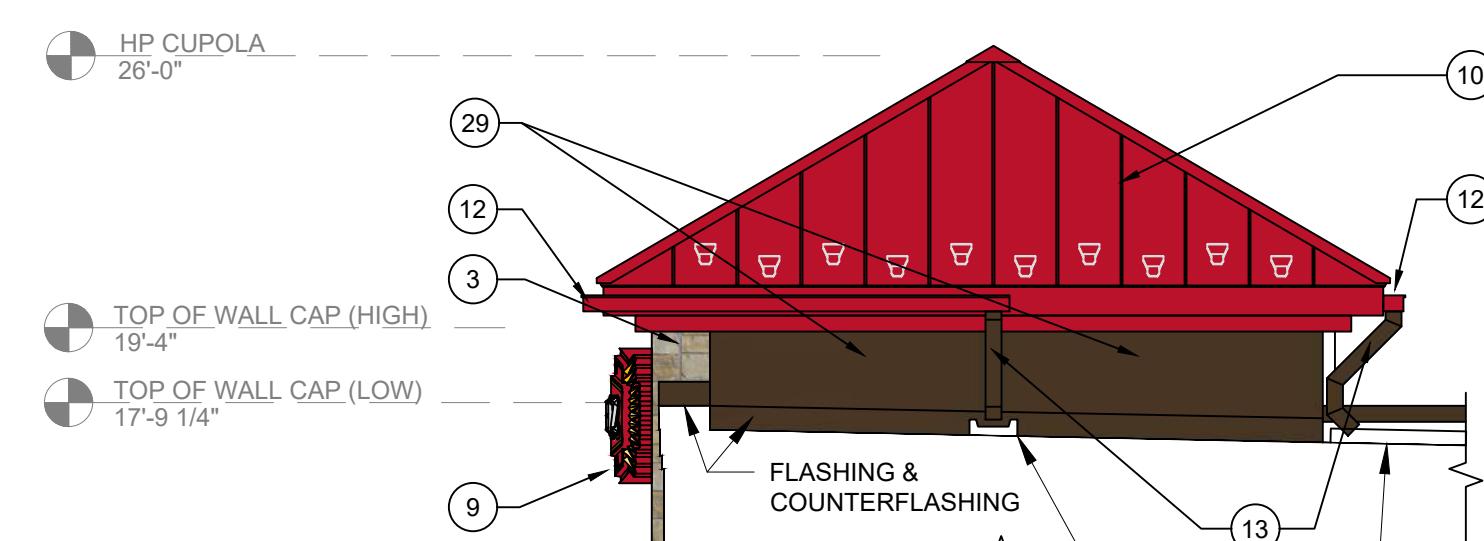
TYPICAL EXTERIOR ELEVATION NOTES:
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• FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
• EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANT, GENERAL BUILDING FASADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

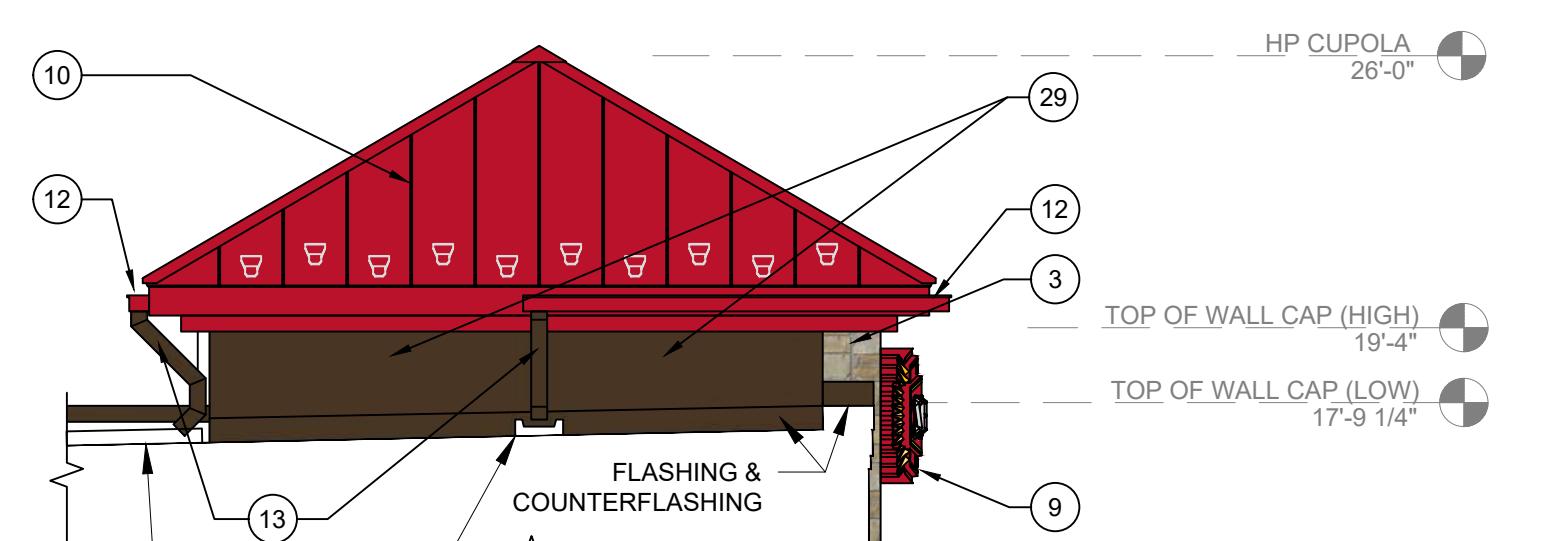
- (1) BRICK VENEER (0/8 680 MOD BY CONTINENTAL BRICK CO.)
- (2) CAST STONE SILL (COLOR = CRAB ORCHARD)
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- (4) EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- (5) ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- (6) BRICK PAVER WALKWAY
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- (25) ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
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- (30) PROPANE LOCKER
- (31) ICE MERCHANDISER
- (32) RTI FILLPORT
- (33) STEEL BOLLARD (COLOR = DARK BRONZE)
- (34) CO2 FILLPORT
- (35) DECORATIVE ALUMINUM FENCE



4 RIGHT ELEVATION - NORTH
1/4" = 1'-0"



5 CUPOLA FROM ROOF
1/4" = 1'-0"



6 CUPOLA FROM ROOF
1/4" = 1'-0"

ISSUE: 09-08-2022
SITE ID NO: 214357
AUTHOR BY: RJK
REVIEW BY: NMV
VERSION: 6139_v1.2

EXTERIOR ELEVATIONS

A201

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: Grand Communities, LLC

Address: 3940 Olympic Blvd. - Suite 400

Erlanger, KY 41018

Telephone No. (859) 341-4709

Fax No. ()

Email Address: rhayes@fischerhomes.com

PROPERTY OWNER NAME (IF OTHER): Sandra K. Wade Wray and Bertrand P. Wray,
2925 W. Lower Springboro Road, Springboro, Ohio 45066

Address: Daniel L. & Anna R. Wade, 2927 W. Lower Springboro Road,
Springboro, Ohio, 45066

Anne E. Wade, 30105 East 83rd Street, Broken Arrow, Oklahoma 74014

Telephone No. ()

Property Address or General Location: 2515 Factory Road

Parcel Number(s): 04131510230 Zoning District: R-1

Proposed Use: Single-Family residential

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


(Signature of Applicant and/or Agent)

09-23-2022
(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name

September 3, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Bertrand P. Wray's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,


Bertrand P. Wray

September 2, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Ann E. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,

Ann E. Wade
Ann E. Wade

3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY 41018

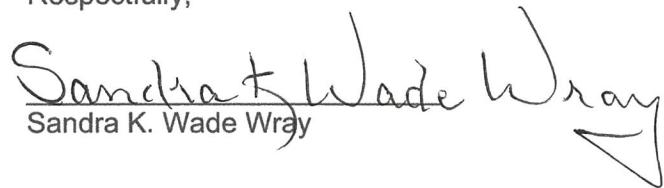
September 3, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Sandra K. Wade Wray's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,


Sandra K. Wade Wray

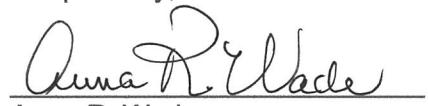
September 3, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Anna R. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

Respectfully,


Anna R. Wade

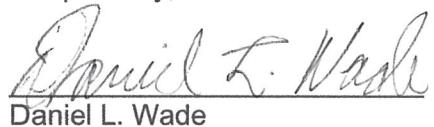
September 3, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Daniel L. Wade's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan.

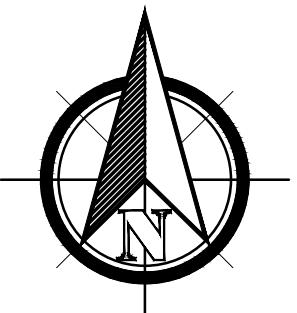
Respectfully,



Daniel L. Wade
Daniel L. Wade

WADESTONE SUB-DIVISION (WADE-WRAY PROPERTY)

CITY OF SPRINGBORO, WARREN COUNTY, OHIO



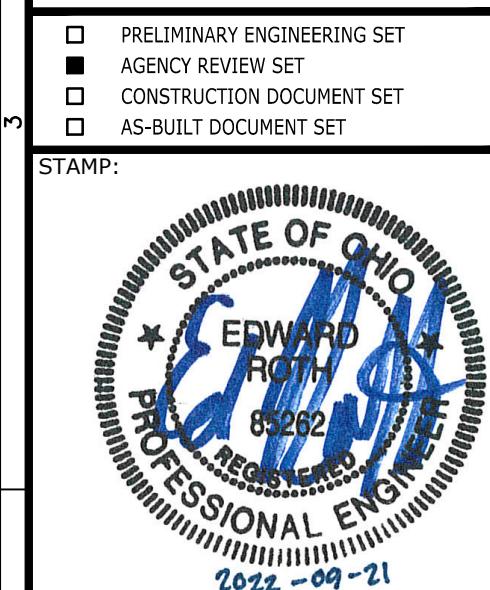
GRAPHIC SCALE
250 125 0 250
(IN FEET)
1 inch = 250 ft.

IBI

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51907
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION



SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN DRAFT CHECK
CMR CMR EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 250'

SHEET TITLE:

GENERAL
LOCATION MAP

SHEET NO.: C-000



CODED NOTES: (X)

1. COMMUNITY PARK BASEBALL DIAMONDS
2. SPRINGBORO CEMETERY
3. SPRINGBORO WASTE WATER TREATMENT PLANT
4. E. MILO BECK PARK

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2786
(Non-members must be called directly)

VACINITY MAP:

SCALE: 1" = 250'

SHEET INDEX:

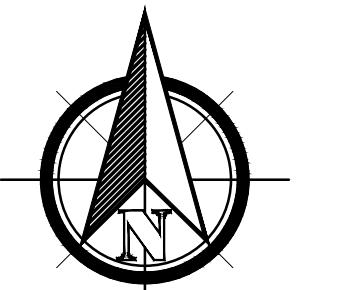
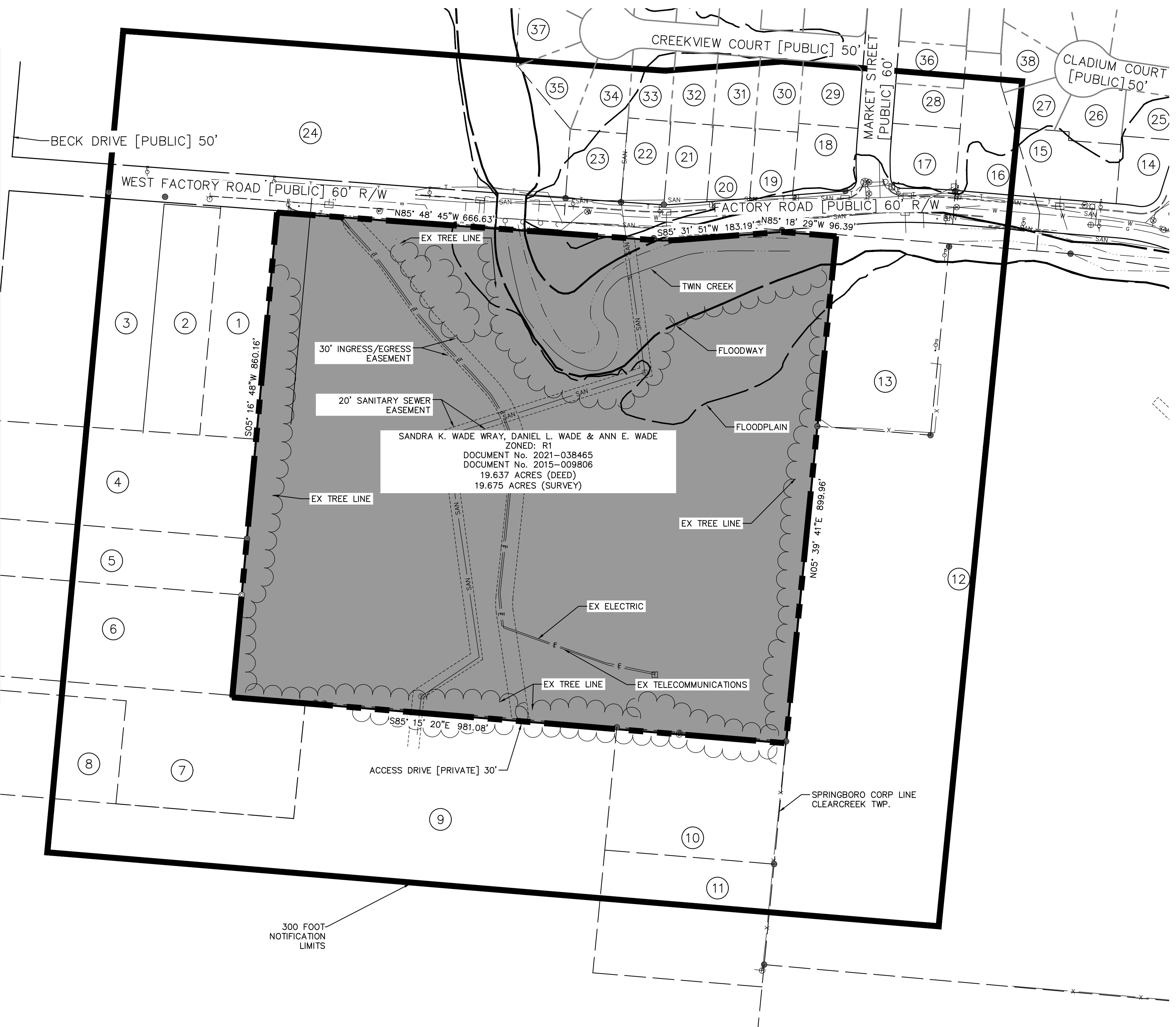
- GENERAL LOCATION MAP
- AREA MAP
- ALTA/NSPS LAND TITLE SURVEY
- EXISTING CONDITIONS
- SITE PLAN
- COMMON SPACE
- EXISTING TREE LOCATION MAP

C-000
C-100
C-200
C-300
C-400
C-500
C-600

FACTORY ROAD (WADE-WRAY PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Edward Hird Jr.	2617 Factory Road Crear creek Twp. Ohio 45066	04131510250	R-1
2	Justin Fueston	2625 Factory Road Clearcreek Twp. Ohio 45066	04131510210	R-1
3	Monica Jones	2639 Factory Road Clearcreek Twp. Ohio 45066	04131510190	R-1
4	Frank McKnight	2729 Factory Road Clearcreek Twp. Ohio 45066	04131510040	R-1
5	Chris & Sherrie Osborne	2747 Factory Road Clearcreek Twp. Ohio 45066	04131510050	R-1
6	Richard & Conn Stahl	2767 Factory Road Clearcreek Twp. Ohio 45066	04131510060	SR-1
7	James Massingill	2787 Factory Road Clearcreek Twp. Ohio 45066	04131510140	R-1
8	Brian & Amy Powell	2783 Factory Road Clearcreek Twp. Ohio 45066	04131510150	SR-1
9	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
10	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
11	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
12	Springboro Hills No.1 LLC	456 Factory Road Springboro Ohio 45066	04131780110	PUD-R
13	Kenneth Wagoner	2605 Factory Road Springboro Ohio 45066	04131780060	R-1
14	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
15	Cecil Mullins Jr	620 Factory Road Springboro Ohio 45066	04131260310	R-2
16	Dewey Ely *Gabriel*	2600 Factory Road Springboro Ohio 45066	04131260300	R-2
17	Tara Stockler	2480 Factory Road Springboro Ohio 45066	04131260160	R-2
18	Marilyn Scott	2500 Factory Road Springboro Ohio 45066	04131070140	R-2
19	Guy & Christi Garrett	2510 Factory Road Springboro Ohio 45066	04131070130	R-2
20	James Cameron Jr.	2520 Factory Road Springboro Ohio 45066	04131070120	R-2
21	Richard & Robin Cain	2530 Factory Road Springboro Ohio 45066	04131070110	R-2
22	Ann Morrett	2540 Factory Road Springboro Ohio 45066	04131070100	R-2
23	Taylor Herbert	2550 Factory Road Springboro Ohio 45066	04131070090	R-2
24	Promotional Wholesalers	425 Victory Drive Springboro Ohio 45066	04131100042	ED
25	Thomas Moscynski	25 Sawgrass Pointe Court Springboro Ohio 45066	04131260330	R-2
26	Jessie & Divya Mani	35 Cladium Court Springboro Ohio 45066	04131260340	R-2
27	Christopher Florio	45 Cladium Court Springboro Ohio 45066	04131260350	R-2
28	Steven Knick	815 Market Street Springboro Ohio 45066	04131260150	R-2
29	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
30	Bryan & Jessica Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
31	Robert Kent Crager Jr.	25 Creekview Court Springboro Ohio 45066	04131070060	R-2
32	Marcia Jemison	35 Creekview Court Springboro Ohio 45066	04131070050	R-2
33	Daniel Zehr	45 Creekview Court Springboro Ohio 45066	04131070040	R-2
34	Arthur Downey Jr	55 Creekview Court Springboro Ohio 45066	04131070030	R-2
35	Susann Marie Woolf	65 Creekview Court Springboro Ohio 45066	04131070020	R-2
36	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
37	John Nicely	75 Creekview Court Springboro Ohio 45066	04131070010	R-2
38	Herminia Gardner	200 Kesling Drive Springboro Ohio 45066	04131310140	R-2

LEGEND:

	PROJECT AREA
— SAN —	EXISTING SANITARY SEWER
— STM —	EXISTING STORM
— G —	EXISTING GAS
— W —	EXISTING WATER
— T —	EXISTING TELECOMMUNICATIONS
— E —	EXISTING ELECTRIC
— X —	EXISTING FENCE



IBI GROUP
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REVISION

SUBMISSION:

- PRELIMINARY ENGINEERING
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT

SPRINGBORO, OH

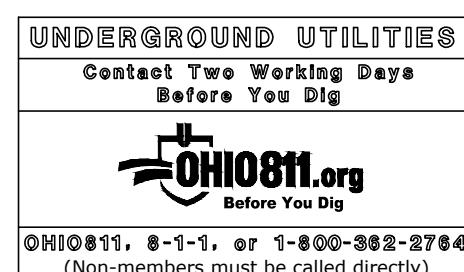
SPRINGBORO
FACTORY ROAD

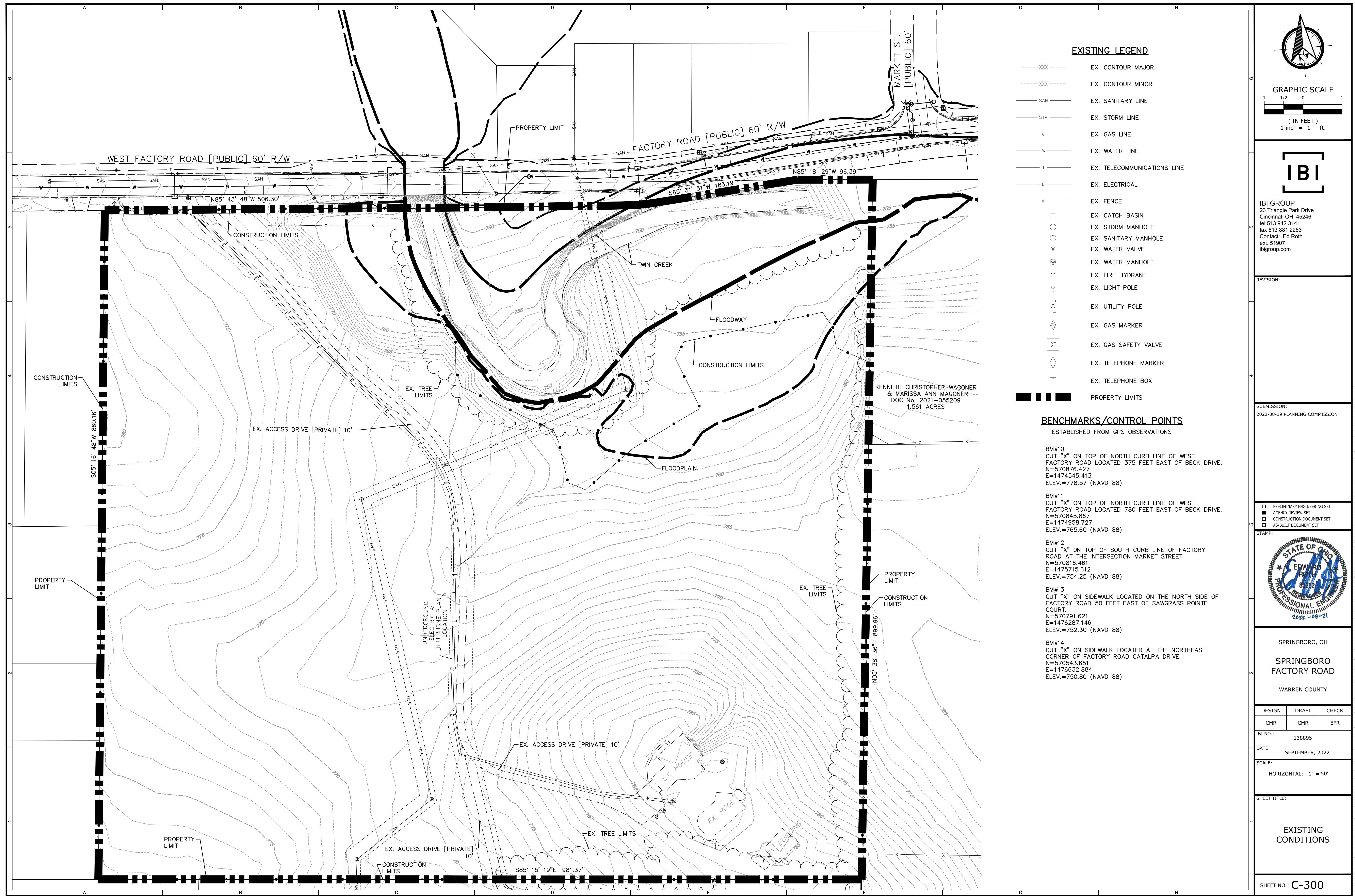
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IBI NO.:	138895	
DATE:	SEPTEMBER, 2022	
SCALE:	HORIZONTAL: 1" = 100	

SHEET TITLE:

ARFA MAP

SHEET NO.: C-100

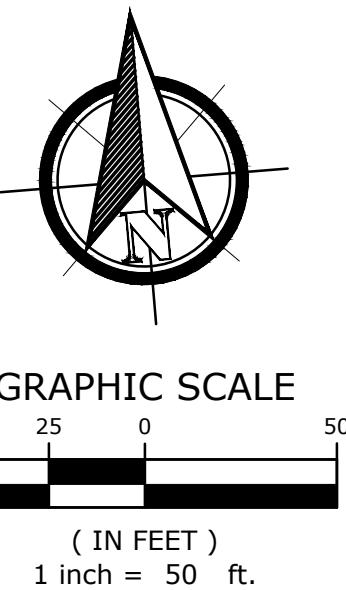




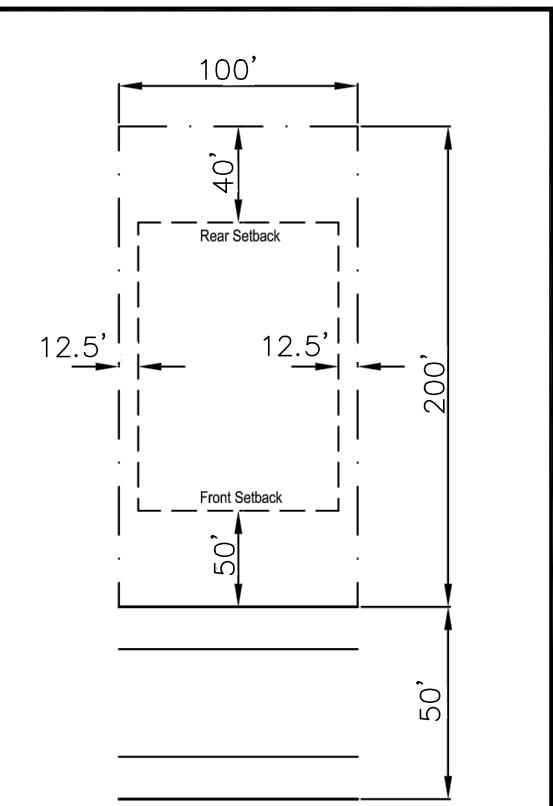
AREA MEASUREMENTS	
TOTAL PARCEL AREA	19.68 ACRES
PROPOSED BUILDABLE AREA	17.50 ACRES

EXISTING LEGEND

— XXX —	PROP. CONTOUR MAJOR
— XXX —	PROP. CONTOUR MINOR
— SAN —	PROP. SANITARY LINE
— STM —	PROP. STORM LINE
— G —	PROP. GAS LINE
— W —	PROP. WATER LINE
— T —	PROP. TELECOMMUNICATIONS LINE
— E —	PROP. ELECTRICAL
	PROPERTY LIMITS
<input type="checkbox"/>	PROP. CATCH BASIN
<input checked="" type="radio"/>	PROP. STORM MANHOLE
<input type="radio"/>	PROP. SANITARY MANHOLE



HOUSE PRODUCT TYPE



5
IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51907
ibigroup.com

REVISION:

SUBMISSION:

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

5

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

2
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

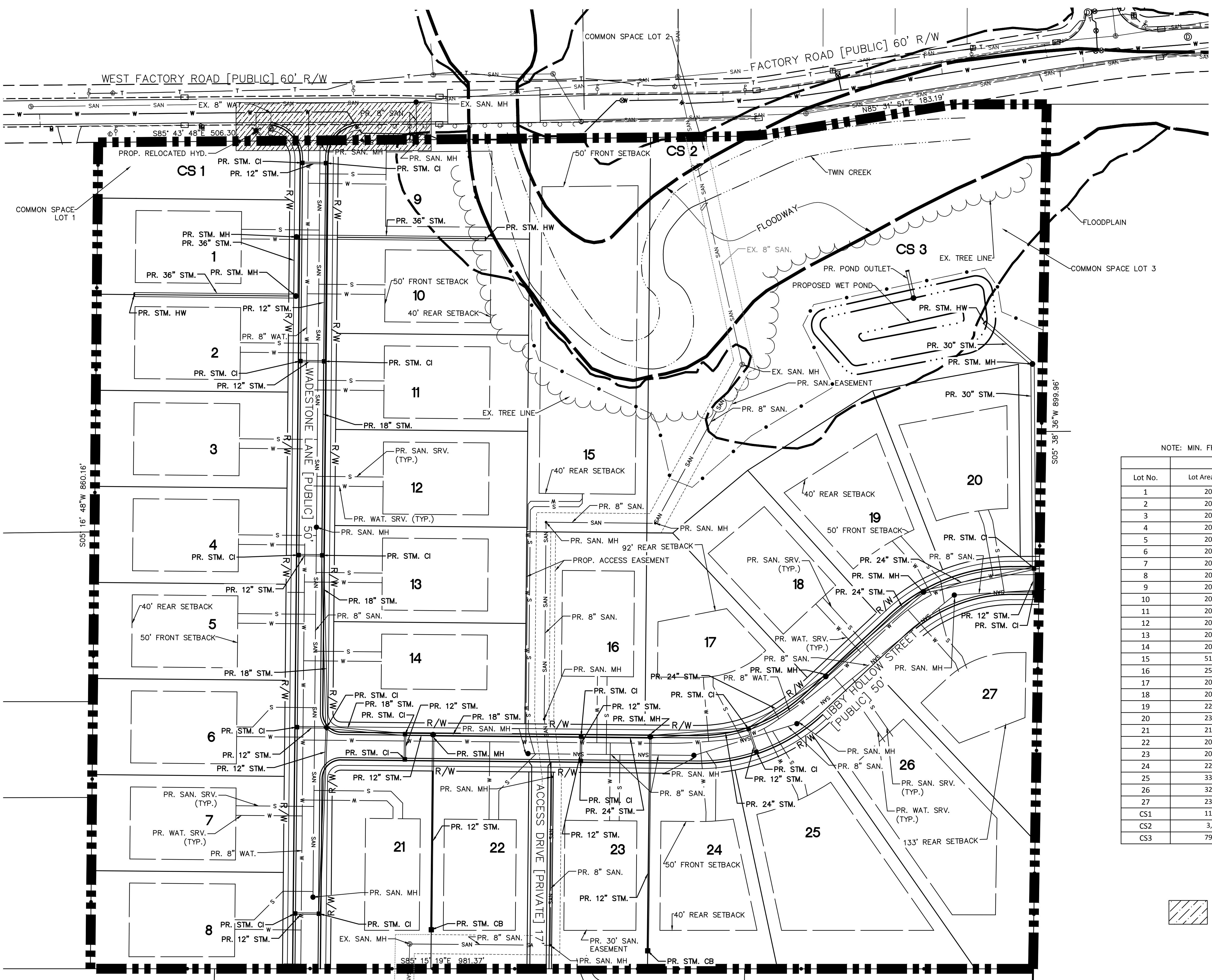
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CMR	CMR	EFR
IBI NO.:	138895	
DATE:	SEPTEMBER, 2022	
SCALE:	HORIZONTAL: 1" = 50'	

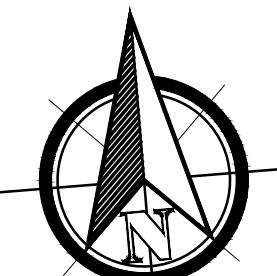
SHEET TITLE:

SITE PLAN

SHEET NO.: C-400

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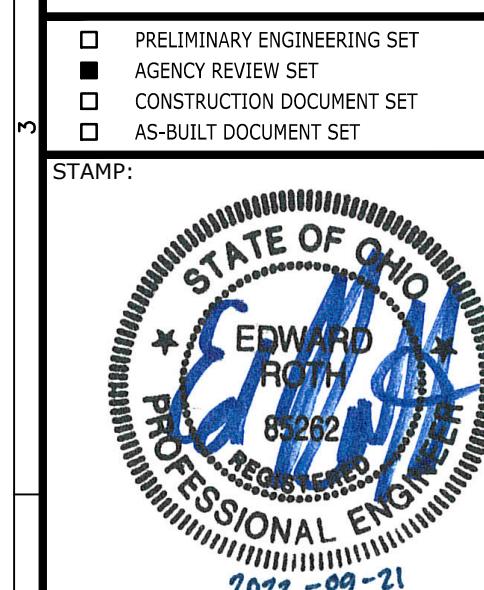
GRAPHIC SCALE

50 25 0 50
(IN FEET)
1 inch = 50 ft.

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REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION

STATE OF OHIO
EDWARD ROTH
65282
REGISTERED PROFESSIONAL ENGINEER
2022-09-21

SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN DRAFT CHECK
CMR CMR EFR
IBI NO.: 138895
DATE: SEPTEMBER, 2022
SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE:
COMMON SPACE

SHEET NO.: C-500

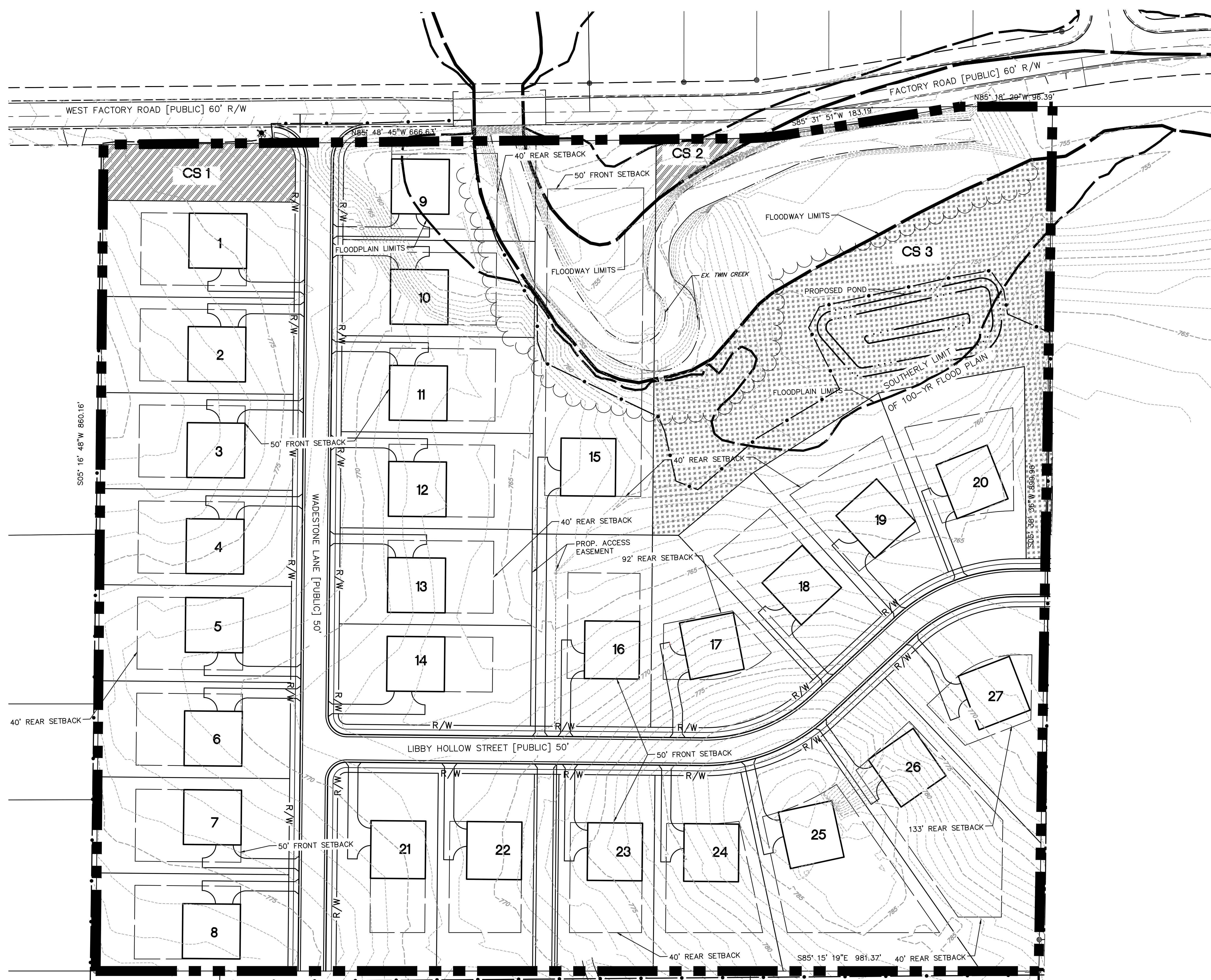
AREA MENSURMENTS	
TOTAL PARCEL AREA	19.68 ACRES
PROPOSED BUILDABLE AREA	17.50 ACRES
PROPOSED COMMON AREA	2.18 ACRES
% AREA COMMON SPACE	11%

LEGEND

- PROPOSED PROPERTY LINE
- COMMON AREA TO BE USED FOR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL AVAILABILITY FOR COMMON WALKWAYS OR FACILITIES TO BE DETERMINED WITH FINAL STORM POND GRADING.
- COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- CONSTRUCTION LIMITS
- TREE LINE

SUBMISSION:
2022-08-19 PLANNING COMMISSIONDECLARATION BY
THE DEVELOPER:

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



APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

REZONING/GENERAL PLAN

FINAL DEVELOPMENT PLAN

RECORD PLAN

VARIANCE

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

Owner
 Agent
 Lessee
 Signed Purchase Contract

APPLICANT NAME:

Grand Communities, LLC

Address

3940 Olympic Blvd. - Suite 400

Erlanger, KY 41018

Telephone No.

(859) 341-4709

Fax No.

()

Email Address

rhayes@fischerhomes.com

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

Address: 4901 Hunt Road, Suite 300

Cincinnati, Ohio 45242

Telephone No. ()

Property Address or General Location: 465 Factory Road

Parcel Number(s): 04131780110

Acreage: 28.69

PUD Category: Residential

Retail

Office

Manufacturing

Mixed Use

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

For Residential Proposed Density 2.34

Number of Residential Units 67

Proposed Use: Single-Family residential

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


(Signature of Applicant and/or Agent)

8.19.2022
(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name



September 12, 2022

Planning Commission
City of Springboro
320 West Central Ave.
Springboro, OH 45066

Re: 28.6 Acres
465 Factory Road, Springboro, Ohio

Dear Planning Commission:

Robert Hayes of Grand Communities, LLC is authorized to act on Hills Springboro No.1, LLC's behalf to apply for plan approval for the development of real estate and present plans for Planning Commission's review of the final development plan for the above referenced property.

Respectfully,

Hills Springboro No. 1, LLC

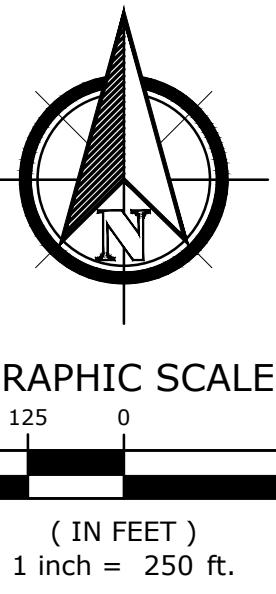


Louis Guttman

Louis Guttman
President

WADESTONE SUB-DIVISION (HILLS PROPERTY)

CITY OF SPRINGBORO, WARREN COUNTY, OHIO



IBI

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REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION

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

STAMP:



SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN DRAFT CHECK
CMR CMR EFR

IBI NO.:

138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 250'

SHEET TITLE:

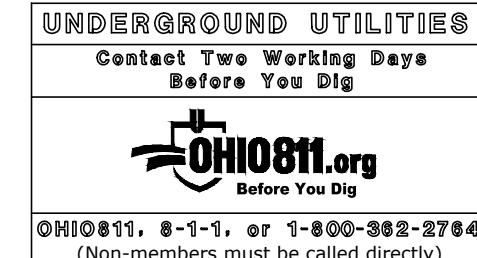
GENERAL
LOCATION MAP

SHEET NO.: C-000



DECLARATION BY THE DEVELOPER:

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



CODED NOTES: (X)

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

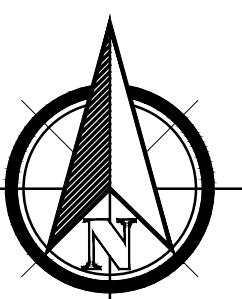
Ohio811.org
Before You Dig
8-1-1, or 1-800-362-2786
(Non-members must be called directly)

VACINITY MAP:

SCALE: 1" = 250'

SHEET INDEX:

GENERAL LOCATION MAP	C-000
AREA MAP	C-100
ALTA/NSPS LAND TITLE SURVEY	C-200
CONTOURS	C-300
SITE PLAN	C-400
COMMON SPACE	C-500
EXISTING TREE LOCATION MAP	C-600
BRIDGE SITE PLAN	C-700
ABUTMENT SECTION	C-701
TRANSVERSE SECTION	C-702



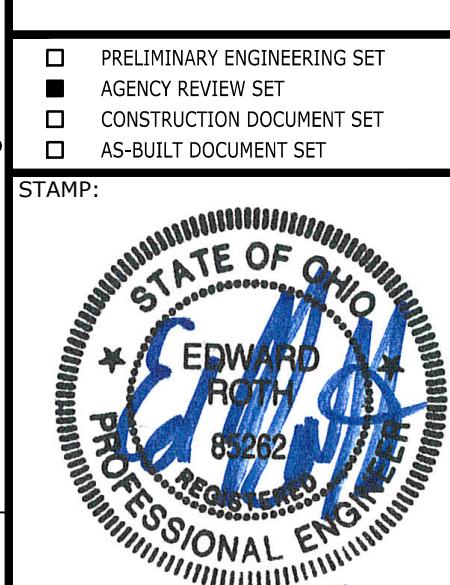
GRAPHIC SCALE
100 50 0 100
(IN FEET)
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I B

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SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN DRAFT CHECK
CMR CMR EFR
IBI NO.: 138895
DATE: SEPTEMBER, 2022
SCALE: HORIZONTAL: 1" = 100

SHEET TITLE:

AREA MAP

SHEET NO.: C-100

FACTORY ROAD (HILLS PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Sandra Wade-Wray	1515 Factory Rd Springboro Ohio 45066	04131510230	R-1
2	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
3	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
4	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
5	Edward Wade	Factory Road Clearcreek Twp. Ohio 45066	041330000471	SR-1
6	John Treon Revocable	Lower Springboro Road Clearcreek Twp. Ohio 45066	04133000050	SR-1
7	Springboro Cemetery	2346 Lower Springboro Road Clearcreek Twp. Ohio 45066	0413420012	R-1
8	Nick & Tondra Cornett	425 Factory Road Springboro Ohio 45066	04131780150	R-2
9	Kevin & Roberta Brandon	435 Factory Road Springboro Ohio 45066	04131780170	R-2
10	Thomas & Linda Mader	445 Factory Road Springboro Ohio 45066	04131780130	R-2
11	Lindsay Kuczek	420 Factory Road Springboro Ohio 45066	04131770080	R-2
12	Jerry & Judith Bell	430 Factory Road Springboro Ohio 45066	04131770070	R-2
13	Jason Anderson	440 Factory Road Springboro Ohio 45066	04131770060	R-2
14	Timothy Whitt	450 Factory Road Springboro Ohio 45066	04131770050	R-2
15	Joseph Compton	150 Catalpa Drive Springboro Ohio 45066	04131770040	R-2
16	HRC Investments INC.	155 Catalpa Drive Springboro Ohio 45066	04131760080	R-2
17	Megan & Adam Popp	510 Factory Road Springboro Ohio 45066	04131760070	R-2
18	Tammy Holgood	520 Factory Road Springboro Ohio 45066	04131760060	R-2
19	Associate Construction	Sawgrass Pointe Court Springboro Ohio 45066	04131760110	R-2
20	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
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30	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
31	Jessica & Bryan Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
32	Illkwang & Inyoung Kim	295 Kesling Drive Springboro Ohio 45066	04131760090	R-2
33	Clayton Sears	20 Sawgrass Pointe Court Springboro Ohio 45066	04131760100	R-2
34	Dylan & Stephan Wilson	285 Kesling Drive Springboro Ohio 45066	04131760010	R-2
35	Nestor Fernandez	275 Kesling Drive Springboro Ohio 45066	04131760020	R-2
36	Marilyn Chandler	265 Kesling Drive Springboro Ohio 45066	04131760030	R-2
37	Anthony Mercado	255 Kesling Drive Springboro Ohio 45066	04131760040	R-2
38	Sheila Greer	245 Kesling Drive Springboro Ohio 45066	04131760050	R-2
39	Kenneth Wagoner	2605 Factory Road Clearcreek Twp. Ohio 45066	04131780060	R-2
40	Ryan & Tiffanie Day	225 Kesling Drive Springboro Ohio 45066	04131770010	R-2
41	Debra & Martin March	215 Kesling Drive Springboro Ohio 45066	04131770020	R-2
42	N & B Ventures LLC	205 Kesling Drive Springboro Ohio 45066	04131770030	R-2
43	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
44	John & Sandra Webb	50 Cladium Court Springboro Ohio 45066	04131260360	R-2
45	Charlene Tolley	250 Kesling Drive Springboro Ohio 45066	04131300080	R-2
46	Bradley Laudick	240 Kesling Drive Springboro Ohio 45066	04131300180	R-2
47	Timothy Hall	105 Catalpa Drive Springboro Ohio 45066	04131300170	R-2
48	Barbara Engel	220 Kesling Drive Springboro Ohio 45066	04131310130	R-2
49	Sarah Shepherd	120 Catalpa Drive Springboro Ohio 45066	04131310120	R-2
50	Scott Grissinger	110 Catalpa Drive Springboro Ohio 45066	04131310110	R-2
51	Daniel Barnes	165 Maple Drive Springboro Ohio 45066	04132060240	R-2
52	AMB Enterprises LLC	175 Maple Drive Springboro Ohio 45066	04132060250	R-2
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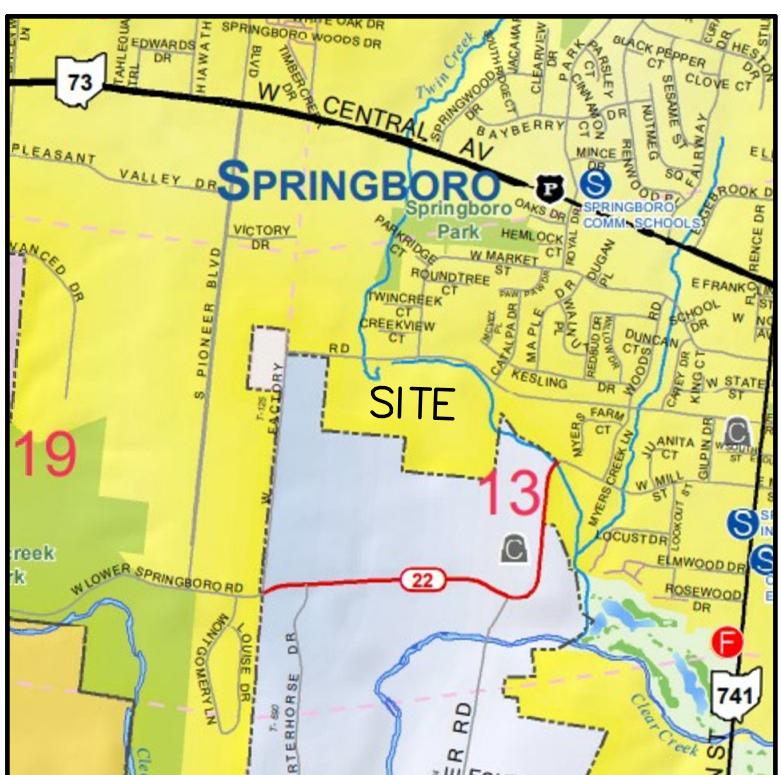
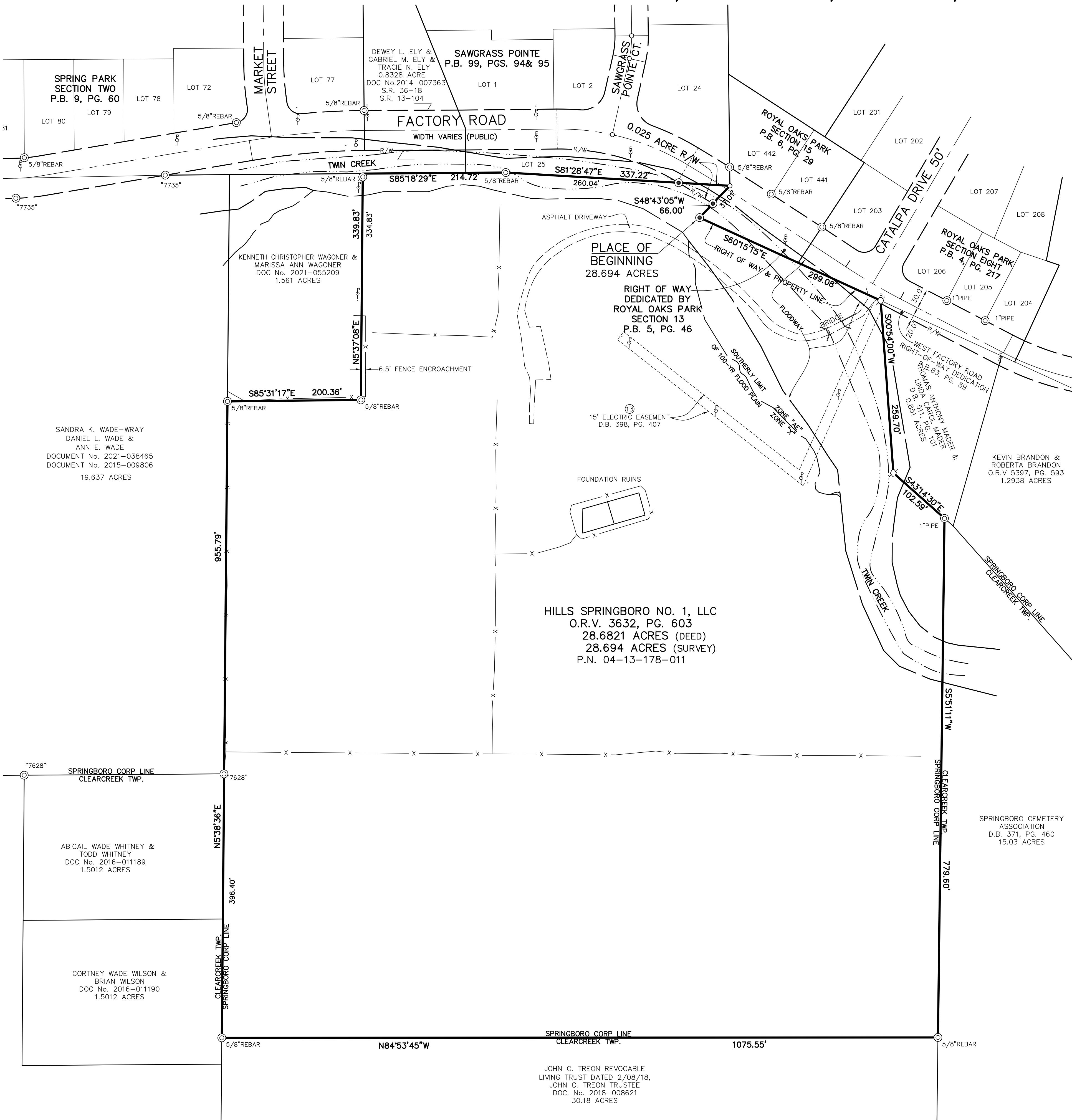
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PROJECT AREA

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OHIO811, 8-1-1, or 1-800-362-2786
(Non-members must be called directly)



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



DESCRIPTION

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

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

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

Thence South 60°15'15" East, along the westerly line of said 'West Factory Road Right-of-Way Dedication' and the westerly perimeter of that 0.851 acre tract as described in a deed to Thomas Anthony Mader and Linda Carol Mader of record in Deed Book 511, Page 101, a distance of 259.70 feet to a metal fence post found at an angle point in said westerly perimeter;

Thence South 43°14'30" East, continuing along said westerly perimeter, a distance of 102.59 feet to a 1" metal pipe found at the northwesterly corner of that 30.18 acre tract as described in a deed to Springboro Cemetery Association of record in Deed Book 371, Page 460;

Thence South 05°54'00" West, along the westerly line of said 15.03 acre tract, a distance of 778.60 feet to a 5/8" rebar found at the northwesterly corner of that 30.18 acre tract as described in a deed to John C. Treon Revocable Living Trust Dated 2/08/18, John C. Treon Trustee Document No. 2018-008621;

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

Thence North 05°38'36" East, along said easterly line and the easterly line of that 1.5012 acre tract as described in a deed to Abigail Wade Whitney and Todd Whitney of record in Document No. 2016-011189, passing an iron pin found with a plastic cap inscribe '7628' at the northeasterly corner of said 1.5012 acre tract and the southeasterly corner of that 0.8328 acre tract as described in a deed to Sandra K. Wade Whitney and Todd and Abigail Wade of record in Document No. 2021-036465 and 2018-009806, a distance of 396.40 feet and continuing along the easterly line of said 19.637 acre tract a total distance of 955.79 feet to a 5/8" rebar found at the southwesterly corner of that 1.561 acre tract as described in a deed to Kenneth Christopher Wagoner and Marissa Ann Wagoner of record in Document No. 2014-055209;

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

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

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

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

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

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

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

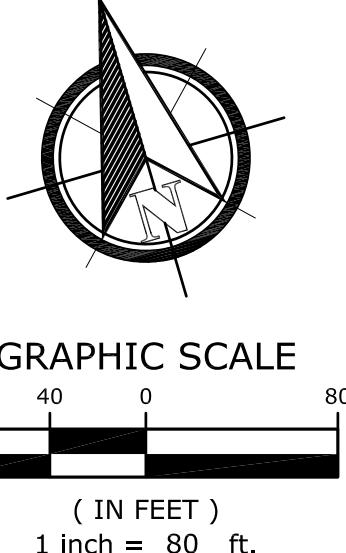
CERTIFICATION

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

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

By: 
David L. Chiesa
Registered Surveyor No. 7740

Date: 06/14/22



IBI GROUP
8101 North High Street, Suite 100
Columbus OH 43225 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

SUBMISSION:

REVISION:

STAMP:

HILLS SPRINGBORO
No. 1, LLC

465 FACTORY ROAD
SPRINGBORO, OHIO

FIELD DRAFT CHECK
JE DC BW

IBI NO.: 138895

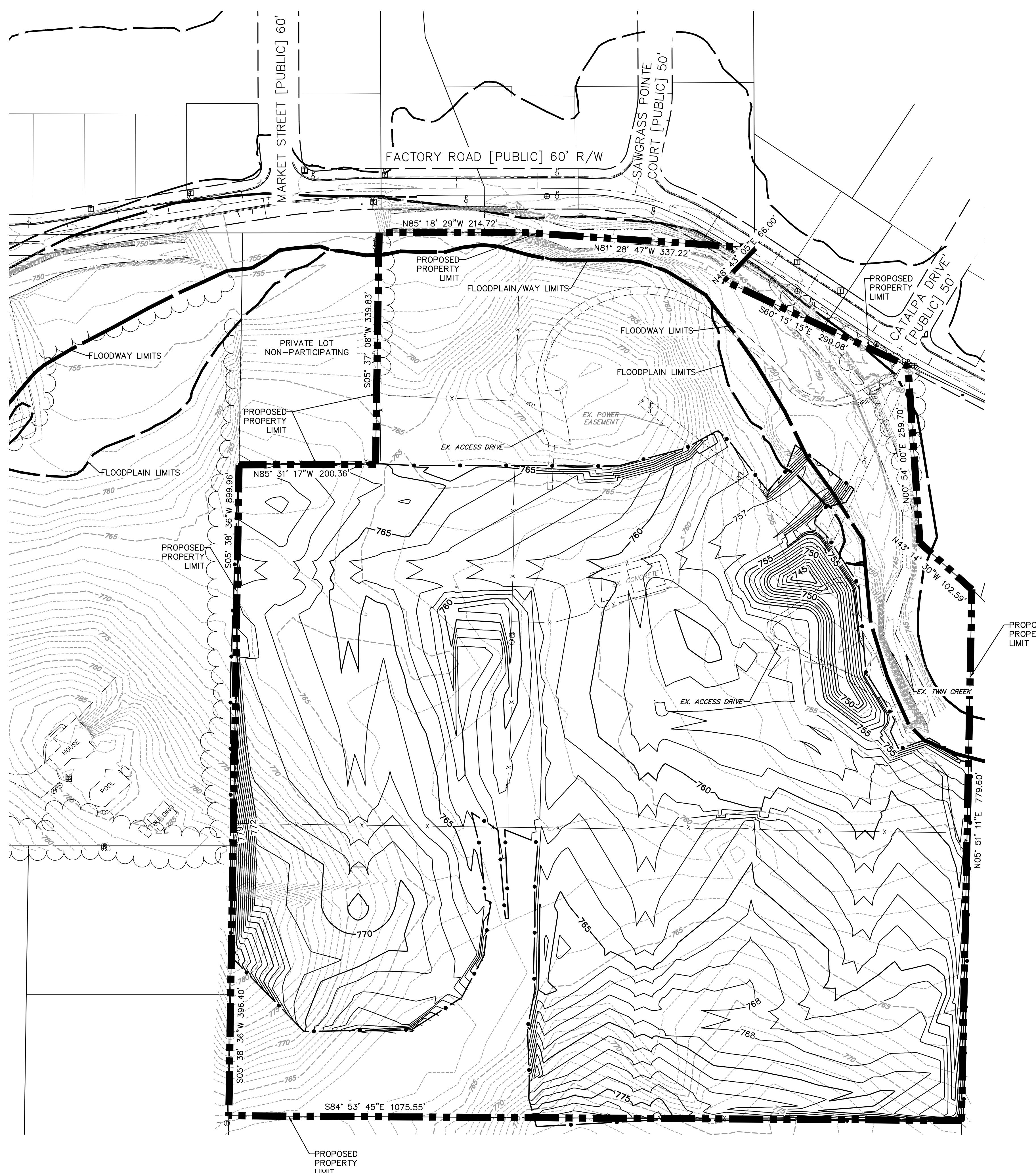
DATE: MAY 2022

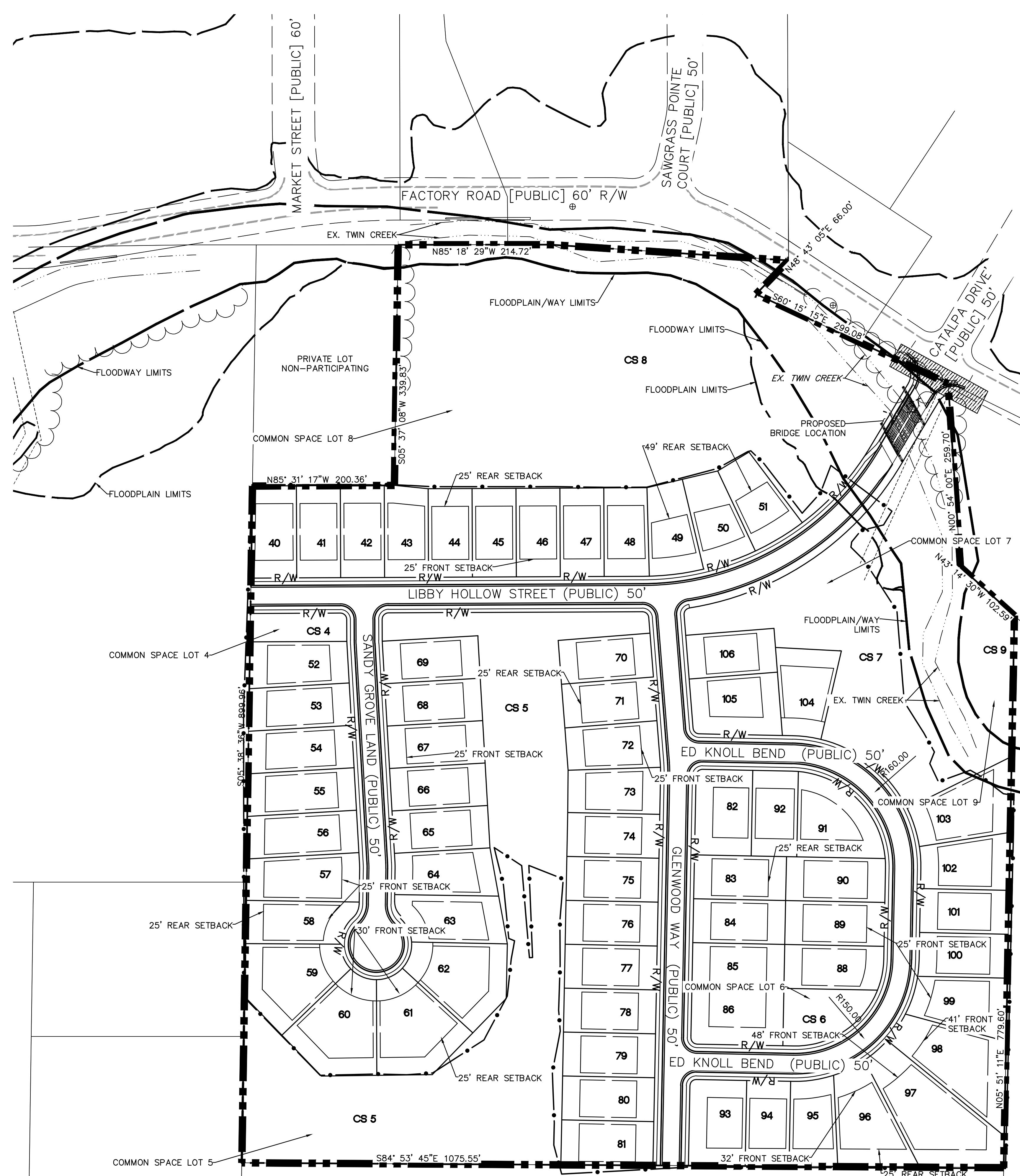
SCALE: HORIZONTAL: 1"=80'
VERTICAL:

SHEET TITLE:

ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:





AREA MEASUREMENTS	
TOTAL PARCEL AREA	28.694 ACRES
PROPOSED BUILDABLE AREA	19.493 ACRES
PROPOSED COMMON AREA	9.201 ACRES
% AREA COMMON SPACE	32%

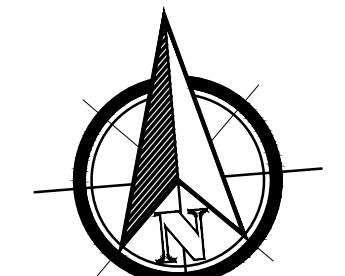
PROPOSED PROPERTY INFORMATION	
ZONED:	PUD-R
TOTAL PARCEL AREA	28.694 ACRES
HOUSING TYPE	SINGLE FAMILY
HOUSING UNITS	67 UNITS
HOUSING UNITS/ACRE	2.33 UNITS/ACRE

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

Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
40	8,232	64	63	0.19
41	8,060	62	62	0.19
42	8,060	62	62	0.19
43	7,941	62	62	0.18
44	7,750	62	62	0.18
45	7,750	62	62	0.18
46	7,751	62	62	0.18
47	7,752	62	62	0.18
48	7,779	63	61	0.18
49	8,255	72	62	0.19
50	8,255	72	62	0.19
51	8,119	72	62	0.19
52	8,666	60	65	0.20
53	8,611	60	60	0.20
54	8,875	60	60	0.20
55	9,139	60	60	0.21
56	9,403	60	60	0.22
57	10,249	68	60	0.24
58	8,844	67	61	0.20
59	12,972	60	120	0.30
60	13,646	63	126	0.31
61	13,815	64	128	0.32
62	12,666	60	117	0.29
63	8,952	67	64	0.21
64	8,906	60	68	0.20
65	8,100	60	60	0.19
66	8,100	60	60	0.19
67	8,100	60	60	0.19
68	8,100	60	60	0.19
69	8,106	60	60	0.19
70	8,065	62	62	0.19
71	8,075	62	62	0.19
72	8,208	65	61	0.19
73	8,214	65	61	0.19
74	8,060	62	62	0.19
75	8,060	62	62	0.19
76	8,060	62	62	0.19
77	8,060	62	62	0.19
78	8,060	62	62	0.19
79	8,060	62	62	0.19
80	8,060	62	62	0.19
81	8,153	62	63	0.19
82	8,655	80	80	0.20
83	8,060	62	62	0.19
84	8,060	62	62	0.19
85	8,060	62	62	0.19
86	10,532	81	81	0.24
88	8,564	63	62	0.20
89	8,680	62	62	0.20
90	8,677	62	62	0.20
91	11,566	140	122	0.27
92	7,783	64	64	0.18
93	9,689	80	80	0.22
94	7,465	62	62	0.17
95	7,950	63	67	0.18
96	11,520	62	104	0.26
97	17,827	62	115	0.41
98	14,292	62	120	0.33
99	9,640	62	83	0.22
100	7,762	62	62	0.18
101	7,750	62	62	0.18
102	8,891	64	78	0.20
103	8,785	64	95	0.20
104	9,162	62	85	0.21
105	10,435	80	87	0.24
106	7,750	62	62	0.18
CS4	5,439	N/A	N/A	0.12
CS5	143,445	N/A	N/A	3.29
CS6	8,119	N/A	N/A	0.19
CS7	62,300	N/A	N/A	1.43
CS8	167,875	N/A	N/A	3.85
CS9	13,575	N/A	N/A	0.31

LEGEND

- PROPOSED PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING TREE LINE



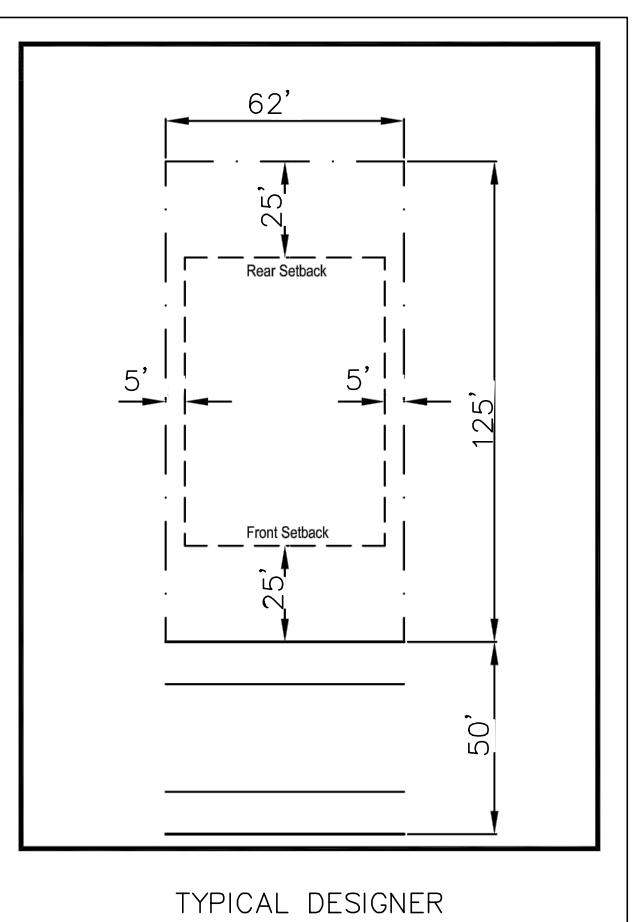
GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

IBI GROUP
 23 Triangle Park Drive
 Cincinnati OH 45246
 tel 513 942 3141
 fax 513 881 2263
 Contact: Ed Roth
 ext. 51907
 ibigroup.com

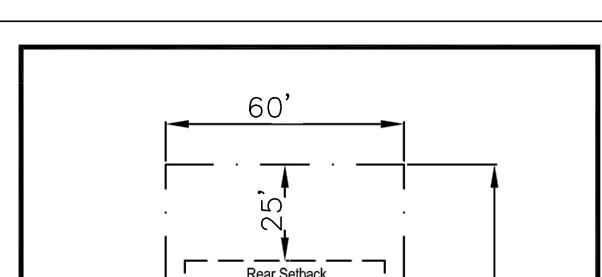
REVISION:

SUBMISSION:
 2022-08-19 PLANNING COMMISSION

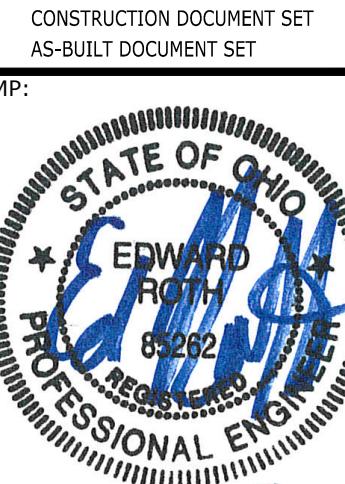
HOUSE PRODUCT TYPE



TYPICAL DESIGNER
 HOMESITE DETAIL
 (MIN. 7,750 SF)
 N.T.S.



TYPICAL PATIO
 HOMESITE DETAIL
 (MIN. 8,100 SF)
 N.T.S.



STATE OF OHIO
 EDWARD
 ROTH
 PROFESSIONAL ENGINEER
 2022-09-21

SPRINGBORO, OH

SPRINGBORO

FACTORY ROAD

WARREN COUNTY

DESIGN DRAFT CHECK

CMR CMR EFR

IBI NO.: 138895

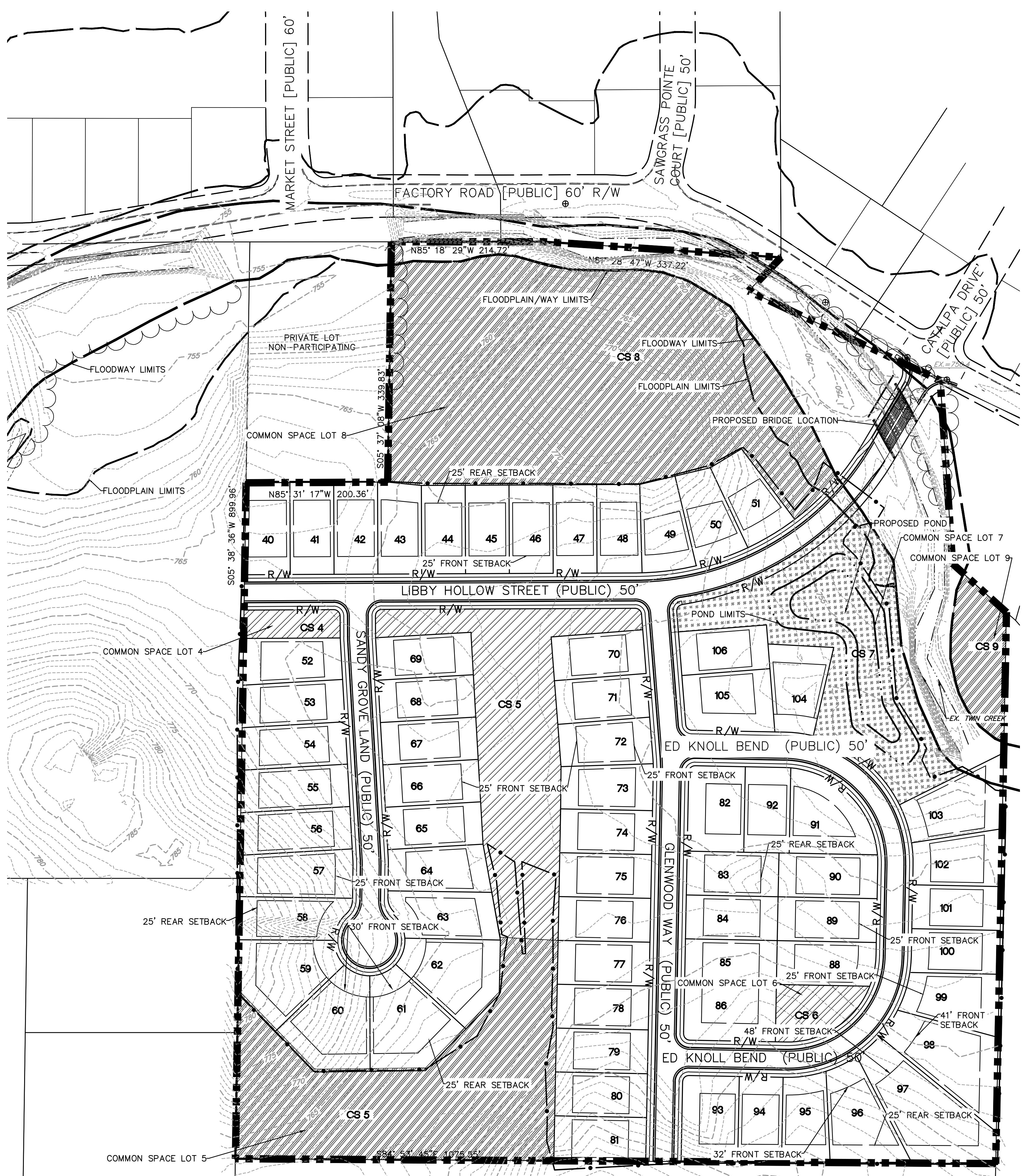
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE:

SITE PLAN

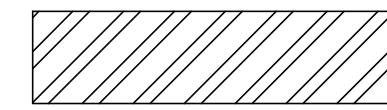
SHEET NO.: C-400



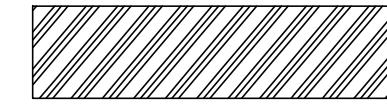
AREA MEASUREMENTS	
TOTAL PARCEL AREA	28.693 ACRES
PROPOSED BUILDABLE AREA	19.493 ACRES
PROPOSED COMMON AREA	9.201 ACRES
% AREA COMMON SPACE	32%

LEGEND

PROPOSED PROPERTY LINE

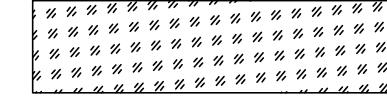


COMMON AREAS AVAILABLE FOR FUTURE COMMON WALKWAY DEVELOPMENT. ULTIMATE WALKWAY AVAILABILITY AND LOCATION TO BE DETERMINED WITH FINAL GRADING.



COMMON AREAS AVAILABLE FOR FUTURE COMMON WALKWAY DEVELOPMENT. ULTIMATE WALKWAY AREA AND LOCATION TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE



COMMON AREA TO BE
MANAGED BY FACILITY



EXISTING CONTOUR MAP



EXISTING CONTOUR M

CONSTRUCTION LIMITS

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51907
ibigroup.com

1000 J. M. H. Blijlevens et al.

**SUBMISSION:
2022-08-19 PLANNING COMMISSION**

<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input checked="" type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

STAMP:



The seal is circular with a double-lined outer border. The top half of the border contains the words "STATE OF OHIO" in a serif font, with a dotted line separating it from the bottom half. The bottom half contains the words "PROFESSIONAL ENGINEER" in a serif font, also separated by a dotted line. Inside the seal, the name "EDWARD ROTH" is printed in a bold, sans-serif font. A large, stylized blue "E" is positioned to the left of the name. To the left of the "E" is a five-pointed star, and to the right is another five-pointed star. Below the name "EDWARD ROTH" is the number "85262". At the bottom of the seal, the word "REGISTERED" is printed in a serif font. The date "2022-09-21" is printed at the very bottom of the seal.

DECLARATION BY THE DEVELOPER:

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

2

SPRINGBORO, OH

SPRINGBORO
FACTORY ROAD

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR
IBI NO.:		138895
DATE:		SEPTEMBER, 2022
SCALE:		

SHEET TITLE:

SHEET NO.: C-500



Project Site Existing Tree Inventory
Project Site on Factory Road - Springboro, OH
 Conducted at the request of The Fischer Group & Grand Communities
 July/August 2022
 By Urban Canopy Works, LLC | www.UrbanCanopyWorks.com



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

LEGEND

— PROPOSED PROPERTY LINE

I-B

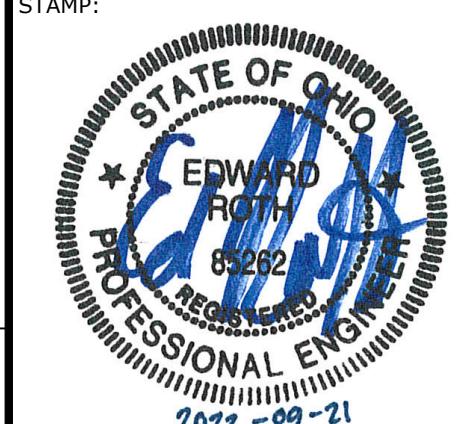
IBI GROUP
 23 Triangle Park Drive
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 tel 513 942 3141
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REVISION:

SUBMISSION:
 2022-08-19 PLANNING COMMISSION

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

STAMP:



SPRINGBORO, OH
 SPRINGBORO
 FACTORY ROAD
 WARREN COUNTY

DESIGN DRAFT CHECK
 CMR CMR EFR

IBI NO.:

138895

DATE: SEPTEMBER, 2022

SCALE:

HORIZONTAL: 1" = 50'

SHEET TITLE:

EXISTING TREE
 LOCATION MAP

SHEET NO.: C-600

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 **APPLICANT NAME:** John Konovodoff
 Agent Maronda Homes of Cincinnati, LLC.
 Lessee **Address:** 5900 Wilcox Place, Dublin, Ohio 43016
 Signed Purchase
Contract

Telephone No. (_____) 312.505.4419

Fax No. (_____) _____

Email Address jkonovodoff@maronda.com

PROPERTY OWNER NAME : Robert Abernathy, Stone Ridge Development Ltd.
Address: 807 Stokes Reserve C, Lebanon, OH 4503

Telephone No. (_____) _____

Property Address or General Location: Rt 73; Red Lion-Five Points Rd
Parcel Number(s): 04013000580 Acreage: 12.08

PUD Category: Residential Retail Office Manufacturing Mixed Use

If Mixed Use, Acreage in Each Category: _____
For Residential Proposed Density 3.4 DU/AC Number of Residential Units 41 total units
35 single family
6 townhomes

Proposed Use: _____
The purpose of this application is to revise the PUD-B to PUD-R this will allow the property to be developed as single-family homes, in keeping with adjacent properties.
Sidewalks have been proposed along the streets and primary roads to provide the neighborhood connectivity identified in the 2022 Springboro Master Plan (Section 5. items #2 and #3).

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)

September 22, 2022

(Date)

John Konovodoff

Printed Name

Real Estate
Letter of Authorization

PID #: 04013000580

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

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

Address: 807 Stokes Reserve C, Lebanon, OH 45036

Telephone Number:

Email Address: abernathyinv@roadrunner.com

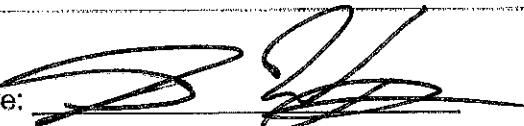
*As owner(s) of the referenced property I (we) hereby appoint the following company or individual to represent me (us) as agent to the City of Springboro.
I (we) have reviewed my/our agent's valuation and or opinions and are in agreement with same.*

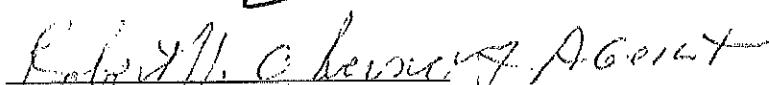
Names of Agent and Firm: Todd Lipschutz, Maronda Homes of Cincinnati, LLC

Address: 3900 Wilcox Place, Dublin, OH 43106

Telephone Number: 614.659.1546

Email Address: tlipschutz@maronda.com

Owner Signature: 

Agent Signature: 

JEFFREY B. WALther, Notary Public
Notary Signature & Seal for the State of Ohio
My Commission Expires April 20 2013

STATE OF OHIO

SS:

COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me, a Notary Public this 23 day of September 2022, by Scott D. Wright, Owner, Executor and Trustee of the Donald C. Wright Marital Trust acknowledged the signing thereof to be his voluntary act and deed.

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

NOTARY PUBLIC

My Commission Expires:

JEFFREY B. WALTHER, Notary Public

In and for the State of Ohio

My Commission Expires April 19, 2023

STATE OF OHIO
COUNTY OF MONTGOMERY SS:

The foregoing instrument was acknowledged before me this 23 day of September 2022, by Robert Abernathy, Agent for Stone Ridge Development Ltd. Acknowledged the signing thereof to be his voluntary act and deed.

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

JEFFREY B. WALTHER, Notary Public
In and for the State of Ohio
My Commission Expires April 19, 2023

NOTARY PUBLIC

My Commission Expires:

Jeffrey B. WALTHER
April 19, 2023

Springboro

State Route 73 General Plan Situate In City of Springboro Warren County, Ohio

Prepared For

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

DESCRIPTION OF APPLICATION:

THE PURPOSE OF THIS APPLICATION IS TO REVISE THE PUD-B TO PUD-R THIS WILL ALLOW THE PROPERTY TO BE DEVELOPED AS SINGLE-FAMILY HOMES, IN KEEPING WITH ADJACENT PROPERTIES.

THE PROPERTY UNDERLYING ZONE IS R3, MEDIUM DENSITY RESIDENTIAL. THE TOTAL AREA OF THE SITE IS 12.08 AC. THE PROPOSAL IS 35 SINGLE FAMILY DETACHED HOMES AND 6 TOWN HOMES, WITH TOWN HOMES MAKING UP 14.6% OF THE DEVELOPMENT. THE PROPOSED DENSITY IS 3.4 DU/AC. 25% OPEN SPACE IS REQUIRED AND 29.7% OPEN SPACE IS PROVIDED.

Sheet Index	
Sheet No.	Sheet Description
1	Title Sheet
2	Existing Conditions
	Layout Plan

ENGINEER/SURVEYOR

LSSE, INC.
5900 WILCOX PLACE, SUITE J
DUBLIN, OHIO 43016
OFFICE: 412-264-4400
EMAIL: info@LSSE.COM

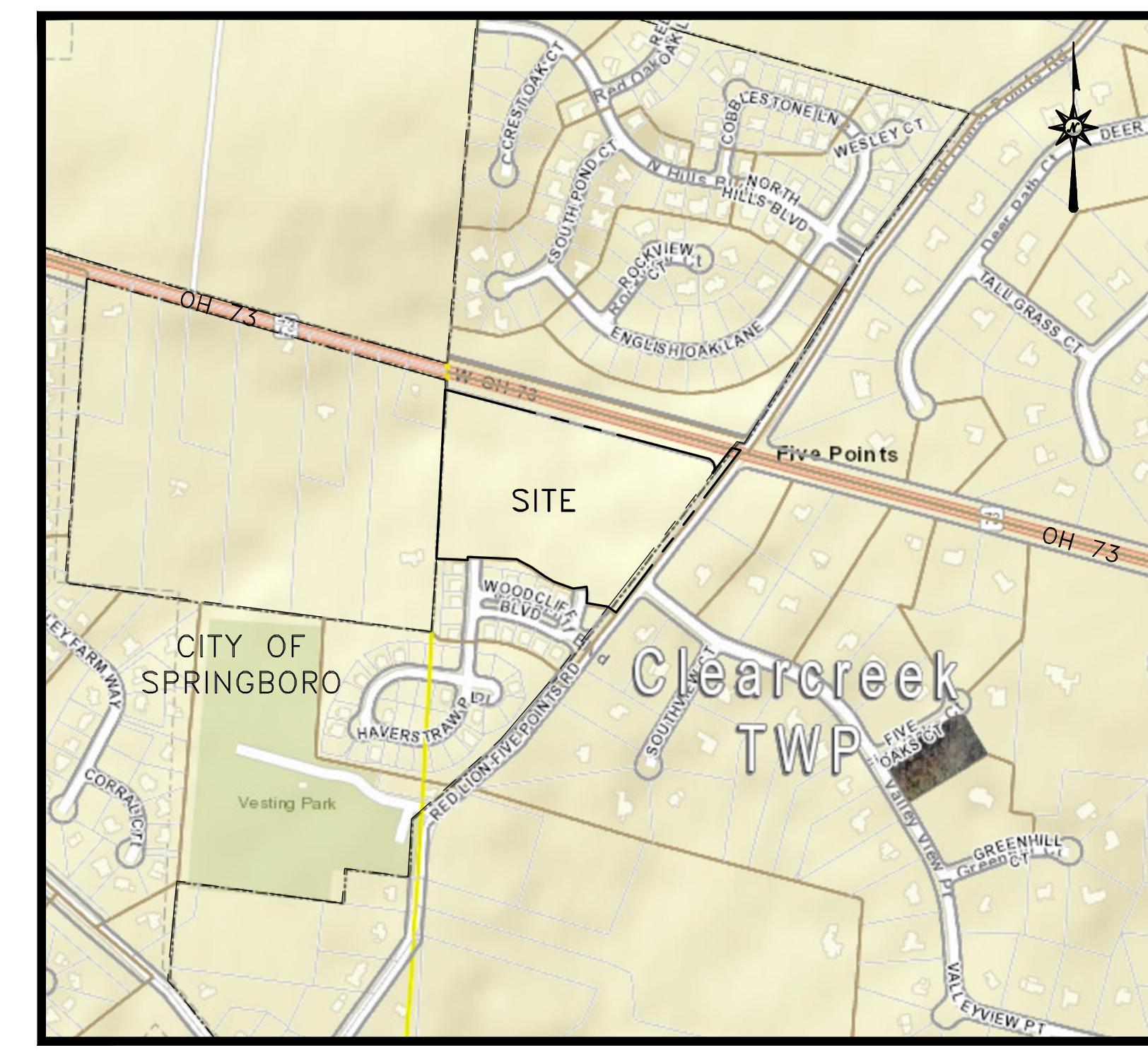
REGISTERED PROFESSIONAL _____ NUMBER _____ DATE _____

ONE CALL RESPONDENTS

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

OUPS Contacts			
Utility	Company	Address	Tele. No.
NATURAL GAS	CONTACT: COLUMBIA GAS		
GAS	CONTACT: DUKE ENERGY GAS		
ELECTRIC	CONTACT: DUKE ENERGY ELECTRIC		
WATER	CONTACT: CITY OF SPRINGBORO		
SEWER	CONTACT: WARREN COUNTY		
TRAFFIC	CONTACT: ODOT DISTRICT 8		

September 2022



Location Map
N. T. S.

DEVELOPER
MARONDA HOMES OF CINCINNATI, LLC
5900 WILCOX PLACE
DUBLIN, OHIO 43016
614-865-1000
TODD LIPSCHUTZ
TLIPSCHUTZ@MARONDA.COM

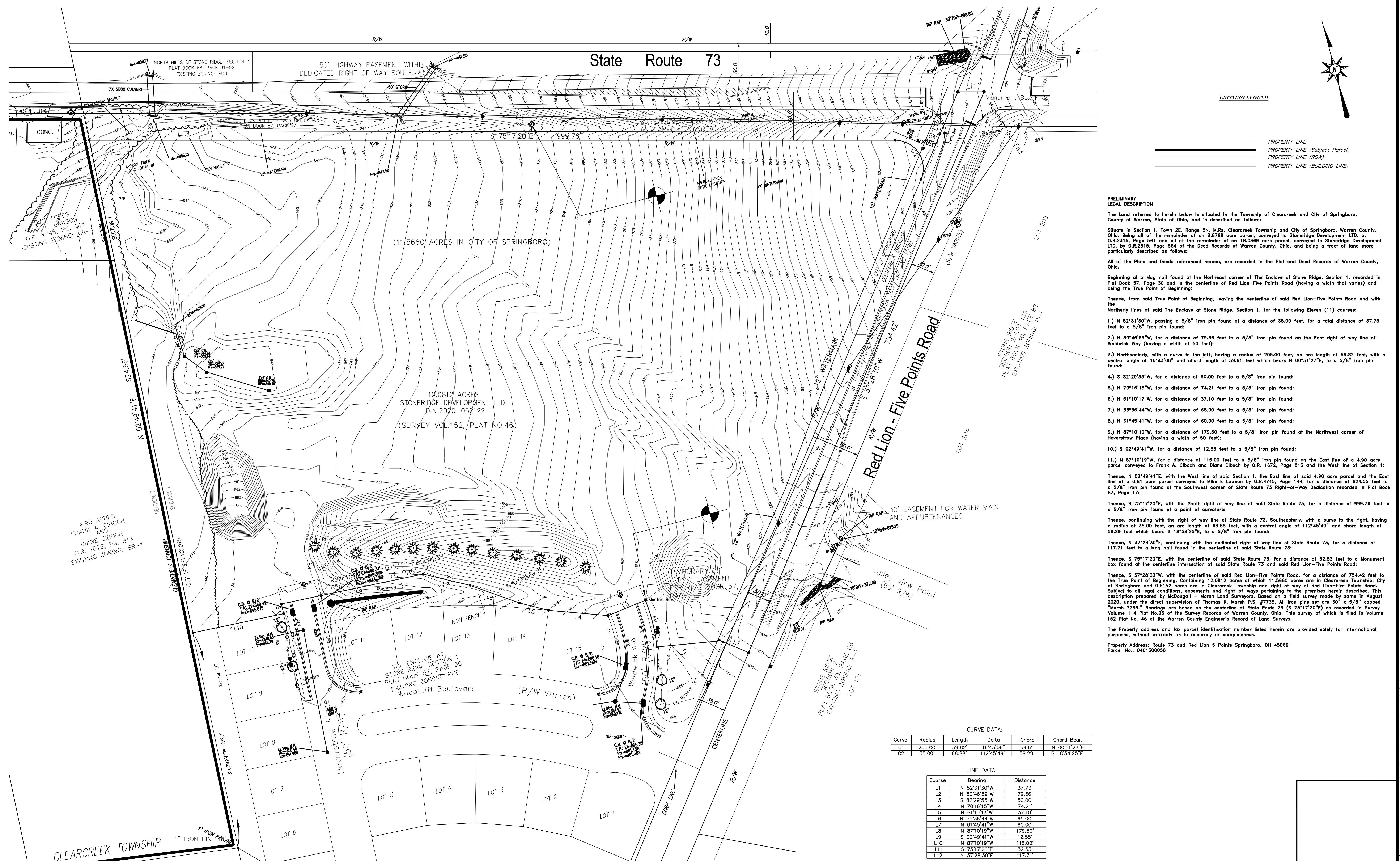
OWNER / AGENT _____ TITLE _____ DATE _____

OWNER
STONERIDGE DEVELOPMENT, LTD

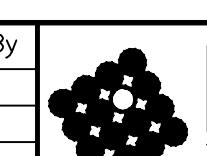
OWNER / AGENT _____ TITLE _____ DATE _____



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



Scale:	1"=50'	No.	Date



The diagram consists of four separate geometric shapes arranged horizontally. From left to right: 1) A square with all four sides of equal length. 2) An isosceles trapezoid with two parallel horizontal bases of different lengths and two slanted non-parallel sides of equal length. 3) Another isosceles trapezoid, similar in structure to the second one but slightly smaller. 4) A square, identical in size to the first one.

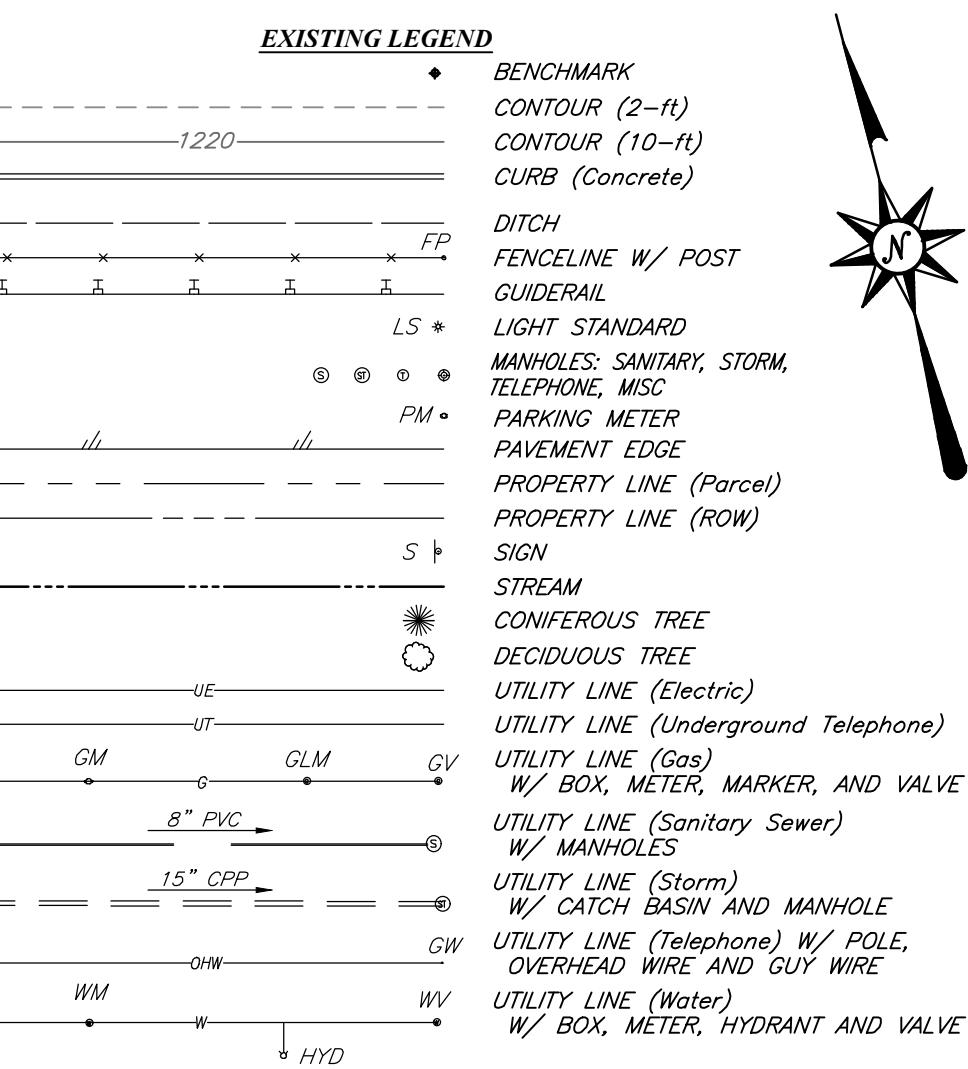
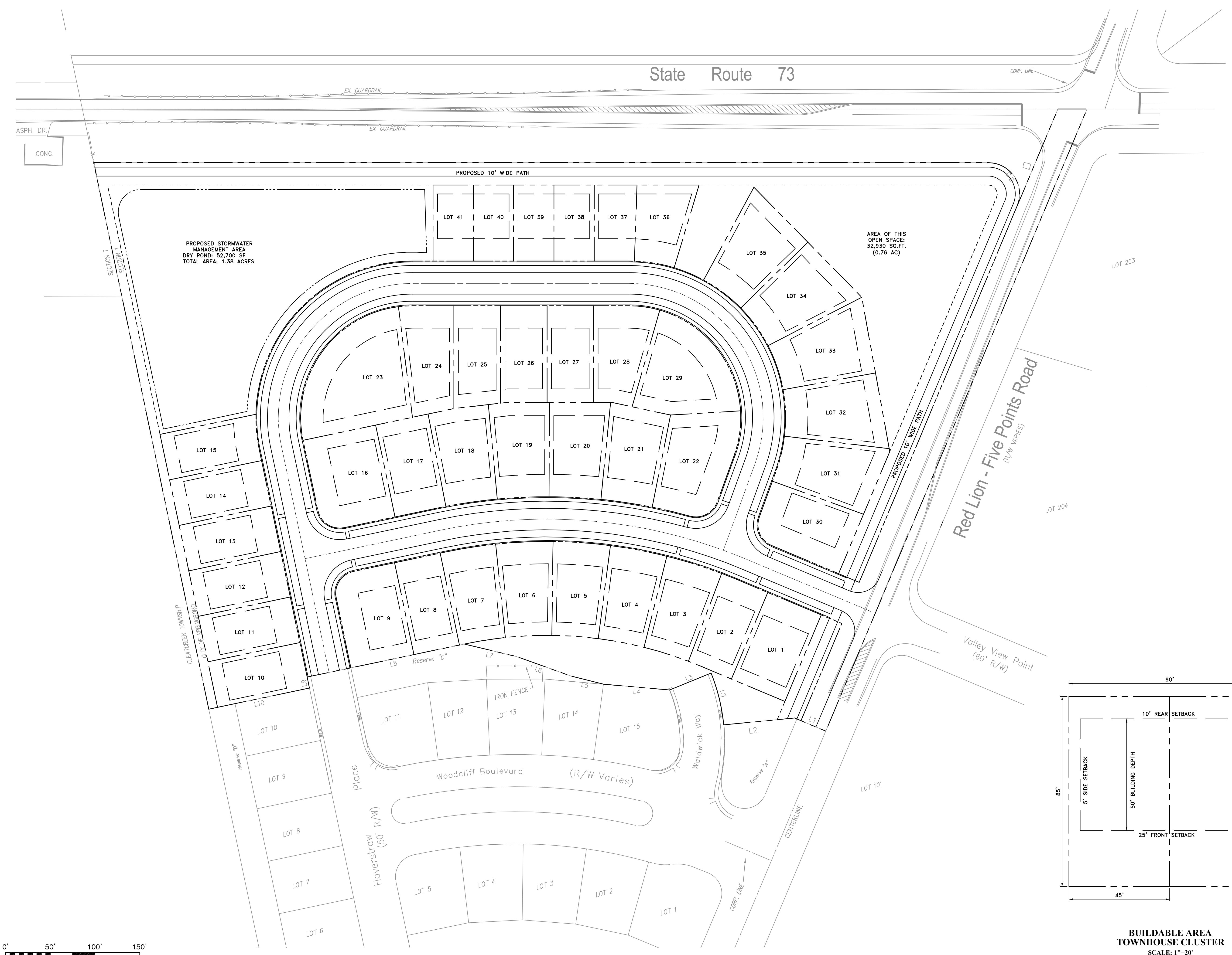
<p>846 4th Avenue Pittsburgh, Pennsylvania 15108 Phone: 412-264-4400 Fax: 412-264-1200 Email: info@lpeo.com</p>	<p>Filename: 308-343TP.dwg Date:</p>
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Maronda Homes

5900 Wilcox Place
Dublin, Ohio 43016

Springboro
State Route 73
General Plan
Planning Commission

Sheet Title Existing Conditions



STATE DATA

ISDICTION:
Y OF SPRINGBORO
RREN COUNTY, OHIO
URRENT ZONING: PUD-B
POSED ZONING: PUD-R
MITTED USE: RESIDENTIAL

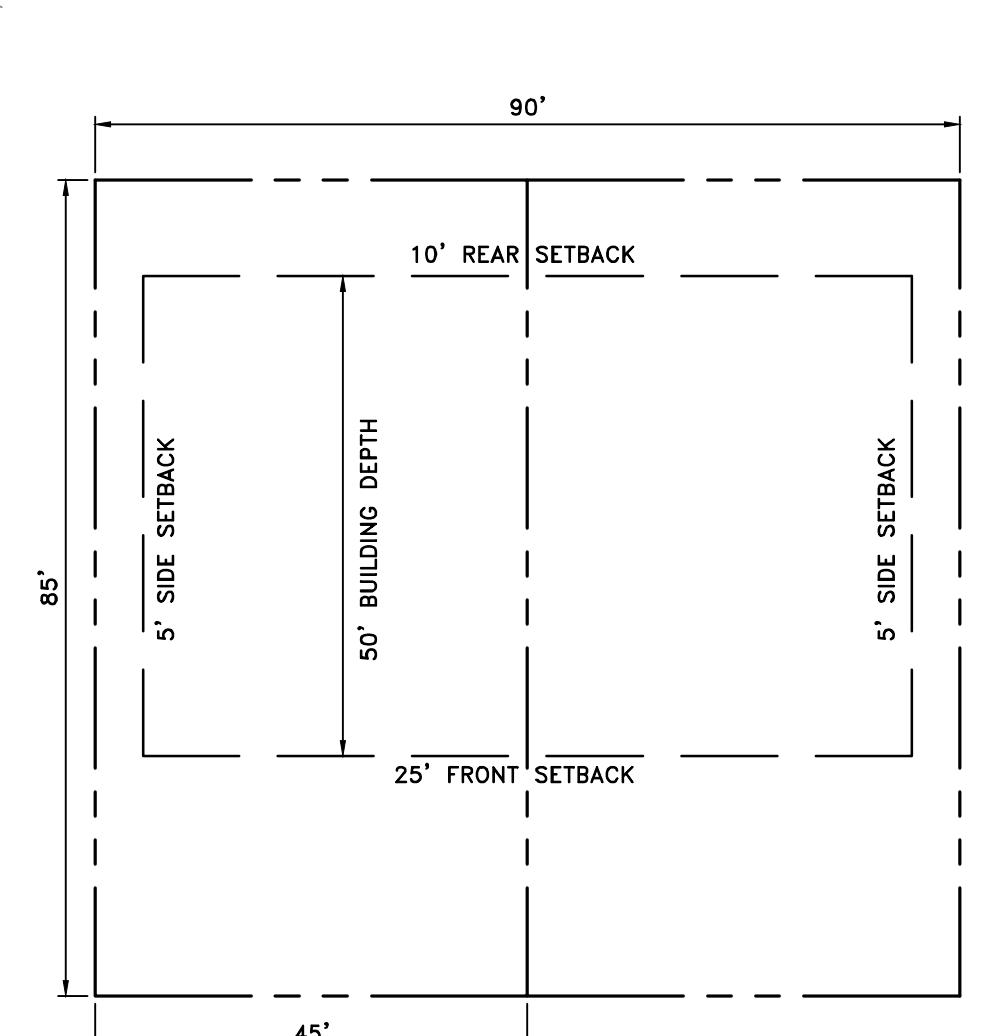
POSED: 41 TOTAL LOTS
35 SINGLE FAMILY - DETACHED HOMES
6 TOWNHOUSES - 2 UNITS PER BUILDING
(MULTIFAMILY = 14.6% TOTAL LOTS)
MAX. BUILDING HEIGHT 35' (2.5 STORIES)

POSED DENSITY: 3.4 DU/AC
BACK REQUIREMENTS
POSED ZONE: PUD-R
NT: 25'
E: 5'
R: 15' (SINGLE FAMILY)
10' (TOWNHOUSE)

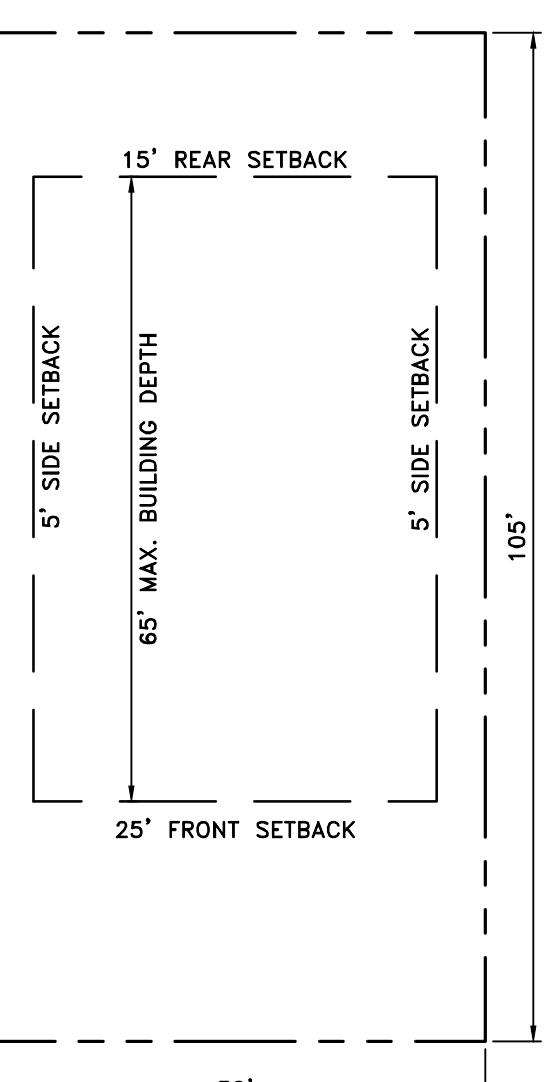
AL AREA:	12.08 ACRES
AL AREA OF OPEN SPACE:	3.59 ACRES
QUIRED OPEN SPACE:	25.0%
VIDED OPEN SPACE:	29.1%
Y. LOT COVERAGE:	75%

IN SPACE	
NRNER AREA:	0.76 ACRES
IMETER BUFFER AREA:	1.45 ACRES
IM AREA:	1.21 ACRES
IV AREA:	2.52 ACRES

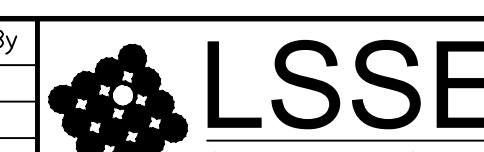
POSED INFRASTRUCTURE:
-- 50' ROW; 24' ROADWAY; 4' SIDEWALKS
-- 25' BUFFER; NORTH AND EAST SIDES
-- 10' PAVED PATH: NORTH AND EAST SIDES



BUILDABLE AREA TOWNHOUSE CLUSTER



BUILDABLE AREA SINGLE FAMILY LOT



846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lccc.com

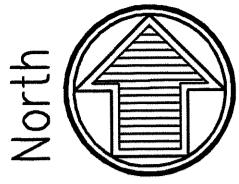
Filename: 308-343 CP11.dwg
Date:

Maronda Homes

Springboro

State Route 73
General Plan

Sheet Title	Layout Plan	
Drawing No.		Sheet No.



BEARINGS BASED ON THE CENTERLINE OF STATE
ROUTE 73 (S 75°17'20"E) AS SHOWN ON
SURVEY VOLUME 114, PLAT NO.93

100 0 100 200 30

GRAPHIC SCALE: 1" = 100' JOB #2850

MONUMENT LEGEND

- ☒ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ☒ Indicates Iron Pipe found
- ▲ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ☒ Indicates Concrete Monument found
- Indicates Railroad Spike found
- ✗ Indicates Scribe set

REFERENCES:

DEED REFERENCE: REMAINDER 8.8768 ACRES – STONERIDGE DEVELOPMENT LTD.
O.R. 2315, PG. 561

REMAINDER OF 18.0369 ACRES - STONERIDGE DEVELOPMENT LTD
O.R. 2315, PG. 564

PLAT REFERENCE: STATE ROUTE 73 RIGHT-OF-WAY DEDICATION
PLAT BOOK 87, PAGE 17

THE ENCLAVE AT STONE RIDGE SECTION
PLAT BOOK 57, PAGE 30

CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	205.00'	59.82'	16°43'06"	59.61'	N 00°51'27"E
C2	35.00'	68.88'	112°45'49"	58.29'	S 18°54'25"E

LINE DATA

Course	Bearing	Distance
L1	N 52°31'30" W	37.73'
L2	N 80°46'59" W	79.56'
L3	S 82°29'55" W	50.00'
L4	N 70°16'15" W	74.21'
L5	N 61°10'17" W	37.10'
L6	N 55°36'44" W	65.00'
L7	N 61°45'41" W	60.00'
L8	N 87°10'19" W	179.50'
L9	S 02°49'41" W	12.55'
L10	N 87°10'19" W	115.00'
L11	S 75°17'20" E	32.53'
L12	N 37°28'30" E	117.71'

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

Plat of Survey / Combination

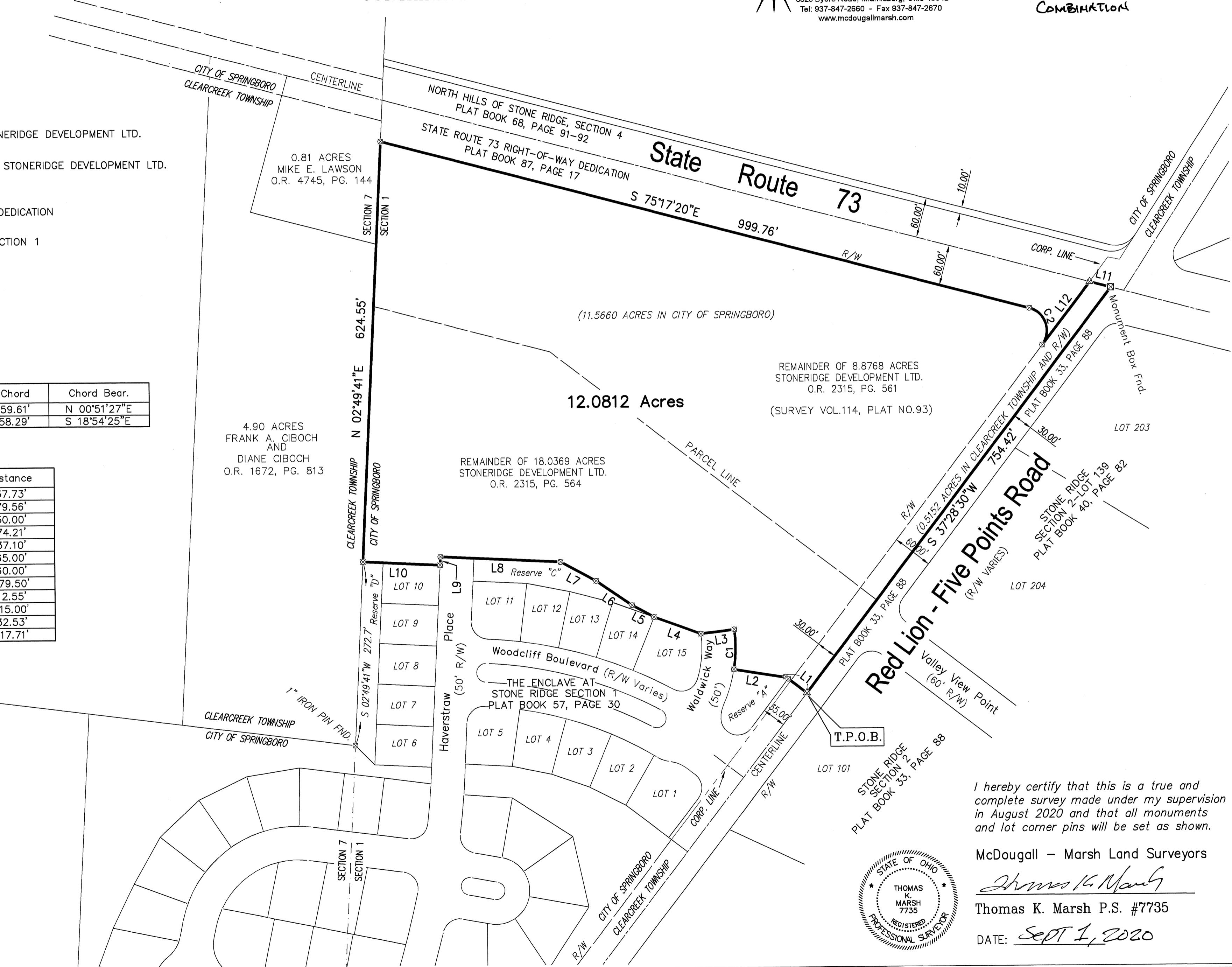
STONERIDGE DEVELOPMENT LTD.

Section 1, Town 2E, Range 5N M.Rs
Clearcreek Township and City of Springboro
Warren County, Ohio

CONTAINING 12.0812 Acres

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

PRELIMINARY ACCESS APPROVAL:
____ GRANTED NOT APPLICABLE
Neil F. Tunison 
NEIL F. TUNISON P.E., P.S.
WARREN COUNTY ENGINEER
COMBINATION



State Route 73



SITE DATA

JURISDICTION:
CITY OF SPRINGBORO
WARREN COUNTY, OHIO
CURRENT ZONING: R3

PROPOSED: 41 TOTAL LOTS
35 SINGLE FAMILY - DETACHED HOMES
6 TOWNHOUSES - 2 TOWNHOUSES PER BUILDING
(MULTIFAMILY = 14.6% TOTAL LOTS)

PROPOSED DENSITY: 3.4 DU/AC

TOTAL AREA: 12.08 ACRES
TOTAL AREA OF OPEN SPACE: 3.59 ACRES
REQUIRED OPEN SPACE: 25.0%
PROVIDED OPEN SPACE: 29.7%

PROPOSED INFRASTRUCTURE:
-- 50' ROW; 24' ROADWAY
-- 25' BUFFER; NORTH AND EAST SIDES
-- 10' PAVED PATH; NORTH AND EAST SIDES

PROPOSED LOTS:

- SINGLE FAMILY (52' X 105') (35 LOTS)
- TOWNHOUSE (45' X 85') (6 LOTS)



Scale: 1"=50'

No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By

SPRINGBORO – RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

PUD REZONE
GENERAL PLAN

PROJECT NARRATIVE AND SUPPLEMENTAL INFORMATION

EXISTING CONDITIONS

The proposed site is an undeveloped portion of the existing Stoneridge residential development, located at the intersection of State Route 73 and Red Lion-Five Points Road, City of Springboro, Ohio. The 12.08-acre site is currently zoned PUD-B Planned Unit Development – Business.

PROPOSED DEVELOPMENT

Maronda Homes of Cincinnati, LLC is proposing to construct 41 residential lots; consisting of 35 single family lots and six townhouse type lots. The purpose of this application is to revise the PUD from a business designation to a residential designation which will allow the property to be developed as single-family homes, in keeping with adjacent properties.

The following aspects of the development respond to the 2022 Springboro Master Plan, Section 5 Plan Recommendations:

- Policy Area 12. This area is a transition from smaller to larger residential lots and moderately priced homes. The proposed development incorporates single family home options including both moderately priced town homes and single family detached homes. An effort has been made to connect the proposed development to the adjacent neighborhood to promote walkability. The homes conform to the existing character of the adjacent neighborhoods.
- Connectivity Goal #2 Alternative routes. The recommendation to develop and encourage alternative traffic routes around the City. The traffic impact study recommends adjusting Red Lion – Five Points Road to add a northbound left turn lane at the proposed entrance opposite of Valley View Point. This would facilitate better traffic flow in support of the alternative perimeter traffic route.

SPRINGBORO – RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

- Connectivity Goal #3 and #4 Pedestrian Connections. Sidewalks have been proposed along all internal streets and a 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk to provide needed neighborhood connectivity through the development to Kesling Park.
- Connectivity Goal #6 Enhance the Character of Roadways. The project has provided for generous buffers along both Route 73 and Red Lion – Five Points Roads, including a large open area at the intersection that can be enhanced with landscape.

The applicant is requesting approval to modify the current zoning PUD-B to PUD-R. The proposed lot density would be 3.4 dwelling units/acre; The total site area of 12.08 acres would be developed as +/- 6 acres of residential lots; +/- 2.5 acres of ROW; and +/-3.6 acres of open space. Single family lots are proposed at 52' wide by 105' depth; Townhouse type lots are proposed at 45' wide by 85' depth; Setbacks would be 25' Front yard; minimum 5' Side yard, the Rear yard would be a minimum 15' for single family lots and 10' for townhouse type lots. Parking for individual homes has been provided as follows: two (2) vehicle garage spaces and two driveway spaces. On-street visitor parking is permitted. The ROW is proposed as 50' width with 4' sidewalks. Streets will be designated as public. A 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk. A 10' buffer has been provided along the western boundary. The corner of the site located at the intersection of State Route 73 and Red Lion-Five Points Road will remain open and naturalized. Buffers will be landscaped with a combination of existing and supplemental vegetation. 3.59 Acres of Open Space is proposed, which is 29.7% of the site area. The HOA would manage and maintain open space and stormwater management areas.

Utilities (water, sanitary sewer) connections are available. Water service will be provided via the 12-inch water line in Red Lion – Five Points Road. Sanitary service will be provided via a connection from Haverstraw Place. The stormwater will be managed in a single facility. All Stormwater will be managed on site and discharged per NPDES standards and requirements.

SPRINGBORO – RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

The following site investigation studies and reports were provided by the property owner. Maronda Homes and LSSE have not undertaken independent verification of the information provided. Where technical data is required to inform final engineering design of roads, foundations, utilities additional site investigation will be performed, and the updated information provided as part of any final development plan submittal.

A Geotechnical survey was provided by Alt & Witzig Engineering, Inc. December of 2019. The report included soil sampling, analysis and recommendations for slope construction. The survey was prepared for a commercial use and additional borings may be necessary for the change of use. The Geotechnical report was previously provided to the City. A USDA soil survey was downloaded and previously provided to the City. A preliminary investigation for water resources was conducted on the U.S. Fish and Wildlife National Wetlands Inventory website. The inventory map was previously provided to the City.

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

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

SPRINGBORO – RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

SUMMARY

Zone District: PUD-B

Zoning Change: PUD-B to PUD-R

Site Data:

- Total Site Area: 12.08 Acres
- Lot density: 3.4 DU/AC
- 41 total lots (35 detached / 6 townhomes)
- Ratio of multifamily lots: 14.6% of total lots
- Single Family Lots: 52' width x 105' depth
 - Front yard setback: 25'
 - Rear yard setback: 15'
 - Side yard setback: 5' minimum
- Townhouse Lots: 45' width x 85' depth
 - Front yard setback: 25'
 - Rear yard setback: 10'
 - Side yard setback: 5' minimum
- 3.59 Acres Open Space – 29.7%

MARONDA
Homes

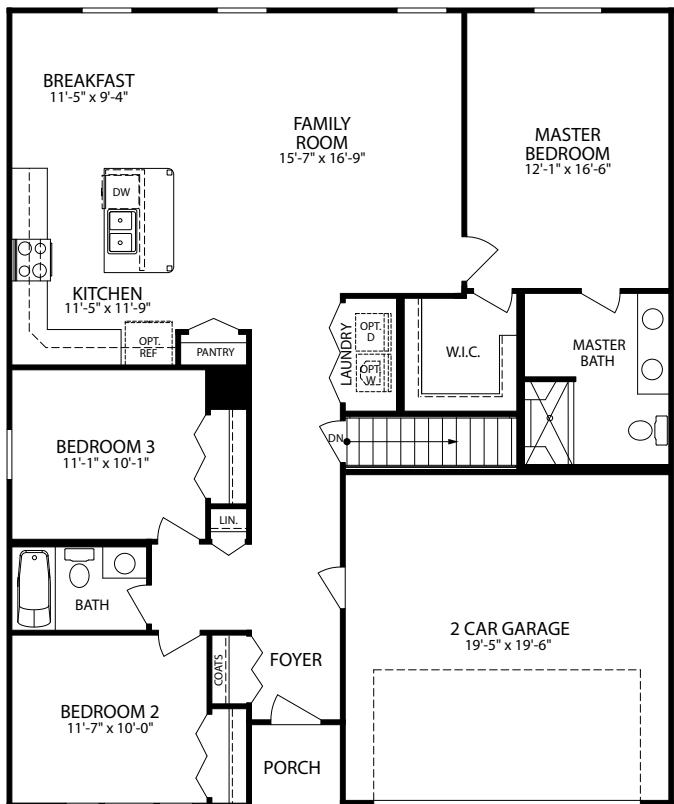
AVALON
Elevation E
Heritage Series



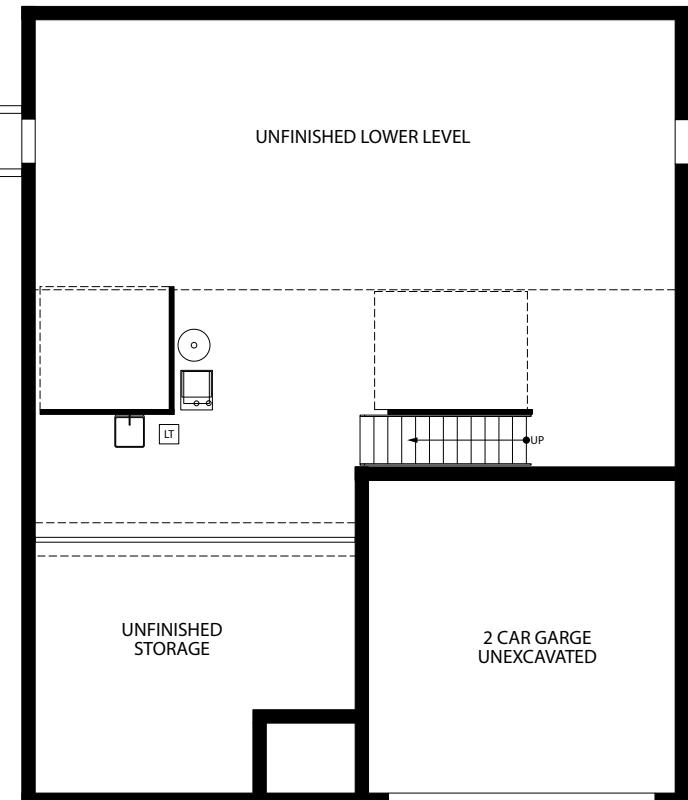
Optional Partial Brick

DREAM. BUILD. *Live.*

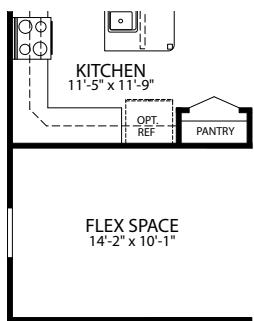
FIRST FLOOR



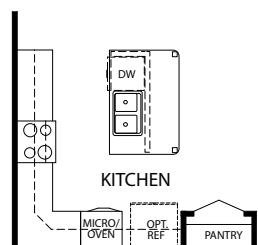
LOWER LEVEL



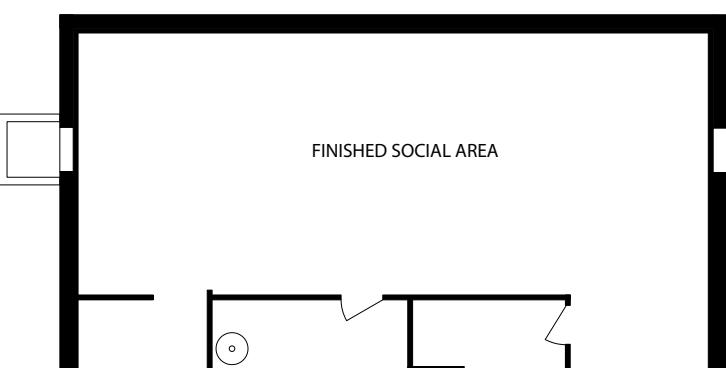
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



Opt. Finished Social Area



- 2-3 Bedrooms, 2 Bathrooms
- 2 Car Garage
- 1,498-2,418 Finished Sq. Ft.
- First Floor Owner Suite



Visit marondahomes.com for more information. Ask your New Home Specialist for details about additional options to this floor plan to meet your unique lifestyle and needs. Floor plans and elevations are artist's renderings for illustrative purposes and not part of a legal contract. Features, sizes, options, and details are approximate and will vary from the homes as built. Optional items shown are available at additional cost. Maronda Homes reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation. ©2019 Maronda Homes, Inc. All Rights Reserved. 2/19



Optional Carolina Partial Brick Front



Optional Carolina Partial Stone Front



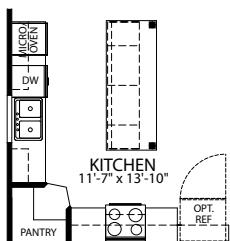
Optional Siding Front



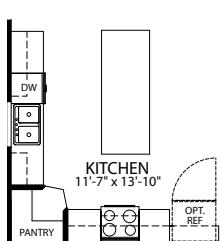
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- 1,704 Finished Sq. Ft.



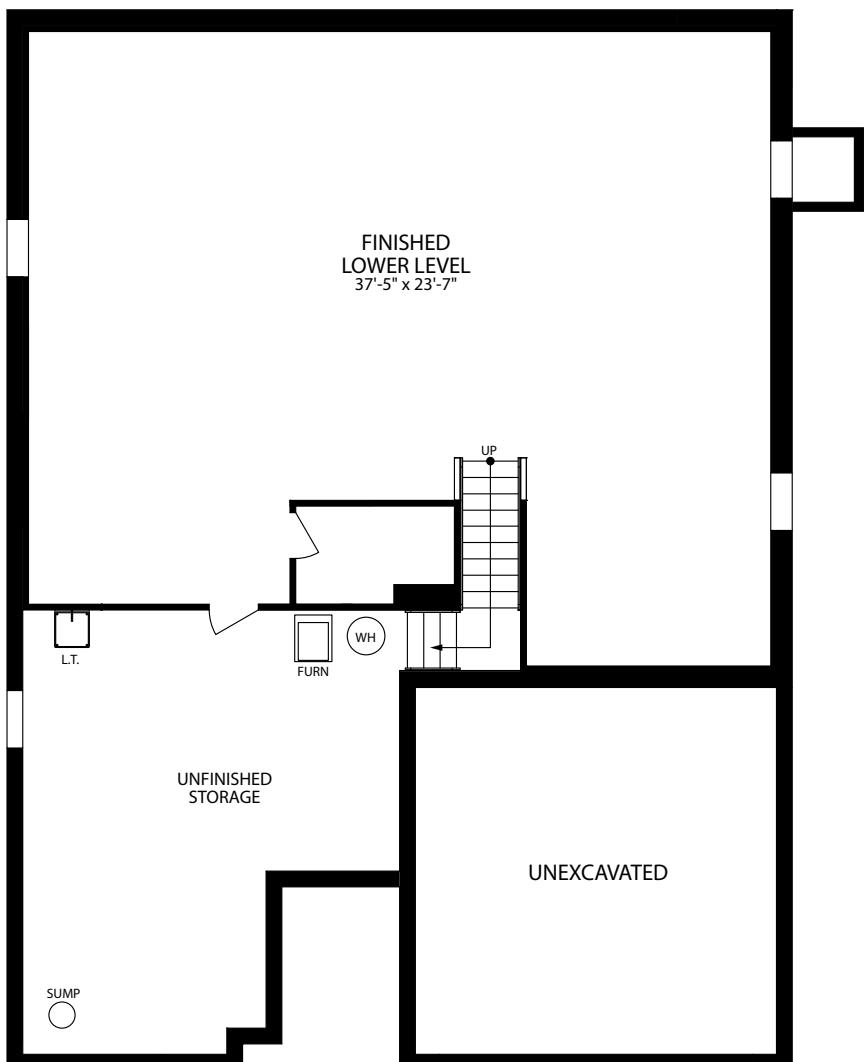
Opt. Chef's Kitchen



Opt. Extra Kitchen Island



Opt. Finished Lower Level



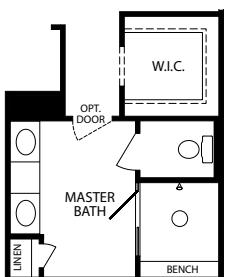
Opt. Fireplace



Opt. 28 Patio Door



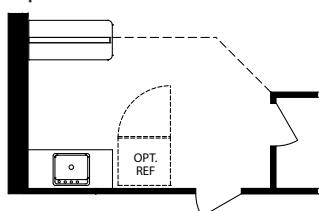
Opt. Upgraded Master Bath



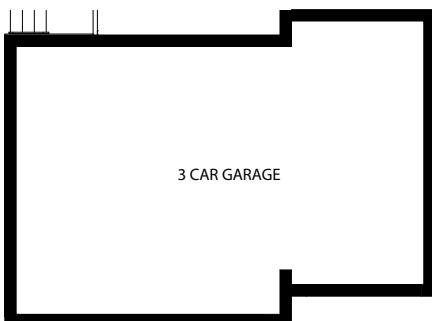
Opt. Shower Bath



Opt. Social Center



Opt. 3 Car Garage at Lower Level





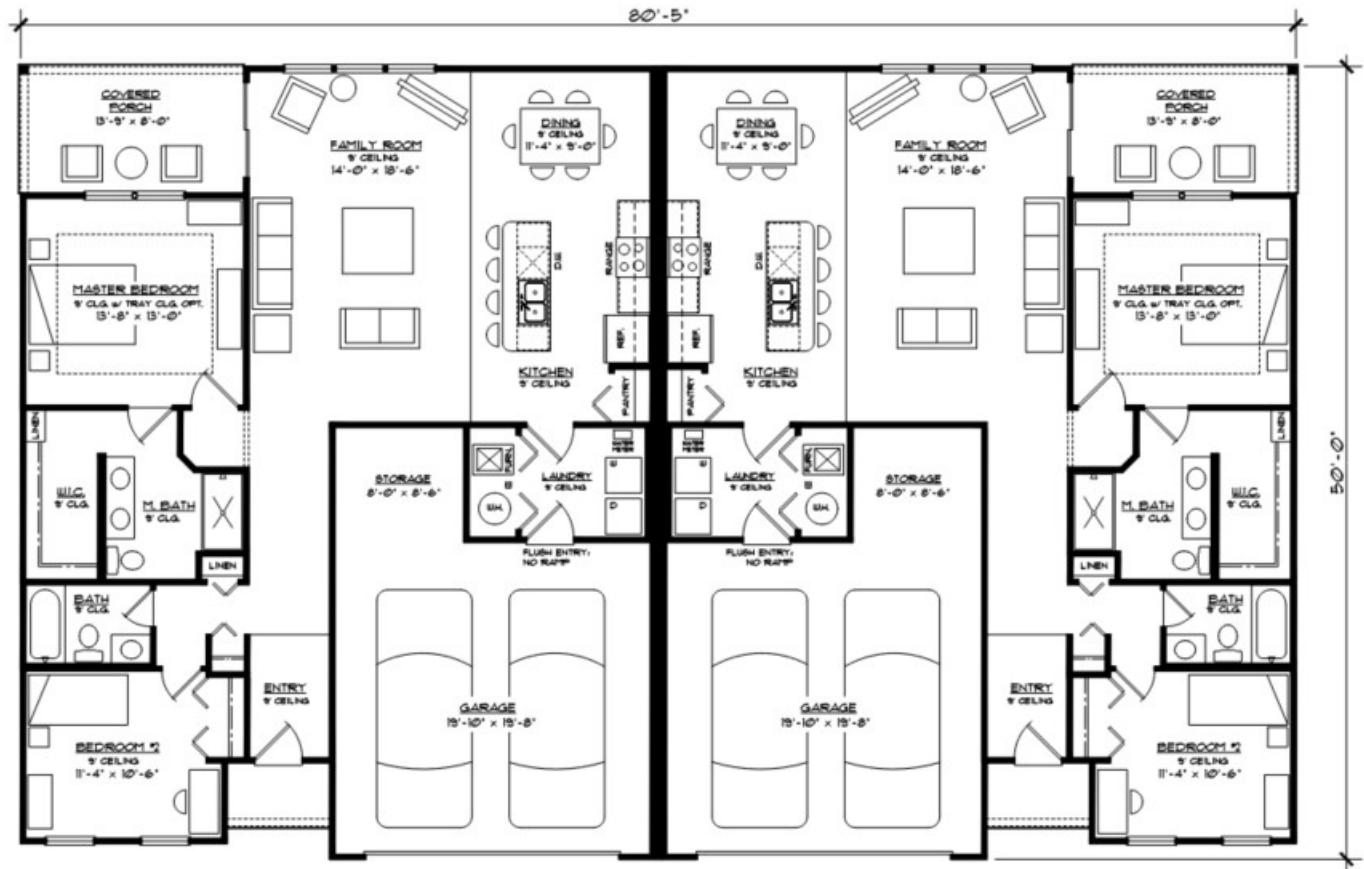
Ranch Villa "B" - Front E elevations (Standard)

1/8" = 1'-0"



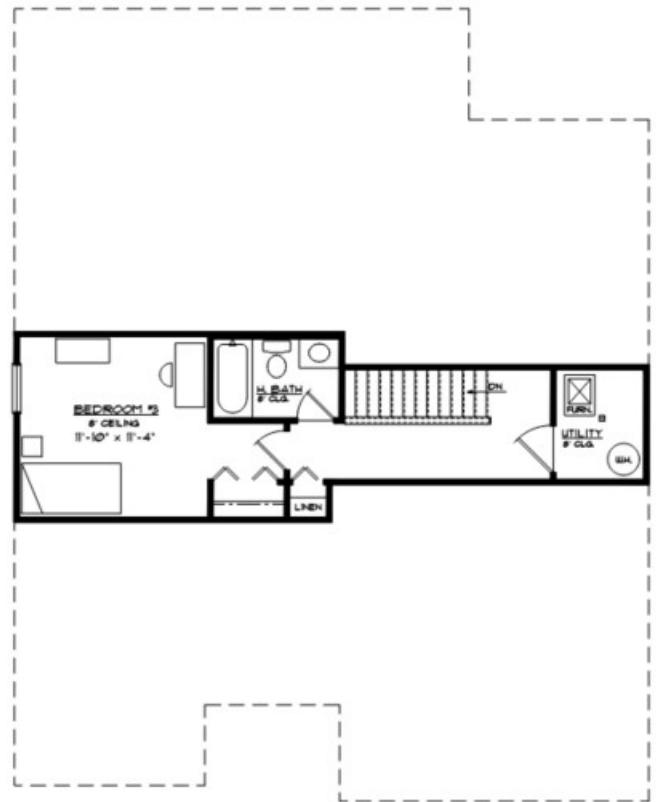
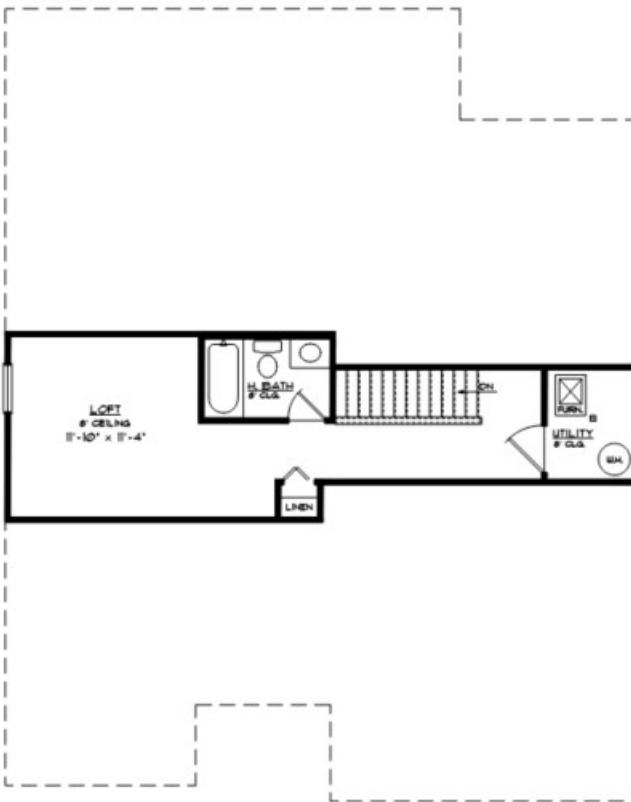
Ranch Villa "B" - Front Elevations (Second Floor Option)

1/8" = 1'-0"



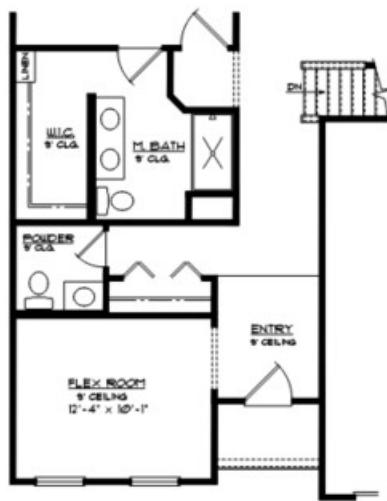
Ranch Villa "B" - Duplex First Floor Plan (Standard)

1/8" = 1'-0"

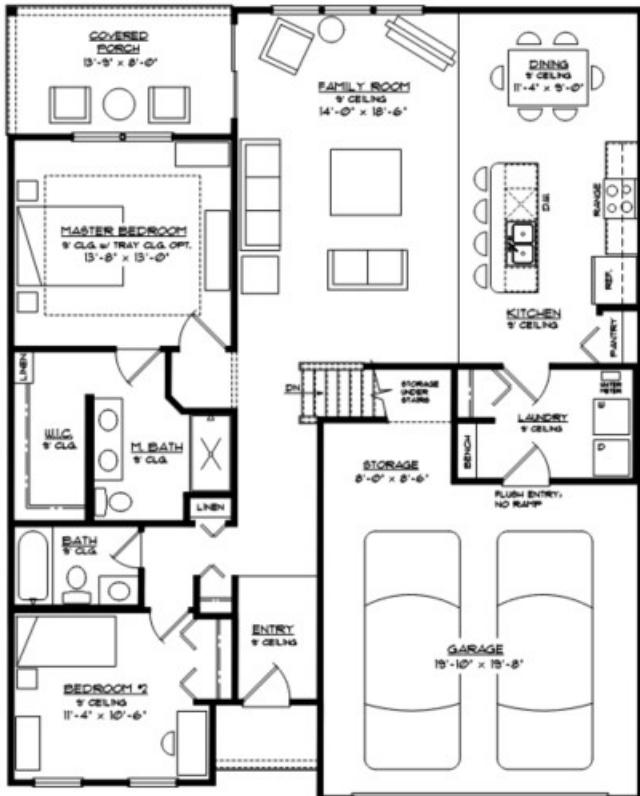
Bedroom OptionLoft OptionRanch Villa "B" - Second Floor Plans

362 sf

1/8" = 1'-0"



Flex Room Option



Ranch Villa "B" - First Floor Plan (w/ 2nd Floor)
1,370 sf

1/8" = 1'-0"

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, September 21, 2022

I. Call to Order

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

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Mike Thompson, and Mark Davis.

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

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

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

II. Approval of Minutes

A. July 13, 2022 Planning Commission Minutes

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

Mr. Pearson motioned to approve the July 13, 2022 Planning Commission minutes. Mr. Davis seconded the motion.

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

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 within 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Storz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
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.

Discussion:

Ms. Sandy Tenhundfeld with K4 Architecture was in attendance to discuss their application.

Mr. Boron reviewed the background and staff comments, noting that the preliminary review was conducted on this project at the July 13th meeting. He explained that many of the staff comments were minor and were mainly related to the site plan's engineering.

Ms. Tenhundfeld stated that she has reviewed all the comments and is confident all of the requirements will be met.

Mr. Pearson noted that the project seems very straightforward, but asked for clarification on the shared sign.

Ms. Tenhundfeld explained that the sign would also be shared with the second building in the future.

Ms. Iverson called for a motion to approve the Site Plan for Mayfield Brain and Spine, western terminus of Pinnacle Point Drive, medical office building, subject to compliance with staff comments.

Mr. Dimmit motioned to approve. Mr. Davis seconded the motion.

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

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

This agenda item was withdrawn at the request of the applicant prior to the meeting.

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 southwest 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.

Discussion:

Justin Lanham, M/I Homes, and Jeff Puthoff, Choice One Engineering, were in attendance to discuss their application.

Ms. Iverson noted this was the first time the Planning Commission is hearing this presentation on the proposed development, and referred to Mr. Boron for review.

Mr. Boron reviewed the background information explaining that the applicant is seeking general plan approval for the development of a 130 unit, 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 80 acres in area and is located at the southwest corner of West Lower Springboro Road and Red Lion-Five Points Road. He explained the history of the property including annexation and rezoning. Mr. Boron reviewed additional details of the proposed development from Choice One Engineering, who is working on behalf of the property owner, such as proposed lot sizes, setbacks, access sites and dedication of right-of-way. He reviewed plans for open space and various common areas, including a playground and multiuse trail. He also explained the zoning for properties adjacent to the proposed site.

Mr. Lanham stated that he has been working with Jason Brown and they have reviewed and discussed all the staff comments. He shared one concern they have regarding comment #4, and the side setbacks being measured from the overhang. They feel this may limit the selection of homes for the customer.

Mr. Boron explained that staff discussed this comment and 5 Ft. is the minimum and if it were any less, the houses would be too close together. This is defined in the zoning & annexation agreement.

Mr. Pearson agreed it needs to remain 5 feet.

Ms. Iverson asked about the flood plain and what drainage plans have been made.

Mr. Dixon explained that staff will follow Chapter 1448 of our Code, Flood Damage Reduction.

Mr. Dismitt asked for further clarification on comment #13.

Mr. Dixon explained that basements are only permitted if gravity fed sewers are used, and grinder pumps are not permitted.

Ms. Iverson asked what the next steps involve.

Mr. Lanham stated there may need to be some re-design, or increase of lot sizes in order to accommodate these requirements. They are open to recommendations.

Mr. Boron stated with a development of a subdivision, there may be a need for some modifications which could require a second preliminary review.

Mr. Dixon noted that staff is waiting for the final traffic study to be completed.

Mr. Boron added that it is customary to have the traffic study completed which will help form the layout and the streets to be sure it is consistent with the recommendations of our traffic consultant.

Mr. Davis asked for clarification on the connection to Villages of Creekside.

Mr. Boron explained that Cambridge is a stub street that was intended to be continued into an adjacent development and maintain street connectivity as well as provide relief to other roads.

Mr. Pearson asked for details on the types and models of homes being offered.

Mr. Lanham shared photos of various models of 3 bedroom homes, both ranches and 2 story between 1,400 and 1,800 square feet.

Mr. Boron referred to a letter from the Villages of Creekside Homeowners' Association that was received and reviewed by staff as well as distributed to the Planning Commission members.

Mr. Boron explained that one of the outcomes of this subdivision will be the removal of a lift station.

Mr. Dixon added that staff has been trying to remove lift stations throughout the City whenever possible because they are expensive to maintain. He explained that sanitary sewer flows downhill to a pump and is pumped back out under pressure, back to a gravity fed main.

Ms. Iverson asked if anyone present had any public comments.

Mrs. Beverly Murdock stated that she and her husband Jim live at 21 East Waterbury. They were not aware of any of these plans until they received the letter from M/I Homes. She expressed concerns about the green space and how many trees will be lost for this development. Mrs. Murdock is also concerned about traffic, noting that she previously lived in Mason and the growth there was ominous. She stated that she is very happy with Springboro, as well as the school system, but is very concerned with the added traffic as well as the additional strain on the school system.

Mr. Boron noted that City staff mailed letters about tonight's meeting to all property owners within 300 feet of the property.

Mr. Bob Slade of 50 Concord Circle shared concerns about the lot sizes, which will be smaller than other neighboring lots. He also questioned if an existing swale along the back of Concord would be removed. Mr. Slade expressed concern about his property value with these homes being significantly smaller, as well as many concerns about the traffic.

Mr. Sam Sproat stated that he has lived at 6800 Red Lion-Five Points Road for over 50 years. He shared concerns about the additional traffic, noting it already is often backed up. Mr. Sproat noted he has seen the lower field flood several times, and is concerned about what that area will look like when they build it up to make it suitable for housing. He is concerned about property value and hopes the City will consider reducing the number of homes being permitted.

Mr. Eugene Weaver stated he has lived at 7108 Red Lion Five Points Road for 28 years, and has always loved Springboro. He noted that they have a well and are concerned about the leach lines as well as a nearby natural spring. Mr. Weaver shared concerns about traffic, specifically at the dangerous intersection of Red Lion-Five Points and Lower Springboro Roads. He was also concerned about the proposed lot sizes.

Mr. Mike Stull of 125 Cambridge Drive also shared concerns about the traffic on Cambridge Drive that would result from this development. He noted that in past discussions about a possible development at this location, there was mention of an additional egress point onto Lower Springboro. Mr. Stull was very concerned about increased traffic cutting through Cambridge Drive.

Mr. James Patterson of 60 Concord Circle also expressed concern about the lot sizes, setbacks and overhangs. He has children that are often on Cambridge Drive, and are concerned about the increased traffic, and agree with the additional egress point at West Lower Springboro Road. Mr. Patterson was also concerned about the swales, maintaining green space and trees, and if there would be any type of barrier behind their house and the new development. He noted that he and many neighbors were not aware of this development, and asked if another letter will be sent when the next review, or re-submittal is on the agenda.

Ms. Iverson noted that all current and future submittals are posted of the website for anyone to review.

Mr. Boron explained that all submittals are always available on the website, which includes any future materials/proposals from M/I Homes.

Ms. Iverson noted the Planning Commission Meetings are typically the second Wednesday of the month however, this month had to be delayed one week.

Mr. Boron clarified there would not be another letter going out to neighboring property owners. He also noted there is a connection at both Cambridge and Red Lion-Five Points Road.

Mr. Patterson asked if the letter from the Villages of Creekside HOA could be read, or shared.

Ms. Iverson read the letter from Craig Kenley, Association Manager, into the record.

Mr. Dimmitt clarified that the traffic study will look at both connections?

Mr. Dixon stated that the traffic study is based on the plan, and another connection cannot be assumed. It is very close to the intersection of Red Lion-Five Points Road and West Lower Springboro Road, which is not in the City, it is the County or Township, and they have been copied on the traffic study.

Mr. Sproat asked about plans for water retention and where the drainage would go.

Mr. Dixon noted that will be worked out in the design.

VI. Planning Commission and Staff Comments

Mr. Boron reported that the next Planning Commission meeting is scheduled for October 12th, with a submittal deadline of Friday, September 23rd.

Mr. Thompson asked if there will be another review of the Bailey Farm proposal.

Mr. Boron stated yes, it will be necessary based on the feedback and the completion of the traffic study.

VII. Adjournment

*Mr. Davis motioned to adjourn the September 21, 2022 Planning Commission Meeting at 7:10 pm
Mr. Thompson seconded the motion.*

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

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary