

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 with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree downturn and includes a cap attached by a cable.
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.

☐ Owner
☒ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME:

John Konovodoff
Maronda Homes of Cincinnati, LLC.

Address

5900 Wilcox Place, Dublin, Ohio 43016

Telephone No.

() 312.505.4419

Fax No.

()

Email Address

jkonovodoff@maronda.com

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

Address: 807 Stokes Reserve C, Lebanon, OH 4503

Telephone No. ()

Property Address or General Location:

Rt 73; Red Lion-Five Points Rd

Parcel Number(s): 04013000580

Acreage: 12.08

PUD Category: ☒ Residential

☐ Retail

☐ Office

☐ Manufacturing

☐ Mixed Use

If Mixed Use, Acreage in Each Category:

For Residential Proposed Density 3.4 DU/AC

Number of Residential Units

41 total units
35 single family
6 townhomes

Proposed Use:

The purpose of this application is to revise the PUD-B to PUD-R this will allow the property to be developed as single-family homes, in keeping with adjacent properties.

Sidewalks have been proposed along the streets and primary roads to provide the neighborhood connectivity identified in the 2022 Springboro Master Plan (Section 5. items #2 and #3).

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

(Signature of Applicant and/or Agent)

September 22, 2022

(Date)

John Konovodoff

Printed Name

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.

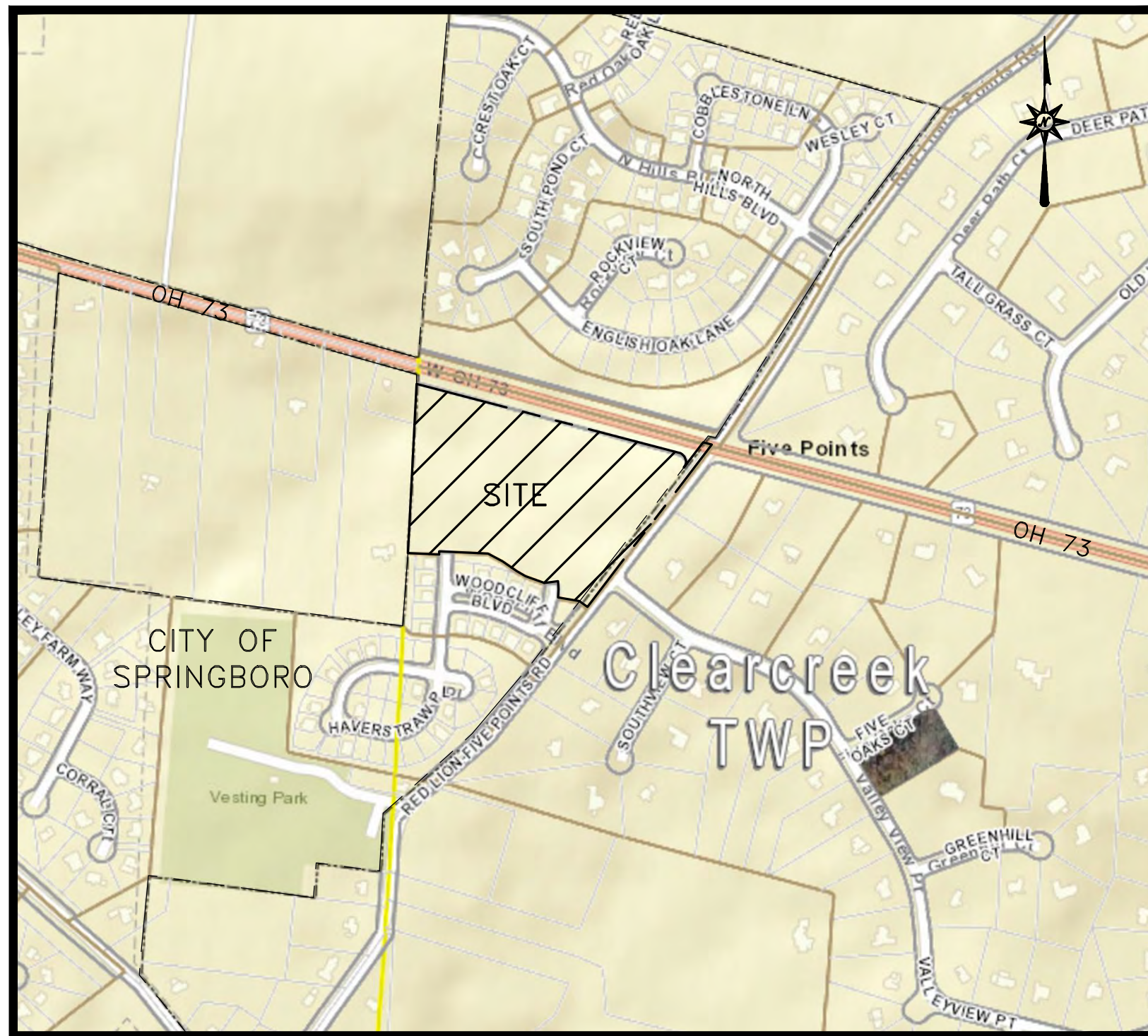
THE SPRINGBORO MASTER PLAN, ADOPTED BY CITY COUNCIL IN FEBRUARY 2022, INCLUDES RECOMMENDATIONS FOR THE LONG-RANGE DEVELOPMENT OF THE COMMUNITY. IT IS DIVIDED INTO 16 POLICY AREAS. POLICY AREA 12, SOUTHEAST NEIGHBORHOODS INCLUDING THE ADJOINING NEIGHBORHOODS OF THE ENCLAVE, NORTH HILLS, CREEKSIDE, FIELDSTONE, 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		



Base Map taken from Warren County Auditor

Location Map
N. T. S.

Sheet Index	
Sheet No.	Sheet Description
	Title Sheet
1	ALTA Survey
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
5980 WILCOX PLACE
DUBLIN, OHIO 43016
614-659-1546
TODD LIPSCHUTZ
TLIPSCHUTZ@MARONDA.COM

OWNER / AGENT _____ TITLE _____ DATE _____

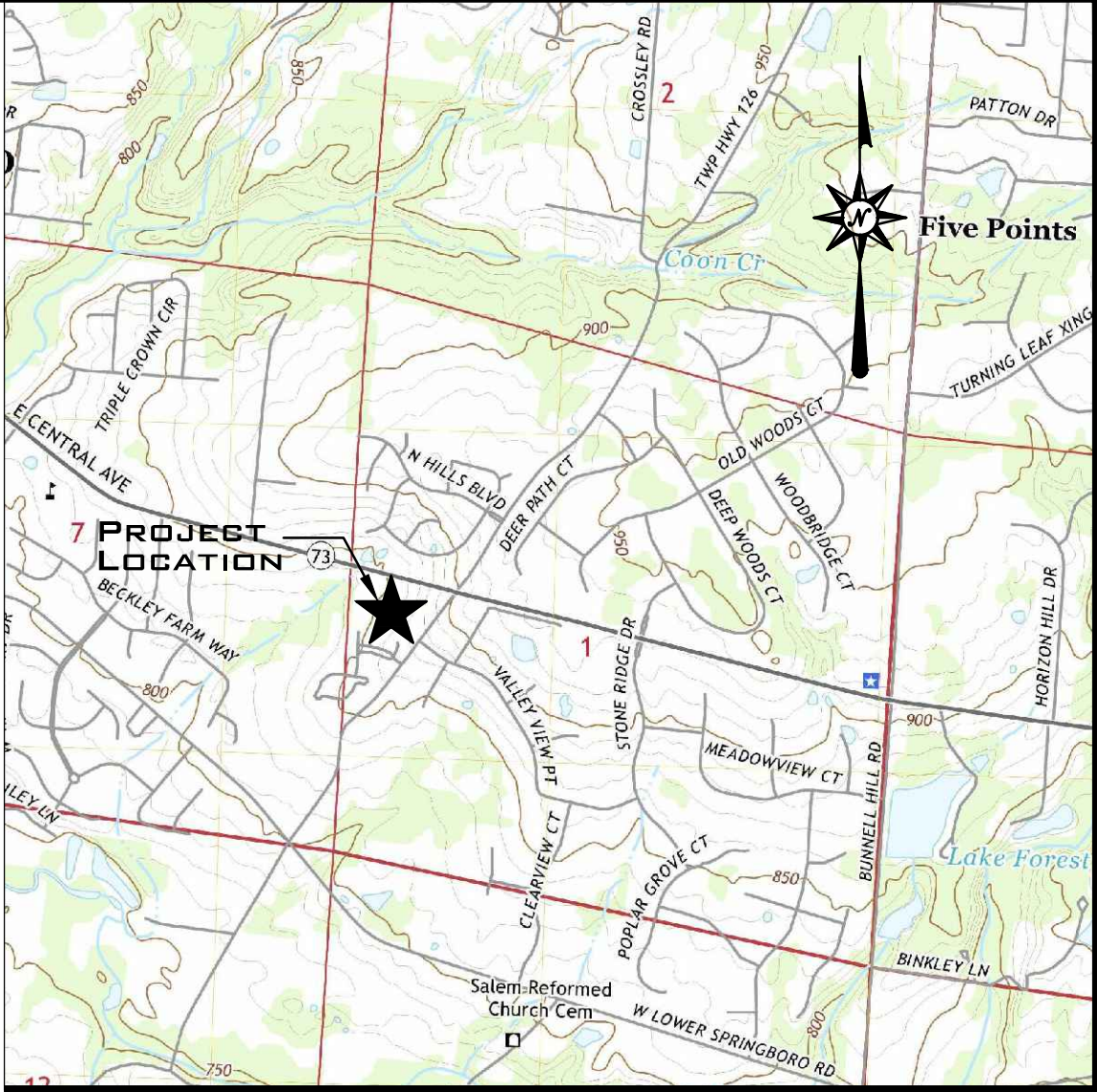
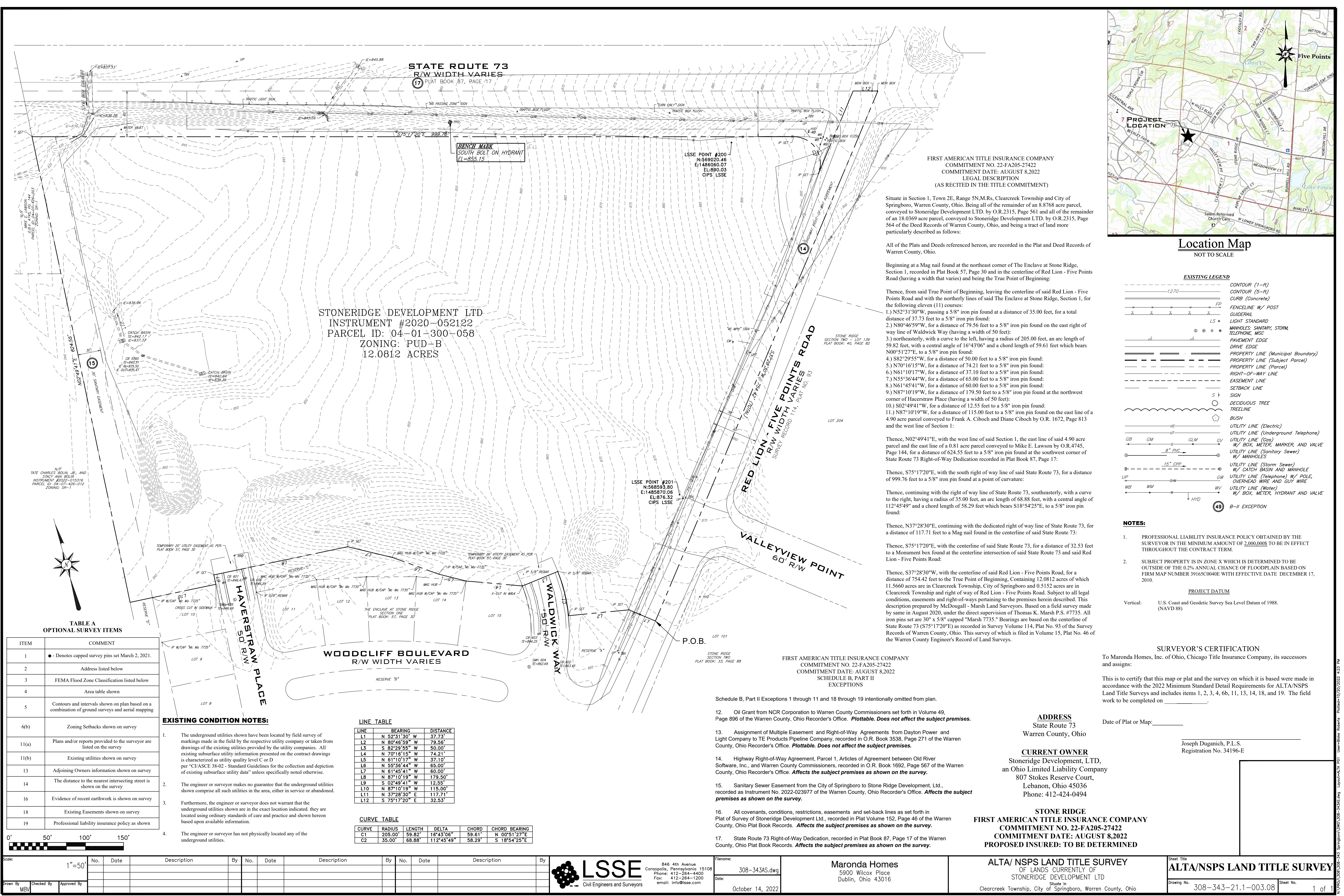
OWNER

STONERIDGE DEVELOPMENT, LTD

OWNER / AGENT _____ TITLE _____ DATE _____



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



Location Map
NOT TO SCALE

EXISTING LEGEND	
	CONTOUR (1-R)
	CONTOUR (5-R)
	CURB (Concrete)
	FENCELINE W/ POST
	GUIDRAIL
	LIGHT STANDARD
	MANHOLES, SANITARY, STORM, TELEPHONE, ETC.
	PAVEMENT EDGE
	DRIVE EDGE
	PROPERTY LINE (Municipal Boundary)
	PROPERTY LINE (Subject Parcel)
	PROPERTY LINE (Parcel)
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	SIGN
	DECIDUOUS TREE
	TREELINE
	BUSH
	UTILITY LINE (Electric)
	UTILITY LINE (Underground Telephone)
	UTILITY LINE (Gas)
	W/ BOX, METER, MARKER, AND VALVE
	UTILITY LINE (Sanitary Sewer)
	W/ MANHOLES
	UTILITY LINE (Storm Sewer)
	W/ CATCH BASIN AND MANHOLE
	UTILITY LINE (Telephone) W/ POLE
	OVERHEAD WIRE AND GUY WIRE
	UTILITY LINE (Water)
	W/ BOX, METER, HYDRANT AND VALVE
	B-11 EXCEPTION

NOTES:

- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
- SUBJECT PROPERTY IS IN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOODPLAIN BASED ON FIRM MAP NUMBER 3916C0040E WITH EFFECTIVE DATE DECEMBER 17, 2010.

PROJECT DATUM

Vertical: U.S. Coast and Geodetic Survey Sea Level Datum of 1988. (NAVD 88)

SURVEYOR'S CERTIFICATION

To Maronda Homes, Inc. of Ohio, Chicago Title Insurance Company, its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2022 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and includes items 1, 2, 3, 4, 6b, 11, 13, 14, 18, and 19. The field work to be completed on _____.

Date of Plat or Map: _____

Joseph Duganich, P.L.S.
Registration No. 34196-E

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

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.

- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°31'30" W	37.73'
L2	N 80°46'59" W	79.56'
L3	S 82°29'56" W	50.00'
L4	N 70°16'15" W	74.21'
L5	N 61°10'17" W	37.10'
L6	N 55°36'44" W	65.00'
L7	N 61°45'41" W	60.00'
L8	N 87°10'19" W	179.50'
L9	S 02°49'41" W	12.55'
L10	N 87°10'19" W	115.00'
L11	N 37°28'30" E	117.71'
L12	S 75°17'20" E	32.53'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	205.00'	59.82'
C2	35.00'	68.88'

TABLE A OPTIONAL SURVEY ITEMS	
ITEM	COMMENT
1	• - Denotes capped survey pins set March 2, 2021.
2	Address listed below
3	FEMA Flood Zone Classification listed below
4	Area table shown
5	Contours and intervals shown on plan based on a combination of ground surveys and aerial mapping
6(b)	Zoning Setbacks shown on survey
11(a)	Plans and/or reports provided to the surveyor are listed on the survey
11(b)	Existing utilities shown on survey
13	Adjoining Owners information shown on survey
14	The distance to the nearest intersecting street is shown on the survey
16	Evidence of recent earthwork is shown on survey
18	Existing Easements shown on survey
19	Professional liability insurance policy as shown

EXISTING CONDITION NOTES:

- The underground utilities shown have been located by field survey of markings made in the field by the respective utility company or taken from drawings of the existing utilities provided by the utility companies. All existing subsurface utility information presented on the contract drawings is characterized as utility quality level C or D per "CI/ASCE 38-02 - Standard Guidelines for the collection and depiction of existing subsurface utility data" unless specifically noted otherwise.
- The engineer or surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- Furthermore, the engineer or surveyor does not warrant that the underground utilities shown are in the exact location indicated, they are located using ordinary standards of care and practice and shown herein based upon available information.
- The engineer or surveyor has not physically located any of the underground utilities.



Scale:	No.	Date	Description	By	No.	Date	Description	By
1"=50'								
Drawn By	MBV	Checked By		Approved By				



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

Filename:	308-343AS.dwg
Date:	October 14, 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

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

ALTA/NSPS LAND TITLE SURVEY	
Sheet Title	308-343-21.1-003.08
Drawing No.	308-343-21.1-003.08
Sheet No.	1 of 1

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 hereon, 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 said 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

Scale:		1"=50'		No.	Date	Description	By	No.	Date	Description	By
Drawn By		Checked By	Approved By								
MBV											



848 4th Avenue
Coraopolis, 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
Situat 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

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												

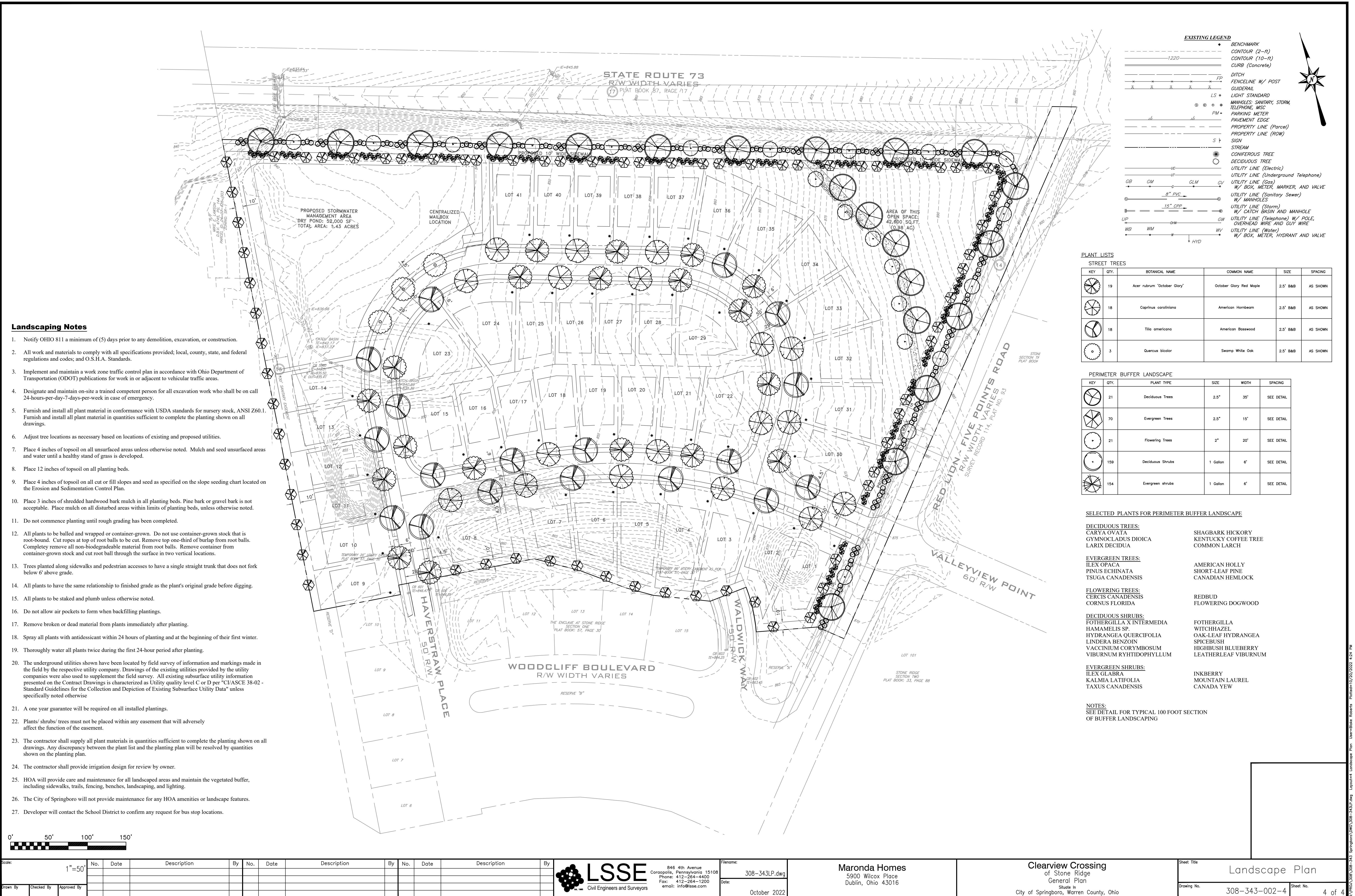

LSSE
 Civil Engineers and Surveyors
 846 4th Avenue
 Coraopolis, Pennsylvania 15108
 Phone: 412-264-4400
 Fax: 412-264-1200
 email: info@lsse.com

Filename:	308-343 CP15.dwg
Date:	October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

Clearview Crossing
of Stone Ridge
General Plan
SituatE In
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 MAK Solve, 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.

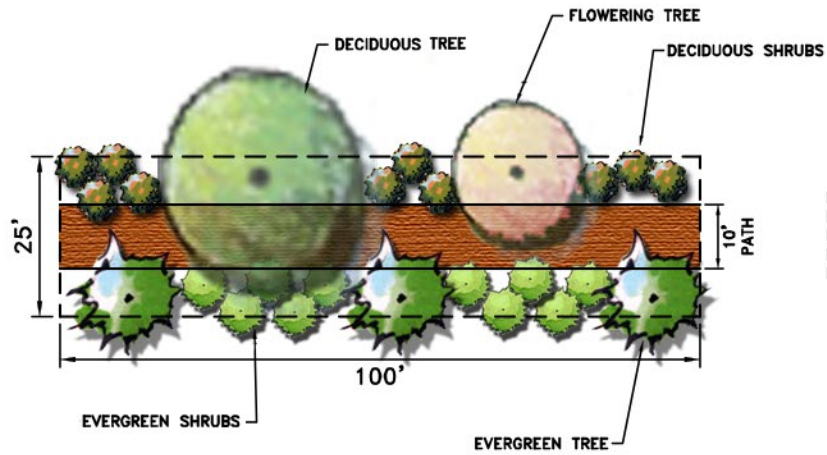
SUMMARY

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

Site Data:

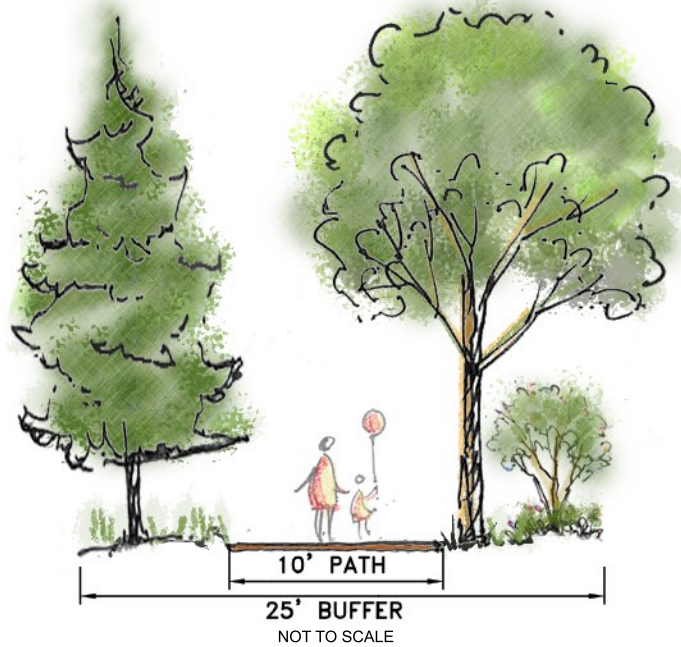
- Total Site Area: 12.08 Acres
- Lot density: 3.4 DU/AC
- 41 total lots (single family)
- Single Family Lots: 52’ width x 105’ depth
 - Minimum lot size: 5460 sq. ft. / Average lot size 6,370 sq. ft.
 - Front yard setback: 25’
 - Rear yard setback: 15’
 - Side yard setback: 5’ minimum
- 3.63 Acres Open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

\\192.168.10.13\N-Share\PROJ\308\308-343 Springboro\Docs\308343 Springboro Narrative V3.doc



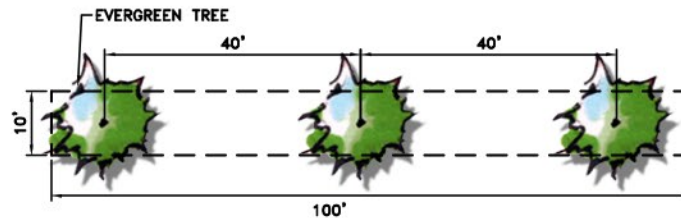
**BUFFER YARD
(PLAN VIEW)**

DECIDUOUS TREES (35')
 EVERGREEN TREES (15')
 FLOWERING TREES (20')
 DECIDUOUS SHRUBS (6')
 EVERGREEN SHRUBS (6')



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: 412-264-4400
 Fax: 412-264-1200
 email: info@lsse.com

Scale: 1"=30'

Drawn By: Chkd By: Appd By:

Filename: Buffer Exhibit

Date: October 2022

CLEARVIEW CROSSING

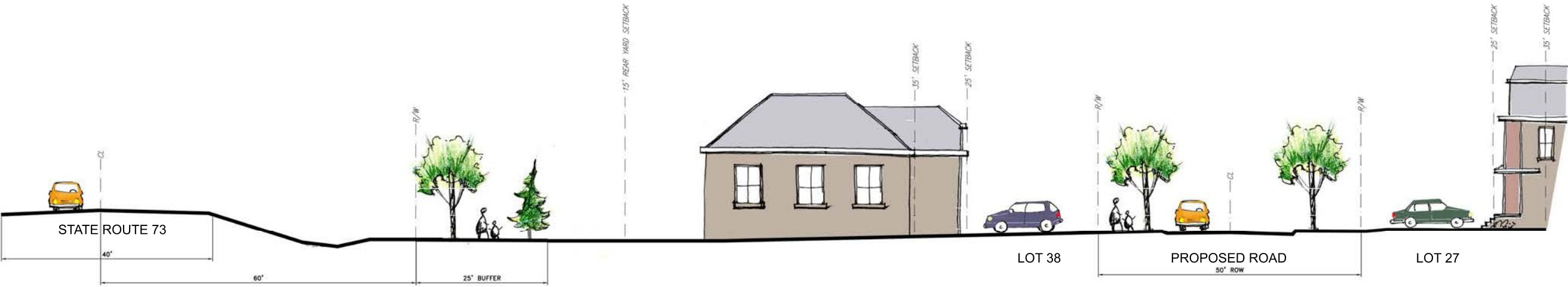
OF STONE RIDGE

EXHIBIT A

TYPICAL BUFFER YARD LANDSCAPE

Situate In

City of Springboro, Warren County, OH



Drawn By				Checked By				Approved By			



LSSE
Civil Engineers and Surveyors

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

File Name:
Exhibit Sections.dwg
Date:
October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

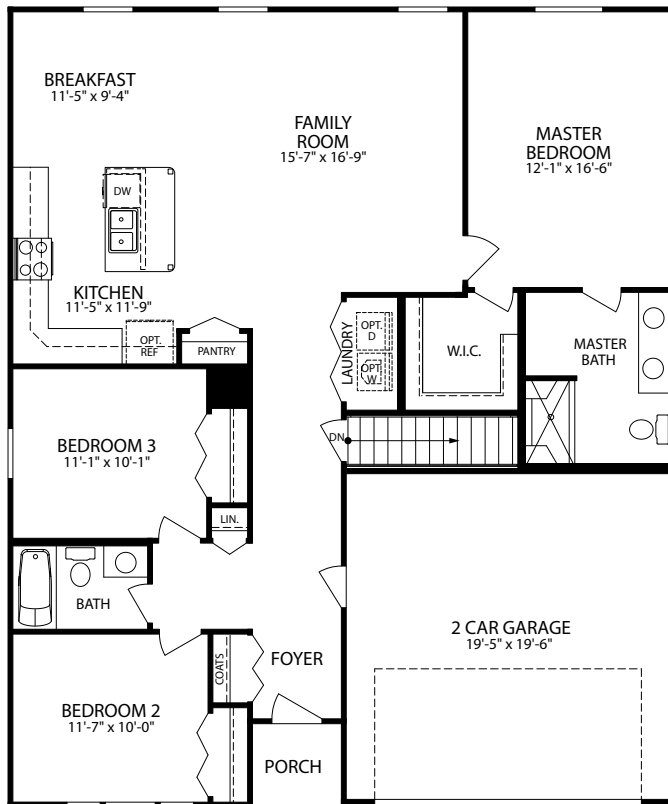
CLEARVIEW CROSSING
OF STONE RIDGE
General Plan
City of Springboro, Warren County, Ohio

Sheet Title		Drawing No.		Sheet No.	
SITE PROFILES		308-343		1 of 1	

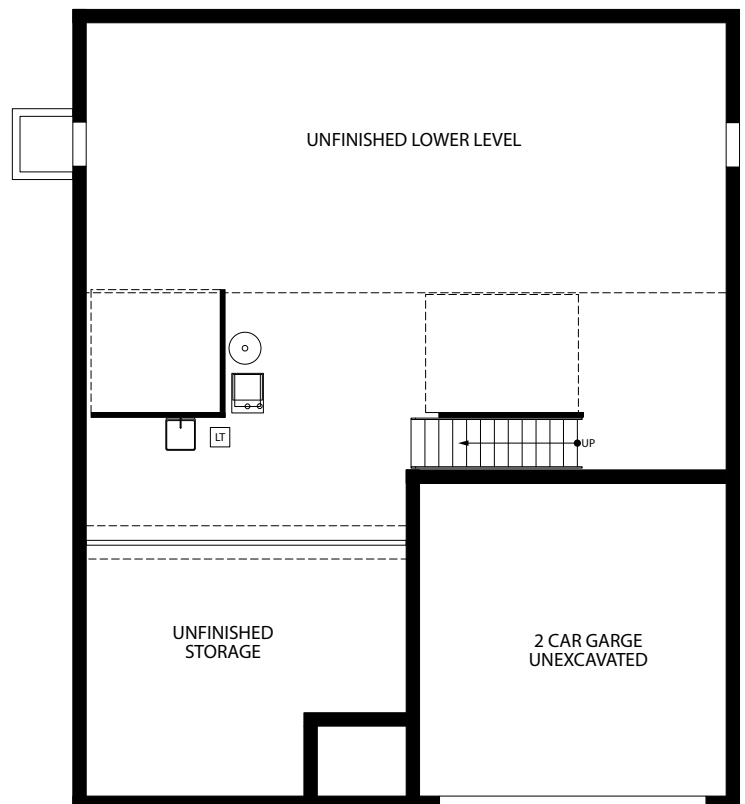


Optional Partial Brick

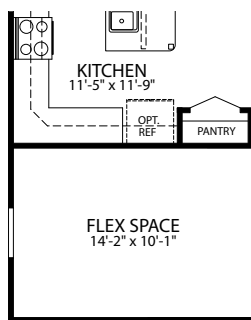
FIRST FLOOR



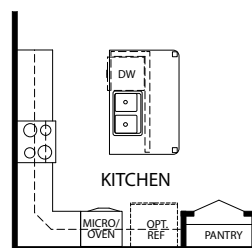
LOWER LEVEL



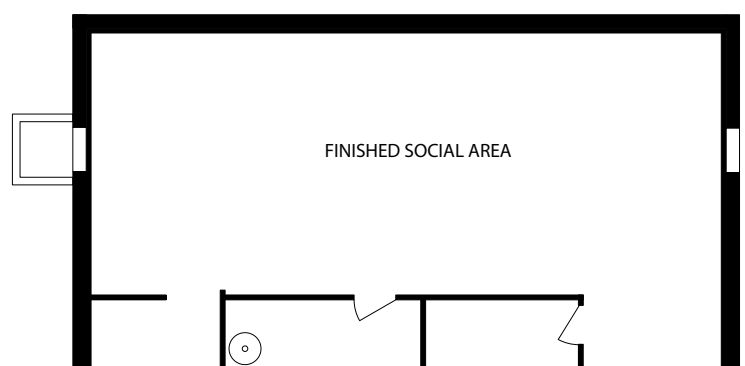
Opt. Flex ILO Bedroom 3



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





Optional Carolina Partial Brick Front



Optional Carolina Partial Stone Front



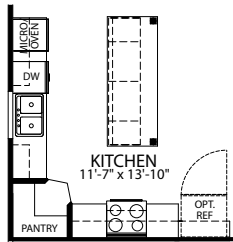
Optional Siding Front



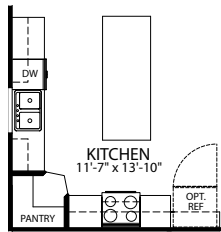
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- 1,704 Finished Sq. Ft.



Opt. Chef's Kitchen



Opt. Extra
Kitchen Island



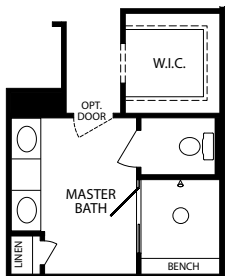
Opt. Fireplace



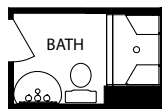
Opt. 28 Patio Door



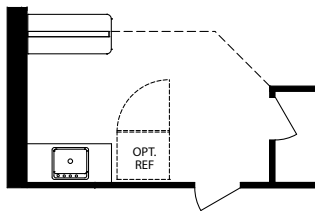
Opt. Upgraded Master Bath



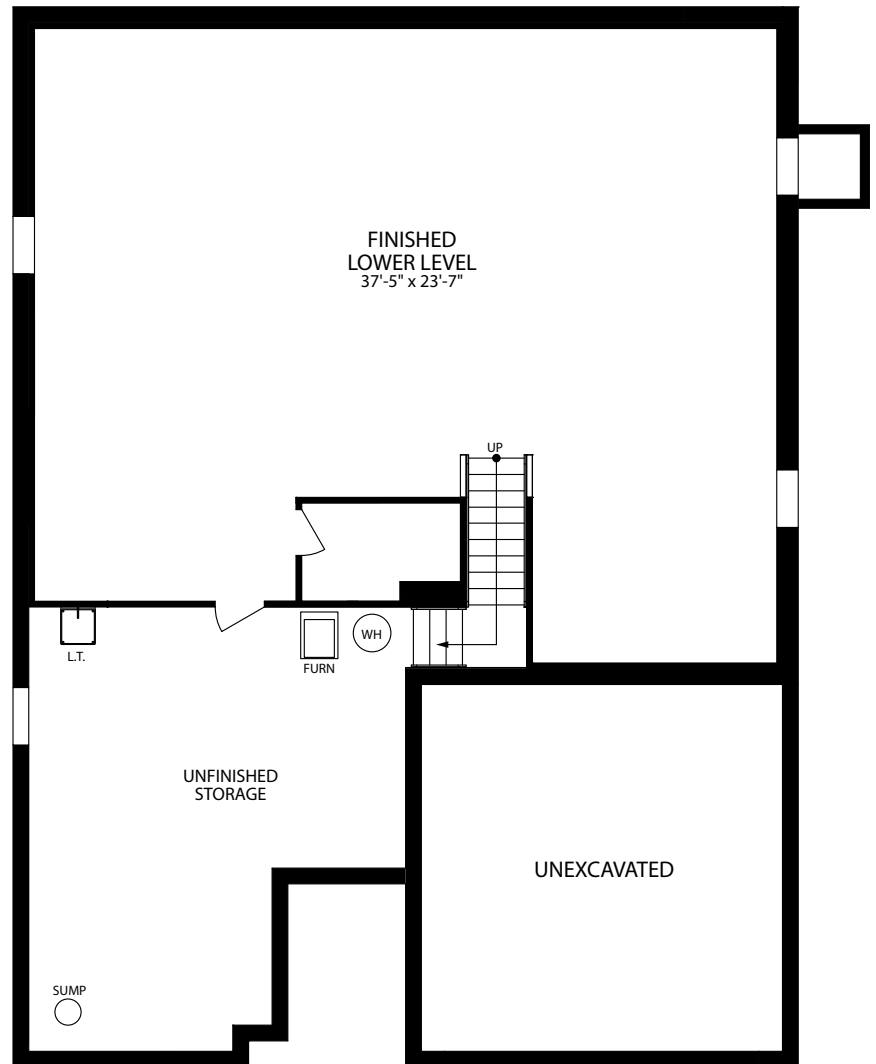
Opt. Shower Bath



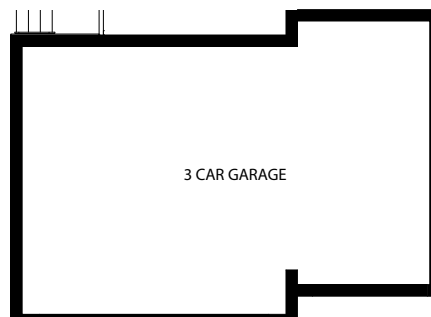
Opt. Social Center



Opt. Finished Lower Level



Opt. 3 Car Garage at Lower Level





EXISTING LEGEND	
	BENCHMARK
	CONTOUR (2-10)
	CONTOUR (10-10)
	CURB (Concrete)
	DITCH
	FENCE LINE W/ POST
	GUIDRAIL
	LIGHT STANDARD
	MANHOLES: SANITARY, STORM, TELEPHONE, MISC
	PARKING METER
	PAVEMENT EDGE
	PROPERTY LINE (Parcel)
	PROPERTY LINE (ROW)
	SIGN
	STREAM
	CONIFEROUS TREE
	DECIDUOUS TREE
	UTILITY LINE (Electric)
	UTILITY LINE (Underground Telephone)
	UTILITY LINE (Gas)
	W/ BOX, METER, MARKER, AND VALVE
	UTILITY LINE (Sanitary Sewer)
	W/ MANHOLES
	UTILITY LINE (Storm)
	W/ CATCH BASIN AND MANHOLE
	UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
	UTILITY LINE (Water)
	W/ BOX, METER, HYDRANT AND VALVE

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 SQFT
MAX. BUILDING HEIGHT 35' (2.5 STORIES)

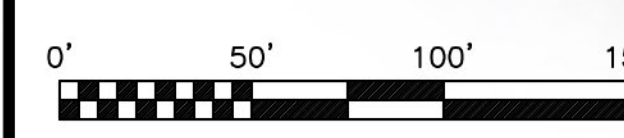
PROPOSED DENSITY: 3.4 DU/AC


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
-- 25' BUFFER; NORTH AND EAST SIDES
-- 10' PAVED PATH; NORTH AND EAST SIDES



Scale: 1"=50'			No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By	 LSSE Civil Engineers and Surveyors	846 4th Avenue Coraopolis, Pennsylvania 15108 Phone: 412-284-4400 Fax: 412-284-1200 email: info@lsse.com	Filename:	Maronda Homes 5900 Wilcox Place Dublin, Ohio 43016			Clearview Crossing at Stone Ridge General Plan City of Springboro, Warren County, Ohio			Sheet Title	
														308-343 CP15.dwg			CONCEPT RENDERING								
																	Date:							Drawing No.	308-343-002-3
Drawn By	Checked By	Approved By																October 2022							

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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

☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME: Skilken Gold Real Estate Development

Address: 4270 Morse Road Columbus, OH 43230

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.


(Signature of Applicant and/or Agent)

09/22/2022
(Date)

ERIC M. ELIZONDO
Printed Name

W:\PROJECTS\SKILKEN GOLD\760645-01 Skilken Gold - C-Store - 094 Springboro, OH\05-CIVIL\PLAN\CONSTRUCTION\760643_C10-TITLE.dwg - 1/13/2022 - Michael Talanico

CITY OF SPRINGBORO, MONTGOMERY COUNTY, OHIO
PRIVATE SITE IMPROVEMENTS
FOR
SHEETZ
W CENTRAL AVE & TAHLEQUAH TRAIL
SPRINGBORO, OHIO



DEVELOPER:
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (614) 282-0836
CONTACT: BETH COTNER

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PHONE: (380) 799-5227
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: 937-748-6183
EMAIL: DANB@CITYOFSPRINGBORO.COM

LEGEND

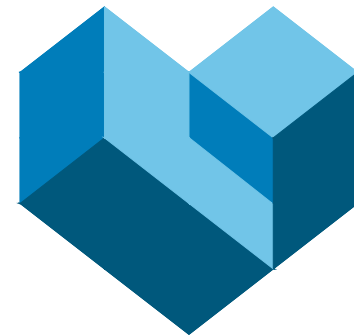
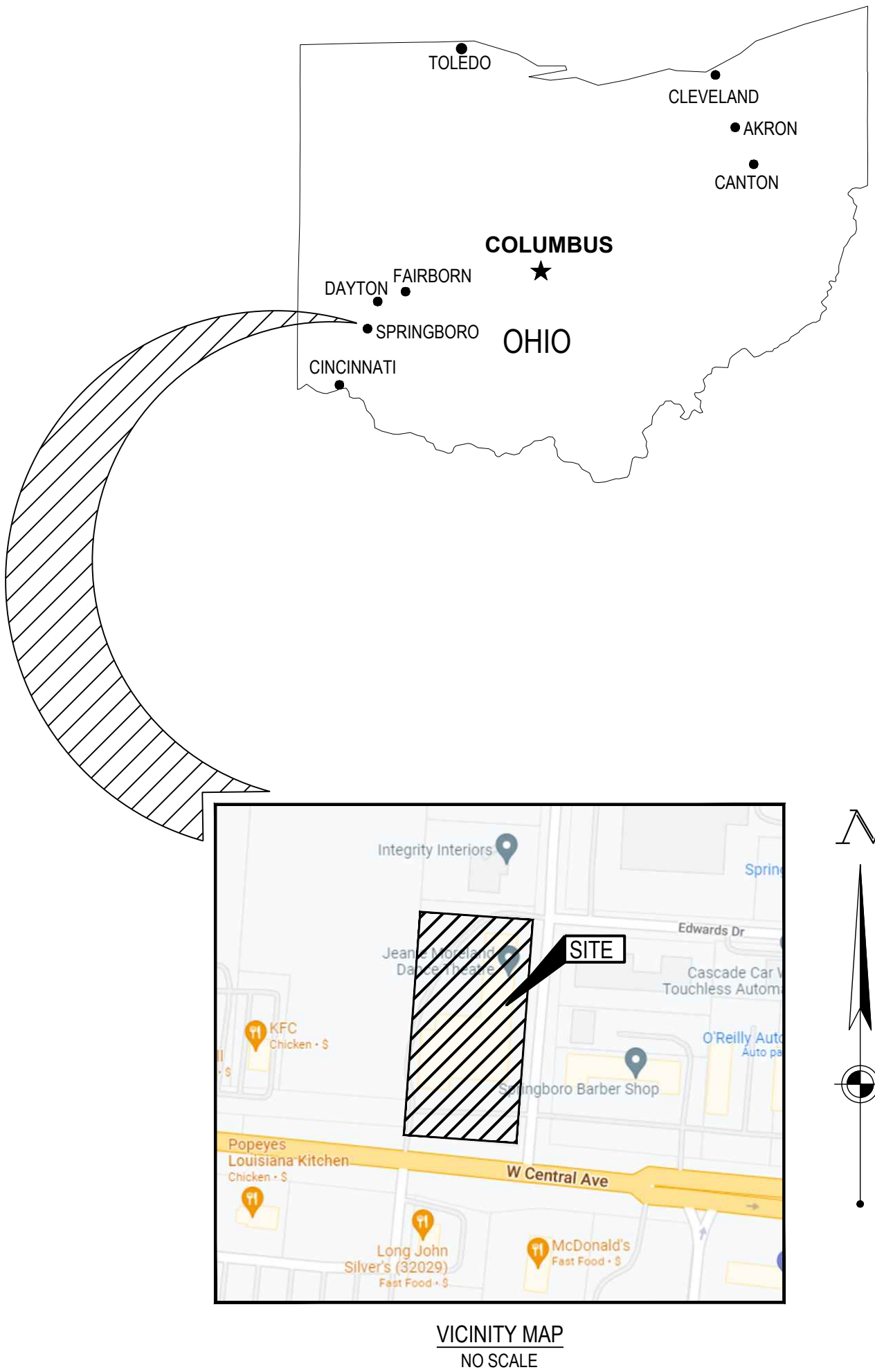
EXISTING FEATURES LEGEND
APPLIES TO ALL CIVIL SHEETS

	R/W	RIGHT OF WAY LINE		BENCHMARK SET 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO"
		PARCEL LINE		SANITARY MANHOLE
		SUBJECT PROPERTY BOUNDARY LINE		TELEPHONE BOX
		EASEMENT LINE		CLEANOUT
		CURB		GUY WIRE ANCHOR
		EDGE OF PAVEMENT		CATCH BASIN
		EDGE OF WALK		CURB INLET
		PAVEMENT MARKINGS		LIGHT POLE
	STM	STORM SEWER		POWER POLE
	SAN	SANITARY SEWER		ELECTRIC METER
	W	WATER LINE		GAS METER
	G	GAS LINE		SIGN
	OHE	OVHD ELECTRIC LINE		ELECTRIC BOX
	UGE	UGND ELECTRIC LINE		TRAFFIC BOX
	UGT	UGND TELECOMM LINE		WATER VALVE
	100'	MAJOR CONTOUR		FIRE HYDRANT
	102'	MINOR CONTOUR		SIGNAL POLE

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**	NORTHING**	DESCRIPTION
BM #1	832.98	1472500.75	574373.72	CROSS NOTCH ON THE N BOLT OF FIRE HYDRANT
BM #2	829.58	1472416.38	573955.75	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



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



2022-11-3



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

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

Revisions / Submissions

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

Drawing Title:
TITLE SHEET

C1.0



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

W:\PROJECTS\SKILKEN GOLD\760645-Jr Skilken Gold - C-Store - 094 Springfield, OH\05-Civil\PLAN\CONSTRUCTION\760645_C10-TITLE.dwg - 1/13/2022 - Michael Talanico

GENERAL NOTES

DEMOLITION NOTES

1. 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 COMPACTED 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4. 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
5. 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.
6. 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 ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. 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.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7. 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.
8. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT OR FACE OF BUILDING, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10. ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
11. 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.
12. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
16. REFER TO ORIGINAL SURVEY PROVIDED BY CESO, INC.
17. 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

1. 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.
2. 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.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. 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.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. 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.
8. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9. COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10. 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.
11. 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.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14. ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
15. 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.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. 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"

19. ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20. ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND ODOT STANDARDS.
21. 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.
22. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. 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.
24. WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25. 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

1. 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.
2. 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.
3. 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.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. 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.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. 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 MEASURE 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.
9. 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.
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. 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.
12. UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13. ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SPRINGBORO CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14. INSTALL ALL WATER LINES WITH A MINIMUM COVER OF [4'-0"].
15. ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
HIGH-DENSITY POLY-ETHYLENE (HPDE 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 (PE)	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 C851	ON SITE, 4"-8" WATER LINES & FIRE LINES INSTALL W/ TRACER & TAPE #12 COPPER
DUCTILE IRON PIPE 4"-12"	CLASS 52 P.C. = 350PSI	AWWA C104, C110, C151, C500	AWWA C111	AWWA C600, C851	6" FIRE HYDRANT LEADS
PE 4710 POLY-ETHYLENE PLASTIC (DIPS)	SDR 9 P.C. = 250 PSI	ASTM D2239 ASTM F714 AWWA C906	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 4" DIA. AND LARGER

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

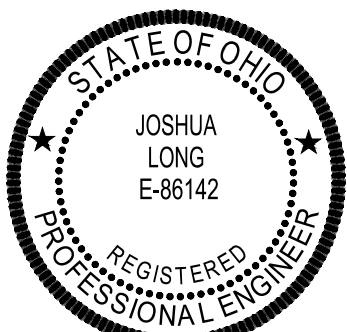
MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA., LESS THAN 8.5' OF COVER
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM 2321 WITH TYPE 1 BEDDING	ON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

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



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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:
GENERAL NOTES

C1.1

W:\PROJECTS\SKILKEN GOLD\760643-01 Skilken Gold - C-Store - 094 Springboro, OH\03-CIVIL\PLAN\CONSTRUCTION\760643_C10-TITLE.dwg - 1/13/2022 - Michael Talenico

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 1" 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.



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Josh Long

2022-11-3



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SHEETZ - SPRINGBORO, OH

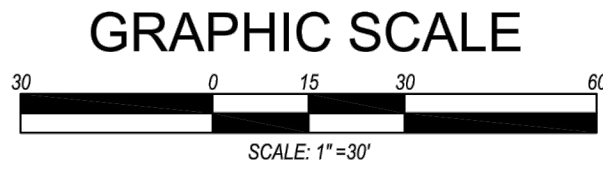
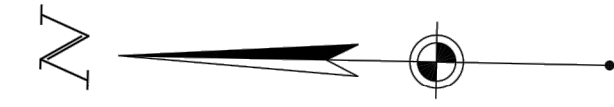
800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

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:
GENERAL NOTES

C1.2



NORTH & BEARING SYSTEM
BASED UPON THE
OHIO STATE PLANE
SOUTH ZONE (NAD83)

EXHIBIT "A" LEGAL DESCRIPTION

FROM TITLE COMMITMENT #1641810 PROVIDED BY STEWART TITLE GUARANTY COMPANY
COMMITMENT DATE: APRIL 8, 2022

PARCEL # 0420401001:

SITUATED IN THE CITY OF SPRINGBORO, SECTION 20, TOWN 2 EAST, RANGE 5 NORTH, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO AND BEING ENTIRE LOT #1 AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF
MIDWAY MEADOWS - SECTION ONE OF RECORD IN PLAT BOOK 9 PAGE 42, RECORDERS OFFICE, WARREN COUNTY,
OHIO.

SCHEDULE B PART II EXCEPTIONS

FROM TITLE COMMITMENT #1641810 PROVIDED BY STEWART TITLE GUARANTY COMPANY.
EXCEPTIONS 1-8 AND 19-20 ARE NOT SURVEY RELATED

- BUILDING LINES, EASEMENTS AND RESTRICTIONS SHOWN ON THE RECORDED PLAT/MAP OF MIDWAY MEADOWS -
SECTION ONE AS PLAT BOOK 9 PAGE 42.
EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 180 PAGE 493.
LOCATION COULD NOT BE DETERMINED FROM RECORD DOCUMENT
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 323 PAGE 175.
EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 415 PAGE 41.
EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 421 PAGE 461.
EASEMENT NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 415 PAGE 41.
EASEMENT NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON
- EASEMENT GRANTED TO THE CINCINNATI GAS & ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE
DOCUMENT RECORDED AS DEED BOOK 402 PAGE 330.
EASEMENT ADJACENT TO SURVEYED PROPERTY AND SHOWN HEREON
- INTENTIONALLY DELETED
- PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF SPRINGBORO, OHIO, AS MORE FULLY SET FORTH
IN THE DOCUMENT RECORDED AS INSTRUMENT 2015-030899.
EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON
- PERMANENT STORM SEWER EASEMENT GRANTED TO THE CITY OF SPRINGBORO, OHIO, AS MORE FULLY SET
FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 2015-030899.
EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON

SURVEYOR'S NOTES

- NORTH BEARING SYSTEM BASED UPON THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM
NAD83 AND SCALED TO GROUND AT LAT 39°33'47.79067", LONG 84°15'34.48504" @ A HEIGHT OF
719.381' WITH A GROUND SCALE FACTOR OF 1.0000936369369.
- VERTICAL DATUM = NAVD83 AND FURTHER BASED ON OBSERVATIONS BY CESO INC. IN APRIL OF
2022, USING A TRIMBLE R8 RECEIVER, USING THE O.D.O.T. REAL TIME NETWORK (RTN).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION
REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE
QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED
TITLE COMMITMENT CONDUCTED BY STEWART TITLE GUARANTY COMPANY. COMMITMENT NO.
1641810 WITH AN EFFECTIVE DATE OF APRIL 8, 2022.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE
WARREN COUNTY RECORDERS OFFICE LOCATED IN LEBANON, OHIO.
- ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- THE SUBJECT PARCEL CAN BE ACCESSED ALONG TALLEQUAH TRAIL & WEST CENTRAL AVENUE
(S.R. 73), BOTH BEING PUBLIC RIGHT-OF-WAYS.

MONUMENT LEGEND:

- MONUMENT FOUND AS NOTED
- 5/8"X30" IRON PIN WITH "CESO" CAP SET
- FOUND MAG NAIL

LEGEND:

- BENCHMARK
- RECORD DATA
- EXISTING DECIDUOUS
- EXISTING SIGN
- EXISTING CATCH BASIN / CURB INLET
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER METER / WATER VALVE
- EXISTING POWER TELEPHONE POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRIC BOX
- ADA SYMBOL
- GUY WIRE
- FLAG POLE
- ELECTRIC BOX
- CLEANOUT
- AIR CONDITIONER
- FIRE HYDRANT
- CURB INLET NO GRATE

FLOOD ZONE STATEMENT:

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY
WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD,
BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39165C0009C, WHICH
BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE
UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN
SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES
CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION
AVAILABLE.

ADJOINER BOUNDARY LINE	— — — — —
CENTER OF RIGHT-OF-WAY	— — — — —
EASEMENT LINE	— — — — —
EXISTING FENCE LINE	— — — — —
EXISTING MAJOR CONTOUR	— — — — —
EXISTING MINOR CONTOUR	— — — — —
EXISTING TREE LINE	— — — — —
EXISTING STORM SEWER	— — — — —
EXISTING SANITARY SEWER	— — — — —
EXISTING UNDERGROUND WATER	— — — — —
EXISTING UNDERGROUND GAS	— — — — —
EXISTING OVERHEAD ELECTRIC	— — — — —
EXISTING OVERHEAD LINES	— — — — —
RECORD BEARING AND DISTANCE	— — — — —

SURVEYORS CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (a), 6 (b), 8, 11 (a), 11 (b), 12, 13, 14, 16, AND 17 OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL OF 2022.

DATE OF PLAT OR MAP: APRIL 22, 2022

PRELIMINARY

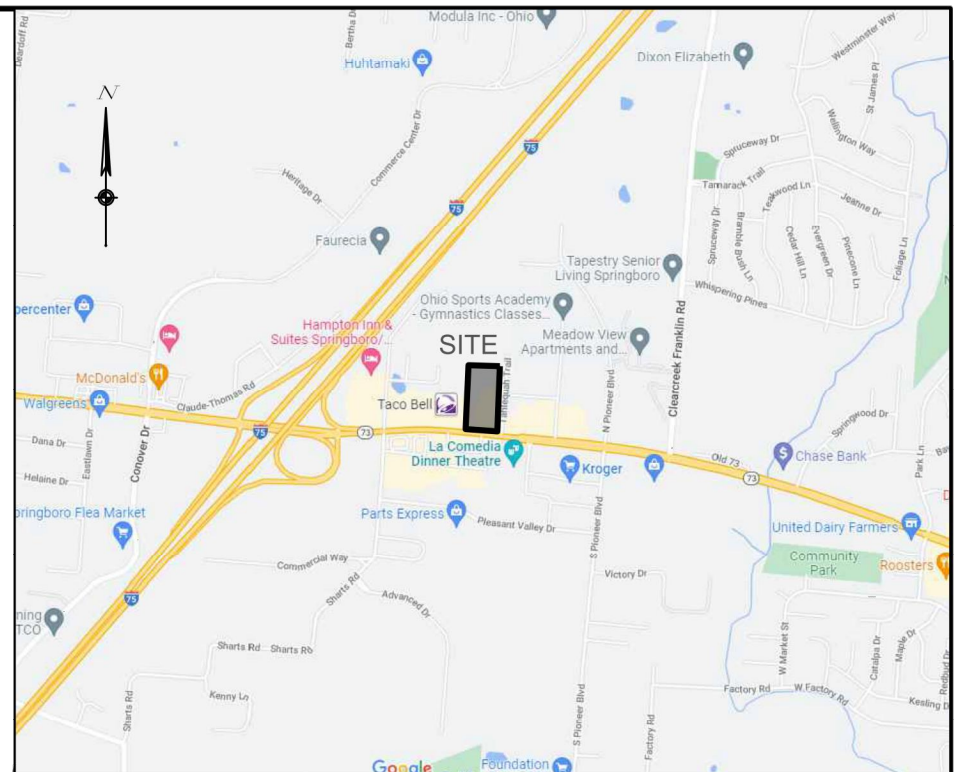
SEAN BROOKS
OHIO P.S. #8828

4-22-2022

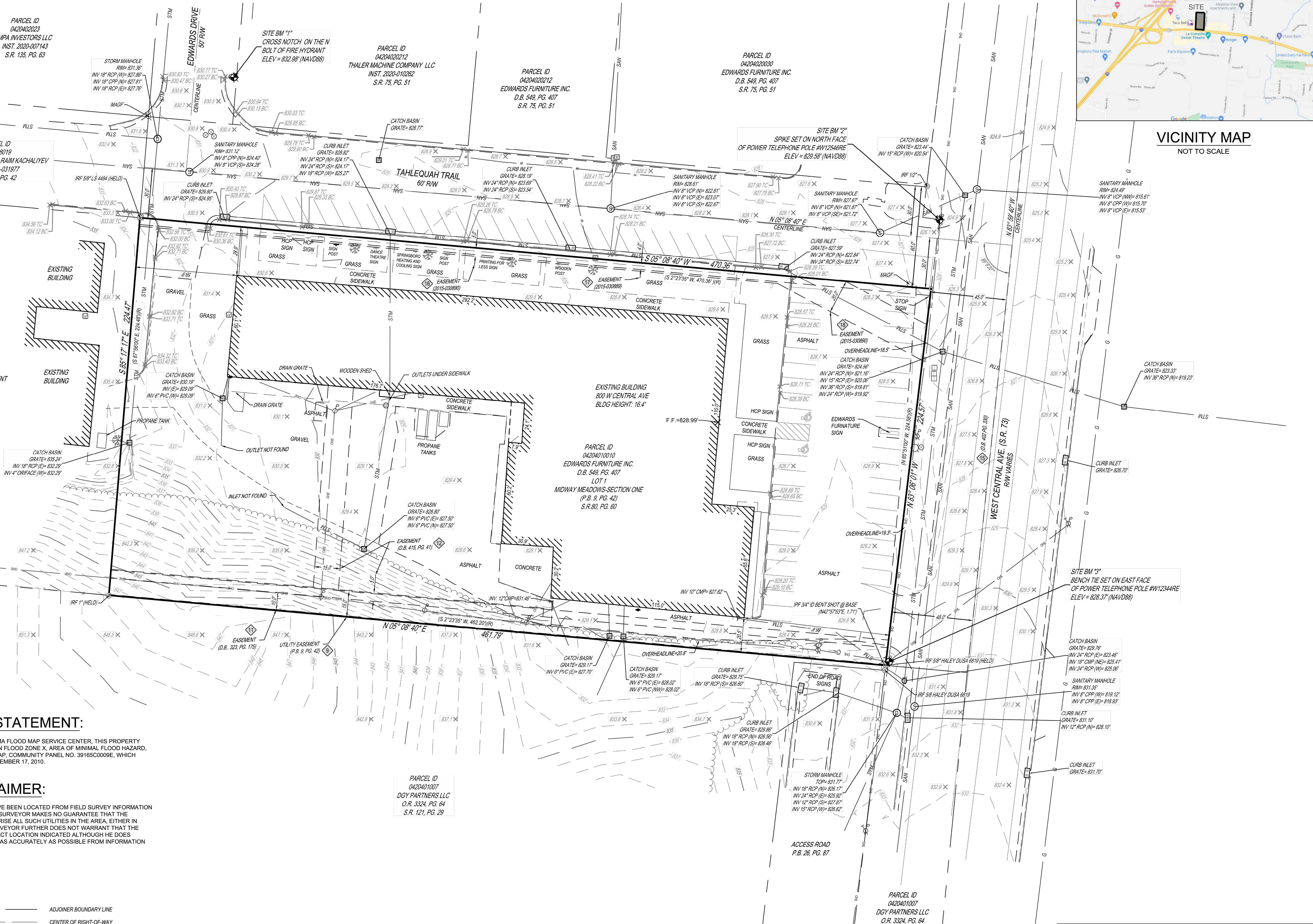
DATE

ALTA / NSPS LAND TITLE SURVEY

800 WEST CENTRAL AVENUE
SECTION 20, TOWNSHIP 2E, RANGE 5N, M.Rs.
CITY OF SPRINGBORO
WARREN COUNTY OHIO



VICINITY MAP
NOT TO SCALE



REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

ALTA / NSPS LAND TITLE SURVEY

800 WEST CENTRAL AVENUE

800 WEST CENTRAL AVE
CITY OF SPRINGBORO

SEC 20, T2E, R5N M.Rs.
WARREN COUNTY, OHIO

SCALE: 1" = 30'

DATE: 4/21/2022

DESIGN:

N/A

DRAWN:

TBC

CHECKED:

STB

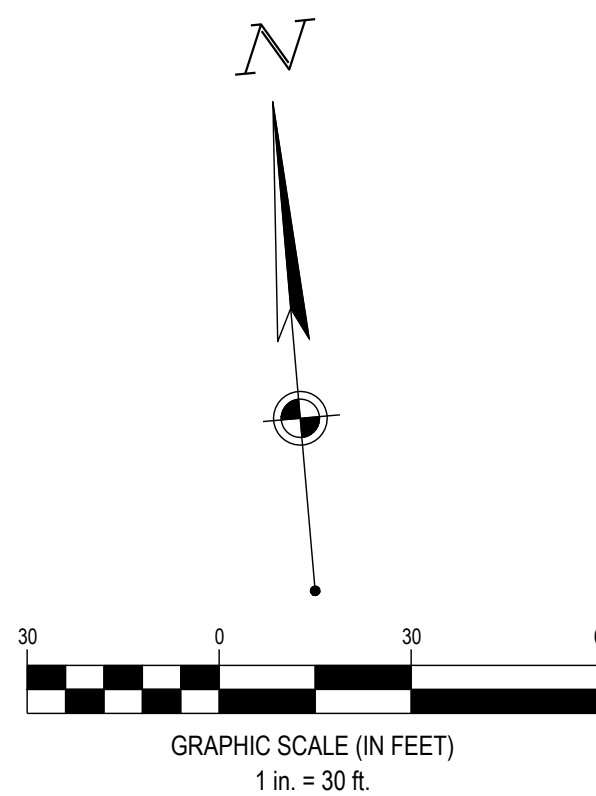
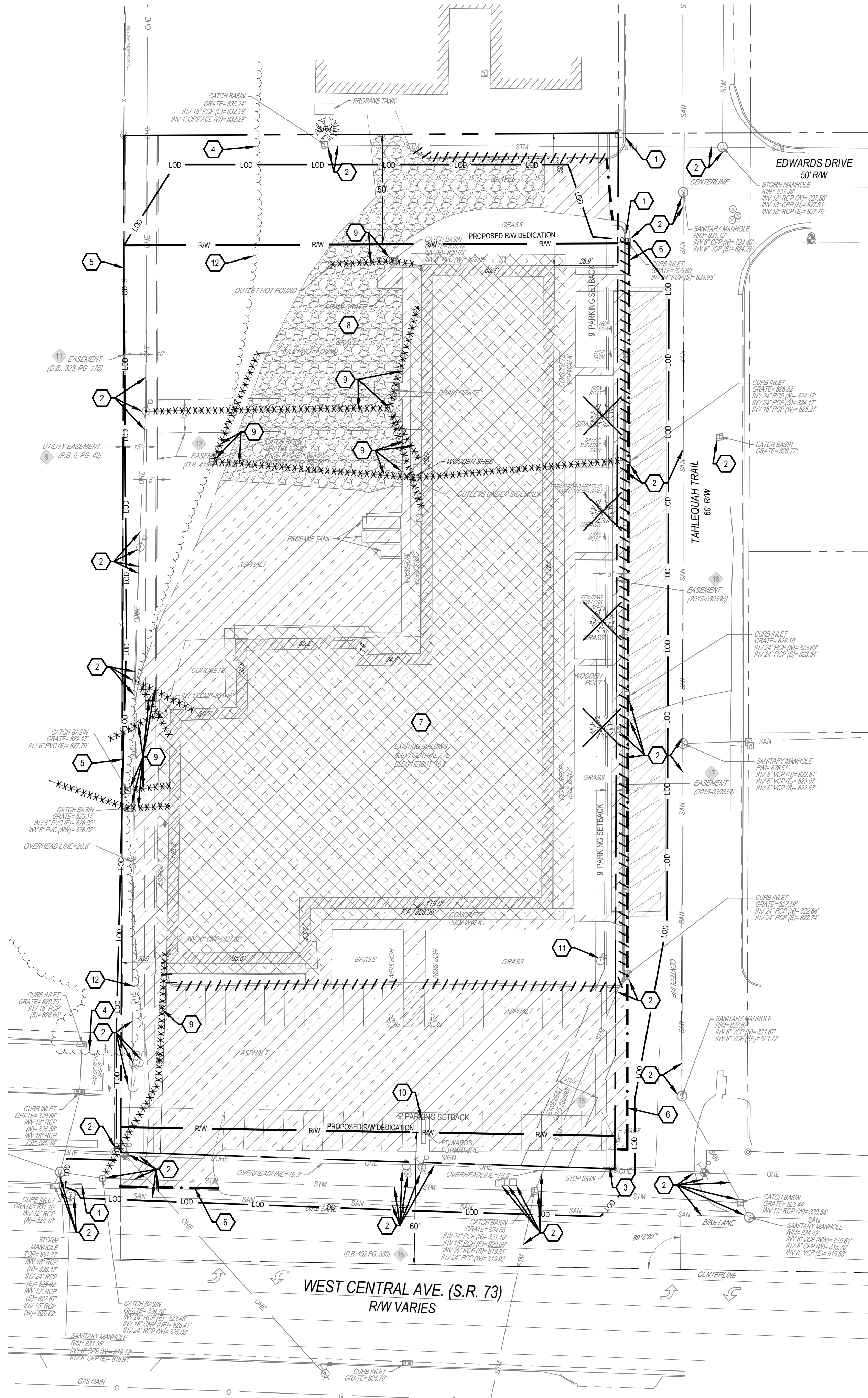
CESO
WWW.CESOINC.COM

JOB NO.:

760843-01

SHEET NO.:

1 OF 1



CONTRACTOR NOTE:

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

CODED NOTES:

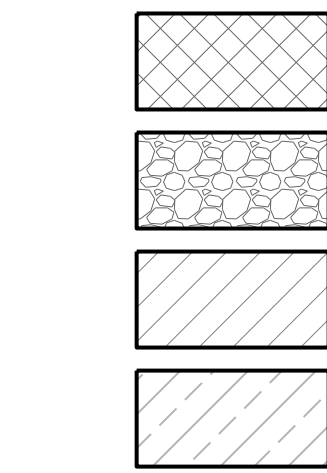
1. PROTECT EXISTING CURB.
2. PROTECT EXISTING UTILITY LINE/STRUCTURE. CONTRACTOR TO PROTECT IN PLACE.
3. PROTECT EXISTING SIGN.
4. PROTECT ALL EXISTING TREES OUTSIDE OF THE LIMITS OF DISTURBANCE. TREES SHALL BE PROTECTED IN PLACE.
5. PROTECT EXISTING FENCE.
6. SAW-CUT SIDEWALK, CURB OR PAVEMENT TO FULL 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

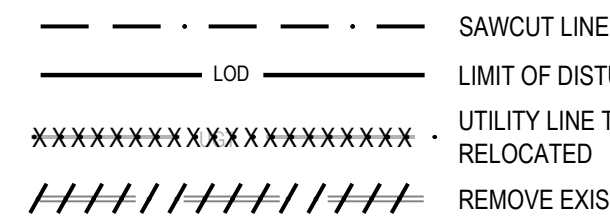


REMOVE EXISTING BUILDING

REMOVE EX
PAVEMENT

REMOVE EXISTING PAVEMENT

PROPOSED MILL & OVERLAY



REMOVE AND DISPOSE OF EXISTING TREE

PROTECT EXISTING TREE TO REMAIN



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2022-11-3



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ - SPRINGBORO, OH

800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions

ID	Description	Date
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Project Number: 760643

Scale: AS SHOWN

Drawn By: MST

Checked By: BP

Date: 11.09.2022

Drawing Title:

EX. CONDITIONS & DEMOLITION PLAN

C2.0

BENCHMARKS				
	ELEVATION*	EASTING**	NORTHING**	DESCRIPTION
BM #1	832.98	1472500.75	574373.72	CROSS NOTCH ON THE N BOLT OF FIRE HYDRANT
BM #2	829.58	1472416.38	573955.75	SPIKE SET ON NORTH FACE OF POWER TELEPHONE POLE #W1296R
BM #3	828.37	1472154.66	573985.65	BENCH TIE SET ON EAST FACE OF POWER TELEPHONE POLE #W1234R

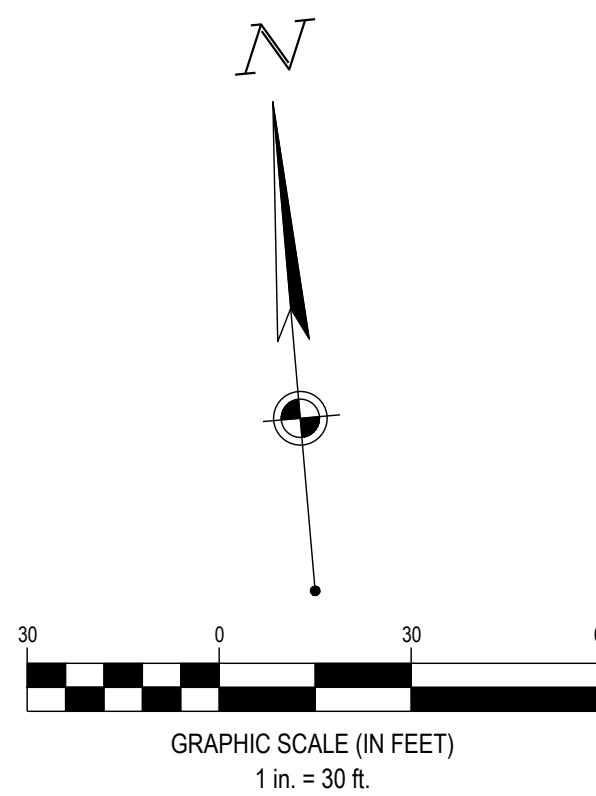
* VERTICAL DATUM: NAVD88

** 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



PARKING COUNT: 47 SPACES (3 ADA, 2 VAN)

 CODED NOTES:

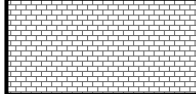

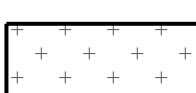
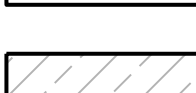

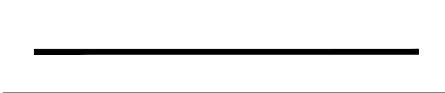








1. PROPOSED 6,138 SF STORE. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED EIGHT (8) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
4. PROPOSED LIGHT POLE. SEE DETAIL ON SHEET C8.1.
5. PROPOSED DUMPSTER ENCLOSURE AND PAD. SEE DETAIL ON SHEET C7.1.
6. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C7.2.
7. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C7.2 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
8. PROPOSED PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS SHALL BE YELLOW.
9. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD. SEE DETAIL ON SHEET C7. FOR VENT PAD DETAIL.
10. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
11. PROPOSED SHEETZ MONUMENT SIGN. REFER TO SIGNAGE PLAN.
12. PROPOSED 4" X 4" STOREFRONT BUMPER POST. SEE DETAIL ON SHEET C7.0.
13. PROPOSED 6" BOLLARD. SEE DETAIL ON SHEET C7.0.
14. PROPOSED GREASE TANK. REFER TO PLUMBING PLANS.
15. PROPOSED AIR MACHINE. SEE DETAIL ON SHEET C7.0.
16. PROPOSED DRIVE-THRU CANTILEVERED CLEARANCE BAR. REFER TO SIGNAGE PLAN.
17. PROPOSED DRIVE-THRU TOUCH-SCREEN MENUBOARD. REFER TO SIGNAGE PLAN.
18. EMERGENCY STOP BUTTON FOR GASOLINE DISPENSERS. SEE DETAIL ON SHEET C7.1.
19. PROPOSED FLAG POLE AND SPOTLIGHT. SEE DETAILS ON SHEET C7.1.
20. PROPOSED BIKE RACK. SEE DETAIL ON SHEET C7.0.
21. PROPOSED PROPANE LOCKER. SEE DETAIL ON SHEET C7.1.
22. PROPOSED ICE MERCHANDISER LOCATION.
23. PROPOSED SIDEWALK. SEE DETAIL ON SHEET C7.2.
24. PROPOSED ADA RAMP. SEE DETAIL ON SHEET C7.2.
25. PROPOSED RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAILS. REFER TO GRADING PLAN FOR ELEVATIONS.
26. PROPOSED MOUNTABLE CURB ISLAND. SEE DETAIL ON SHEET C7.2.

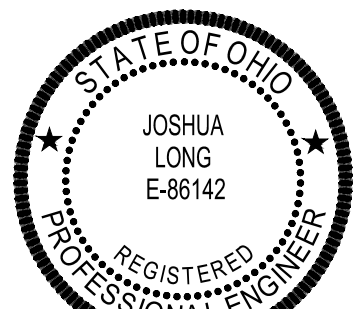
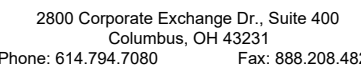
SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- | | |
|---|--|
|  | PROPOSED BRICK PAVERS
(REFER TO ARCHITECTURAL PLANS) |
|  | PROPOSED ASPHALT PAVEMENT
(SEE DETAIL ON SHEET C6.0) |
|  | PROPOSED CONCRETE PAVEMENT
(SEE DETAIL ON SHEET C6.0) |
|  | PROPOSED MILL & OVERLAY |
|  | BUILDING |
|  | FUELING CANOPY |
|  | RETAINING WALL |
|  | CONCRETE CURB |
|  | EDGE OF PAVEMENT / WALK |
|  | PAVEMENT TRANSITION |
|  | PARKING SPACE COUNT |
|  | SIGN |
|  | CURB INLET |
|  | STORM MANHOLE |



2022-11-3



SHEETZ - SPRINGBORO, OH

800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

REAL ESTATE DEVELOPMENT

Revisions / Submissions

ID	Description	Date
© 2022 CESO, INC.		
Project Number:		760643
Scale:		AS SHOWN
Drawn By:		MST
Checked By:		BF
Date:		11.09.2022
Issue: NOT FOR CONSTRUCTION		

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Project Number: 760643

Scale: AS SHOWN

Drawn By: MST

Checked By: _____ BF

Date: 11 09 2022

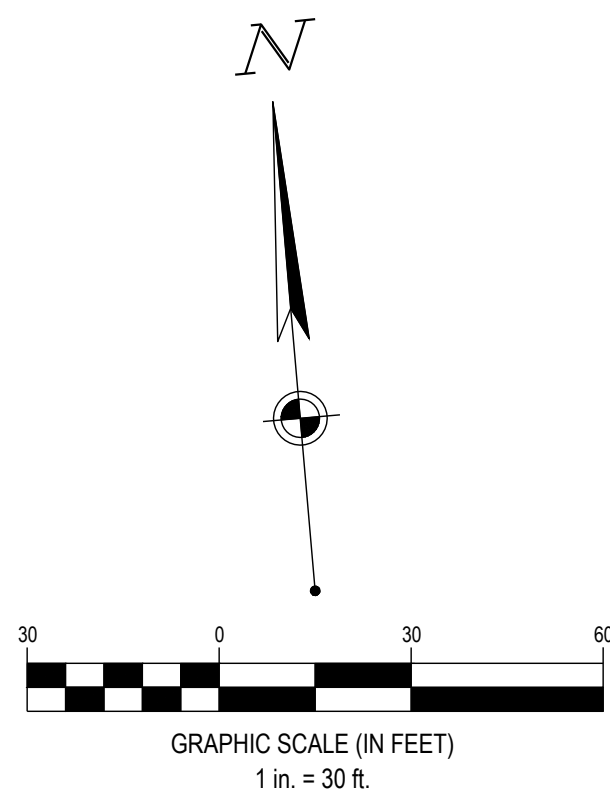
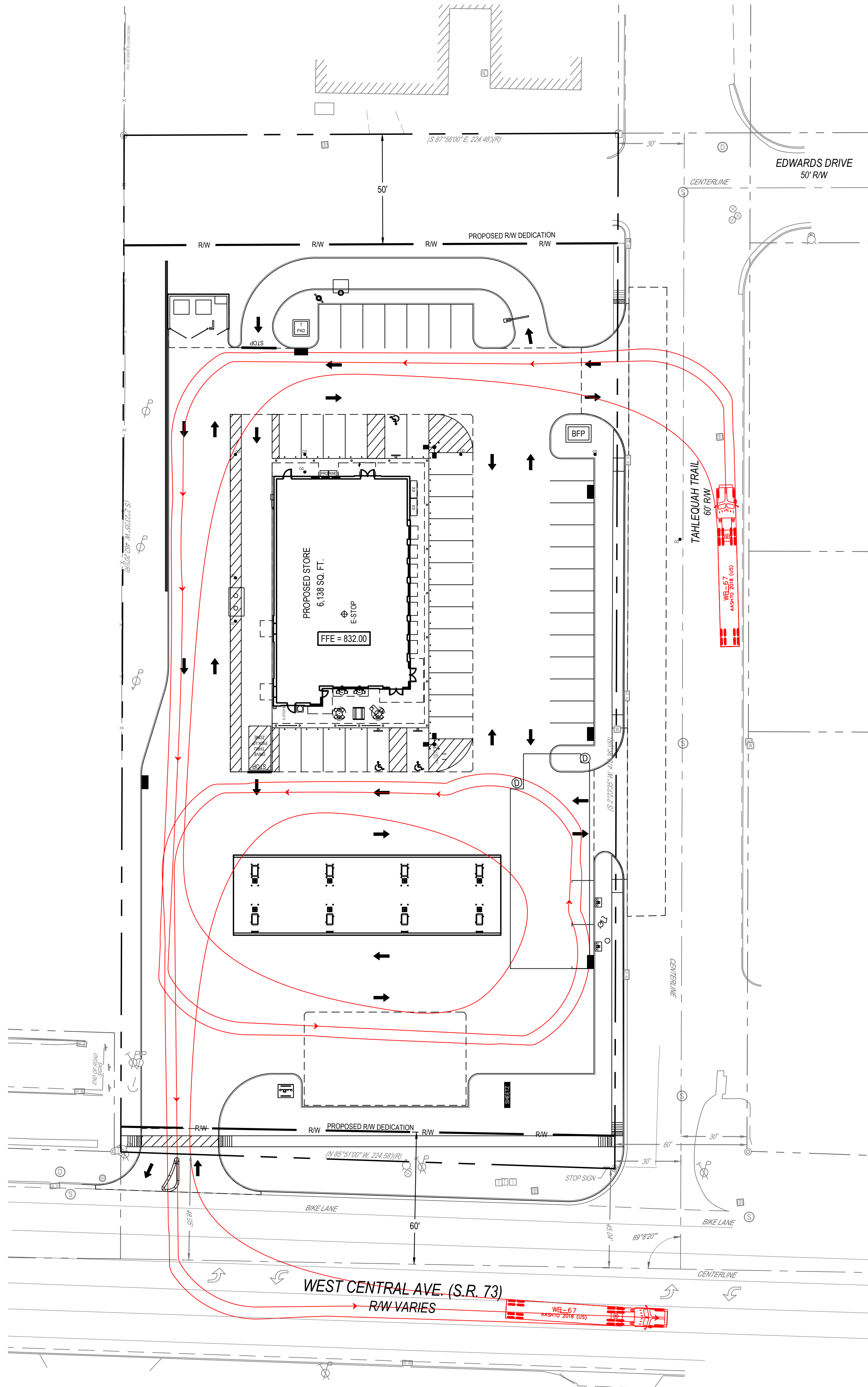
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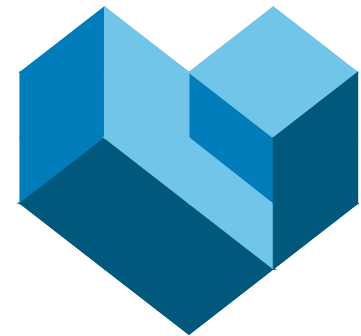
SITE PLAN

C3.0

W:\PROJECTS\SKILKEN GOLD\760643-01 Skilken Gold - C-Store - 094 Springboro, OH\03-CIVIL\PLAN\CONSTRUCTION\760643_C30-SITE.dwg - 11/3/2022 - Michael Talario



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



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2022-11-3



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ - SPRINGBORO, OH

800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions		
ID	Description	Date

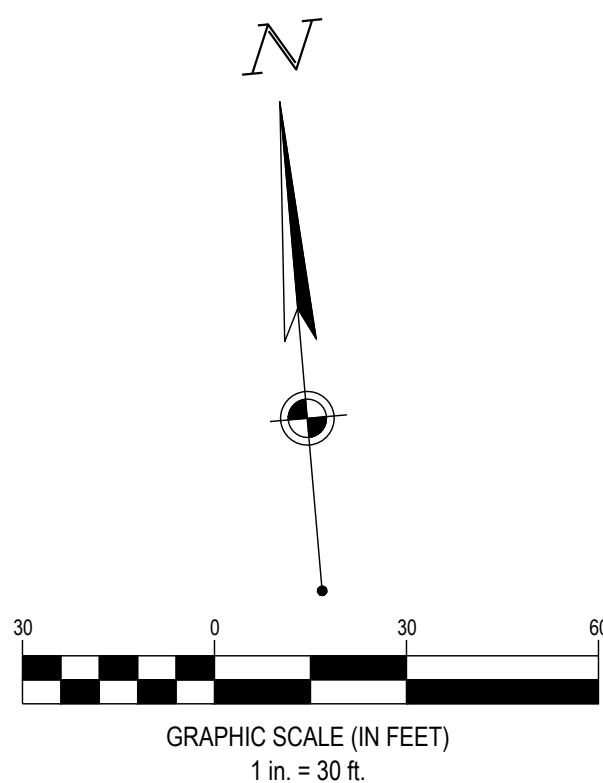
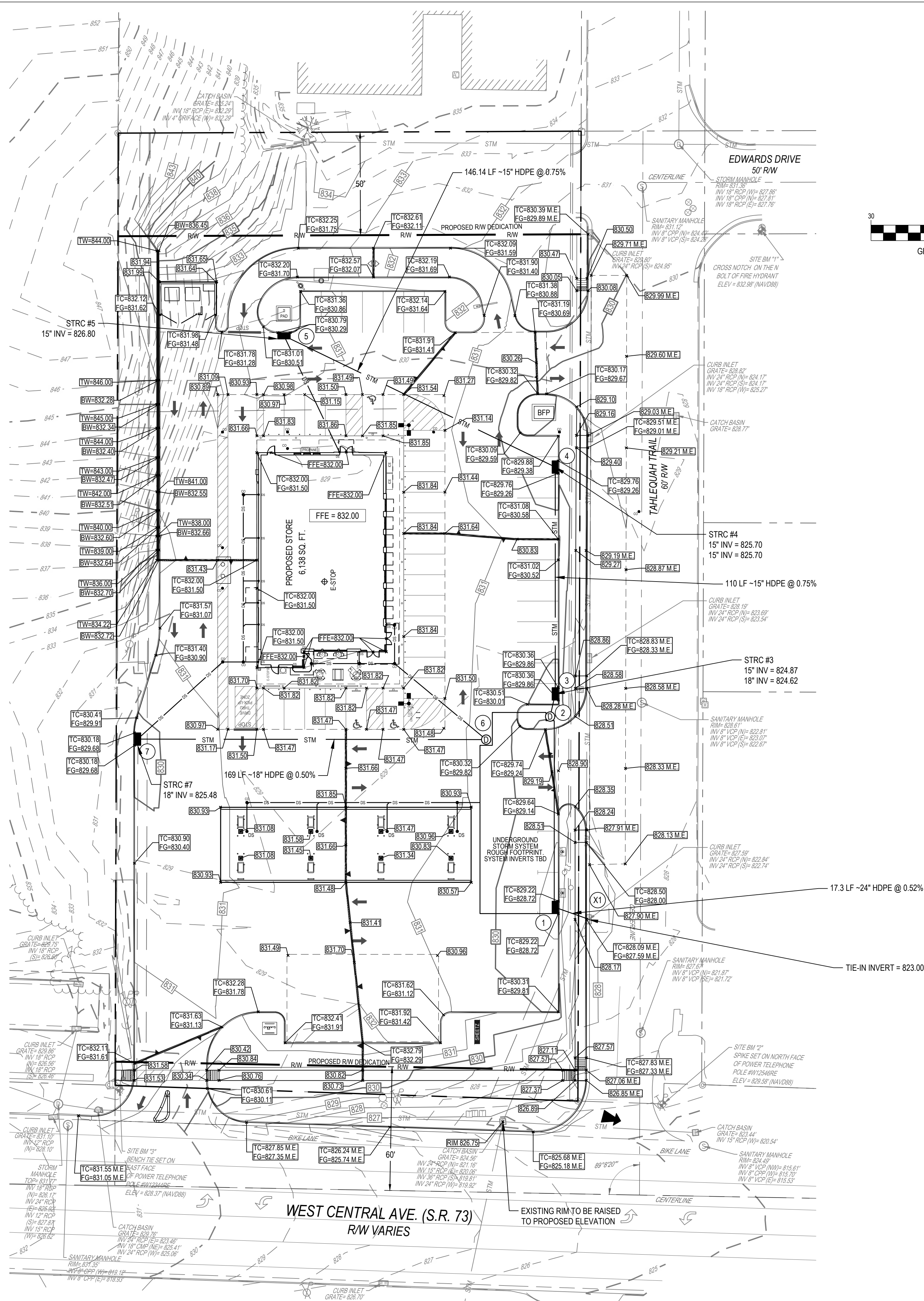
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Checked By:	BP
Date:	11.09.2022
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
AUTOTURN EXHIBIT

C3.1

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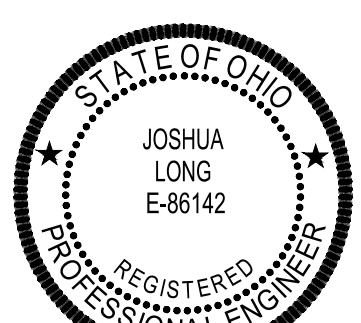


GRADING LEGEND	
EXISTING	
REFER TO C1.0 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	BUILDING
	FUELING CANOPY
	RETAINING WALL
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE BREAK
	FLOW LINE
	STRUCTURE NUMBER
	CATCH BASIN
	STORM MANHOLE
	CURB INLET
	CLEANOUT
	DOWNSPOUT
	FINISHED GRADE ELEVATION
	TOP OF CURB ELEVATION
	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
	FLOOD ROUTE



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2022-11-3



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SPRINGBORO, OH 45066

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:
GRADING PLAN

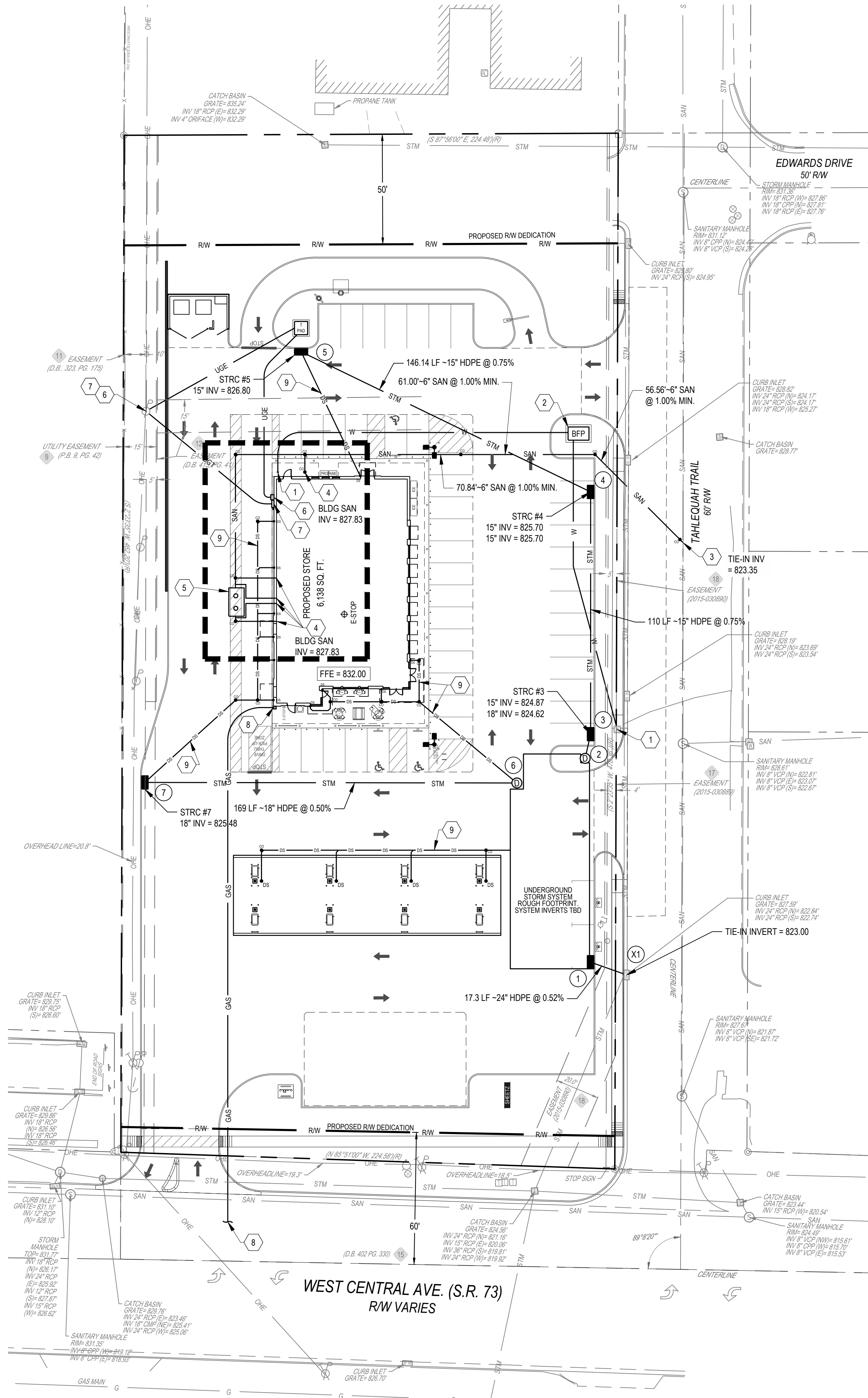
C4.0

BENCHMARKS				
	ELEVATION*	EASTING**	NORTHING**	DESCRIPTION
BM #1	832.98	1472500.75	574373.72	CROSS NOTCH ON THE N BOLT OF FIRE HYDRANT
BM #2	829.58	1472416.38	573955.75	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: NAVD83
** 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

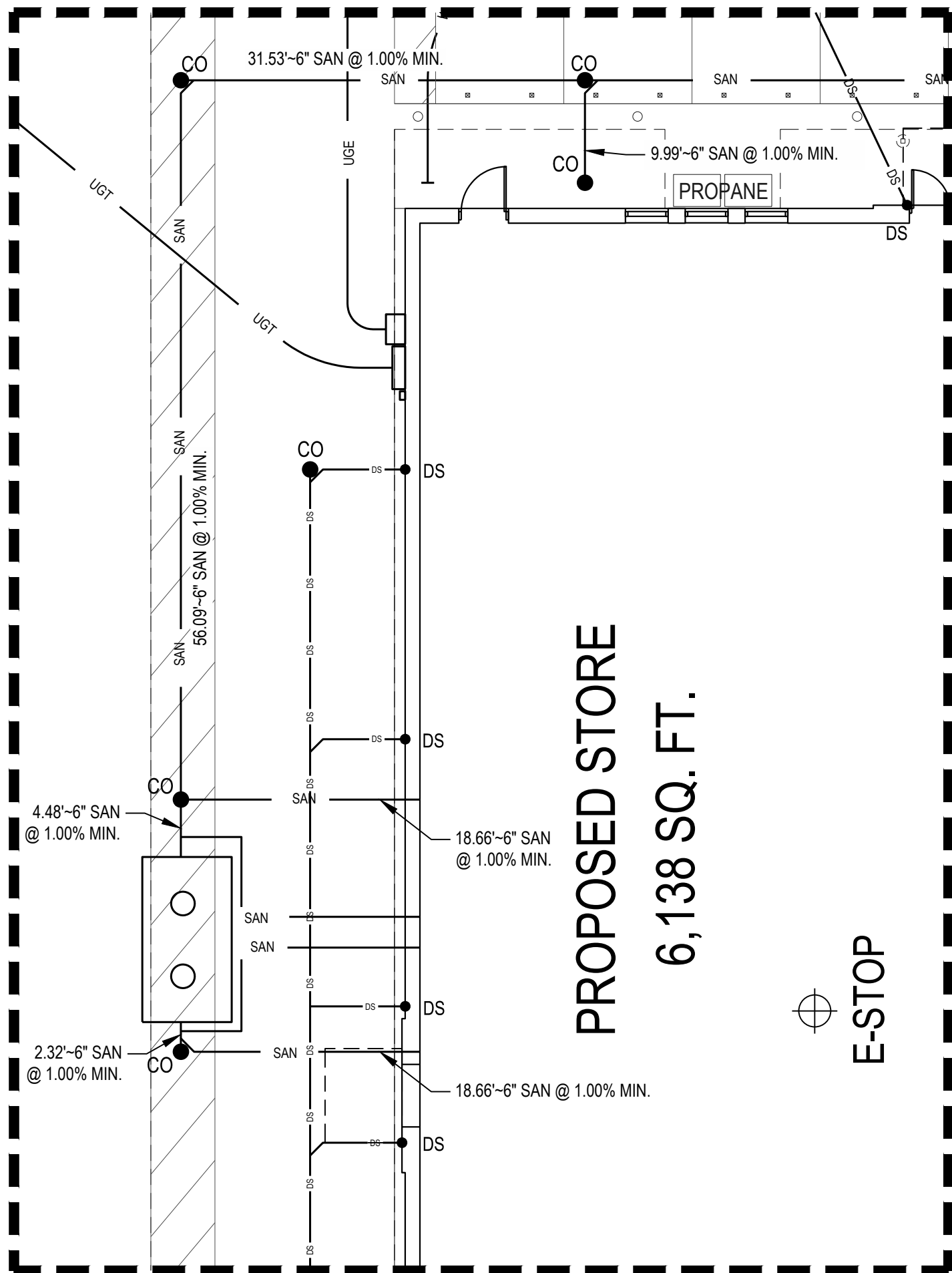


CONTRACTOR NOTE:

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

CODED NOTES:

- CONTRACTOR SHALL FURNISH AND INSTALL 2" WATER LINE FROM METER IN BUILDING TO NEW 2" TAP. NEW WATER TAPS WILL NEED TO BE INSTALLED AT WATER MAIN. METER AND BACKFLOW PREVENTOR SHALL BE WITHIN ENCLOSURE. WATER LINE SHALL BE TYPE "K" ASTM B88, WITH AWWA C800 FITTINGS, INSTALLED PER AWWA C800, OR APPROVED EQUAL.
- PROPOSED WATER SERVICE ENCLOSURE WITH BACKFLOW PREVENTOR AND METER. SEE DETAILS ON SHEET C7.3.
- CONNECT 6" SDR-35 PVC SANITARY SERVICE (MINIMUM 1.00% SLOPE) TO EXISTING SANITARY MAIN PER CITY OF SPRINGBORO STANDARDS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SANITARY MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR FINAL CONNECTION.
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- CONTRACTOR SHALL SUPPLY AND INSTALL BELOW GRADE 2,000 GALLON GREASE INTERCEPTOR. REFER TO UTILITY DETAILS, SHEET C7.3.
- PROPOSED ELECTRIC LINE. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY FOR ALL STANDARDS FOR WORK. CONTRACTOR SHALL PROVIDE THE TRANSFORMER VAULT AND PAD, CT, METER SOCKET, CONDUIT AND CABLE, AND SECONDARY FINAL CONNECTION.
- CONTRACTOR SHALL PROVIDE (2) 4" CONDUIT FOR TELEPHONE. CONTRACTOR SHALL VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
- CONNECTION TO GAS MAIN. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE FROM METER TO NEW TAP. THE CONTRACTOR SHALL INSTALL THE GAS LINE FROM THE METER TO THE BUILDING PER THE BUILDING DRAWINGS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
- PROPOSED 4" & 6" PVC STORM LINE FROM DOWNSPOUTS TO STORM STRUCTURES (MIN. SLOPE 1.00% FOR 6", MIN. SLOPE 2.00% FOR 4"). REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DOWNSPOUT LOCATIONS. MAIN DOWNSPOUT TRUNK LINES SHALL BE 6". DOWNSPOUT LINES COMING DIRECTLY FROM THE BUILDING INTO THE MAIN DOWNSPOUT TRUNK LINES SHALL BE 4".



ENLARGED PLAN: SANITARY SEWER
SCALE 1" = 10'



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UTILITY LEGEND

EXISTING

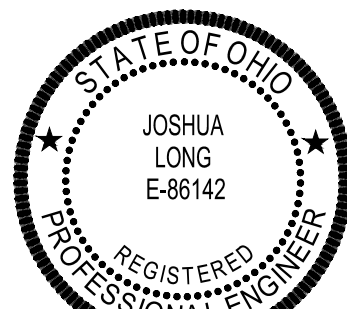
REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

	BUILDING
	FUELING CANOPY
	RETAINING WALL
	SEE ENLARGED PLAN, THIS SHEET
	STORM SEWER LINE
	STORM DOWNSPOUT LINE
	SANITARY SEWER LINE
	DOMESTIC WATER LINE
	GAS SERVICE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	STORM SEWER
	CURB INLET
	CLEANOUT
	DOWNSPOUT
	ELECTRICAL TRANSFORMER PAD
	GAS METER



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2022-11-3



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800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions

ID	Description	Date
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Project Number: 760643

Scale: AS SHOWN

Drawn By: MST

Checked By: BP

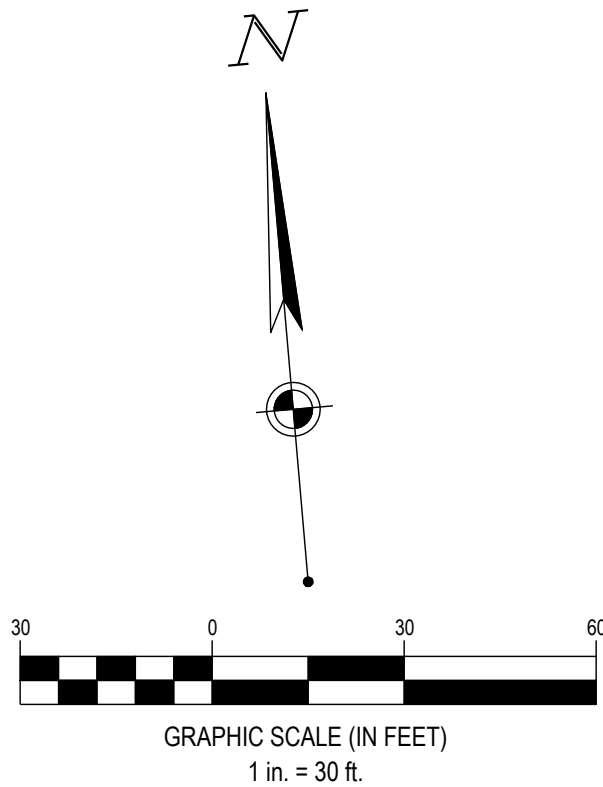
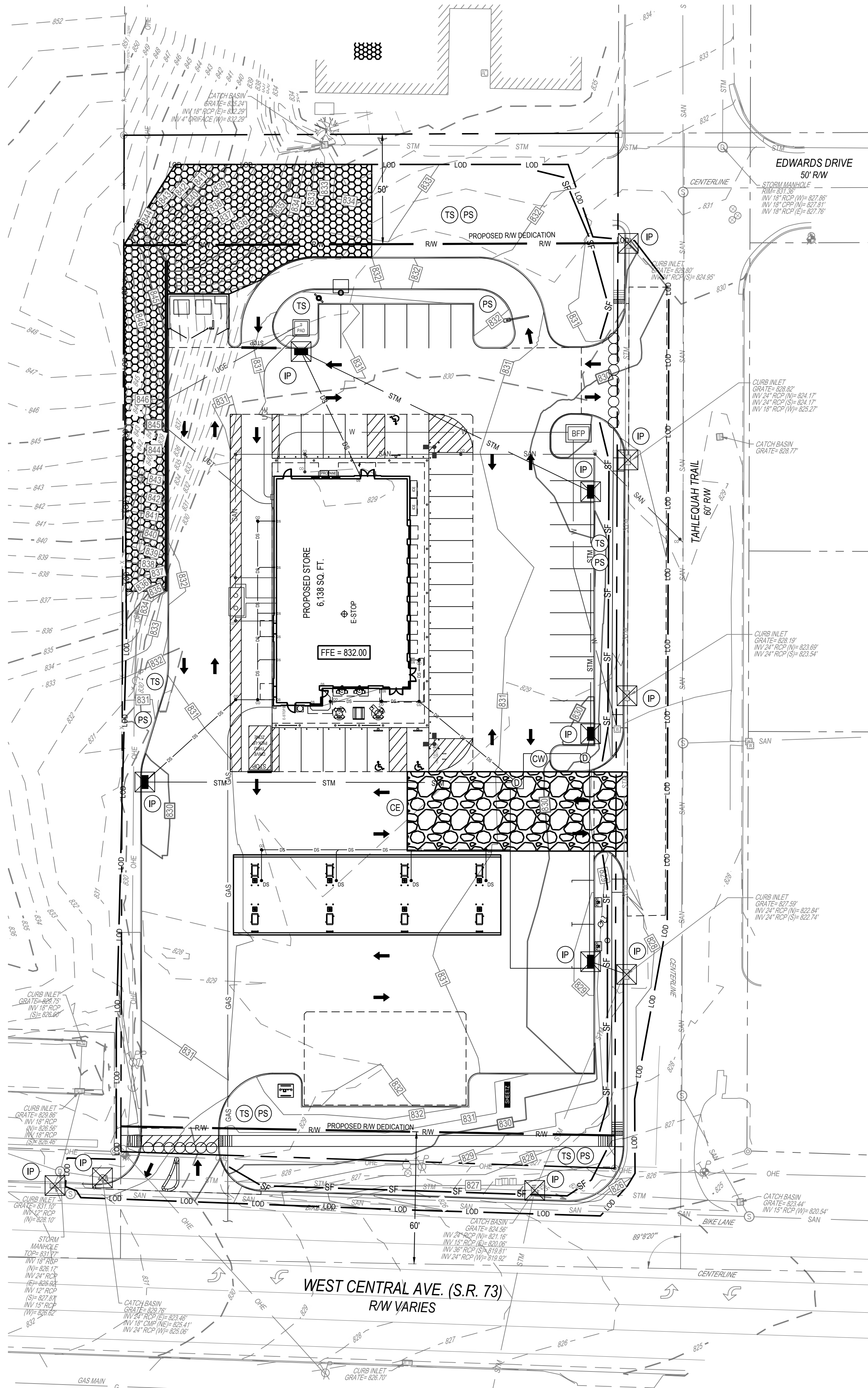
Date: 11.09.2022

Issue: NOT FOR CONSTRUCTION

Drawing Title:

UTILITY PLAN

C5.0



DEVELOPER:
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EMAIL: JOSH.LONG@CESOINC.COM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

THE PROPOSED PROJECT IS THE CONSTRUCTION OF GAS STATION AND CONVENIENCE STORE. THE SUBJECT PARCEL IS 2.40 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 TAHLEQUAH TRAIL.

ON-SITE SOILS: RUSSELL-MIMIAN SILT LOAMS (RvB2) 80.9%
WYNN SILT LOAMS (Wyc2) 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.

13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
 2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND/OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
 7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
 8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
 9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
 10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
 11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

SWPPP LEGEND

- EXISTING**
- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- PROPOSED**
- 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

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); 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 OR 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 OF ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, 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 NOT 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 IDLE 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 UNROTTED 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 CDDT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. SLOPES SHALL BE LEFT AT A MINIMUM OF 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURBLY BLANKETS BY AMERICAN EXCELSIOR 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 OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN 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 SEDIMENT 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.



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

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

Revisions / Submissions		
ID	Description	Date
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Project Number:		760643
Scale:		AS SHOWN
Drawn By:		MST
Checked By:		BP
Date:		11.09.2022
Issue:		NOT FOR CONSTRUCTION

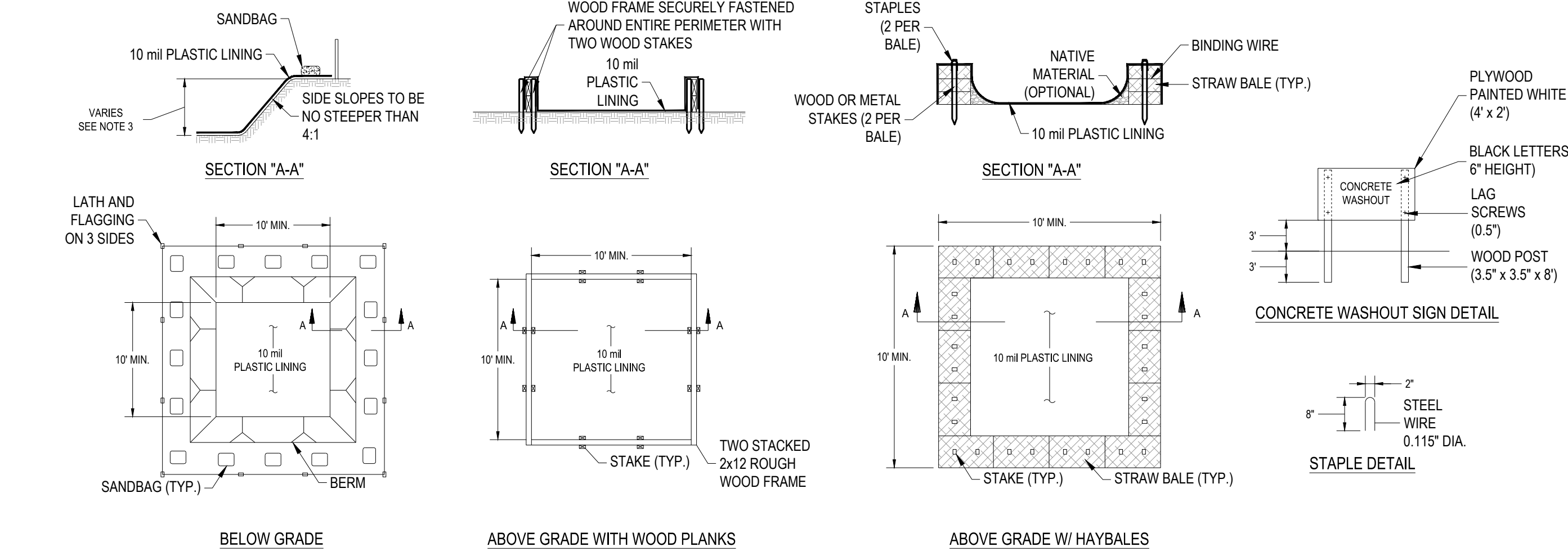
Drawing Title:
SWPPP



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

C6.0

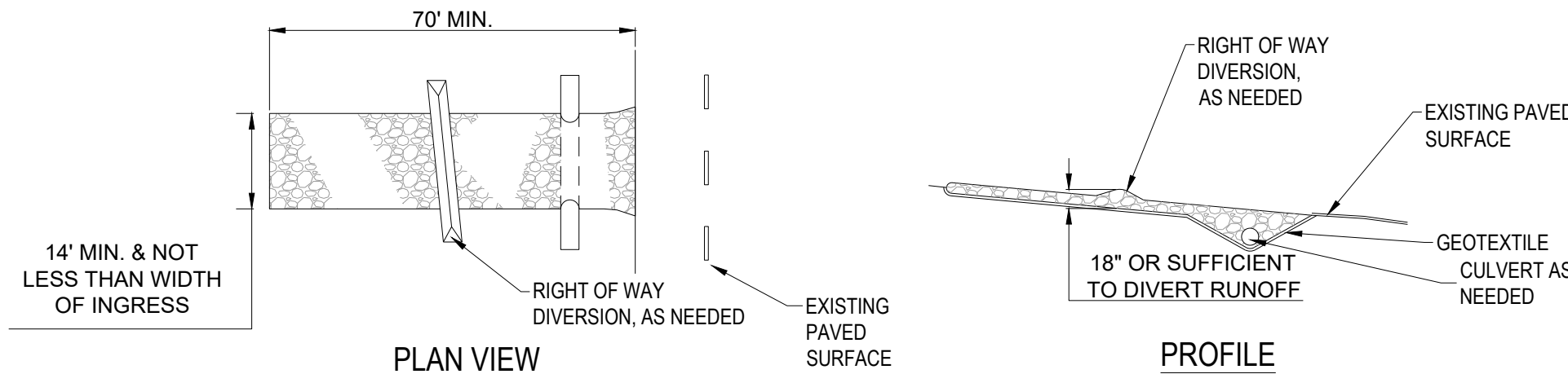
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- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

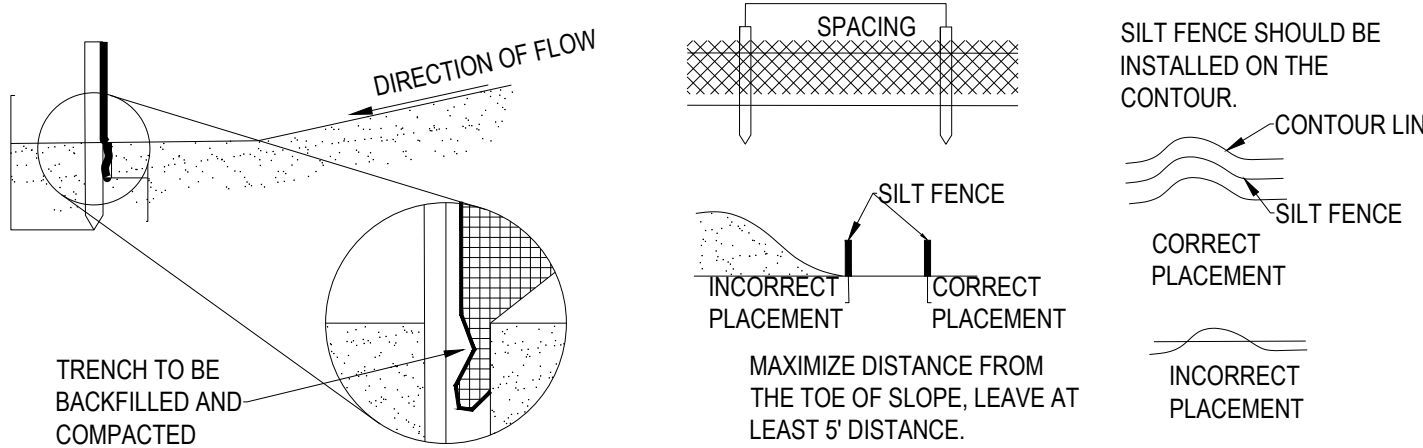
CONCRETE WASHOUT

NTS



- NOTES:
1. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.
 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE, IT SHALL BE COMPOSED OF 10. STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10-3 cm/sec.



- NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
 4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM F 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
10. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED,
 - 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
 - 3) OTHER PRACTICES SHALL BE INSTALLED.

SILT FENCE DETAIL

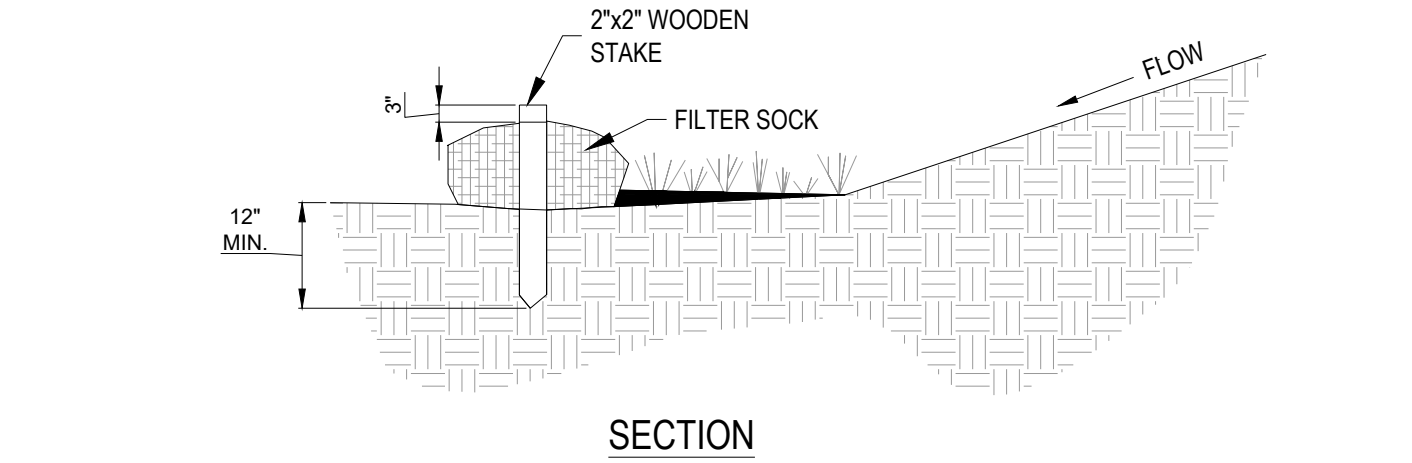
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SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26

CRITERIA FOR SILT FENCE MATERIALS

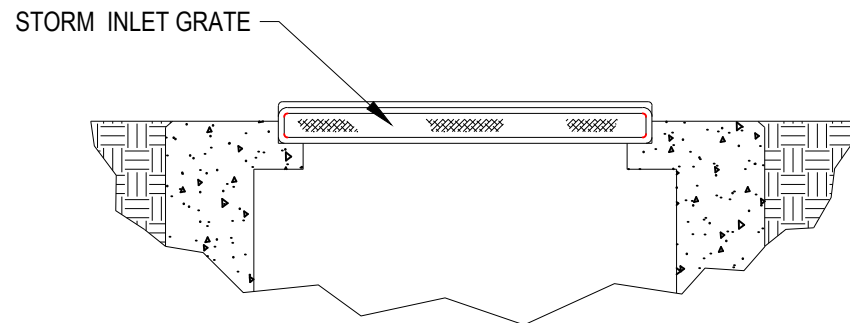
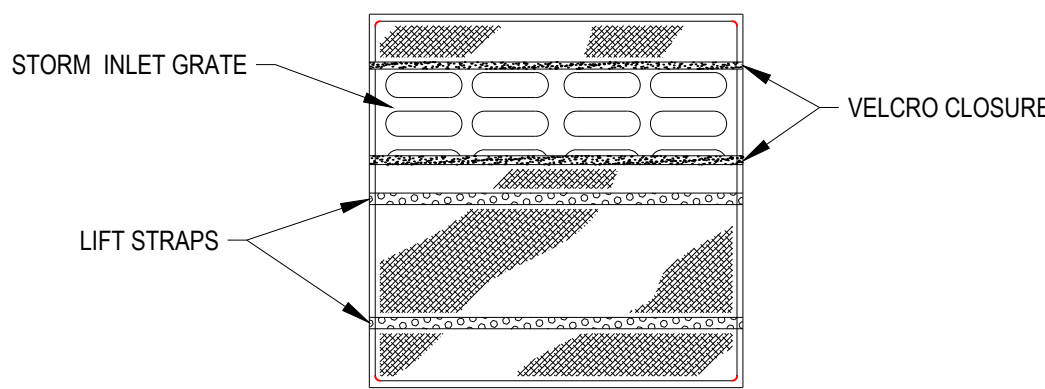
1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW)



- NOTES:
1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF PARTICLES RANGING FROM 3/8" TO 2".
 2. FILTER SOCKS SHALL BE 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
- INSTALLATION:
3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MIDSLOPE.
 4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.
- MAINTENANCE:
6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
 8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 9. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH A WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

FILTER SOCK

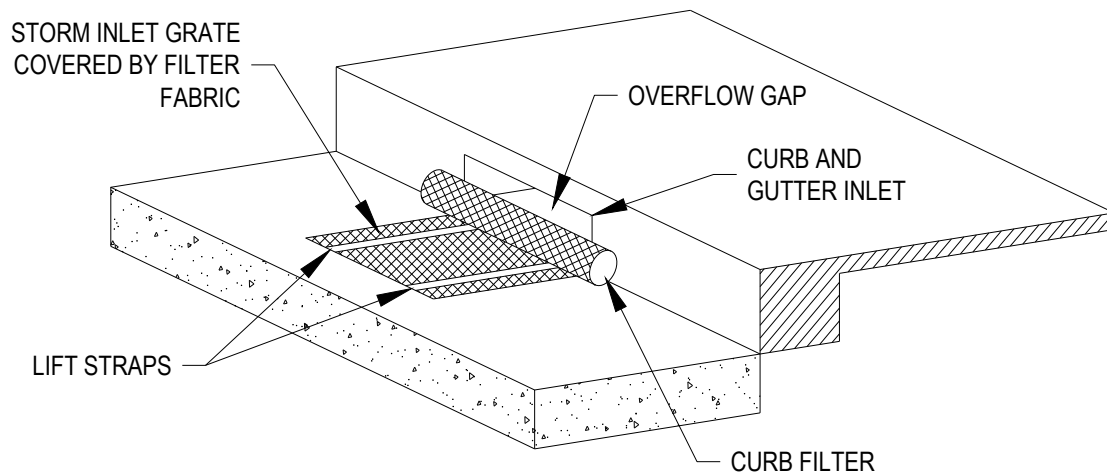
NTS



- NOTE:
- INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

INLET PROTECTION

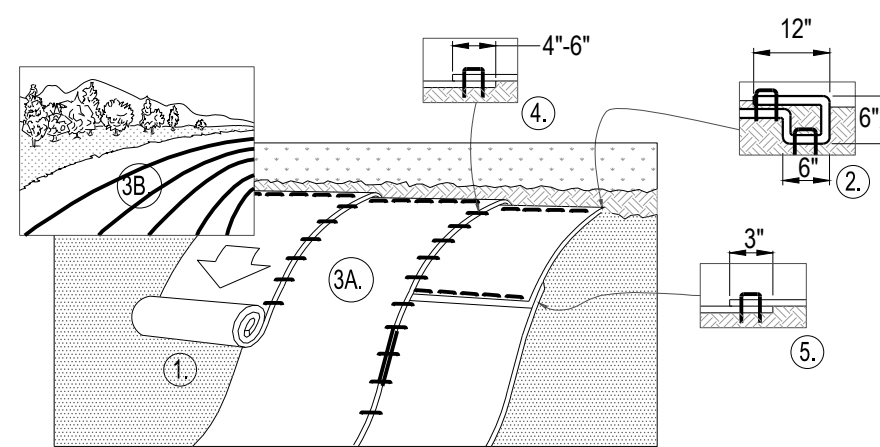
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- NOTE:
- INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

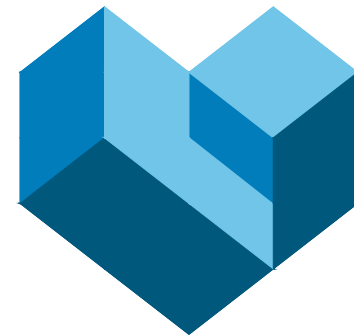
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- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
 6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

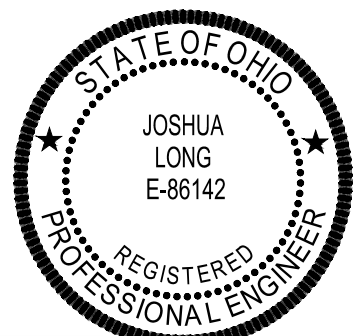
EROSION CONTROL BLANKET

NTS



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



2022-11-3



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

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

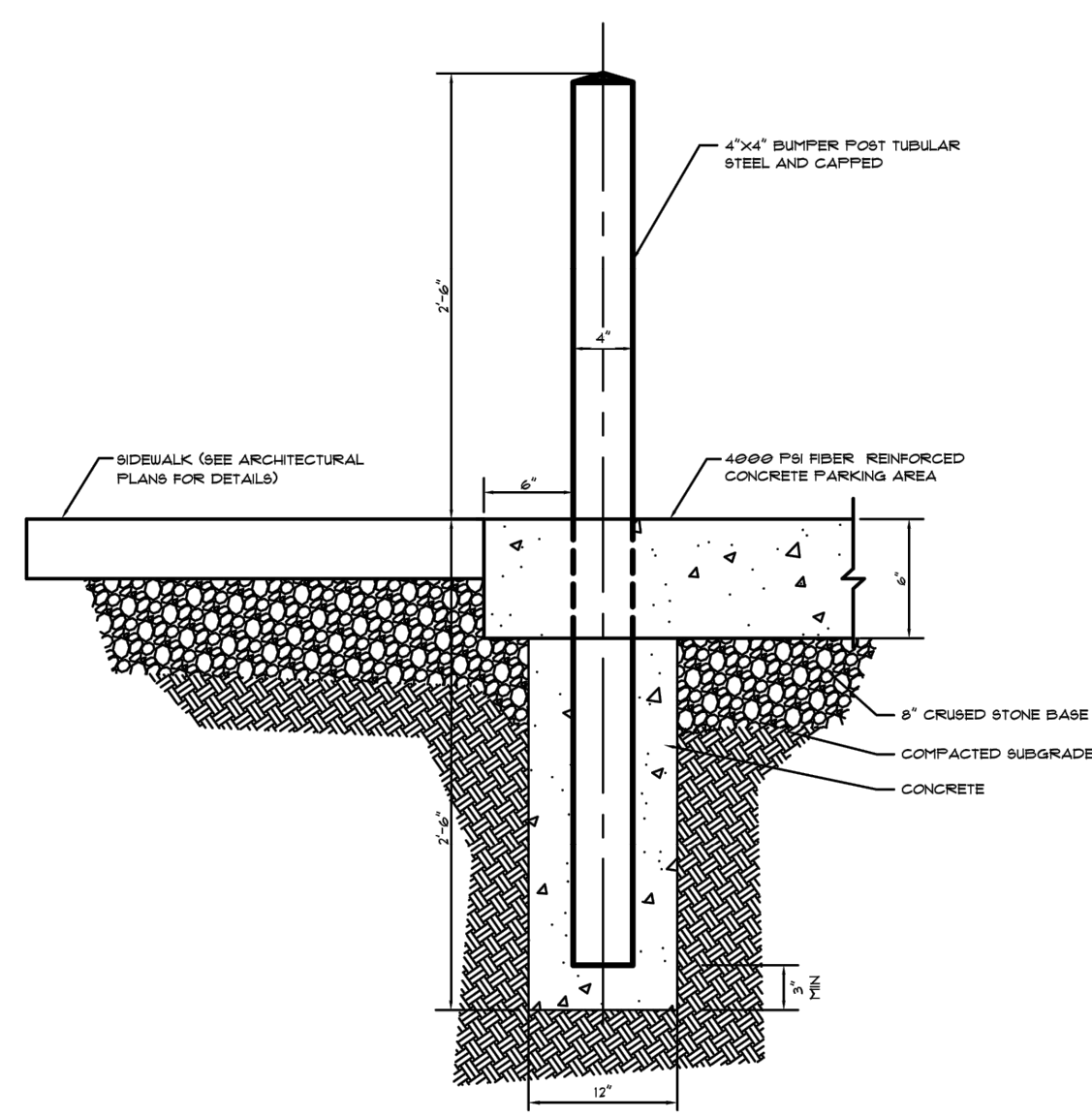
Revisions / Submissions		
ID	Description	Date

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Drawn By:	MST
Checked By:	BP
Date:	11.09.2022
Issue:	NOT FOR CONSTRUCTION

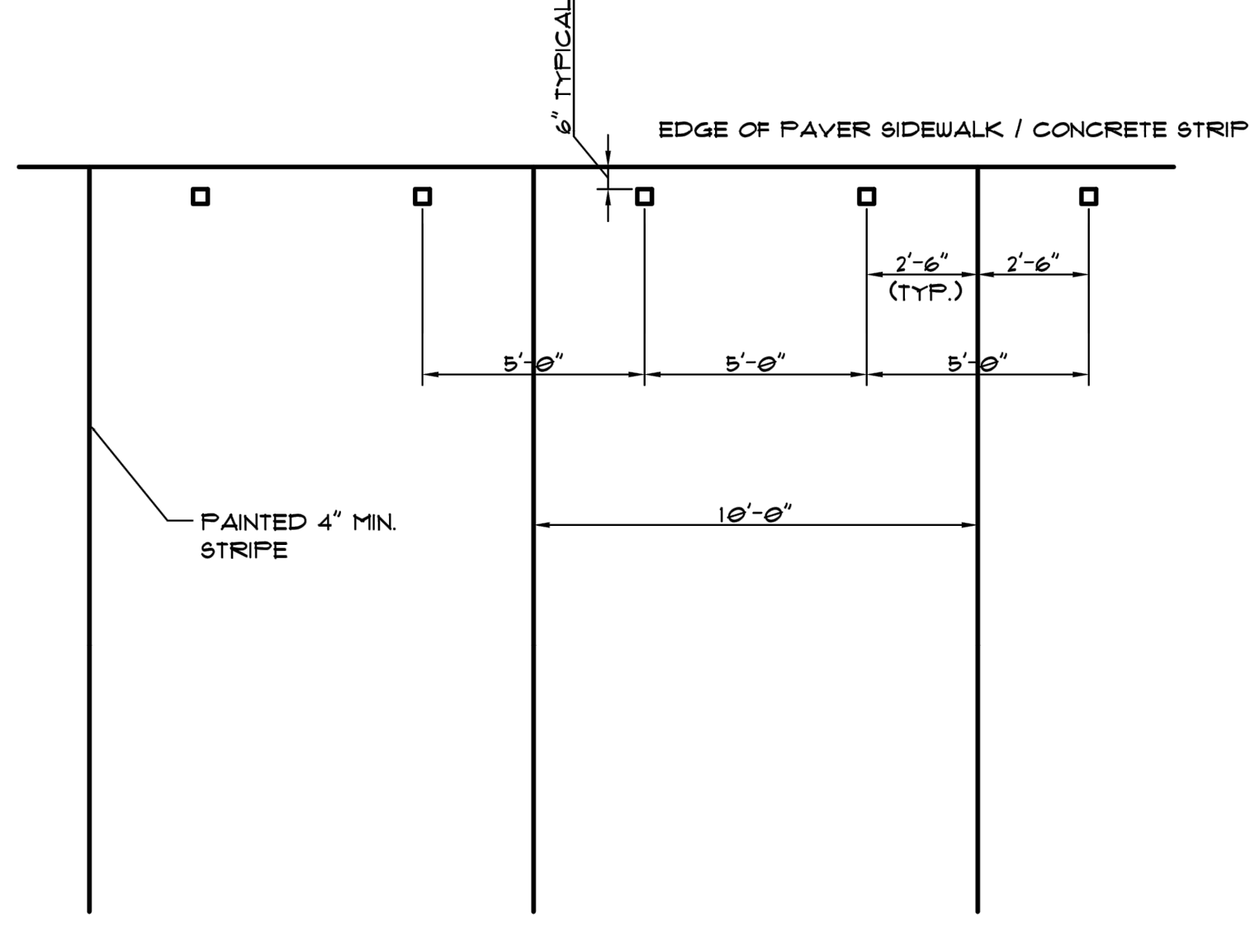
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C6.1

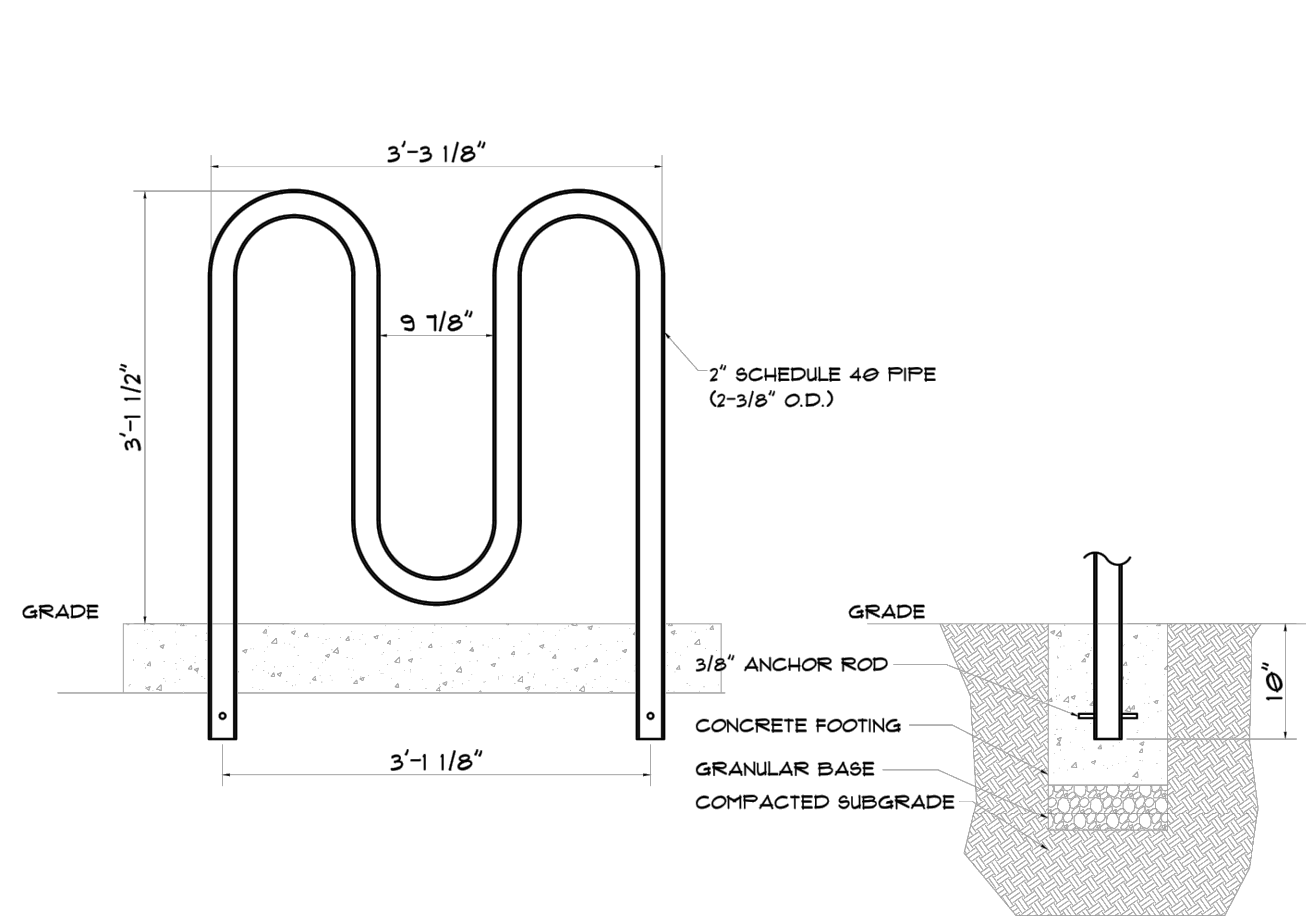
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STOREFRONT BUMPER POST FLUSH SIDEWALK
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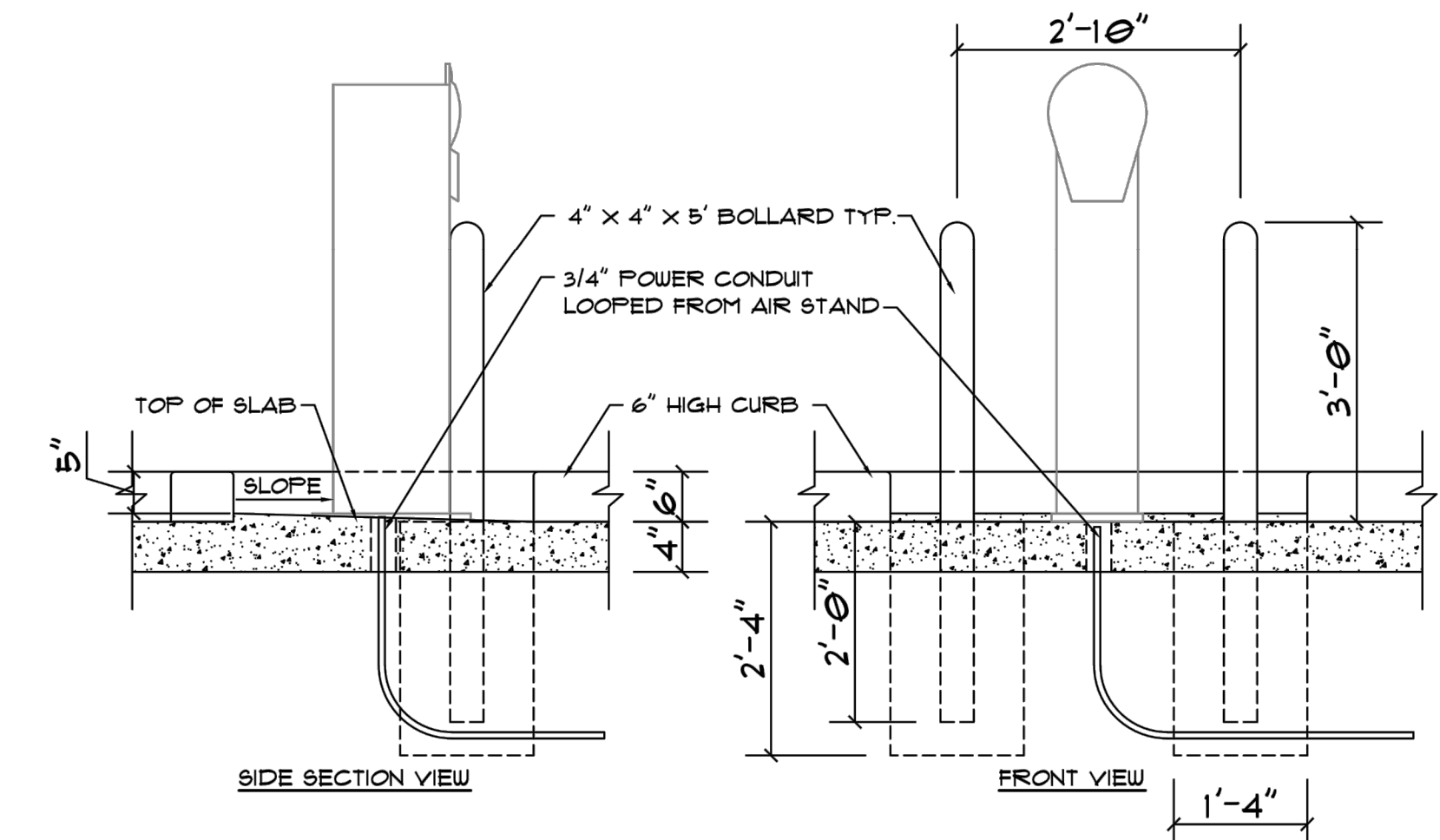
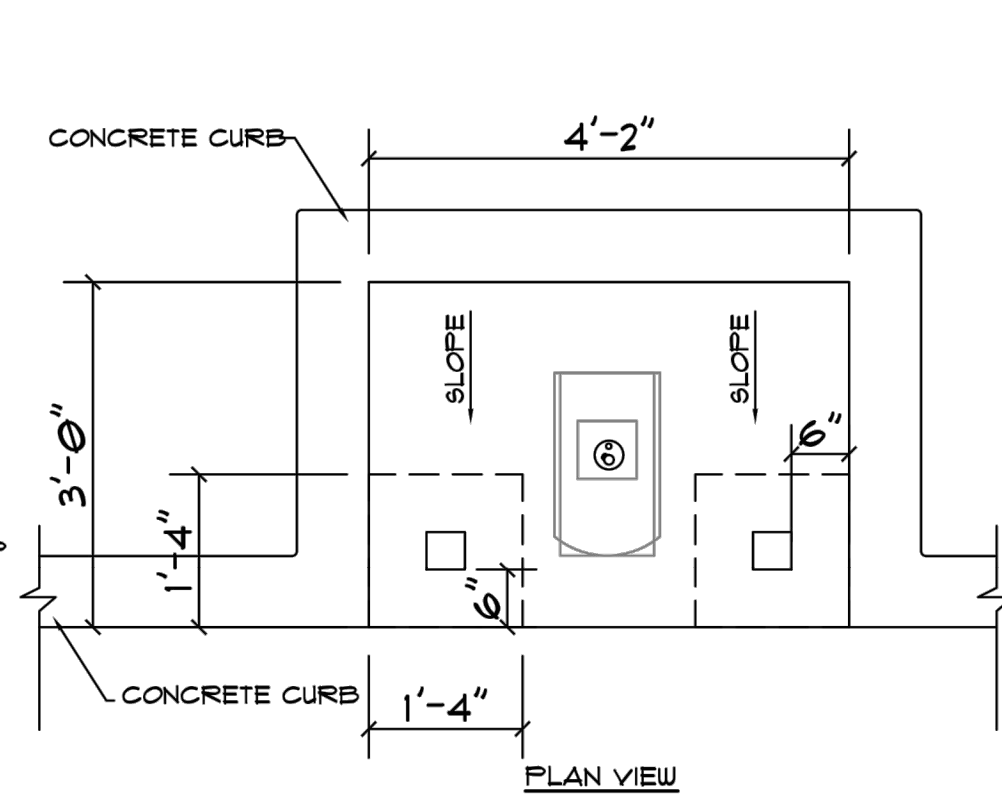


BUMPER POST DETAIL
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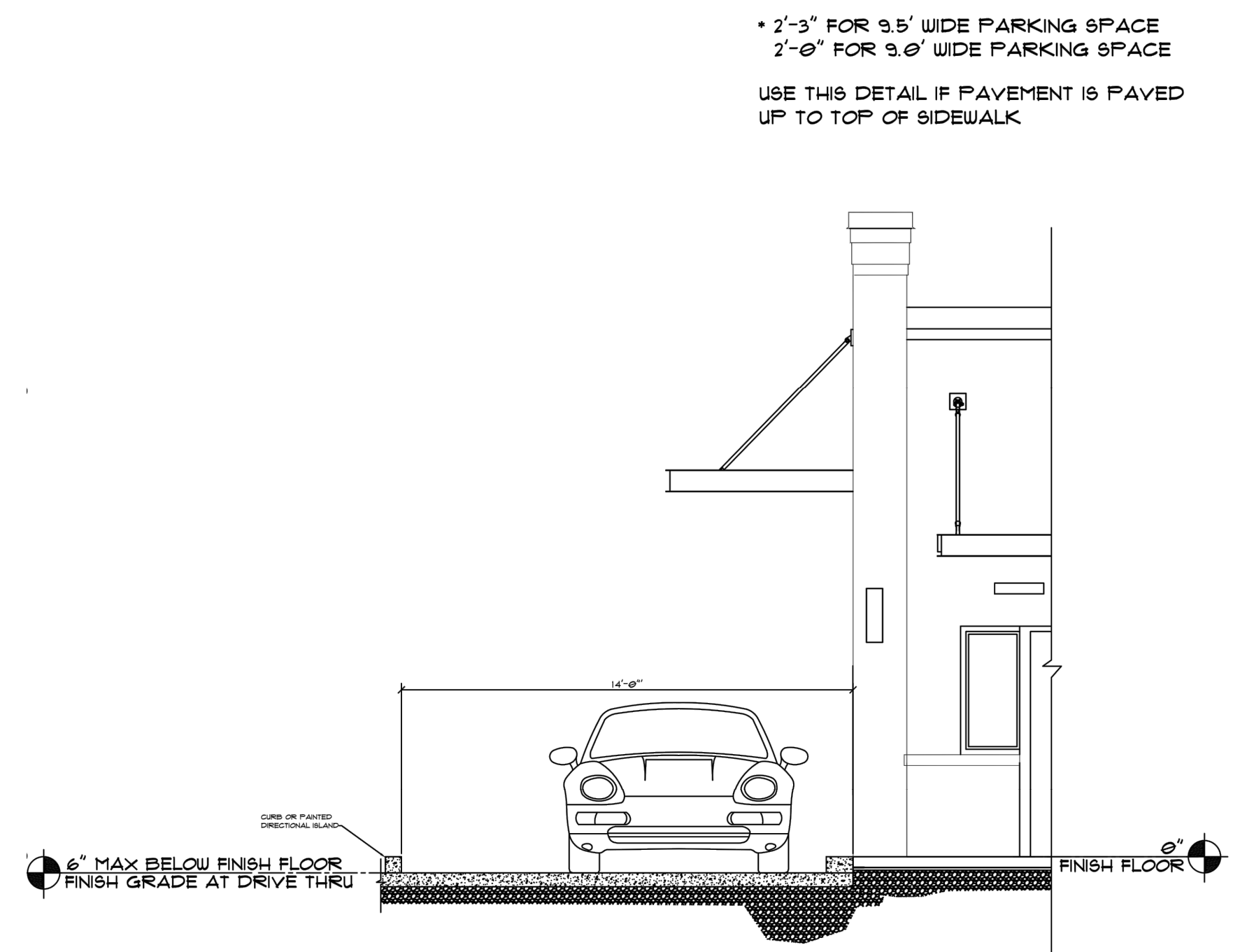


BIKE RACK
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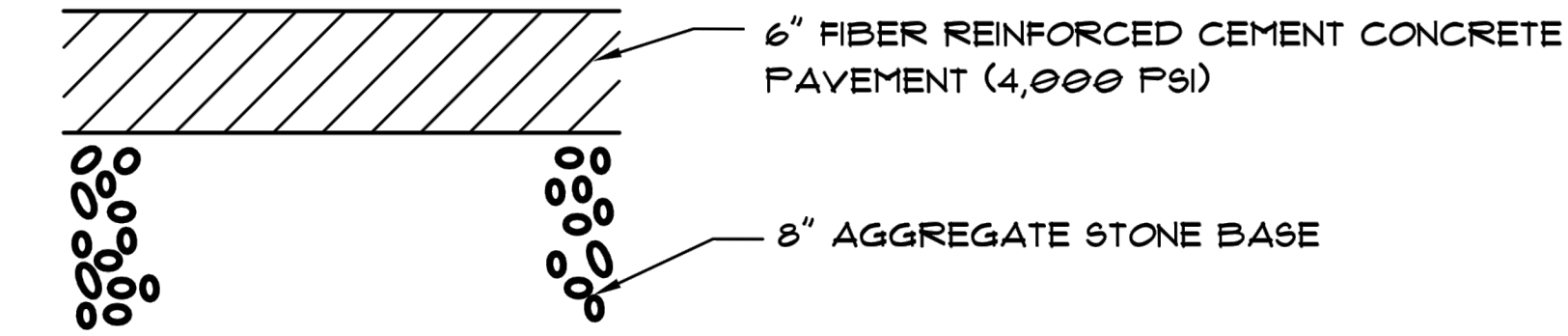
AIR MACHINE PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND
POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.
USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.
BOLLARDS ARE 4" X 4" X 5'. TO BE PAINTED DARK BRONZE.
MAXIMUM DISTANCE FROM FINAL GRADE TO TOP BUTT ON AIR MACHINE TO BE 48"



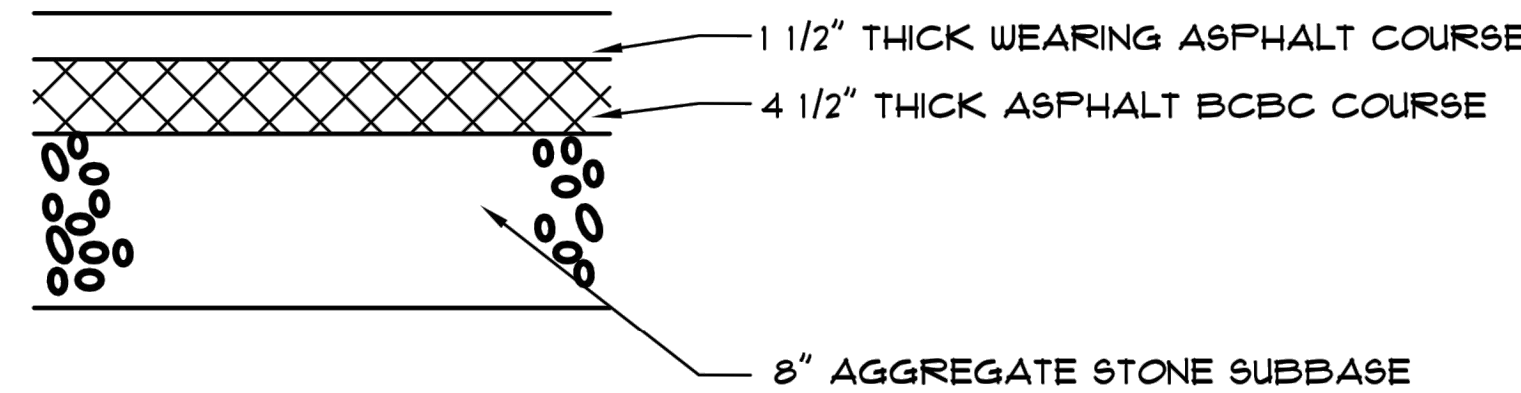
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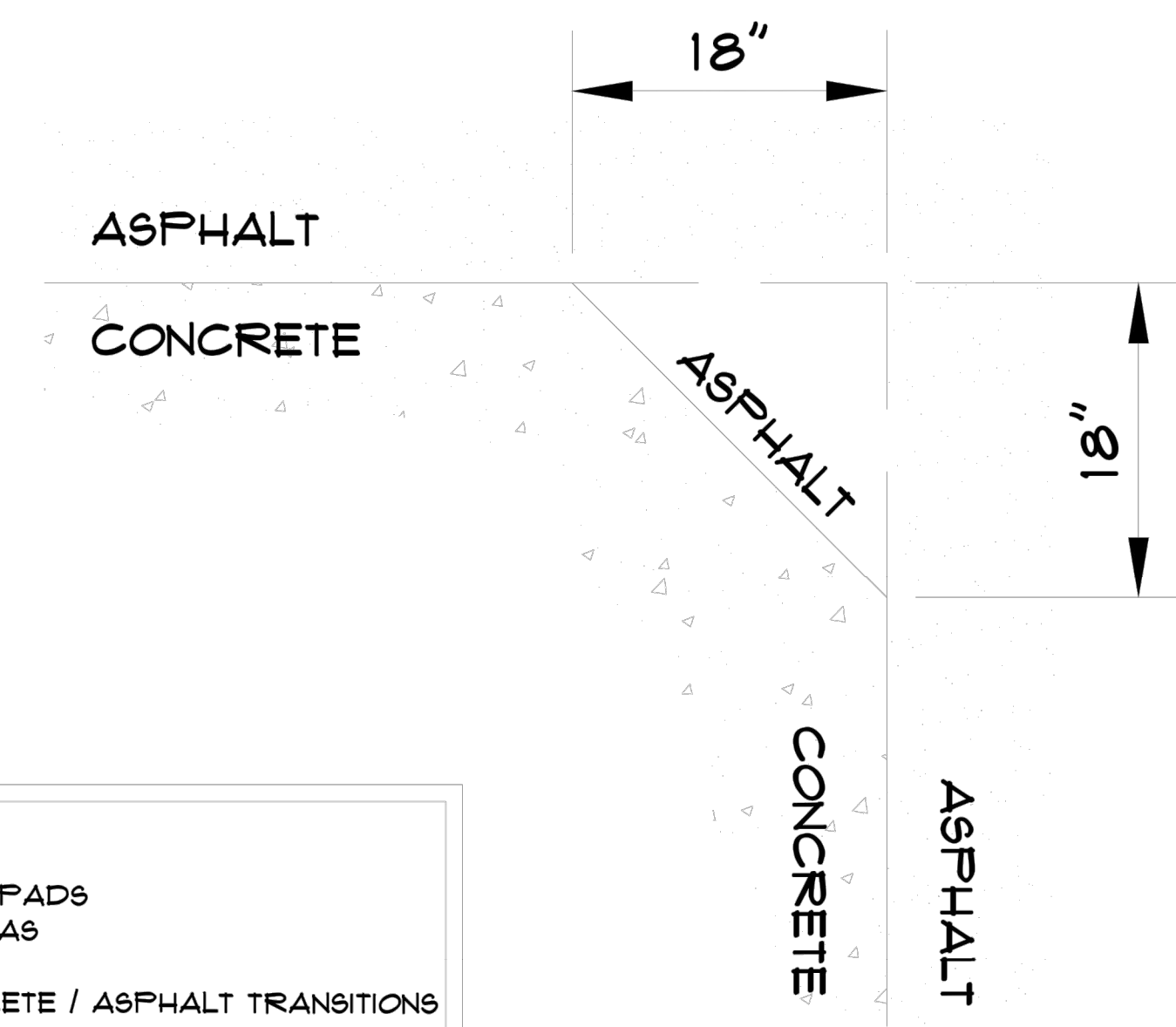
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TYPICAL CONCRETE LOT PAVEMENT SECTION/ DUMPSTER PAD

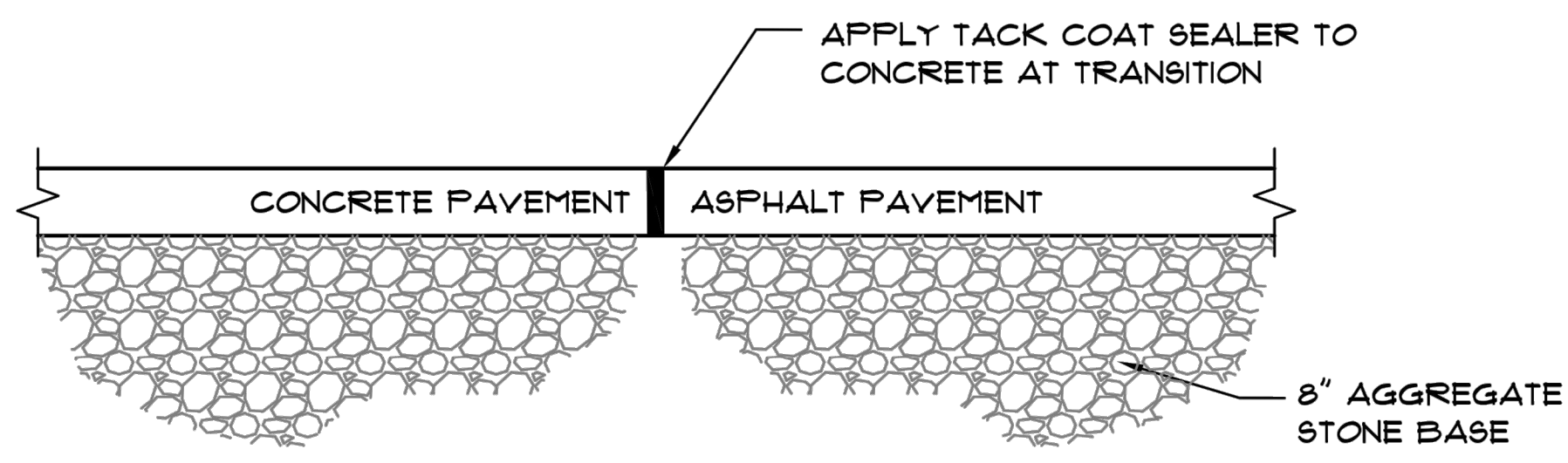


TYPICAL ASPHALT PAVING SECTION



LOCATIONS:
UST PADS
GAS CANOPY PADS
PARKING AREAS
DUMPSTER
OTHER CONCRETE / ASPHALT TRANSITIONS

CONCRETE / ASPHALT TRANSITION
SCALE: NO SCALE



CONCRETE / ASPHALT PAVEMENT TRANSITION DETAIL
N.T.S.



2022-11-3



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

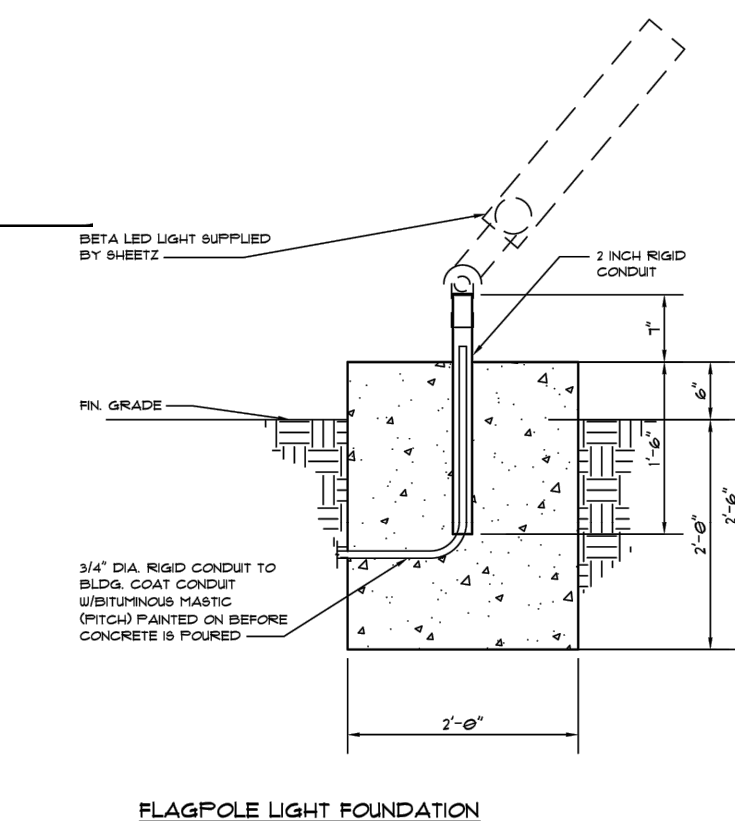
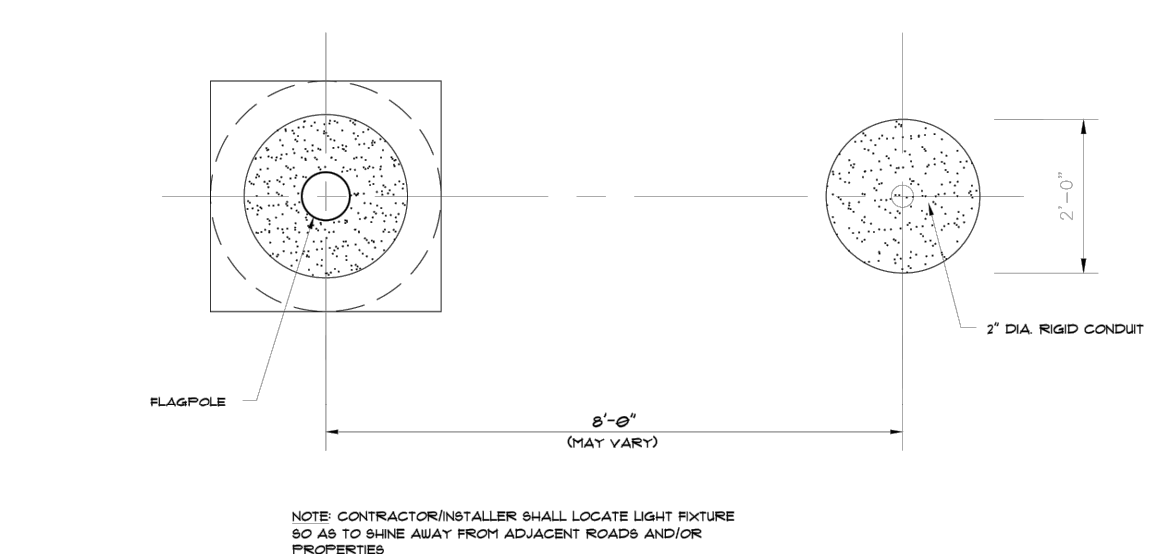
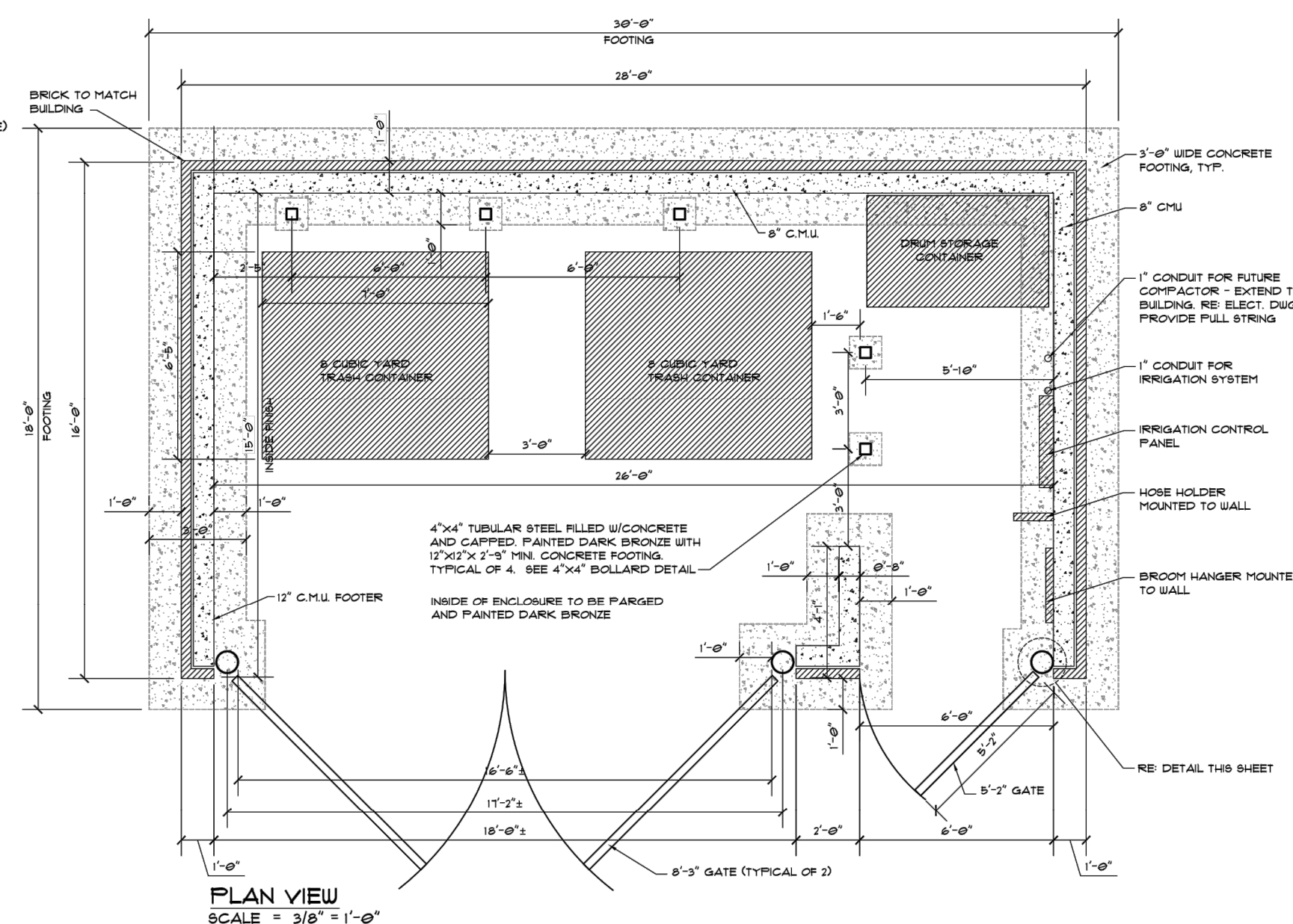
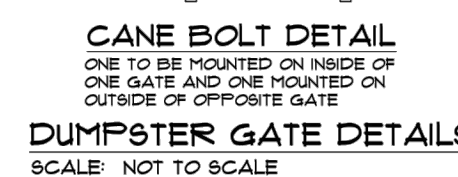
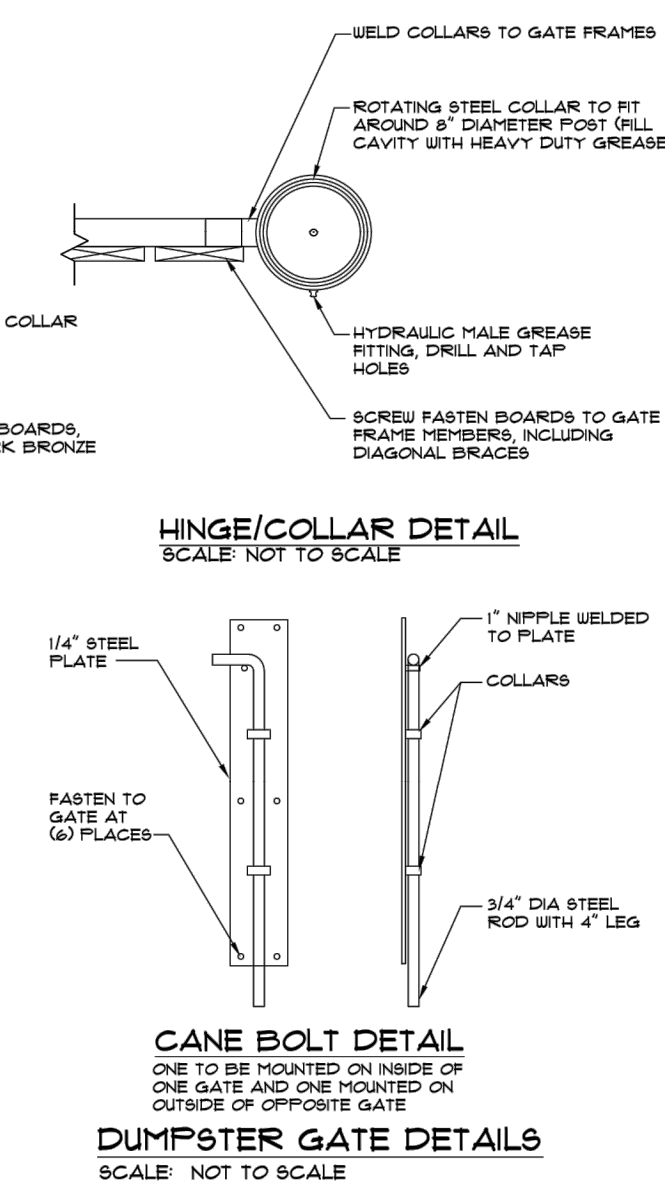
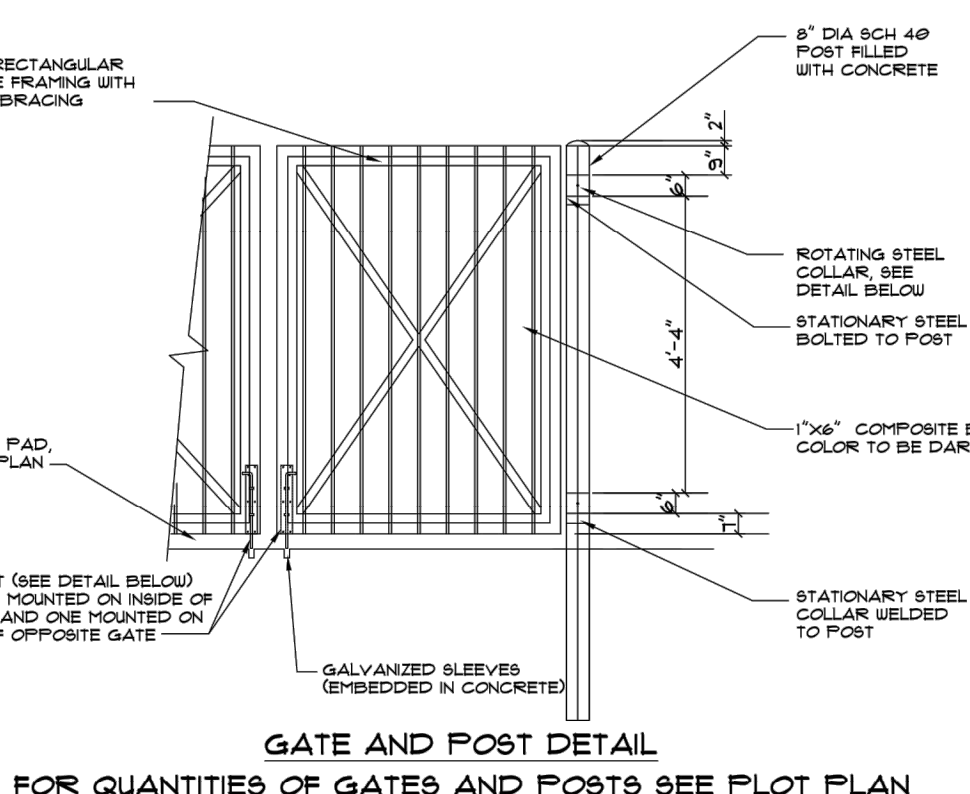
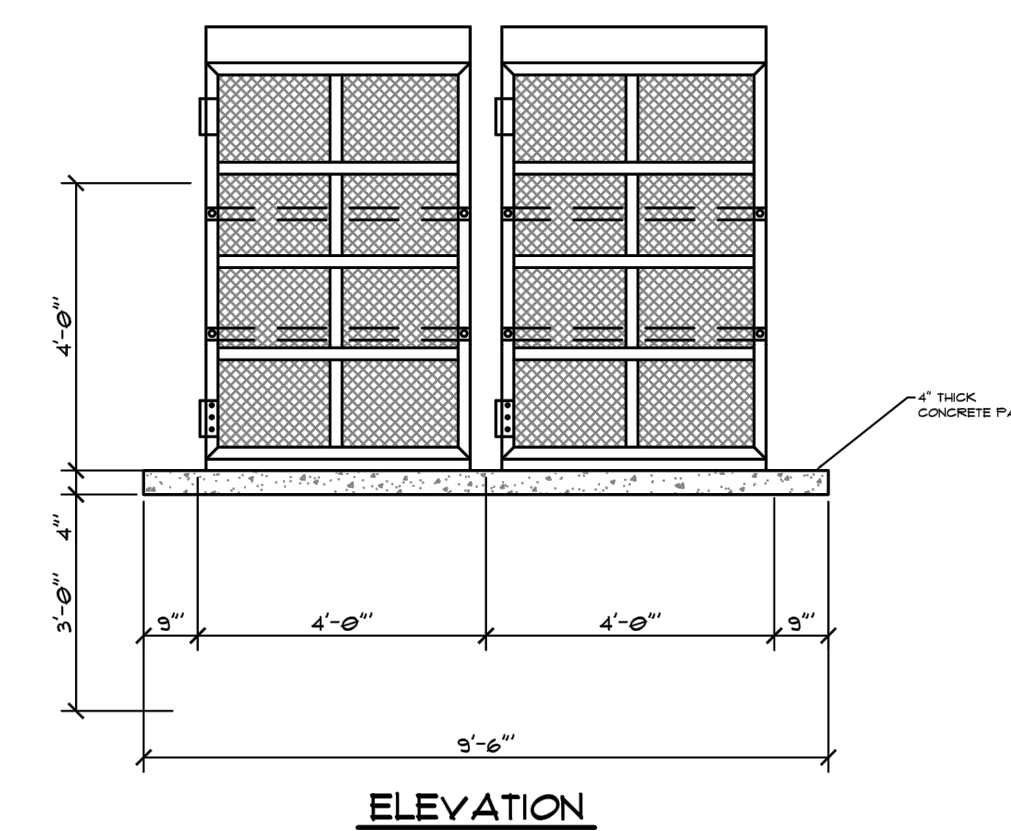
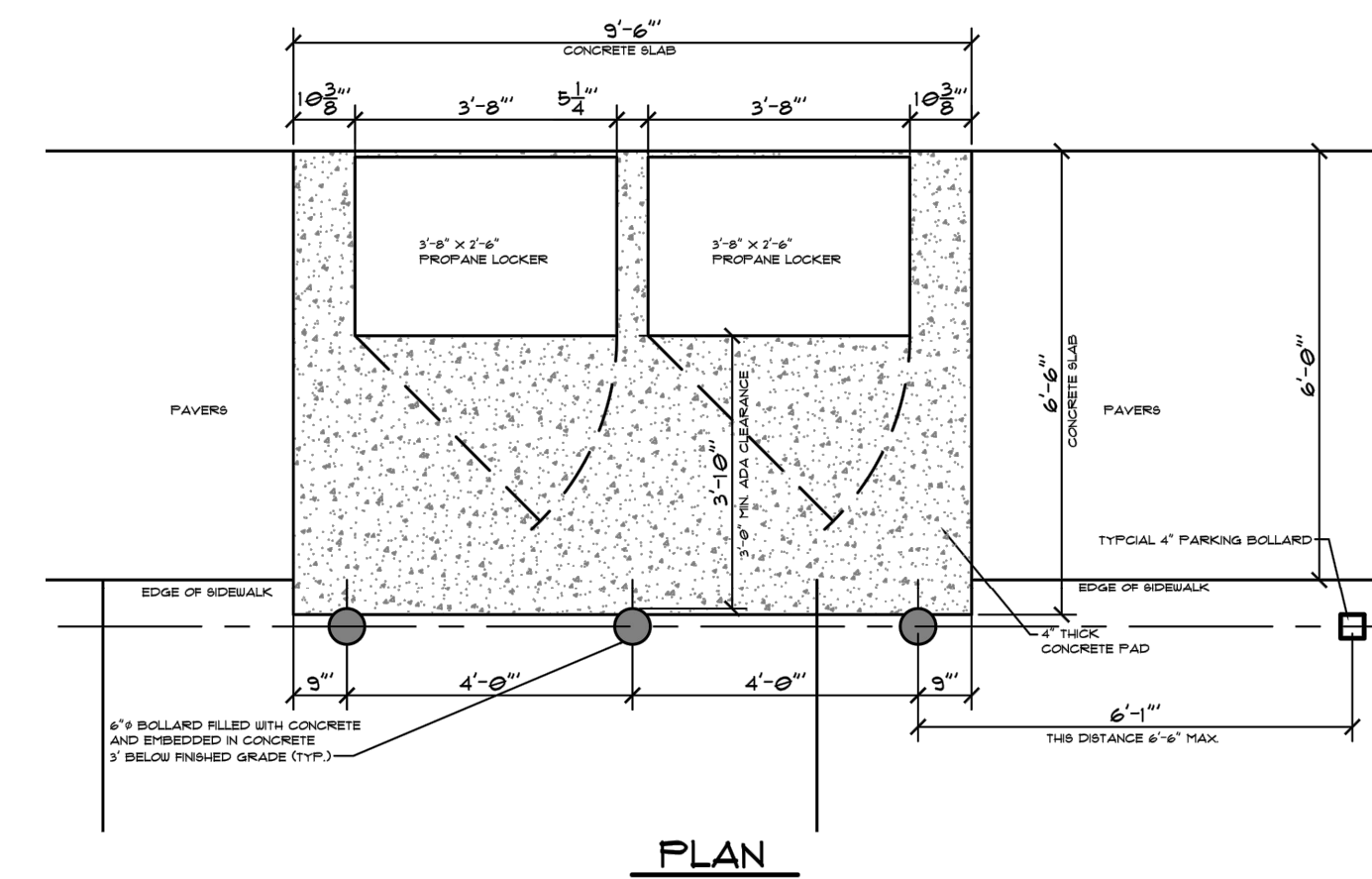
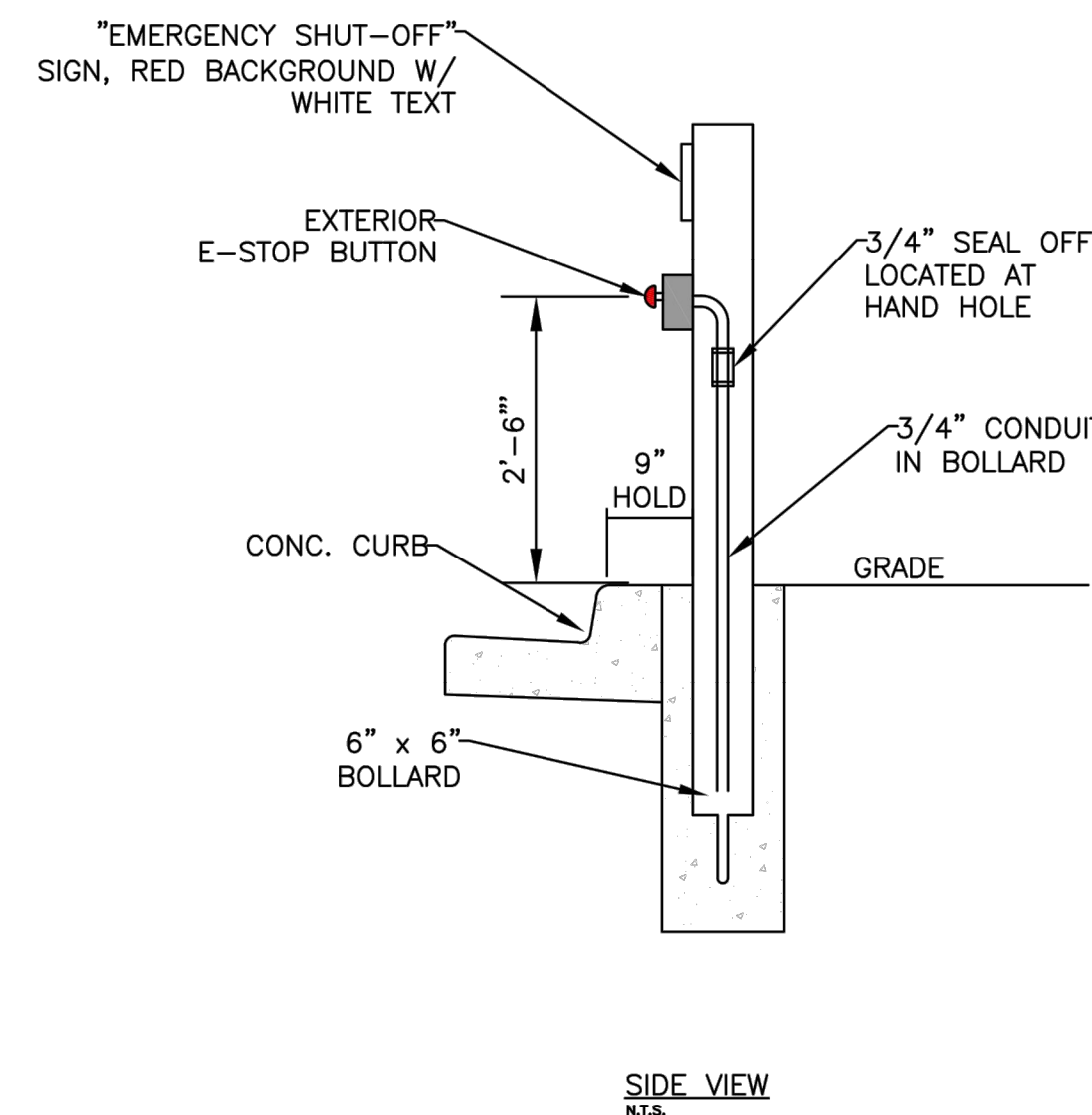
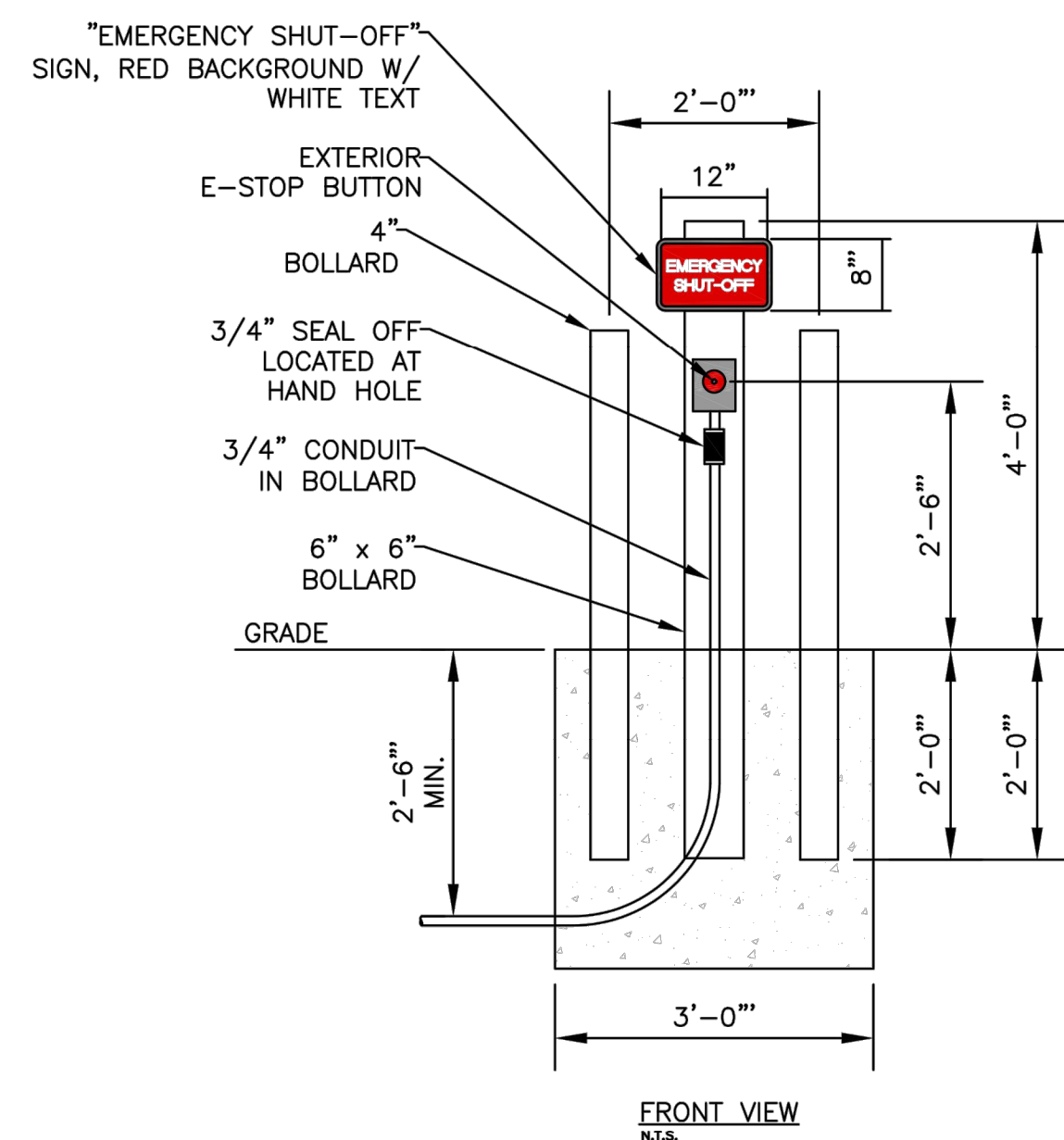
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800 W. CENTRAL AVE
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Revisions / Submissions		
ID	Description	Date

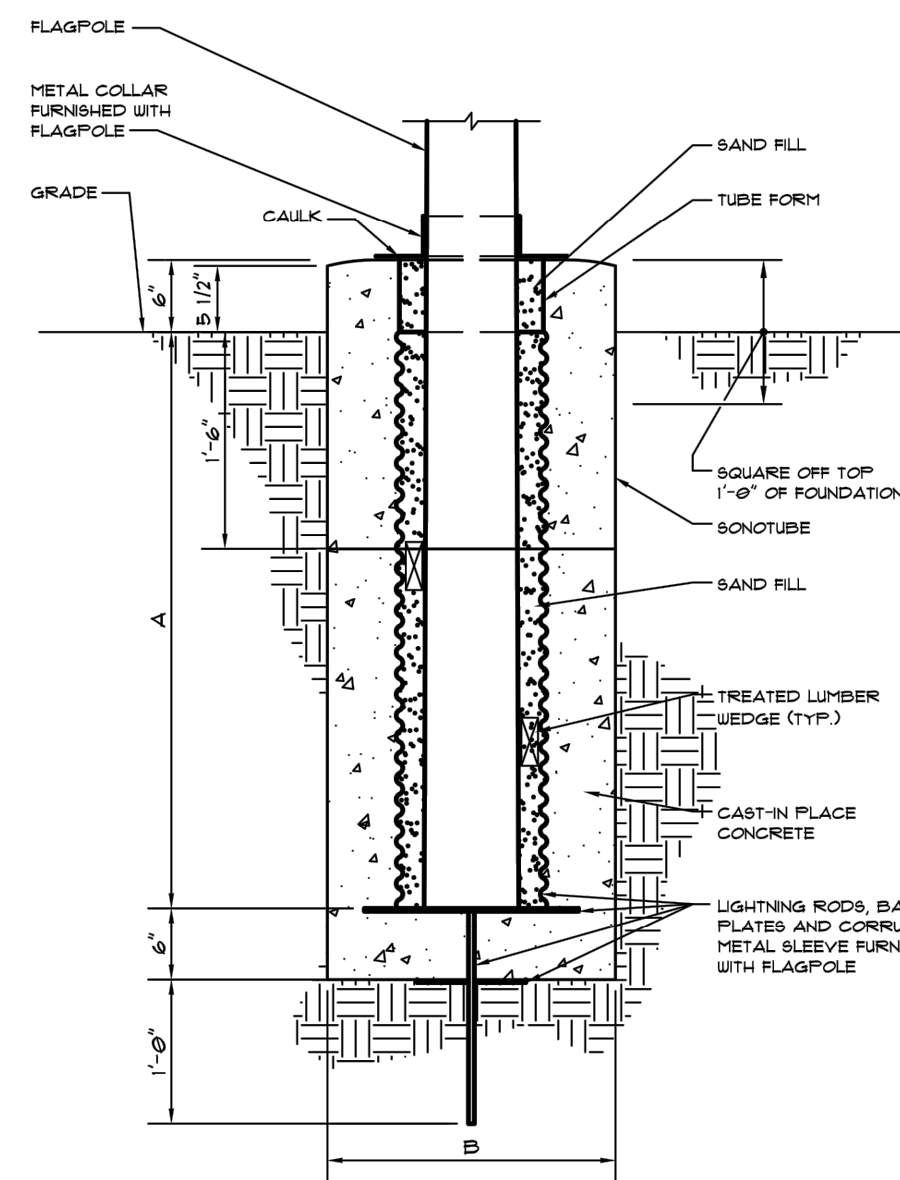
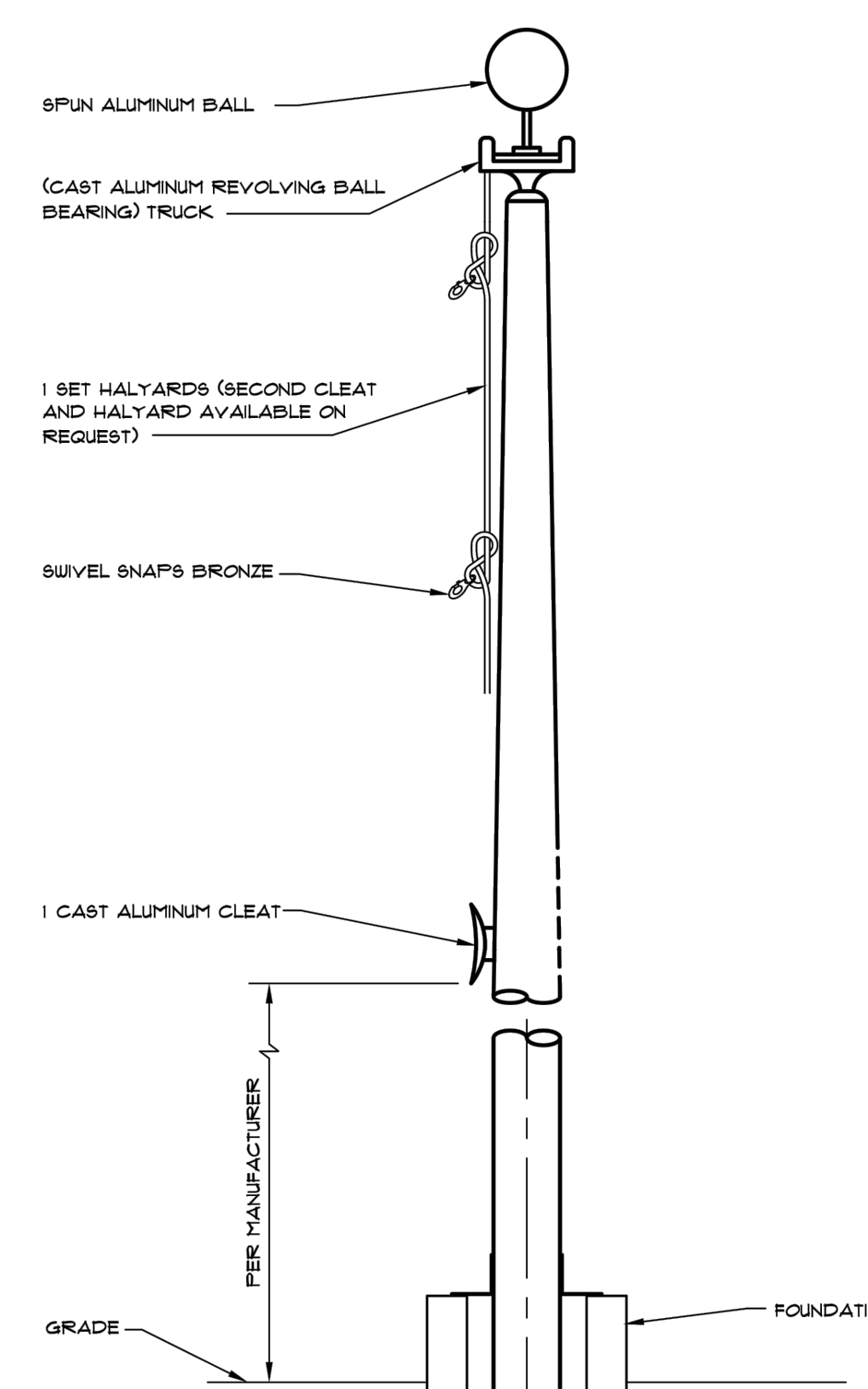
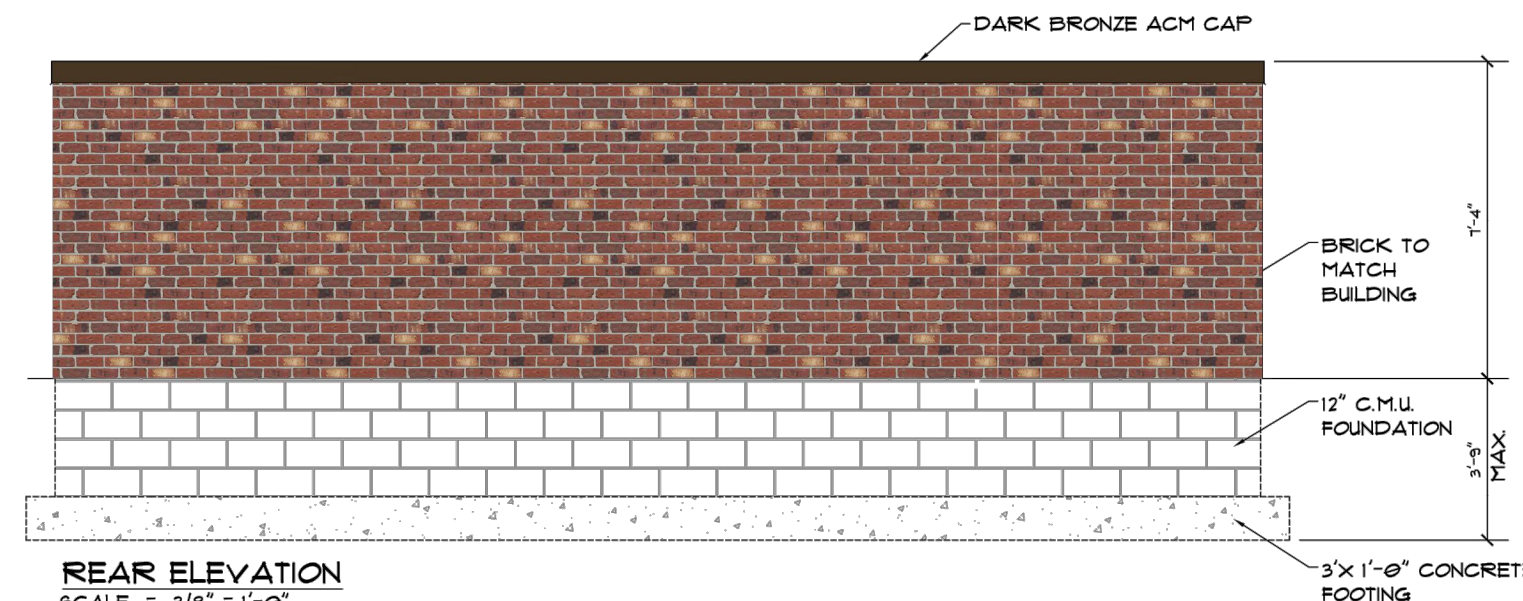
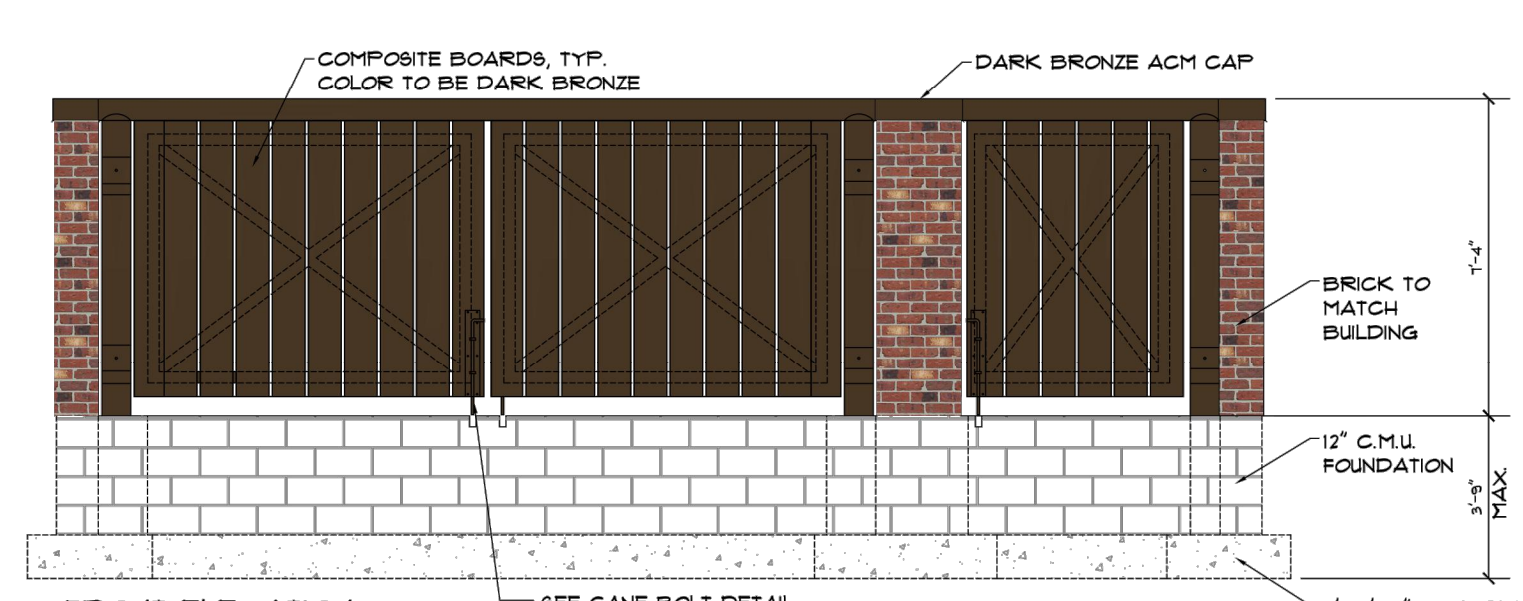
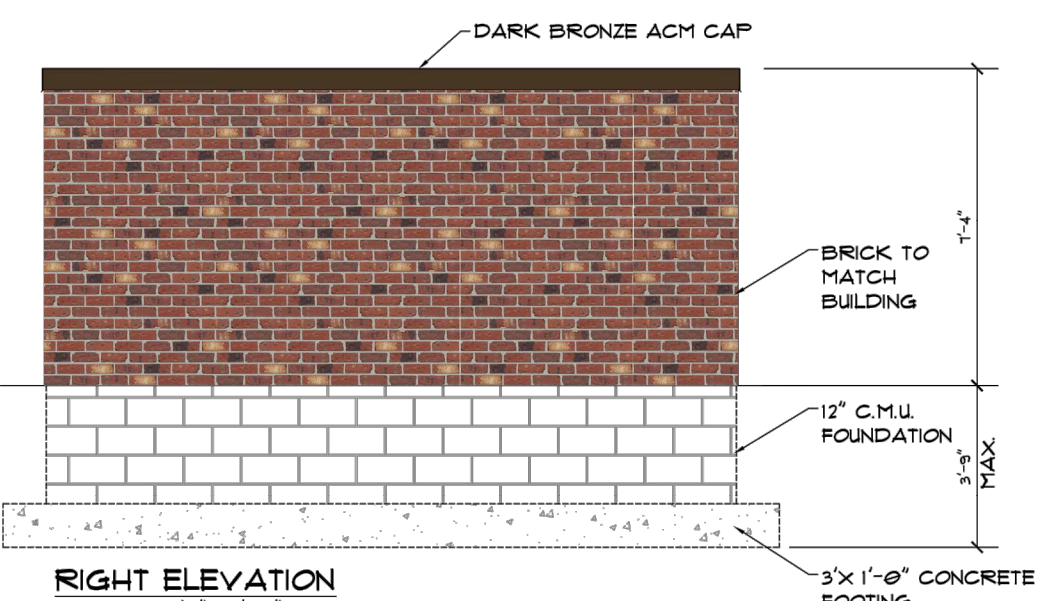
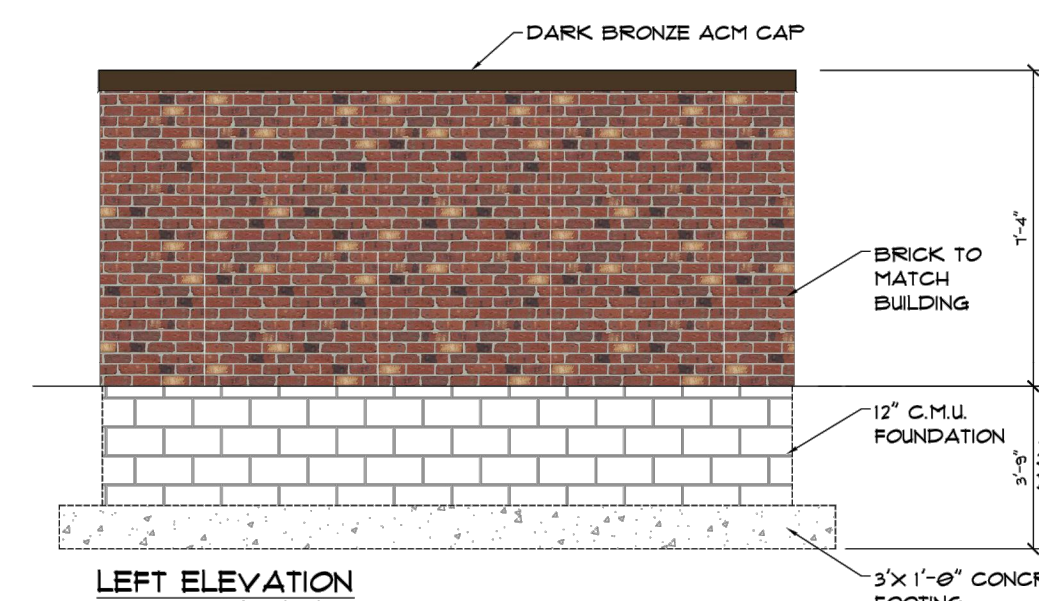
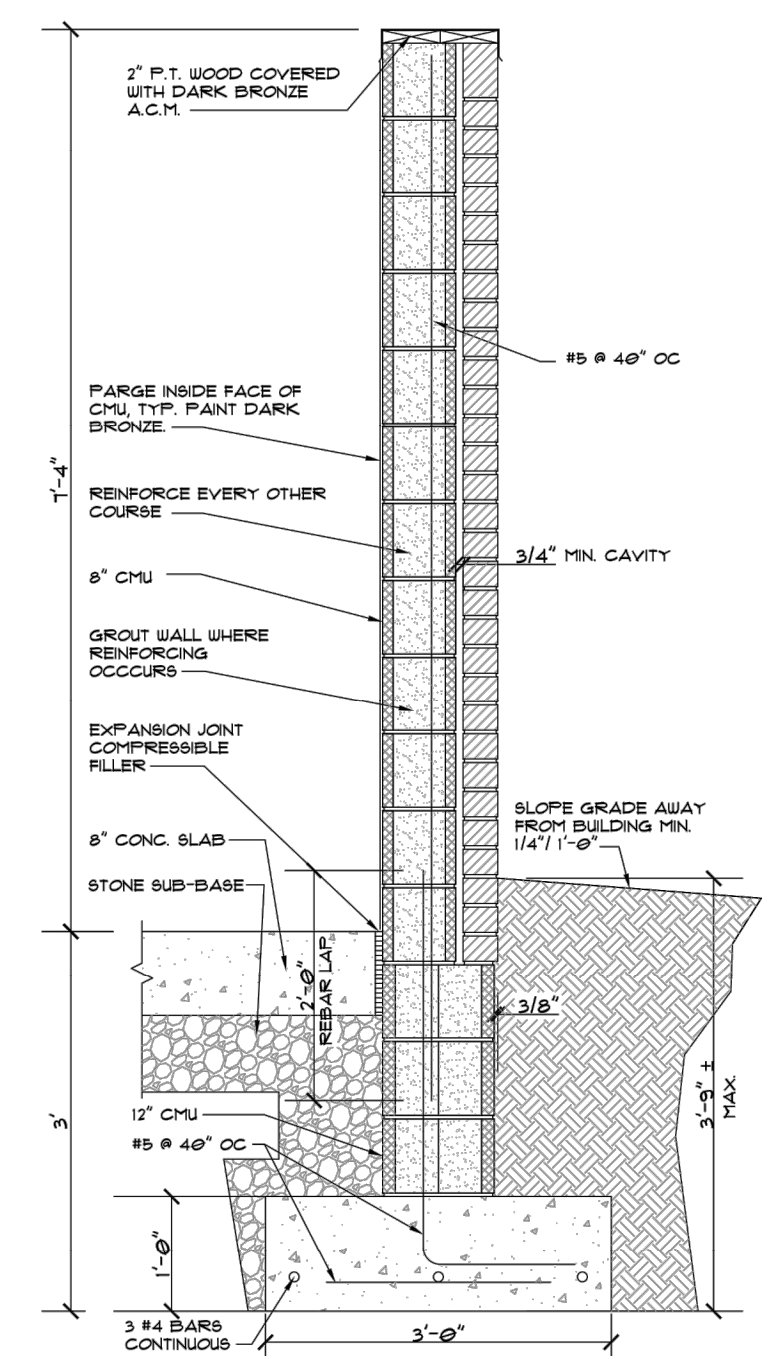
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Drawn By: MST
Checked By: BP
Date: 11.09.2022
Issue: NOT FOR CONSTRUCTION

Drawing Title:
CONSTRUCTION
DETAILS

C7.0

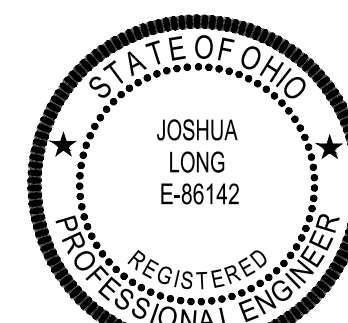


LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
48"	12" DIA.	48"	24" DIA.	16" DIA.
35"	10" DIA.	42"	22" DIA.	12" DIA.

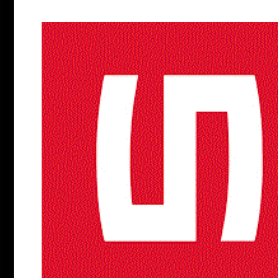


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2022-11-



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ - SPRINGBORO, OH

00 W. CENTRAL AVE

Revisions / Submissions

ID	Description	Date
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Project Number: 3606

Project Number:	7606
Scale:	AS SHOWN

Scale: AS SHOWN

Drawn By: _____ MS

Checked By: _____

Date: 11.09.20

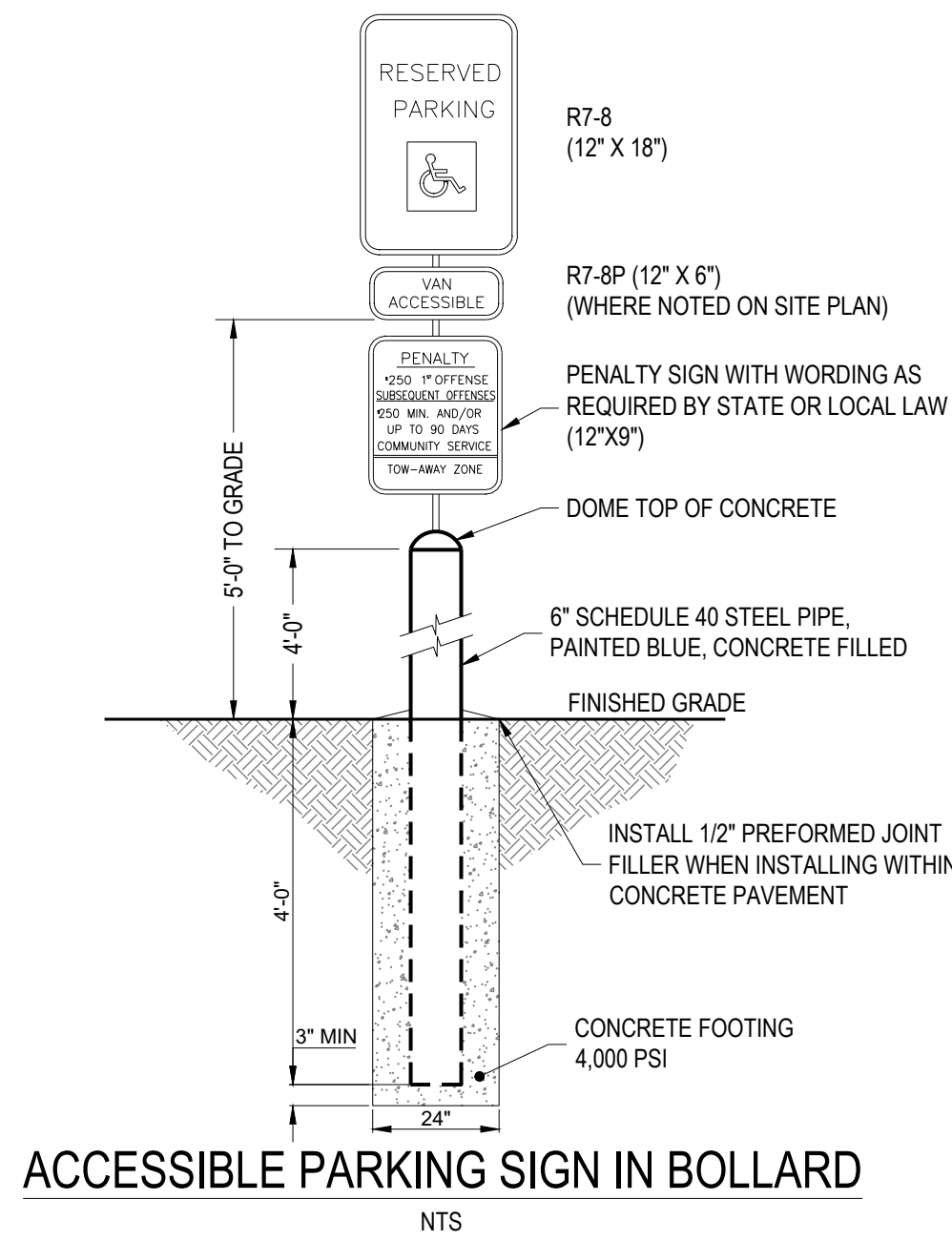
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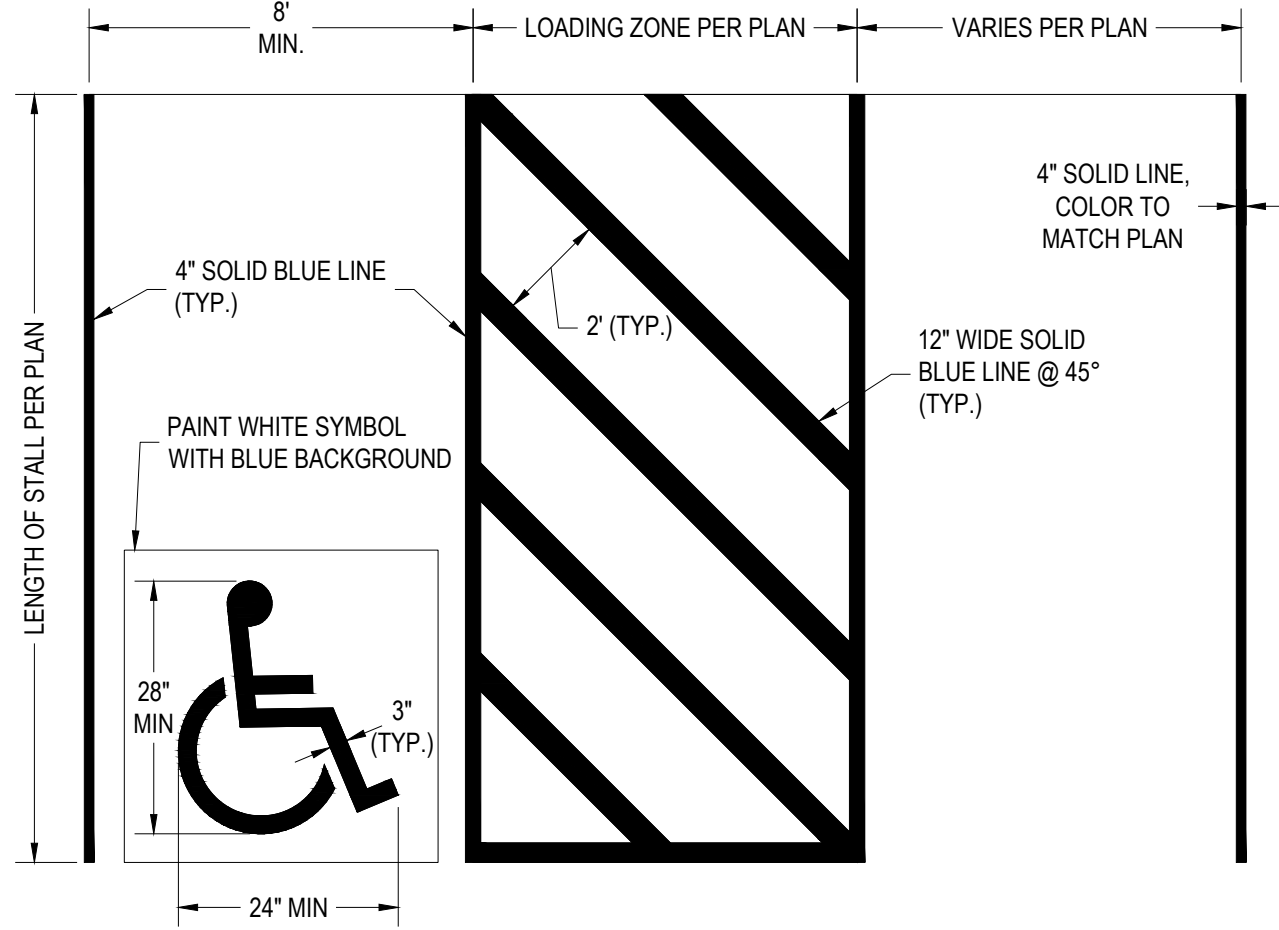
**CONSTRUCTION
DETAILS**

C7.1

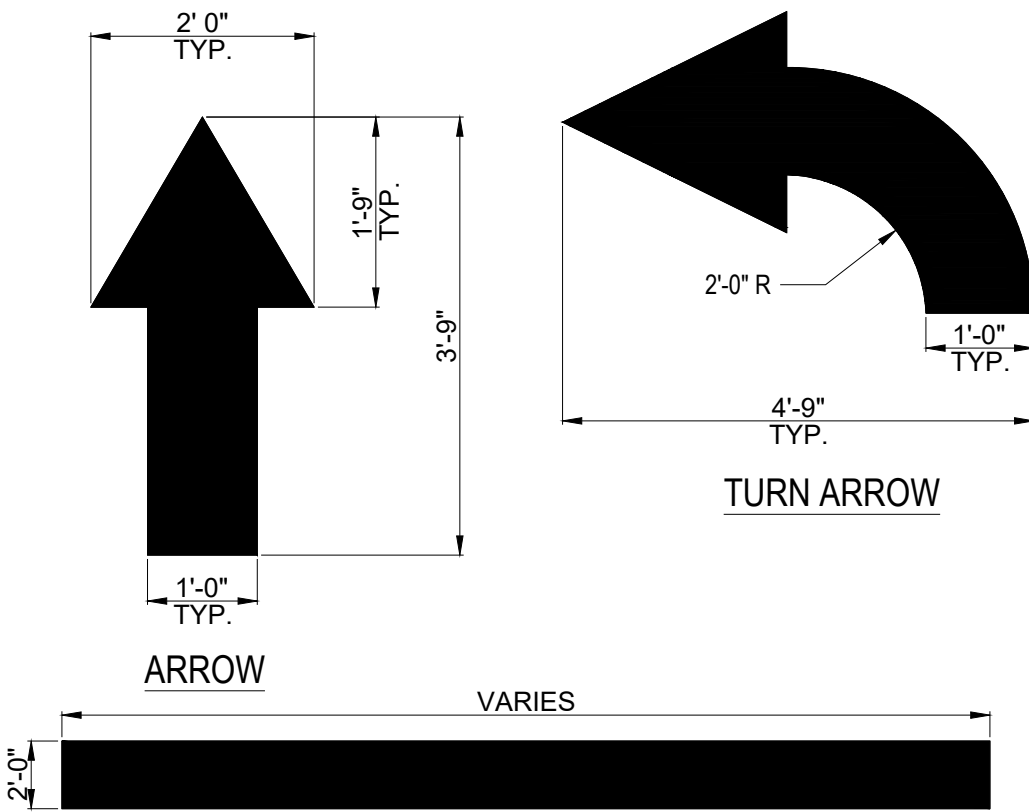
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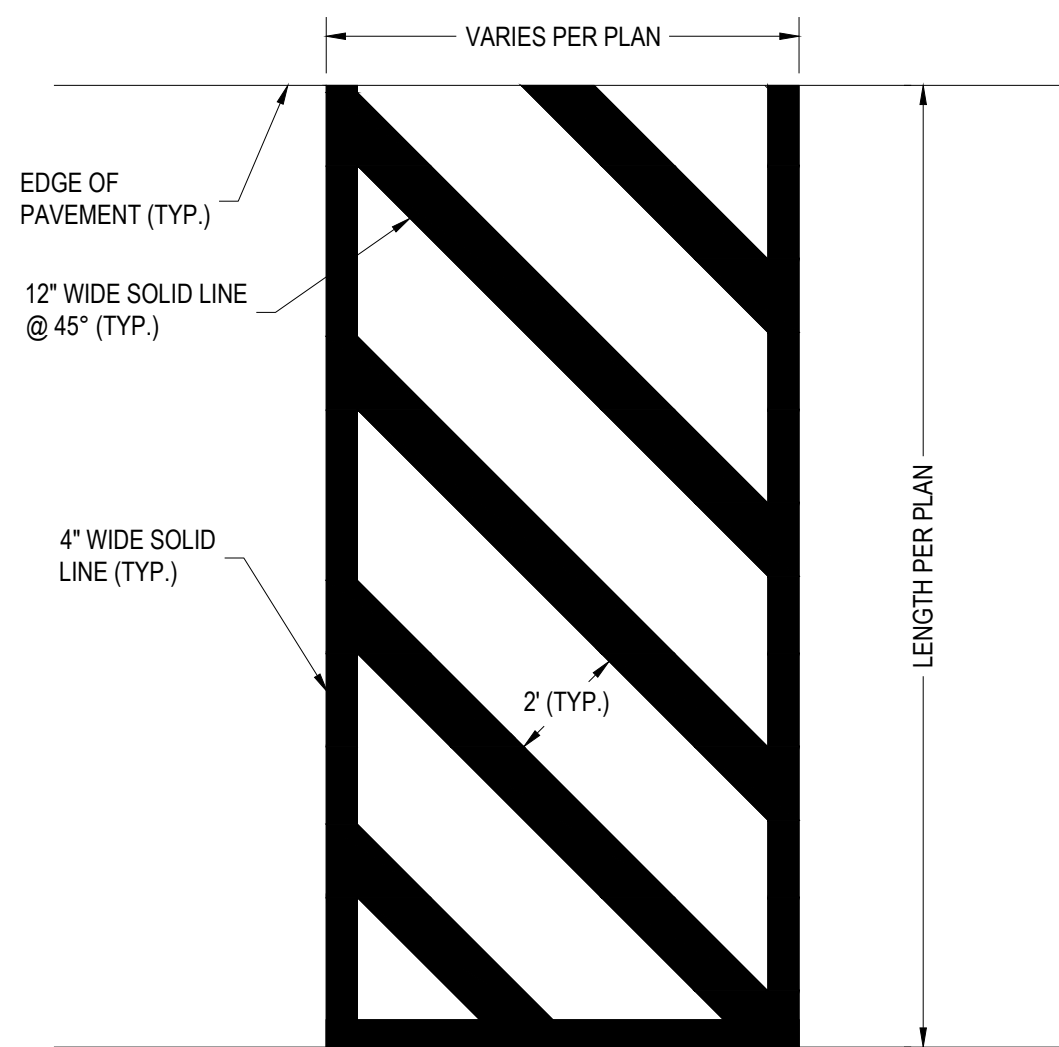
ACCESSIBLE PARKING SIGN IN BOLLARD
NTS



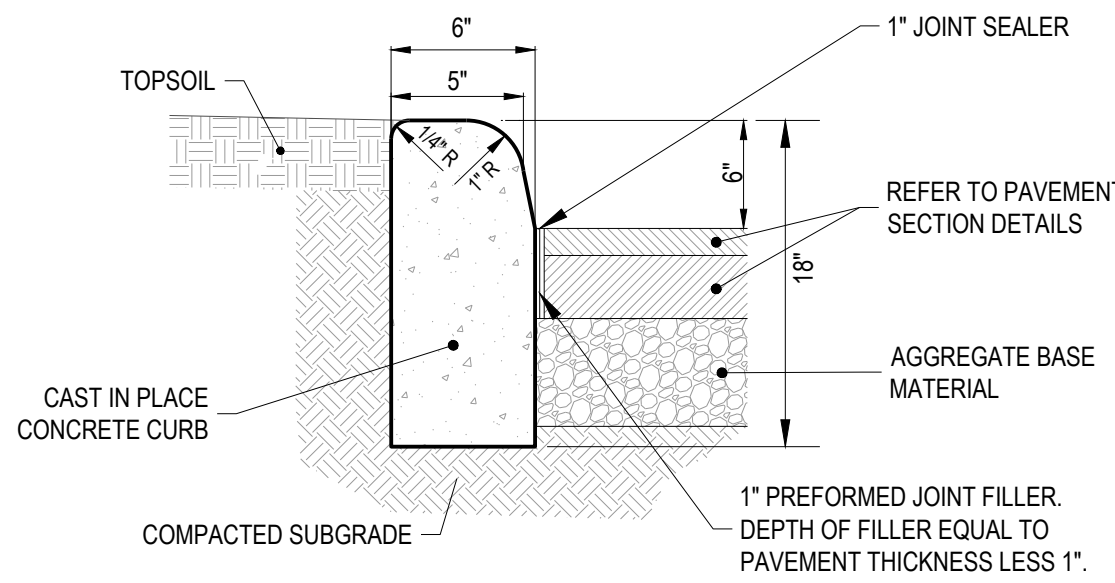
ACCESSIBLE PARKING SPACE STRIPING
NTS



STOP BAR
PAVEMENT MARKINGS
NTS

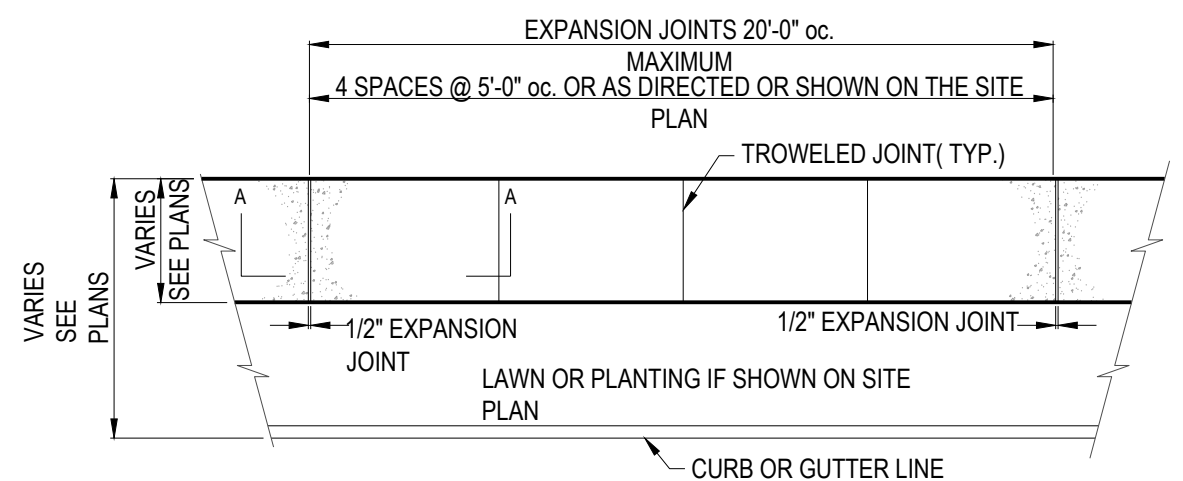


PAINTED ISLAND
NTS

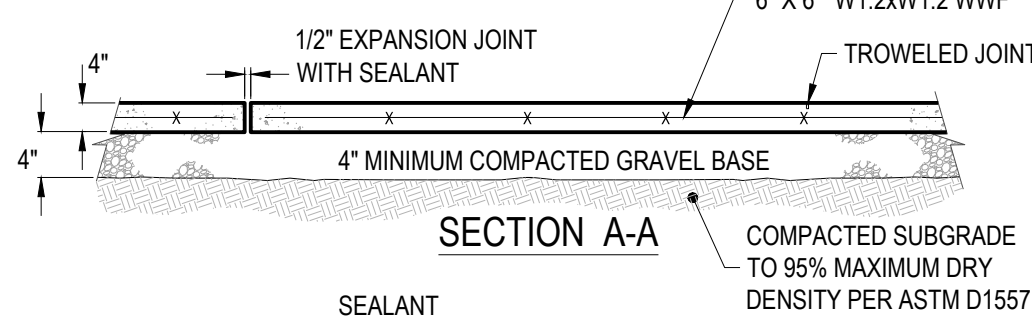


- NOTES:
1. ALL CONCRETE CURBS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
 2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
 3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
 4. MAXIMUM HEIGHT OF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

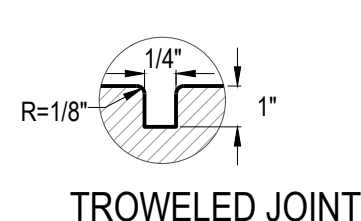
CONCRETE CURB
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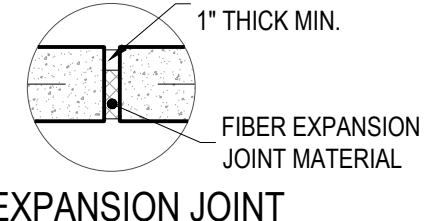
PLAN VIEW



SECTION A-A



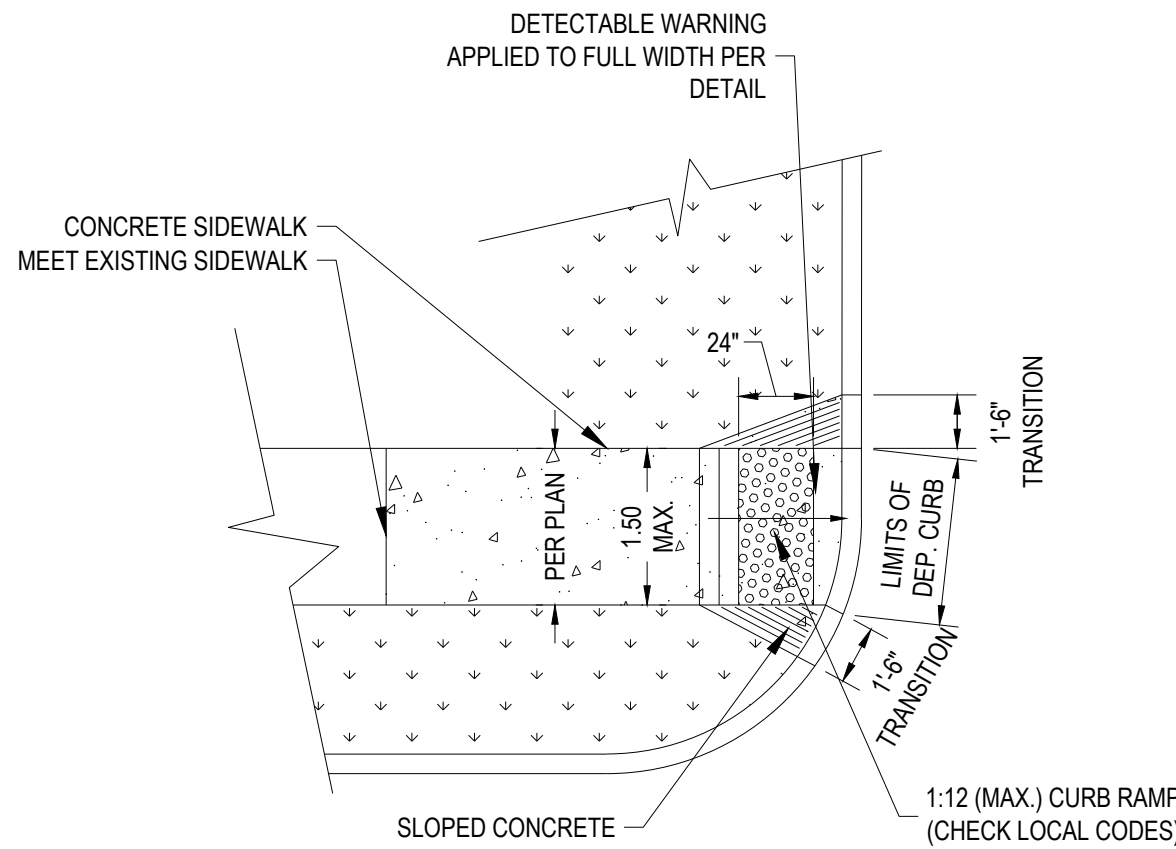
TROWELED JOINT



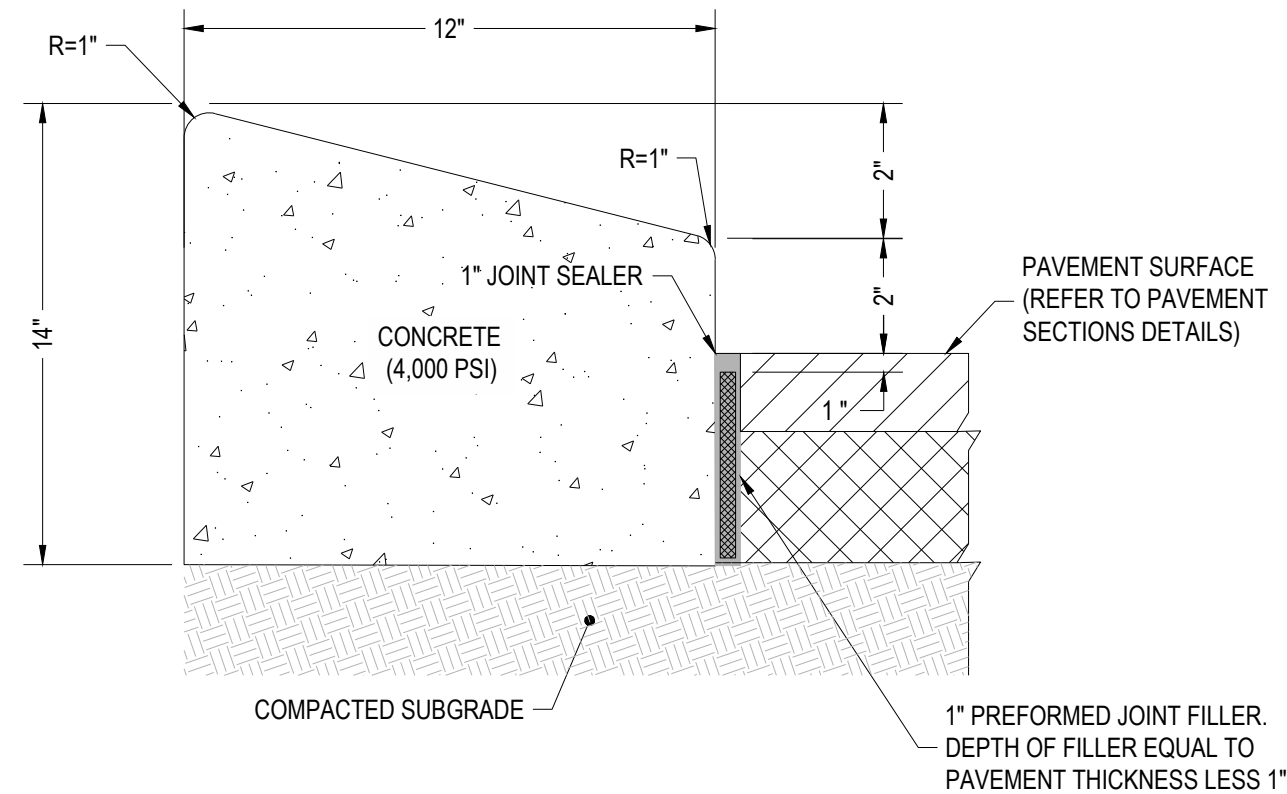
EXPANSION JOINT

- NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
 2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
 3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

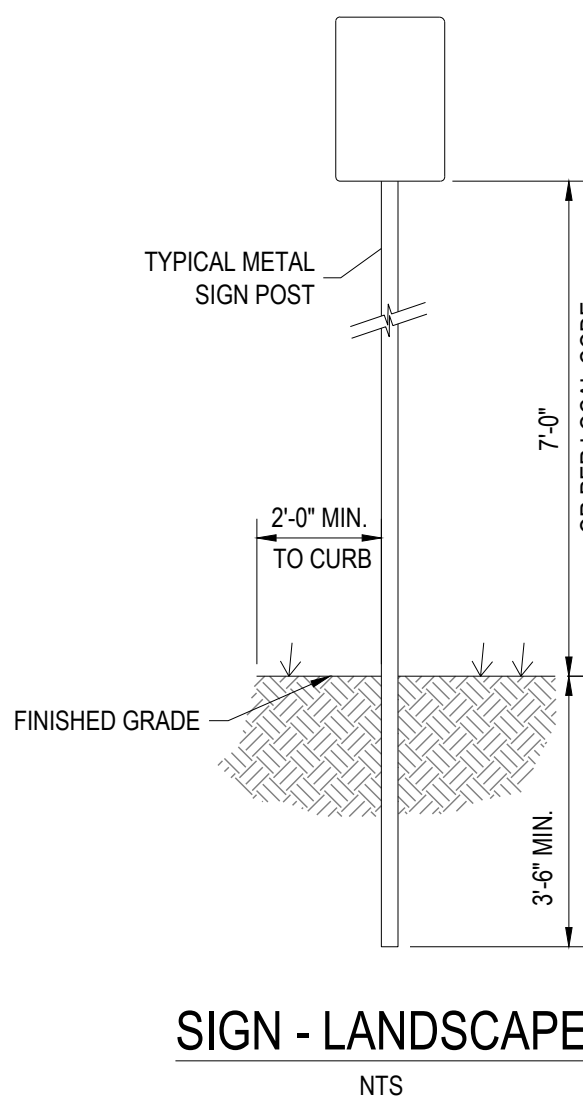
CONCRETE SIDEWALK
NTS



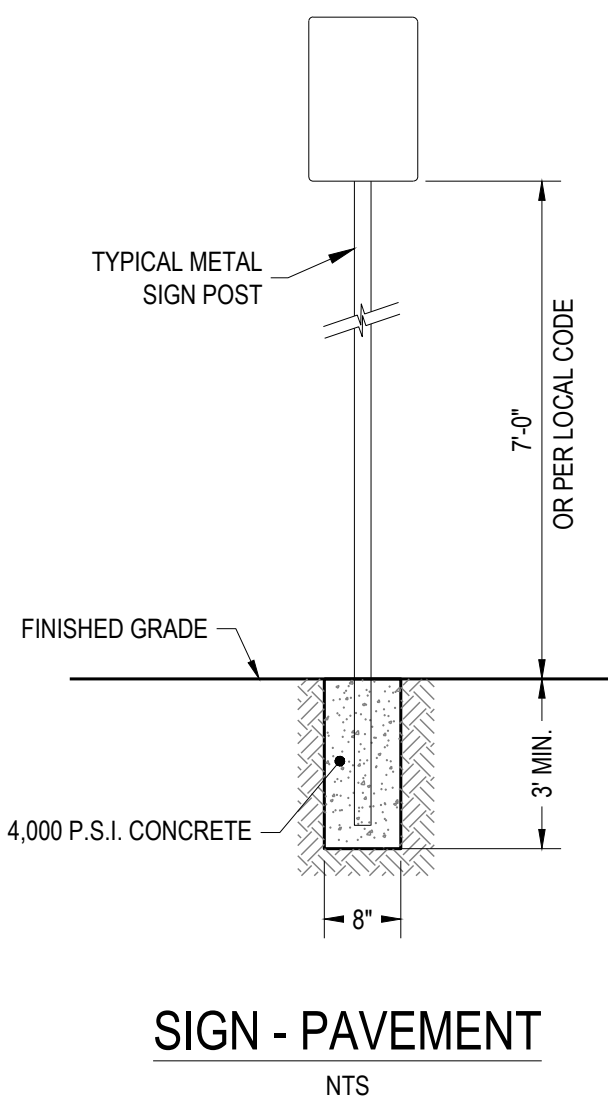
ACCESSIBLE CURB RAMP (TYPE II)
NTS



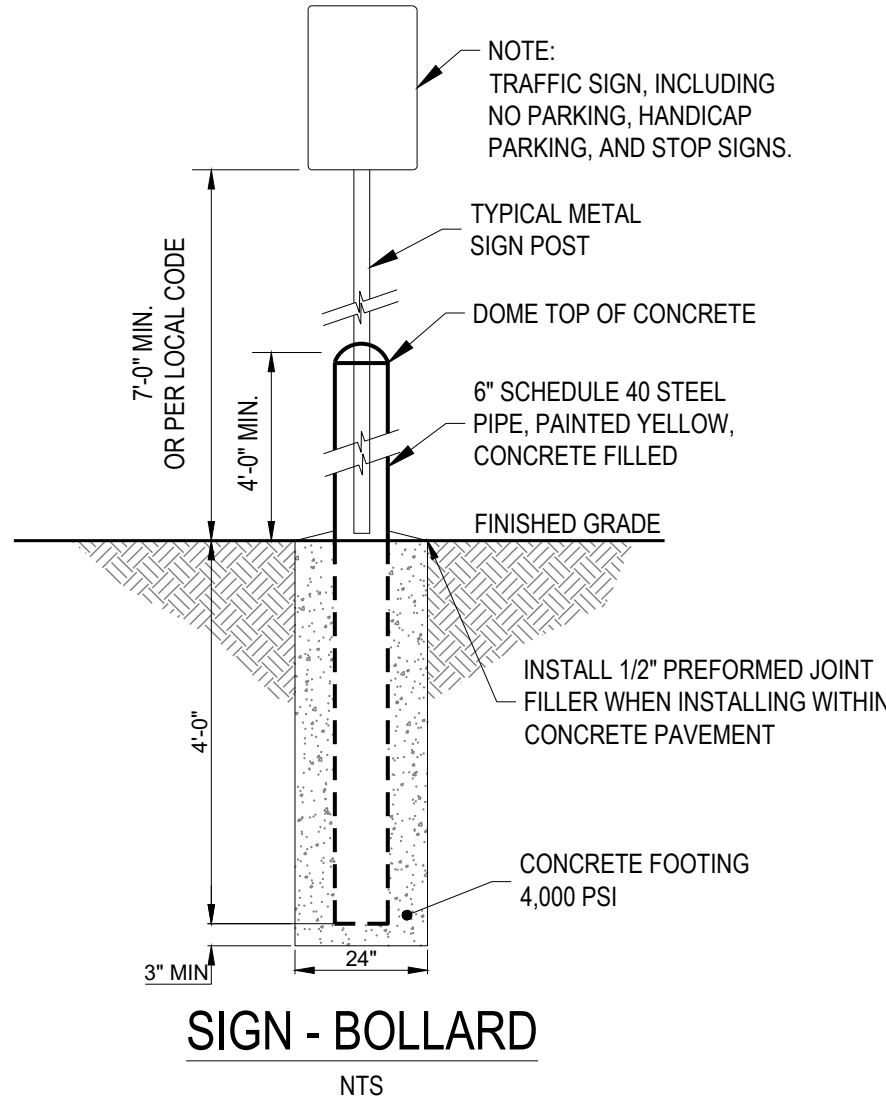
MOUNTABLE CURB
NTS



SIGN - LANDSCAPE
NTS



SIGN - PAVEMENT
NTS



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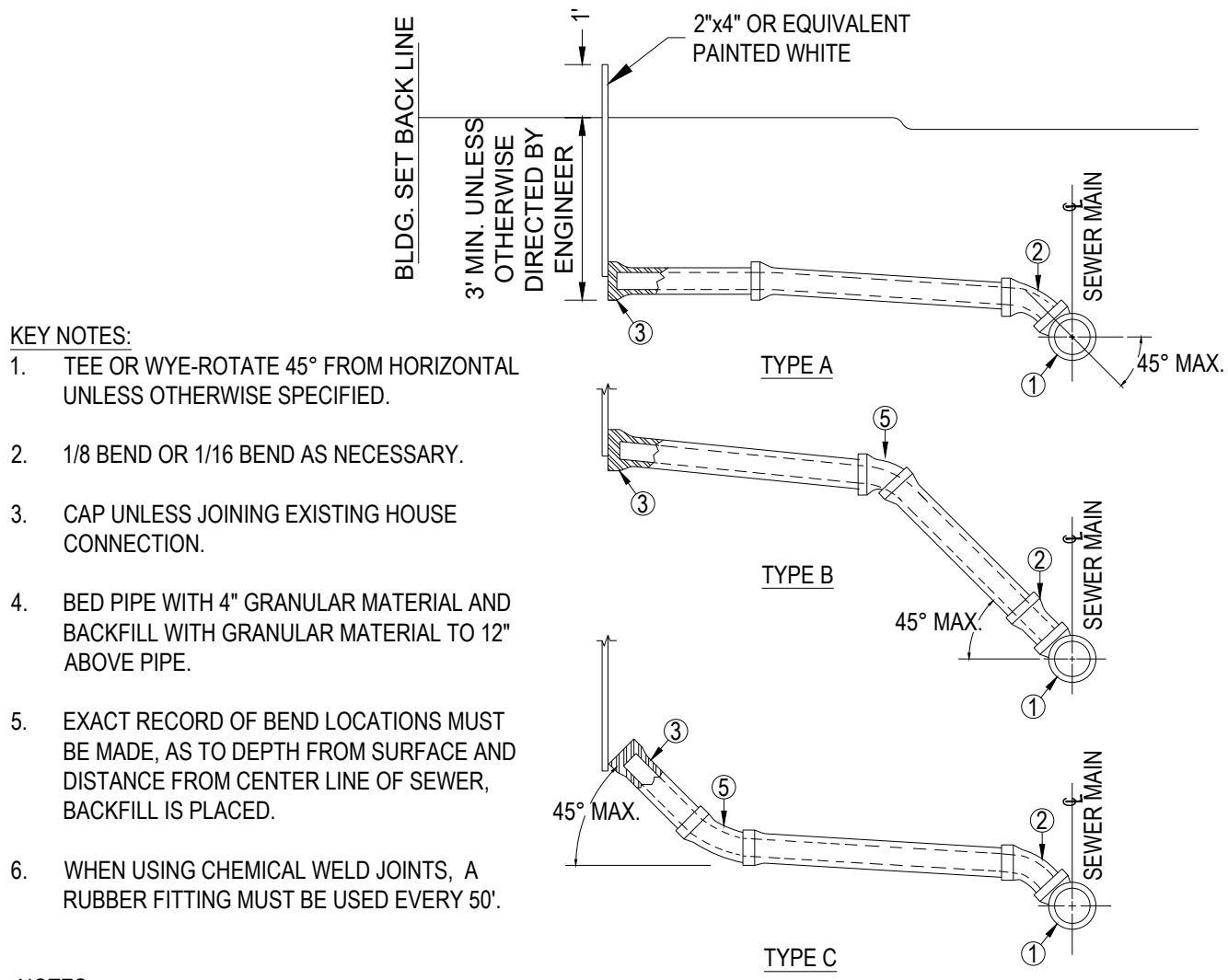
SHEETZ - SPRINGBORO, OH
800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions		
ID	Description	Date

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

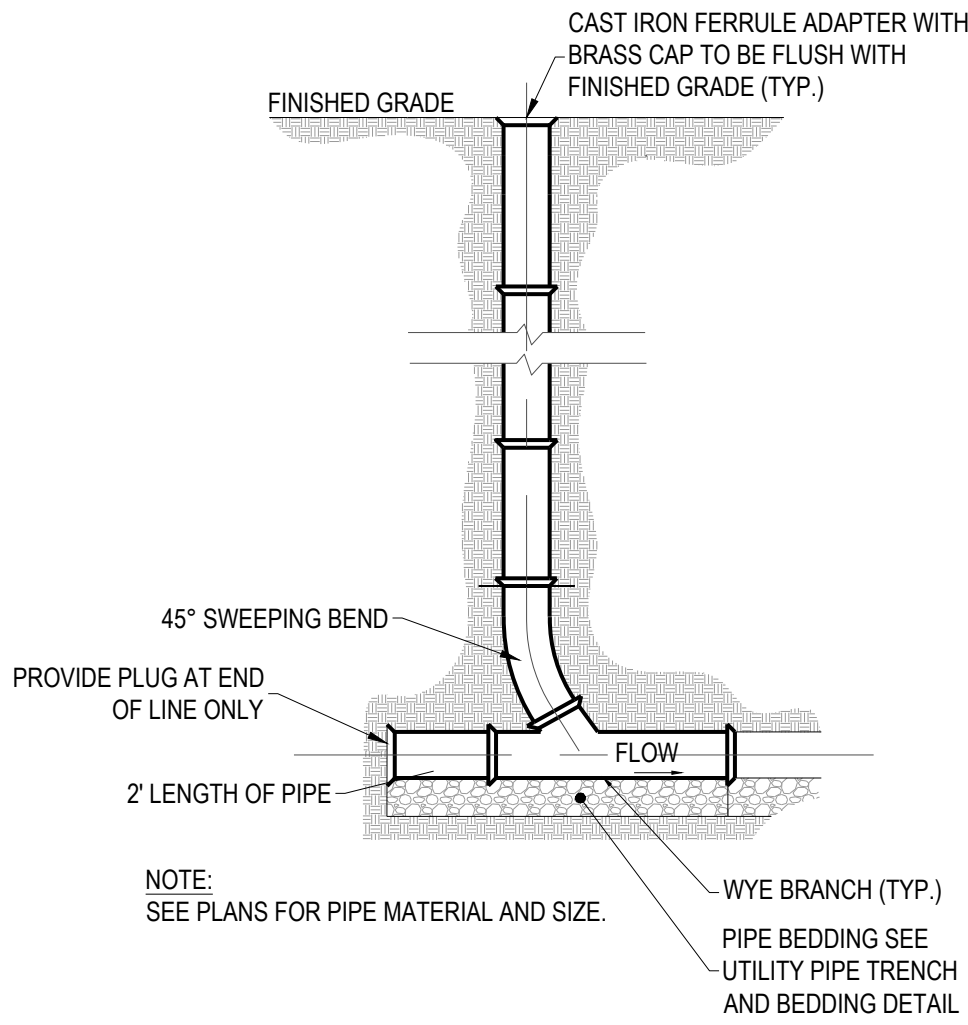
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**CONSTRUCTION
DETAILS**

C7.2



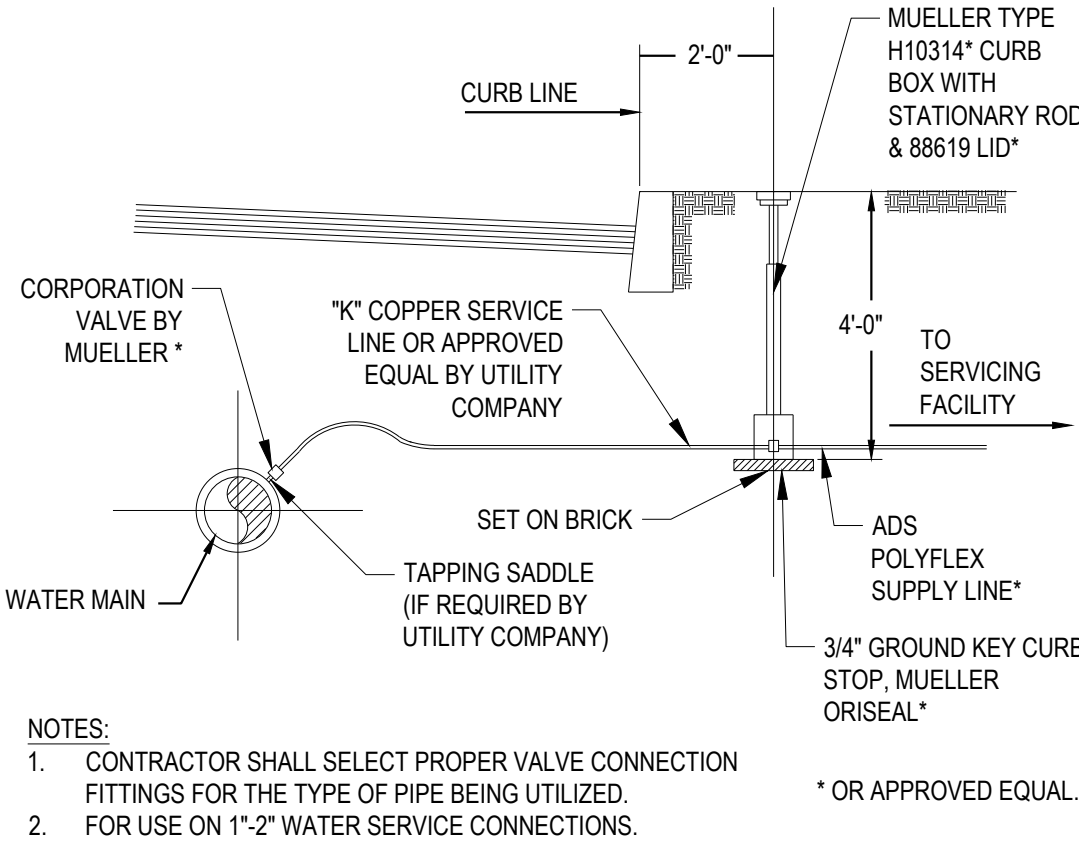
SANITARY LATERAL CONNECTIONS

NTS



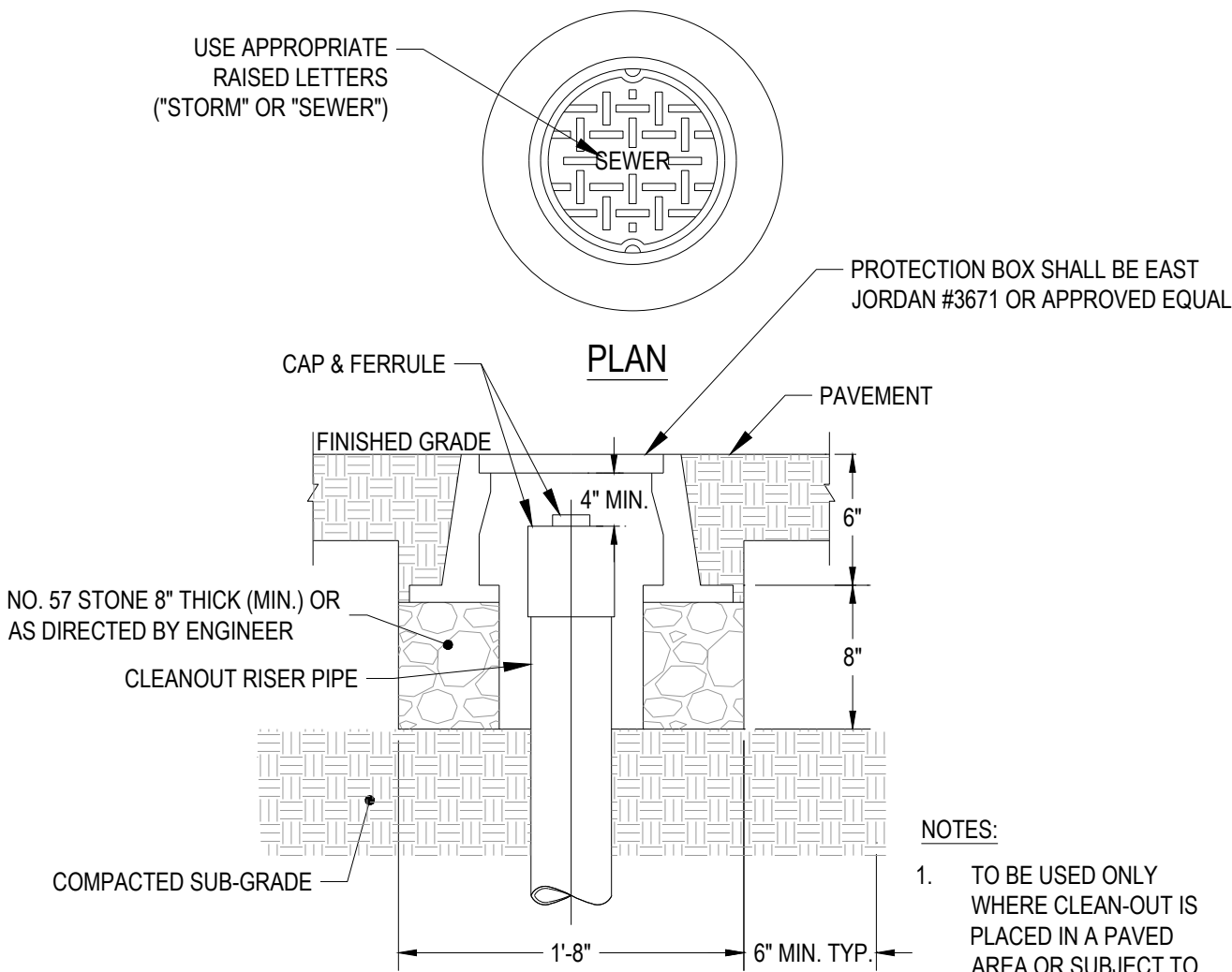
CLEAN OUT

NTS



WATER SERVICE CONNECTION

NTS



CLEANOUT PROTECTION BOX

NTS

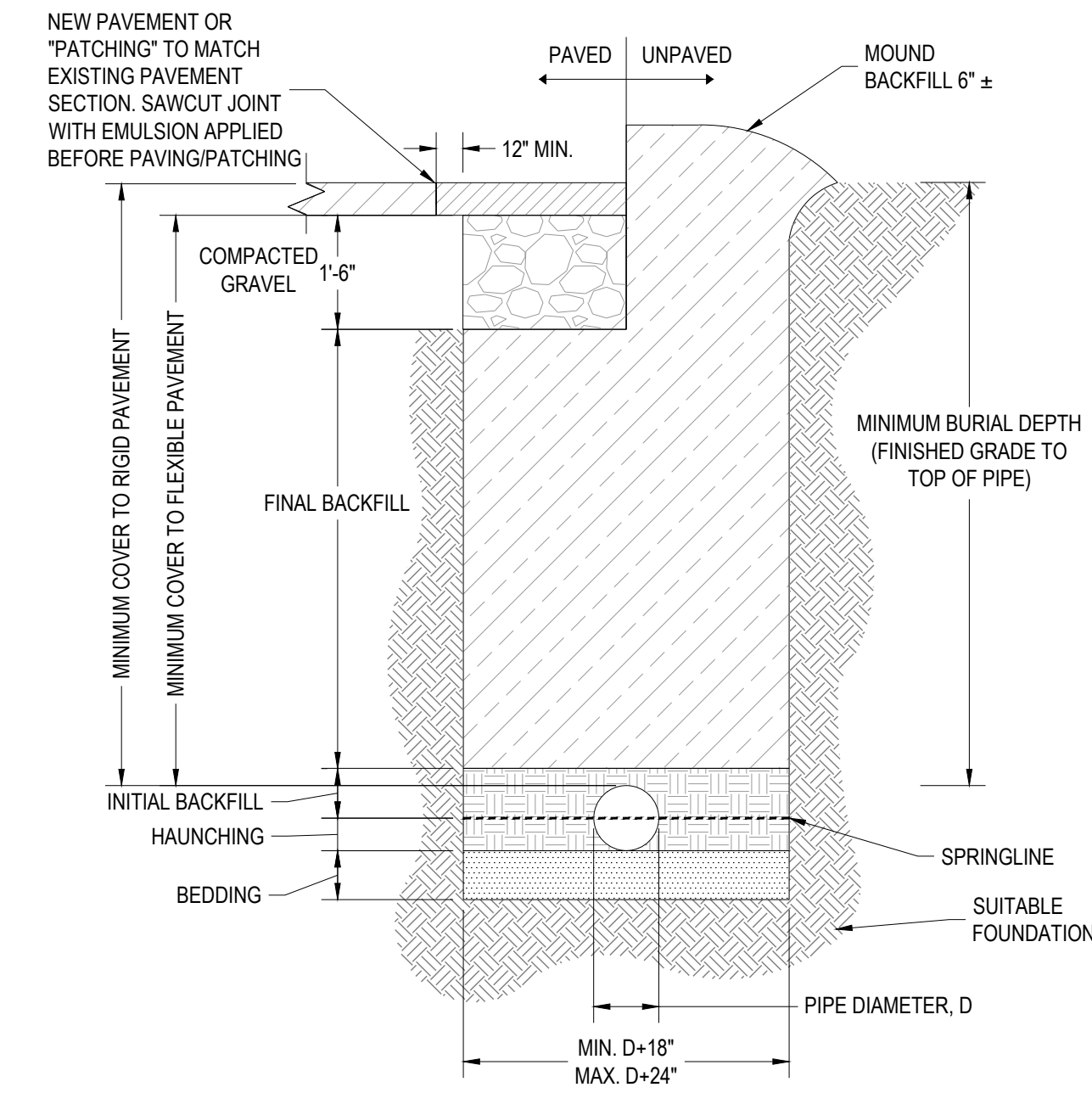


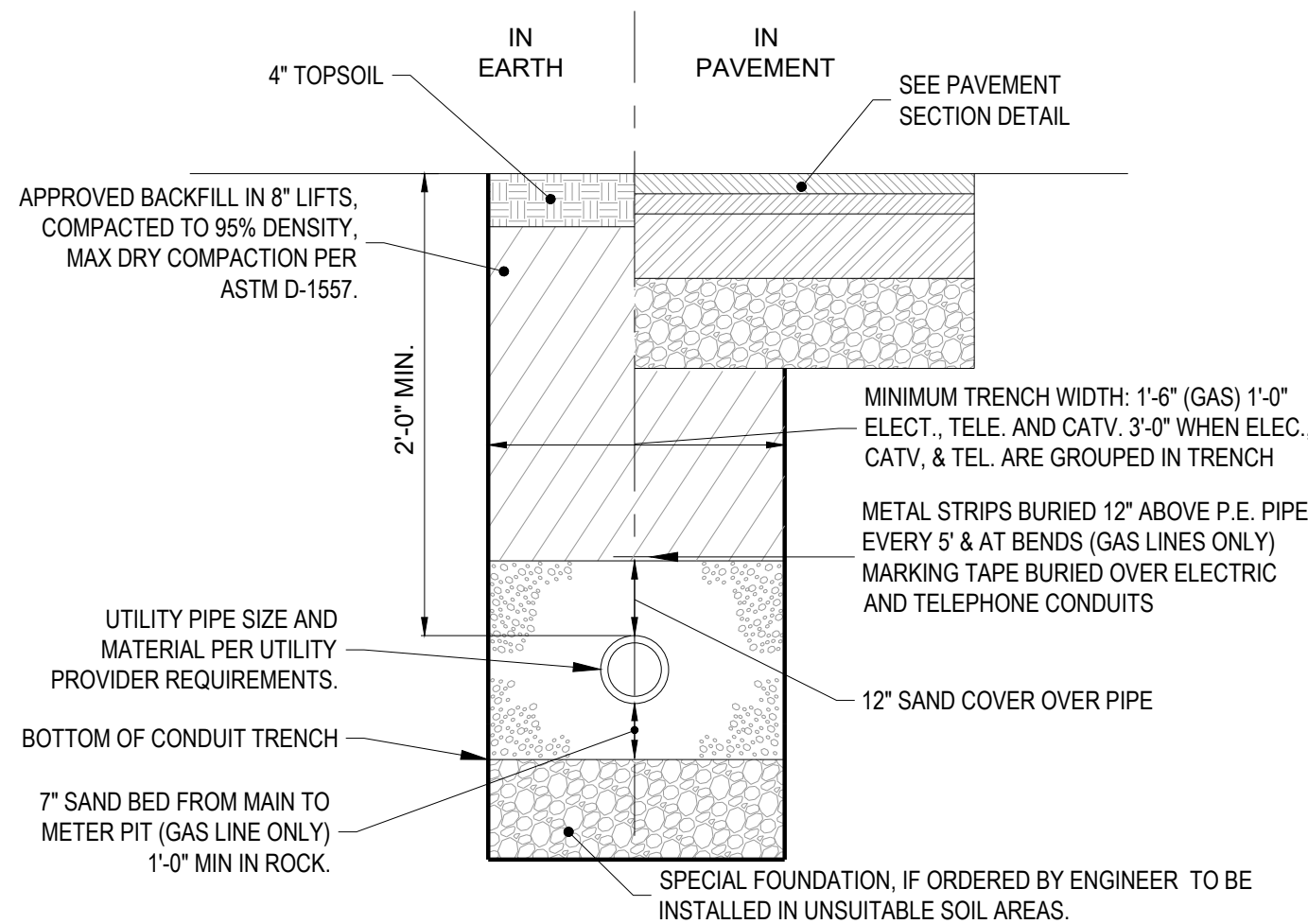
TABLE 1: BACKFILL AND EMBEDMENT MATERIALS

SOIL CLASSIFICATIONS (AS DEFINED IN ASTM D2487 AND D2321)	
CLASS I	CRUSHED ROCK ANGULAR (CLEAN).
CLASS II	GRAVEL AND/OR SANDS, WITH LITTLE OR NO FINES.
CLASS III	SAND/SILT AND SAND/CLAY MIXTURES.
CLASS IV	INORGANIC CLAYS
CLASS V	ORGANIC SILTS, CLAYS, AND PEATS.
SOIL CLASSIFICATIONS (AS DEFINED IN ASCE 15-98)	
CATEGORY I	GRAVELLY SAND
CATEGORY II	SANDY SILT
CATEGORY III	SILTY CLAY

- NOTES:**
- IN THE CASE OF TRENCH BOTTOM BEING UNSTABLE, THE CONTRACTOR SHALL REPLACE FOUNDATION WITH SUITABLE MATERIAL AS SPECIFIED BY GEOTECHNICAL ENGINEER.
 - COMPACTION PERCENTAGES SPECIFIED REFER TO STANDARD PROCTOR PERCENT COMPACTION.
 - CONTRACTOR TO MANDATE DEWATERING IN TRENCHES DURING CONSTRUCTION.
 - TRENCHING OPERATIONS SHALL CONFORM TO ALL OSHA REQUIREMENTS.
 - FOR HDPE AND PVC WATERLINES AND LONG SEWER LATERALS, INSTALL METALLIC LOCATOR TAPE 12" (MIN) AND 18" (MAX) BELOW FINISHED SUBGRADE ELEVATION. INSTALL TRACER WIRE LOCATED AT THE TOP OF THE PIPE WITHIN THE INITIAL BACKFILL.

UTILITY PIPE TRENCH AND BEDDING

NTS



- NOTES:**
- CONTRACTOR TO VERIFY SPECIFIC REQUIREMENTS WITH UTILITY PROVIDERS PRIOR TO BEGINNING CONSTRUCTION.

DRY UTILITY TRENCH

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PVC PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CLASS I-V*
INITIAL BACKFILL	MINIMUM DEPTH = D/2 (12" COMMON)** CLASS I, II, AND III*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III COMPACTED*
BEDDING	DEPTH = 4-6" CLASS I, II, AND III COMPACTED*

NOTE: HAUNCHING ZONE MUST BE COMPACTED PRIOR TO PLACEMENT AND COMPACTION OF INITIAL AND FINAL BACKFILLS TO PREVENT PIPE DEFLECTION.

HDPE PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	MINIMUM COVER UNPAVED AREAS = 12" MINIMUM COVER PAVED AREAS (D <= 48") = 12"*** MINIMUM COVER PAVED AREAS (D > 48") = 24"*** CLASS I AND II (COMPACTED 90% SPD) AND CLASS III (COMPACTED 95% SPD)*
INITIAL BACKFILL	MINIMUM DEPTH = D/2 (CAN EXTEND TO THE CROWN OF THE PIPE)** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*
BEDDING	DEPTH (D <= 24") = 4"*** DEPTH (D > 24") = 6"*** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*

NOTE: THE MIDDLE 1/3 BENEATH THE PIPE INVERT IN THE BEDDING ZONE SHALL BE LOOSELY PLACED

RC PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CATEGORY I, II, III*
INITIAL BACKFILL	DEPTH = D/2** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*
HAUNCHING	DEPTH = D/2** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*
BEDDING	MINIMUM DEPTH = D/24 (NOT LESS THAN 3")** IF ROCK FOUNDATION, MINIMUM DEPTH = D/12 (NOT LESS THAN 6")** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*

NOTE: FOR ELLIPTICAL AND ARCH PIPE, D SHALL REPRESENT HORIZONTAL SPAN OF PIPE.

DI PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CLASS I-V*
INITIAL BACKFILL	DEPTH = D/2** CLASS I, II, AND III (APPROX. 90% STANDARD PROCTOR PER AASHTO T-99)*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III*
BEDDING	MINIMUM DEPTH = 4" CLASS I, II, AND III*

*SEE TABLE 1 FOR SPECIFICATIONS ON SOIL MATERIALS
** D = PIPE DIAMETER
*** MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



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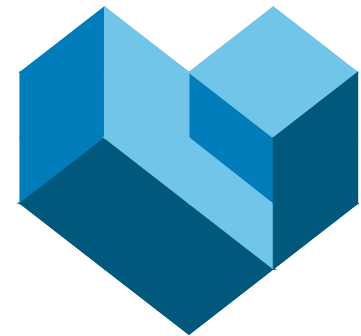
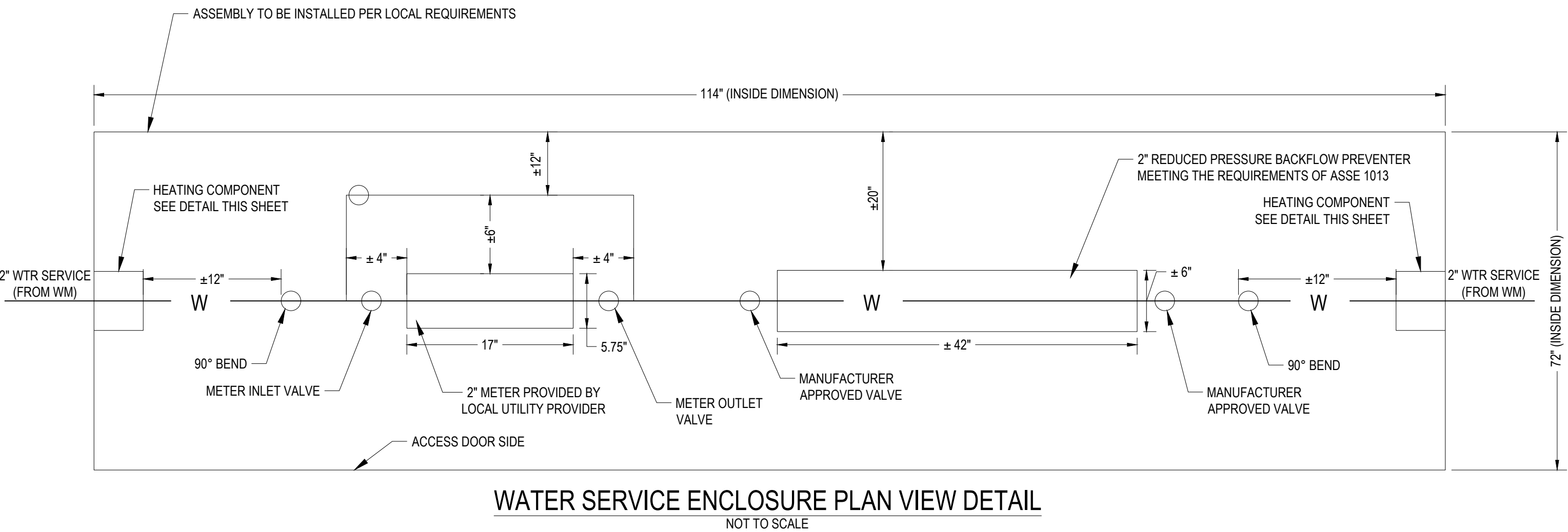
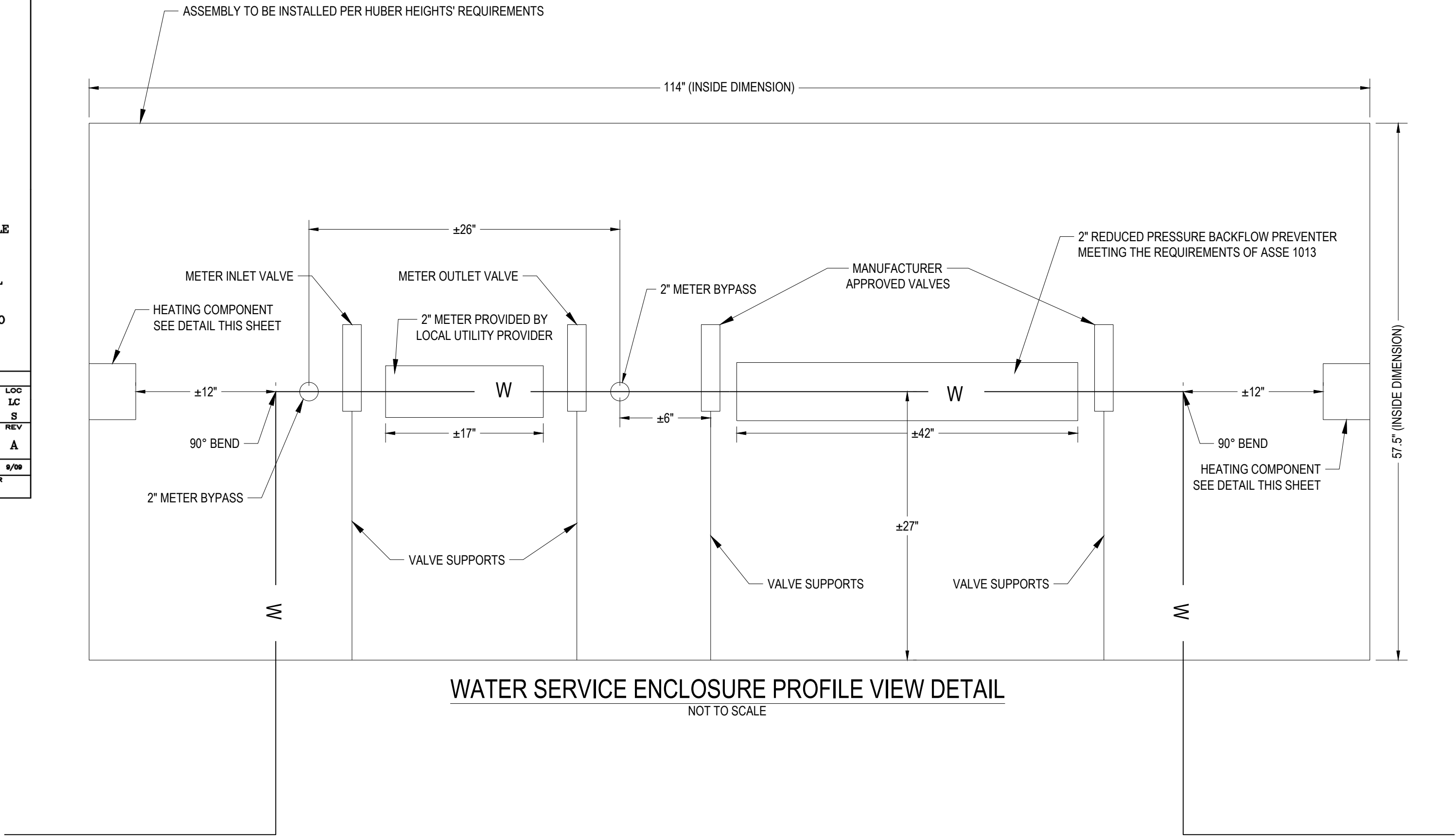
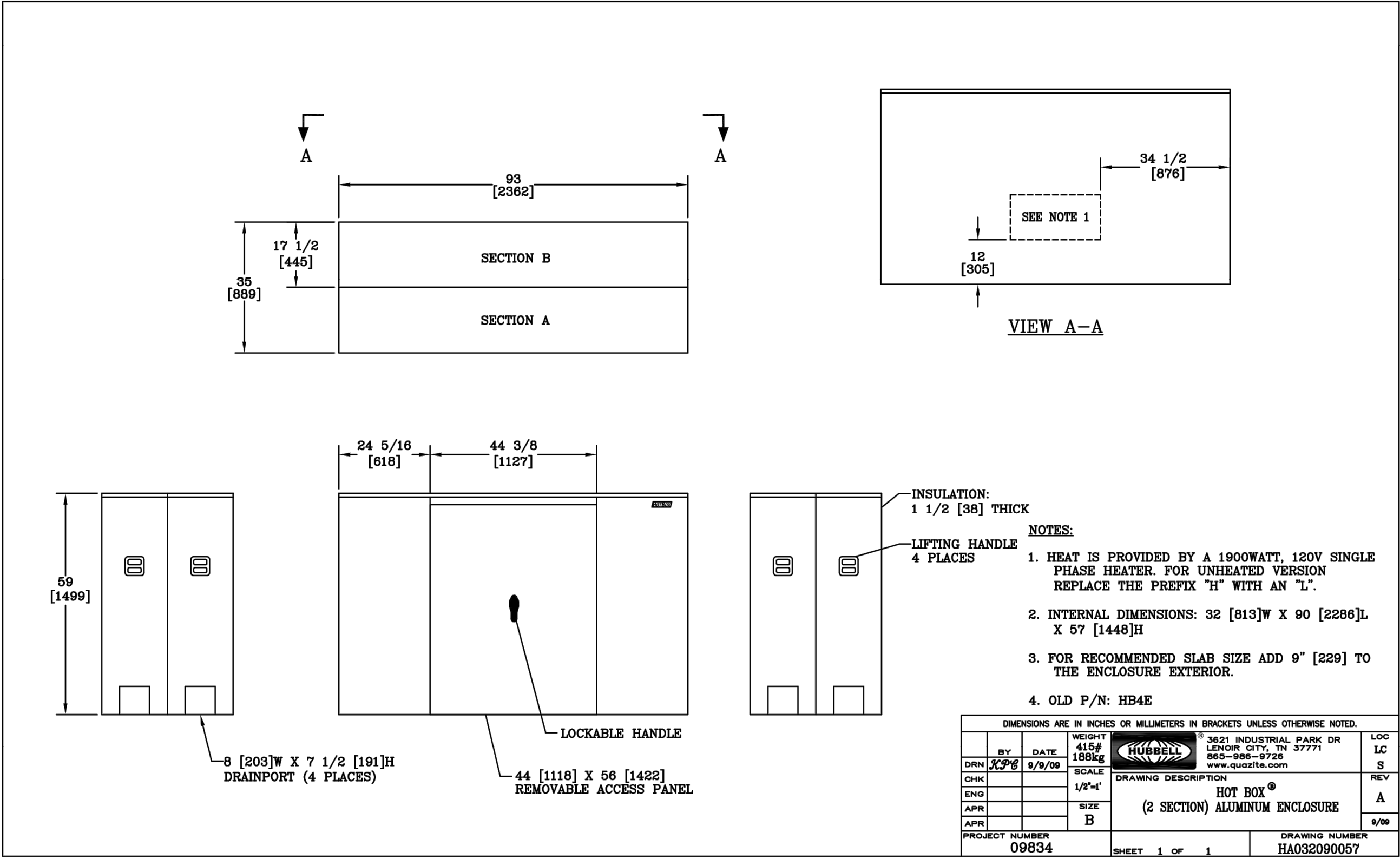
Revisions / Submissions		
ID	Description	Date

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Drawn By: MST
Checked By: BP
Date: 11.09.2022
Issue: NOT FOR CONSTRUCTION

Drawing Title:
UTILITY DETAILS

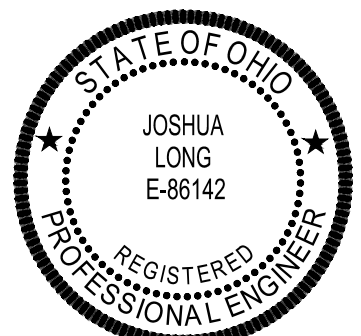
C7.3

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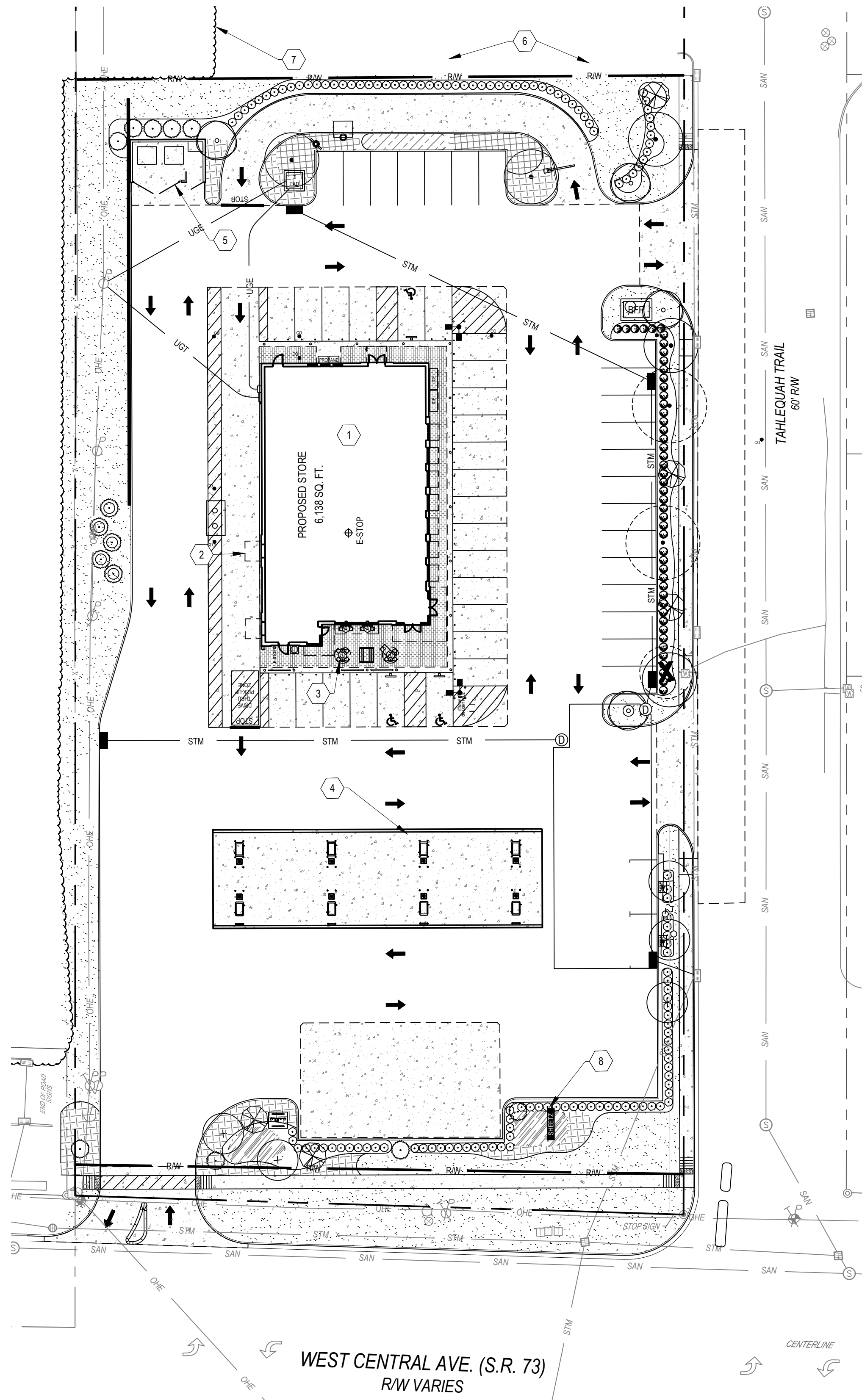
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800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

Revisions / Submissions
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Drawing Title:
UTILITY DETAILS

C7.4



LEGEND

	RW	RIGHT OF WAY LINE
	PARCEL LINE	
	PROPERTY BOUNDARY LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	PAVEMENT/WALK	
	PROPOSED CONCRETE SIDEWALK OR DECK	
	OHE	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
		EXISTING TREE TO BE REMOVED
		EXISTING TREE TO REMAIN
		AIR MACHINE
		MENU BOARD
		6" BOLLARD
	ICE	ICE MERCHANDISER
	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:

- PROPOSED 6,138 SF STORE.
- PROPOSED DRIVE-THRU WINDOW.
- PROPOSED PATIO SEATING.
- PROPOSED EIGHT (8) DISPENSER FUEL CANOPY.
- PROPOSED DUMPSTER ENCLOSURE AND PAD.
- EXISTING TURF TO REMAIN
- EXISTING TREES TO REMAIN
- 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® GROUND COVER 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 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) TAHLEQUAH TRAIL (297 LF, NOT INCLUDING DRIVES)

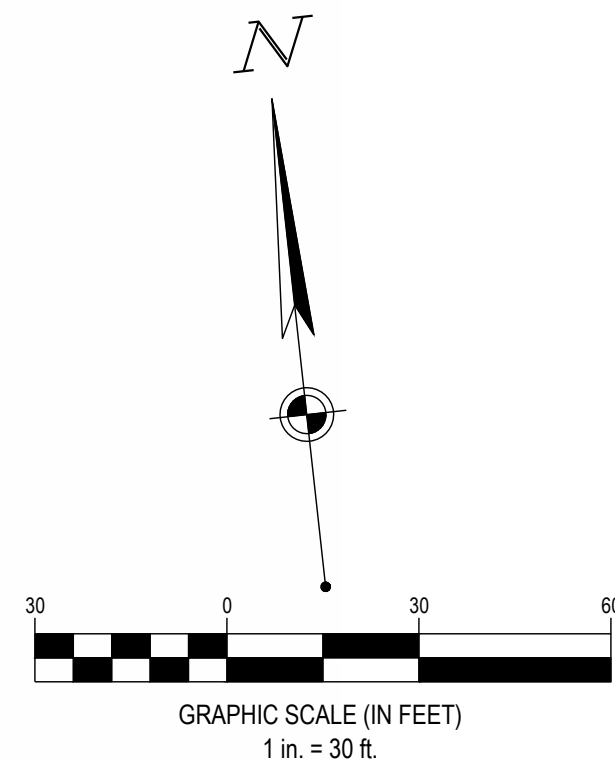
REQUIRED CANOPY TREES: 5 CANOPY TREES
PROPOSED CANOPY TREES: 6 ORNAMENTAL TREES
REQUIRED ORNAMENTAL TREES: 2 ORNAMENTAL TREES*
PROPOSED ORNAMENTAL TREES: 2 ORNAMENTAL TREES
REQUIRED SHRUBS: 36 SHRUBS
PROPOSED SHRUBS: 46 SHRUBS
* ORNAMENTAL TREES SUBSTITUTED FOR CANOPY TREES UNDER POWER LINES

REQUIRED CANOPY TREES: 8 CANOPY TREES
PROPOSED CANOPY TREES: 8 CANOPY TREES
REQUIRED ORNAMENTAL TREES: 3 ORNAMENTAL TREES
PROPOSED ORNAMENTAL TREES: 3 ORNAMENTAL TREES
REQUIRED SHRUBS: 60 SHRUBS
PROPOSED SHRUBS: 76 SHRUBS

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



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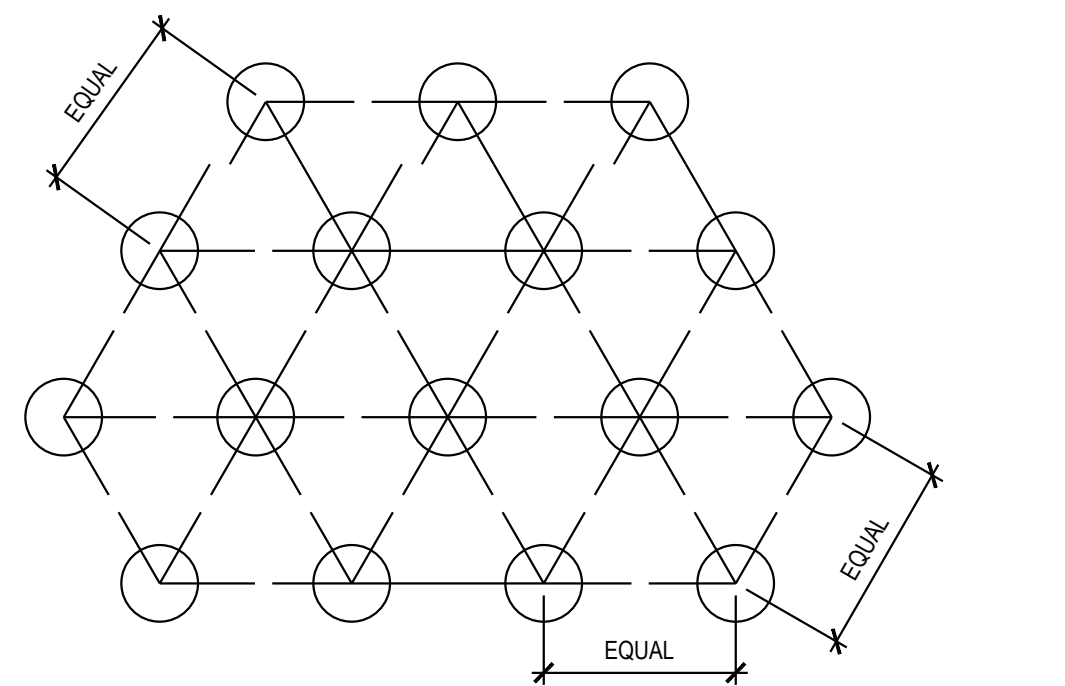
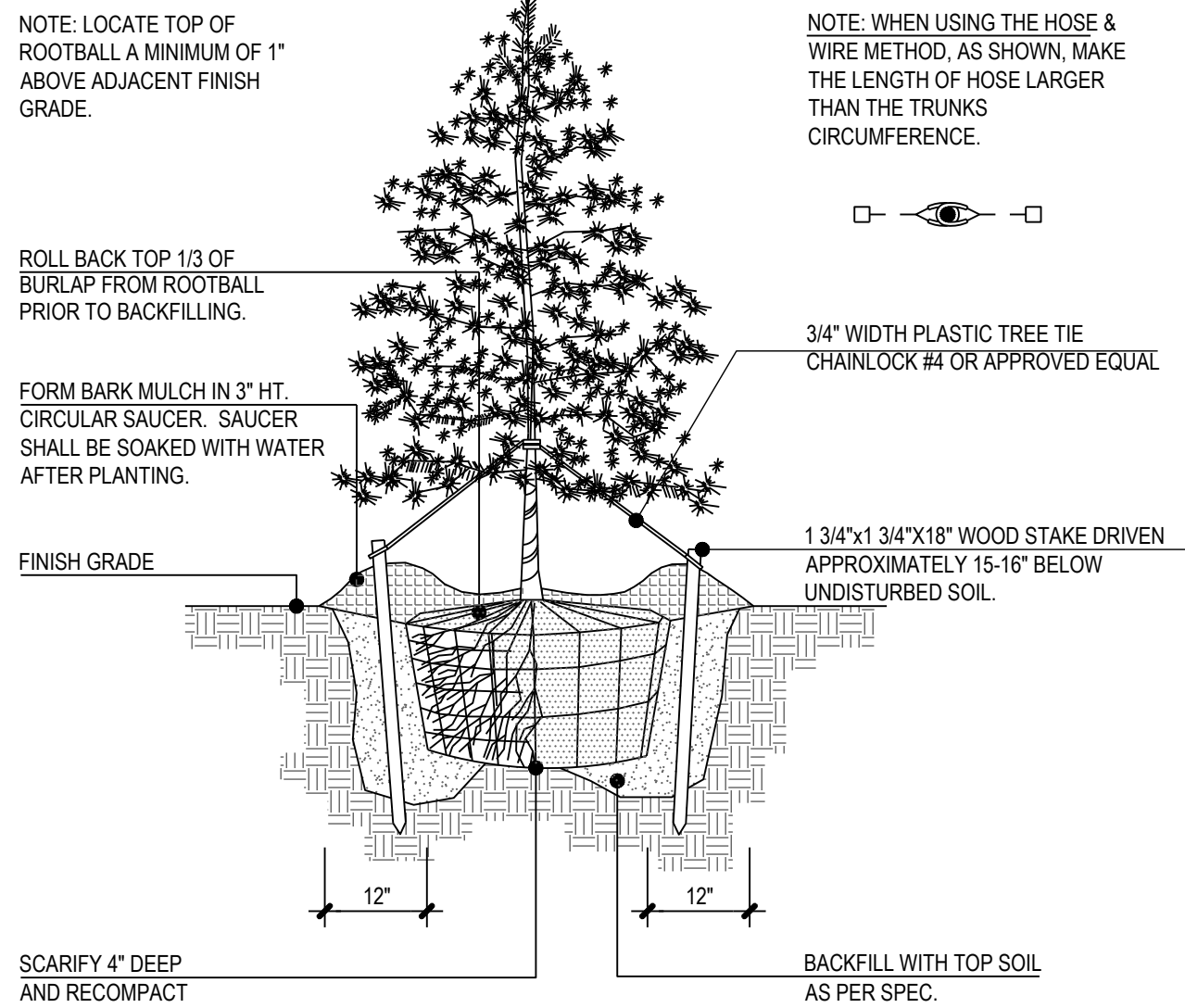
Revisions / Submissions
ID Description Date

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



ALL GROUND COVER SHALL BE PLANTED AT
EQUAL TRIANGULAR SPACING PER ON CENTER
SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED
SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR
OTHER HARD SURFACE, UNLESS OTHERWISE NOTED

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.

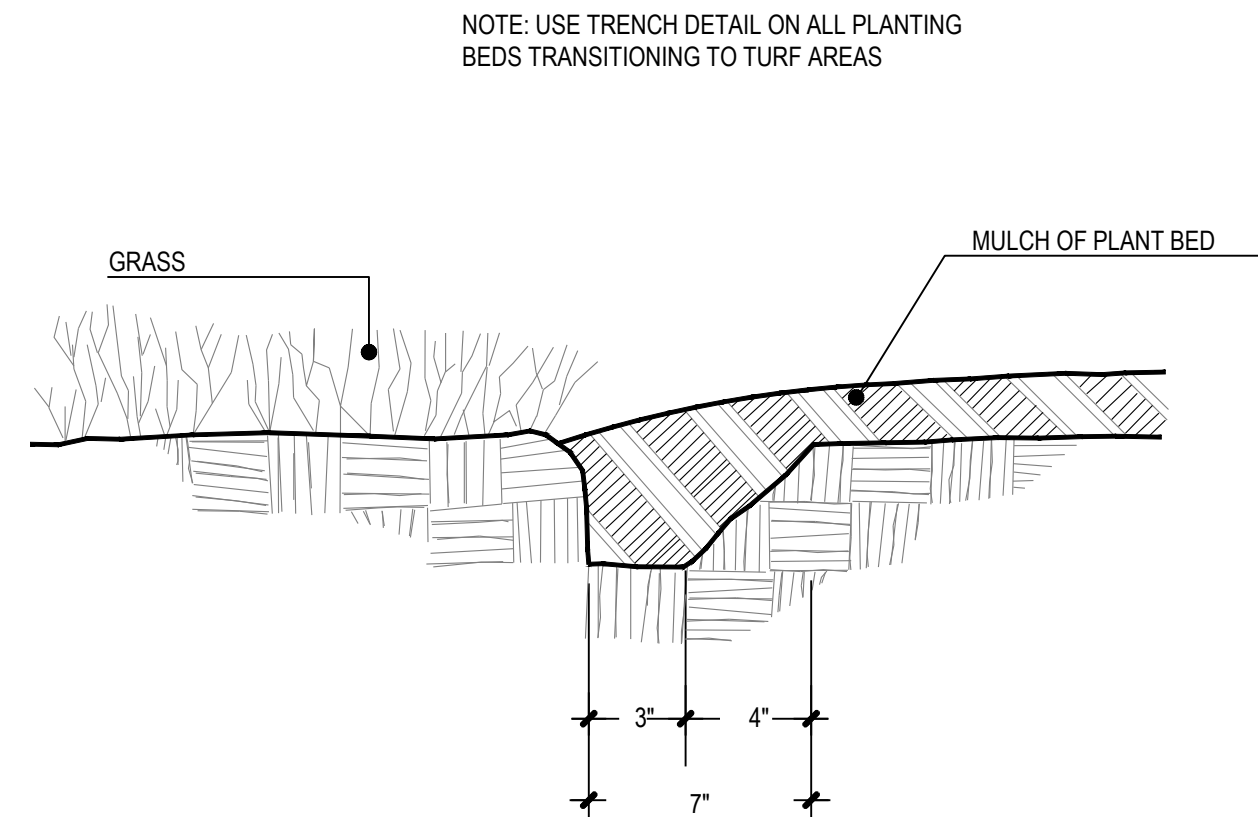
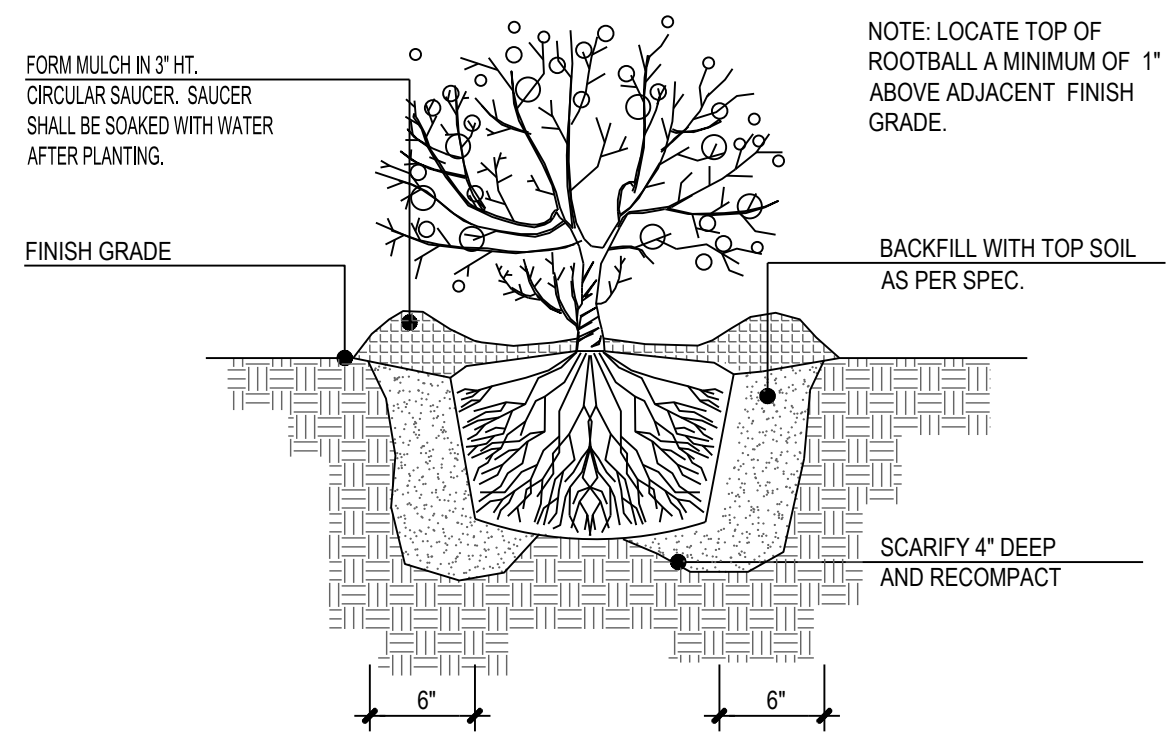


2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

N.T.S.

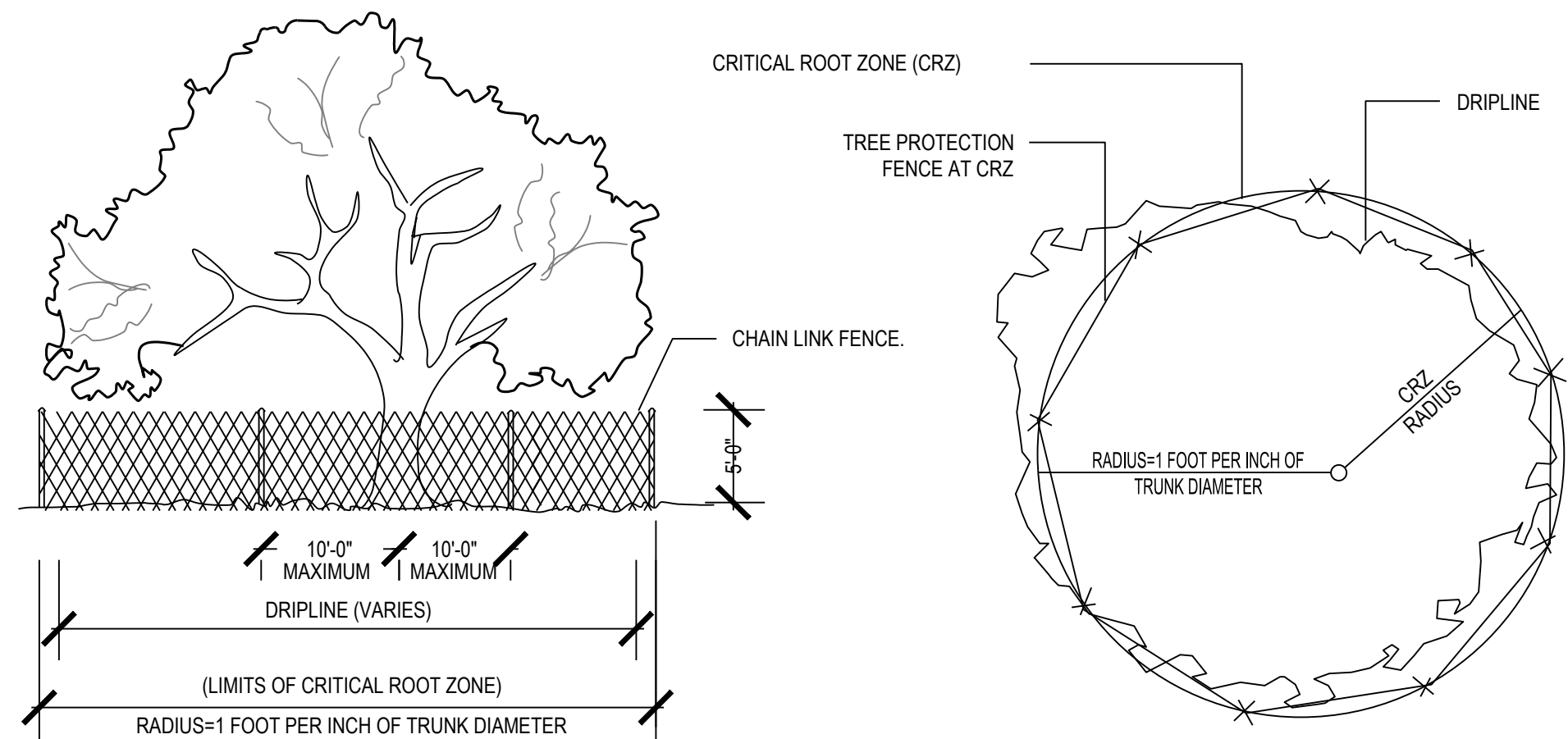
NTS

NTS



NTS

N.T.S



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.

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

N.T.S.



SHEETZ - SPRINGBORO, OH

800 W. CENTRAL AVE
SPRINGBORO, OHIO 45066

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

REAL ESTATE DEVELOPMENT

Revisions / Submissions

ID	Description	Date
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Project Number: 50

Scale:	1
--------	---

Drawn By:

Checked By:

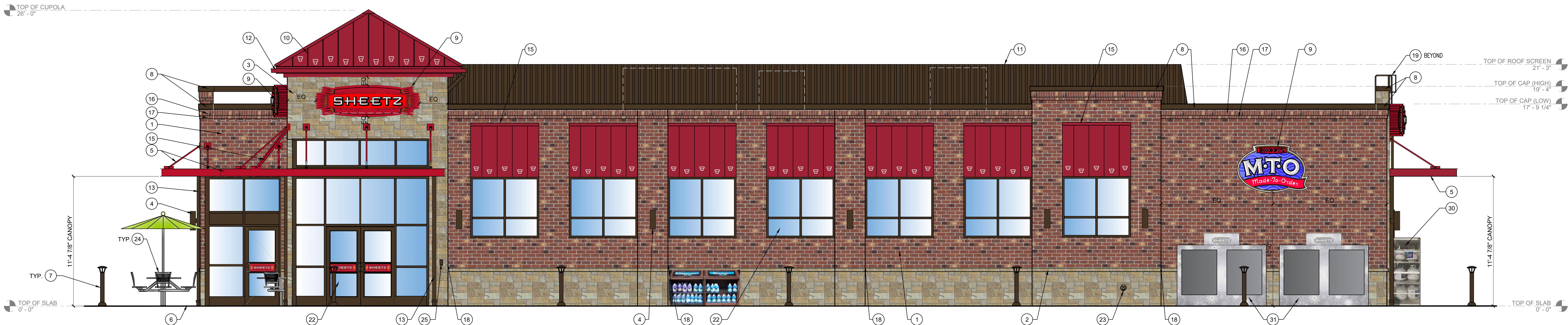
Date: 09/22/

Issue: NOT FOR CONSTRUCTION

Drawing Title:

PLANTING DETAILS

L1.1



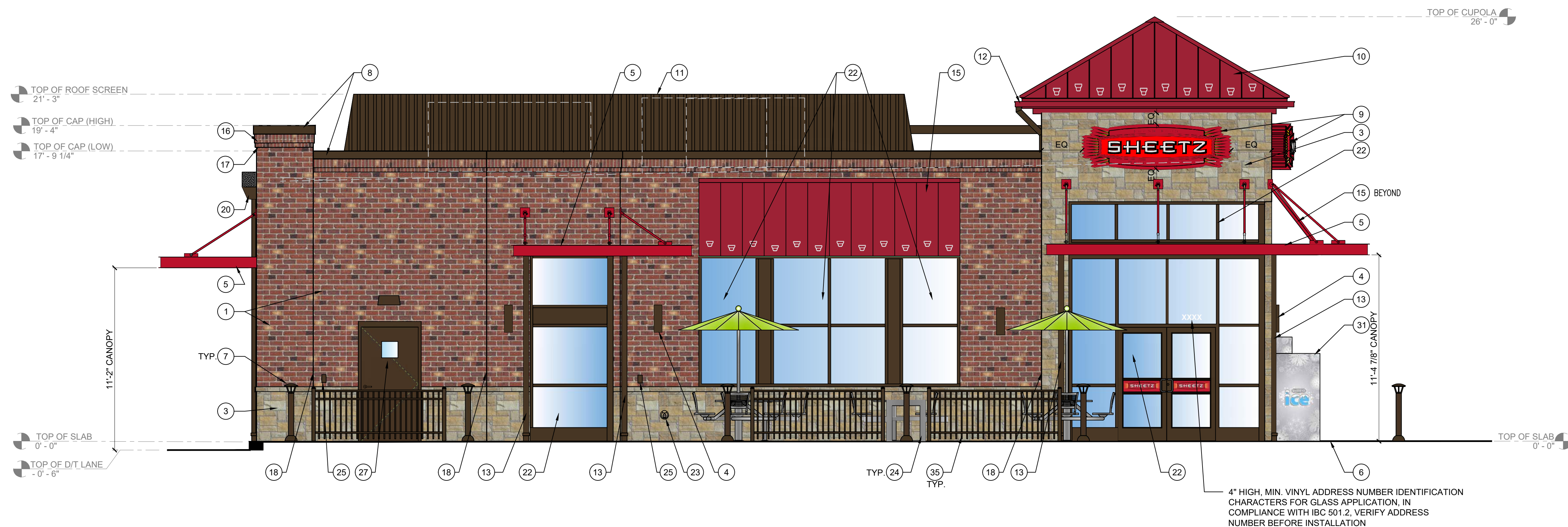
1 FRONT ELEVATION - EAST
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

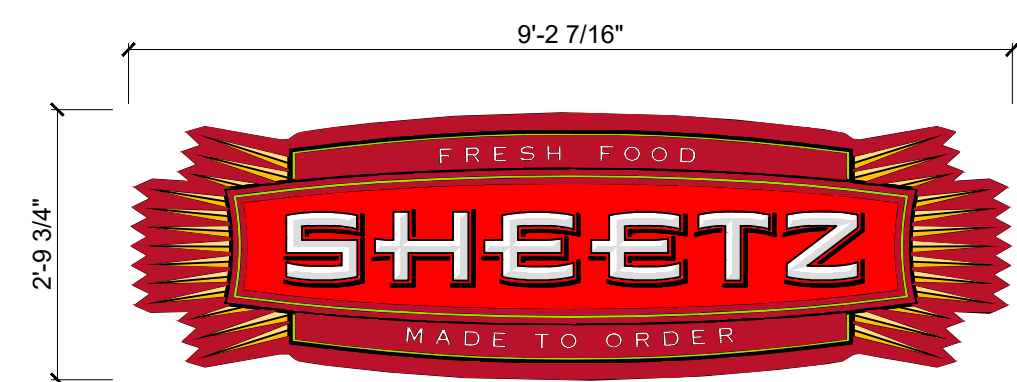
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIA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

EXTERIOR ELEVATION KEYNOTES:

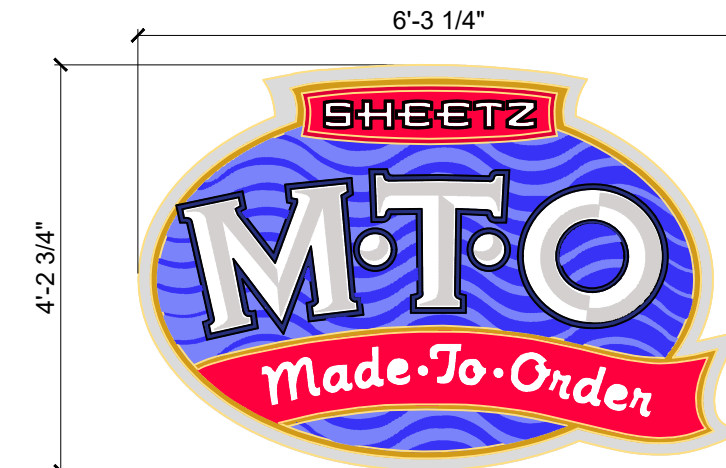
- BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CAST STONE SILL (COLOR = CRAB ORCHARD)
- ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD
- METAL COPING (COLOR = DARK BRONZE)
- WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- GUTTER (COLOR = RED)
- DOWNSPOUT (COLOR = DARK BRONZE)
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CONTROL JOINT SEE MASONRY SPECS FOR COLOR
- STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR HOSE BIB
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- HM DOOR AND FRAME (COLOR = DARK BRONZE)
- EMERGENCY WATER CONNECTION
- SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD (COLOR = DARK BRONZE)
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE



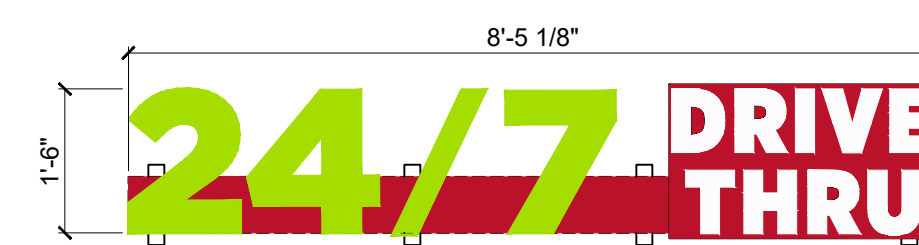
2 LEFT ELEVATION - SOUTH
1/4" = 1'-0"



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"

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

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

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

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

PROJECT NAME:
NEW SHEETZ STORE

SPRINGBORO

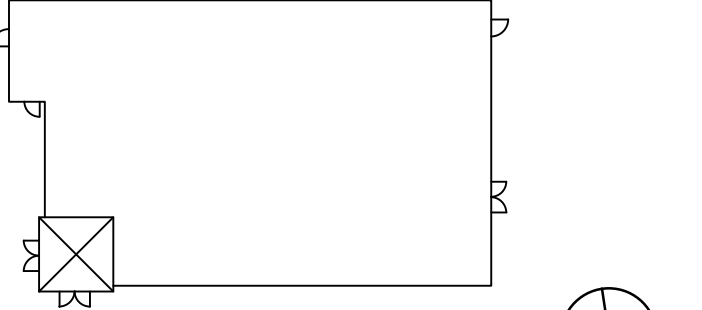
Int. of West Central Avenue
And Tahlequah Trail
Springboro, OH 45066

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



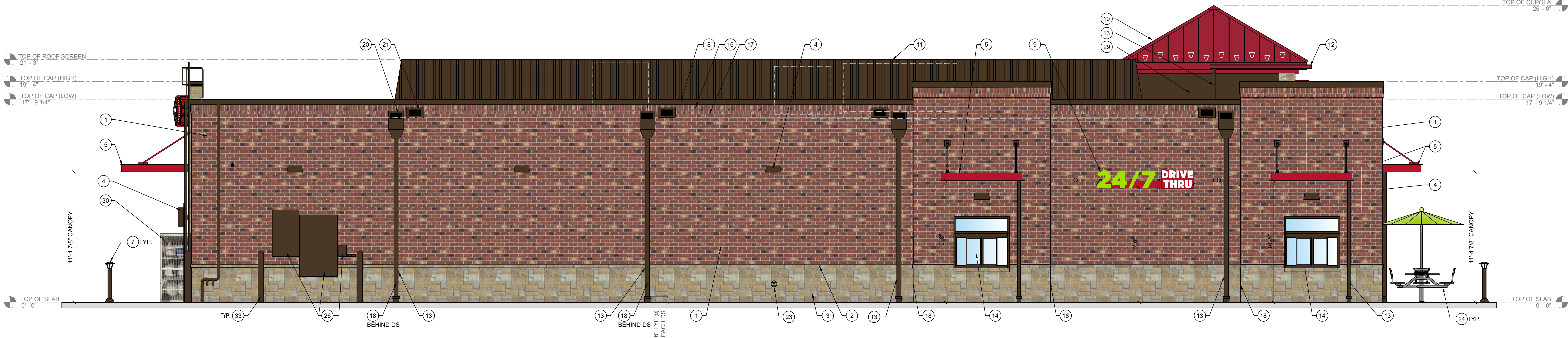
KEYPLAN

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

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



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

TYPICAL EXTERIOR ELEVATION NOTES:

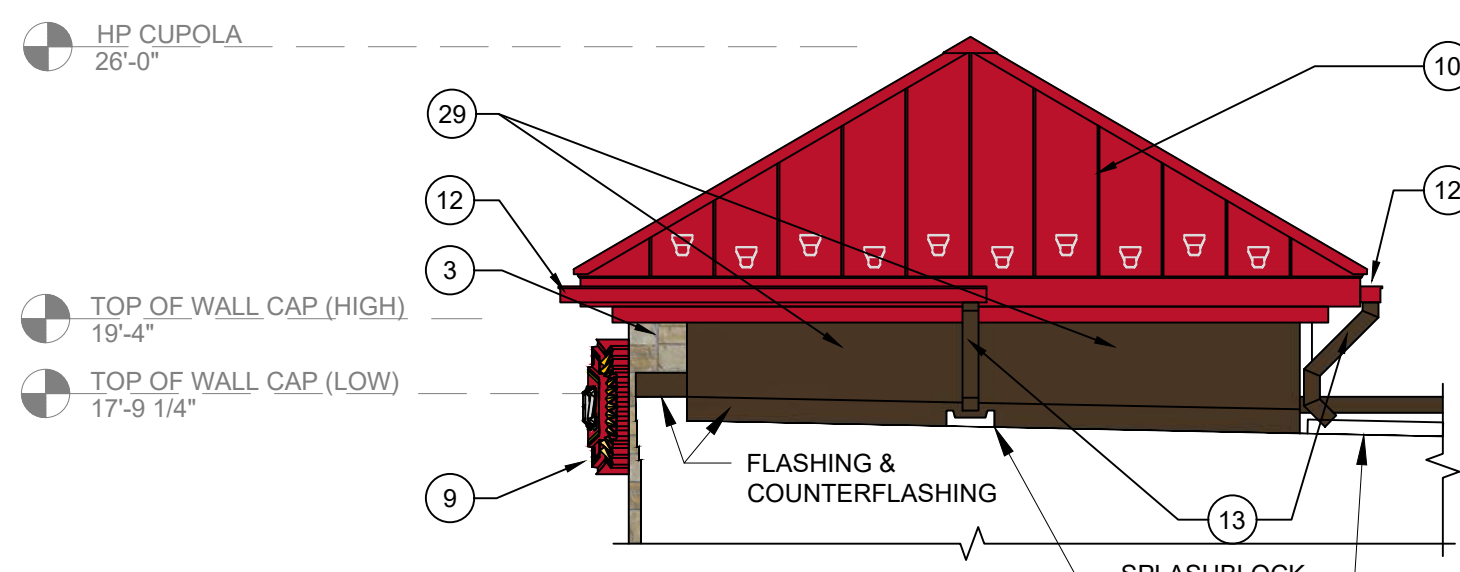
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EXTERIOR ELEVATION KEYNOTES:

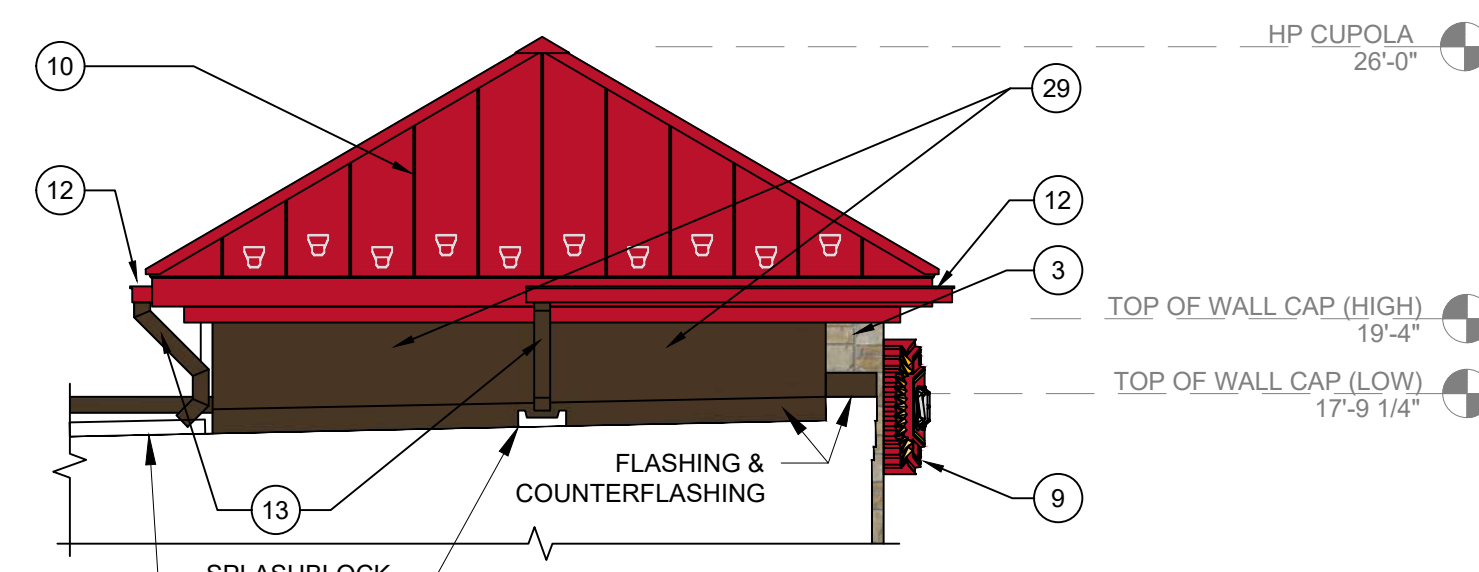
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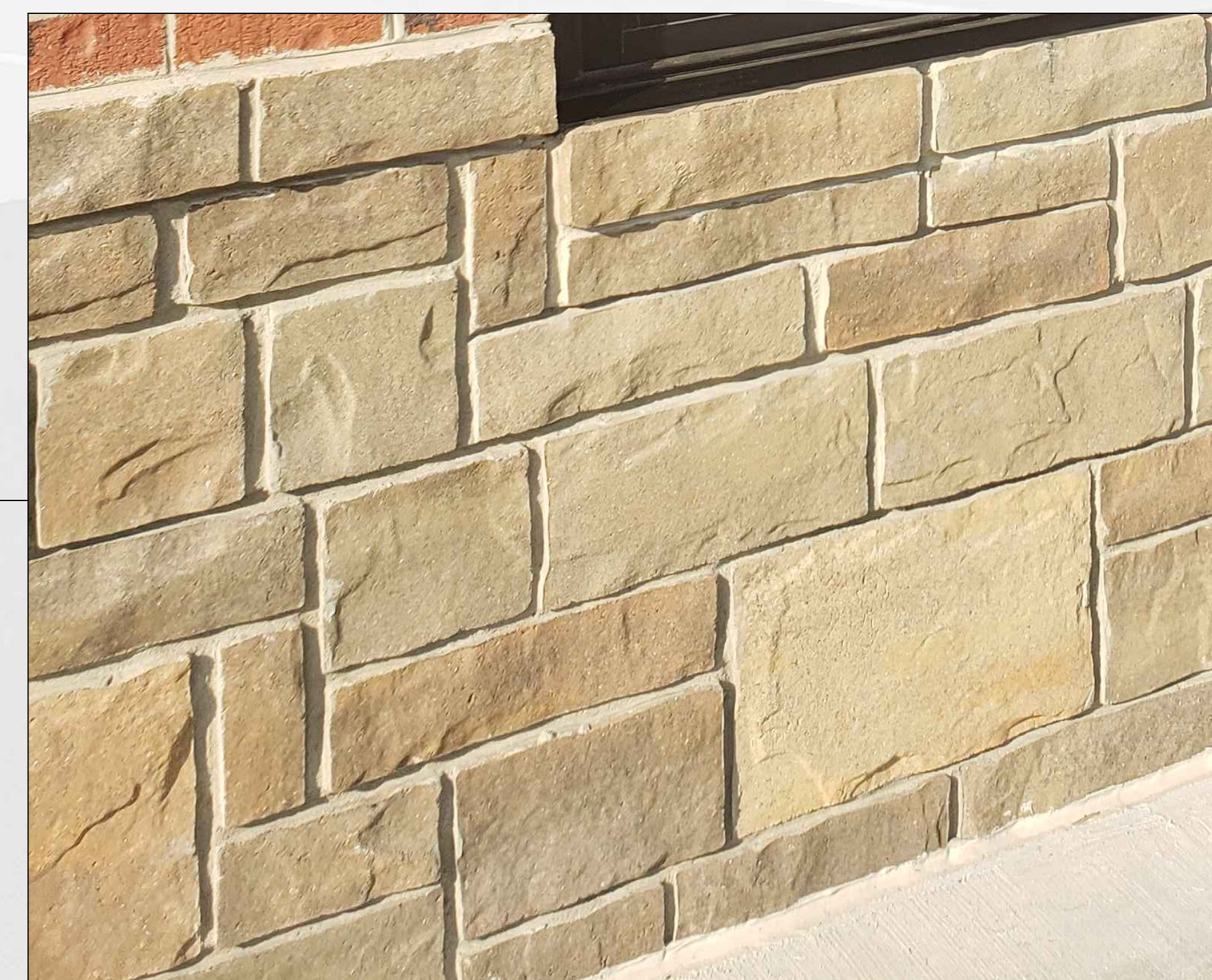
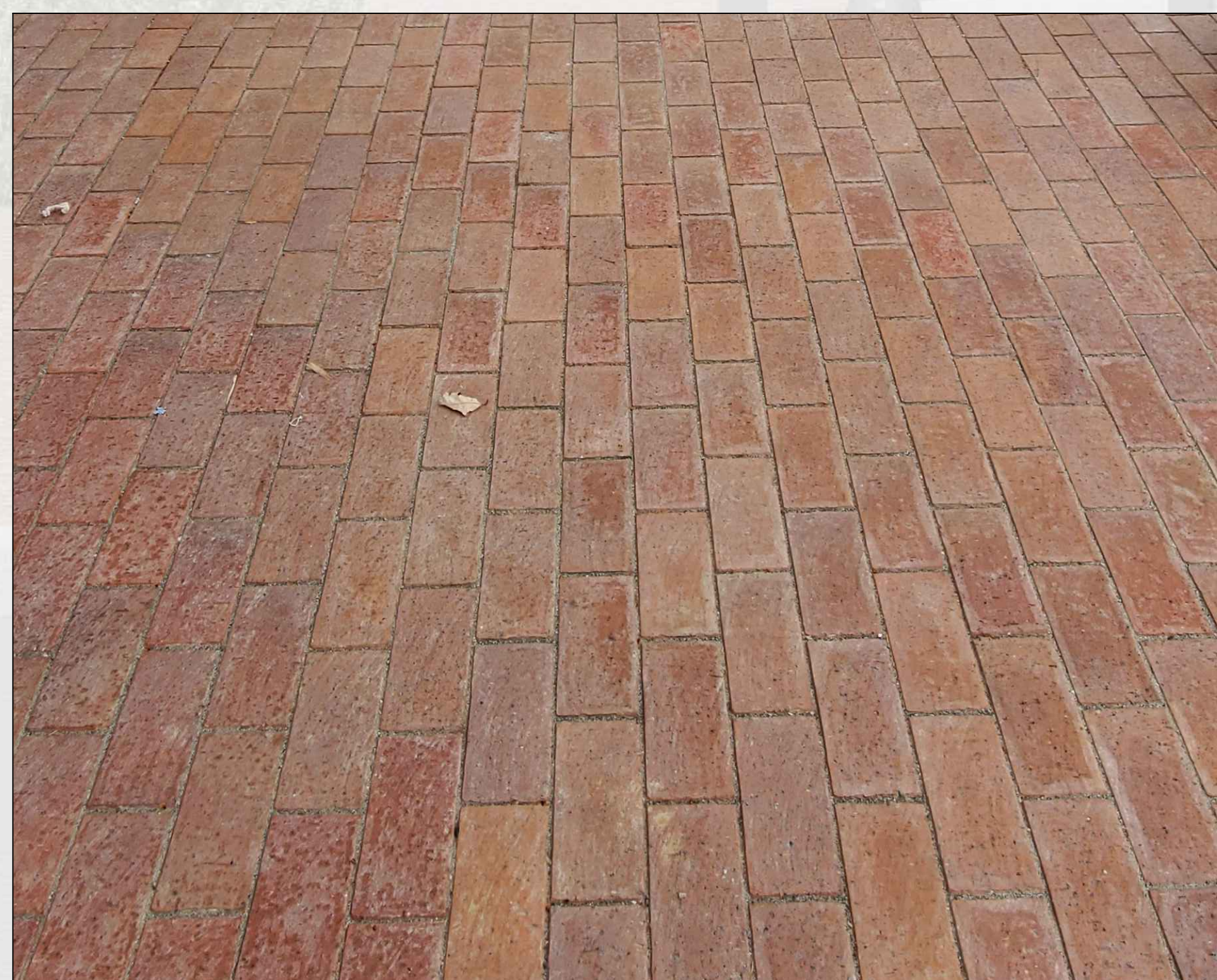
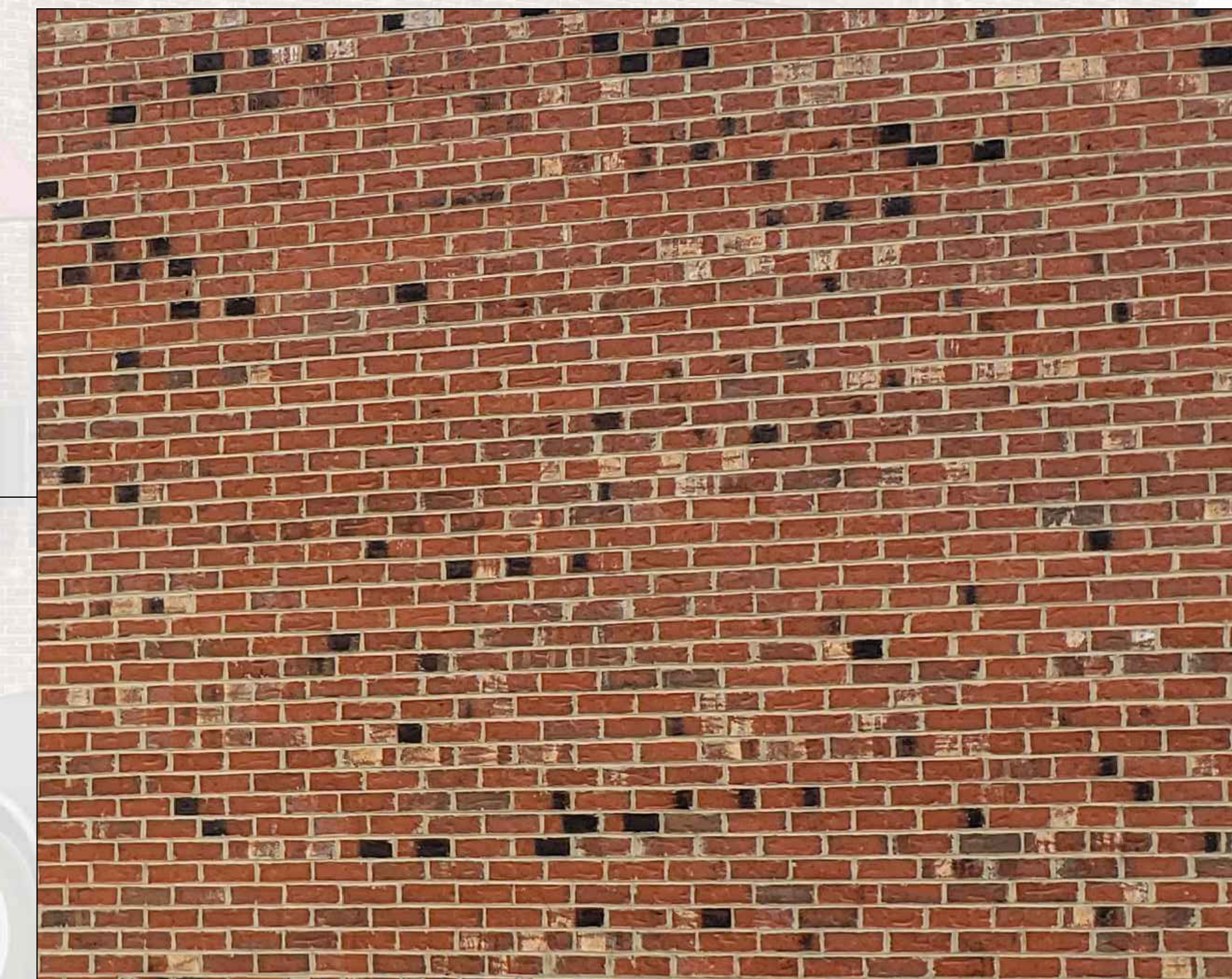
4 RIGHT ELEVATION - NORTH
1/4" = 1'-0"



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



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



Convenience Architecture
and *Design P.C.*
351 Sheetz Way, Claysburg, PA 16625

351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

email tcolumbu@sheetz.com

web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

STORE
NAME

Int of Drive
and Road
City, ST

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602



EXTERIOR FINISHES BOARD

[illegible]

PROJECT NAME:
**NEW SHEETZ STORE
SPRINGBORO**

Int. of Tahlequah Trail
and West Central Avenue
Warren County
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

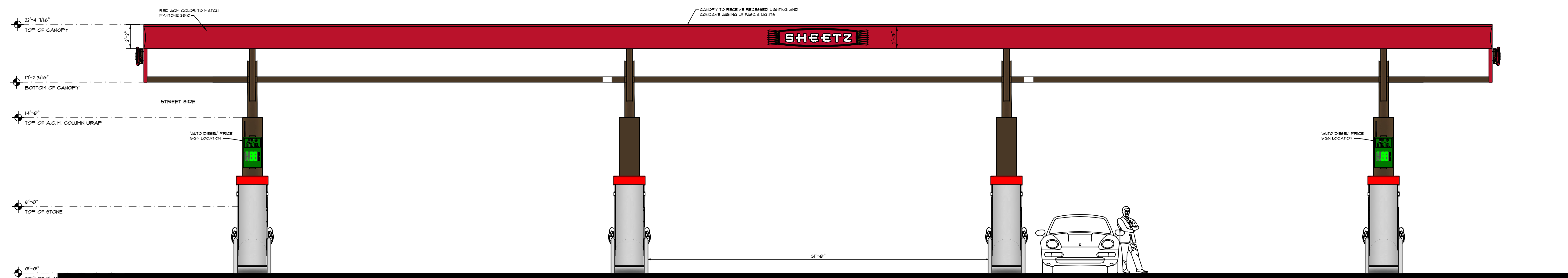
KEYPLAN



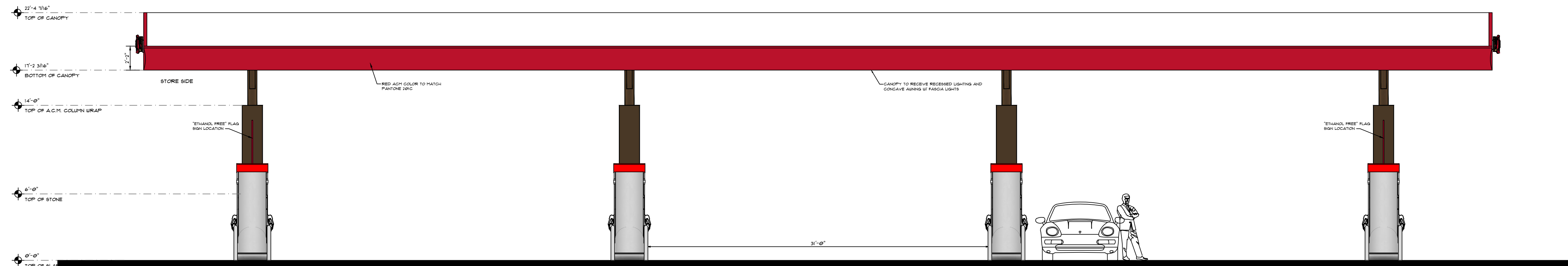
ISSUE: **09-21-22**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

GAS AWNING

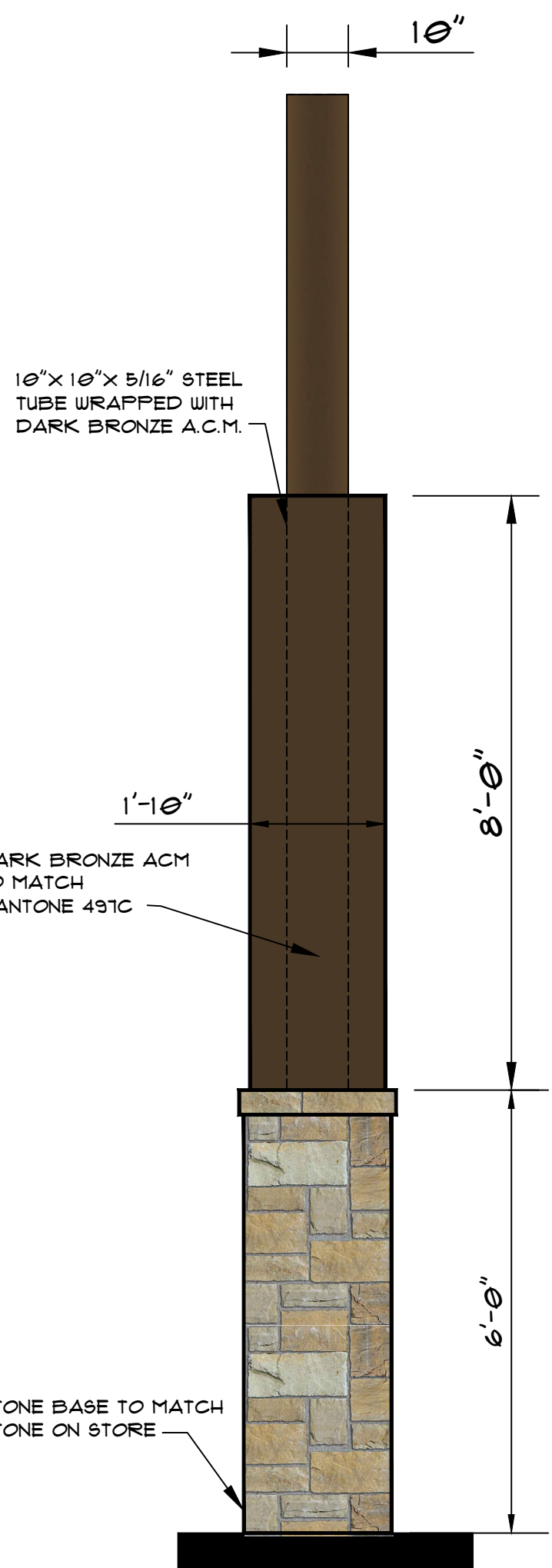
AWNING



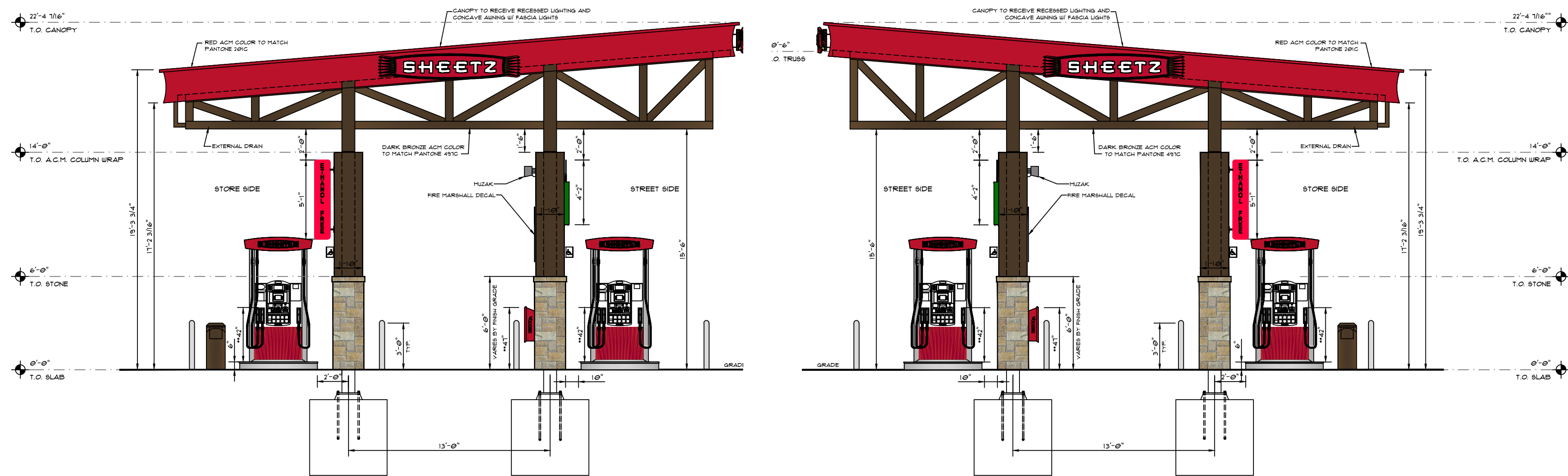
SIDE 'B' ELEVATION
SCALE: 3/16" = 1'-0"



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



COLUMN ELEVATION
SCALE: 1/2" = 1'-0"

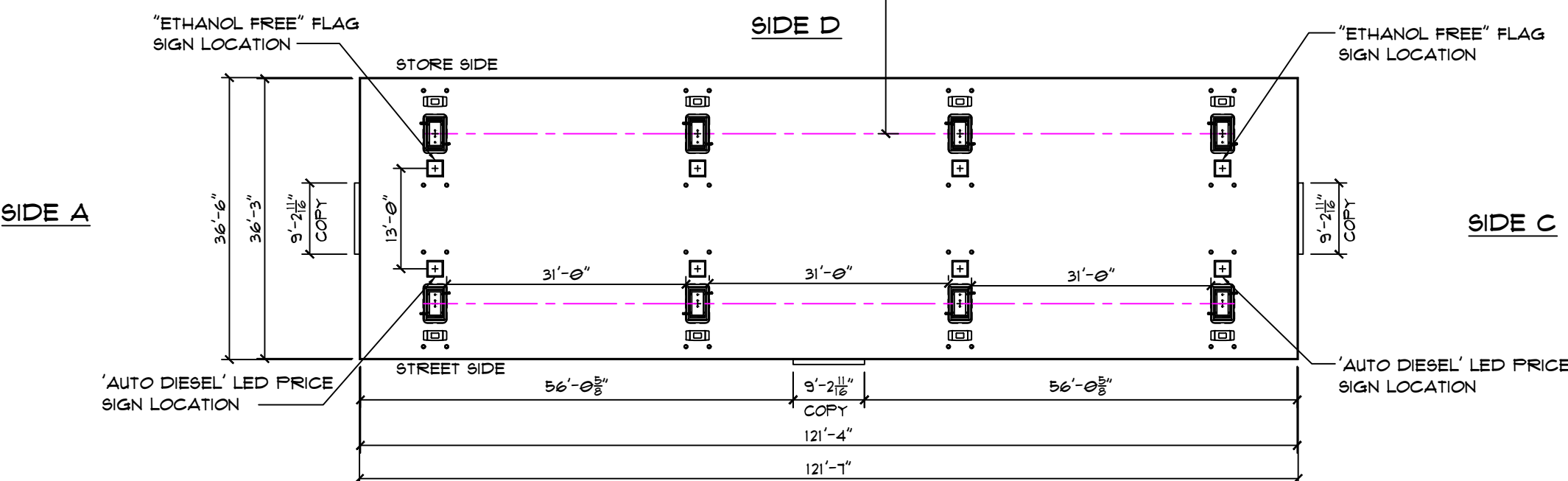
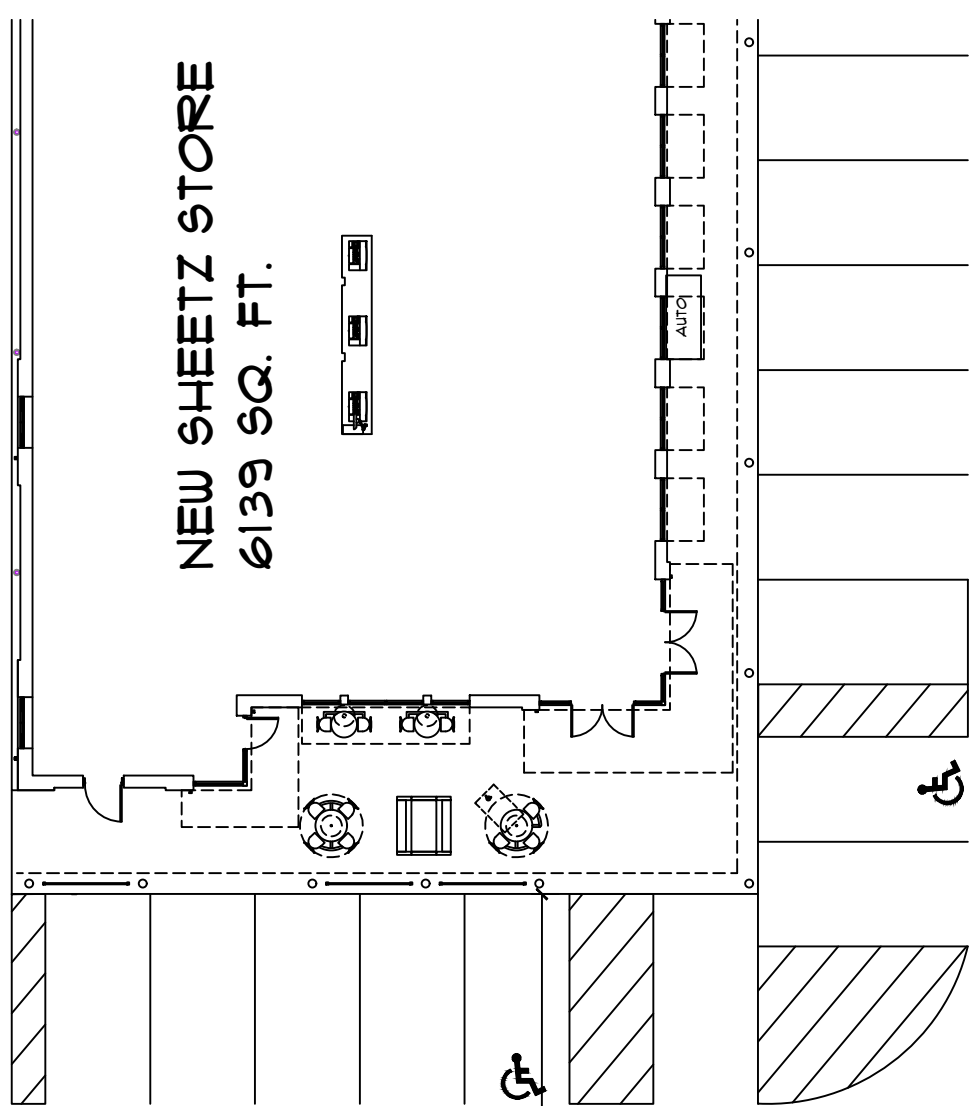


SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

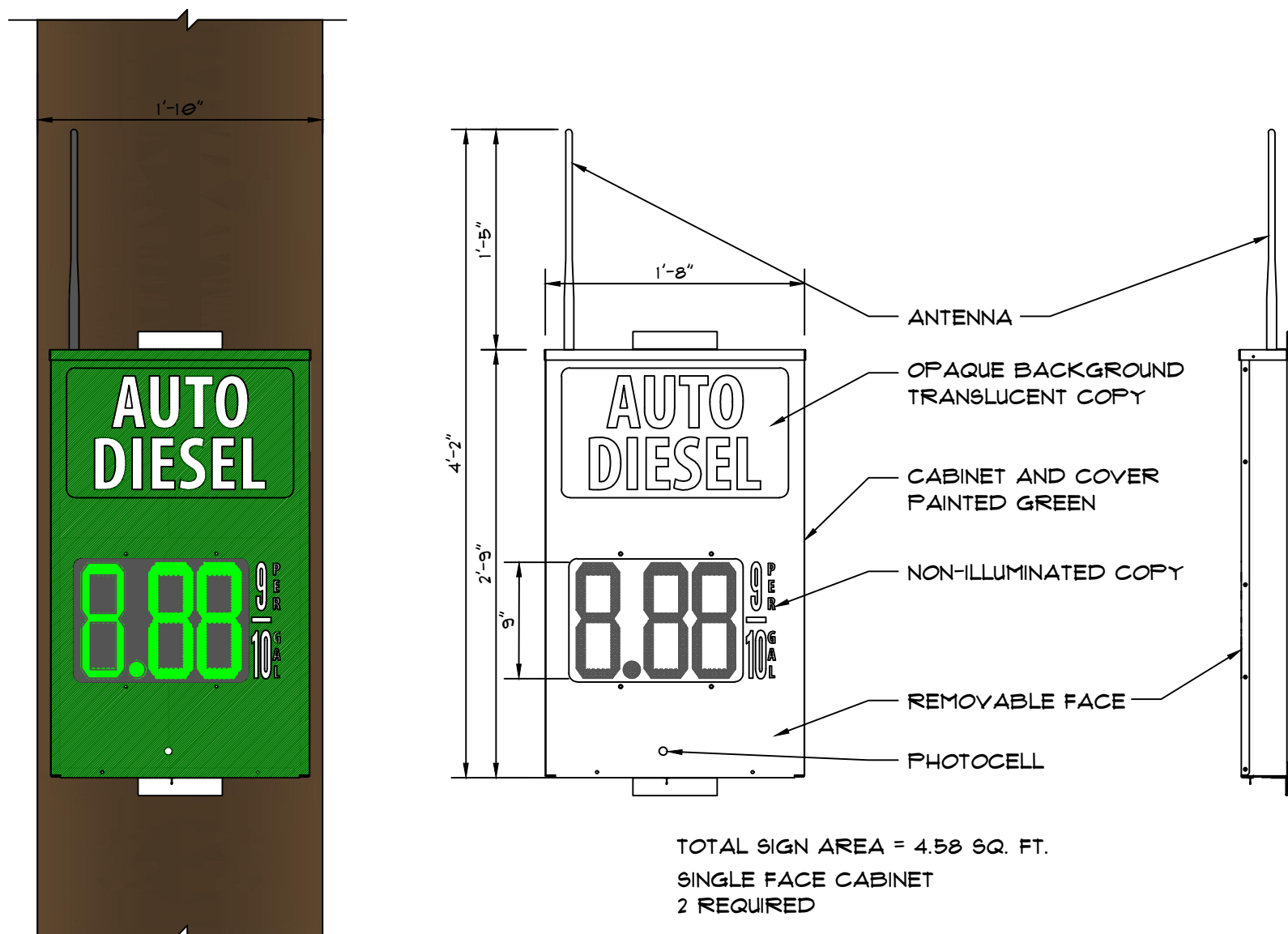
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



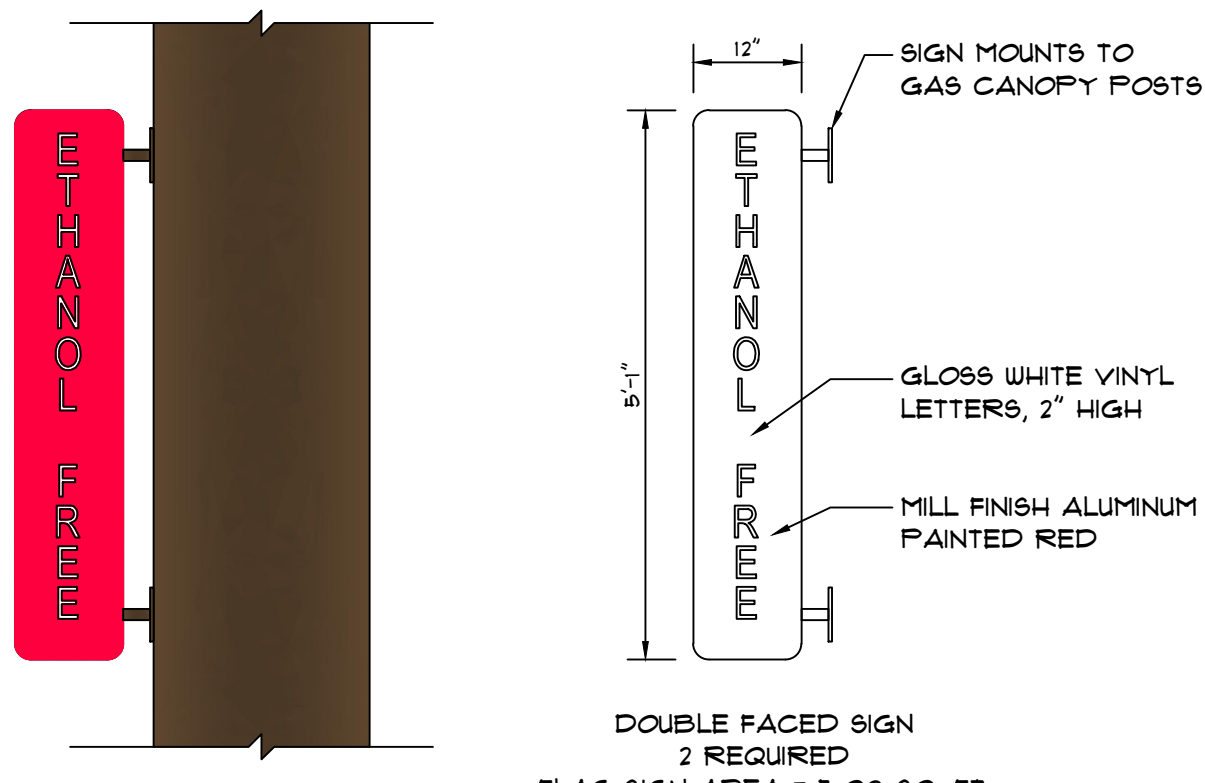
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/2" = 1'-0"



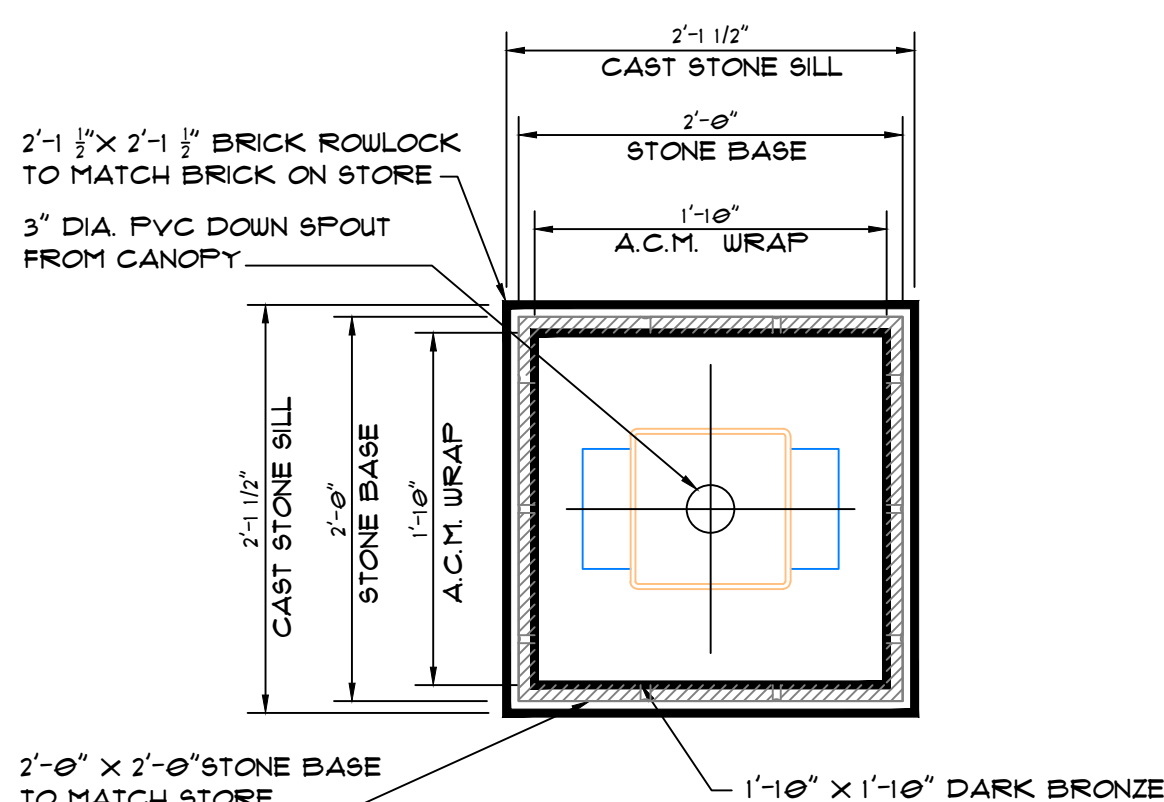
PLAN VIEW FOR LOGO LOCATIONS



"AUTO DIESEL" PRICE SIGN ELEVATION AND DETAIL
SCALE: 1/4" = 1'-0"

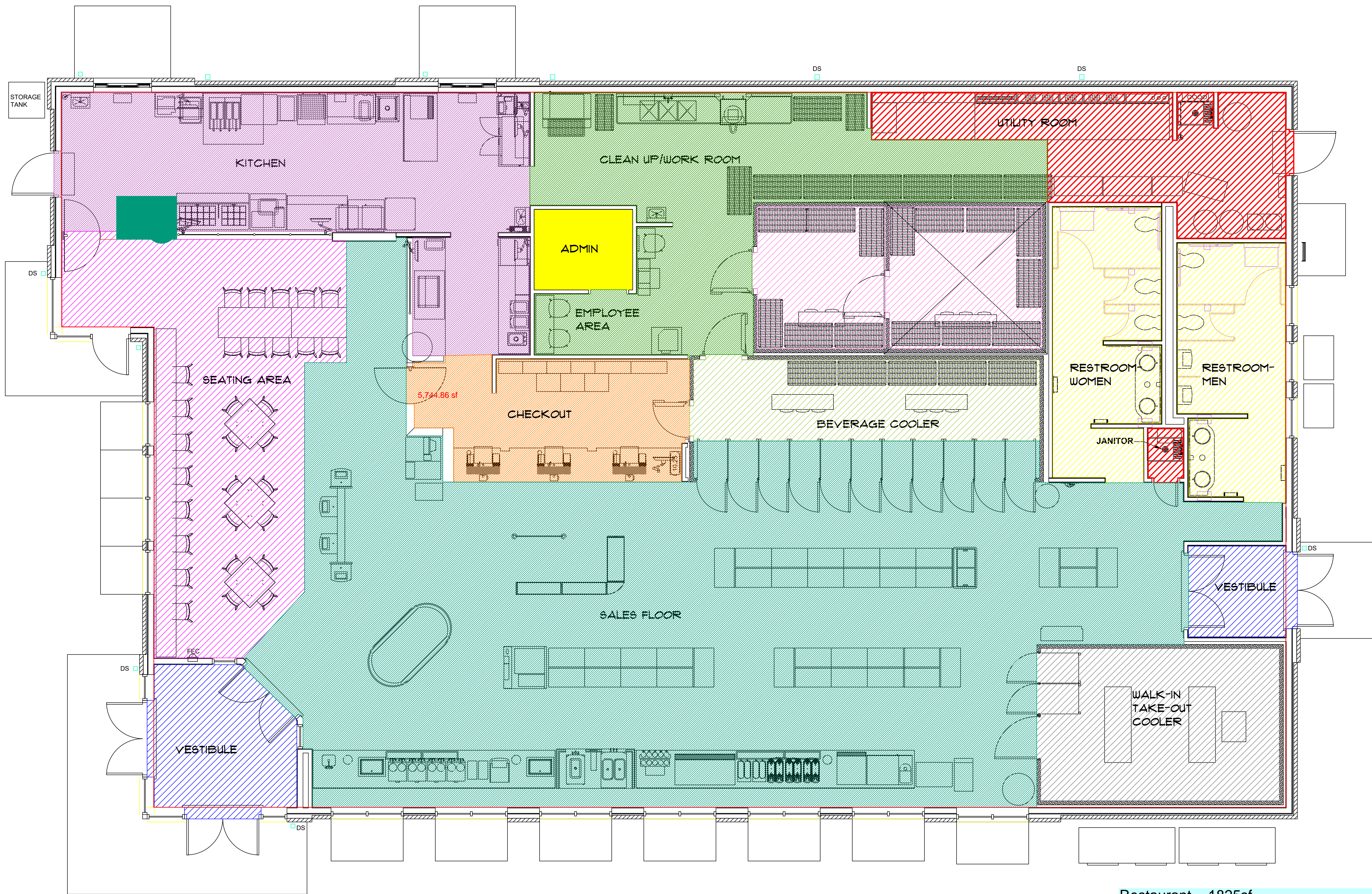


"ETHANOL FREE" FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/4" = 1'-0"



STONE COLUMN BASE DETAIL
SCALE: 1/4" = 1'-0"

G:\Prototypes\Floor-breakdowns\6077 floor breakdown.dwg, 3/20/2020 9:06:51 AM



FLOOR AREA BREAKDOWN
SCALE: 1/4" = 1'-0"

- UTILITY AREAS: 276.69 SQ. FT.
- WALK IN COOLER AREA: 127.53 SQ. FT.
WALK IN FREEZER AREA: 150.89 SQ. FT.
- VESTIBULE AREAS: 206.14 SQ. FT.
- WALK IN TAKE OUT COOLER: 254.08 SQ. FT.
- MEN'S RESTROOM AREAS: 180.50 SQ. FT.
WOMEN'S RESTROOM AREAS: 191.12 SQ. FT.
- WORK ROOM AREA: 496.58 SQ. FT.
- KITCHEN AREA: 532.16 SQ. FT.
- SALES FLOOR AREA: 2108.86 SQ. FT.
- COOLER AREA: 196.21 SQ. FT.
- SEATING AREA: 515.24 SQ. FT.
- CHECK STAND/CIGARETTE AREA: 211.82 SQ. FT.
- ADMIN AREA: 53.42 SQ. FT.

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



- 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. Coffeez 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:

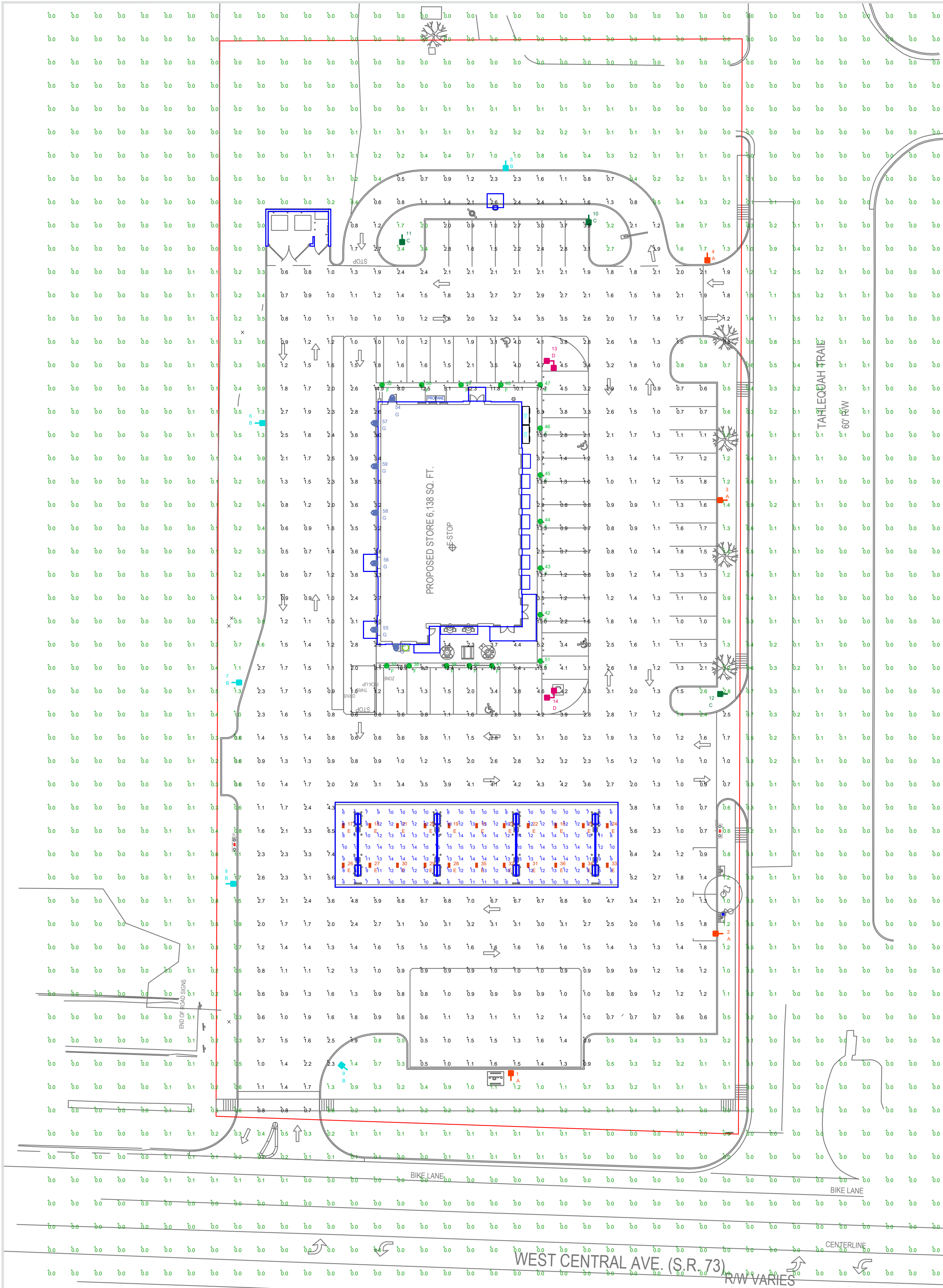
Edwards Furniture, Inc., an Ohio corporation (the "**Owner**") is the fee simple owner of the Property. The Owner is under contract with Morse Road Development, LLC (the "**Buyer**") for the purchase and sale of the Property. As part of this purchase, Buyer is seeking to present plans to the City of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

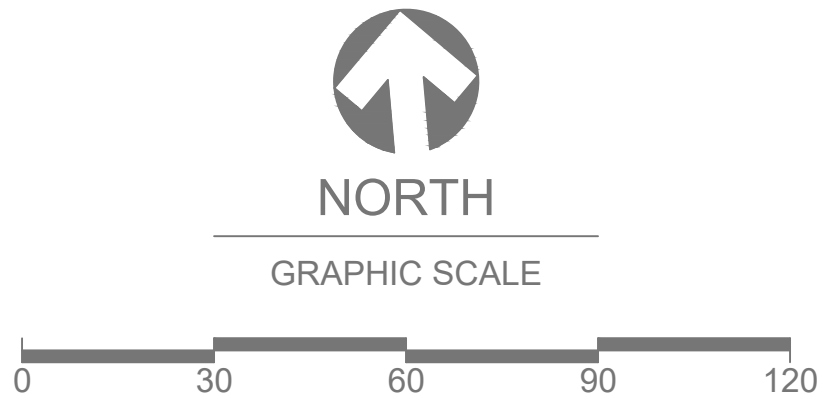
Edwards Furniture, Inc.,
an Ohio corporation

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



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

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1	A	23	0
2	A	23	0
3	A	23	0
4	A	23	0
5	B	23	0
6	B	23	0
7	B	23	0
8	B	23	0
9	B	23	0
10	C	23	0
11	C	23	0
12	C	23	0
13	D	23	0
14	D	23	0
15	E	17.6	-5
16	E	17.6	-5
17	E	17.6	-5
18	E	17.6	-5
19	E	17.6	-5
20	E	17.6	-5
21	E	17.6	-5
22	E	17.6	-5
23	E	17.6	-5
24	E	17.6	-5
25	E	17.6	-5
26	E	19.07	-5
27	E	19.07	-5
28	E	19.07	-5
29	E	19.07	-5
30	E	19.07	-5

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
31	E	19.07	-5
32	E	19.07	-5
33	E	19.07	-5
34	E	19.07	-5
35	E	19.07	-5
36	E	19.07	-5
37	F	3	0
38	F	3	0
39	F	3	0
40	F	3	0
41	F	3	0
42	F	3	0
43	F	3	0
44	F	3	0
45	F	3	0
46	F	3	0
47	F	3	0
48	F	3	0
49	F	3	0
50	F	3	0
51	F	3	0
52	F	3	0
53	G	9.33	0
54	G	9.33	0
55	G	10	0
56	G	10	0
57	G	12	0
58	G	12	0
59	G	12	0

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	2.29	17.7	0.5	4.58	35.40
UNDEFINED	0.13	3.4	0.0	N.A.	N.A.
UNDER CANOPY	11.04	15	4	2.76	3.75

AREA



CANOPY

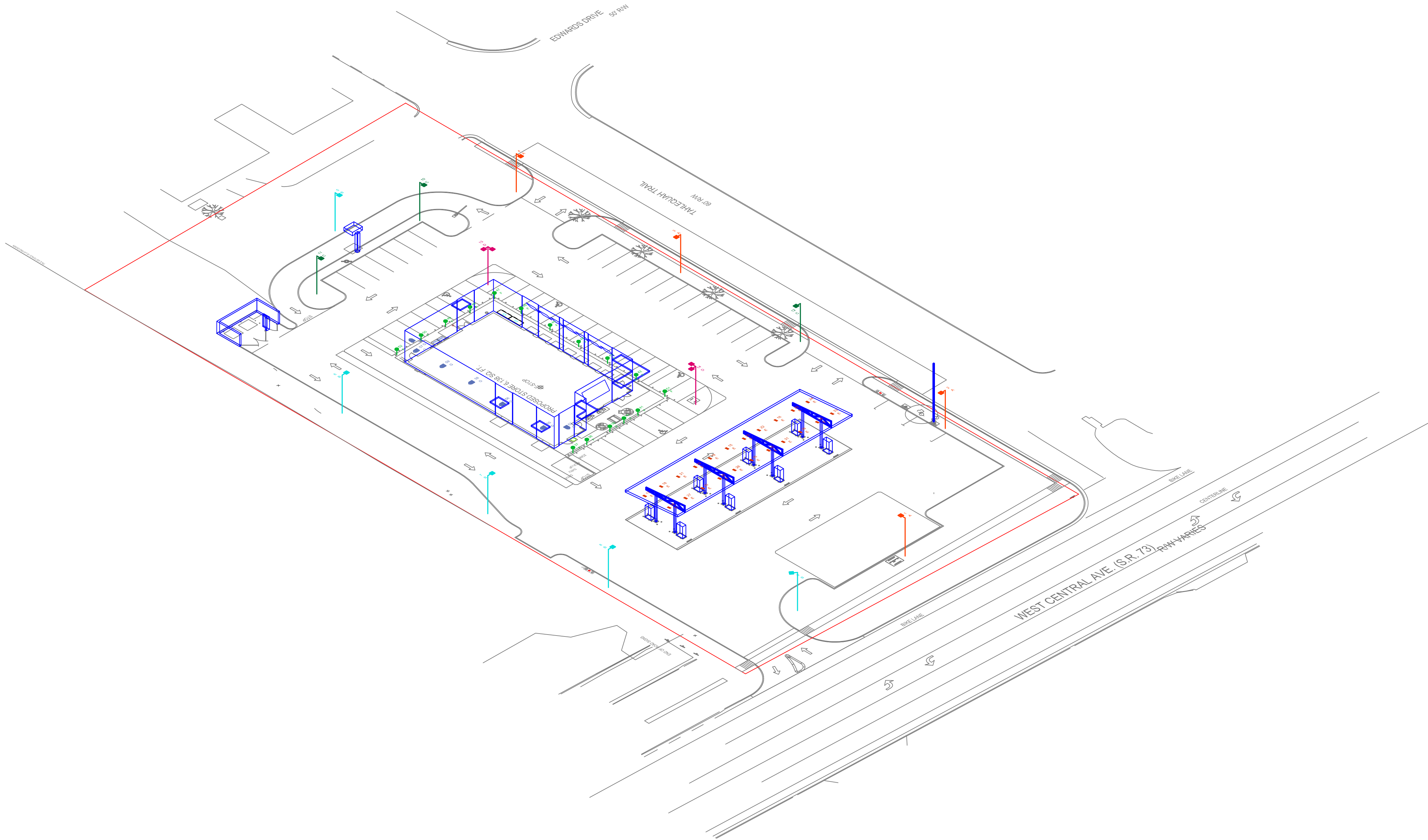


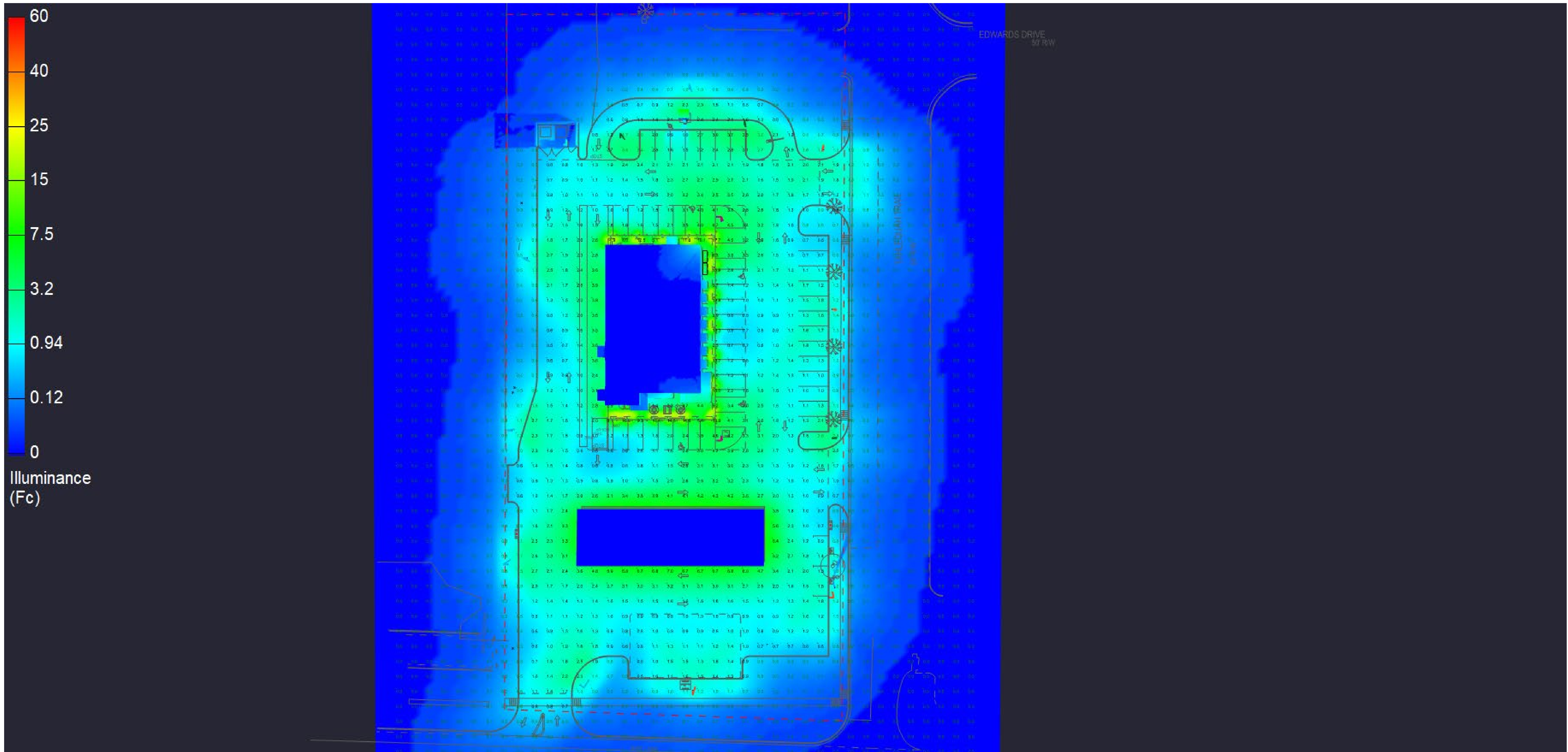
PATHWAY

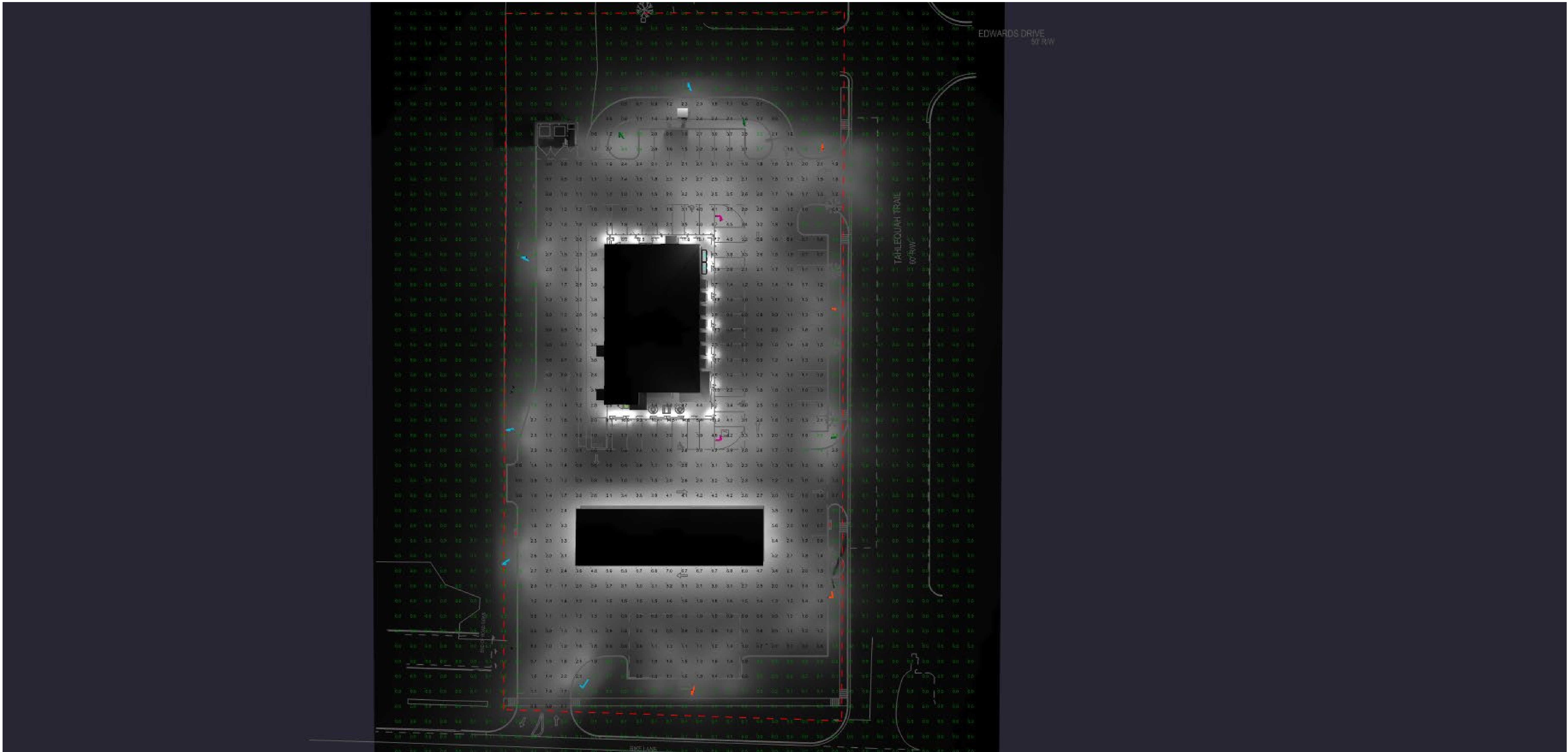


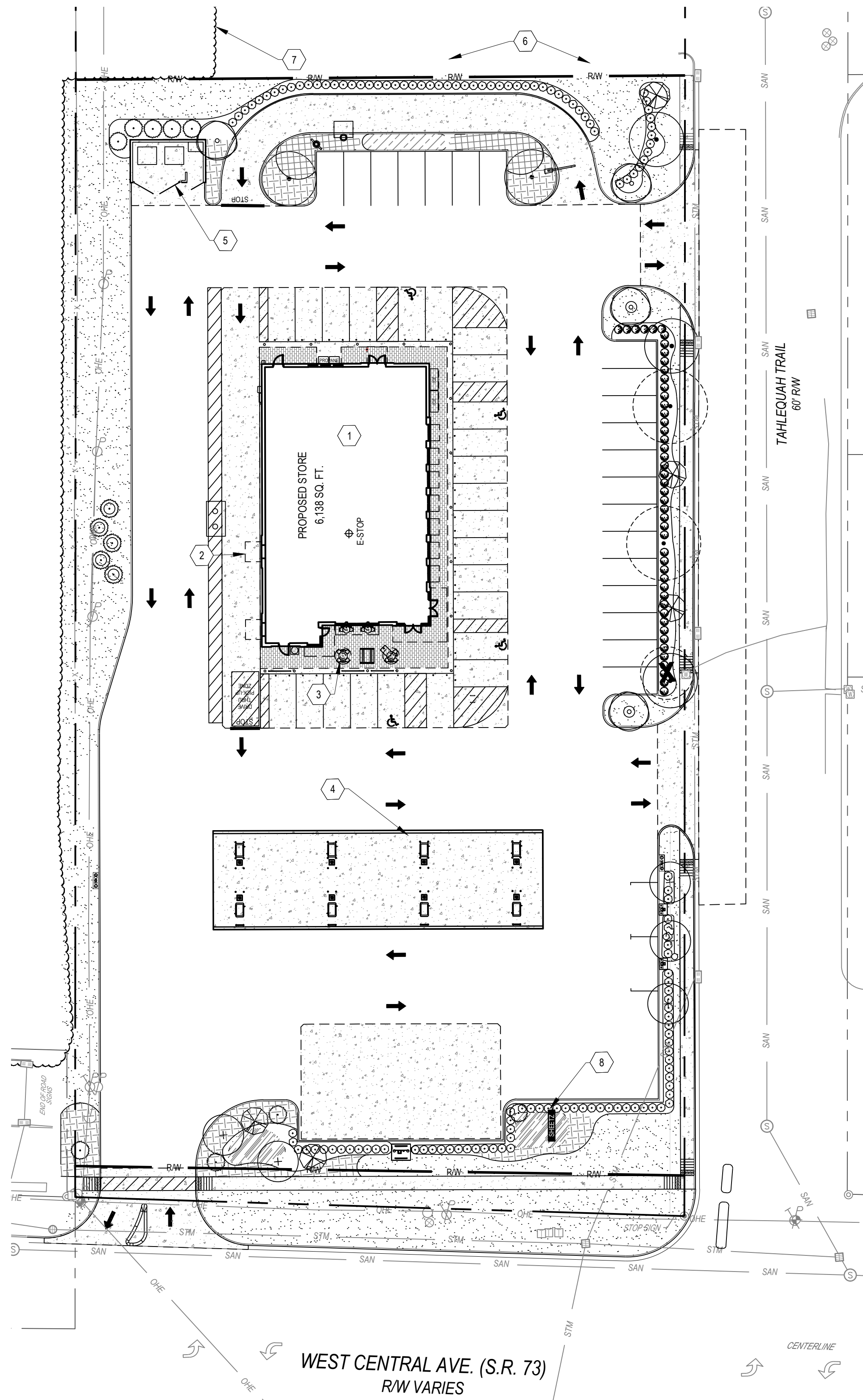
WALL MOUNTED



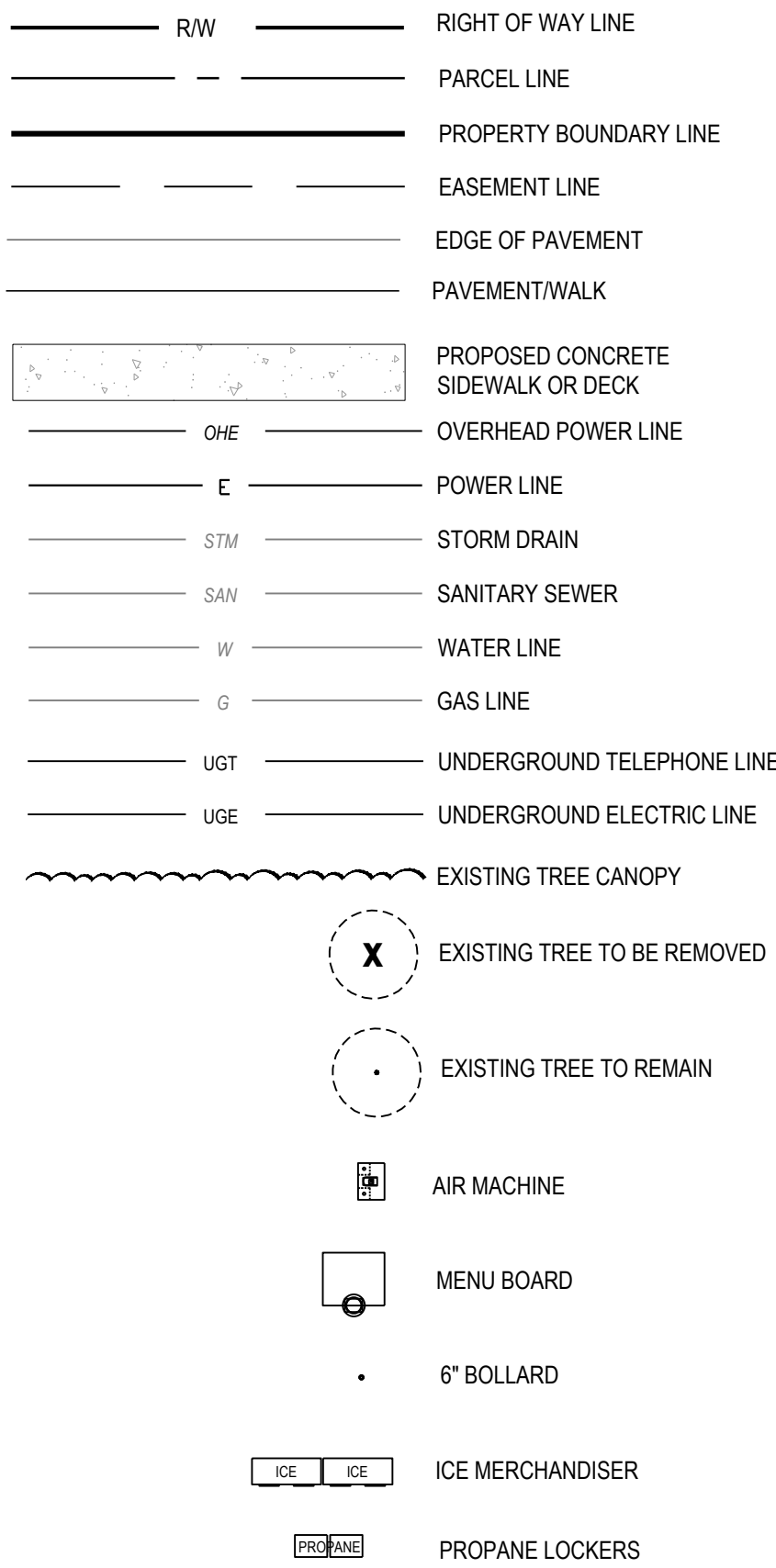








LEGEND



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 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) TAHLEQUAH TRAIL (297 LF, NOT INCLUDING DRIVES)

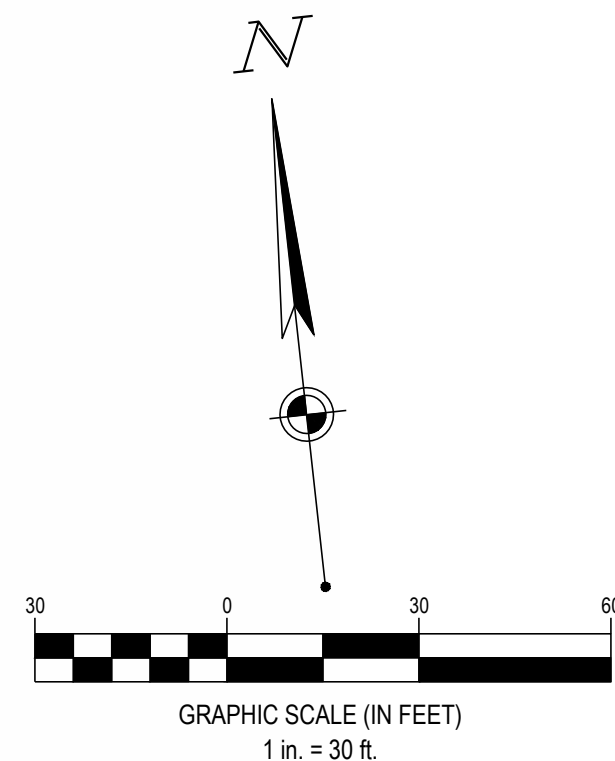
REQUIRED CANOPY TREES: 5 CANOPY TREES
PROPOSED CANOPY TREES: 6 ORNAMENTAL TREES
REQUIRED ORNAMENTAL TREES: 2 ORNAMENTAL TREES*
PROPOSED ORNAMENTAL TREES: 2 ORNAMENTAL TREES
REQUIRED SHRUBS: 36 SHRUBS
PROPOSED SHRUBS: 46 SHRUBS
* ORNAMENTAL TREES SUBSTITUTED FOR CANOPY TREES UNDER POWER LINES

REQUIRED CANOPY TREES: 8 CANOPY TREES
PROPOSED CANOPY TREES: 8 CANOPY TREES
REQUIRED ORNAMENTAL TREES: 3 ORNAMENTAL TREES
PROPOSED ORNAMENTAL TREES: 3 ORNAMENTAL TREES
REQUIRED SHRUBS: 60 SHRUBS
PROPOSED SHRUBS: 76 SHRUBS

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



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



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REAL ESTATE DEVELOPMENT

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

Revisions / Submissions

ID	Description	Date
----	-------------	------

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

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 reference 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 locate 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, nothing 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 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)

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary