

Agenda
City of Springboro Planning Commission Meeting
Wednesday, November 16, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. October 12, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Preliminary Review, rezoning, PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, proposed Clearview Crossing residential subdivision
 - B. Preliminary Review, general plan, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, proposed Clearview Crossing residential subdivision
 - C. Preliminary Review, Site Plan Review, 800 West Central Avenue (SR 73), proposed Sheetz fuel station and convenience store.
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Meeting
Wednesday, November 16, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Preliminary Review

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

B. Preliminary Review

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

This item was reviewed on a preliminary basis at the October 12th Planning Commission meeting. Changes made to the plan since that time include renaming the project Clearview Crossing, and maintaining the 41 dwelling units on the site but eliminating all duplexes, six were proposed in the October 12th submittal. 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 November 16th 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 prior to the October 12th meeting. As stated at that meeting no follow-up letters will be mailed while this project is under review by Planning Commission, however City staff has notified The Enclave HOA of the proposal being on the agenda. 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. Plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Verify proposed exterior building materials for homes proposed in the development.
4. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.
5. Lighting planned for individual home sites to be provided at final development plan stage of development.

6. 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.
7. Streets to be built to city specifications, including 29 feet back to back of curb with 5 feet wide sidewalks. Back of sidewalk to be along the right of way line, revise plan accordingly.
8. Provide minimum dwelling unit square. Provide the product type details.
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; provide design details.
14. No accessory structures, fence, decks, pools, etc. shall be permitted to be constructed on the existing 30 feet sanitary sewer easement located along the west property line, including the lots 9 thru 14.
15. Provide intersection sight distance at the west intersection with Haverstraw Place per ODOT standards. Adjust lots 15 and 23 accordingly (and setbacks) and provide sight distance easement.
16. 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.
17. 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.
18. 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.

C. 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 Skilken Gold Real Estate, Columbus, Ohio, representing Sheetz, 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 entrance on West Central Avenue. The site plan also includes the dedication of right-of-way on the north side of 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 was reviewed on a preliminary basis at the October 12th Planning Commission meeting on a preliminary basis. While the Planning Commission authorized this item to be placed on a future agenda for final approval, a similar preliminary review is recommended at this 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. For proposed lighting plan, address the following:
 - a. Lighting intensity exceeds maximum 6.0 foot-candle levels adjacent to canopy and adjacent to walkway on perimeter of building on all but west sides.
 - b. Verify all lighting is 3500k or less.
 - c. Aside from OSQ lighting proposed, fixtures are not International Dark Sky compliant. While not required, such lighting is consistent with Chapter 1273 standards for color temperature, glare reduction, etc.
 - d. Average to maximum (4:1 permitted) and minimum to maximum (10:1) ratio are exceeded on the photometric analysis. Revise plan accordingly.
2. Landscaping plan (sheet L1.0) correctly addresses buffer, parking lot, and site requirements, however coordinate with City staff to identify plantings to comply with requirements in particular site requirement. Landscaping plan may need to be revised to incorporate circulation and access comments. Provide documentation of the manner in which landscaping will screen the fueling center per the provisions of Section 1264.25 of the Planning and Zoning Code as discussed at the October 12th meeting.

3. 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.
4. Please contact City staff on the interest in the installation of a DCFC facility on this development.
5. Drive aisle may be reduced from 36 feet to 24 feet.
6. Convert driveway #4 (south driveway on Tahlequah Trail) to Right Out only, with appropriate signage and pavement markings due to the increased queue lengths on Tahlequah Trail approach.
7. Add southbound turn lane at Tahlequah Trail and SR 73 to reduce delays on the southbound approach during peak hours.
8. Driveway #2 has a negative offset with the Midway Plaza entrance and thus may become a safety performance issue due to the overlapping left turn movements on SR 73. Driveway #2 may be converted to a Right In/Right Out access, with appropriate signage and pavement markings, if 4 or more crashes (left turn, head on or sideswipe meeting) occur within a 12 month period. This change, if required, would be without compensation or damages. This condition is removed if Driveway #2 can be aligned with the opposing driveway.
9. Construct 175-foot westbound right turn lane. Avoid overhead utility pole. Use a 30-foot minimum radius with barrier curb.
10. Increase size of the island in Driveway #2 and use barrier curb.
11. Detail truck turning template for fuel deliveries for travel path that uses Driveway #5. Truck leaving the site may utilize Edwards Drive to access SR 73. Southbound left as detailed is not feasible.
12. Provide storm sewer structure details (type and grate elevations). Also provide underground storm water structure details.
13. Water main minimum cover is 54". Provide existing water main location along West Central Avenue and Tahlequah Trail. Show the location of the proposed water lateral tap to the existing water main along Tahlequah Trail, along with curb box located behind sidewalk. Meter pits are not permitted; water meter with remote reader to be located inside building, remove details on sheet C7.4 accordingly. A 2" plastic water main to be installed, being HDPE tubing, with blue tracer wire.
14. All improvements on Tahlequah trail to be completed by the developer, including asphalt work, pavement markings, curb work, and storm sewer. Provide curb and gutter replacement design details and limits, also provide curb and gutter design along West Central Avenue.
15. Vacate power line easement that crosses property at proposed building.
16. Provide record plan dedicating right of way along West Central Avenue and along the rear property line.
17. Proposed sidewalk along Tahlequah Trail to be 6 feet wide due to it being located directly behind curb; revise sidewalk detail on sheet C7.2.
18. Provide centerline pavement markings along Tahlequah Trail.
19. Minimum sanitary sewer lateral grade is 2%.
20. An "AS BUILT" drawing showing as built location and elevations of all improvement shall be submitted prior to the issuance of an occupancy permit.
21. Plans to be signed by the owner.
22. 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.
23. Fire Department Connections (FDC) 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.
24. A fire extinguisher plan must be submitted to the fire district. Placement and installation must be done prior to final building inspection

25. 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.

V. Planning Commission and Staff Comments

- A. Workshop Deadline. The 34th Annual Planning & Zoning Workshop will take place at Sinclair College in Dayton on Friday, December 2nd. If you plan to attend please let Ann Burns know at or before the November 16th meeting.
- B. 2023 Meeting Schedule. City staff will distribute the 2023 meeting calendar at the November 16th meeting. Please note the first meeting in 2023 will be January 18th, the third Wednesday of the month to allow for the appointment of a new Planning Commission member and then their orientation.
- C. Board of Zoning Appeals Appointment. Given the recent resignation of Mark Davis, the Planning Commission will need to appoint a member to the Board of Zoning Appeals. This can take place at the January 18th meeting alongside the appointment of a chair and vice chair.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, November 9, 2022 at 12:00 p.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

REZONING/GENERAL PLAN

FINAL DEVELOPMENT PLAN

RECORD PLAN

VARIANCE

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

<input type="checkbox"/> Owner	APPLICANT NAME:		John Konovodoff
<input checked="" type="checkbox"/> Agent			Maronda Homes of Cincinnati, LLC.
<input type="checkbox"/> Lessee	Address	<u>5900 Wilcox Place, Dublin, Ohio 43016</u>	
<input type="checkbox"/> Signed Purchase Contract	<hr/>		
	Telephone No.	(<u> </u>)	<u>312.505.4419</u>
	Fax No.	(<u> </u>)	<hr/>
	Email Address	<u>jkonovodoff@maronda.com</u>	

PROPERTY OWNER NAME : Robert Abernathy, Stone Ridge Development Ltd.

Address: 807 Stokes Reserve C, Lebanon, OH 45036

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 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.

John K. Kiser
(Signature of Applicant and/or Agent)

September 22, 2022
(Date)

John Konovodoff

Printed Name

Clearview Crossing

of Stone Ridge 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 41 SINGLE FAMILY DETACHED HOMES. THE PROPOSED DENSITY IS 3.4 DU/AC. 25% OPEN SPACE IS REQUIRED AND +/- 30% OPEN SPACE IS PROVIDED.

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. POLICY AREA 12, SOUTHEAST NEIGHBORHOODS INCLUDING THE ADJOINING NEIGHBORHOODS OF THE ENCLAVE, NORTH HILLS, CREEKSIDER, FIELDSTONE, SUBDIVISIONS. THE POLICY AREA RECOMMENDS RESIDENTIAL DEVELOPMENT THAT CONFORMS TO THE EXISTING CHARACTER OF ADJOINING NEIGHBORHOODS. THE PLAN PROPOSED BY MARONDA HOMES IS A RESIDENTIAL DEVELOPMENT WITH HOME AND LOT SIZES SIMILAR AND COMPLIMENTARY TO THE ADJACENT NEIGHBORHOODS. THE PLAN ALSO RECOMMENDS CONNECTING NEIGHBORHOODS IN THE AREA, AND IMPROVING PEDESTRIAN AND BICYCLE ACCESS. THE PLAN PROPOSES TO CONNECT TO STUB STREETS AND PROVIDE SIDEWALKS ALONG PRIMARY STREETS, WITH IN THE DEVELOPMENT AND CONNECTIONS BETWEEN PRIMARY STREETS AND ADJACENT COMMUNITIES; INFILLING GAPS IN THE PEDESTRIAN/BIKE NETWORK.

Development Name	Zoning District	Typical Minimum Lot Size	Lot Area	Plat Gross Density (DU/AC)
Enclave of Stone Ridge (Section 1)	PUD	55' x 85'	4675 sq. ft.	3.61
North Hills of Stone Ridge	PUD	58' x 100'	5800 sq. ft.	2.86
Royal Oaks Park (Section 6)	R-2	65' x 116'	7540 sq. ft.	3.60
Tamarack Hills (Section 1)	R-2	68' x 125'	8500 sq. ft.	3.44
Creekside	R-2	75' x 125'	9375 sq. ft.	2.13
Beck Ridge	PUD	60' x 125'	7500 sq. ft.	3.61
Fieldstone (Section 6)	R-2	75' x 135'	10125 sq. ft.	3.28
Clearview Crossing of Stone Ridge	PUD-R (R-3)	52' x 105'	5460 sq. ft. minimum lot size	
			6370 sq. ft. average lot size	

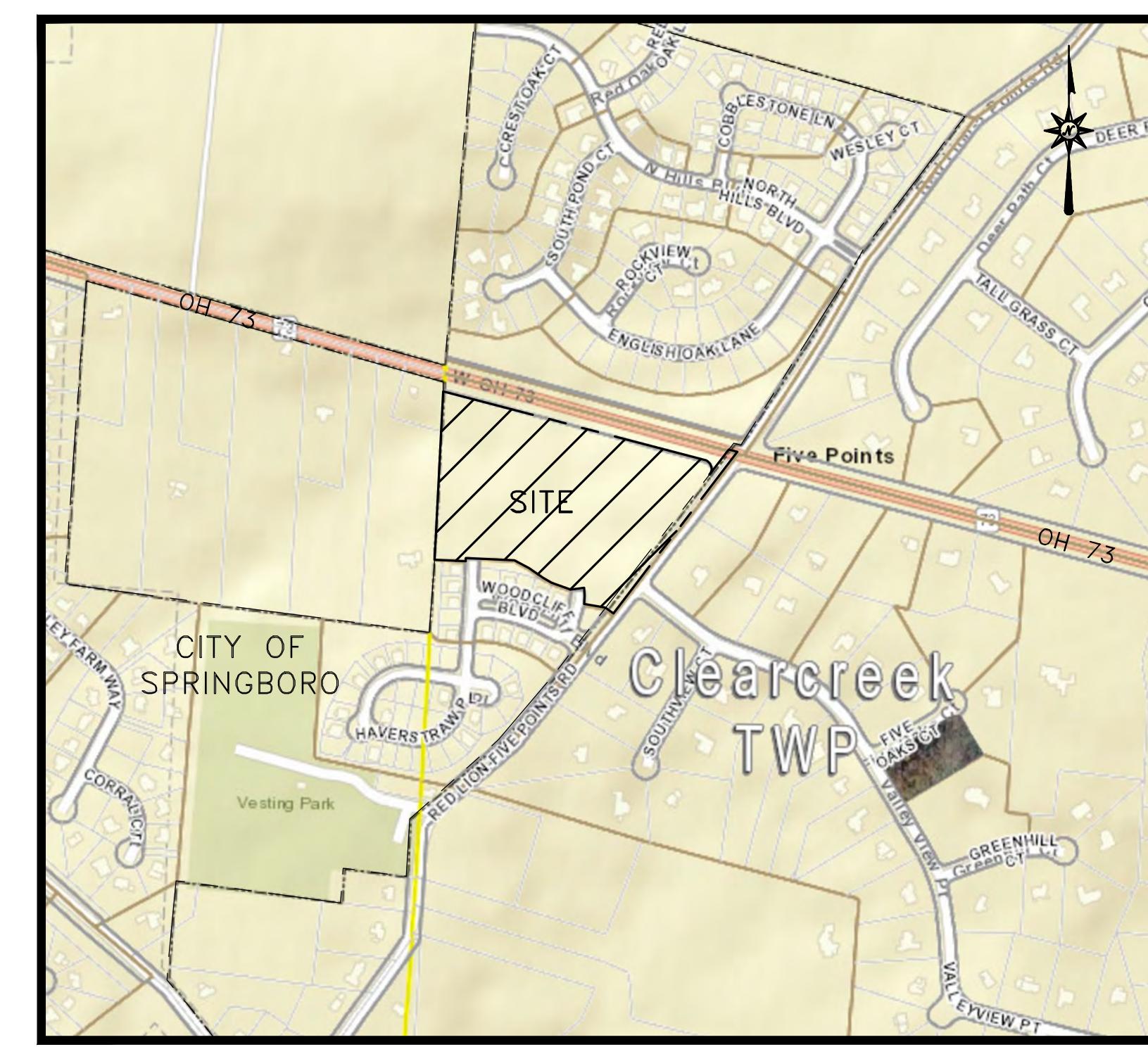
ONE CALL RESPONDENTS

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		



CALL 811
Serial #A224302365-00A



Location Map
N. T. S.

Sheet Index	
Sheet No.	Sheet Description
1	Title Sheet
2	ALTA Survey
3	Layout Plan
4	Landscape Plan

ENGINEER/SURVEYOR

LSSE, INC.
5980 WILCOX PLACE, SUITE J
DUBLIN, OHIO 43016
OFFICE: 412-264-4400
EMAIL: info@LSSE.COM

REGISTERED PROFESSIONAL _____ NUMBER _____ DATE _____

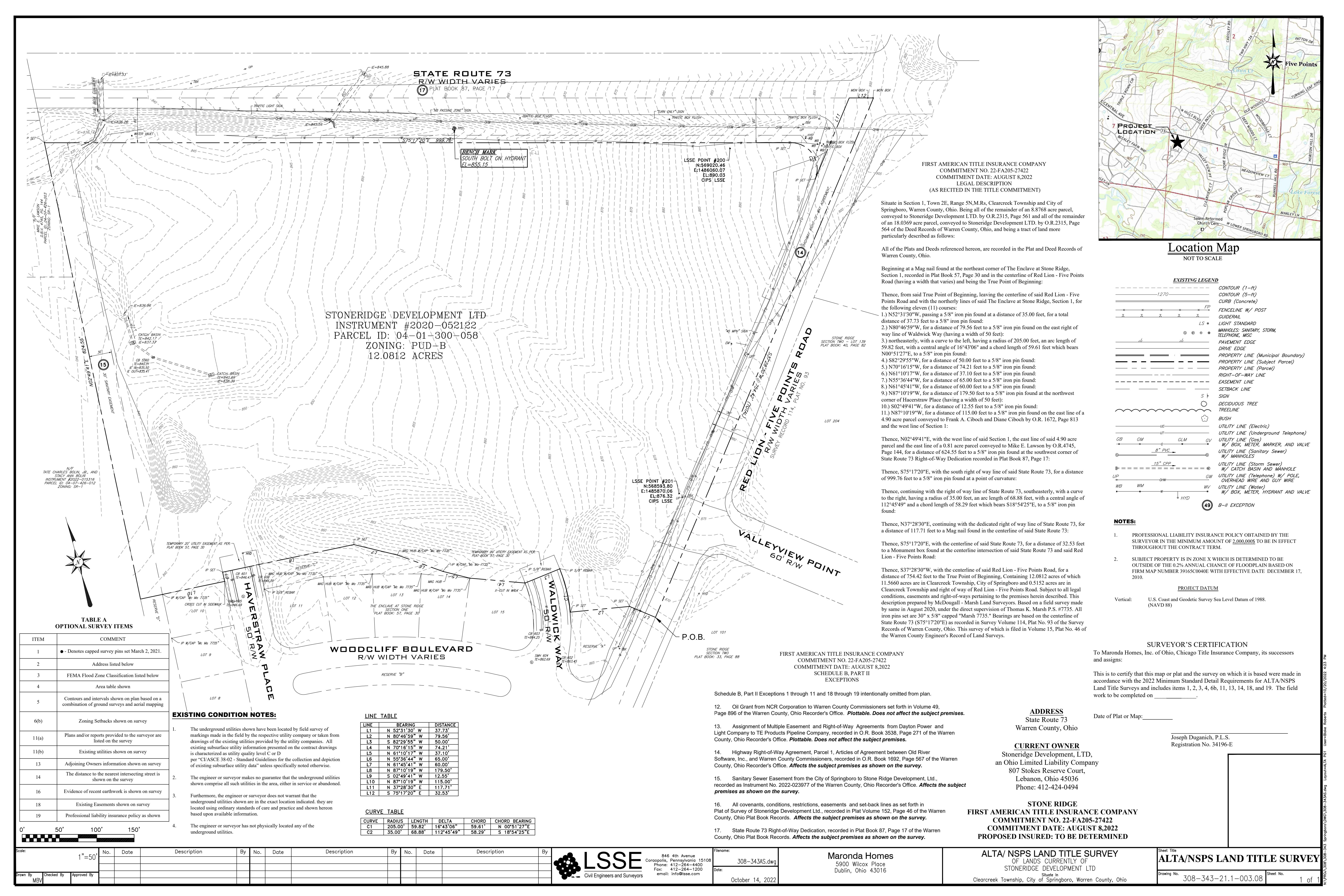
DEVELOPER
MARONDA HOMES OF CINCINNATI, LLC
5900 WILCOX PLACE
DUBLIN, OHIO 43016
811-4400
TODD LIPSCHUTZ
TLIPSCHUTZ@MARONDA.COM

OWNER / AGENT _____ TITLE _____ DATE _____

OWNER
STONERIDGE DEVELOPMENT, LTD

OWNER / AGENT _____ TITLE _____ DATE _____

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



FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 22-FA205-27422
COMMITMENT DATE: AUGUST 8,2022
LEGAL DESCRIPTION
(AS RECITED IN THE TITLE COMMITMENT)

Situate in Section 1, Town 2E, Range 5N.M.Rs, Clearcreek Township and City of Springboro, Warren County, Ohio. Being all of the remainder of an 8.8768 acre parcel, conveyed to Stoneridge Development LTD. by O.R.2315, Page 561 and all of the remainder of an 18.0369 acre parcel, conveyed to Stoneridge Development LTD. by O.R.2315, Page 564 of the Deed Records of Warren County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced herein, are recorded in the Plat and Deed Records of Warren County, Ohio.

Beginning at a Mag nail found at the northeast corner of The Enclave at Stone Ridge, Section 1, recorded in Plat Book 57, Page 30 and in the centerline of Red Lion - Five Points Road (having a width that varies) and being the True Point of Beginning:

Thence, from said True Point of Beginning, leaving the centerline of Red Lion - Five Points Road and with the northerly lines of said The Enclave at Stone Ridge, Section 1, for the following eleven (11) courses:

1.) N52°31'30" W, passing a 5/8" iron pin found at a distance of 35.00 feet, for a total distance of 37.73 feet to a 5/8" iron pin found: 2.) N80°46'59" W, for a distance of 79.56 feet to a 5/8" iron pin found on the east right of way line of Waldwick Way (having a width of 50 feet)

3.) northeasterly, with a curve to the left, having a radius of 205.00 feet, an arc length of 59.82 feet, with a central angle of 16°43'06" and a chord length of 59.61 feet which bears N00°51'27" E, to a 5/8" iron pin found:

4.) S82°29'55" W, for a distance of 50.00 feet to a 5/8" iron pin found:

5.) N70°16'15" W, for a distance of 74.21 feet to a 5/8" iron pin found:

6.) N61°10'17" W, for a distance of 37.10 feet to a 5/8" iron pin found:

7.) N55°36'44" W, for a distance of 65.00 feet to a 5/8" iron pin found:

8.) N61°45'41" W, for a distance of 60.00 feet to a 5/8" iron pin found:

9.) N87°10'19" W, for a distance of 179.50 feet to a 5/8" iron pin found at the northwest corner of Hacerstraw Place (having a width of 50 feet):

10.) S02°49'41" W, for a distance of 12.55 feet to a 5/8" iron pin found:

11.) N87°10'19" W, for a distance of 115.00 feet to a 5/8" iron pin found on the east line of a 4.90 acre parcel conveyed to Frank A. Ciboch and Diane Ciboch by O.R. 1672, Page 813 and the west line of Section 1:

Thence, N02°49'41" E, with the west line of said Section 1, the east line of said 4.90 acre parcel and the east line of a 0.81 acre parcel conveyed to Mike E. Lawson by O.R.4745, Page 144, for a distance of 624.55 feet to a 5/8" iron pin found at the southwest corner of State Route 73 Right-of-Way Dedication recorded in Plat Book 87, Page 17:

Thence, S75°17'20" E, with the south right of way line of said State Route 73, for a distance of 999.76 feet to a 5/8" iron pin found at a point of curvature:

Thence, continuing with the right of way line of State Route 73, southeasterly, with a curve to the right, having a radius of 35.00 feet, an arc length of 68.88 feet, with a central angle of 112°45'49" and a chord length of 58.29 feet which bears S18°54'25" E, to a 5/8" iron pin found:

Thence, N37°28'30" E, continuing with the dedicated right of way line of State Route 73, for a distance of 117.71 feet to a Mag nail found in the centerline of said State Route 73:

Thence, S75°17'20" E, with the centerline of said State Route 73, for a distance of 32.53 feet to a Monument box found at the centerline intersection of said State Route 73 and said Red Lion - Five Points Road:

Thence, S37°28'30" W, with the centerline of said Red Lion - Five Points Road, for a distance of 754.42 feet to the True Point of Beginning. Containing 12.0812 acres of which 11.5660 acres are in Clearcreek Township, City of Springboro and 0.5152 acres are in Clearcreek Township and right of way of Red Lion - Five Points Road. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in August 2020, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the centerline of State Route 73 (S75°17'20" E) as recorded in Survey Volume 114, Plat No. 93 of the Survey Records of Warren County, Ohio. This survey of which is filed in Volume 15, Plat No. 46 of the Warren County Engineer's Record of Land Surveys.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 22-FA205-27422
COMMITMENT DATE: AUGUST 8,2022
SCHEDULE B, PART II
EXCEPTIONS

Schedule B, Part II Exceptions 1 through 11 and 18 through 19 intentionally omitted from plan.

12. Oil Grant from NCR Corporation to Warren County Commissioners set forth in Volume 49, Page 896 of the Warren County, Ohio Recorder's Office. **Plottable. Does not affect the subject premises.**

13. Assignment of Multiple Easement and Right-of-Way Agreements from Dayton Power and Light Company to TE Products Pipeline Company, recorded in O.R. Book 3538, Page 271 of the Warren County, Ohio Recorder's Office. **Plottable. Does not affect the subject premises.**

14. Highway Right-of-Way Agreement, Parcel 1, Articles of Agreement between Old River Software, Inc., and Warren County Commissioners, recorded in O.R. Book 1692, Page 567 of the Warren County, Ohio Recorder's Office. **Affects the subject premises as shown on the survey.**

15. Sanitary Sewer Easement from the City of Springboro to Stone Ridge Development, Ltd., recorded as Instrument No. 2022-023977 of the Warren County, Ohio Recorder's Office. **Affects the subject premises as shown on the survey.**

16. All covenants, conditions, restrictions, easements and set-back lines as set forth in Plat of Survey of Stoneridge Development Ltd., recorded in Plat Volume 152, Page 46 of the Warren County, Ohio Plat Book Records. **Affects the subject premises as shown on the survey.**

17. State Route 73 Right-of-Way Dedication, recorded in Plat Book 87, Page 17 of the Warren County, Ohio Plat Book Records. **Affects the subject premises as shown on the survey.**

ADDRESS
State Route 73
Warren County, Ohio

CURRENT OWNER
Stoneridge Development, LTD,
an Ohio Limited Liability Company
807 Stokes Reserve Court,
Lebanon, Ohio 45036
Phone: 412-424-0494

STONE RIDGE
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 22-FA205-27422
COMMITMENT DATE: AUGUST 8,2022
PROPOSED INSURED: TO BE DETERMINED



LSSE
Civil Engineers and Surveyors

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

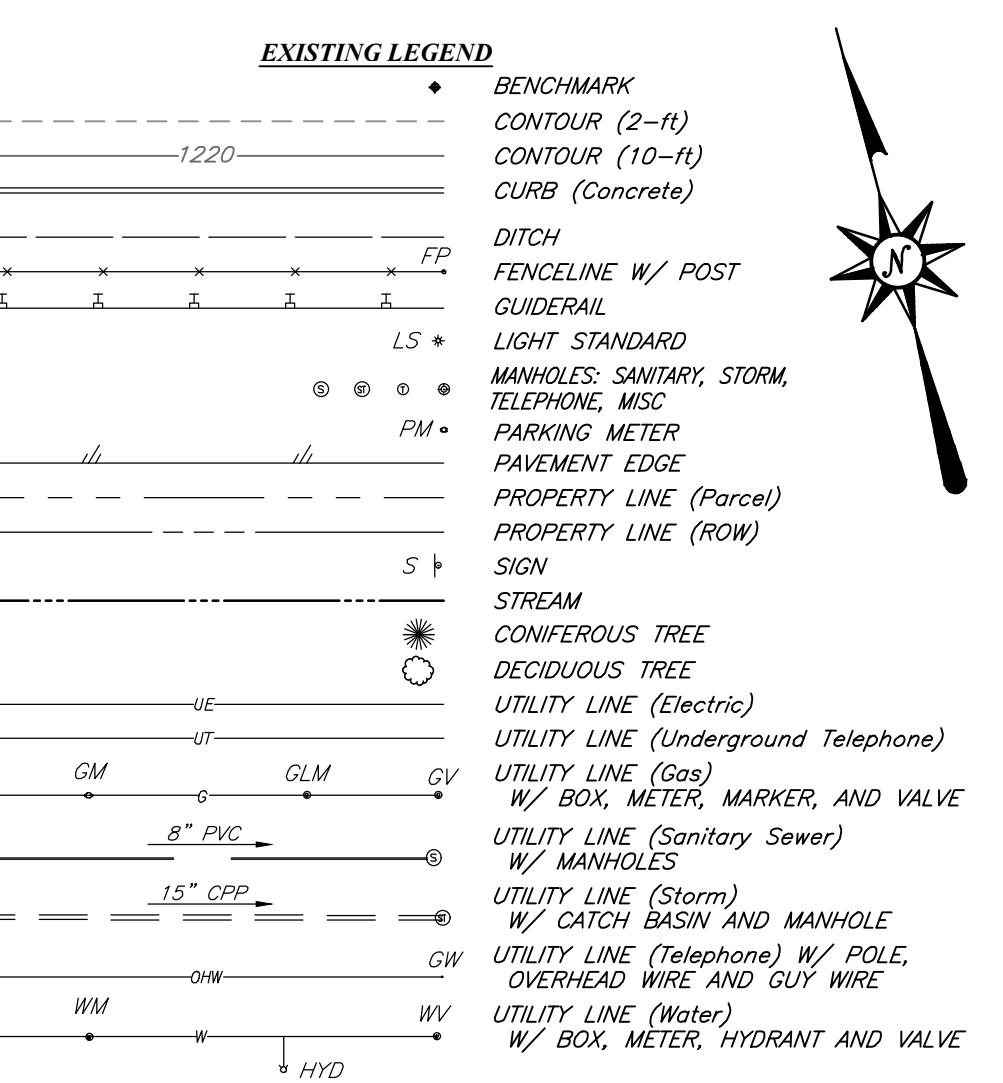
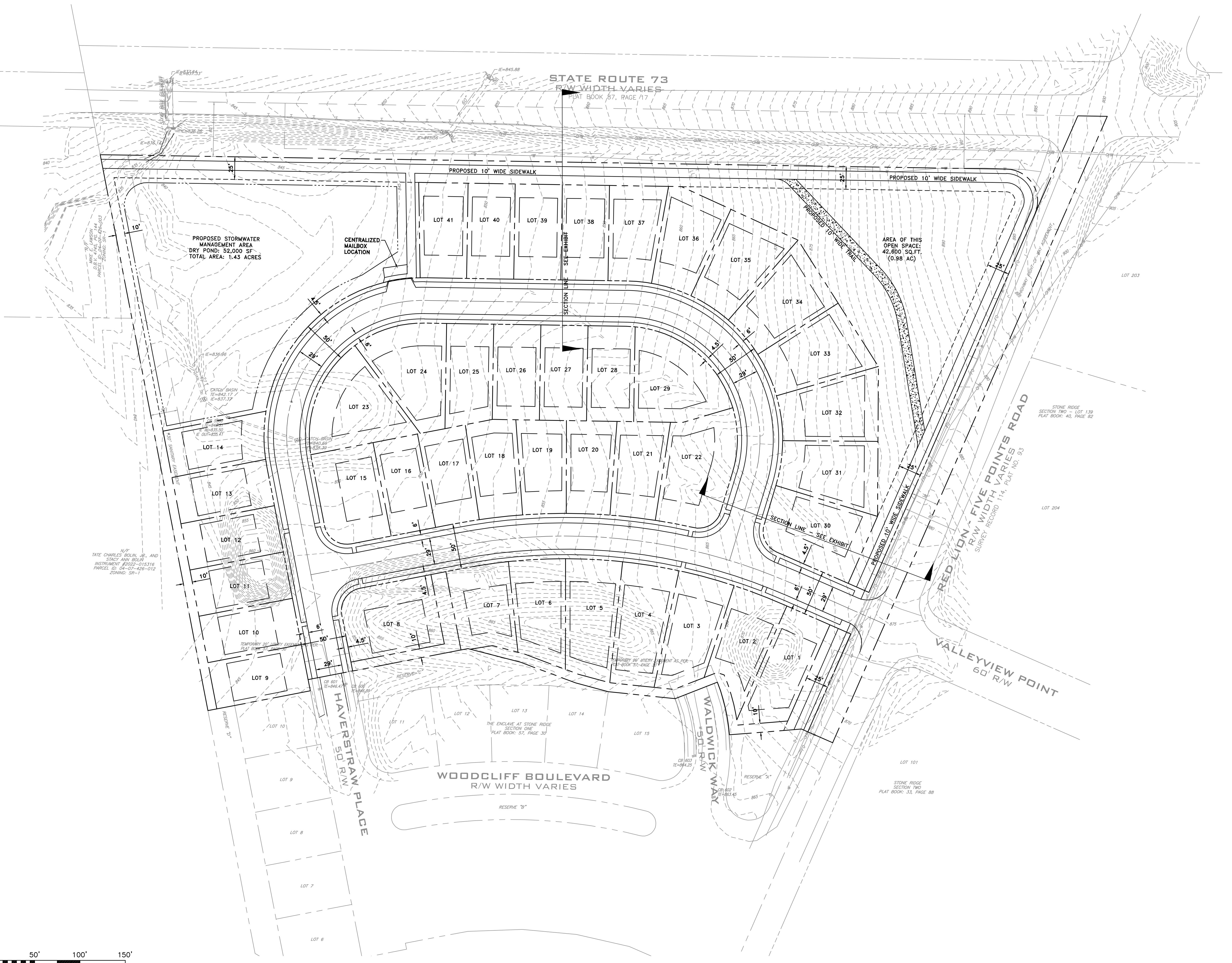
Filename:
308-343AS.dwg

Date:
September, 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

ALTA/ NSPS LAND TITLE SURVEY
OF LANDS CURRENTLY OF
STONERIDGE DEVELOPMENT LTD
Situate In
Clearcreek Township, City of Springboro, Warren County, Ohio

Sheet Title
ALTA/NSPS LAND TITLE SURVEY
Drawing No. 308-343-1 Sheet No. 2 of 2



SITE DATA

JURISDICTION: CITY OF SPRINGBORO, WARREN COUNTY, OHIO

CURRENT ZONING: PUD-B

PROPOSED ZONING: PUD-R

PERMITTED USE: RESIDENTIAL

PROPOSED:

- 41 TOTAL LOTS
- 41 SINGLE FAMILY - DETACHED HOMES
- MIN LOT WIDTH: 52'
- MIN LOT SIZE: 5,460 SQ.FT.
- MAX. BUILDING HEIGHT 35' (2.5 STORIES)

PROPOSED DENSITY: 3.4 DU/AC

SETBACK REQUIREMENTS

PROPOSED ZONE: PUD-R (UNDERLAY R-3)

FRONT: 25'

SIDE: 5'

REAR: 15'

TOTAL AREA: 12.08 ACRES

TOTAL AREA OF OPEN SPACE: 3.62 ACRES

REQUIRED OPEN SPACE: 25.0%

PROVIDED OPEN SPACE: 30.0%

MAX. LOT COVERAGE: 75%

OPEN SPACE

CORNER AREA: 0.98 ACRES

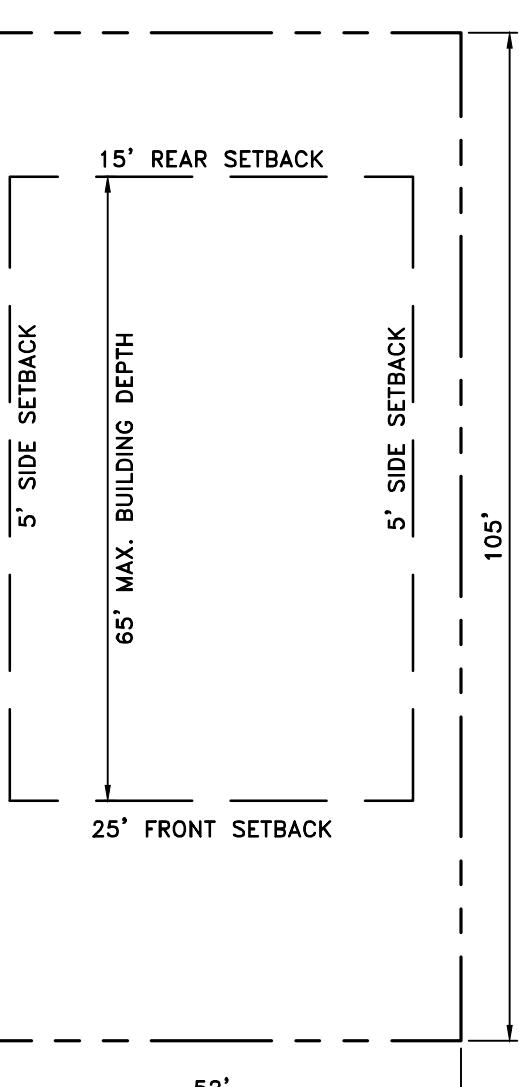
PERIMETER BUFFER AREA: 1.21 ACRES

SWM AREA: 1.19 ACRES

ROW AREA: 1.93 ACRES

PROPOSED INFRASTRUCTURE:

- 50' ROW; 29' ROADWAY; 4.5' SIDEWALKS
- 25' BUFFER; NORTH AND EAST SIDES
- 10' PAVED PATH; NORTH AND EAST SIDES



BUILDABLE AREA
SINGLE FAMILY, DETACHED

SCALE: 1"=20'

Scale: 1"=50'

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

Drawn By: Checked By: Approved By:



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

Filename:
308-343 CP15.dwg

Date:
October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
of Stone Ridge
General Plan
City of Springboro, Warren County, Ohio

Sheet Title: Layout Plan
Drawing No. 308-343-002-3 Sheet No. 3 of 4

CLEARVIEW CROSSING OF STONE RIDGE
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 41 single-family dwellings. 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. A review of neighboring residential developments is included on the cover of the general plan detailing the zoning, minimum lot size, minimum lot area, and gross density according to their recorder subdivision plans.

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 of Springboro. The traffic impact study recommends adjusting Red Lion – Five Points Road to add a northbound left turn lane at

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

the proposed entrance opposite of Valley View Point. This would facilitate better traffic flow in support of the alternative perimeter traffic route.

- 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. Additional paths will be provided through the proposed open space areas.
- 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 +/- 6.5 acres of residential lots; +/- 2 acres of ROW; and +/-3.6 acres of open space.

The applicant is also requesting the following variances.

Chapter 1280.04d Table 15 Required Landscaping & Buffer specifies a 30' wide buffer when single family residential is adjacent to an interstate or state route. The applicant is requesting a variance for a reduced buffer of 25'.

Chapter 1262.02c Table 4 Schedule of Regulations specifies a minimum lot size of 6,000 square feet; 35' front yard setback; and 25' rear yard setback. The applicant is requesting a variance for the modified lot sizes and dimensions as described below.

Single family lots are proposed at 52' wide by 105' depth; minimum lot sizes shall be 5,460 square feet, with an average lot size of 6,370 sq. ft.; setbacks would be minimum 25' front yard; minimum 5' side yard, and minimum 15' rear yard. 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 4.5' sidewalks and 6' wide tree lawn. Streets will be designated as public. A 25' buffer along State Route 73 and Red Lion-Five

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

Point Road will incorporate a 10' wide public sidewalk. A secondary path will be provided through the open spaces. One path will connect the sidewalk along State Route 73 to the internal street sidewalks. Also, a trail through the open space in the north east corner of the property will provide an alternate pedestrian connection between the 10' sidewalks adjacent to the primary roads. A 10' buffer has been provided along the western and southern boundaries. 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. Refer to the landscape plans and Exhibit A – Buffer Plans & Sections and Exhibit B – Buffer Sections included with this narrative for additional information as to character of the proposed buffers. 25% of the site is required to be dedicated to open space. 3.62 Acres of Open Space is proposed, which is 29.97% 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. There is an existing 30' wide sanitary easement along the western property line. The stormwater will be managed in a single dry pond facility. All Stormwater will be managed on site and discharged per NPDES standards and requirements.

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

CLEARVIEW CROSSING OF STONE RIDGE
RESIDENTIAL DEVELOPMENT
ROUTE 73; RED LION-FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OH

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.

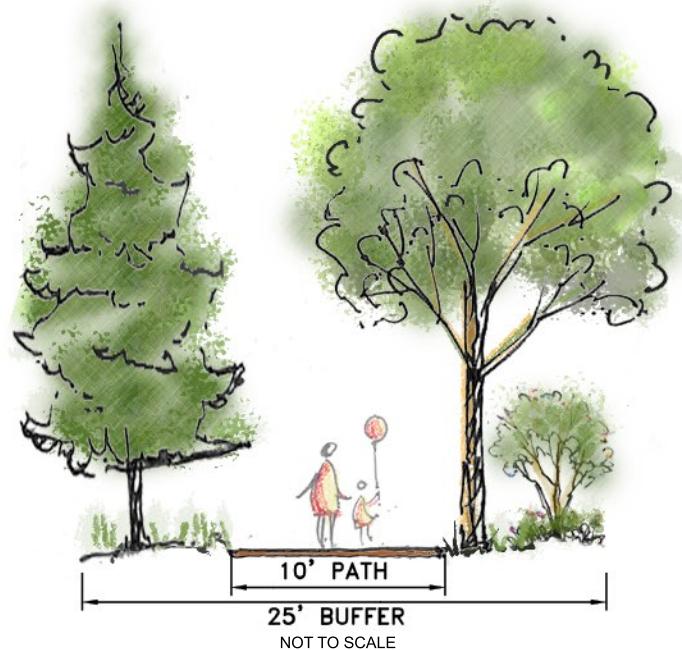
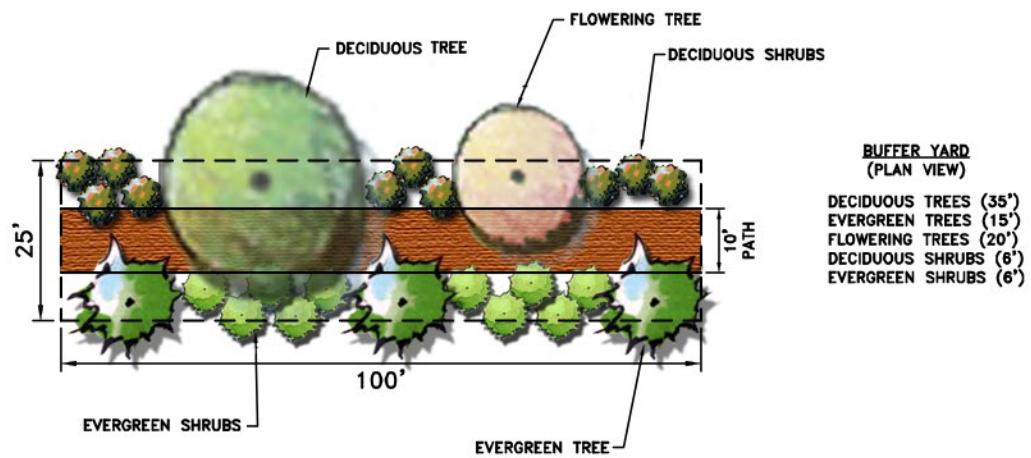
A traffic impact study (TIS) conducted by TEC Engineering, Inc. August 2022 was previously provided to the City. The TIS concludes “the proposed development generally has insignificant impact on the surrounding road network.” The TIS was conducted based on a prior proposed layout with differing access 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.

SUMMARY

Zoning: PUD-B rezoned to PUD-R (R-3 underlay)

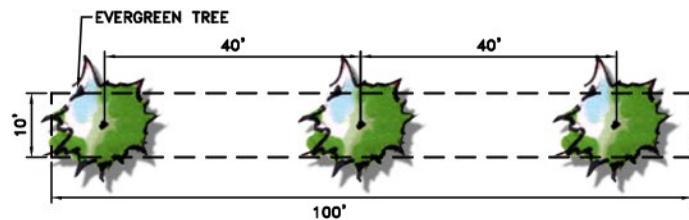
Site Data:

- Total Site Area: 12.08 Acres
- Lot density: 3.4 DU/AC
- 41 total lots (single family)
- Single Family Lots: 52' width x 105' depth
 - Minimum lot size: 5460 sq. ft. / Average lot size 6,370 sq. ft.
 - Front yard setback: 25'
 - Rear yard setback: 15'
 - Side yard setback: 5' minimum
- 3.63 Acres Open Space – 29.97%



LANDSCAPE BUFFER ADJACENT TO PRIMARY ROADS

DECIDUOUS OR EVERGREEN TREE: 1 TREE PER 20 LINEAR FEET
 FLOWERING TREE: 1 TREE PER 100 LINEAR FEET
 DECIDUOUS OR EVERGREEN SHRUBS: 1 SHRUB PER 5 LINEAR FEET



LANDSCAPE BUFFER RESIDENTIAL TO RESIDENTIAL

DECIDUOUS OR EVERGREEN TREE: 1 TREE PER 40 LINEAR FEET

NOTES:

1. PLANT SIZES AT THE TIME OF INSTALLATION SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE
2. WIDTH IN CHART ARE ESTIMATED PROJECTIONS FOR SUSTAINED GROWTH ASSUMING SUFFICIENT MAINTENANCE
3. BUFFER PLANS ARE DIAGRAMMATIC AND USE APPROXIMATE PLANT SIZES BY TYPE AS LISTED
4. PLANT SPECIES SHOULD BE SELECTED THAT ARE APPROPRIATE FOR THEIR LOCATION AND DESIRED PURPOSE
5. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

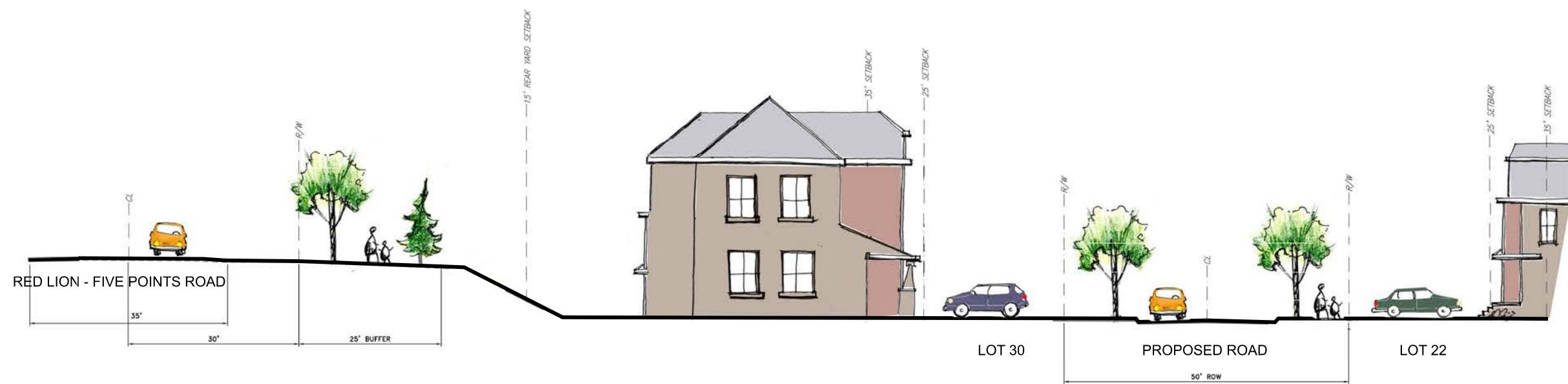
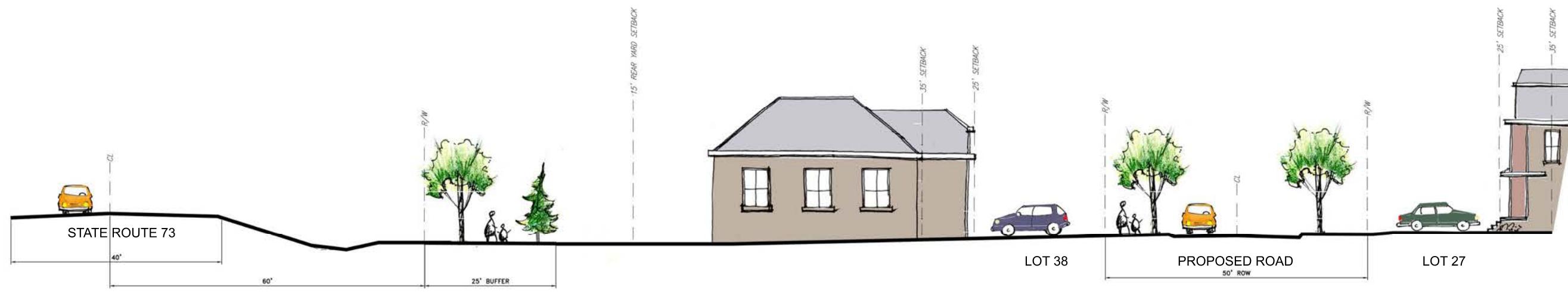
EXHIBIT A



LSSE
 Civil Engineers and Surveyors
 846 4th Avenue
 Coraopolis, Pennsylvania 15108
 Phone: 412-284-4400
 Fax: 412-284-1200
 email: info@lsse.com

Scale:	1"=30'
Drwn By:	Chkd By:
Filename:	Buffer Exhibit
Date:	October 2022

CLEARVIEW CROSSING
 OF STONE RIDGE
 EXHIBIT A
 TYPICAL BUFFER YARD LANDSCAPE
 Situate In
 City of Springboro, Warren County, OH



Scale:

0' 10' 20' 30'

Drawn By: Checked By: Approved By:



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

Filename:
Exhibit Sections.dwg
Date:
October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

CLEARVIEW CROSSING
OF STONE RIDGE
General Plan
Study In
City of Springboro, Warren County, Ohio

Sheet Title:
Drawing No.:
308-343

SITE PROFILES
Sheet No.:
1 of 1

MARONDA
Homes

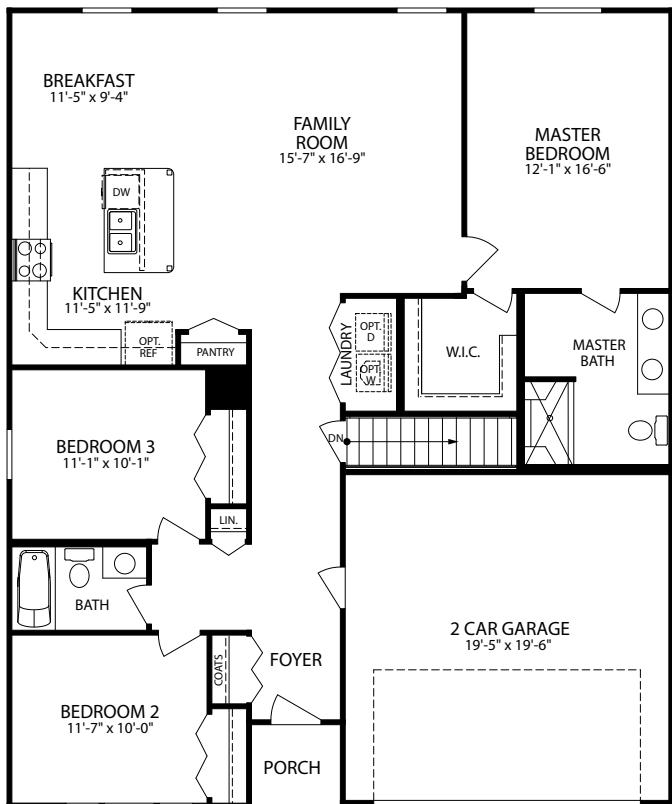
AVALON
Elevation E
Heritage Series



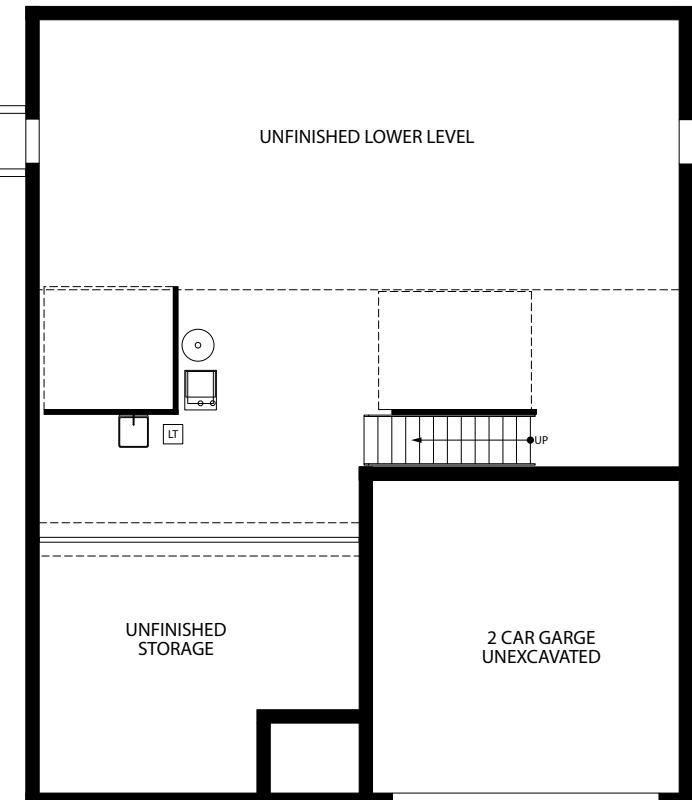
Optional Partial Brick

DREAM. BUILD. *Live.*

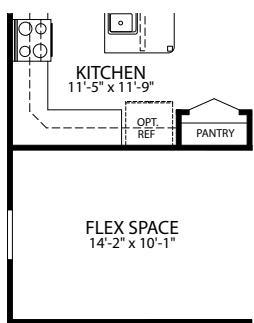
FIRST FLOOR



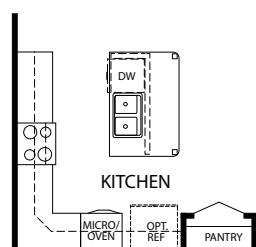
LOWER LEVEL



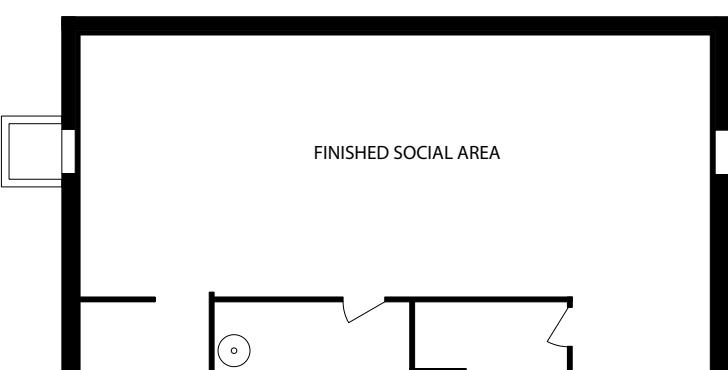
Opt. Flex ILO Bedroom 3



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



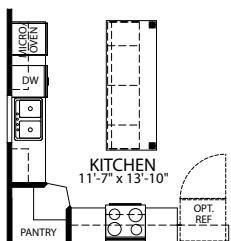
Optional Siding Front



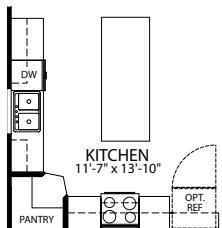
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- 1,704 Finished Sq. Ft.



Opt. Chef's Kitchen



Opt. Extra
Kitchen Island



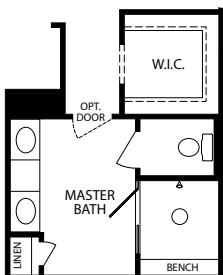
Opt. Fireplace



Opt. 28 Patio Door



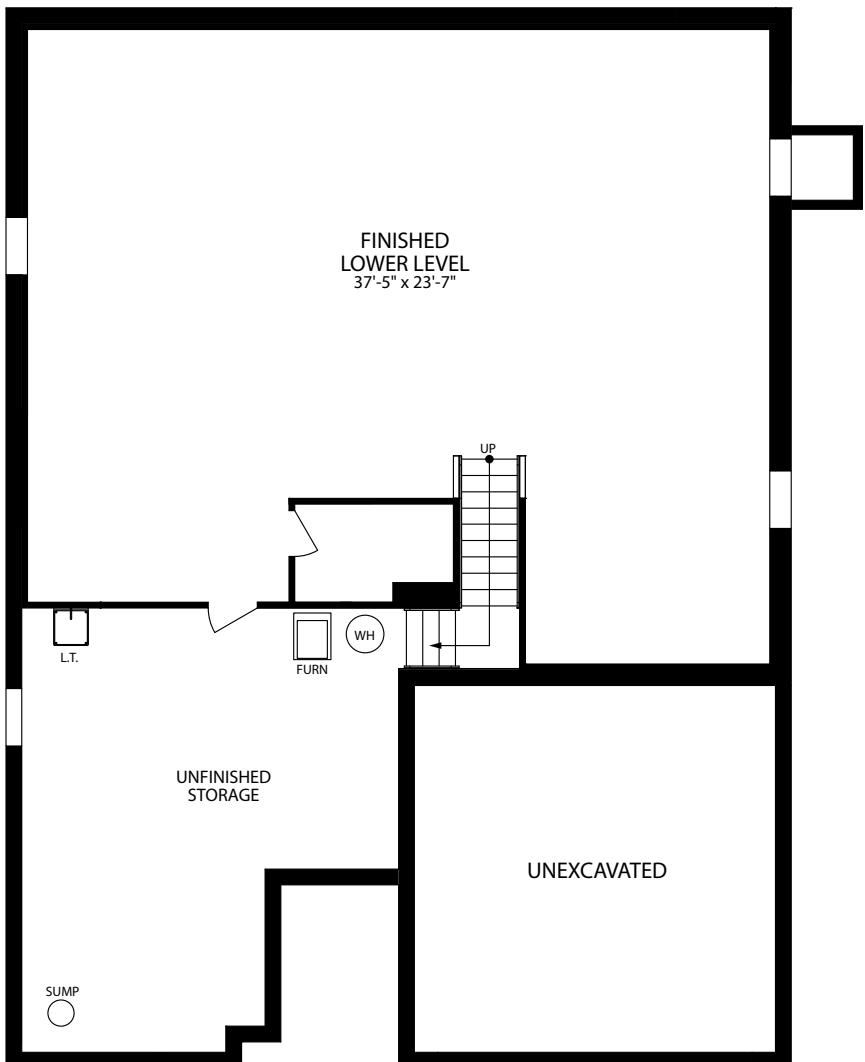
Opt. Upgraded Master Bath



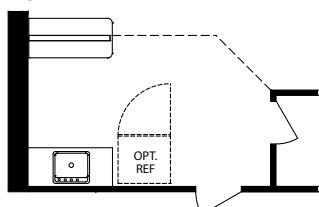
Opt. Shower Bath



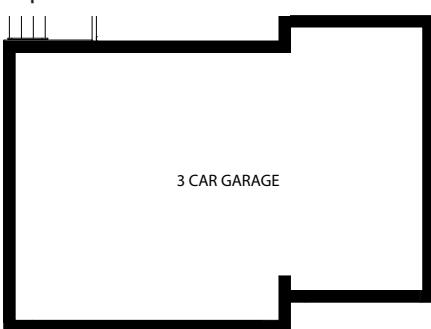
Opt. Finished Lower Level



Opt. Social Center



Opt. 3 Car Garage at Lower Level





Scale: 1"=50'

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

Drawn By Checked By Approved By



546 4th Avenue
Cincinnati, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Filename:
308-343 CP15.dwg

Date:
October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
at Stone Ridge
General Plan
Situate In
City of Springboro, Warren County, Ohio

Sheet Title
CONCEPT RENDERING

Drawing No. 308-343-002-3 Sheet No. 3 of 4

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

CITY OF SPRINGBORO, MONTGOMERY COUNTY, OHIO
PRIVATE SITE IMPROVEMENTS
FOR
SHEETZ

W CENTRAL AVE & TAHEQUAH TRAIL
SPRINGBORO, OHIO

DEVELOPER:
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (614) 262-0936
CONTACT: BETH COTNER

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PHONE: (380) 799-2227
CONTACT: JOSH LONG
EMAIL: JOSH.LONG@CESOINC.COM

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OH 45066
PHONE: 937-748-6184
CONTACT: CHAD DIXON
EMAIL: CHAD.DIXON@CITYOFSPRINGBORO.COM

GAS SERVICE:
DUKE ENERGY
PHONE: 513-439-3886

WATER:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OH 45066
PHONE: 937-748-6184
CONTACT: CHAD DIXON
EMAIL: CHAD.DIXON@CITYOFSPRINGBORO.COM

COMMUNICATIONS:
SPECTRUM
CONTACT: SHANE DUNCAN
PHONE: 888-406-7063
EMAIL: SHANE.DUNCAN@CHARTER.COM

STORMWATER:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OH 45066
PHONE: 937-748-6184
CONTACT: CHAD DIXON
EMAIL: CHAD.DIXON@CITYOFSPRINGBORO.COM

ELECTRIC:
DUKE ENERGY
CONTACT: GREG FINLEY
PHONE: 800-544-6900

ZONING:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OH 45066
CONTACT: DAN BORON
PHONE: 937-748-6163
EMAIL: DANB@CITYOFSPRINGBORO.COM

LEGEND
EXISTING FEATURES LEGEND
APPLIES TO ALL CIVIL SHEETS

	RIGHT OF WAY LINE
	PARCEL LINE
	SUBJECT PROPERTY BOUNDARY LINE
	EASEMENT LINE
	CURB
	EDGE OF PAVEMENT
	EDGE OF WALK
	PAVEMENT MARKINGS
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	GAS LINE
	OHD ELECTRIC LINE
	UGND ELECTRIC LINE
	UGND TELECOMM LINE
	MAJOR CONTOUR
	MINOR CONTOUR

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C1.1	GENERAL NOTES
C1.2	GENERAL NOTES
C1.3	ALTA
C2.0	EX. CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	AUTOTURN EXHIBIT
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	SWPPP
C6.1	SWPPP DETAILS
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	UTILITY DETAILS
C7.4	UTILITY DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS

BENCHMARKS				
	ELEVATION*	EASTING**	NORTH**	DESCRIPTION
BM #1	832.98	1472500.75	574373.72	CROSS NOTCH ON THE N BOLT OF FIRE HYDRANT
BM #2	829.58	1472146.38	573955.75	SPIKE SET ON NORTH FACE OF POWER TELEPHONE POLE #W12546E
BM #3	828.37	1472154.66	573985.65	BENCH TIE SET ON EAST FACE OF POWER TELEPHONE POLE #W12344E

* VERTICAL DATUM: NAVD88
** HORIZONTAL DATUM: NAD83 OHIO STATE PLANES, SOUTH ZONE, US FOOT
NOTE: REFER TO ALTA SURVEY, SHEET C1.3, FOR BENCHMARK LOCATIONS



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

C1.0



SHEETZ - SPRINGBORO, OH

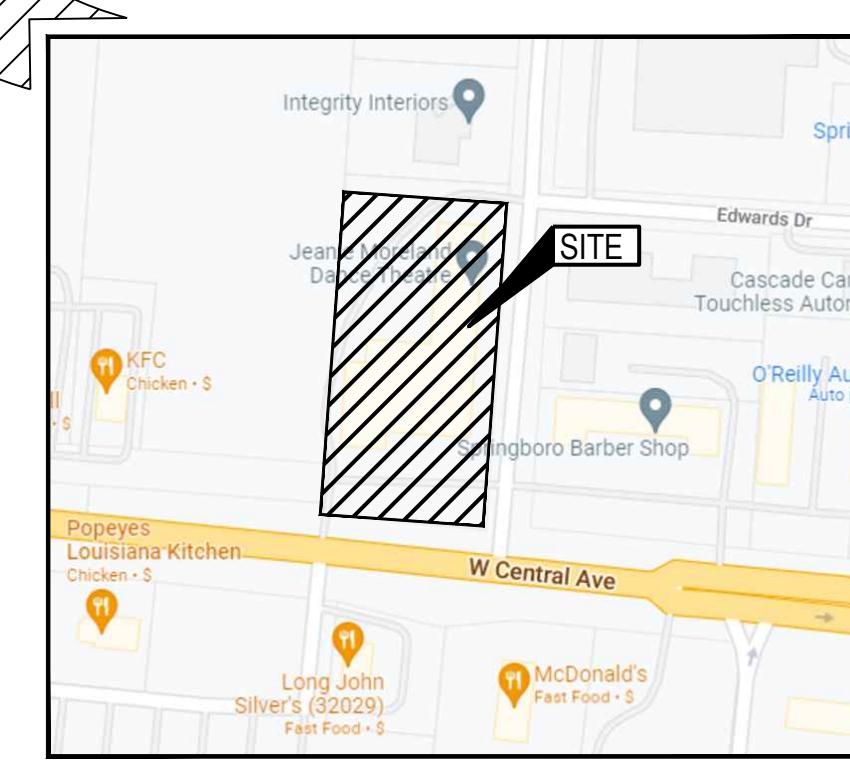
800 W. CENTRAL AVE
SPRINGBORO, OH 45066

Revisions / Submissions

ID Description Date

Project Number: 760643
Scale: AS SHOWN
Drawn By: MST
Checked By: BP
Date: 11.09.2022
Issue: NOT FOR CONSTRUCTION

Drawing Title: **TITLE SHEET**



N
S
E
W

VICINITY MAP
NO SCALE

GENERAL NOTES

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPAKTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
- PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR EXTENSION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES, CUT AT EXISTING JOINTS WHERE POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT OR FACE OF BUILDING, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ALL PAVEMENT MARKINGS SHALL BE YELLOW.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
- REFER TO ORIGINAL SURVEY PROVIDED BY CESO, INC.
- ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACED AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
- MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
- COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
- ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
- ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTATION, OR SOIL TREATMENT (LIMECEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
- ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL	TYPE	PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN R/W, COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL	AASHTO M294 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

- ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
- ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND ODOT STANDARDS.
- ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1.0% MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE POSITIVE DRAINAGE AND PAVEMENT REPAIR AS NEEDED.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
- WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCLASMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
- IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPAKTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- WATER AND SANITARY UTILITIES SHALL HAVE TEN (10) FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
- IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10) FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
- ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SPRINGBORO CONSTRUCTION STANDARDS AND STATE REGULATIONS.
- INSTALL ALL WATER LINES WITH A MINIMUM COVER OF [4'-0"].
- ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
HIGH-DENSITY POLY-ETHYLENE (HDPE TUBING)	SDR 9 P.C. = 250 PSI	ASTM D2239 AWWA C901 ASTM F714	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, < 3" DIA.
COPPER 1"-3"	TYPE "K"	ASTM B88	AWWA C800	AWWA C800	DOMESTIC WATERLINES 1"-3"
PE 4710 POLY-ETHYLENE PLASTIC (IPS)	SDR 11 P.C. = 200 PSI	ASTM D3035 AWWA C901	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 2" TO 3" DIA.
P.V.C. POLY VINYL CHLORIDE 4"-8" C900	C900	AWWA C901 (RATED DR 14)	ASTM F-477 ASTM D3139	AWWA C900 C651	ON SITE, 4"-8" WATER LINES & FIRE LINES INSTALL W/ TRACER & TAPE #12 COPPER
DUCTILE IRON PIPE 4"-12"	CLASS 52 P.C. = 350PSI	ASTM C104, C110, C151, C500	ASTM C111	AWWA C600, C651	6" FIRE HYDRANT LEADS
PE 4710 POLY-ETHYLENE PLASTIC (DIPS)	SDR 9 P.C. = 250 PSI	ASTM D2239 ASTM F714 ASTM C906	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 4" DIA. AND LARGER

- ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA., LESS THAN 8.5' OF COVER
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM 2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA., GREATER THAN OR EQUAL TO 8.5' OF COVER

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



Revisions / Submissions

ID Description Date

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Scale: AS SHOWN

Drawn By: MST

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Drawing Title:

GENERAL NOTES

C1.1

GENERAL NOTES

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO SWPPP FOR DETAILS.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE ODOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE SHEETZ CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

GRADING NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO, INC. THE CURRENT REQUIREMENTS OF THE CITY OF SPRINGBORO, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OHIO UPS AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
- ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES GREATER THAN 3:1 TO PERMANENTLY STABILIZED WITH LANDSCAPE PLANTS.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL CONSULTANTS INC. PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

STORMWATER MANAGEMENT NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO, INC. THE CURRENT REQUIREMENTS OF THE CITY OF SPRINGBORO, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OHIO UPS AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- CONTRACTOR SHALL COORDINATE PUMP ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH SHEETZ AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL STORM PIPE SHALL BE AS SPECIFIED. ALL JOINTS SHALL BE WATERTIGHT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO, INC. THE CURRENT REQUIREMENTS OF THE CITY OF SPRINGBORO, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OHIO UPS AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO SHEETZ STORE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- UTILITY COMPANIES AND CONTACTS ARE LISTED ON THE TITLE SHEET.
- CONDUIT LOCATIONS TO PYLON SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ SUPERINTENDENT.
- CONTRACTOR SHALL COORDINATE WITH SHEETZ SUPERINTENDENT ON LOCATION AND SIZE OF THE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH SHEETZ ON CONDUIT ROUTE TO STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

LAYOUT NOTES:

- CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.



2022-11-3



SHEETZ - SPRINGBORO, OH

800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

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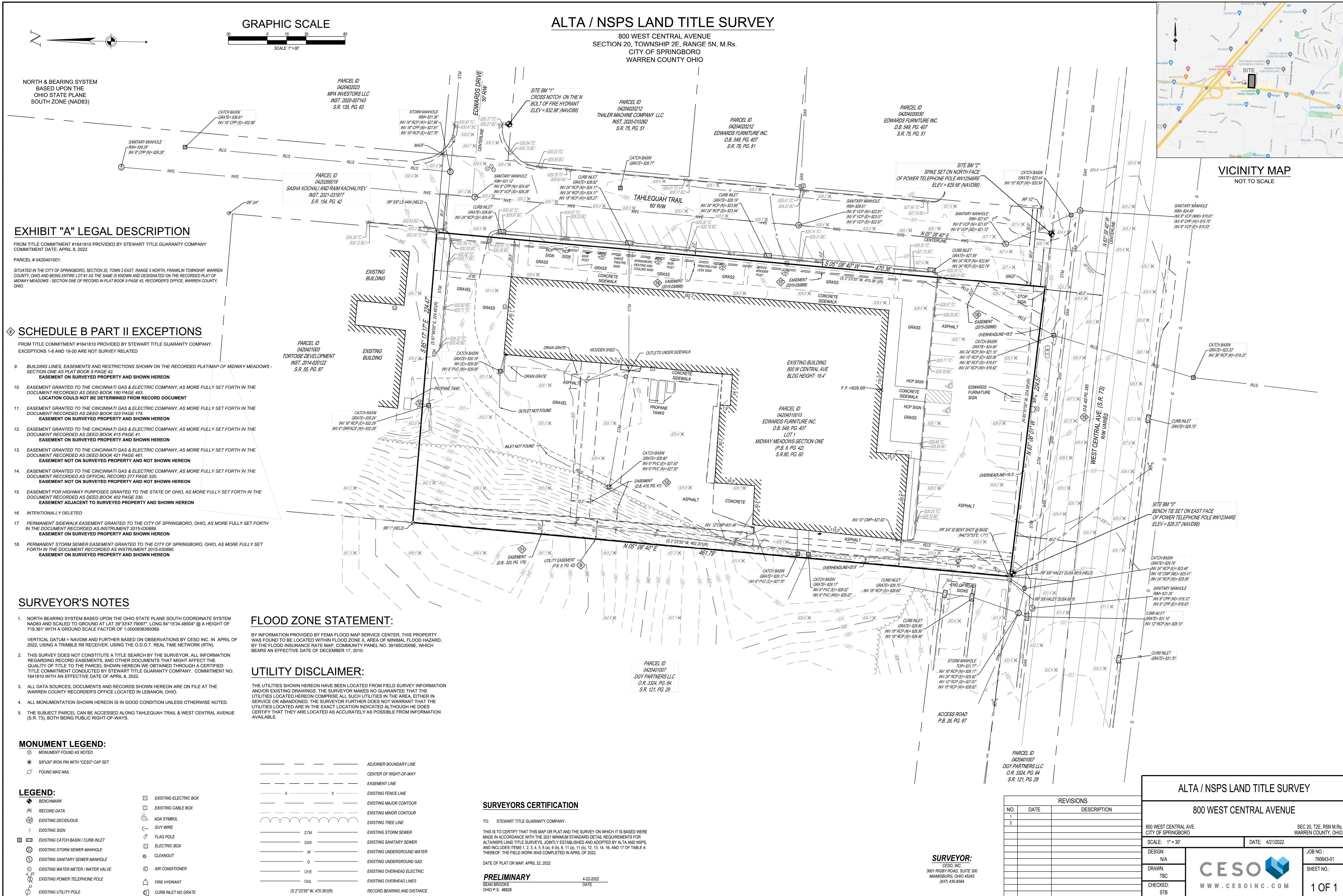
Revisions / Submissions

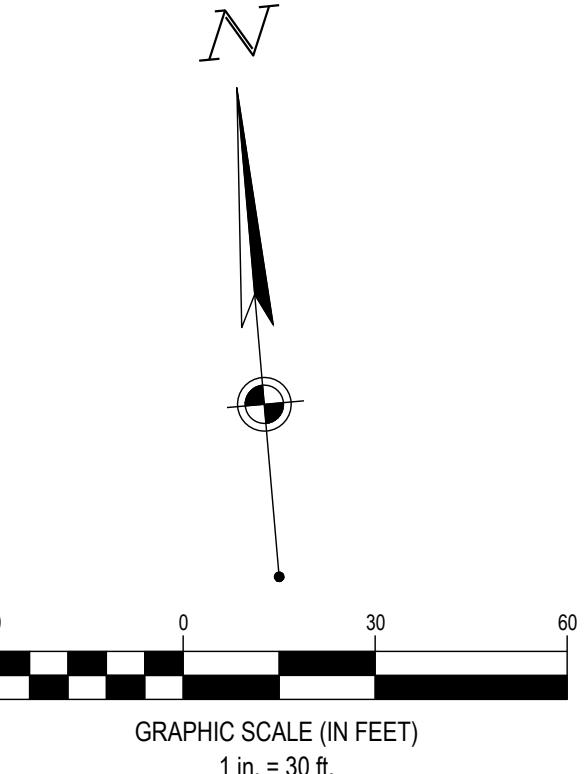
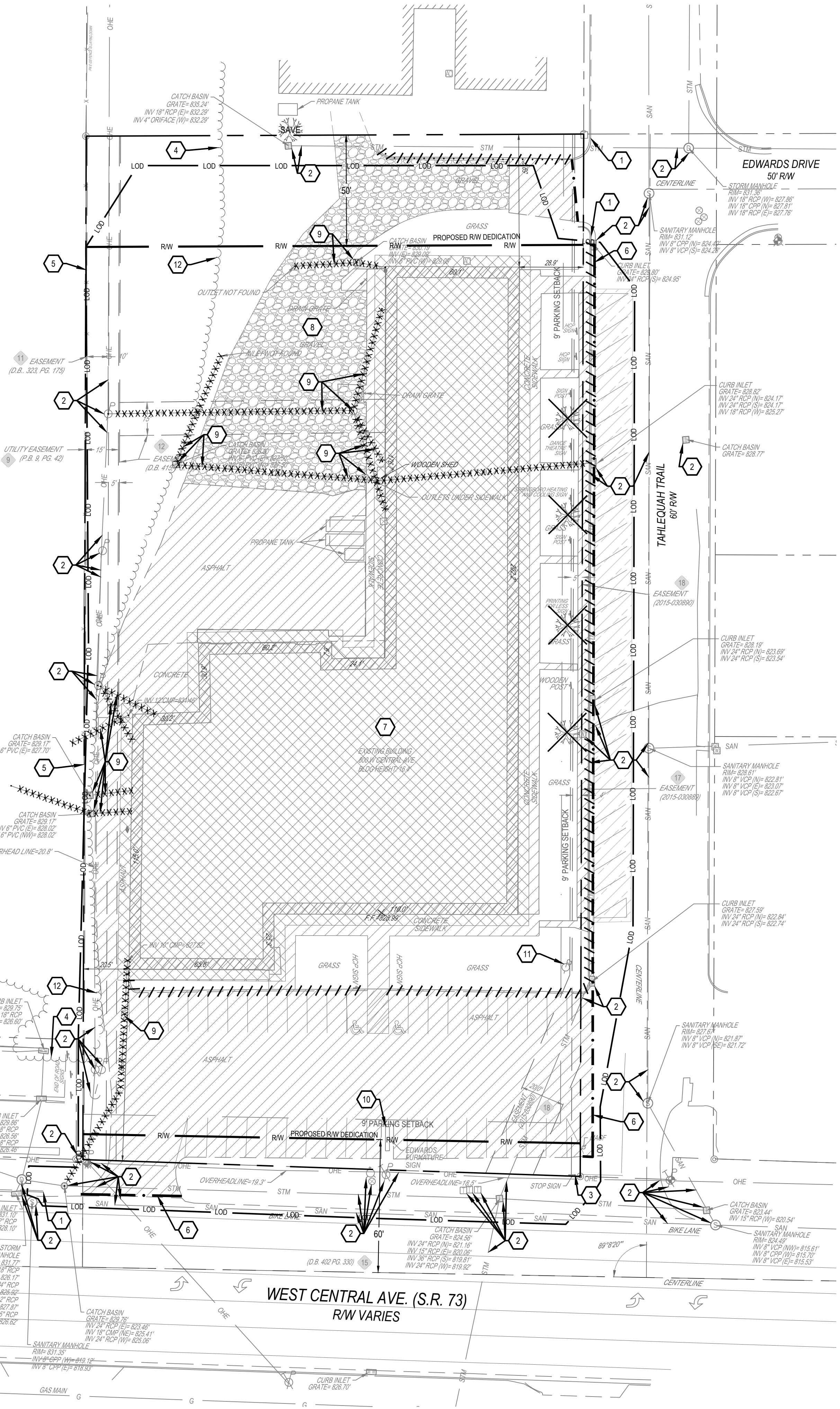
ID Description Date

Project Number: 760643
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Checked By: BP
Date: 11.09.2022
Issue: NOT FOR CONSTRUCTION

Drawing Title:
GENERAL NOTES

C1.2





CONTRACTOR NOTE:

1. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES.

CODED NOTES:

1. PROTECT EXISTING CURB.
2. PROTECT EXISTING UTILITY LINE/STRUCTURE. CONTRACTOR TO PROTECT IN PLACE.
3. PROTECT EXISTING SIGN.
4. PROTECT ALL EXISTING TREES OUTSIDE OF THE LIMITS OF DISTURBANCE. TREES SHALL BE PROTECTED IN PLACE.
5. PROTECT EXISTING FENCE.
6. SAW-CUT SIDEWALK, CURB OR PAVEMENT TO FULL DEPTH.
7. REMOVE AND LEGALLY DISPOSE OF EXISTING BUILDING AND ALL FEATURES WITHIN 5' OF EXTERIOR WALL, INCLUDING BUT NOT LIMITED TO FLOOR SURFACES, FOUNDATIONS, CONTENTS, EQUIPMENT, SUBSURFACE PIPING, AND ASSOCIATED MATERIALS.
8. REMOVE EXISTING PAVEMENT/GRAVEL.
9. REMOVE EXISTING UTILITY LINE/STRUCTURE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
10. REMOVE EXISTING SIGN AND BASE.
11. REMOVE EXISTING SITE FIXTURE.
12. REMOVE EXISTING TREES WITHIN LIMITS OF DISTURBANCE. REFER TO LANDSCAPE PLAN FOR PROPOSED TREE LINE.

DEMOLITION LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- REMOVE EXISTING BUILDING
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING PAVEMENT
- PROPOSED MILL & OVERLAY
- SAWCUT LINE
- LIMIT OF DISTURBANCE
- UTILITY LINE TO BE REMOVED / RELOCATED
- REMOVE EXISTING CURB & GUTTER
- REMOVE AND DISPOSE OF EXISTING TREE
- PROTECT EXISTING TREE TO REMAIN



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Drawing Title:

EX. CONDITIONS & DEMOLITION PLAN

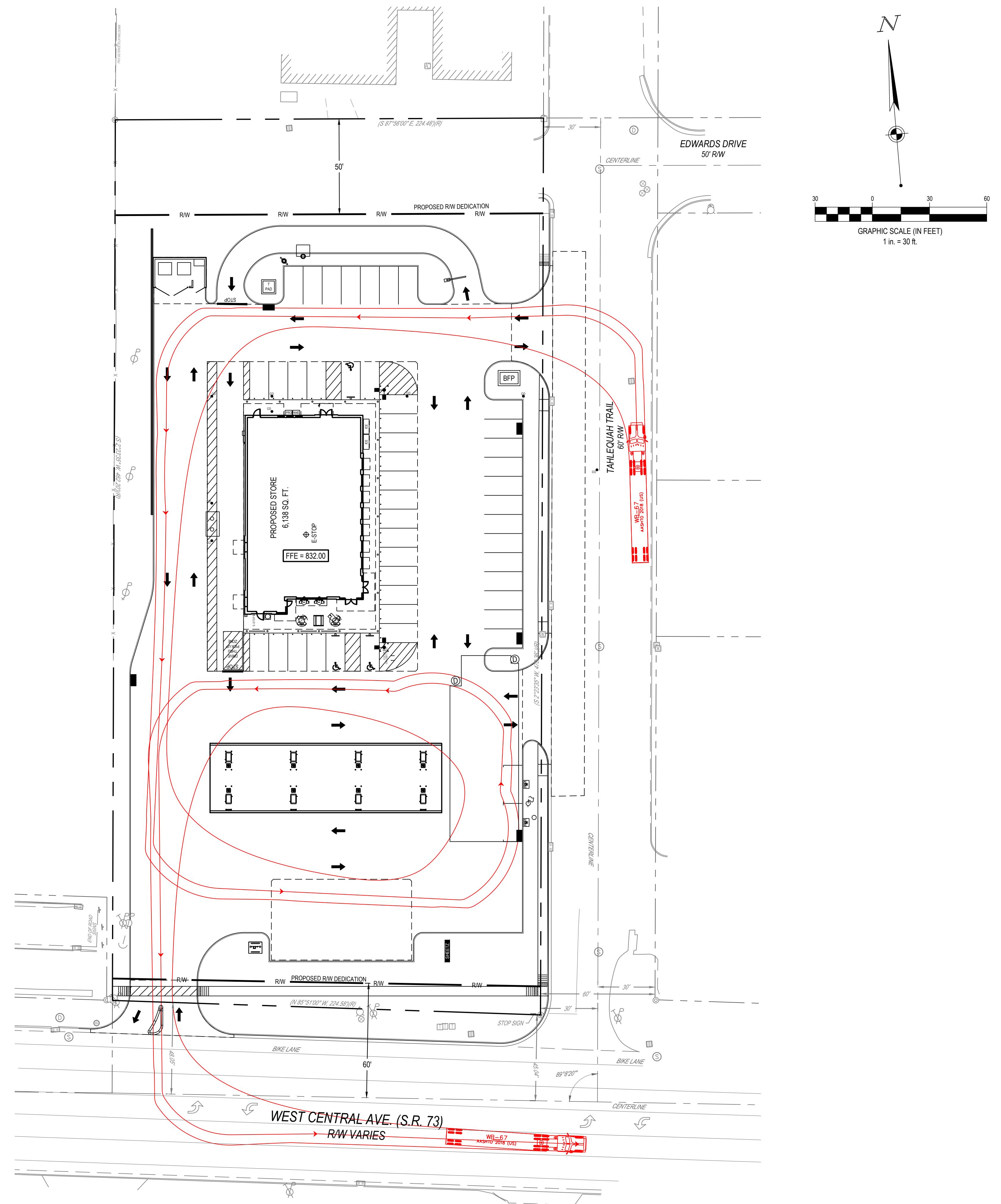
BENCHMARKS			
	ELEVATION*	EASTING**	NORTHING**
BM #1	832.98	1472500.75	574373.72
BM #2	829.58	1472416.38	573995.75
BM #3	828.37	1472154.66	573985.65

* VERTICAL DATUM: NAVD88

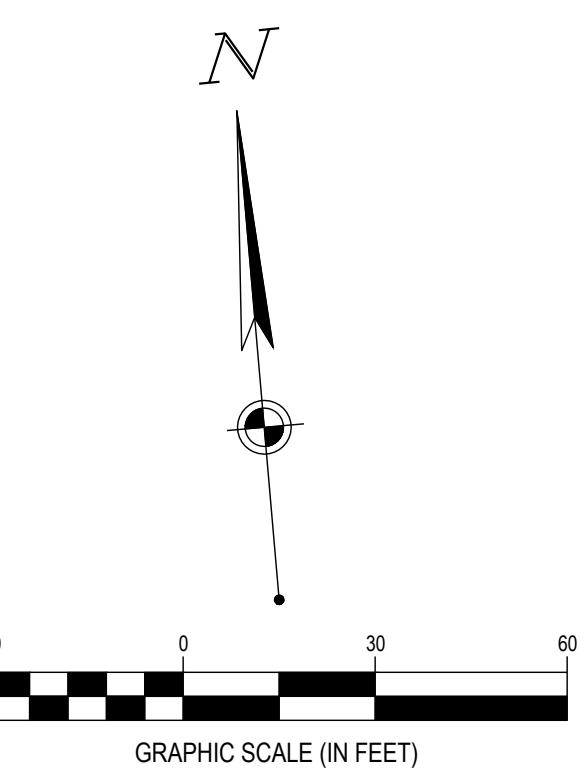
** HORIZONTAL DATUM: NAD83 OHIO STATE PLANES, SOUTH ZONE, US FOOT
NOTE: REFER TO ALTA SURVEY, SHEET C1.3, FOR BENCHMARK LOCATIONS



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE



N



SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

	BUILDING
	FUELING CANOPY
	RETAINING WALL
	CONCRETE CURB
	EDGE OF PAVEMENT / WALK
	PAVEMENT TRANSITION
	SIGN



2022-11-3

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SPRINGBORO, OHIO 45066

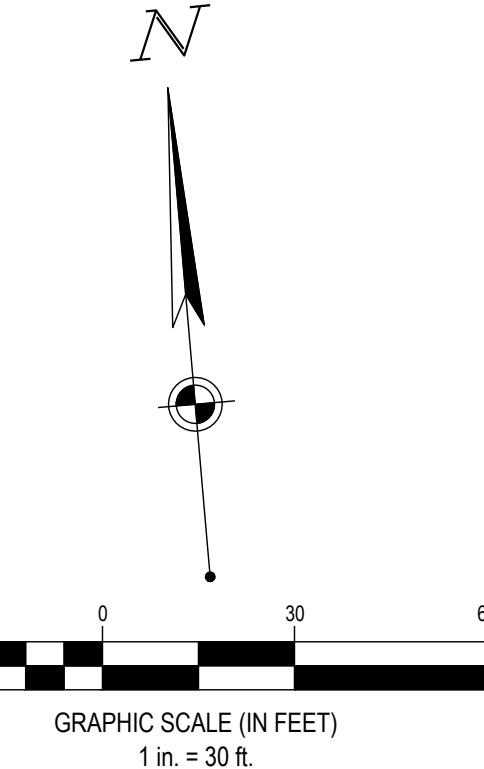
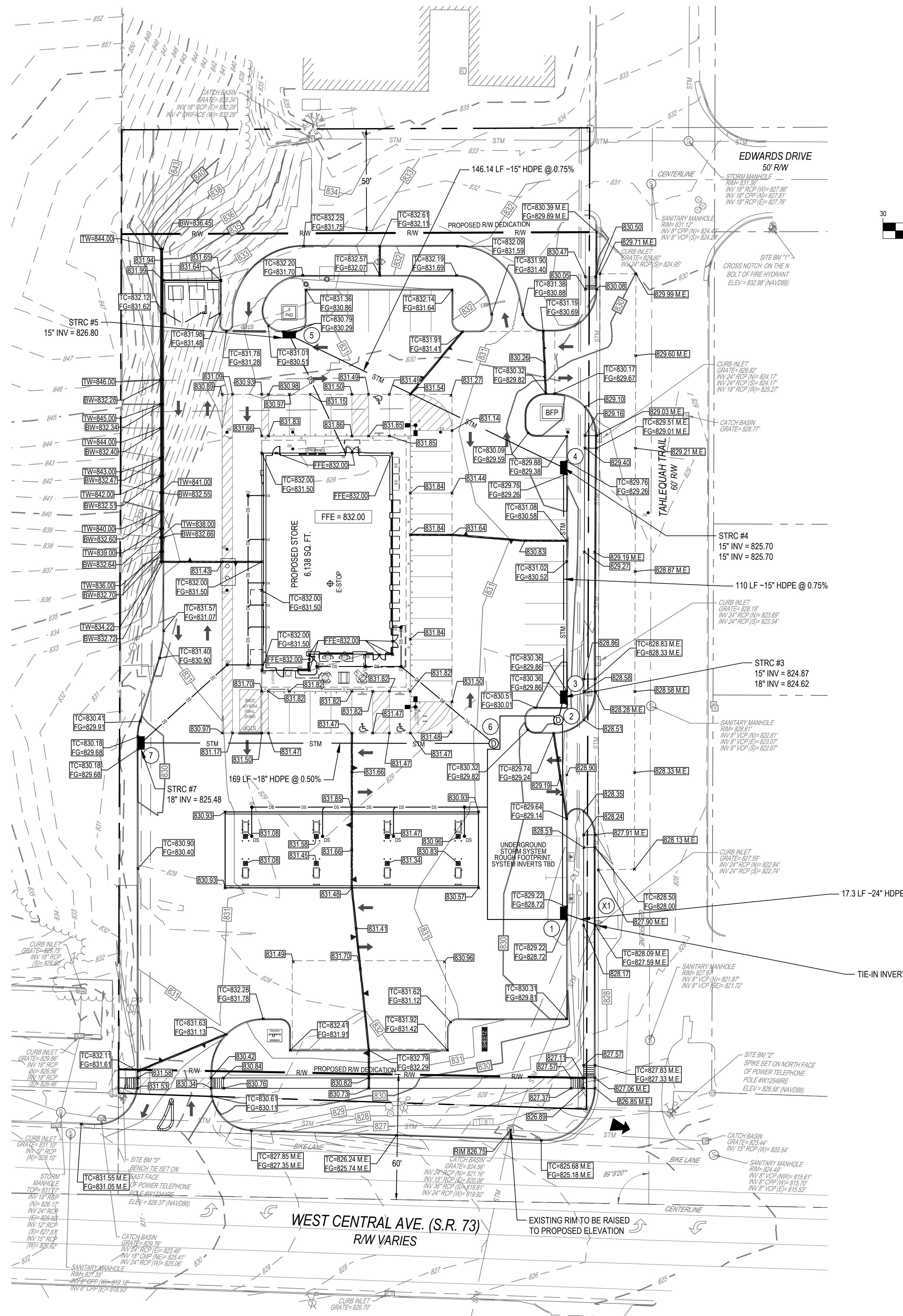
Revisions / Submissions

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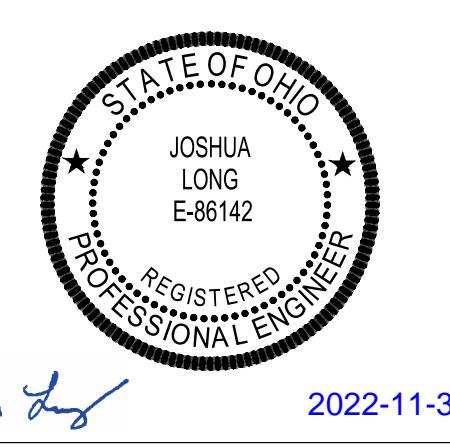
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Drawing Title:
AUTOTURN EXHIBIT

C3.1



GRADING LEGEND	
EXISTING REFER TO C1.0 FOR EXISTING FEATURES LEGEND	
<u>PROPOSED</u>	
BUILDING	
FUELING CANOPY	
RETAINING WALL	
MAJOR CONTOUR	
MINOR CONTOUR	
GRADE BREAK	
FLOW LINE	
STRUCTURE NUMBER	
CATCH BASIN	
STORM MANHOLE	
CURB INLET	
CLEANOUT	
DOWNSPOUT	
FINISHED GRADE ELEVATION	
TOP OF CURB ELEVATION	
FINISHED GRADE ELEVATION	
MATCH EXISTING ELEVATION	
FINISHED GRADE ELEVATION	
TOP OF WALL ELEVATION	
BOTTOM OF WALL ELEVATION	
BUILDING FINISHED	
FLOOR ELEVATION	
STORM STRUCTURE RIM ELEVATION	
SLOPE ARROW	
X XX% →	
FLOOD ROUTE	



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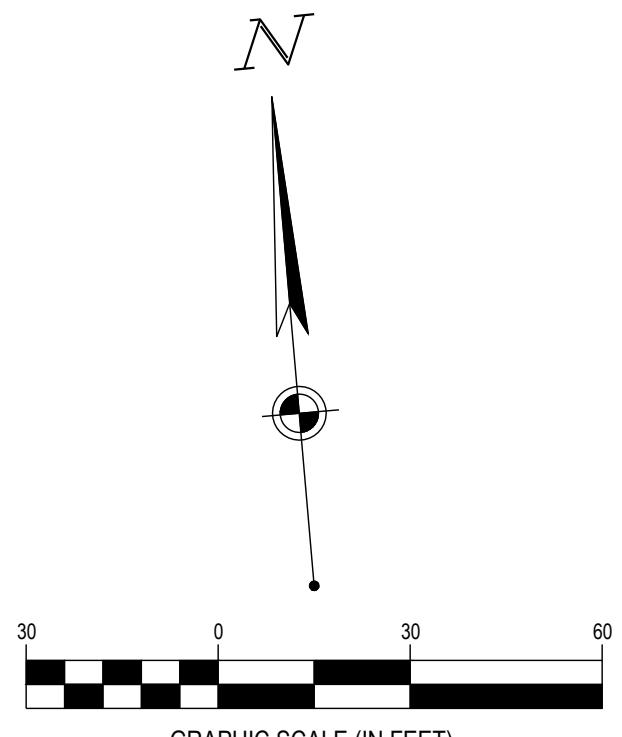
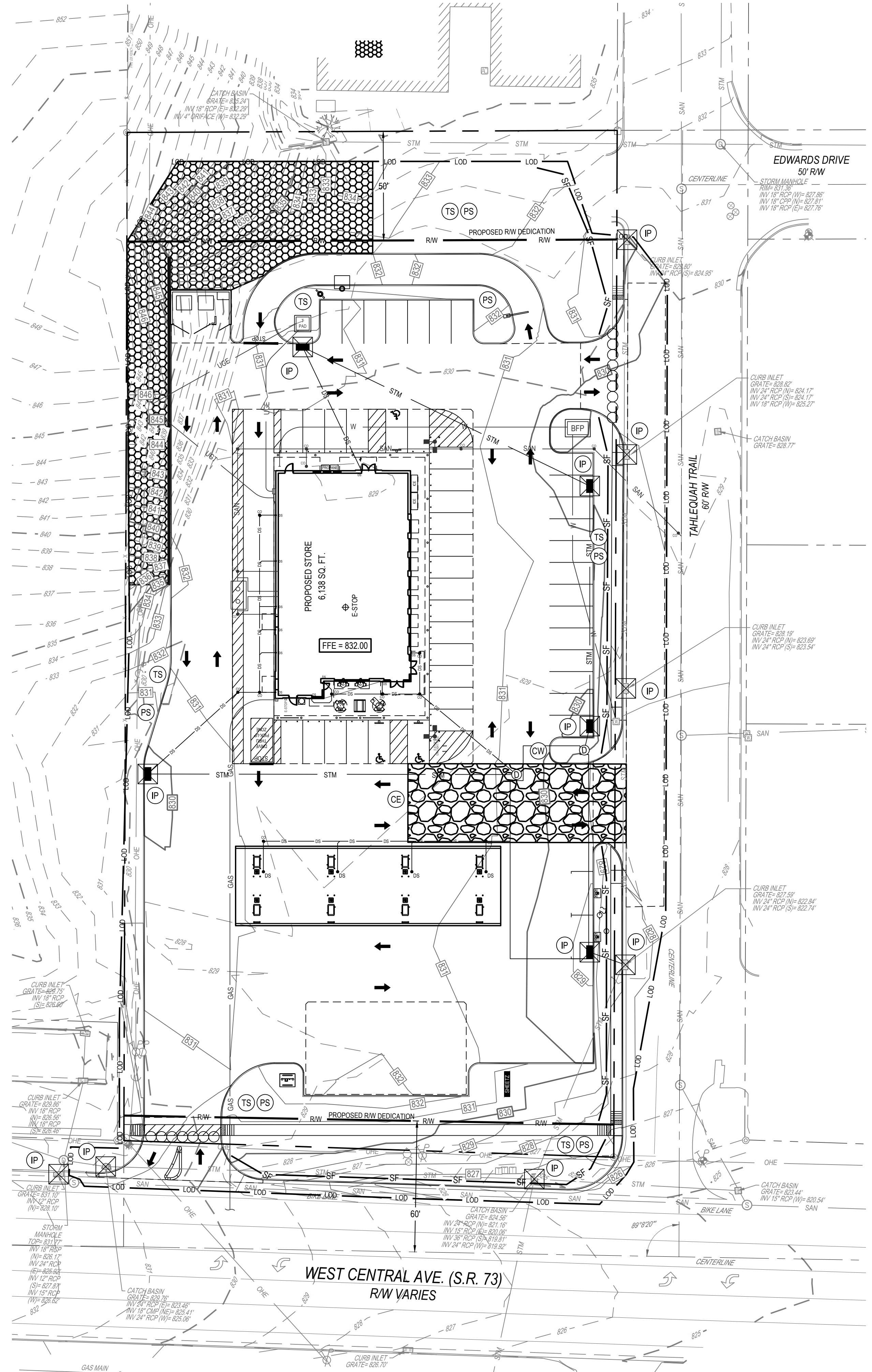
GRADING PLAN

BENCHMARKS				
	ELEVATION*	EASTING**	NORTH**	DESCRIPTION
BM #1	832.98	1472500.75	574373.72	CROSS NOTCH ON THE N BOLT OF FIRE HYDRANT
BM #2	829.58	1472416.38	573995.75	SPIKE SET ON NORTH FACE OF POWER TELEPHONE POLE #W12546RE
BM #3	828.37	1472154.66	573985.65	BENCH TIE SET ON EAST FACE OF POWER TELEPHONE POLE #W12344RE

* VERTICAL DATUM: NAVD88
 ** HORIZONTAL DATUM: NAD83 OHIO STATE PLANES, SOUTH ZONE, US FOOT
 NOTE: REFER TO ALTA SURVEY, SHEET C1.3, FOR BENCHMARK LOCATIONS



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DEVELOPER:
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2800 CORPORATE EXCHANGE DR, SUITE 400
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EMAIL: JOSH.LONG@CESOINC.COM

SWPPP LEGEND	
<u>EXISTING</u>	REFER TO C1.0 FOR EXISTING FEATURES LEGEND
<u>PROPOSED</u>	
BUILDING	
FUELING CANOPY	
RETAINING WALL	
MAJOR CONTOUR	
MINOR CONTOUR	
PAVEMENT/WALK	
STORM SEWER	
SILT FENCE	
STRAW WATTLE	
LIMITS OF DISTURBANCE	
PERMANENT EROSION CONTROL BLANKET ON ALL 3:1 SLOPES OR STEEPER	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT / STORAGE AREA	
BASIN SEDIMENT FILTER	
STORM MANHOLE	
CATCH BASIN	
CURB INLET	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT AREA	
INLET PROTECTION	
TEMPORARY SEEDING	
PERMANENT SOD	

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

THE PROPOSED PROJECT IS THE CONSTRUCTION OF GAS STATION AND CONVENIENCE STORE. THE SUBJECT PARCEL IS 2.4 ACRES. THE TOTAL DISTURBED AREA IS 2.63 ACRES.

THE ENTIRE SITE DRAINS TO THE PROPOSED STORM SYSTEM THAT COLLECTS IN AN UNDERGROUND DETENTION SYSTEM IN THE SOUTHEAST CORNER OF THE SITE. THE SYSTEM ULTIMATELY DRAINS TO THE EXISTING CURB INLET IN THE SOUTHEAST CORNER OF THE SITE ALONG TAHLQUEAH TRAIL.

ON-SITE SOILS: RUSSELL-MIAMIAN SILT LOAMS (RvB2) 80.9% WYNN SILT LOAMS (WvC2) 19.1%

HYDROLOGIC SOIL GROUPS: RvB2-C WyC2-C

EXISTING ON-SITE CONDITIONS: THE EXISTING SITE IS A MULTI-USE COMMERCIAL BUILDING WITH A PARKING LOT AND SEVERAL ACCESS DRIVES.

SEQUENCE OF CONSTRUCTION

1. NOTIFY CITY OF SPRINGBORO ADMINISTRATOR BEFORE WORK IS TO BEGIN.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, CONSTRUCTION EXIT, FILTER SACKS, CONCRETE WASHOUT.
3. SITE DEMOLITION AND CLEARING.
4. ROUGH GRADING, PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
5. STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
6. BUILDING PAD.
7. CURB CONSTRUCTION.
8. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION
9. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
10. FINAL SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE AS REQUIRED BY THE GENERAL PERMIT.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED.
5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, TEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS BUT LESS THAN ONE (1) YEAR.
 - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDEL OVER WINTER.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

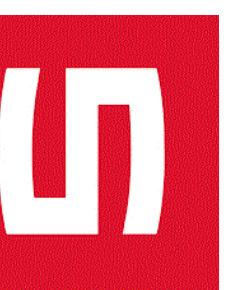
MULCHING: STRAW MATERIAL SHALL BE UNROLLED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.

FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ODOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THIS ITEM MAY BE WAIVED.
8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE ROLLOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLED BLANKETS BY AMERICAN EXCLOSIR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH CARS, CEMENT, AND OTHER LOCAL MATERIALS DESIGNATED AS ORKED AREAS, WHILE WASHED, CAN BE REMOVED AND PROPERLY DISPOSED OF BEFORE THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR Diked AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDEIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

C6.0



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Revisions / Submissions

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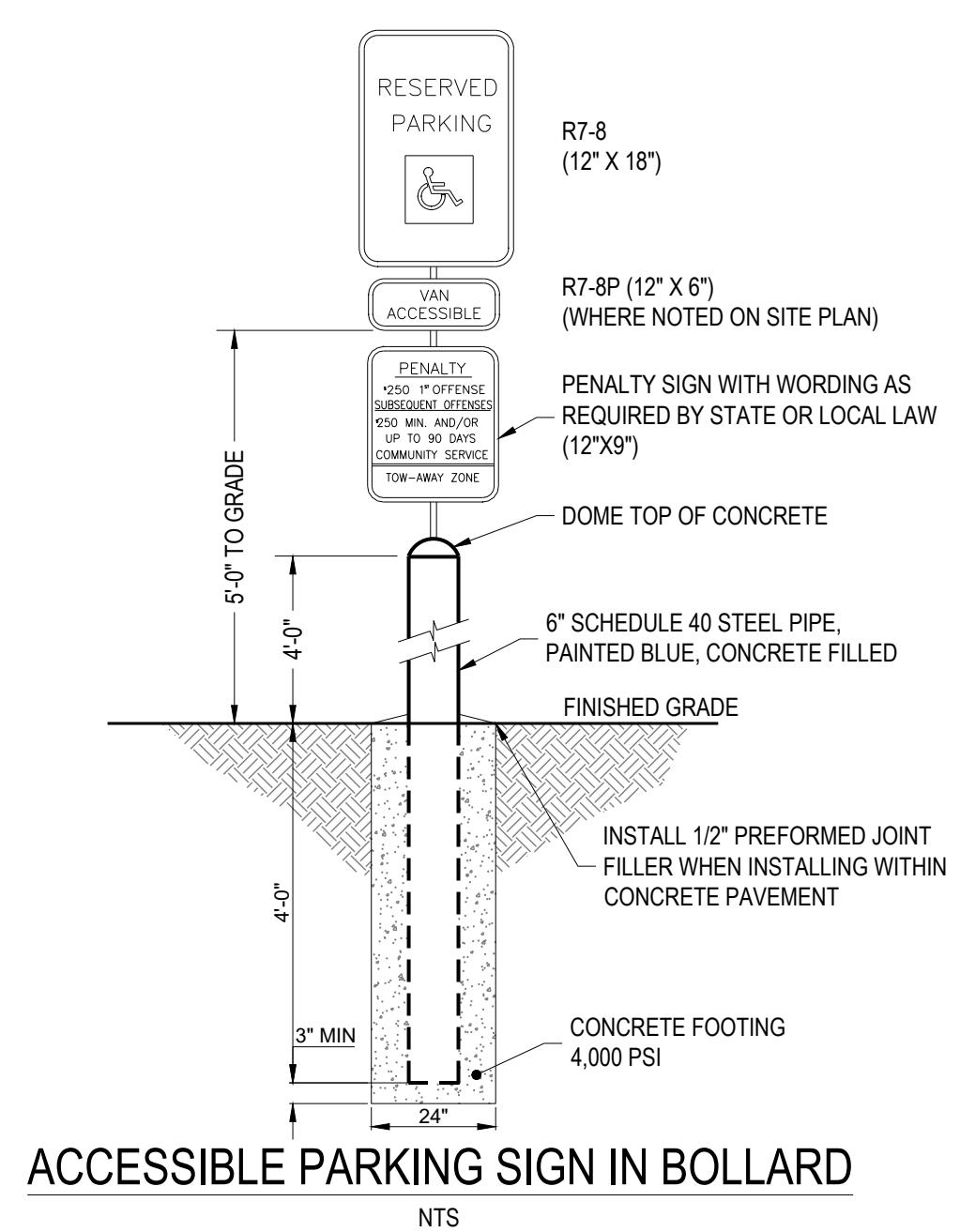
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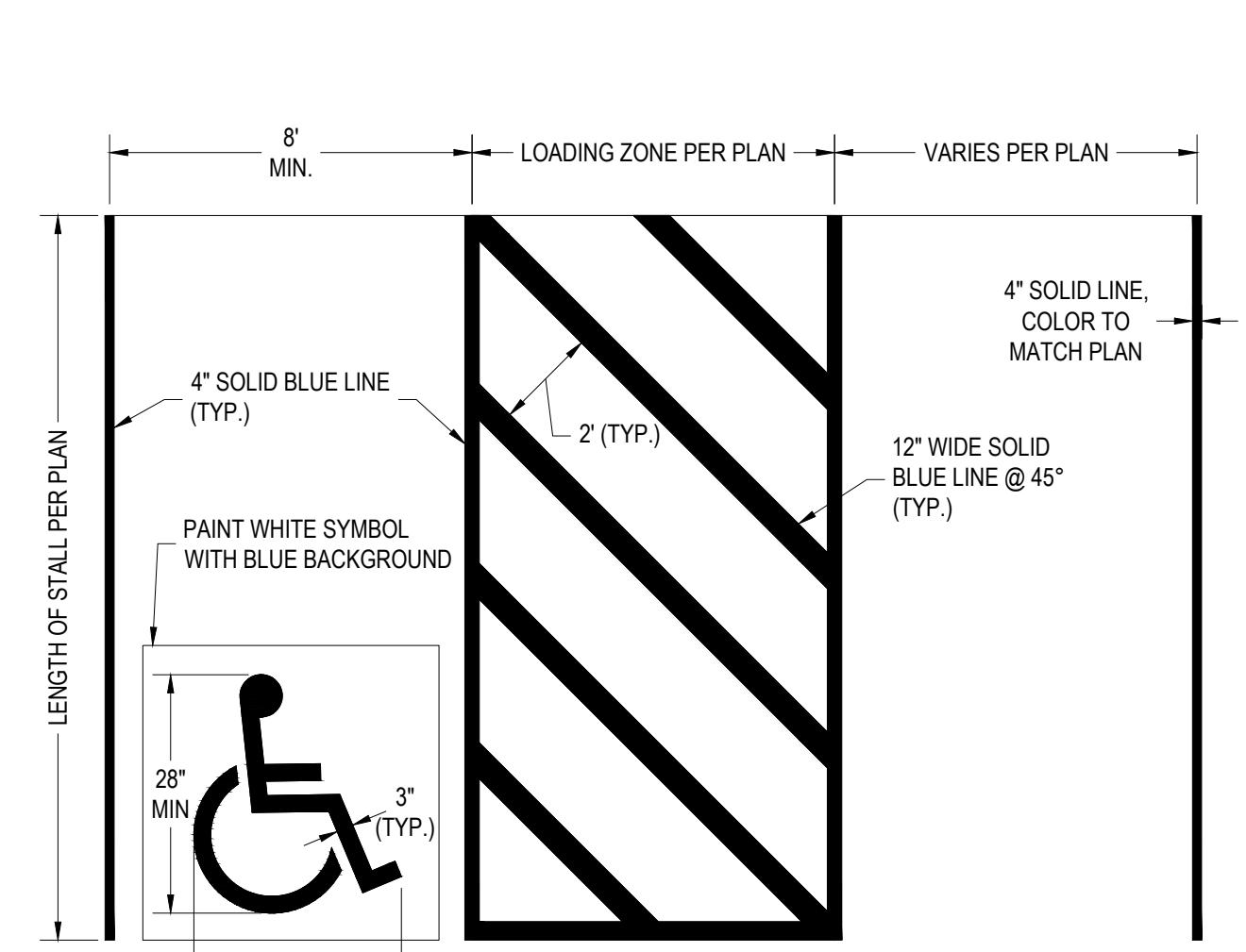
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SHEETZ - SPRINGBORO, OH

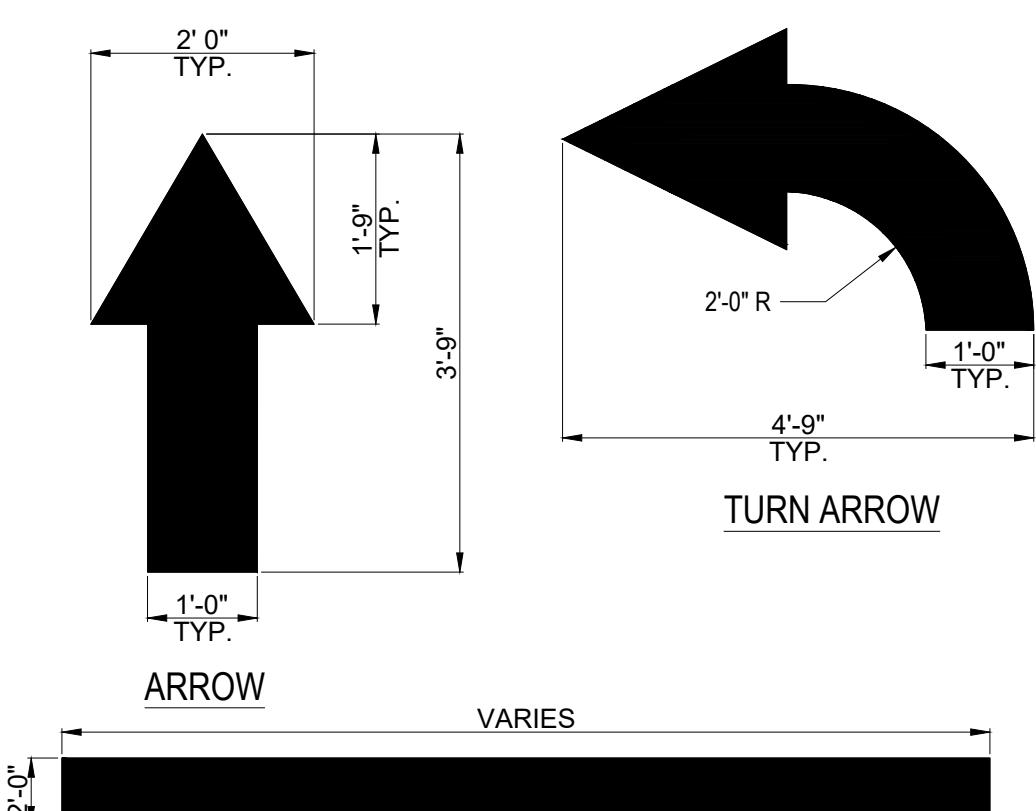
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ACCESSIBLE PARKING SIGN IN BOLLARD

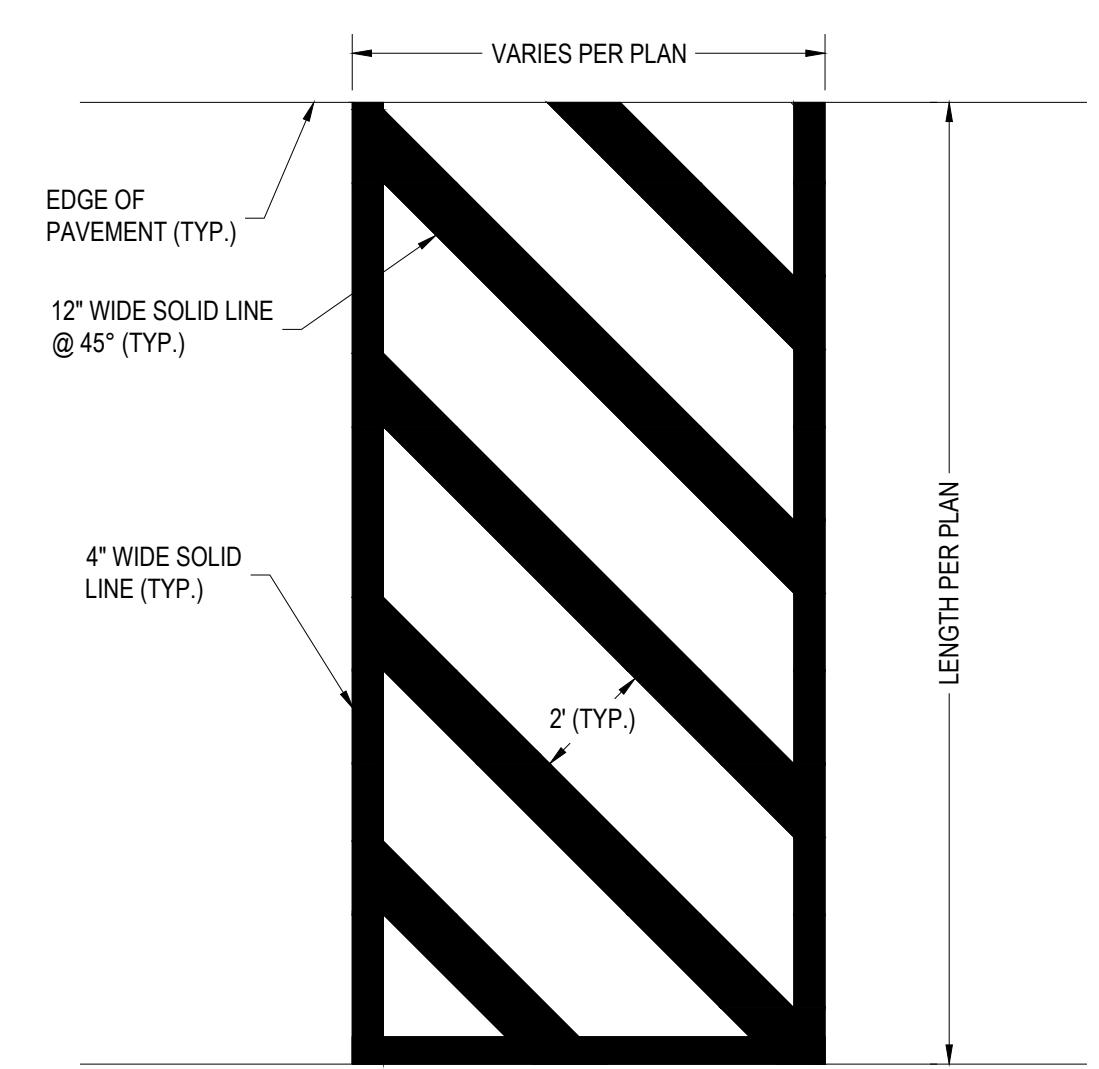


ACCESSIBLE PARKING SPACE STRIPING

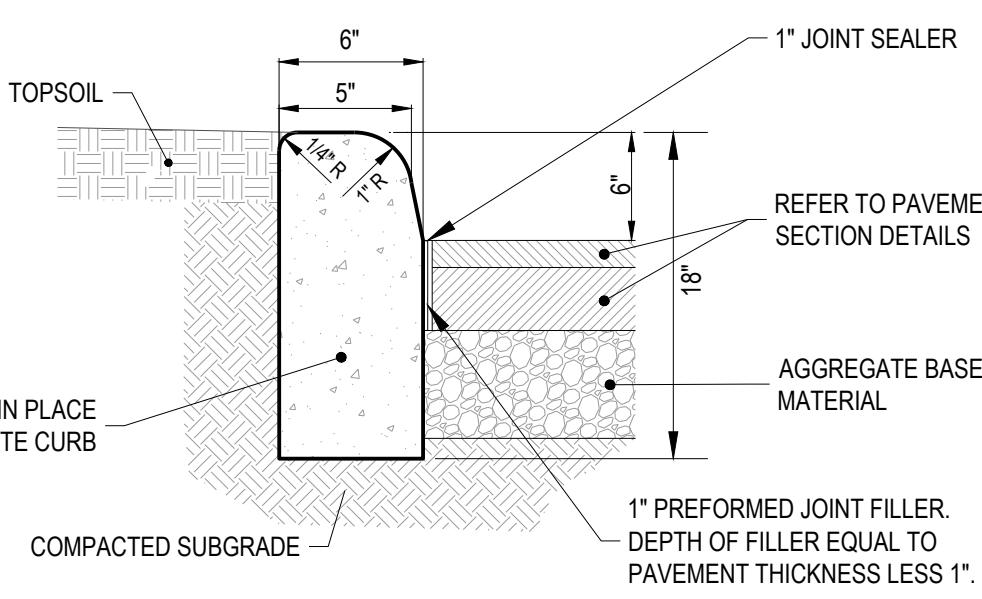


STOP

PAVEMENT MARKINGS

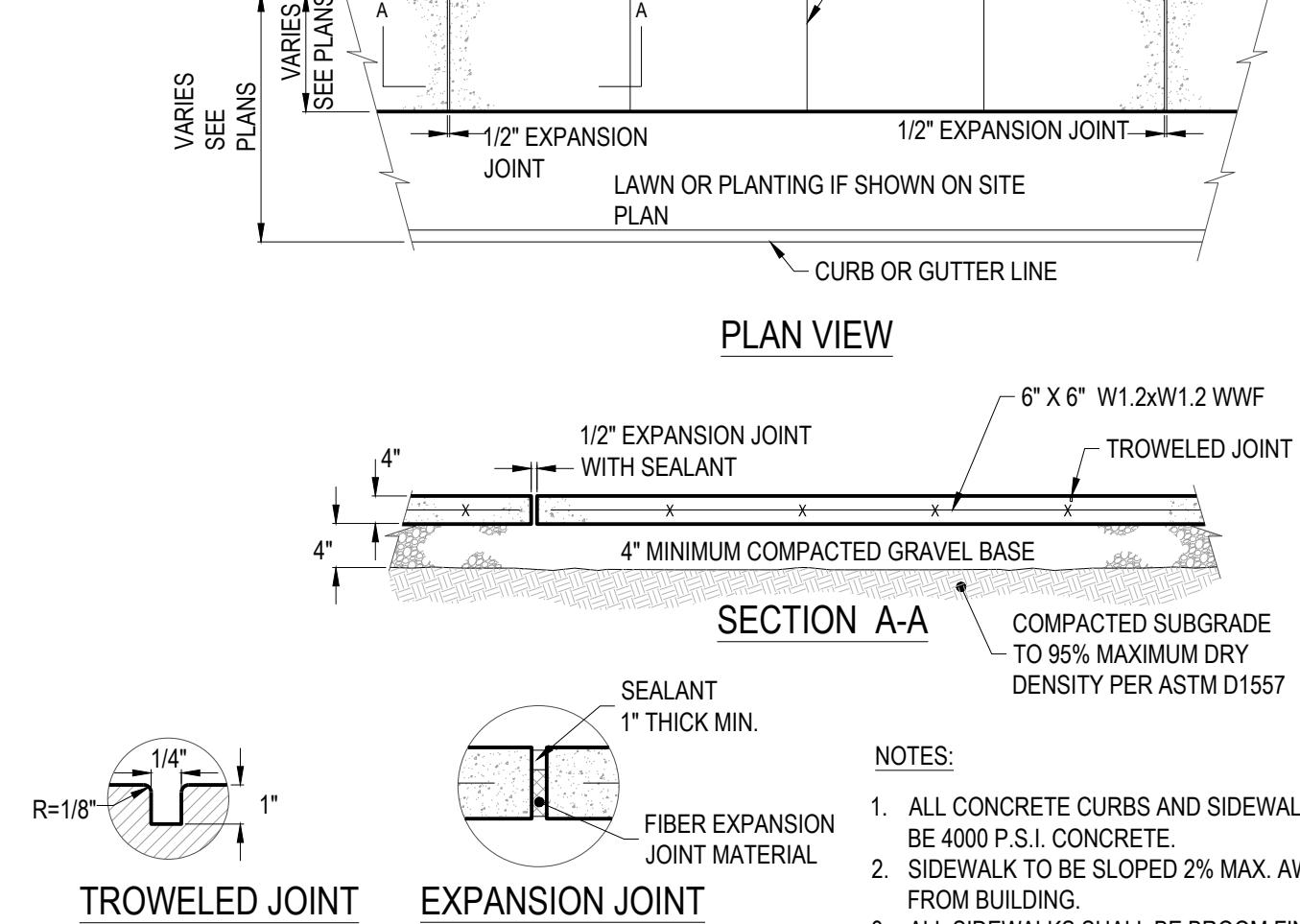


PAINTED ISLAND

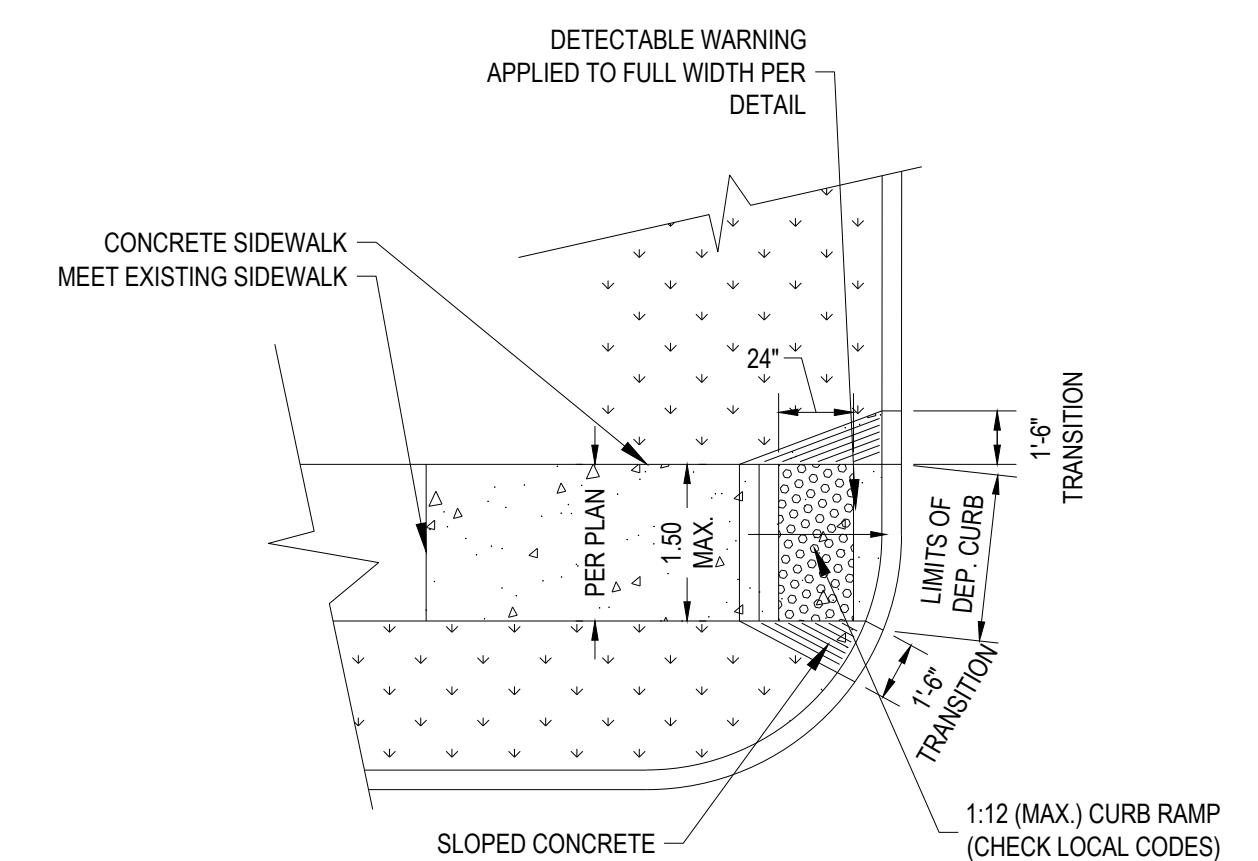


NOTES:
1. ALL CONCRETE CURBS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
4. MAXIMUM HEIGHT OF CURB TO PAVING IS 6".

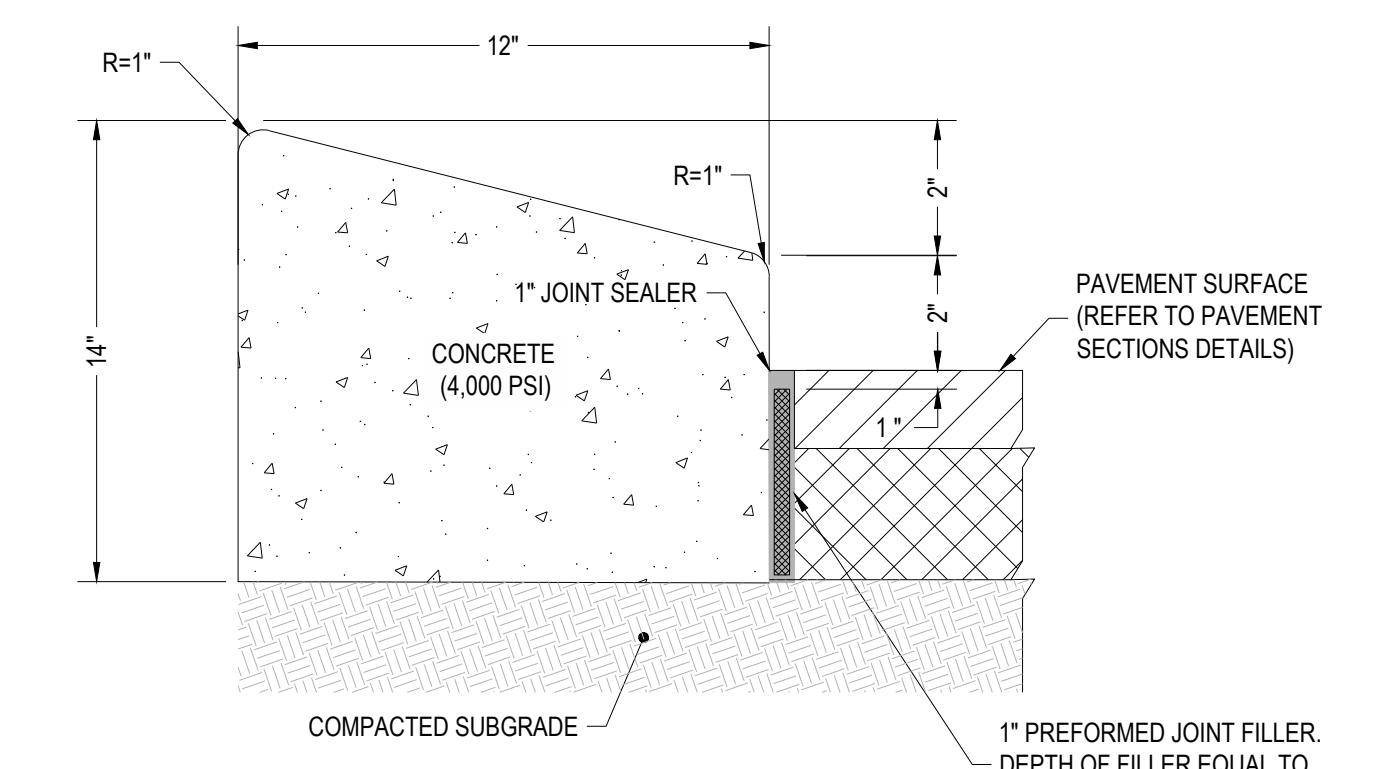
CONCRETE CURB



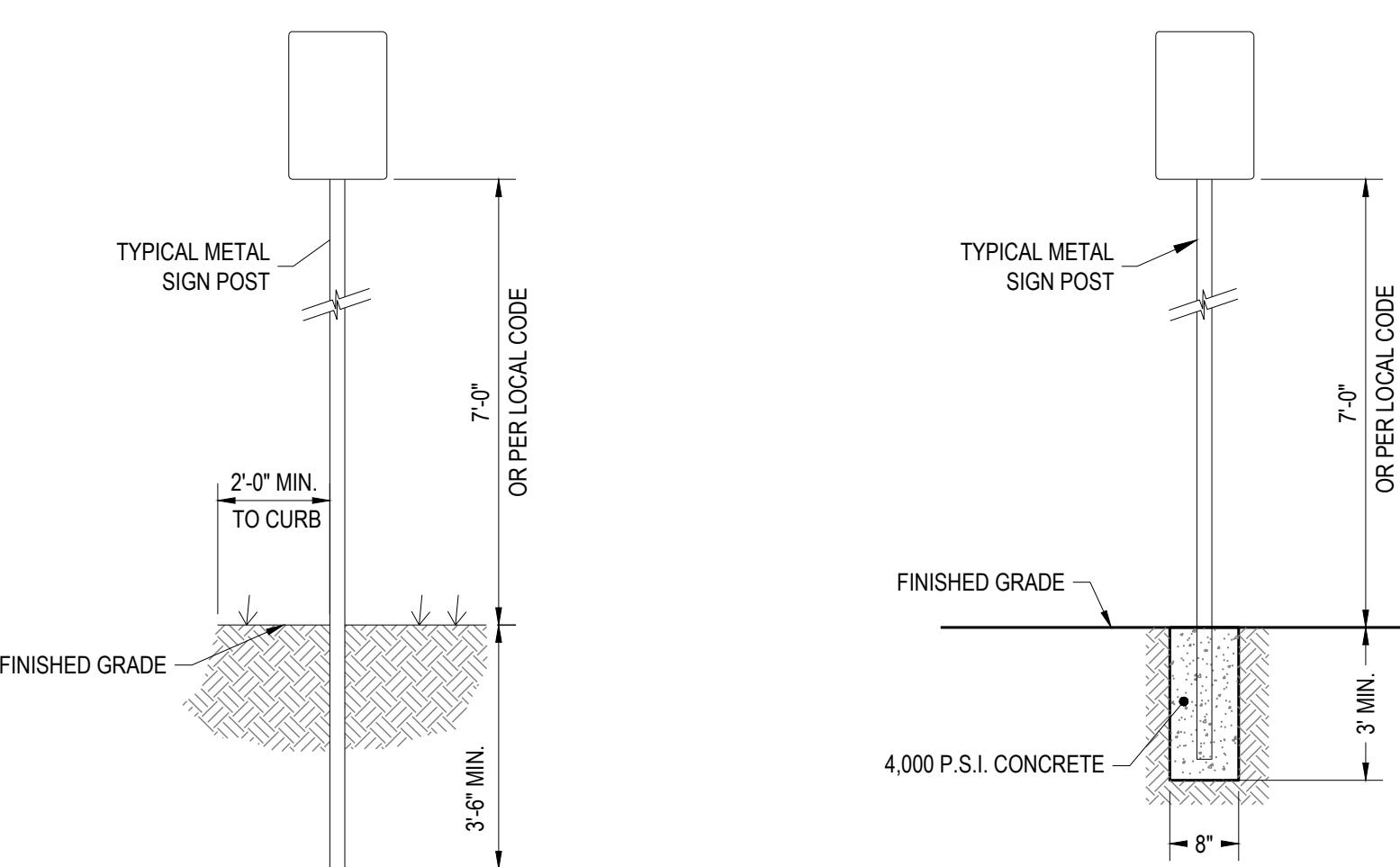
CONCRETE SIDEWALK



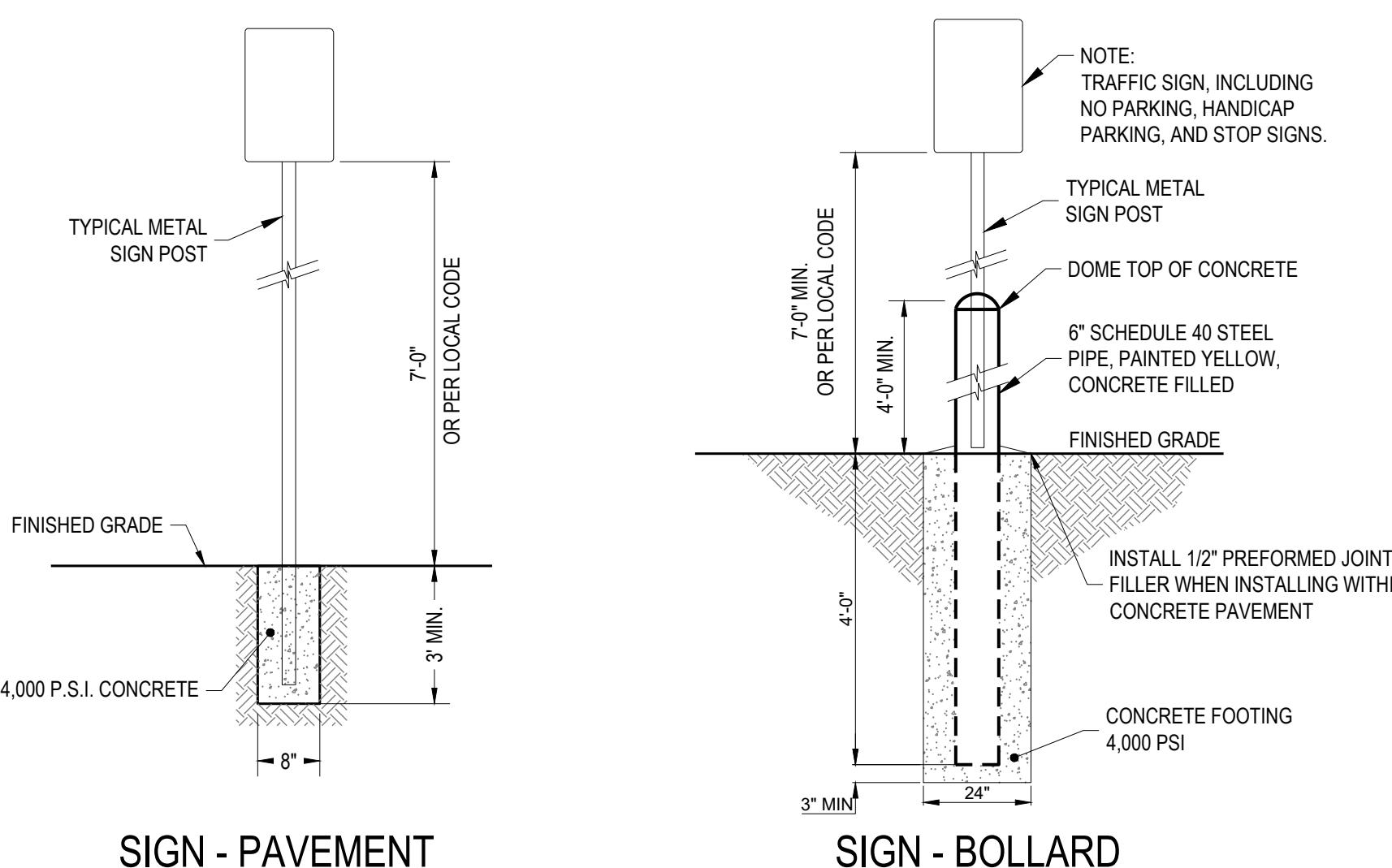
ACCESSIBLE CURB RAMP (TYPE II)



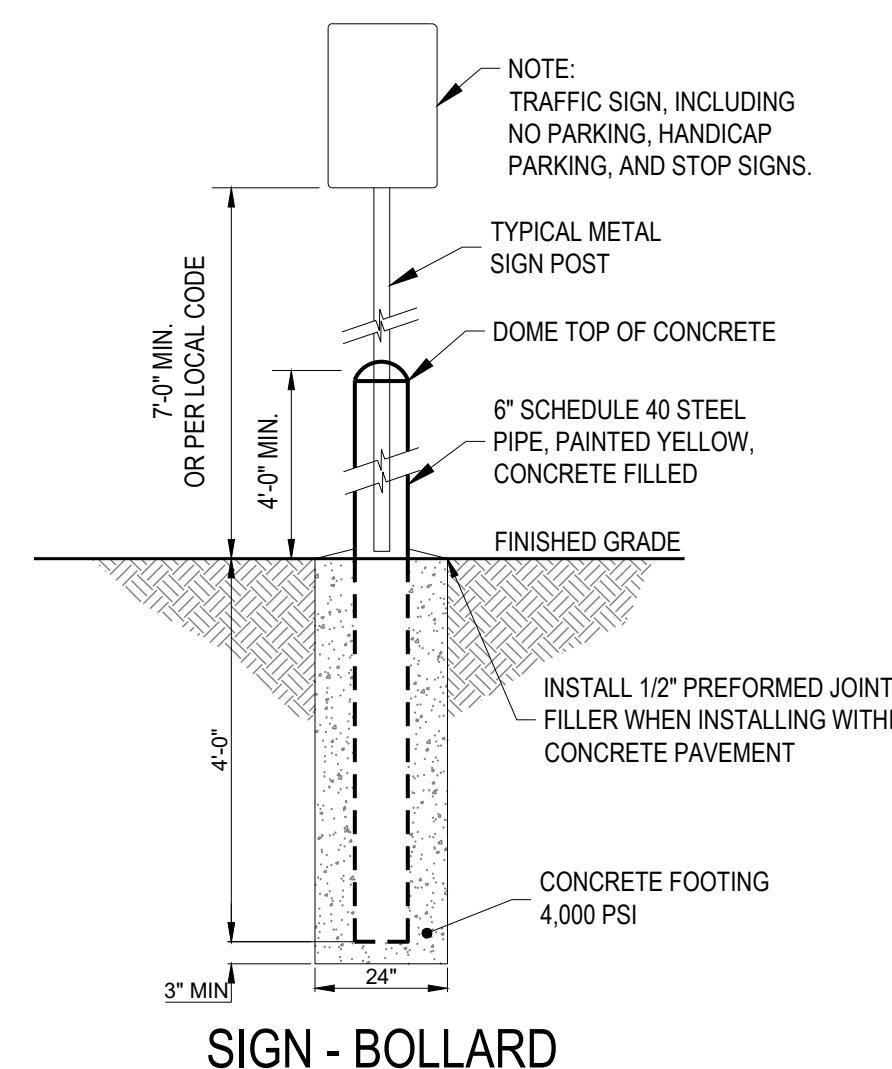
MOUNTABLE CURB



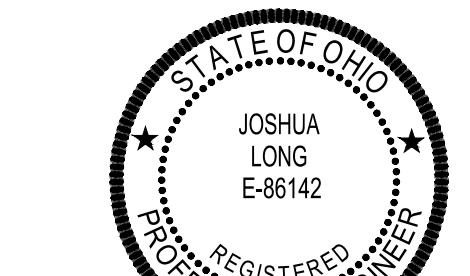
SIGN - LANDSCAPE



SIGN - PAVEMENT

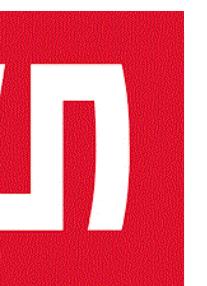


SIGN - BOLLARD



Josh Long

2022-11-3



2022-11-3

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ - SPRINGBORO, OH
800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions

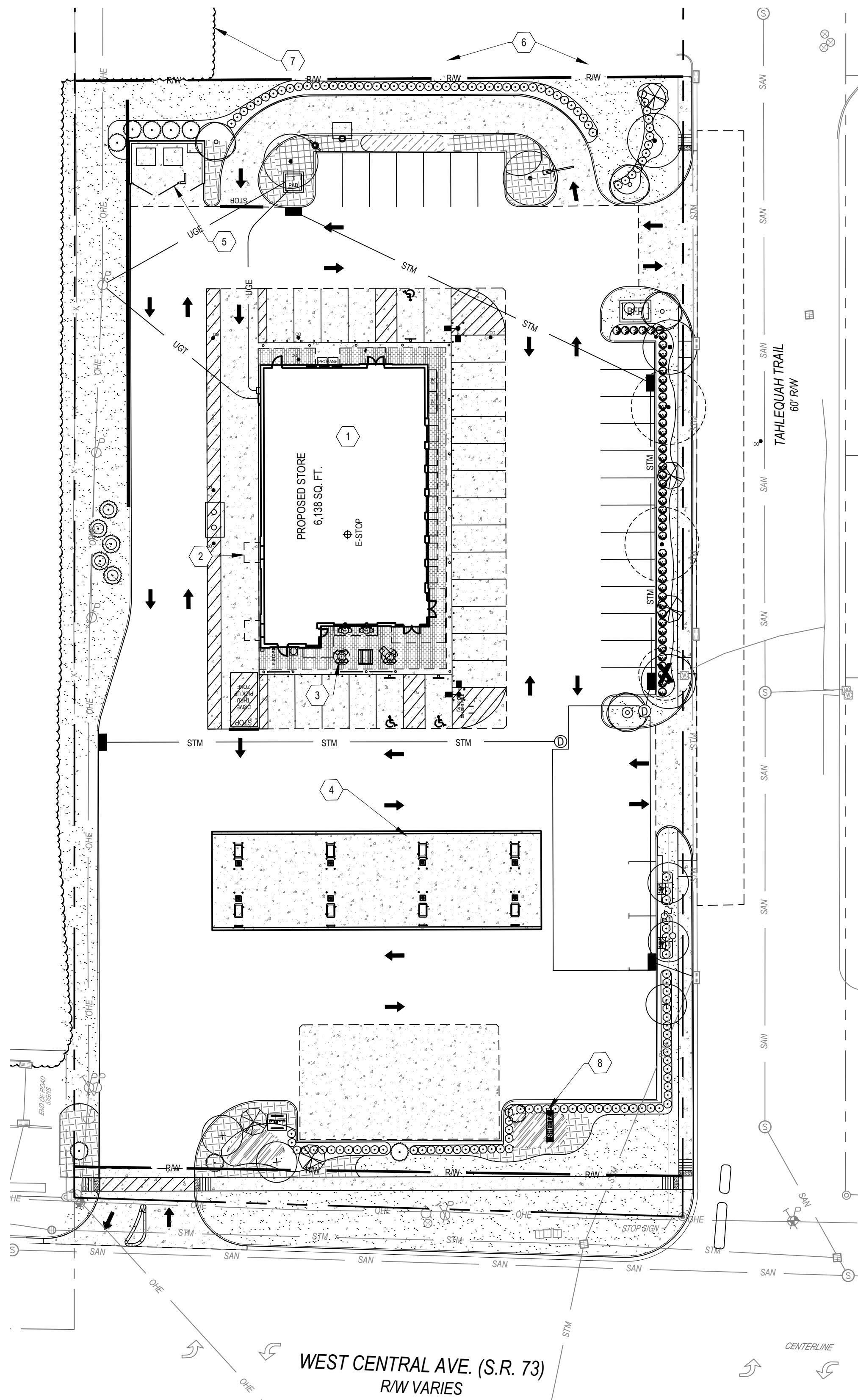
ID Description Date

Project Number: 760643
Scale: AS SHOWN
Drawn By: MST
Checked By: BP
Date: 11.09.2022
Issue: NOT FOR CONSTRUCTION

Drawing Title:
CONSTRUCTION DETAILS

C7.2





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 MERCHANDISER
	PROPANE LOCKERS

NOTE: CONTRACTOR WILL BE REQUIRED TO PERFORM MINOR CLEARING AND PRUNING APPROXIMATELY 10' INTO THE EXISTING TREE AREAS. THIS WILL INCLUDE REMOVAL OF HANGING LIMBS, DEAD LIMBS ON TREES AND ON THE GROUND AND GENERAL DEBRIS IN THE AREA. PINE NEEDLES WILL BE REQUIRED WITHIN ENTIRE EXISTING TREE AREA.

CODED NOTES:

1. PROPOSED 6,138 SF STORE.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED PATIO SEATING.
4. PROPOSED EIGHT (8) DISPENSER FUEL CANOPY.
5. PROPOSED DUMPSTER ENCLOSURE AND PAD.
6. EXISTING TURF TO REMAIN
7. EXISTING TREES TO REMAIN
8. PROPOSED MONUMENT SIGN

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) TAHEQUAH 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

PROPOSED SHRUBS: 76 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

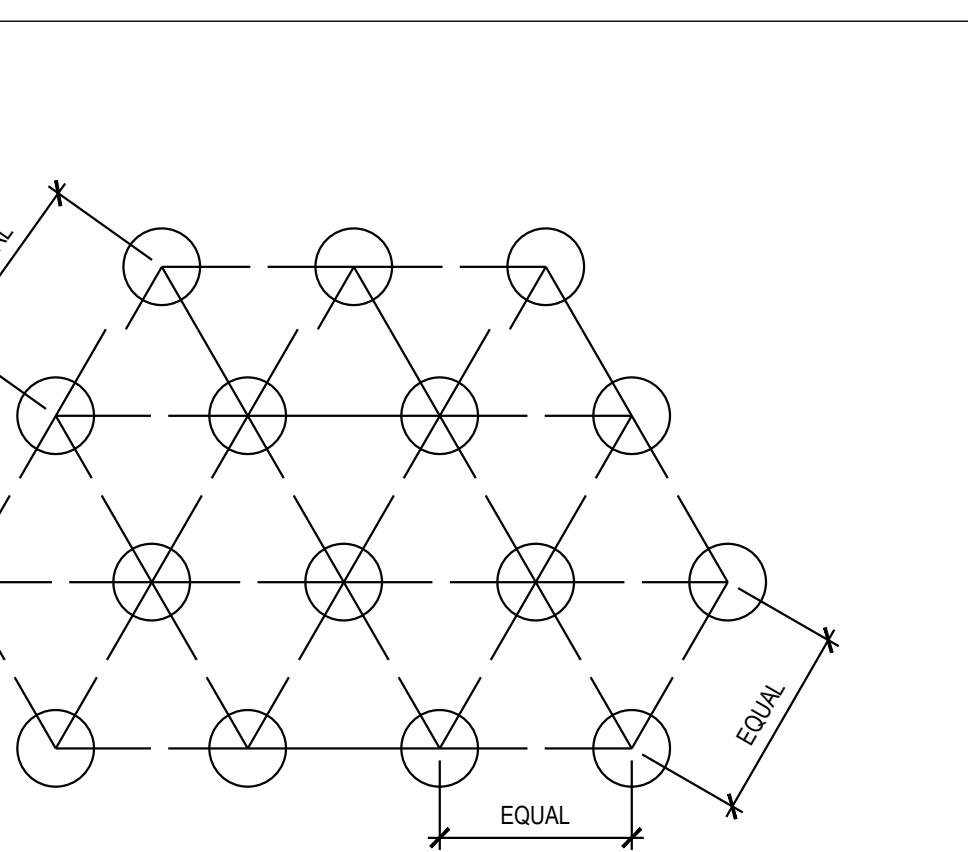
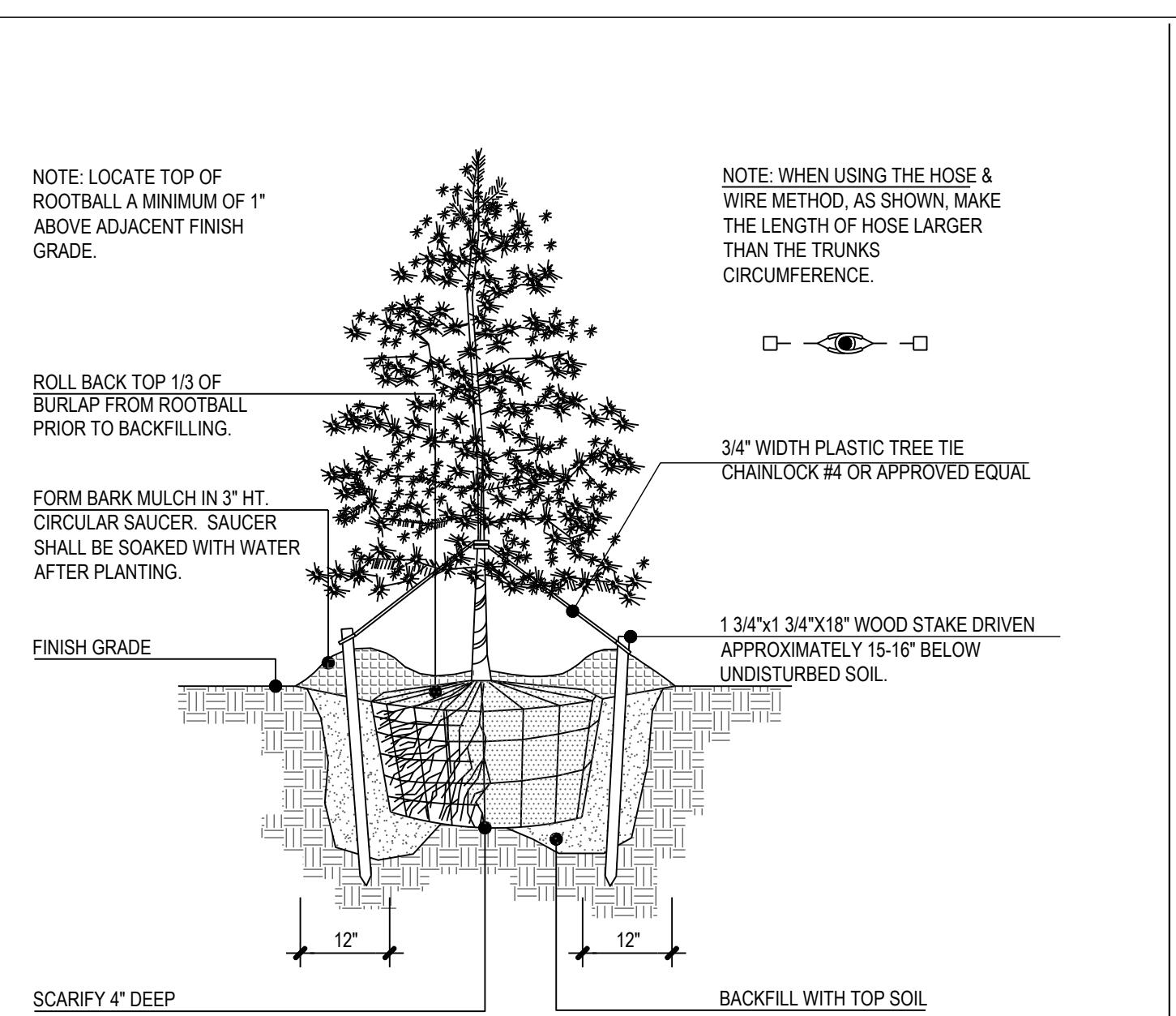
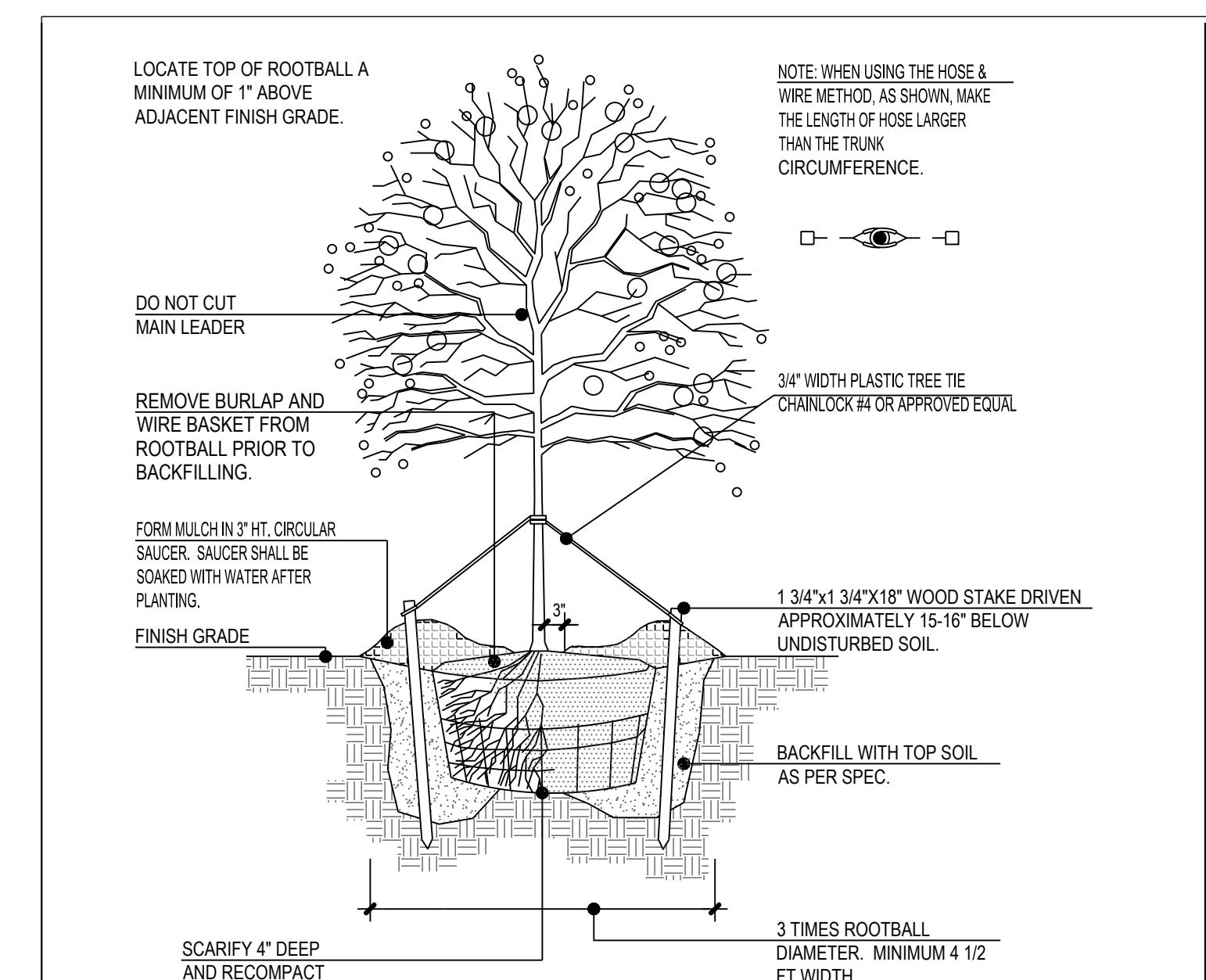
PROPOSED: 35 TREES

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

N.T.S.

2 EVERGREEN TREE STAKING

N.T.S.

3 GROUND COVER SPACING

GENERAL NOTES: LANDSCAPE PLAN

- 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.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- 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.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- 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) & EXTRANEAL MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- 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.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- 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.
- 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.
- 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.
- 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.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- 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.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
- 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.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

- 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:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - 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.

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.
4. NOTES:
 - NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
 - NO CONSTRUCTION MATERIALS, SOILS DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
 - BARRIERS ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN TREE AREA.
 - BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.
 - Critical Root Zone: 1 INCH OF TREE AT DIAMETER BREAST HEIGHT (DBH) IS EQUAL TO 1 FOOT OF CRITICAL ROOT ZONE (CRZ). IE. 30 INCH DBH = 30 FOOT CRZ



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

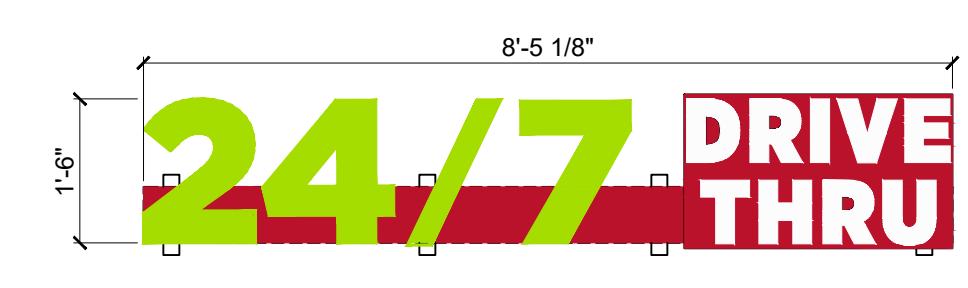
4" HIGH, MIN. VINYL ADDRESS NUMBER IDENTIFICATION
CHARACTERS FOR GLASS APPLICATION, IN
COMPLIANCE WITH IBC 501.2, VERIFY ADDRESS
NUMBER BEFORE INSTALLATION



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.

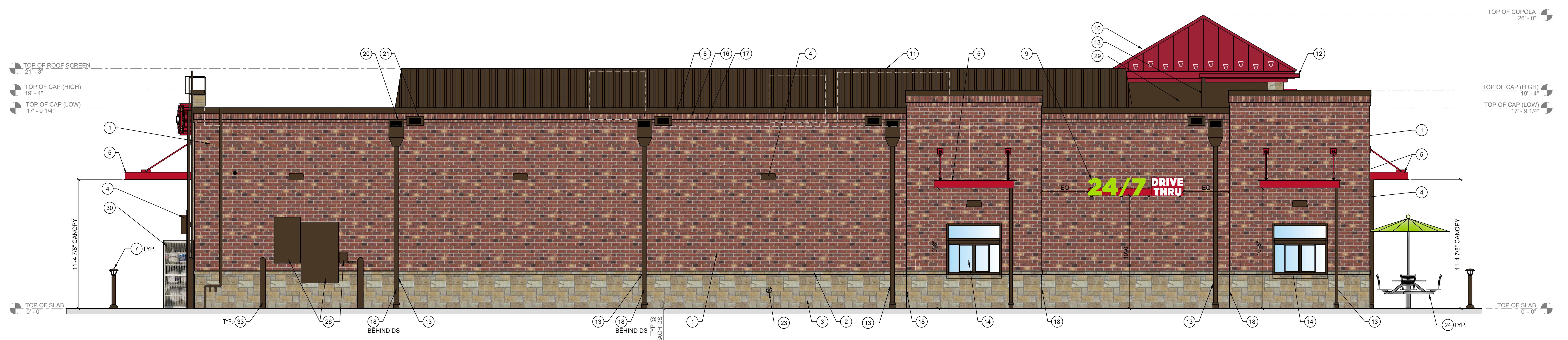
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

PRELIMINARY ELEVATIONS



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

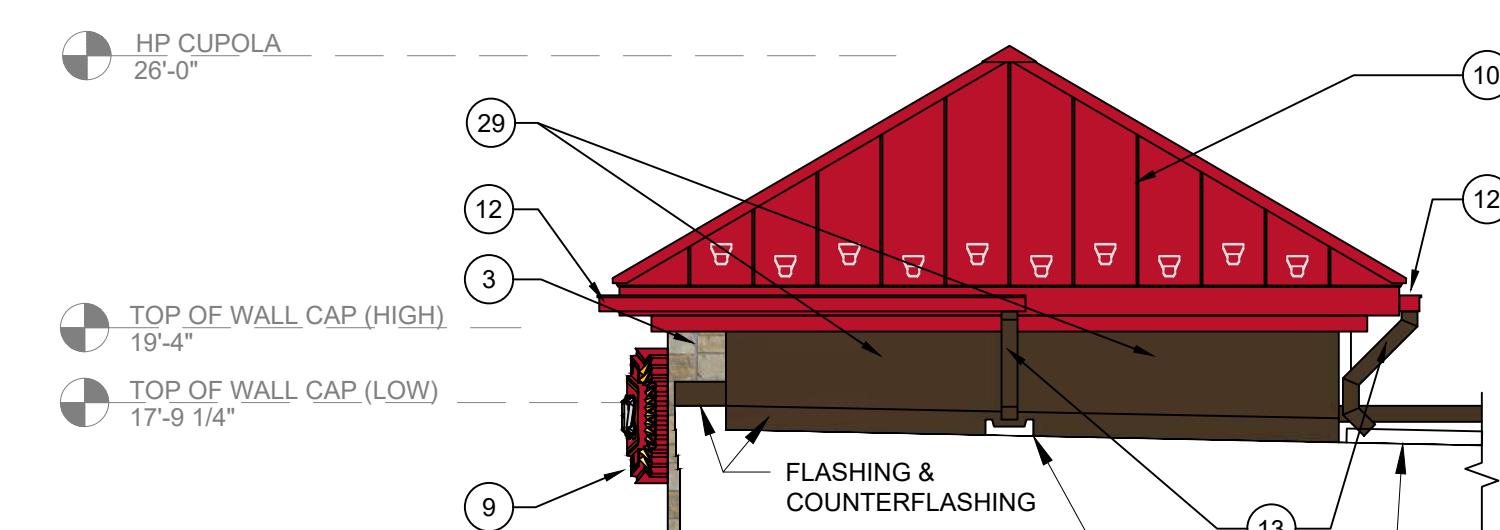
TYPICAL EXTERIOR ELEVATION NOTES:
ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANT,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

EXTERIOR ELEVATION KEYNOTES:

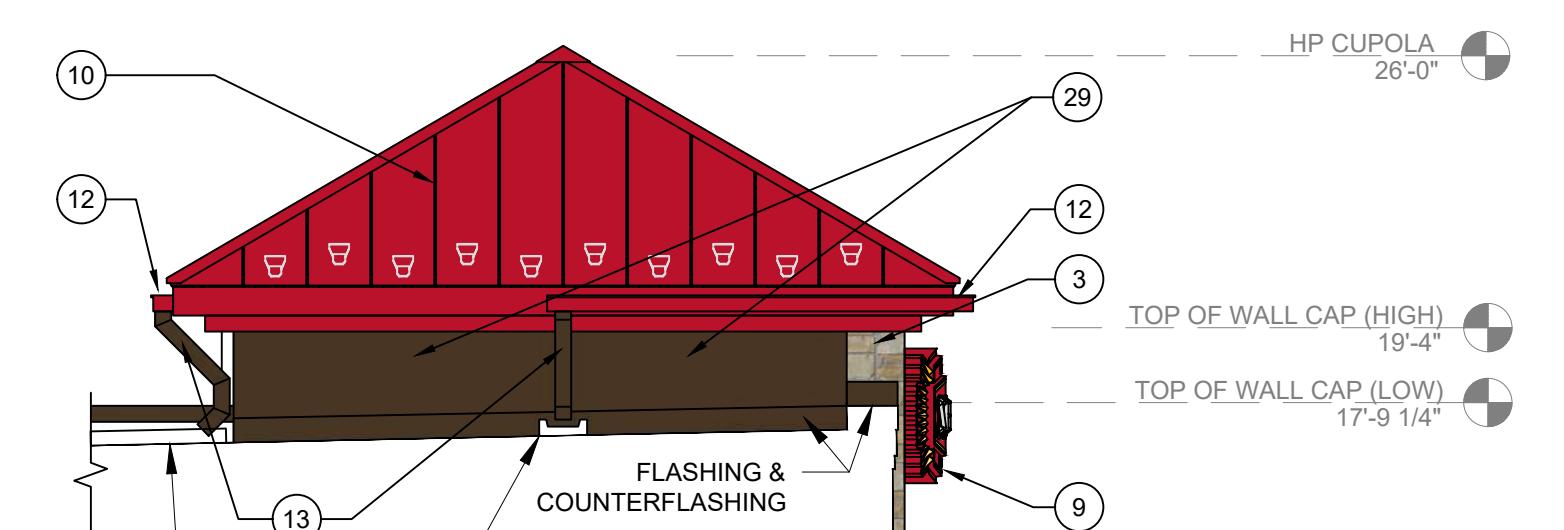
- (1) BRICK VENEER (0/8 680 MOD BY CONTINENTAL BRICK CO.)
- (2) CAST STONE SILL (COLOR = CRAB ORCHARD)
- (3) ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- (4) EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- (5) ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- (6) BRICK 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)
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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



ARCHITECTURAL CANOPY

MANUFACTURER: MAPES
MATERIAL: ALUMINUM
COLOR: REGAL RED



EXTERIOR FINISHES BOARD



STANDING SEAM METAL AWNING

MANUFACTURER: BLAIR IMAGES / IMAGE ONE
MATERIAL: ALUMINUM
COLOR: CARDINAL RED



STOREFRONT SYSTEM

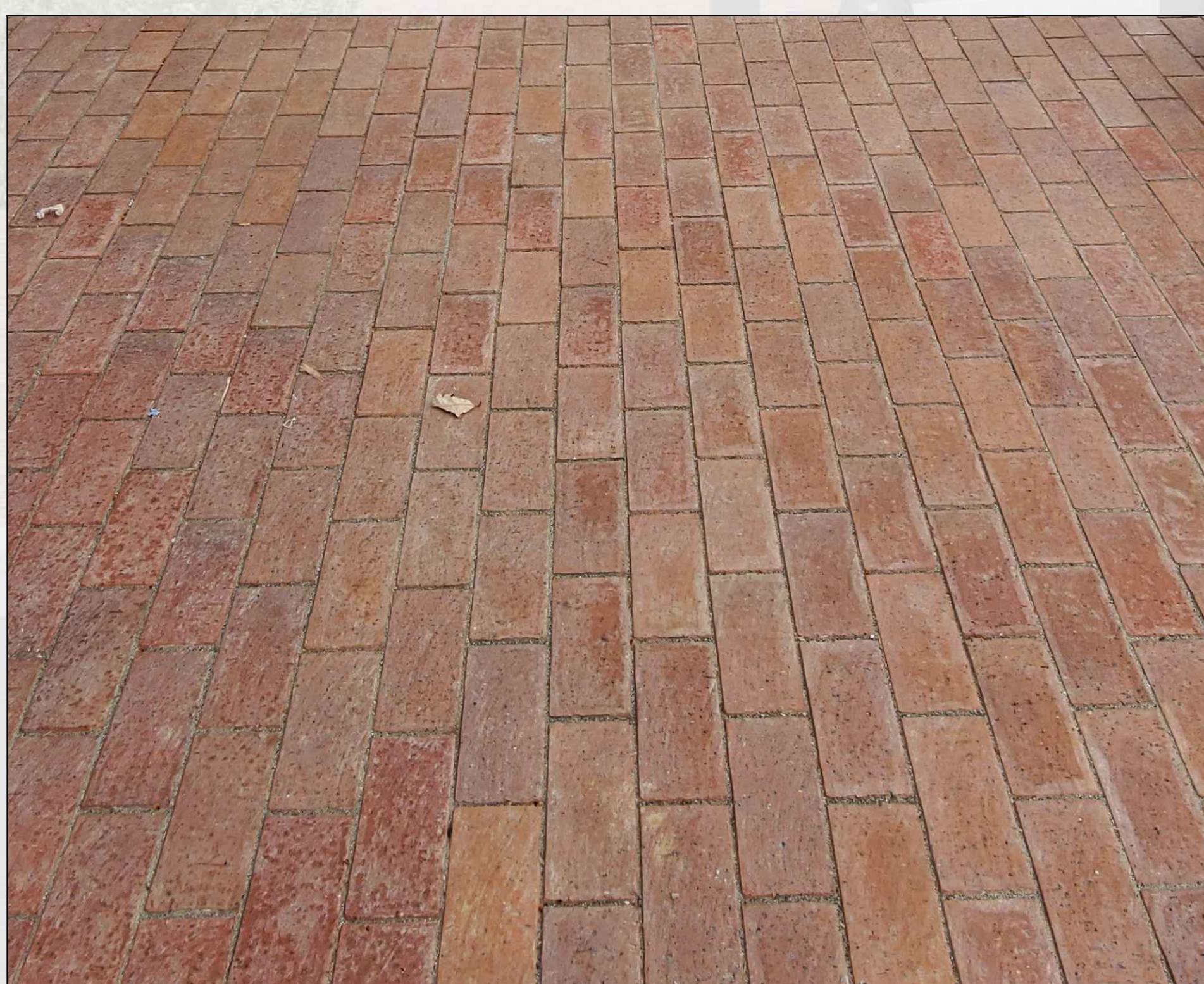
MANUFACTURER: KAWNEER / YKK
MATERIAL: ALUMINUM
COLOR: DARK BRONZE



A close-up, high-angle view of a red brick wall. The wall is composed of numerous red bricks laid in a running bond pattern. The mortar between the bricks is a light tan color. The wall shows signs of age and wear, with some bricks appearing darker and more worn than others. The perspective is from a low angle, looking up at the wall, which has a slight upward curve.

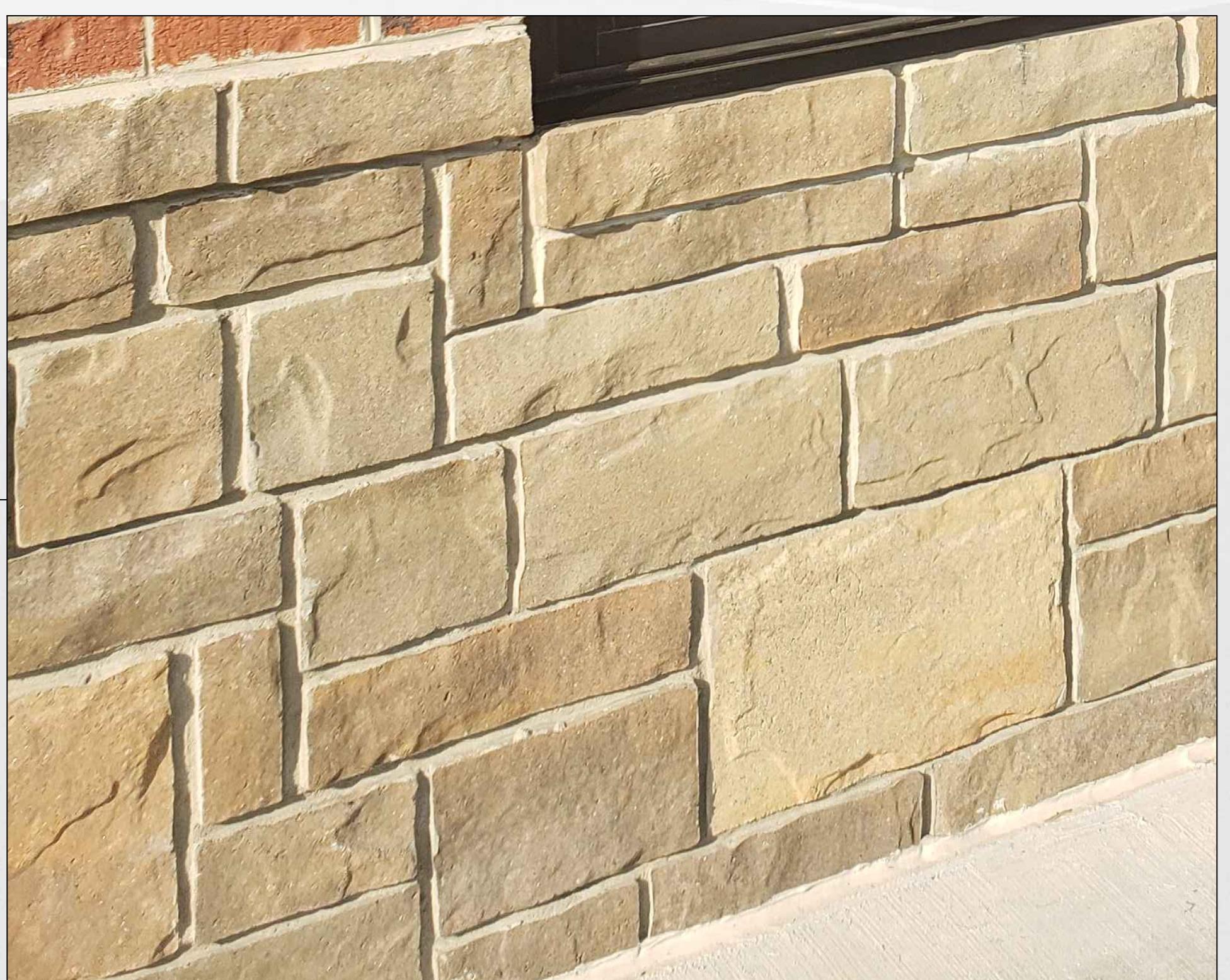
BRICK VENEER

MANUFACTURER: CONTINENTAL BRICK CO.
MATERIAL: RUNNING BOND BRICK VENEER
COLOR: 0/S 680 MOD



BRICK PAVER

MANUFACTURER: CLOUD CERAMICS
MATERIAL: PAVER
COLOR: CHEROKEE



CAST STONE VENEER AND SILL

MANUFACTURER: ADAMS, AN OLDCASTLE COMPANY
MATERIAL: AGGREGATES
COLOR: CRAB ORCHARD

Convenience Architecture and *Design* P.C.

hone (814) 239-6013
mail tcolombu@sheetz.com
web site www.sheetz.com

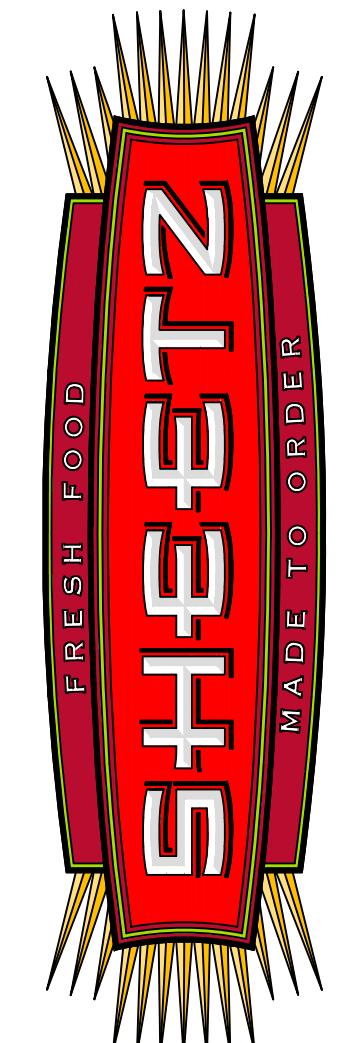
PROJECT NAME:
NEW SHEETZ STORE

STORE NAME

nt of Drive
and Road
City, ST

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602



EXTERIOR FINISHES BOARD

of Tahlequah Trail
West Central Avenue
Teren County

OWNER:
SEETZ, INC.

10 SIXTH AVE.
MOON, PA 16602

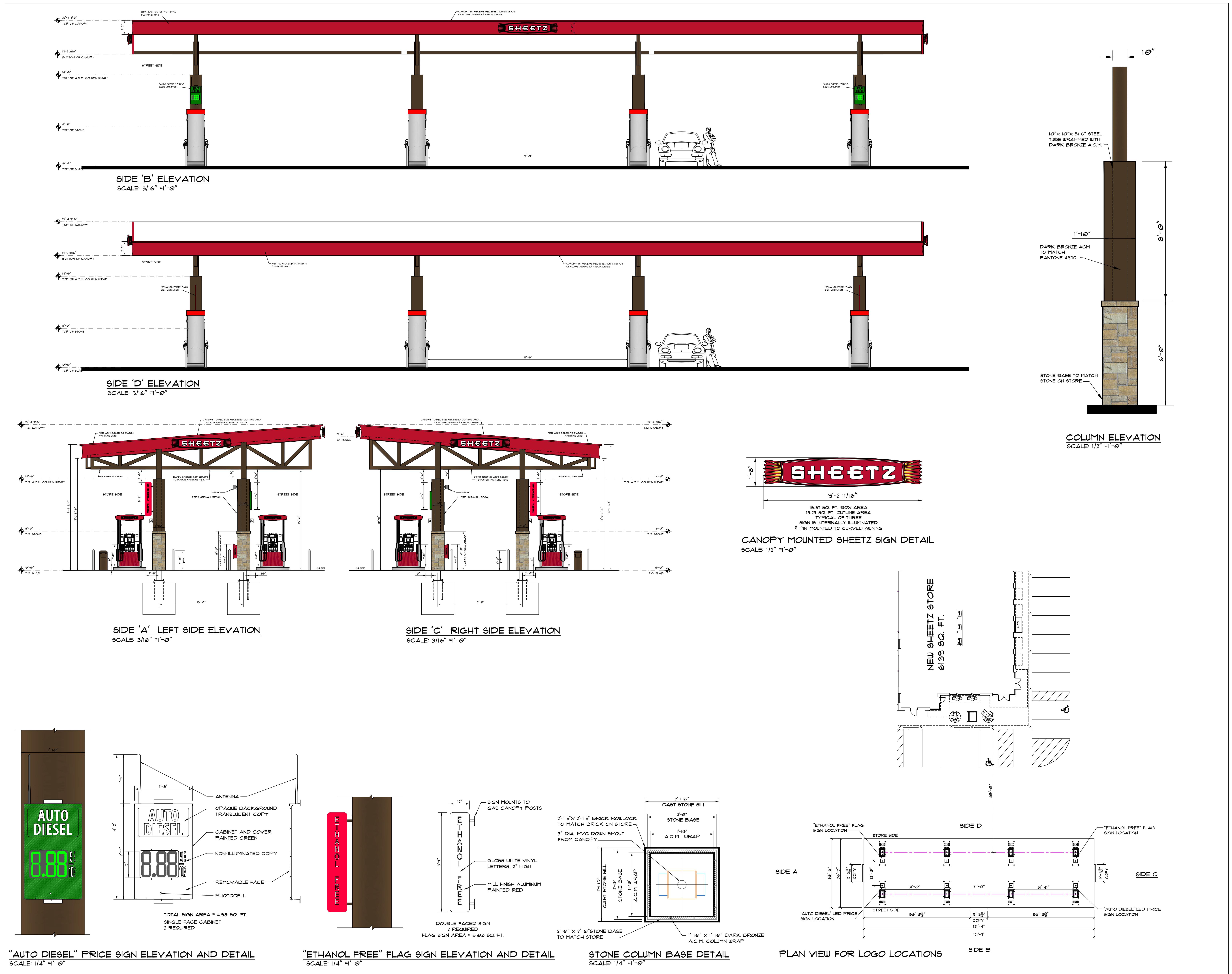
CONSULTANT

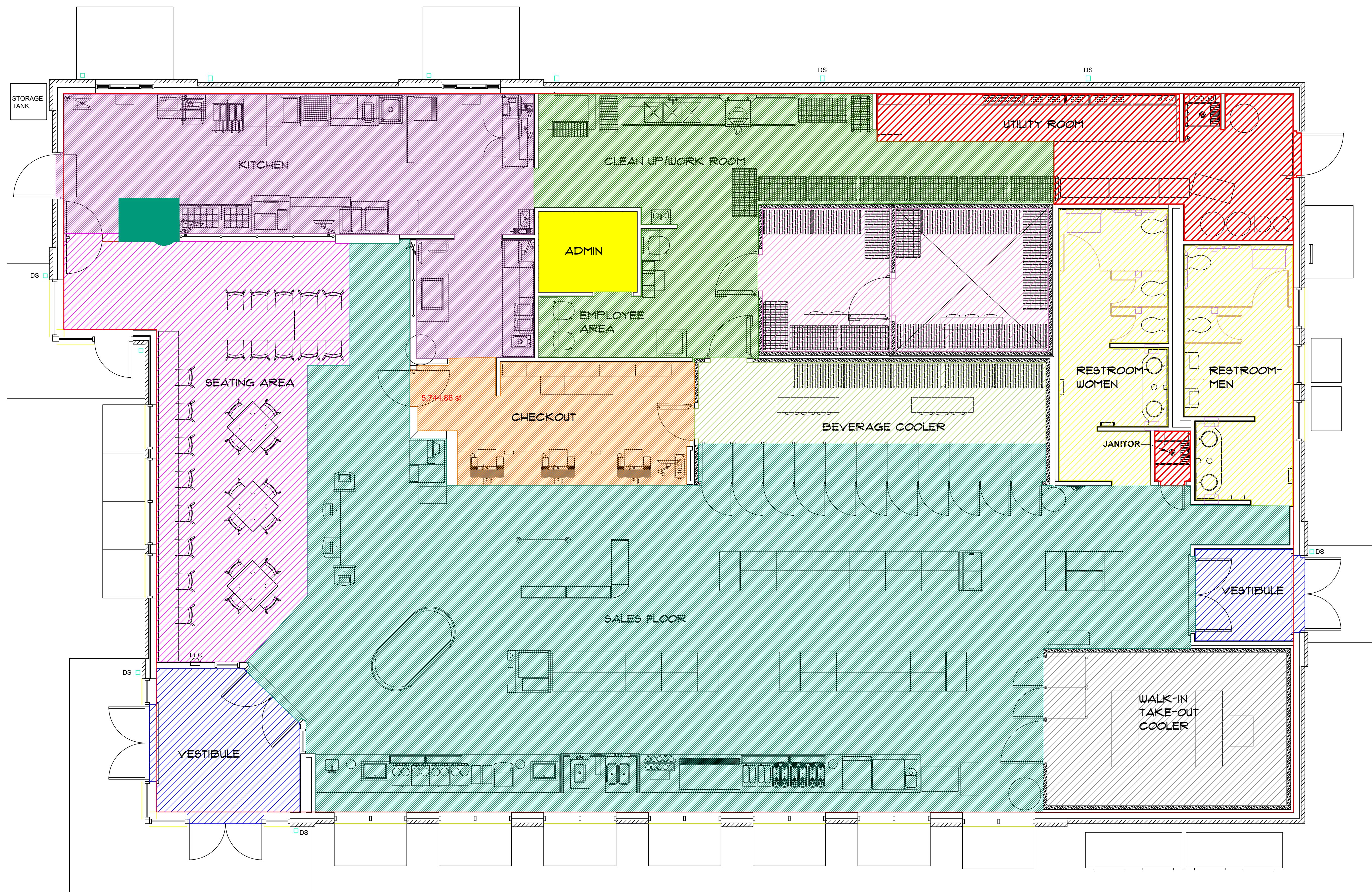
PROFESSIONAL

YPLAN

GAS AWNING

AWNING





FLOOR AREA BREAKDOWN

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

Restaurant = 1825sf
 Retail = 2779sf
 Common Area = 910sf
 TOTAL = 5514sf
 (563sf made up of interior/exterior walls)

Prorated Areas (Assuming 5514sf)
 Restaurant = 2186sf
 Retail = 3328sf

Prorated Areas (Assuming 6077sf)
 Restaurant = 2408sf
 Retail = 3669sf

-Richlen

Convenience Architecture and Design P.C.

351 Sheetz Way, Claysburg, PA 16625 (814)239-6013

6077 BUILDING FLOOR BREAKDOWN

SCALE: _____
 DATE: _____
 DRAWN BY: _____
 FILENAME: _____

DESCRIPTION
 REVISIONS

DATE: _____ BY: _____



FACTZ

- **Founded by Bob Sheetz, 3rd generation family owned since 1952**
- **Originated as a dairy store, didn't add fuel component until 1970's**
- **Award Winning Made-to-order food ("Best Regional Fast Food" by USA Today**

Reader's Choice Awards – the only convenience store on the list, alongside What-a-burger, In-N-Out)

- **Sheetz Bakery to Go, Sheets Bros. Coffeeez 5-star coffee (fresh ground beans in store every day)**
- **Touch screen drive through and online ordering**
- **Company wages in the 90th percentile among competitors**
- **401K matching up to 4%, dental, subsidized childcare, health insurance (full and part time employees), college tuition reimbursement**
- **Average salary for a store manager is \$80,000**
- **Community involvement: Sheetz for the Kidz, Special Olympics, Local Sponsorships**
- **Sustainability thorough donation (Feeding America), alternative fuels (EV charging, E85 flex fuel to promote less dependence on fossil fuels), and design (LED lighting, low flow water fixtures)**

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**")

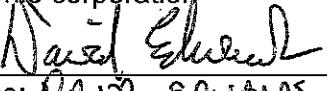
To Whom it May Concern:

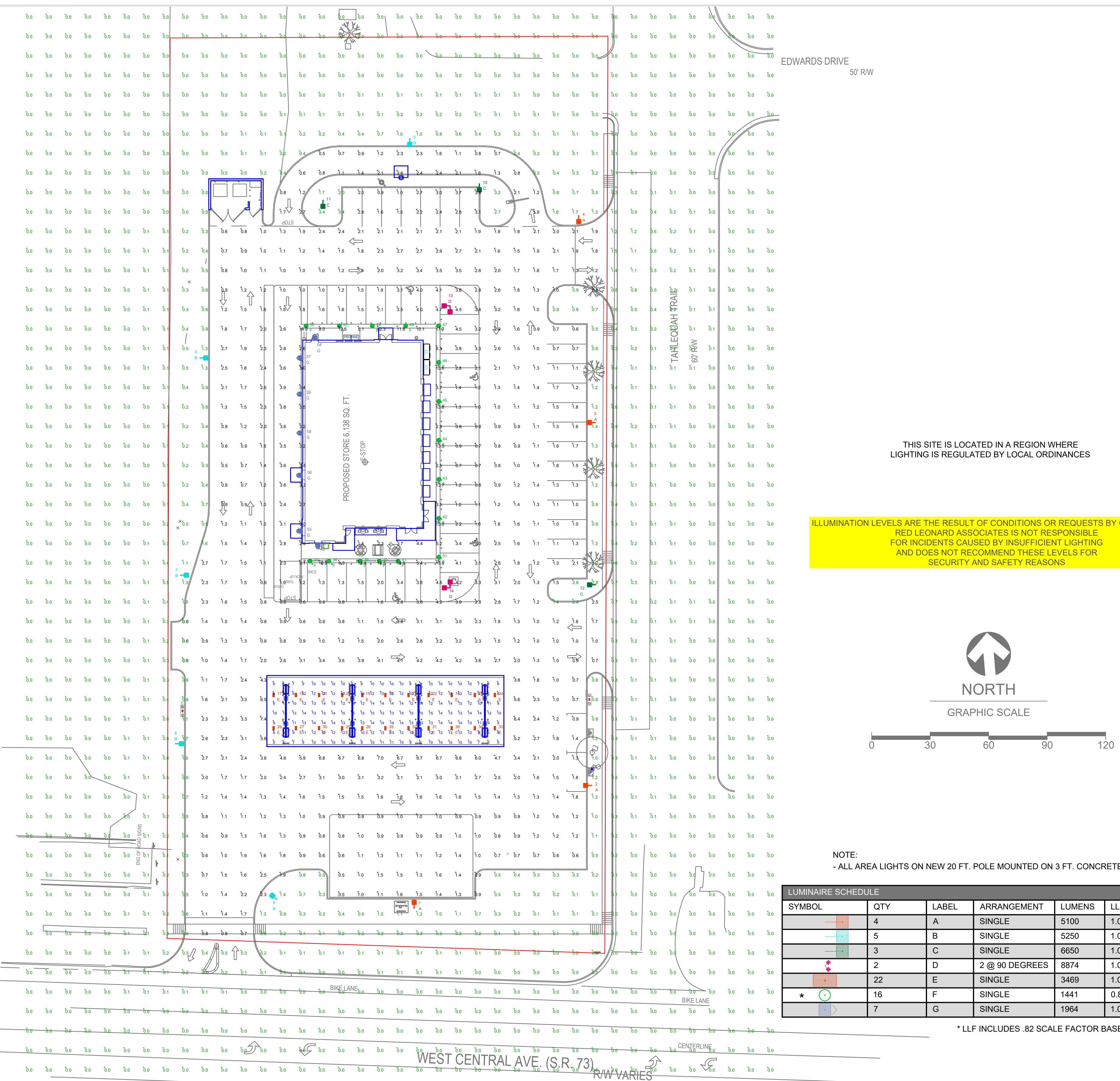
Edwards Furniture, Inc., an Ohio corporation (the "**Owner**") is the fee simple owner of the Property. The Owner is under contract with Morse Road Development, LLC (the "**Buyer**") for the purchase and sale of the Property. As part of this purchase, Buyer is seeking to present plans to the City of 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



THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS



NORTH

GRAPHIC SCALE

0 30 60 90 120

NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
■	4	A	SINGLE	5100	1.030	B1-U0-G1	48	192	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-4M-UL-NM-XX + OSQ-BLSMF
■	5	B	SINGLE	5250	1.030	B1-U0-G1	48	240	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-3M-UL-NM-XX + OSQ-BLSMF
■	3	C	SINGLE	6650	1.030	B1-U0-G2	48	144	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-3M-UL-NM-XX
◆	2	D	2 @ 90 DEGREES	8874	1.030	B2-U0-G2	60	240	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-9L-30K7-4M-UL-NM-XX
■	22	E	SINGLE	3469	1.030	B2-U0-G1	36	792	BETALED, A DIVISION OF RUUD LIGHTING	CAN-228-SL-RM-06-E-UL-XX-525-30K (DIM POSITION 1)
*	16	F	SINGLE	1441	0.845	B1-U0-G1	22	352	Cree Inc	PWY-EDG-3M-P3-02-E-UL-XX-350-30K (SPECIAL ORDER)
■	7	G	SINGLE	1964	1.030	B1-U0-G1	25	175	Cree Lighting	SEC-EDG-3M-WM-02-E-UL-XX-350-30K

* LLF INCLUDES .82 SCALE FACTOR BASED ON 5700K MODEL TO ADJUST LUMENS PER SPECIAL 3000K VERSION

DISCLAIMER

ANY SITE PLANS, FLOOR PLANS, RENDERINGS, LIGHTING LAYOUT(S) AND PHOTOMETRIC PLANS (INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC.) ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF, OR RELOCATION OF EXISTING LIGHTING, SENSORS, AND AREA LIGHTS (SUCH AS EXISTING POLES), ANCHOR BOLTS, BASES, ARCHITECTURAL AND STRUCTURAL PLANS, LANDSCAPING PLANS, ZONING PLANS, PARKING SPOTS, AND AGREEMENTS, PERMITS, CONSTRUCTION CONTRACTS, TEXTURES, AND OTHER DOCUMENTS. RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT.

QTY	LABEL	DESCRIPTION
4	A	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-4M-UL-NM-XX + OSQ-BLSMF
5	B	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-3M-UL-NM-XX + OSQ-BLSMF
3	C	OSQ-ML-B-XX-XX + OSQM-B-6L-30K7-3M-UL-NM-XX
2	D	OSQ-ML-B-XX-XX + OSQM-B-9L-30K7-4M-UL-NM-XX

QTY	LABEL	DESCRIPTION
22	E	CAN-228-SI-RM-06-E-UL-XX-525-30K (DIM POSITION 1)

QTY	LABEL	DESCRIPTION
16	F	PWY-EDG-3M-P3-02-E-UL-XX-350-30K (SPECIAL ORDER)

QTY	LABEL	DESCRIPTION
7	G	SEC-EDG-3M-WM-02-E-UL-XX-350-30K

ADDITIONAL FIXTURE INFO

OSQ Series

050™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Product Description

The OSQ Area/Flood luminaire is a high performance optical system with integrated thermal management and Cree TrueWhite® Technology. Built to last, the luminaire is rugged and designed to withstand harsh environments. The luminaire is a compact, integrated, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. The luminaire is designed for easy maintenance and is suitable for use in single or double skin canopies, providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 1000 Watts, and the 9L lumen package is a suitable upgrade for HID applications up to 600 Watts. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts, and the 36L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications

Commercial, industrial, retail, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance

Utilizes Cree TrueWhite® Technology on 5000K Luminaire
Non-dimming Precision Delivery (PDL) optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy Up to 100 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5000K), 90 CRI (500K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years on luminaire, 10 years on Colorlast DeltaGuard® finish

Sympatic accessories: yes for luminaire accessories

Color: Standard: 3000K, 4000K, 5000K, 5700K

Color Options: SW (Solid), SL (Sealed), PS (Petroleum), SY (Symmetric), XW (White)

OSQ-ML-B-XX-XX + OSQM-B-XX-XX

OSQ-ML-B-DA and UC Mounts

Rev. Date: V4/04/2021

ADDITIONAL FIXTURE INFO

ADDITIONAL FIXTURE INFO

228 Series™

LED Recessed Canopy Luminaire

Product Description

Slim, low profile, easy mounting from below or above the deck. Luminaire sides are rugged cast aluminum luminaire housing means direct to 4" (102mm) diameter pole included with integrated thermal management. Pole and top of the canopy are secured with a 3/8" (10mm) internal flange secured by three 3/8" - 16x8" anchor bolts with 1/4" hook (provided). Note: TAS Torx™ Torque wrench required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications

Landscape, walkways and general site lighting

Performance

Patented Nanophotonic Product Technology
Approved for use in the U.S. and imported parts

CR: 100K - 105K CRI

CCT: 3000K (V) - 3000K, 5700K (V) - 5000K standard

Limited Warranty: 10 years on luminaire/10 years on Colorlast DeltaGuard® finish

Color: Standard: 3000K, 4000K, 5000K, 5700K

Color Options: SW (Solid), SL (Sealed), PS (Petroleum), SY (Symmetric), XW (White)

228 Series™ Accessories

Field-Installed

Universal mounting plate (102mm x 102mm) with 3/8" (10mm) diameter hole for mounting to a ceiling or wall. Includes mounting channels and mounting hardware.

For use with canopies that have a maximum of 12" (300mm) diameter or 12" (300mm) wide.

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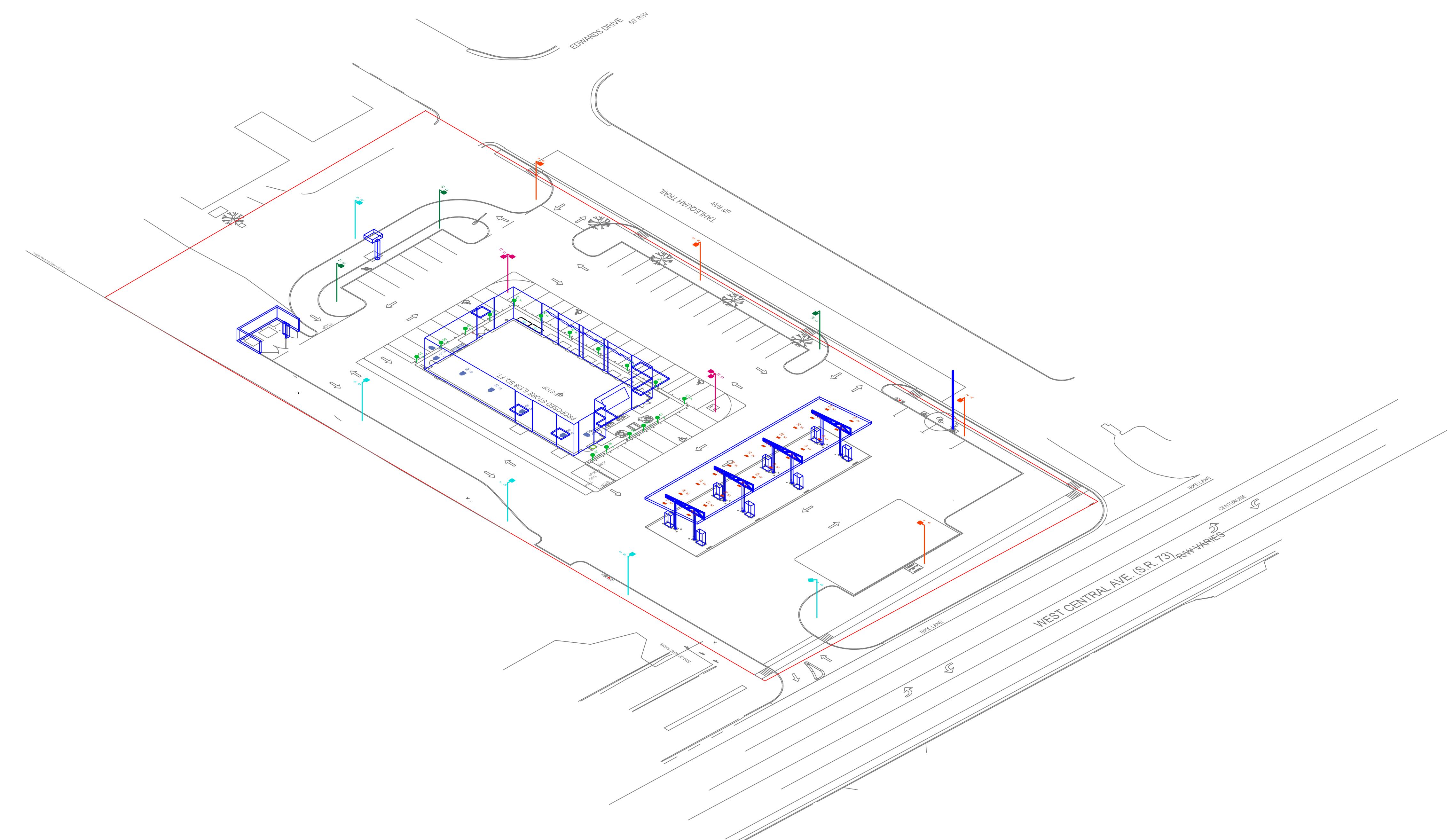
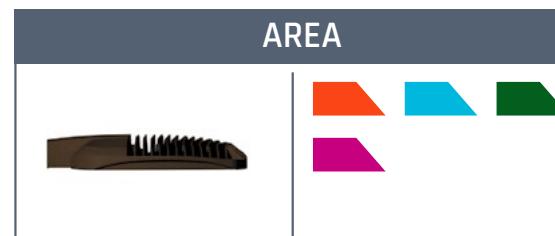
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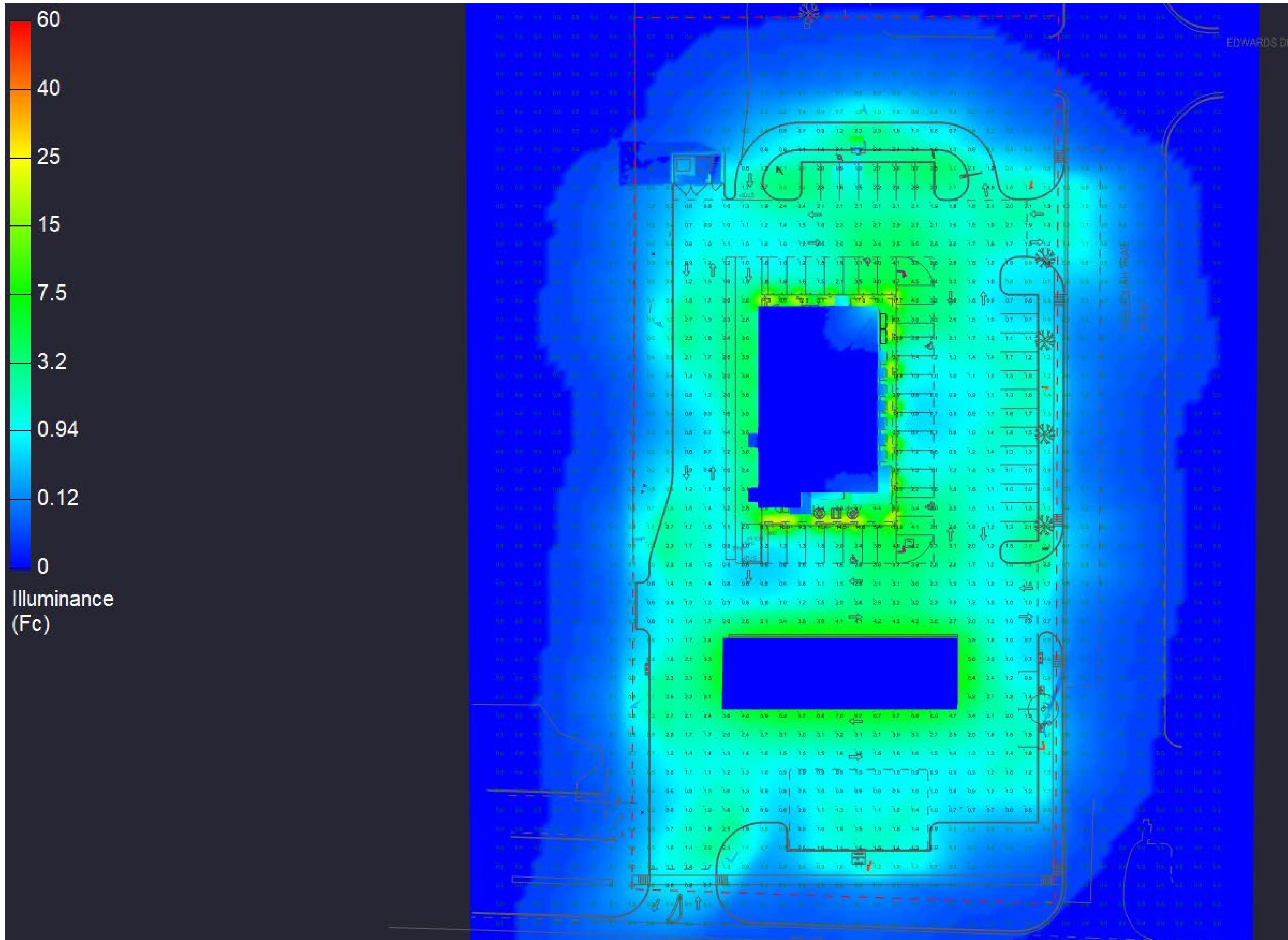
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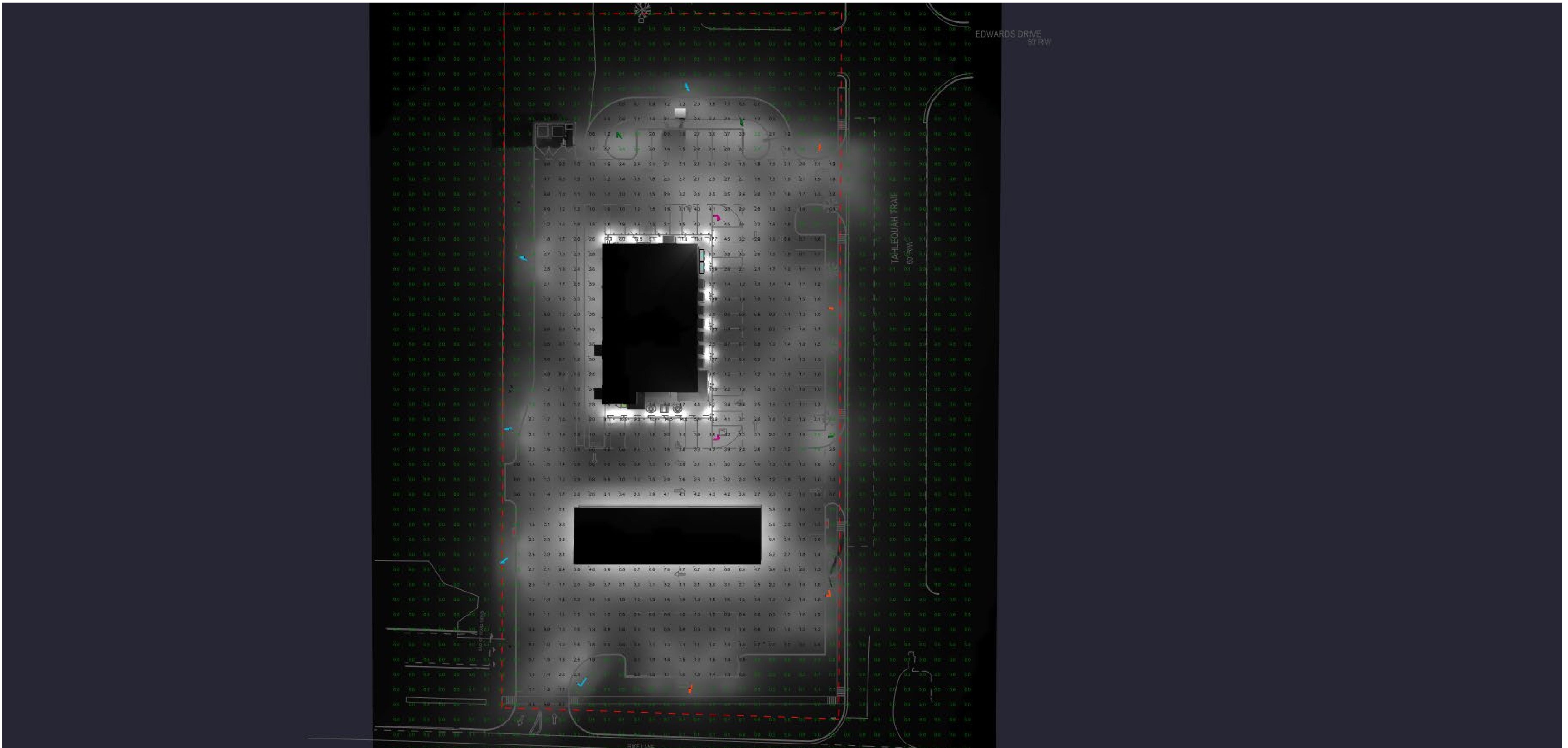
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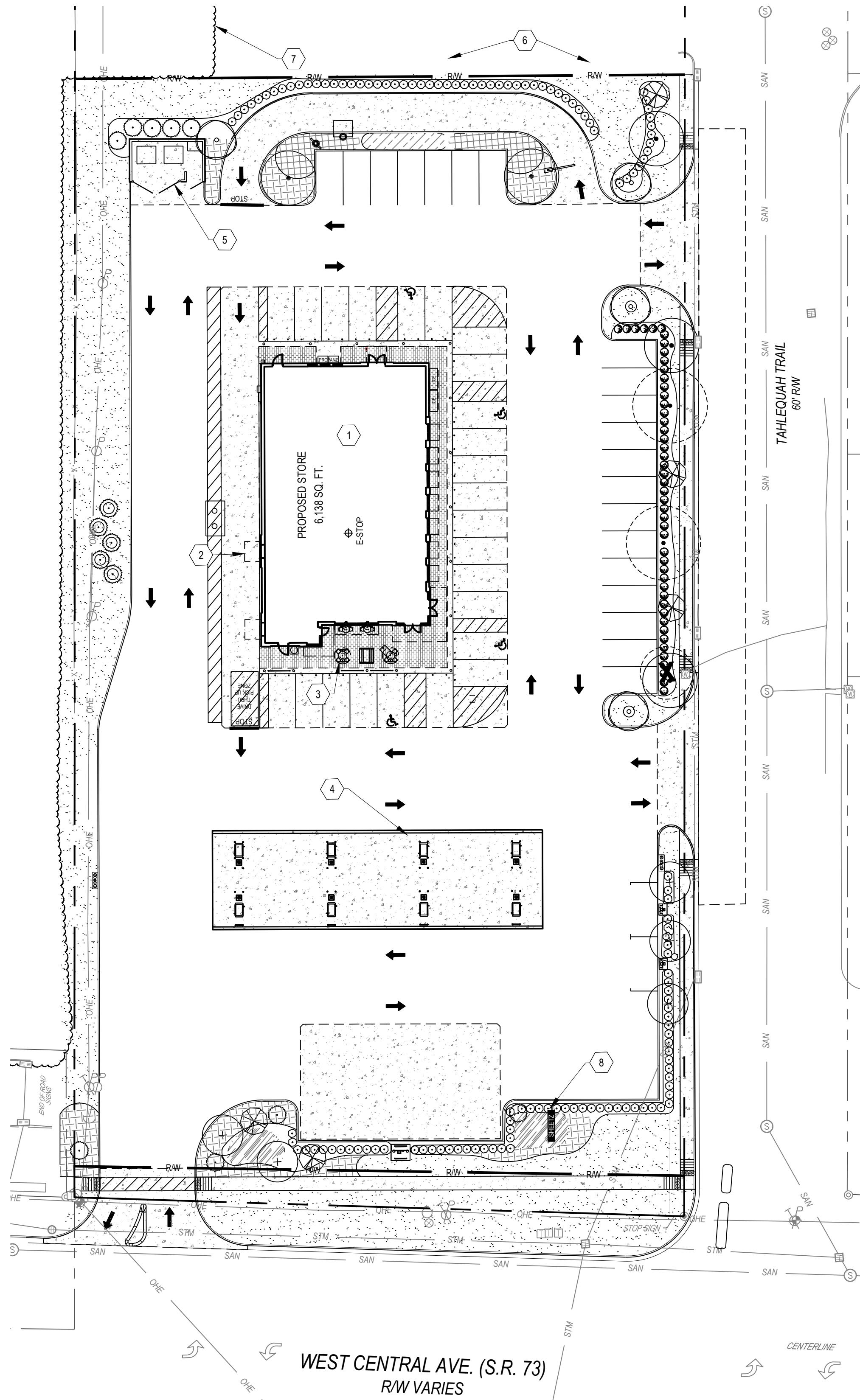
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
SPRINGBORO, OH

DRAWING NUMBER:
RL-8224-S1-R1





LEGEND	
R/W	RIGHT OF WAY LINE
PARCEL LINE	
PROPERTY BOUNDARY LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
PAVEMENT/WALK	
PROPOSED CONCRETE SIDEWALK OR DECK	
OME	OVERHEAD POWER LINE
E	POWER LINE
STM	STORM DRAIN
SAN	SANITARY SEWER
W	WATER LINE
G	GAS LINE
UGT	UNDERGROUND TELEPHONE LINE
UGE	UNDERGROUND ELECTRIC LINE
~~~~~	EXISTING TREE CANOPY
X	EXISTING TREE TO BE REMOVED
•	EXISTING TREE TO REMAIN
■	AIR MACHINE
□	MENU BOARD
•	6" BOLLARD
ICE ICE	ICE MERCHANTISER
PROPANE	PROPANE LOCKERS

NOTE: CONTRACTOR WILL BE REQUIRED TO PERFORM MINOR CLEARING AND PRUNING APPROXIMATELY 10' INTO THE EXISTING TREE AREAS. THIS WILL INCLUDE REMOVAL OF HANGING LIMBS, DEAD LIMBS ON TREES AND ON THE GROUND AND GENERAL DEBRIS IN THE AREA. PINE NEEDLES WILL BE REQUIRED WITHIN ENTIRE EXISTING TREE AREA.

#### CODED NOTES:

1. PROPOSED 6,138 SF STORE.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED PATIO SEATING.
4. PROPOSED EIGHT (8) DISPENSER FUEL CANOPY.
5. PROPOSED DUMPSTER ENCLOSURE AND PAD.
6. EXISTING TURF TO REMAIN
7. EXISTING TREES TO REMAIN
8. PROPOSED MONUMENT SIGN

#### PLANT SCHEDULE

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

#### 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) TAHEQUAH 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



**SHEETZ - SPRINGBORO, OH**

800 W. CENTRAL AVE  
SPRINGBORO, OHIO 45066



**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, October 12, 2022**

**I. Call to Order**

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

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Mike Thompson, and John Sillies

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

*Mr. Pearson motioned to excuse Mr. Harding. Mr. Dimmitt seconded the motion.*

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

**II. Approval of Minutes**

**A. September 21, 2022 Planning Commission Minutes**

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

*Mr. Thompson motioned to approve the September 21, 2022 Planning Commission minutes. Mr. Dimmitt seconded the motion.*

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

**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 Skilken 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.

**Discussion:**

In attendance to discuss their application were Alison Purdon with Skilken Gold Real Estate, Taylor Cline with CESO and Michael Talarico with CESO.

Mr. Boron reviewed the background for this project, explaining that Skilken Gold Real Estate, Columbus, Ohio, representing Sheetz, is 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), formerly Edwards Furniture. He provided a summary of the proposed site plan which included a 6,138 square foot convenience store that will also have a drive-thru and fuel pumps. Mr. Boron reviewed zoning, setbacks and height requirements as well as neighboring land uses. He noted that there were numerous staff comments and all of them did not have to be resolved tonight at the preliminary stage.

Mr. Dimmitt asked if Tahlequah was a dedicated road.

Mr. Boron explained it was dedicated up to the site, but beyond Edwards Drive that it is a private road.

Mr. Thompson noted this would be the fifth gas station in a short distance, and questioned how it differs from any of the others.

Ms. Purdon provided some history of the Sheetz Company, explaining that it is a 3rd generation family-owned business that originated as a dairy store. The convenience store includes made to order food as well as a dine-in area and a touch screen drive thru. She explained that it is a great company from an employee stand point, offering 401K, healthcare, childcare, tuition reimbursement, and a very competitive salary for both full and part time employees. Ms. Purdon added that the center is open 24/7, 365 days per year with 5-6 employees per shift, with a total of approximately 30 employees.

Ms. Purdon had a few questions on some of the staff comments. She noted that an updated material board would be available tomorrow, which consists of 90% natural materials, all brick and stone.

Mr. Talarico addressed comment #2, reviewing plans for the brick enclosure around the dumpster area as well as landscaping in the back northwest corner of the site.

Ms. Purdon also referenced the construction schedule, which they hope to begin as soon as possible, pending the release of full engineering and completing the permitting process.

Mr. Boron confirmed that demolition could potentially begin in early 2023, followed by construction.

Ms. Purdon clarified that full engineering would not begin until final approval from this process. The goal is to beginning demolition around April, 2023.

There was additional discussion on the site plan, parking, curb cuts, access points, traffic study and total site coverage

Ms. Purdon noted that they will also be providing artist renderings similar to other locations in the Columbus and Cincinnati area. She hopes to any issues resolved and ready to submit for the November 9th meeting.

Ms. Iverson thanked them for their presentation and for coordinating with staff.

There were no public comments.

- 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 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.

**Discussion:**

The following representatives from Fischer Homes were present to discuss their application: Robert Hayes, Jennifer Gonzales, Jason Wisniewski, and Sam Reese.

Mr. Boron explained that they would discuss both the preliminary subdivision review and the revision to the approved general plan together. He noted that letters were sent as a courtesy to all property owners within 300 feet of the referenced property notifying them of the proposed development. Mr. Boron reviewed the background on both parcels, one referenced as the 19.6 acre Wade-Wray property, located at 2515 West Factory Road, and the 28.7 acre Swope-Hills property located at 465 West Factory Road.

Mr. Boron stated that the applicant is proposing 27 single family homes on the Wade-Wray property with access being provided to the adjoining Swope-Hills property. The applicant is proposing 67 dwellings on this property, as well as plans to maintain 9.2 acres, or 32 % of the site as open space. He reviewed the minor changes required to the approved general plan along with rezoning as the first steps in the PUD approval process.

Ms. Iverson gave the applicant an opportunity to address any questions they may have.

Mr. Hayes requested clarification of comment #4 regarding lighting.

Mr. Boron explained that individual post lighting is required for each individual home. Street lighting is a separate requirement.

Mr. Hayes referenced comment #2, noting that these Factory Road improvements were detailed on page C-400 of the plans.

Mr. Pearson confirmed with the applicant that they are in agreement with the bridge that will be required for this development.

Mr. Hayes confirmed their plans to include the bridge.

Mr. Boron noted that staff is working with Warren County on the details for the bridge.

Mr. Sillies asked for details on the types and price range of the homes.

Mr. Hayes provided product brochures for the 3 types of homes, and reviewed an illustration showing the location of the homes which include the Masterpiece Collection, Designer Collection and a Patio Home Collection.

Ms. Iverson questioned what were the next steps required to move forward.

Mr. Boron explained that the submittal deadline for the November 9th meeting is Friday, October 21st, so it depends if the applicant can meet the requirements and resolve some of the issues that still need to be addressed.

Ms. Iverson asked the audience if anyone had any public comments to share.

Ms. Maureen Hird, 2617 Factory Road, asked if there could be further explanation on the difference sections of homes.

Mr. Hayes provided further explanation of the proposed sections of homes.

Mr. Justin Fueston, 2625 Factory Road shared concerns about increased traffic safety due to the curve and the narrow width of West Factory Road. He stated they like the small town feel of where they live and expressed concerns about greenspace, wildlife and the effect on the water table. He noted he did not receive a notification letter and he believes he is within 300 feet.

Ms. Marissa Wager, 2605 West Factory Road also expressed concerns about the deer and wildlife, noting that this development will be very close to her house. She encouraged the commission to address these issues.

Mr. Gabe Ely, 2600 West Factory Road stated that his property touches the proposed property and he did not receive a letter either. He reviewed the property that he owns and wanted to be sure that it is not disrupted. He also was concerned about the water table which was effected when the Sawgrass Development was built, and he had to pay \$5,000 to correct it.

Mr. James Cameron, 2520 West Factory Road stated he did not receive a letter as well. He explained they have enjoyed living here for 5 years. He expressed concern about the loss of trees and wildlife and will now be looking at other houses. Mr. Cameron also stated that people speed, up to 50 mph on this road and urged the Commission to take these matters into consideration.

Mr. Guy Garrett, 2510 West Factory Road stated he also did not receive a letter. He has enjoyed living at this address for 30 years. He questioned if there was any type of environmental study and was concerned about the wildlife that will be effected. Mr. Garrett also shared concerns about the speeding traffic. He would like to see a traffic study and questioned if an entrance has been considered on Clearcreek/Franklin Road (note: we believe Mr. Garrett was referring to West Lower Springboro Road). He also was concerned about

property values as well as the noise and dirt that will result in this construction, similar to what happened during the development of Sawgrass Pointe. He asked the Commission to consider all these issues.

Mr. Boron noted that staff is looking at the traffic study and will need to determine if it meets the required thresholds. Also, there are some environmental reviews that are built into the process which include a flood study because of the bridge. Mr. Boron explained that the PUD portion requires a minimum of 25% open space, as well as a minimum portion of open space on the Wade-Wray property.

Mr. Dimmitt clarified that the property lines do not meet Lower Springboro Road, so there cannot be an exit at that location.

Mr. Boron confirmed that was correct

Ann Morrett, 2540 West Factory Road, was concerned that the traffic study is 15 years old, and feels the traffic has increased since then. She also was concerned about the creek, the wildlife, and the large number of homes that are being proposed.

Mr. Gabe Ely, 2600 West Factory Road, asked for clarification that the stub streets are for a later phase when they purchase the other property in the back of the property.

Mr. Wisniewski stated that they did not have that property under contract at this time.

He also shared concerns about the increase traffic, especially with an additional 100 homes, which could be 2 cars per household.

Chris Wagner, 2605 Factory Road shared concerns about the water, tree line and wildlife, and he would have never bought his house if he thought this development was coming.

Mr. Justin Fueston had questions about the setbacks and how close they will be to the property lines, and the tree line. If these trees are removed, what will replace them?

Mr. Boron explained that the property owners are instructed to survey the property and identify any trees over a certain size to take credit for them. Post development, there is a requirement for trees based on the size of the development and the non-street portion. Mr. Boron noted that for this development, both sides would require a tree installation program, and there is a calculation to determine that, as well as buffer requirements for all areas.

Mr. Wisniewski explained that Fischer will have a landscape plan to address these requirements, and they intend to preserve as much as possible.

Mr. Boron noted that this is the preliminary review stage and there is still a lot to discuss, including the traffic study. He noted that there would not be any more letters going out however, all items submitted to the Planning Commission will be on the website and the best source of information.

Ms. Iverson noted that the meetings are always the second Wednesday of the month, and are open to the public.

- 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, Stoneridge Development, 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 Waldwick 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.

**Discussion:**

In attendance to discuss their application were JoAnn Shelly, LSSE, Anthony Carroll, Maronda Homes, and Scott Liberman, Buckley King LPA.

Mr. Boron noted that, these items will be discussed together. He reviewed the background of the property explaining that Maronda Homes is seeking rezoning and a general plan for 41 dwellings on the 12.08-acre site. The property is currently zone PUD-B, Planned Unit Development-Business, and they are requesting rezoning to PUD-R. Mr. Boron reviewed details of the zoning history which date back to 2002 for the northern half of the property and 2007 for the southern half. He noted that this property was recommended for long-range development as part of the Springboro Master Plan, adopted in February, 2022. Mr. Boron reviewed several other residential areas that are also referred to as Stoneridge, including North Hills and the Enclave.

Ms. Iverson noted that this is the first time the Planning Commission has reviewed this project, and asked the applicant if they would like to address the list of staff comments.

Ms. Shelly stated that they have reviewed the comments, and they have no issues when complying with them. She clarified their plans to create a detention basin as well as the path to create connectivity into the other development. Ms. Shelly also confirmed their understanding for post lighting and will confirm that is what the community wants. She also reference comment #12 regarding central mailbox, and asked who determines this and why it is preferred to a mailbox for each unit.

Mr. Dudas stated it is required by the post office.

Ms. Shelly stated they will determine the best location for the central mailbox. She noted they are OK with the comments regarding streets and sidewalks, and will also be submitting HOA information.

Mr. Thompson clarified that one access point will be the same entrance into the Enclave.

Ms. Shelly confirmed that was correct. She also referred to comment # 13, and wanted to confirm the request to remove that stub street.

Mr. Dudas confirmed that was correct, and this request came from the traffic study. The use for the space after removal of that stub street has yet to be determined.

There was additional discussion on zoning, density and the various uses of land depending on the type of PUD relating to single family units as well as duplexes.

Ms. Shelly shared photos of the various styles and colors of houses. She also reviewed the plans for sidewalks and the points of connectivity.

Ms. Iverson asked about the absence of sidewalks going north on Red Lion-Five Points to North Hills

Mr. Boron explained that is a township road however, staff will be working with both the Township and Warren County.

Ms. Iverson noted that there is a lot of work to do on this proposal, and feels that many items need to be worked out before it comes back to Planning Commission for final approval.

Mr. Boron clarified issue that the applicant needs to work on which include density, number of units in the vicinity and traffic study.

Mr. Dixon noted that the traffic study was submitted in cooperation with the county and the township and they had minimal comments but requested some striping on Red Lion Five Points Road. He was not aware of any comments from ODOT.

Mr. Boron noted they also require additional information on screening, existing trees and landscaping around the perimeter.

Ms. Thomson asked for the Commission's standpoint on the townhouses.

Mr. Thompson shared concerns about how well the townhouses will fit in this area. He would like to see additional plans and photos to be sure they are a suitable style for this type of development.

Mr. Pearson noted there are not many of this type of housing in Springboro, and does not have an issue with the duplexes, but asked more details on them.

Ms. Shelly explained the duplexes would be for individual sale and would share a lot.

Mr. Boron requested that the applicant provide a list of their nearest development that can be visited by those interested.

Ms. Iverson asked if anyone had any public comments to share.

Ms. Lisa Randall, 5 Woodcliff Boulevard, Vice-President of The Enclave Homeowners Association, shared concerns about the quality of Maronda homes. She feels the homes are too small and the density is too high. Ms. Randall stated she has not seen good reviews on them and was concerned they will not match the quality of other homes in the area.

Ms. Lisa Allmond, 124 Haverstraw Place, was happy to see the property re-zoned for residential, but shared concerns about the large number of homes on the small site. She stated that there would be additional traffic from this development which often backed up already, and is concerned about traffic going through the Enclave. There is also a speeding problem in this area. Ms. Allmond was concerned that these homes are going to be primarily vinyl homes which is not desirable for the area. She also noted that the stub street is actually Waldwick Way, not Haverstraw Place, and 2 residents live on Waldwick Way. Ms. Allmond also asked what the plans were for the existing mound on that site.

Mr. Boron noted the correction for Waldwick Way. He stated that the mound located on the site was originally there for screening purposes between the residential and non-residential development proposed, and is not sure what the current plan is, and would be a question for the development team.

Ms. Shelly shared plans to remove the mound and replace it with better screening to include shrubs, evergreens and trees.

Ms. Allmond wanted to reiterate her concerns regarding the routing of traffic and the density of the development.

Ms. Shelley explained that in the past, Maronda Homes have used vinyl siding as a primary material however, the materials planned for this development is brick, stone and Hardy board, to match the style of other area homes.

Mr. Dave Randall, 148 Haverstraw Place, shared concerns about the proposed townhouses. He feels these would not fit in to the area. He also was concerned about the density. Mr. Randall asked for clarification on the location of the 10-foot sidewalk to the park.

Mr. Boron reviewed the location of the sidewalk along the perimeter, noting the only location to get to the street is Haverstraw.

Mr. Randall shared additional concerns about the traffic, and the Enclave taking the brunt of it. He noted that the traffic study was done in August, and there is a big difference in traffic when school is in session. The road also is in need of repaving.

Ms. Sherry Thies, 830 Valleyview Pointe, shared concerns about the traffic, especially during the school year, which backs up every morning and afternoon. She also was concerned about the number of houses, the appearance of the houses and the size of the lots.

Ms. Pam Hoskins, 25 Woodcliff Boulevard, has enjoyed living there for the past year. She shared concerns about the amount of homes on a small piece of land, and asked if they are build all at once, or build to suite.

Ms. Shelly explained that they will be built in one phase and the customers do have a choice of some of their selections.

Mr. Dave Weinberg, 176 Haverstraw Place, HOA President, requested more visuals of the houses and the development. He shared many of the concerns already stated by his neighbors, especially the traffic and density issues. Mr. Weinberg asked for additional details on the retention pond.

Ms. Shelly explained that it will be a dry pond, which is easier to maintain.

Mr. Weinberg clarified that it will be a separate HOA however, his HOA pays for and maintains the entrance that is proposed to be shared. He asked if there was any kind of buffer being considered.

Mr. Boron clarified that it will have its own entrance.

Mr. Weinberg asked for clarification of the plans for the dead end stub street.

Mr. Boron explained that staff proposed that the street be removed.

Ms. Iverson asked if the vinyl materials become an issue, do we have the authority to enforce.

Mr. Boron stated that there will be design standards that will be enforced.

Ms. Iverson thanked the applicants for their time and efforts.

Mr. Thompson asked what the next steps will be.

Mr. Boron explained that if the applicant chooses to re-submit, there could possibly be another review at the next meeting but no action at that time.

Ms. Shelly confirmed that the final approval could happen in December, if all issues are resolved during the second preliminary review at the November 9th meeting.

Mr. Boron confirmed that was correct.

## **VI. Planning Commission and Staff Comments**

Mr. Boron reported that the next Planning Commission meeting is scheduled for November 9, with a submittal deadline of Friday, October 21st.

## **VII. Adjournment**

*Mr. Thompson motioned to adjourn the October 12, 2022 Planning Commission Meeting at 8:30 pm  
Mr. Dimmitt seconded the motion.*

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

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Becky Iverson, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Ann Burns, Planning Commission Secretary