

Agenda
City of Springboro Planning Commission Meeting
Wednesday, January 18, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Appointment of Officers, Board of Zoning Appeals Representative for 2023
 - A. Chair
 - B. Vice Chair
 - C. Representative to Board of Zoning Appeals
- III. Approval of Minutes
 - A. November 16, 2022 Planning Commission Meeting
- IV. Agenda Items
 - A. Final Approval, record plan, The Ascent, Section 3, western terminus of Pinnacle Point Drive, commercial plat
 - B. Final Approval, rezoning, Clearview Crossing at Stoneridge subdivision, 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 residential subdivision
 - C. Final Approval, general plan, Clearview Crossing at Stoneridge subdivision, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, proposed residential subdivision
 - D. Preliminary Review, preliminary subdivision review, Wade-Wray property, Wadestone subdivision, 2515 West Factory Road, residential subdivision
 - E. Preliminary Review, revision to approved general plan, Swope-Hills property, Wadestone subdivision, 465 West Factory Road, residential subdivision
 - F. Preliminary review, rezoning, R-2, Low-Density Residential District, to CBD, Central Business District, M-2, Heavy Manufacturing District, to CBD, R-2 District to M-2 District, and CBD to M-2 District, vicinity of east termini of East Market Street and East State Street
- V. Guest Comments
- VI. Planning Commission and Staff Comments
- VII. Adjournment

**Background Information Staff Comments/Recommendation
City of Springboro Planning Commission Meeting
Wednesday, January 18, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue**

IV. Agenda Items

A. Final Approval

Record Plan, The Ascent, Section 3, western terminus Pinnacle Point Drive, commercial plat

Background Information

This agenda item is a request for record plan approval for The Ascent, Section Three, record plan filed by Van Atta Engineering of Centerville. The property is located at the west end of Pinnacle Point Drive and is the future location of the Mayfield Brain & Spine medical office building that was approved at the September 12, 2022 Planning Commission meeting. The plan contains three lots, of which lot 11 is the site for phase one (the approved medical office building), lot 12 is for a future phase (proposed in concept only as a surgical center), and lot 13 is a remainder property. The record plan contains approximately 5.56 acres. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation

Staff recommends approval of a recommendation to City Council to approve the record plan for The Ascent, Section Three, subject to compliance with the following comments:

1. Provide sidewalk easement to cover the sidewalk as shown on construction drawings adjacent to Pinnacle Point Drive. Also provide a 10-foot utility easement around cul-de-sac.
2. Provide Lot 8 information.
3. Submit to Montgomery County for their review, and make revisions accordingly, if any.
4. Easements to match construction drawings.

B. Final Approval

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

C. Final Approval

General Plan, Clearview Crossing at Stoneridge, 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 the Clearcreek Crossing at Stoneridge, 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 and November 16th Planning Commission meetings. At the latter meeting Planning Commission authorized these items to be placed on a future agenda for formal approval pending staff comments and changes discussed at that meeting. Since the November 16th meeting the applicant has provided sight distance information internal to the proposed development and home designs for the project. The general plan layout remains the same with 41 single-family detached residential lots proposed with two access points to 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 Waldwick Way (please note change in name from previous City staff comments, however this is the same physical street referred to) into The Enclave neighborhood. A total of 3.62 acres of open space is proposed, or 30% of the property, a slight increase from the November 16th general plan, 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.

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 Homeowners Association (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 Recommendation—Rezoning

City staff recommends approval of a recommendation to City Council of the rezoning of the proposed Clearview Crossing at Stoneridge residential subdivision from PUD-B, Planned Unit Development-Business, to PUD-R, Planned Unit Development-Residential, subject to the following comments:

1. Revise sheet 3 of 4, Layout Plan, to clearly state uses in the R-3, Medium Density Residential District, to be included in proposed PUD-R zoning (e.g., includes single-family residential detached, and certain accessory uses, but not attached residential).
2. Rezoning subject to approval of general plan by Planning Commission and City Council.

Staff Recommendation—General Plan

City staff recommends approval of a recommendation to City Council of the general plan for the Clearview Crossing at Stoneridge residential subdivision subject to the following comments:

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 to exclude vinyl siding for homes proposed in the development.
4. Landscaping plan for the subdivision will need to be revised in light of comments #13 and #17 below and consistent with provisions of Chapter 1280 of Planning and Zoning Code. This may be revised, subject to approval of the rezoning and general plan, during the final development plan stage of the approval process.
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.
8. Provide minimum dwelling unit size in square feet.
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 standards, 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. Location of Central Mailbox Unit(s), to be reviewed and approved by the Post Master
13. Relocate the proposed landscaping along the north boundary to be a minimum 10 feet away from the existing water main, to the south side of the 10 foot trail.
14. Show the removal of the existing Waldwick Way stub street on the General Plan, as well as the associated realignment of the curb line. The construction of this work is to be completed with the initial phase of the development.
15. 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.
16. Add note on plans stating a 20 foot rear setback for lots 9 thru 14.
17. Relocate the proposed tree line on the west side of development outside of the existing 30 foot sanitary sewer easement.
18. No parking permitted along the north east side of the west end intersection with Haverstraw Place due to sight distance. Provide a site distance easement (details to be worked out with engineering) at this location to prevent obstructions. No street trees or other landscaping/obstructions are to be installed in this area. Relocate the two trees on the south east side outside of right of way for sight.
19. No parking permitted from first intersection to Red Lion Five Points Road, both sides of street. Relocate the proposed trees from right of way onto private property on the north side of road for sight distance in this area. 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.
20. 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.
21. 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.
22. 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.

D. Preliminary Review

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

E. 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.

These items were reviewed on a preliminary basis at the October 12th Planning Commission meeting. At that time the applicant was advised to complete a traffic impact study to address concerns on impacts of the proposed developments on existing roadways in the area. A traffic impact study was received by the City in December and reviewed by the City's traffic engineering consultant, Scott Knebel, PE, of Crawford, Murphy & Tilly, who agreed with the conclusion that there was no significant traffic impact on the surrounding road network and that no additional improvements, other than those included in City staff comments, were necessary.

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 19.68 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 conventional zoning district; no open space is required as part of this property's development, however approximately 2.18 acres of open space, 11.08 percent of the site's acreage, is proposed in the plan. The preliminary plan show on sheet C-400 is largely unchanged with respect to the plan details.

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 review basis and the formal review at a subsequent meeting at the discretion of Planning Commission. There is no City Council review of the preliminary subdivision plan. Following Planning Commission's review, the development may move forward through construction plan review with City staff, and eventually record plan review—the laying out of streets, lots, and common areas—through Planning Commission and City Council.

Swope-Hills Property

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

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

The proposed changes to the Swope-Hills property constitute a minor change to the approved general plan; review and approval by Planning Commission only is required. Together with rezoning, general plan review and approval is the first step in the PUD approval process. The second stage, final development plan review and approval by Planning Commission, provides more detail on the subdivision's (or a portion of it if developed 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.

The proposed general plan shown on sheet C-400 is largely unchanged from the October 12th submittal with respect to the plan details.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the October 12th Planning Commission meeting. As stated at the October 12th meeting, no follow-up letter was distributed.

As these agenda items remain under preliminary review, the Planning Commission will need to authorize placement of these items on a future agenda for formal approval.

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. Provide this and other information as the review carries forward through the review and approval process.
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 and subdivision shall meet R-1 standards.
6. A 3" tee and plug (not 2" as noted on plans) shall be stubbed to each property for sump drains to tie into main line sump. Revise note accordingly.
7. Remove buildable home area footprint for lots 9 and 15 to be outside of the Floodway. Development is not permitted in the Floodway. Adjust the setbacks accordingly.
8. Dedicate the right of way along Factory Road, where applicable.
9. 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.
10. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers are not permitted.
11. Move location of Central Mailbox Unit(s) to the south to be away from the main entrance; to be reviewed and approved by the Post Master. Possible traffic conflicts in this area.
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. Provide this and other information as the review carries forward through the review and approval process.
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. A 3" tee and plug (not 2" as noted on plans) shall be stubbed to each property for sump drains to tie into main line sump. Revise note accordingly.

8. Homes that cannot be gravity drained by sewer shall not be permitted to have basements. Hung sewers and grinder pumps are not permitted. Remove buildable home area footprint for lot 103 to be outside of the Floodway. Development is not permitted in the Floodway. Adjust the setbacks accordingly. Adjust lot lines for lots 70 to 73 to make the rear yards for lot 72 & 73 standard 25 foot rear setback lots.
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. Move location of Central Mailbox Unit to the southwest, adjacent to lot 51, to be outside of the floodway/floodplain, and to be farther way from the main entrance; needs approval of 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.

F. Preliminary Review

Rezoning, R-2, Low-Density Residential District, to CBD, Central Business District, M-2, Heavy Manufacturing District, to CBD, R-2 District to M-2 District, and CBD to M-2 District, vicinity of east termini of East Market Street and East State Street

Background Information

This agenda item is based on a request filed on behalf of High Concrete Technology, LLC, (hereafter High Concrete) to rezone a number of properties located on or in the vicinity of the east termini of East Market Street and East State Street. The rezoning proposal, which is itemized below, is to accommodate the sale of property to Springboro Evangelical Church for use of a vacant office, located at 105 East State Street, and formerly used by High Concrete, and High Concrete's training and meeting space located at 145 East Market Street. The building/property at 145 East Mill Street were rezoned to B-3, Central Business District, in 2006 to accommodate the use of the building/property by High Concrete as a training center and meeting room. In 2015 that zoning was changed to CBD as part of the large scale text revision to the Planning and Zoning Code and Official Zoning Map.

The rezoning also allows for the rezoning of property on the bottom of the hillside that that separates the Historic District and East Street from High Concrete's main operation. That zoning is consistent with the current use of the site.

The proposed rezoning involves the following items as documented in the submitted materials:

- Rezone survey parcel A, 0.0836 acres in area, from R-2, Low-Density Residential District, to CBD, Central Business District. This property is vacant.
- Rezone survey parcel B, 0.333 acres in area, from R-2 District to M-2, Heavy Manufacturing District. The property was formerly the site of a home but is presently the site of a detention pond.
- Rezone survey parcel D, 0.1426 acres in area, from CBD to M-2 District. This property includes a portion of the detention pond.
- Rezone survey parcel G, 0.1248 acres in area, from CBD to M-2 District. This property is vacant.
- Rezone survey parcel H, 0.1813 acres in area, from M-2 District to CBD. This property includes a home that was converted into an office for High Concrete but is now vacant.

The building located at 145 East Market Street was originally constructed as an Orthodox Quaker meeting house, and was later used as a creamery, school, and more recently church, then training center and meeting room for High Concrete. While the building is historic it is not a protected property under the terms of the City of Springboro Historic Preservation Code. The historic district's east boundary ends at the alley that defines the property's west edge. A cemetery tied to the Orthodox Quaker congregation is located to the east of the building.

Adjacent land uses include residential to the north and west on properties fronting East Market Street and East Street. Lands to the east and south are used for manufacturing and are part of the main High Concrete facility. Adjacent zoning includes R-2 District to the west and north, and M-2 District to the east and south with the exception of a small parcel, zoned R-2 District, immediately to the east of 145 East Market Street.

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 13, Historic Code, includes the subject area. The policy area recommends a mix of uses to ensure a lively interactive district including residential, service, and retail.

This item is being reviewed on a preliminary basis at the January 18th 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 plans for the use of the properties to be rezoned to CBD. Also indicate plans for the existing buildings located at 105 East State Street and 145 East Market Street, as well as the Quaker cemetery located to the east of the building at 145 East Market Street.

2. Indicate plans for the use of the properties to be rezoned to M-2.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, January 11, 2023 at 11:00 a.m.

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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

☐ Owner
☒ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: MICHAEL ANDERSON - VAN ADA ENGINEERING

Address 570 CONGRESS PARK DRIVE

DAYTON, OH 45459

Telephone No. (937) 438.5650 x 102

Fax No. (937) 438.5645

Email Address mna.pva@cc

PROPERTY OWNER NAME (IF OTHER): CITY OF SPRINGBORO

Address: 320 WEST CENTRAL AVENUE

SPRINGBORO, OH 45066

Telephone No. (937) 748.0815

Property Address or General Location: TERMINUS OF WEST TECH ROAD

Parcel Number(s): K451001030017 Zoning District: ADD-1

Proposed Use: LOT SPLIT REVIEWED FOR DEVELOPMENT OF MEDICAL OFFICE
(MAYFIELD DAYTON SOUTH)

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)

1/11/2023
(Date)

MICHAEL N. ANDERSON
Printed Name

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS RECORD PLAN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS RECORD PLAN, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, STORM WATER DISPOSAL OR OTHER UTILITY LINES OR SERVICES; AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION WITHIN SAID EASEMENTS, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS; NOR MAY THE EASEMENT BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE RESERVED UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DAYTON POWER AND LIGHT, AMERITECH, CINERGY, CONTINENTAL CABLEVISION.

OWNER: CITY OF SPRINGBORO

BY: CHRIS POZZUTO
ITS: CITY MANAGER

STATE OF OHIO, MONTGOMERY COU, S.S.

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, CAME THE CITY OF SPRINGBORO BY CHRIS POZZUTO, IT'S CITY MANAGER, TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT

CHRIS POZZUTO, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

SWORN TO OR AFFIRMED AND SUBSCRIBED BEFORE ME BY _____, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS

THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH ARE RECORDED AT I.R. DEED 14-030129 OF THE OFFICIAL RECORDS OF WARREN COUNTY, OHIO AND AT I.R. DEED 14-006097 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND IN ANY AMENDMENTS TO SUCH DECLARATION.

DESCRIPTION

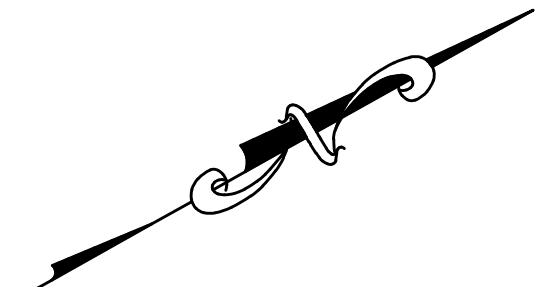
THE WITHIN PLAT IS A SUBDIVISION OF 5.5605 ACRES, SITUATE IN SECTIONS 15 AND 16 TOWN 2, RANGE 5 M.Rs., LOCATED IN THE CITY OF SPRINGBORO AND THE TOWNSHIP OF CLEARCREEK IN MONTGOMERY COUNTY, OHIO AND BEING ALL OF LOT 10 OF THE ASCENT, SECTION TWO AS RECORDED IN P.B. 229, PG. 36 AND CONVEYED TO THE CITY OF SPRINGBORO BY I.R. DEED 04-132891 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK ON OCTOBER 25, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

VAN ATTA ENGINEERING, INC.

BY: _____
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354



BASIS OF BEARINGS:

BEARINGS ARE BASED ON A SOUTHERLY LINE OF LOT 10 AS DESCRIBED ON THE ASCENT RECORD PLAN BY PB 229, PG. 36. SAID LINE ALSO BEING A SOUTHERLY LINE OF MONTGOMERY COUNTY OHIO AND A NORTHERLY LINE OF WARREN COUNTY, OHIO (N88°56'18"W)

SURVEY REFERENCES:

O.R. 345, PG. 518	P.B. 224, PG. 45
O.R. 2842 PG 434	P.B. 229, PG. 36
O.R. 3713, PG. 548	S.R. 2-33
O.R. 5164, PG 17	S.R. 13-115
D.B. 1922, PG. 699	S.R. 61-91
I.R. DEED 04-132891	S.R. 63-69
DMF #93-645E03	S.R. 64-3
P.B. 90, PG. 28	S.R. 136-60
P.B. 214, PG. 36	TAX MAP

OCCUPATION STATEMENT:

LINE OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

RECORD PLAN
THE ASCENT
SECTION THREE

BEING A REPLAT OF THE ASCENT, SECTION TWO, LOT 10
P.B. 229, PG. 36 OF THE MONTGOMERY COUNTY PLAT RECORDS

LOCATED IN
SECTIONS 15 & 16, T2, R 5 MRs.
CITY OF SPRINGBORO/CLEARCREEK TOWNSHIP

JANUARY, 2023
5.5605 ACRES

PREPARED BY:

WE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.9550
Fax: 937.438.5645

OWNER:
CITY OF SPRINGBORO
320 WEST CENTRAL AVENUE
SPRINGBORO, OHIO 45066
P: 937.748.4343
F: 937.748.0815

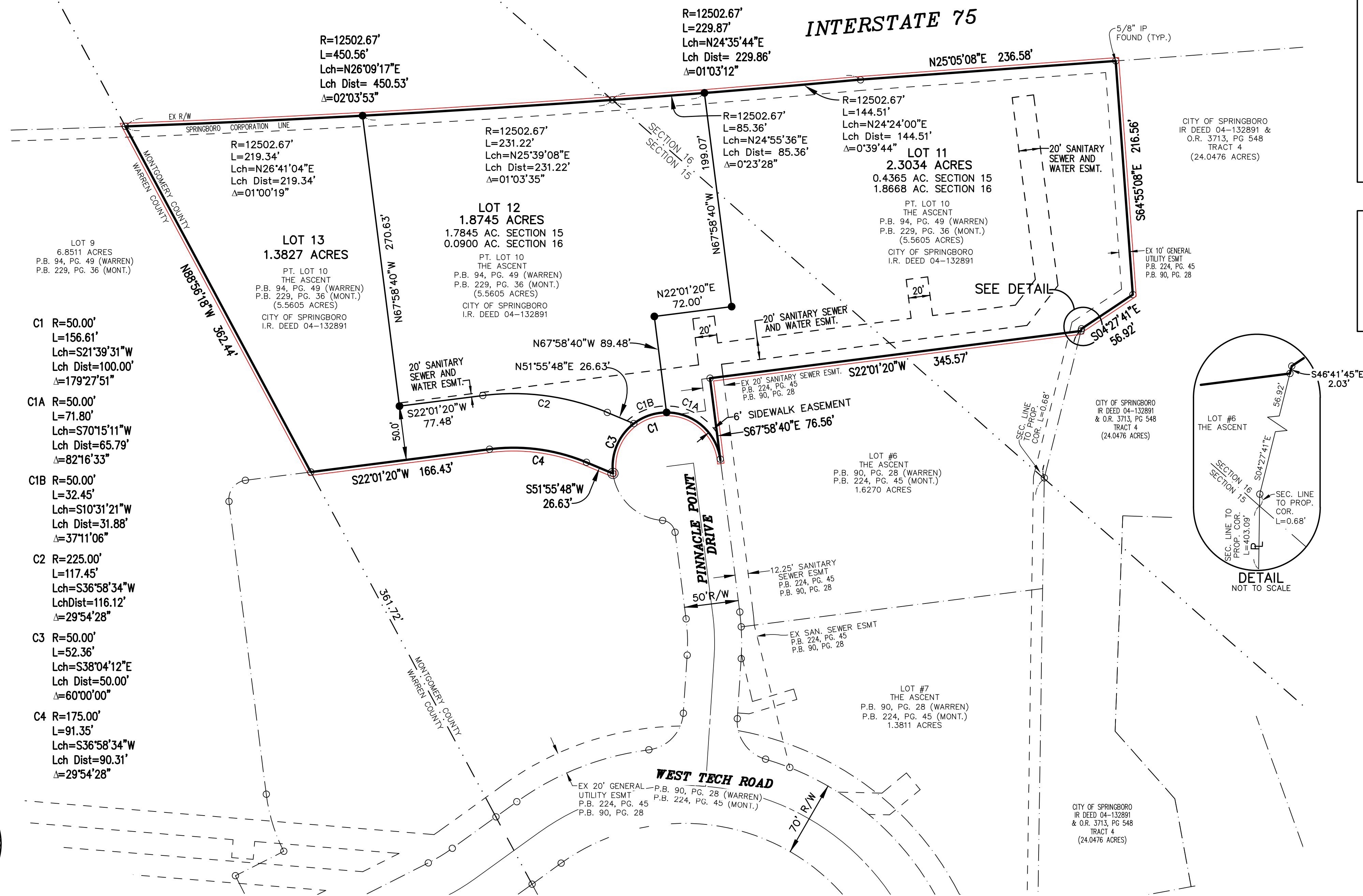
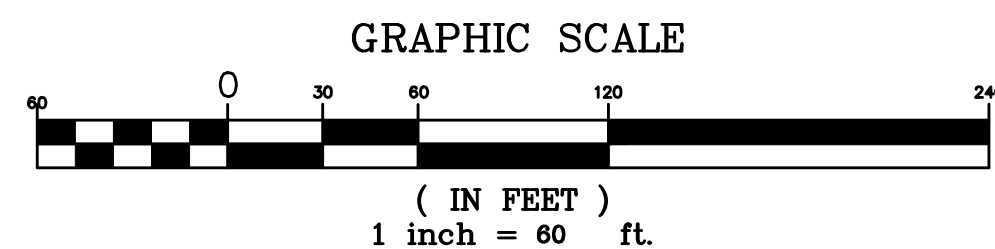
ACREAGE TABLE

LOT 11
SECTION 15 & 16 ACREAGE
SECTION 15 0.4365 ACRES
SECTION 16 1.8668 ACRES
TOTAL 2.3034 ACRES

LOT 12
SECTION 15 & 16 ACREAGE
SECTION 15 1.7845 ACRES
SECTION 16 0.0900 ACRES
TOTAL 1.8745 ACRES

TOTAL
SECTION 15 & 16 ACREAGE
SECTION 15 2.2210 ACRES
SECTION 16 1.9568 ACRES
TOTAL 4.1778 ACRES

LOTS 11, 12 AND 13 ACREAGE
LOT 11 2.3034 ACRES
LOT 12 1.8745 ACRES
LOT 13 1.3826 ACRES
TOTAL 5.5605 ACRES



APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: _____ DATE: _____

JOB No: 2022-0422RE

CITY OF SPRINGBORO

APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF
SPRINGBORO THIS ____ DAY OF _____, 2023

ATTESTED: LORI MARTIN, CLERK OF COUNCIL

JOHN AGENBROAD, MAYOR

CHAD DIXON, CITY ENGINEER

APPROVED BY:
MONTGOMERY COUNTY
ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DATE

SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 1/2" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX STONE FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- EX MONUMENT FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT TO BE SET
- PK NAIL TO BE SET
- CROSS NOTCH TO BE SET
- 1" IRON PIN (MONUMENT) TO BE SET

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



HEADQUARTERS IN CORAOPOLIS, PENNSYLVANIA

MANAGING PRINCIPALS

Kevin A. Brett, P.E.
Ned Mitrovich, P.E.
Jason E. Stanton, P.E.

January 4, 2023

S. O. No. 308-343

VIA EMAIL AND FEDEX
(danb@cityofspringboro.com)

Mr. Dan Boron, AICP
City of Springboro
320 W Central Avenue
Springboro, Ohio 45066

Subject: Maronda Homes, LLC
Clearview Crossing of Stone Ridge
Rezone and Preliminary Development Review

Dear Mr. Boron:

On behalf of Maronda Homes, LLC, LSSE is transmitting the following plans and narrative for use at the January 18, 2023 Planning Commission meeting.

1. Springboro Narrative (digital only);
2. Clearview Crossing home style (digital only);
3. Clearview Crossing Architectural materials – Exhibit A (digital only);
4. Clearview Crossing Sight Distance memo (digital only);
5. Clearview Crossing Sight Distance - Exhibit B (digital only);
6. Buffer plan & Section – Exhibit D (digital only);
7. Street Buffer Sections – Exhibit D (digital only);
8. Concept Rendering (11 x 17) (digital and six (6) hardcopies); and
9. Preliminary Plan Set (digital and six (6) hardcopies).

OFFICES IN: Allegheny, Beaver, Erie and Westmoreland Counties Pennsylvania; Franklin County, Ohio

846 Fourth Avenue
Coraopolis, PA 15108
(412) 264-4400
Fax: (412) 264-1200

150 Pleasant Drive, Suite 204
Aliquippa, PA 15001
(412) 264-4400
Fax: (412) 264-1200

10560 Walnut Street
Albion, PA 16401
(814) 756-4384
Fax: (814) 756-5638

4534 Route 136, Suite 9
Greensburg, PA 15601
(724) 837-1057
Fax: (412) 264-1200

5980 Wilcox Place, Suite J
Dublin, OH 43016
(614) 395-1661

LSSE is providing the following responses to the November 10, 2022 comment email provided by The City of Springboro Planning Staff; and the comments provided at the November 16, 2022 Planning Commission meeting. Where noted, comments reference Maronda Homes, Clearview Crossing of Stone Ridge, General Plans, Sheet Nos. 1 (Title Sheet) through 4 of 4 revised and submitted October 21, 2022.

Following is an item-by-item response to the Planning Staff comments email delivered November 10, 2022. For convenience, LSSE's responses comments are in **BOLD**:

1. *Indicate how the proposal is consistent with the recommendations of the Springboro Master Plan, Policy Area 12, Southeast Neighborhoods.*

Response: 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, and Fieldstone subdivisions. The policy area recommends residential development that conforms to the existing character of adjoining neighborhoods. 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 has an underlying zone is R3, medium density residential. The plan proposed by Maronda Homes is a residential development with home and lot sizes similar and complimentary to the adjacent neighborhoods. The Master 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; sidewalks with in the development and sidewalk connections between primary streets and adjacent communities; infilling gaps in the pedestrian/bike network, to the full extent possible on this corner lot.

2. *Plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.*

Response: The selected house types will comply with Section 1264.06 Design Standards, which specifies the acceptable exterior building materials, appearance, and garage width. Consideration will be given to side loaded garages when appropriate and compatible with the buyer's selections.

3. *Verify proposed exterior building materials for homes proposed in the development.*

Response: Exterior building materials are proposed as provided for in Section 1264.06.

Table 7. Building Materials for Detached Single-Family Dwellings

Building Material	Maximum Street Facing Facade Coverage	Maximum Non-Street Facing Facade Coverage
Brick	100%	100%
Concrete block (decorative split face only)	20%	20%
EIFS/Dryvit higher than 8 feet above grade	50%	50%
Siding - vinyl or metal (horizontal)	100%	100%
Siding - vinyl or metal (articulated)	100%	100%
Siding - natural wood, natural-based wood (excluding T-111 or similar materials), cementitious (e.g. Hardiboard or Hardiplank) or similar	100%	100%
Stone - cast or natural	100%	100%
Plaster, stucco or similar materials	100%	100%

4. *Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code.*

Response: A landscaping plan was provided as part of the preliminary plan submittal. Refer to sheet 4 of 4.

5. *Lighting planned for individual home sites to be provided at final development plan stage of development.*

Response: Individual pedestrian lighting for each unit will be provided at the final stage of development. Preliminary pedestrian lighting is shown on each lot. Refer to sheet 4 of 4.

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.*

Response: Noted. Additionally, a 10-foot-wide trail was added per staff recommendation. Refer to sheet 3 of 4.

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.*

Response: Plans have been revised to reflect City specifications including 29 feet between back of curb and 5-foot sidewalks at the right-of-way line. Refer to sheet 3 of 4.

8. *Provide minimum dwelling unit square. Provide the product type details*

Response: Maximum dwelling unit building envelope is provided on the Layout Plans. Refer to Sheet 3 of 4. Minimum dwelling unit size and details are included on the product sheets included with this submission.

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.*

Response: Landscaping notes on the landscape plan specify that the HOA shall be responsible for maintaining all landscaped areas including the vegetative buffer. Additionally, the City of Springboro will not be responsible to maintain any of the HOA amenities nor any landscape features. Refer to sheet 4 of 4.

An HOA maintenance document will be provided as part of the final development plan submission.

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.*

Response: In coordination with Clearcreek Township and Warren County, right-of-way will be dedicated and roadway improvements included in the final development plans.

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.*

Response: Noted.

12. *Provide location of Central Mailbox Unit(s), which are to be reviewed and approved by the Post Master.*

Response: A centralized mailbox unit(s) location has been provided. Location to be approved by the Post Master. Refer to sheet 3 of 4.

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.*

Response: The Owner and Developer will coordinate with the City and the Enclave neighborhood with regards to improvements to the Waldwick Way stub street.

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.*

Response: Noted. The rear yard setbacks of lots 9 through 14 have been revised to reflect the existing 30-foot sanitary sewer easement.

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.*

Response: West-bound vehicles will be stop controlled at the intersection to Haverstraw Place and a speed limit of 25 mph for both roads. Site distances will be about 150'. Building setbacks are shown on the Layout Plan (Refer to sheet 3 of 4). Homes would be set behind the setback line. Providing clear site lines for 150'. Right-of-way and buffer landscaping within any potential sight lines will avoid evergreen plant species. Contour lines depicted on plans reflect the existing topography of the site. Proposed contour lines, needed to confirm compliance with ODOT standard sight distance triangles, will be shown upon creation of the Grading Plan, at the final development plan submittal.

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.*

Response: Noted. Houses will have approved address identification. Address identification details will be provided for approval as part of the final development plan submittal.

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.*

Response: Noted. Street signage meeting the above criteria will be identified at the appropriate time in the development process.

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.*

Response: Noted. All proposed roads are designed per City requirements including 29 feet roadway width which is greater than the minimum width of 26 feet. Refer to sheet 3 or 4.

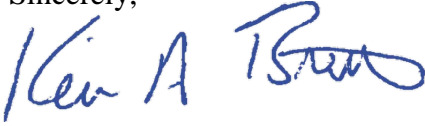
In response to questions and comments at the November 16, 2022 Planning Commission meeting the following supplemental documents have previously been provided to the city as digital and hard copies.

1. An Architectural Materials comparison exhibit;
2. A Sight Distance Memo; and
3. A Sight Distance Exhibit.

Mr. Dan Boron, AICP
City of Springboro
January 4, 2023
Page 6

Should you have any questions, please contact Joanne L. Shelly, RLA, AICP, LEED BD+C directly (Ext. 213).

Sincerely,

A handwritten signature in blue ink that reads "Kevin A. Brett". The signature is stylized with a large, looped "K" and a cursive "Brett".

Kevin A. Brett, P.E.

A handwritten signature in blue ink that reads "Joanne L. Shelly". The signature is written in a cursive, flowing style.

Joanne L. Shelly, RLA, AICP, LEED BD+C

KAB/JLS:als

Enclosures

cc/enc: Todd Lipschutz, Maronda Homes (tlipschutz@maronda.com)
Ann Burns City of Springboro (ann.burns@cityofspringboro.com)

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

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

- Connectivity Goal #3 and #4 Pedestrian Connections. Sidewalks have been proposed along all internal streets and a 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk to provide needed neighborhood connectivity through the development to Kesling Park. 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 5' sidewalks and 5.5' wide tree lawn. Streets will be designated as public. A 25' buffer along State Route 73 and Red Lion-Five Point Road will incorporate a 10' wide public sidewalk. A secondary path will be provided through the open spaces. One path will connect the sidewalk along State Route 73 to the internal

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

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 C – Buffer Plans & Sections and Exhibit D – Street 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 downloaded and previously provided to the City. A preliminary investigation for water resources

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

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)

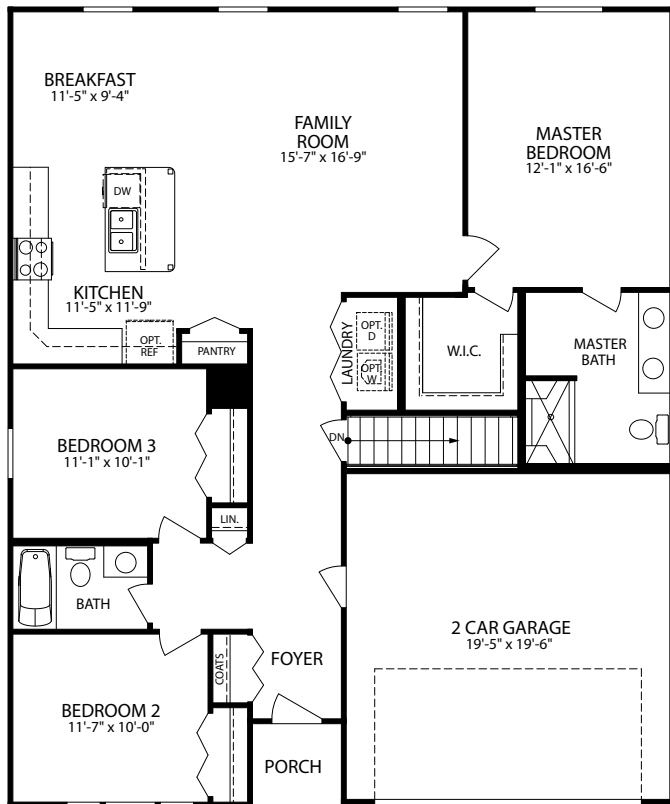
Site Data:

- 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%

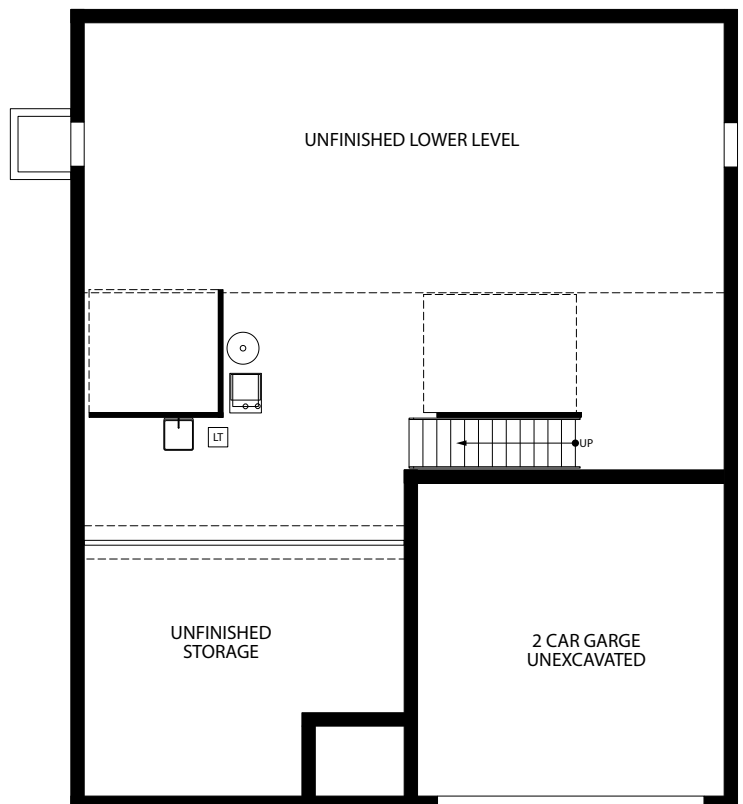


Optional Partial Brick

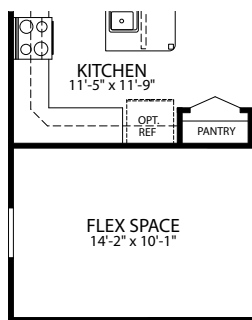
FIRST FLOOR



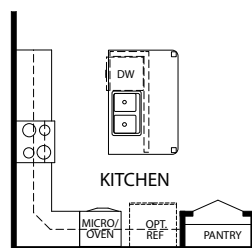
LOWER LEVEL



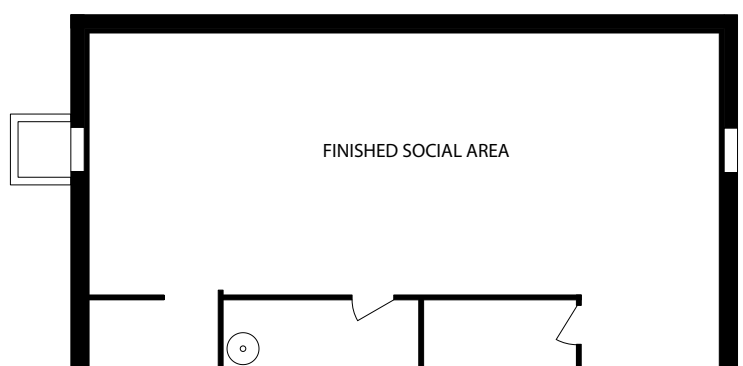
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



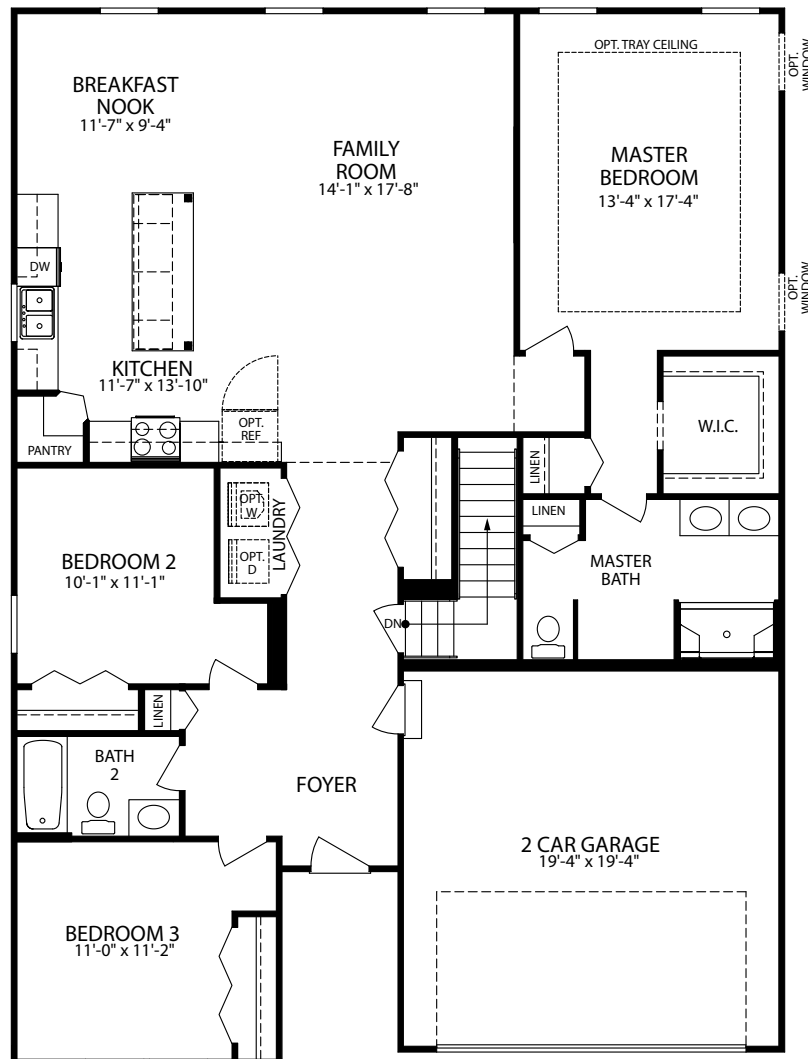
Opt. Finished Social Area



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



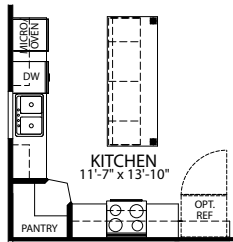




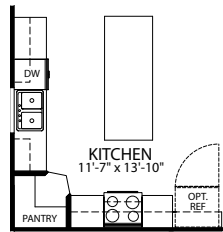
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- 1,704 Finished Sq. Ft.



Opt. Chef's Kitchen



Opt. Extra
Kitchen Island



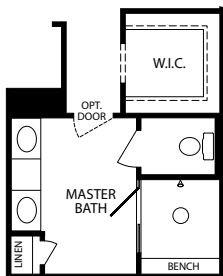
Opt. Fireplace



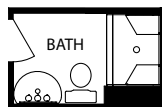
Opt. 28 Patio Door



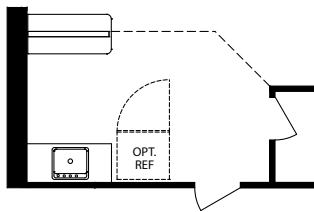
Opt. Upgraded Master Bath



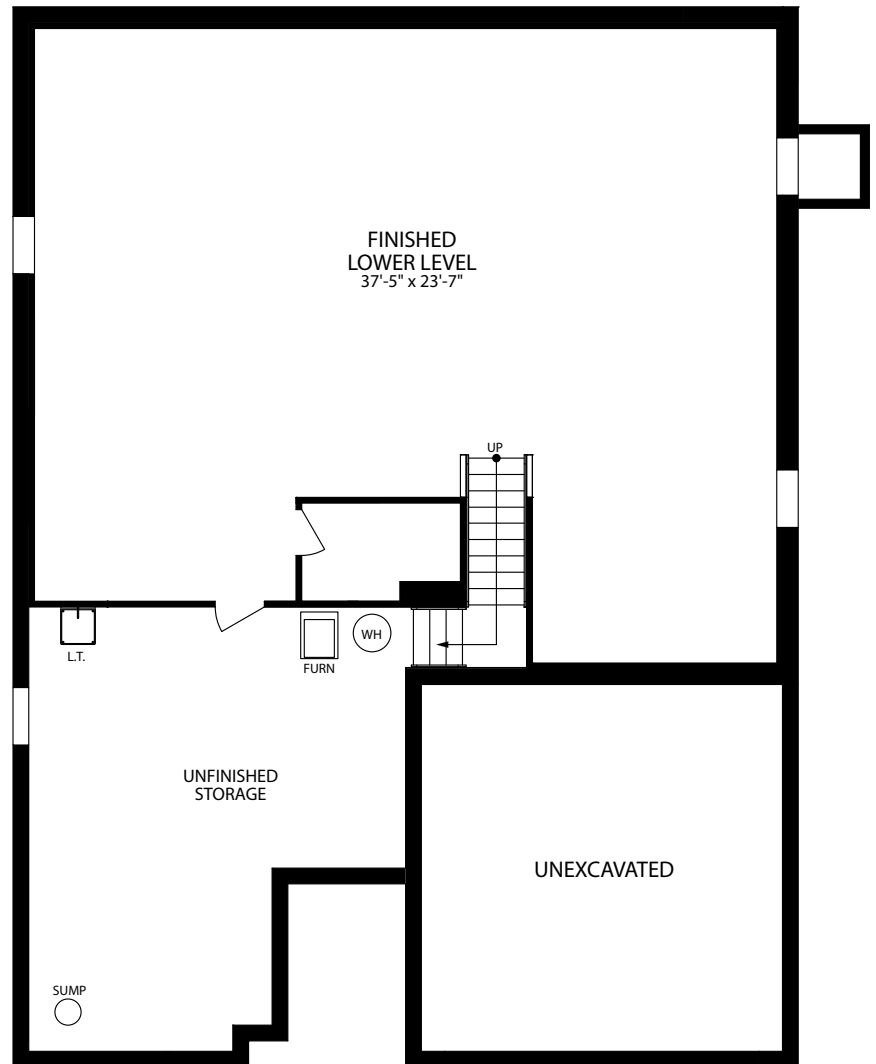
Opt. Shower Bath



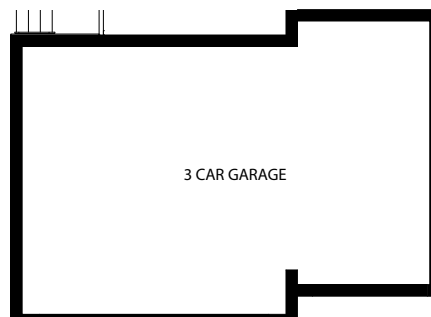
Opt. Social Center



Opt. Finished Lower Level



Opt. 3 Car Garage at Lower Level



MARONDA *Home*

Clearview Crossing
of
Stoneridge
City of Springboro

HOME CONCEPTS

Maronda Homes offers a variety of single family detached home styles, with a selection of material finishes and feature options.

The home concepts on the following pages are part of the Americana Series. The concepts shared are representational. Final designs, features and material selection will be made at the time of purchase by the home owner. All homes will conform to the Maronda Homes anti-monotony standards.

DREAM. BUILD. *Live.*

MARONDA
Homes

AMERICANA SERIES
THE AVALON



Material options: Front facade:

- Brick
- Stone (front facade)

Non-street facade

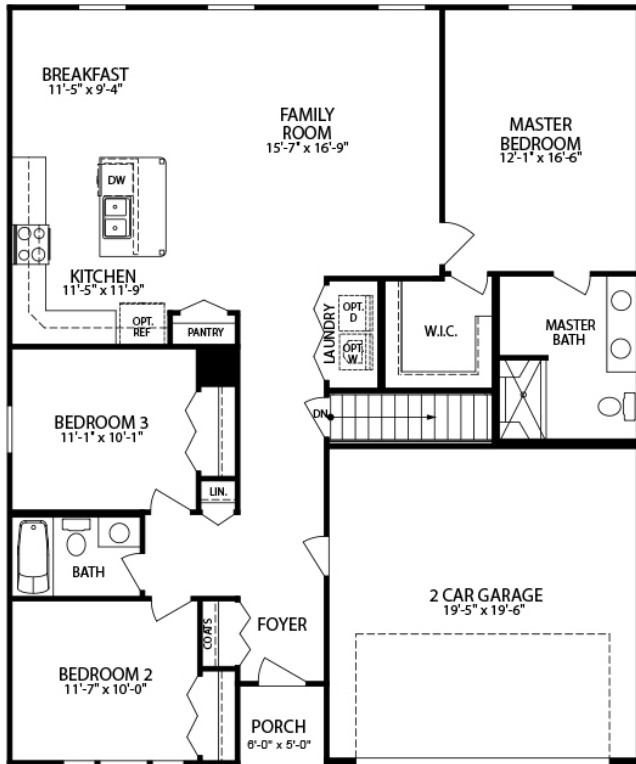
- Vinyl plank
- Hardie plank (upgrade)

Roof: Premium shingles

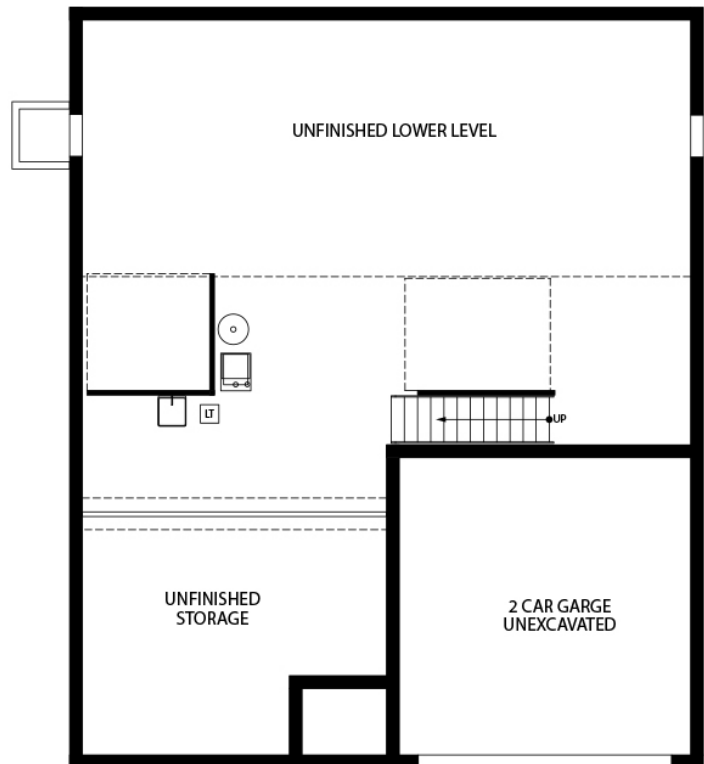
DREAM. BUILD. *Live.*

Quality Since 1972

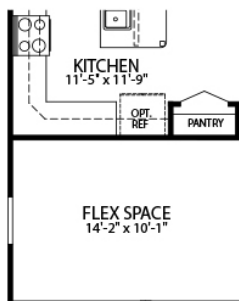
FIRST FLOOR LAYOUT



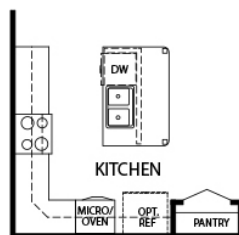
LOWER LEVEL LAYOUT



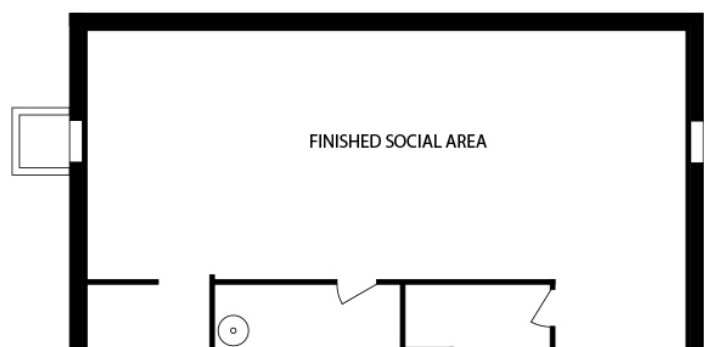
Opt. Flex ILO Bedroom 3



Opt. Chef Kitchen



Opt. Finished Social Area



- 1,498-2,418 finished sq. ft.
- 2 Car Garage
- First Floor Owner Suite
- 2-3 Bedrooms, 2 Bathrooms

DREAM. BUILD. *Live.*

Quality Since 1972

MARONDA
Homes

AMERICANA SERIES
THE SOMERSET



Material options: Front facade:

- Brick
- Stone (front facade)

Non-street facade

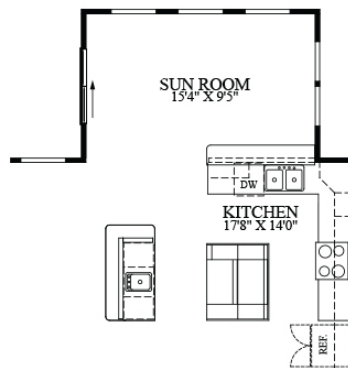
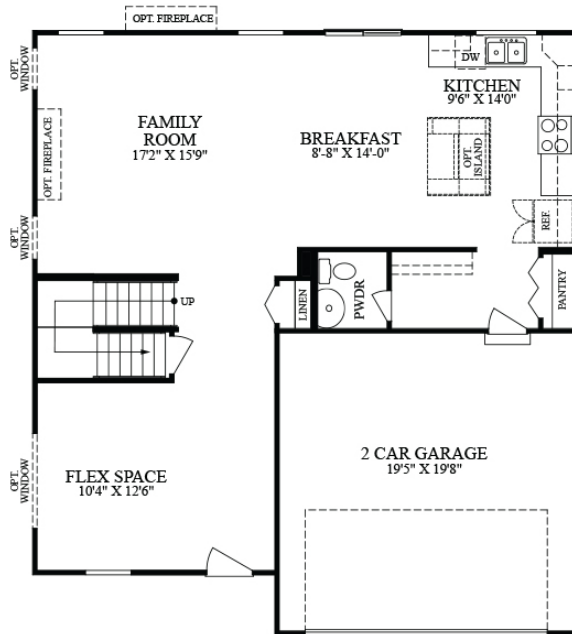
- Vinyl plank
- Hardie plank (upgrade)

Roof: Premium shingles

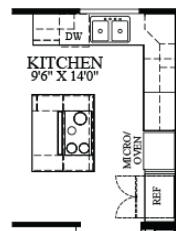
DREAM. BUILD. *Live.*

Quality Since 1972

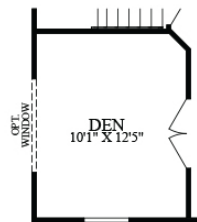
FIRST FLOOR LAYOUT



Opt. Sunroom with Opt. Island and Second Island

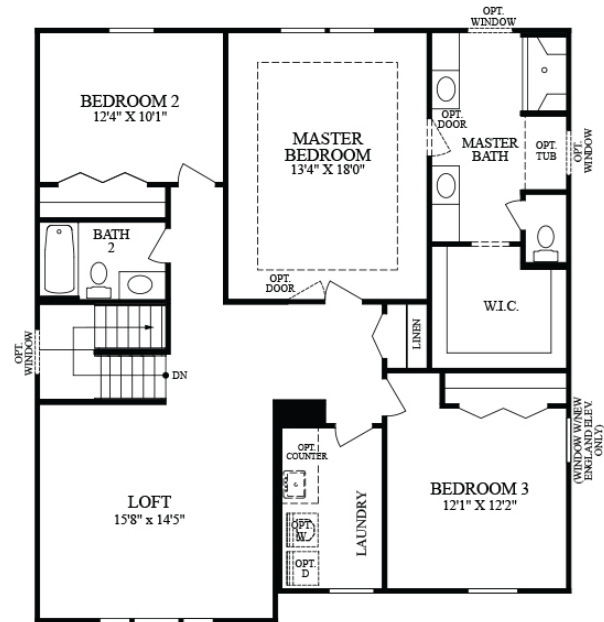


Opt. Chef's Kitchen



Opt. Den ILO Flex

SECOND FLOOR LAYOUT



Opt. Hall Bath Alt. Door Location



Opt. Bedroom 4 ILO Loft

- 2,382 - 3,365 finished sq. ft.
- 2-3 Car Garage
- Second Floor Owner Suite
- 3-4 Bedrooms, 2.5-3.5 Bathrooms

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Quality Since 1972

The following pages provide a comparison of materials with regards to the proposed front facade and non-street facing siding options.

The Springboro Zoning Section 1264.06 Single Family Dwelling, Detached; Subsection (a) Exterior Building Materials allows the following materials at the percentages noted in Table 7.

Table 7. Building Materials for Detached Single Family Dwellings

Building Material	Maximum Street Facing Facade Coverage	Maximum Non-Street Facing Facade Coverage
Brick	100%	100%
Concrete block (decorative split face only)	20%	20%
EIFS/Dryvit higher than 8 feet above grade	50%	50%
Siding - vinyl or metal (horizontal)	100%	100%
Siding - vinyl or metal (articulated)	100%	100%
Siding - natural wood, natural-based wood, cementitious wood	100%	100%
Stone - cast or natural	100%	100%
Plaster, stucco or similar materials	100%	100%

Maronda proposes to provide a brick, stone and architectural vinyl siding option for Street facing front facades and a premium vinyl plank siding for non-street facing facades. The comparison of built homes is provided, on the following pages, to demonstrate that premium vinyl siding has a similar performance value as cementitious wood also referred to as Hardie plank.

MATERIAL COMPARISON

GENERAL SPECIFICATIONS

HARDIE PLANK SIDING

- James Hardie TM
- Material:
 - Fiber cement: wood pulp, cellulose fibers and cement
 - Weight: 300 lbs per square foot
- Installation
 - Increased installation costs
 - Requires skilled labor
 - Poor installation may void warranty
- Maintenance: repainting & power washing



VINYL SIDING

- Mastic Siding, Cornerstone Building Brands ©
- Material:
 - Vinyl
 - Weight: 60-70 lbs per square foot
- Installation
 - Lower installation costs
 - Reduced skilled labor
- Maintenance: power washing



MATERIAL COMPARISON

EXISTING CONDITIONS

HARDIE PLANK SIDING

Springboro installations: The Enclave at Stone Ridge



120 Haverstraw Place



155 Haverstraw Place



180 Haverstraw Place



188 Haverstraw Place

MATERIAL COMPARISON

EXISTING CONDITIONS

HARDIE PLANK SIDING

Springboro installations: The Enclave at Stone Ridge



109 Montgomery Lane



113 Montgomery Lane



117 Montgomery Lane



140 Montgomery Lane

MATERIAL COMPARISON

EXISTING CONDITIONS

VINYL SIDING

Maronda installations:



6329 Bernard Ct.
Burlington, KY



10242 Harlequin Ct.
Alexandria, KY



10252 Harlequin Ct.
Alexandria, KY



MARONDA *Home* HOME CONCEPTS

For more information visit
marondahomes.com

Ask your New Home Specialist for details about additional options to this floor plan to meet your unique lifestyle and needs.

Floor plans and elevations are artist's renderings for illustrative purposes and not part of a legal contract. Features, sizes, options, and details are approximate and will vary from the homes as built. Optional items shown are available at additional cost.

Maronda Homes reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation.

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DREAM. BUILD. *Live.*



846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

MEMO

TO: Dan Boron, AICP
City Planner
City of Springboro
COMPANY: LSSE
FROM: Joanne Shelly,
AICP, RLA LEED BD+C
SUBJECT: Clearview Crossing
interior intersection

DATE: December 2022
S. O. NO.: 308-343
cc: City of Springboro
Planning Commission

Clearview Crossing – Sight Distance at Haverstraw Place internal intersection

The American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy on Geometric Design of Highways and Street 7th Edition* Section 9.5.1 states:

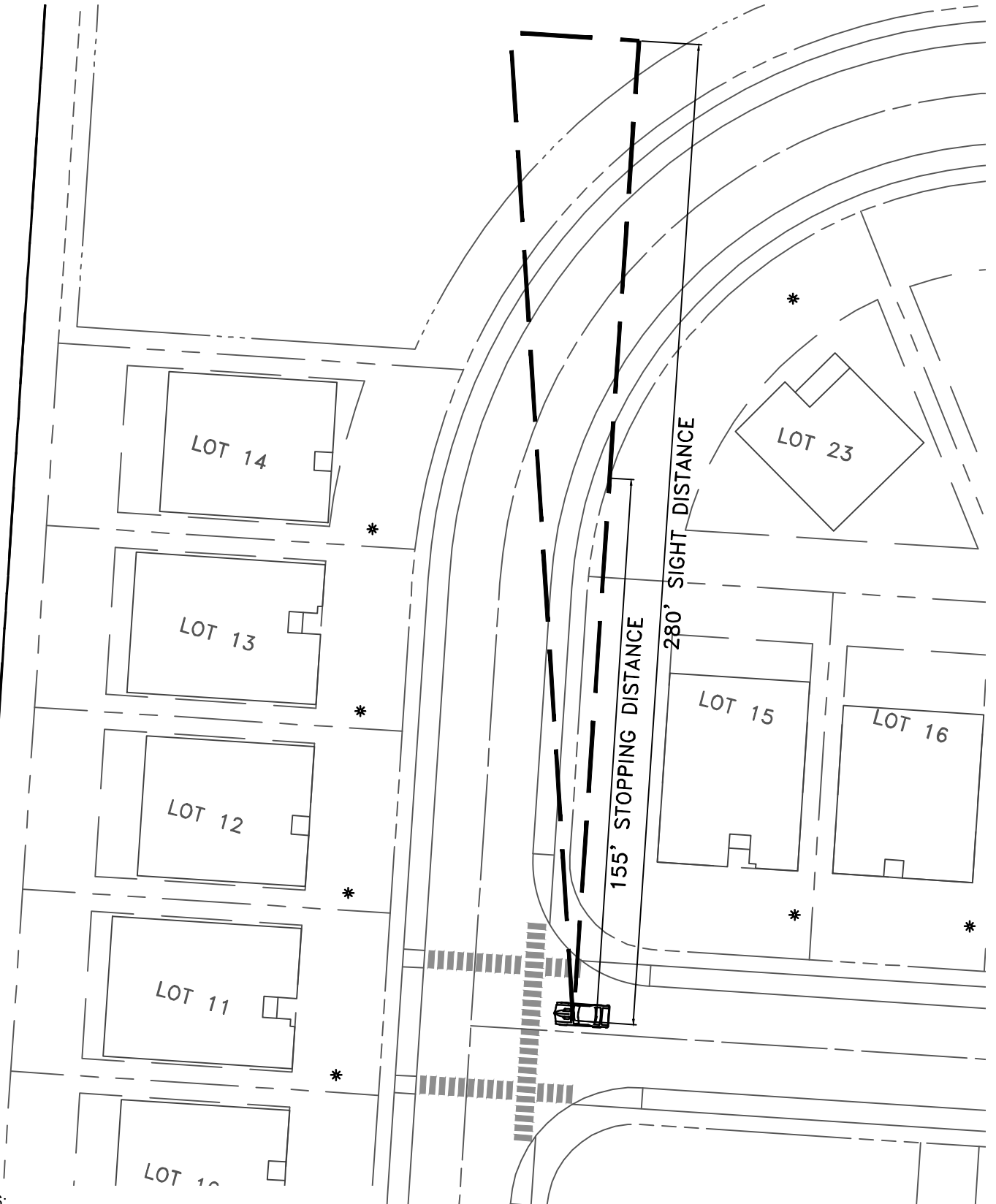
“If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions... To enhance traffic operations, intersection sight distance that exceed stopping sight distances are desirable along the major roadway.”

The movement from the stop sign, requiring the longest sight distance is for left turning vehicles. Referencing AASHTO Table 9-7, required stopping sight distance for the proposed development with a posted speed limit of 25 miles per hour would be 155 feet and desired intersection sight distance in the same conditions would be 280 feet. The attached Exhibit B shows the stopping distance and the sight distance triangle.

The reference standards are for intersections at major roads and highways; meeting these standards for an interior residential street, exceeds the requirements.

Table 9-7. Design Intersection Sight Distances
Case B-1 Left Turn from stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885



NOTES:

1. DISTANCES DERIVED FROM AASHTO STANDARDS FOR STREETS WITH A 25 MPH SPEED LIMIT.
2. SITE DISTANCES MEASURED 14.5 FT. FROM THE EDGE OF THE MAJOR ROADWAY, PER AASHTO.



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"=40'

Drwn By: Chkd By: Appd By:

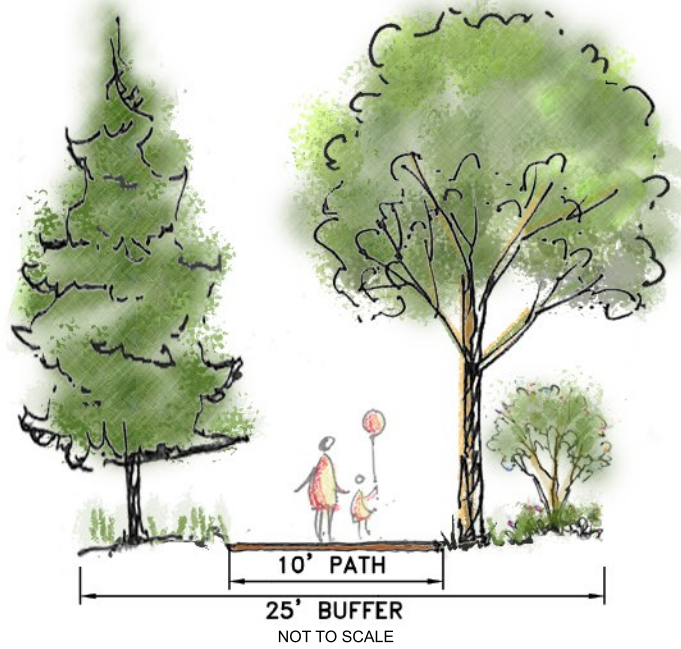
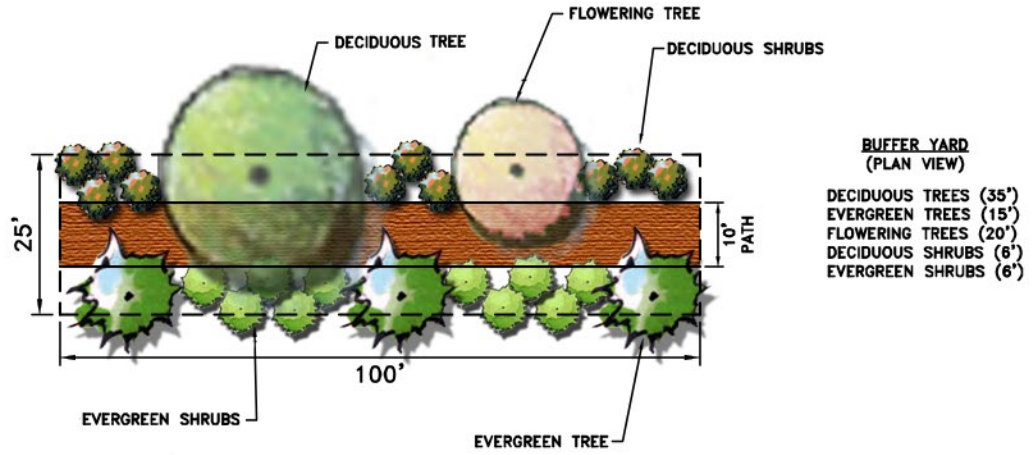
Filename: Sight Distance Exhibit

Date: December 2022

308-343 CLEARVIEW CROSSING

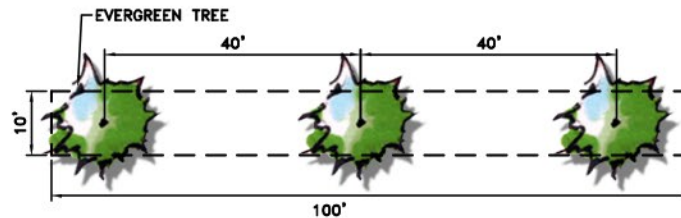
EXHIBIT B
 SIGHT DISTANCE AT HAVERSTRAW PLACE

Situate In
 City of Springboro, Warren County, OH



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

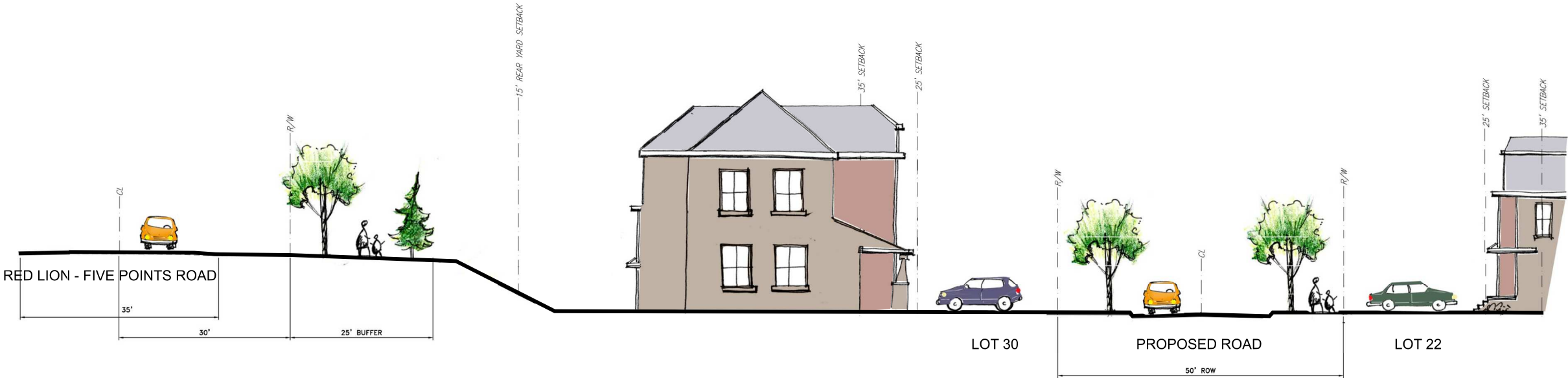
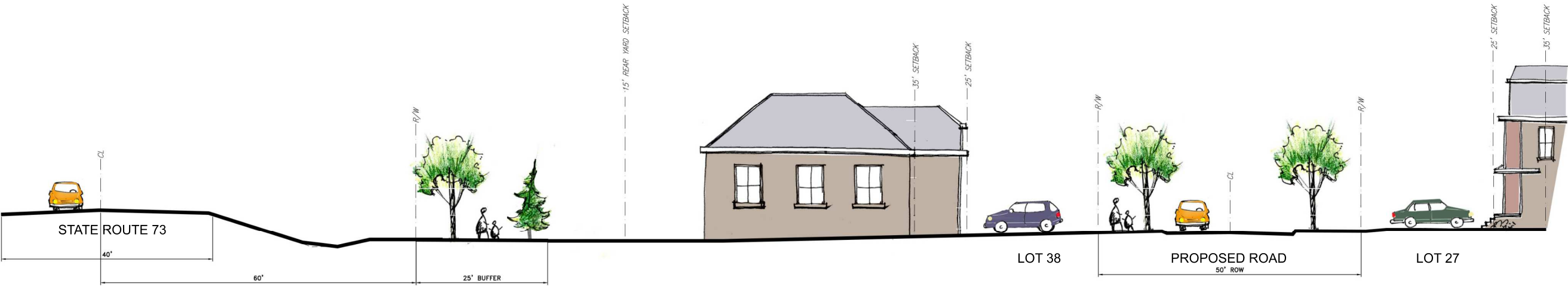
EXHIBIT A



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'
 Drwn 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



Scale:			No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
Drawn By														
Checked By														
Approved By														



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

Filename:	Exhibit Sections.dwg
Date:	October 2022

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

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

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



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.

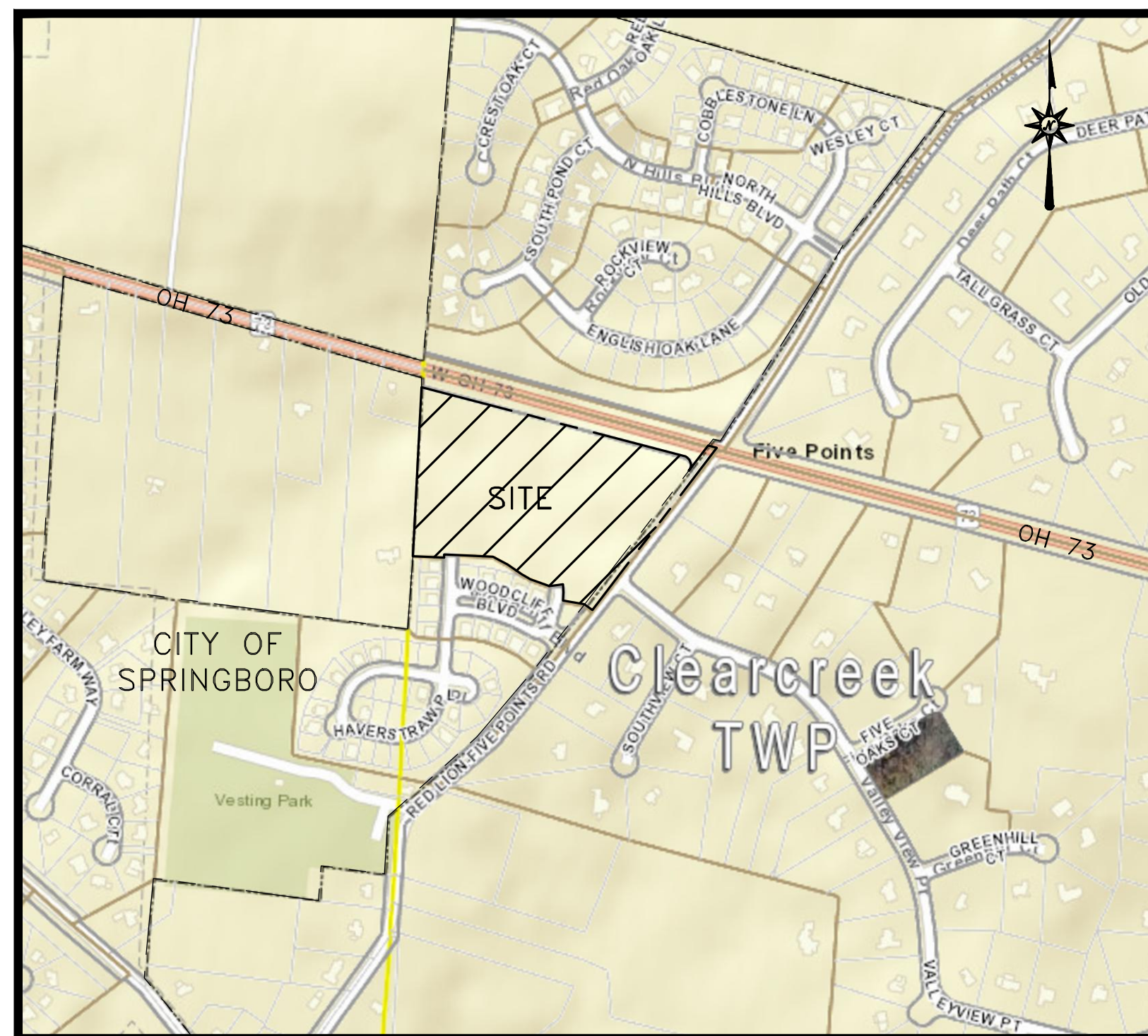
Development Name	Zoning District	Typical Minimum Lot Size	Lot Area		Plat Gross Density (DU/AC)
Enclave of Stone Ridge (Section 1)	PUD	55' x 85'	4675	sq. ft.	3.61
North Hills of Stone Ridge	PUD	58' x 100'	5800	sq. ft.	2.86
Royal Oaks Park (Section 6)	R-2	65' x 116'	7540	sq. ft.	3.60
Tamarack Hills (Section 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

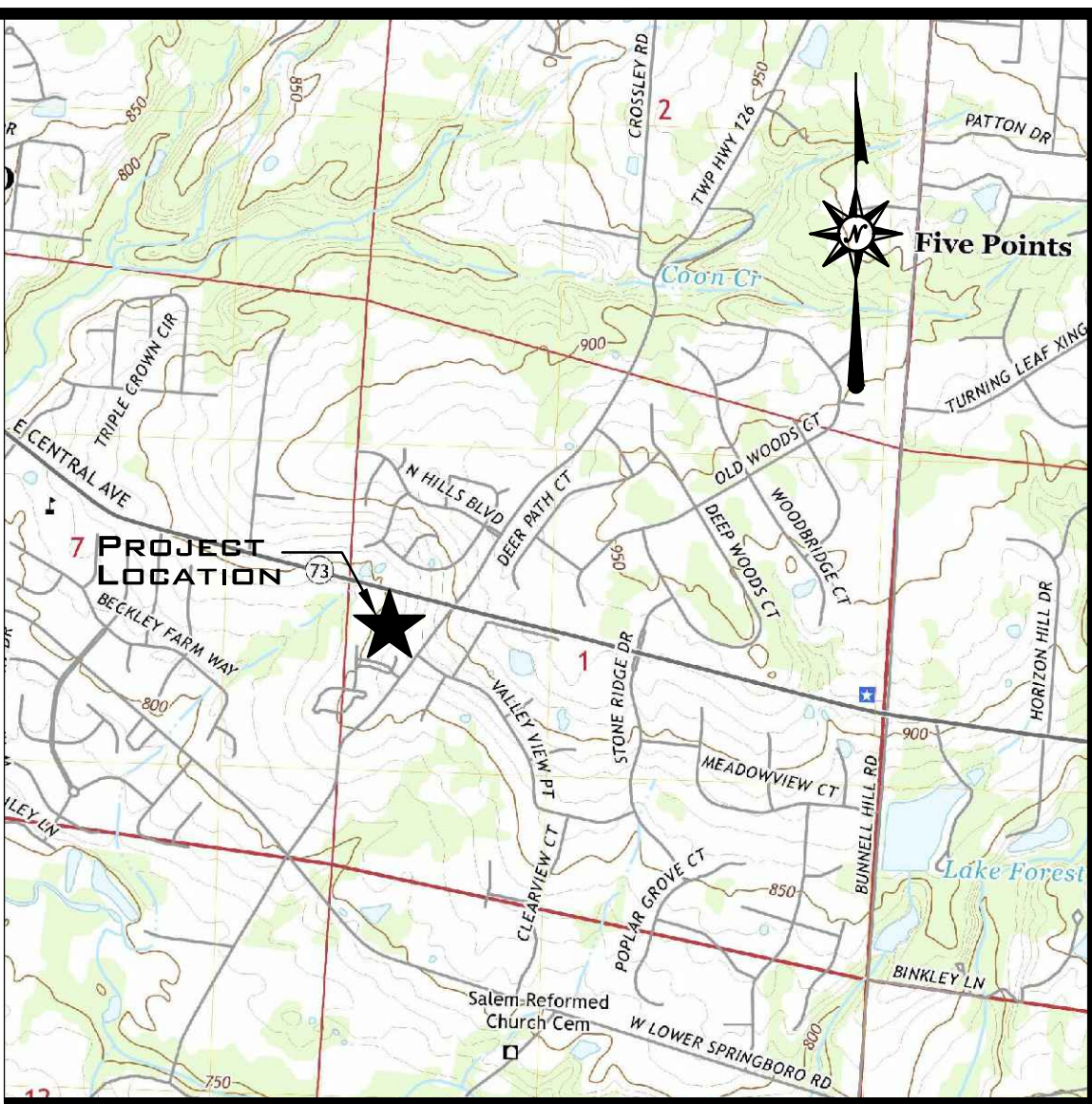
OWNER / AGENT _____ TITLE _____ DATE _____








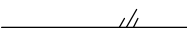



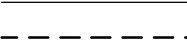





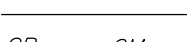
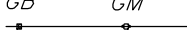


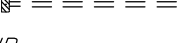

CALL 811
Serial # A224302365-00A



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



EXISTING LEGEND

	CONTOUR (1-R)
	CONTOUR (5-R)
	CURB (Concrete)
	FENCE LINE W/ POST
	LIGHT STANDARD
	MANHOLES: SANITARY, STORM, TELEPHONE, MISC
	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

1. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF 2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
2. 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 39165C0040E WITH EFFECTIVE DATE DECEMBER 17, 2010.

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

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**

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

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

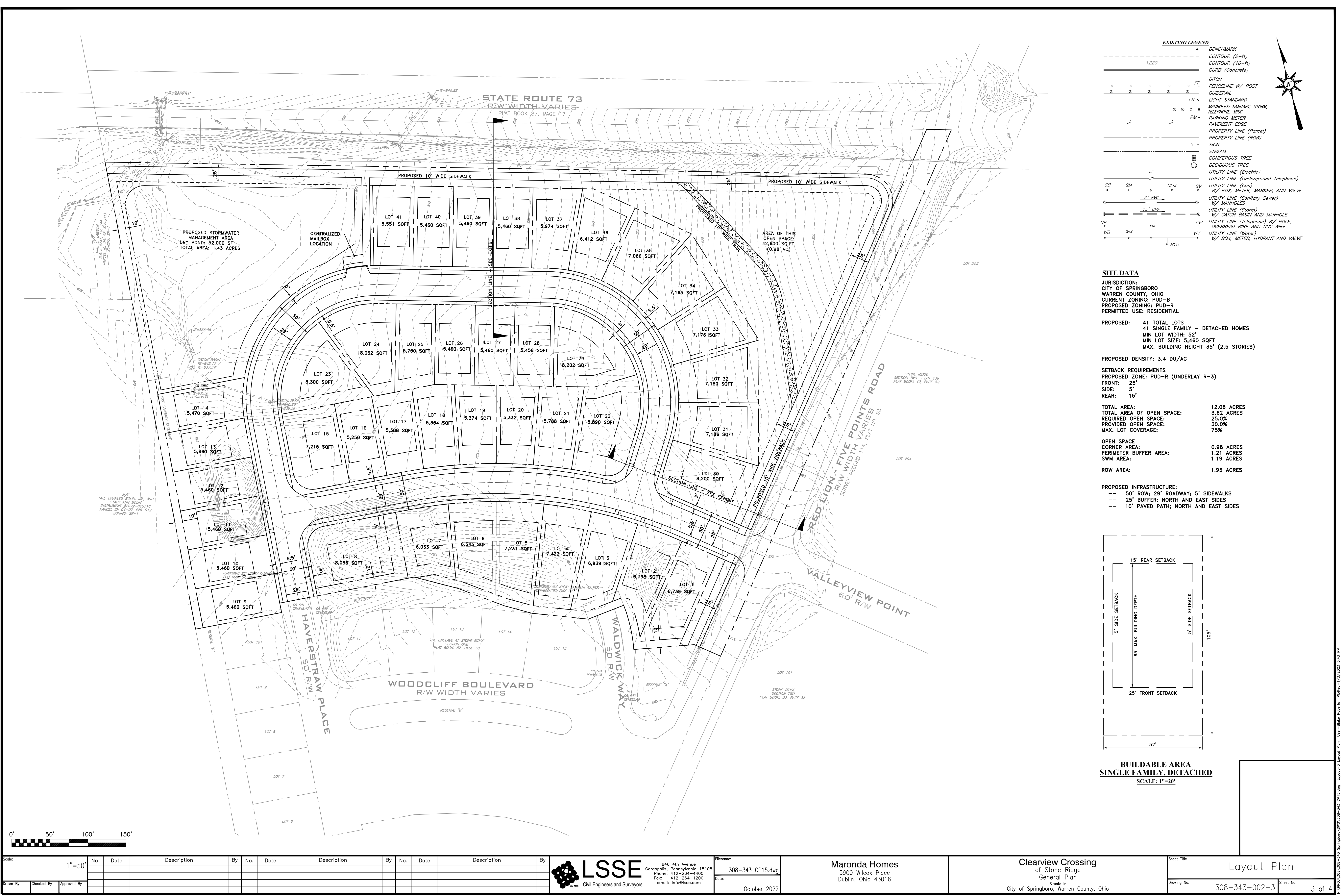
Filename:	308-343AS.dwg
Date:	September, 2022

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

N:\PA\0308\308-343_Springboro\WMO_308-343.dwg Layout=ALTA_P02 User=Blake Roberts Plotted=1/2/2023 14:42 PM



EXISTING LEGEND

- BENCHMARK
- CONTOUR (2-R)
- CONTOUR (10-R)
- CURB (Concrete)
- DITCH
- FENCELINE W/ POST
- GUIDERAIL
- L5
- MANHOLES, SANITARY, STORM, TELEPHONE, MISC
- PM
- 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)

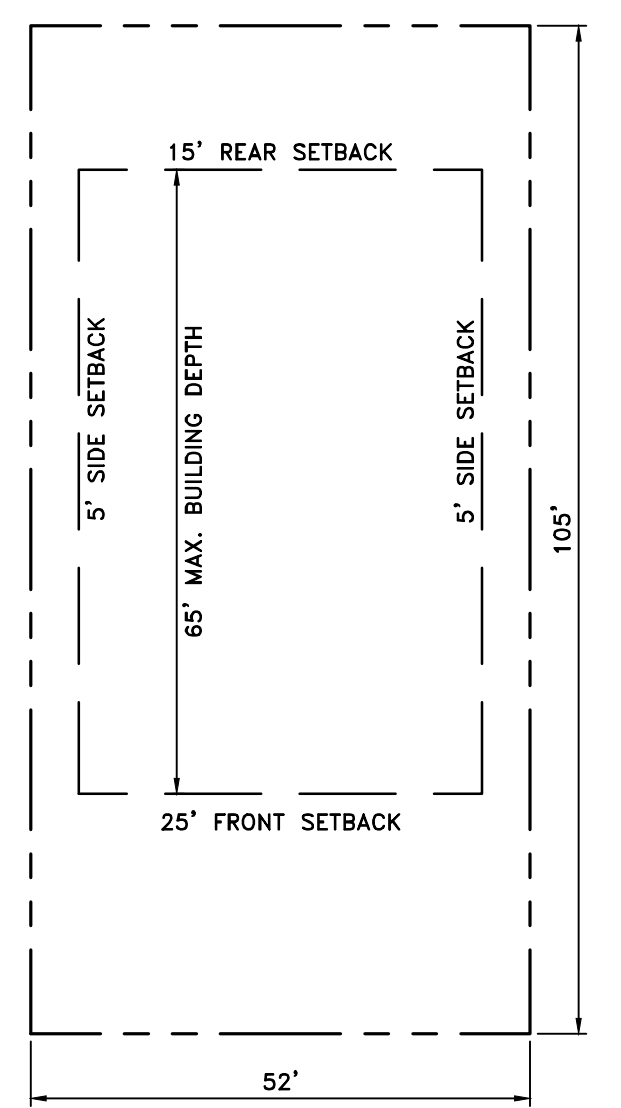
PROPOSED DENSITY: 3.4 DU/AC

SETBACK REQUIREMENTS
PROPOSED ZONE: PUD-R (UNDERLAY R-3)
FRONT: 25'
SIDE: 5'
REAR: 15'

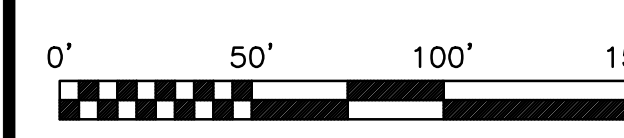
TOTAL AREA: 12.08 ACRES
TOTAL AREA OF OPEN SPACE: 3.62 ACRES
REQUIRED OPEN SPACE: 25.0%
PROVIDED OPEN SPACE: 30.0%
MAX. LOT COVERAGE: 75%

OPEN SPACE: 0.98 ACRES
CORNER AREA: 1.21 ACRES
PERIMETER BUFFER AREA: 1.19 ACRES
ROW AREA: 1.93 ACRES

PROPOSED INFRASTRUCTURE:
-- 50' ROW; 29' ROADWAY; 5' SIDEWALKS
-- 25' BUFFER; NORTH AND EAST SIDES
-- 10' PAVED PATH; NORTH AND EAST SIDES



BUILDABLE AREA
SINGLE FAMILY, DETACHED
SCALE: 1"=20'



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

LSSE
Civil Engineers and Surveyors

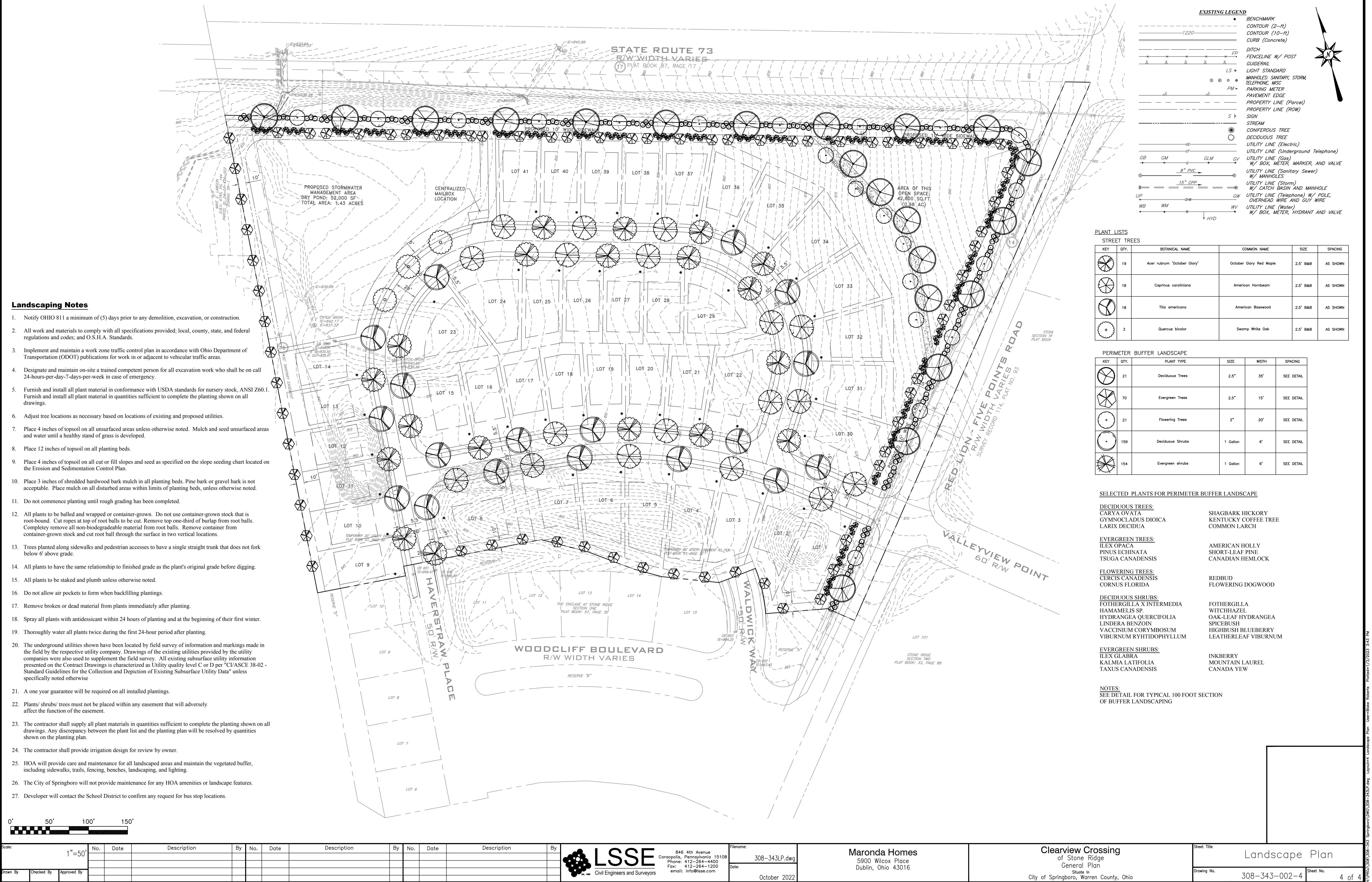
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

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

Maronda Homes
5900 Wilcox Place
Dublin, Ohio 43016

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

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



APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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

☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME: Grand Communities, LLC

Address 3940 Olympic Blvd. - Suite 400
Erlanger, KY 41018

Telephone No. (859) 341-4709

Fax No. ()

Email Address rhayes@fischerhomes.com

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

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

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

Telephone No. ()

Property Address or General Location: 2515 Factory Road

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

Proposed Use: Single-Family residential

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


(Signature of Applicant and/or Agent)

2022-12-21
(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name

WADESTONE SUB-DIVISION (WADE-WRAY PROPERTY)

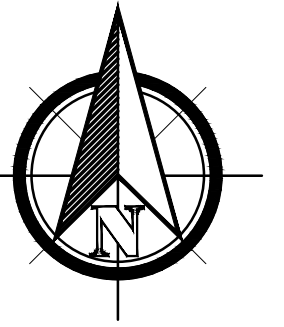
CITY OF SPRINGBORO, WARREN COUNTY, OHIO



- CODED NOTES:** (X)
1. COMMUNITY PARK BASEBALL DIAMONDS
 2. SPRINGBORO CEMETERY
 3. SPRINGBORO WASTE WATER TREATMENT PLANT
 4. E. MILO BECK PARK

VACINITY MAP:
SCALE: 1" = 250'

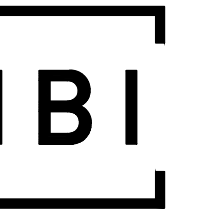
- SHEET INDEX:**
- | | |
|-----------------------------|-------|
| GENERAL LOCATION MAP | C-000 |
| AREA MAP | C-100 |
| ALTA/NSPS LAND TITLE SURVEY | C-200 |
| EXISTING CONDITIONS | C-300 |
| SITE PLAN | C-400 |
| COMMON SPACE | C-500 |
| EXISTING TREE LOCATION MAP | C-600 |



GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



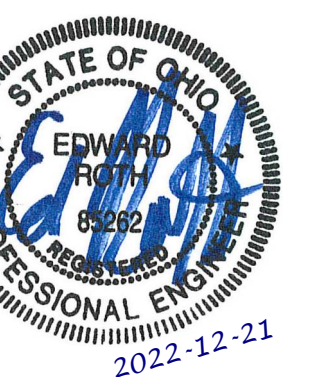
IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Ed Roth
ext. 51907
ibigroup.com

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND

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

STAMP:



SPRINGBORO, OH

**SPRINGBORO
FACTORY ROAD**

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

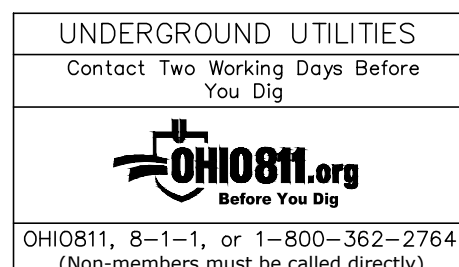
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SCALE:
HORIZONTAL: 1" = 250'

SHEET TITLE:





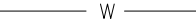
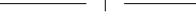


**GENERAL
LOCATION MAP**

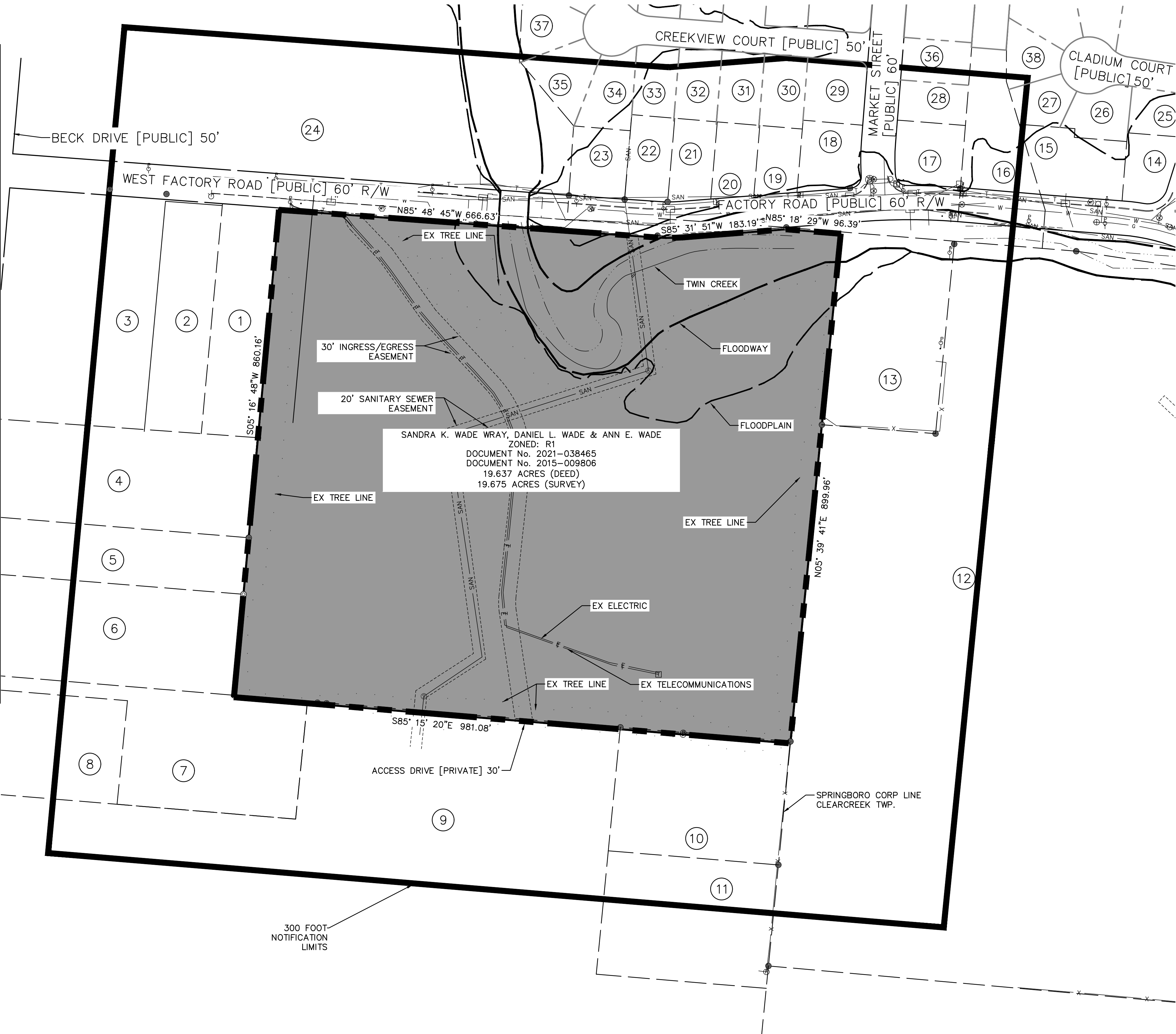
SHEET NO.: **C-000**




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

LEGEND:

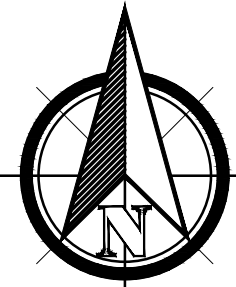
	PROJECT AREA
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING GAS
	EXISTING WATER
	EXISTING TELECOMMUNICATIONS
	EXISTING ELECTRIC
	EXISTING FENCE



UNDERGROUND UTILITIES
Contact Two Working Days Before
You Dig


Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)



GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.


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

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND

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

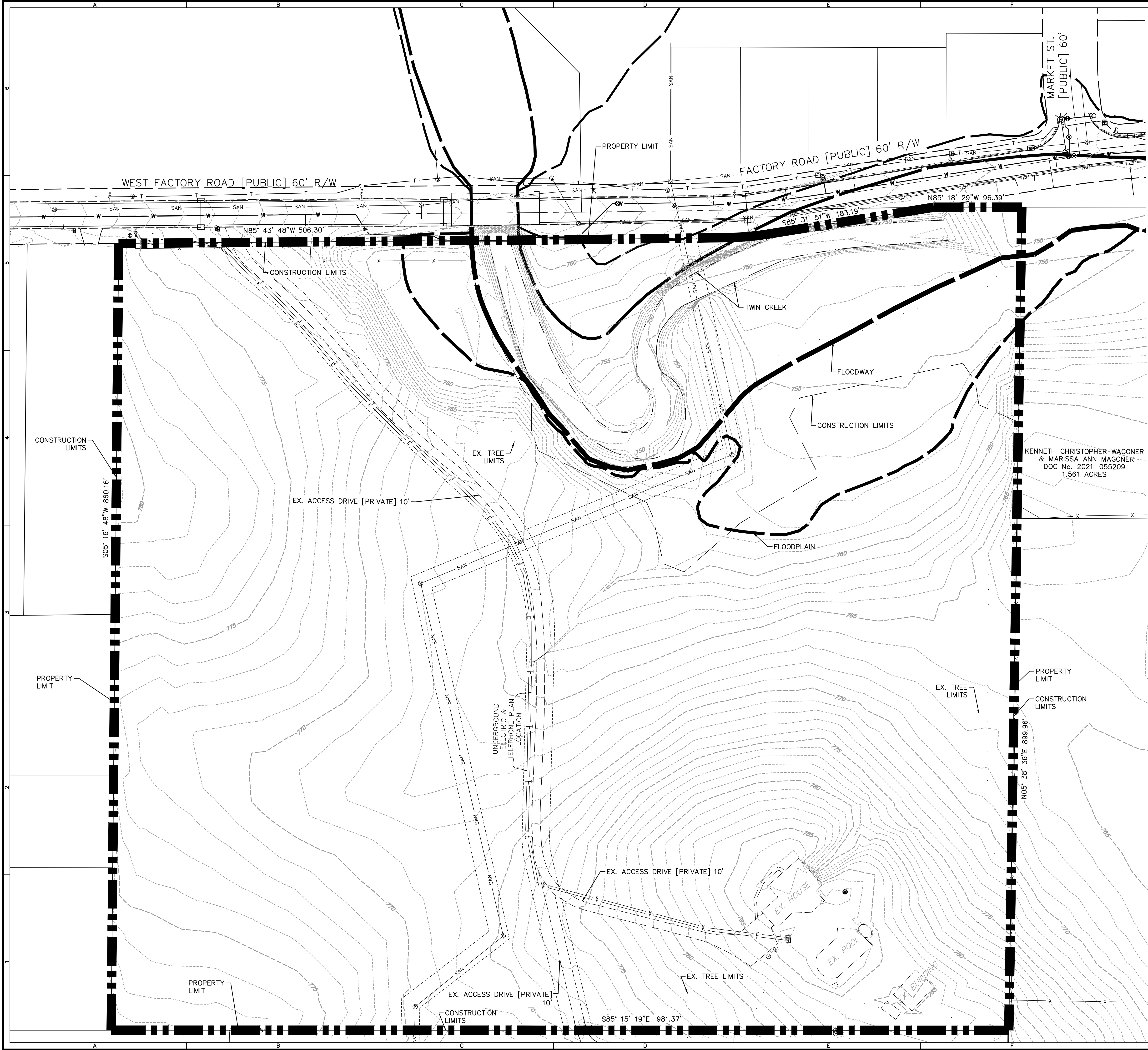
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SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

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

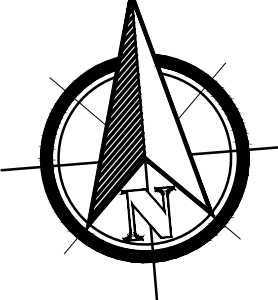
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SHEET NO.: C-100



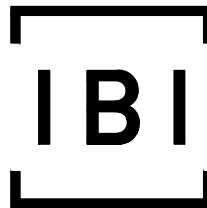
- EXISTING LEGEND**
- XXX--- EX. CONTOUR MAJOR
 - XXX--- EX. CONTOUR MINOR
 - SAN--- EX. SANITARY LINE
 - STM--- EX. STORM LINE
 - G--- EX. GAS LINE
 - W--- EX. WATER LINE
 - T--- EX. TELECOMMUNICATIONS LINE
 - E--- EX. ELECTRICAL
 - X--- EX. FENCE
 - EX. CATCH BASIN
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - ⊗ EX. WATER VALVE
 - ⊕ EX. WATER MANHOLE
 - ⊙ EX. FIRE HYDRANT
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. GAS MARKER
 - ⊙ EX. GAS SAFETY VALVE
 - ⊙ EX. TELEPHONE MARKER
 - ⊙ EX. TELEPHONE BOX
 - PROPERTY LIMITS

BENCHMARKS/CONTROL POINTS
ESTABLISHED FROM GPS OBSERVATIONS

- BM#10**
CUT "X" ON TOP OF NORTH CURB LINE OF WEST
FACTORY ROAD LOCATED 375 FEET EAST OF BECK DRIVE.
N=570876.427
E=1474545.413
ELEV.=778.57 (NAVD 88)
- BM#11**
CUT "X" ON TOP OF NORTH CURB LINE OF WEST
FACTORY ROAD LOCATED 780 FEET EAST OF BECK DRIVE.
N=570845.867
E=1474958.727
ELEV.=765.60 (NAVD 88)
- BM#12**
CUT "X" ON TOP OF SOUTH CURB LINE OF FACTORY
ROAD AT THE INTERSECTION MARKET STREET.
N=570816.461
E=1475715.612
ELEV.=754.25 (NAVD 88)
- BM#13**
CUT "X" ON SIDEWALK LOCATED ON THE NORTH SIDE OF
FACTORY ROAD 50 FEET EAST OF SAWGRASS POINTE
COURT.
N=570791.621
E=1476287.146
ELEV.=752.30 (NAVD 88)
- BM#14**
CUT "X" ON SIDEWALK LOCATED AT THE NORTHEAST
CORNER OF FACTORY ROAD CATALPA DRIVE.
N=570543.651
E=1476632.864
ELEV.=750.80 (NAVD 88)



GRAPHIC SCALE
1 1/2 0 1
(IN FEET)
1 inch = 1 ft.




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REVISION:

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2022-08-19 PLANNING COMMISSION
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STAMP:



SPRINGBORO, OH
**SPRINGBORO
FACTORY ROAD**
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

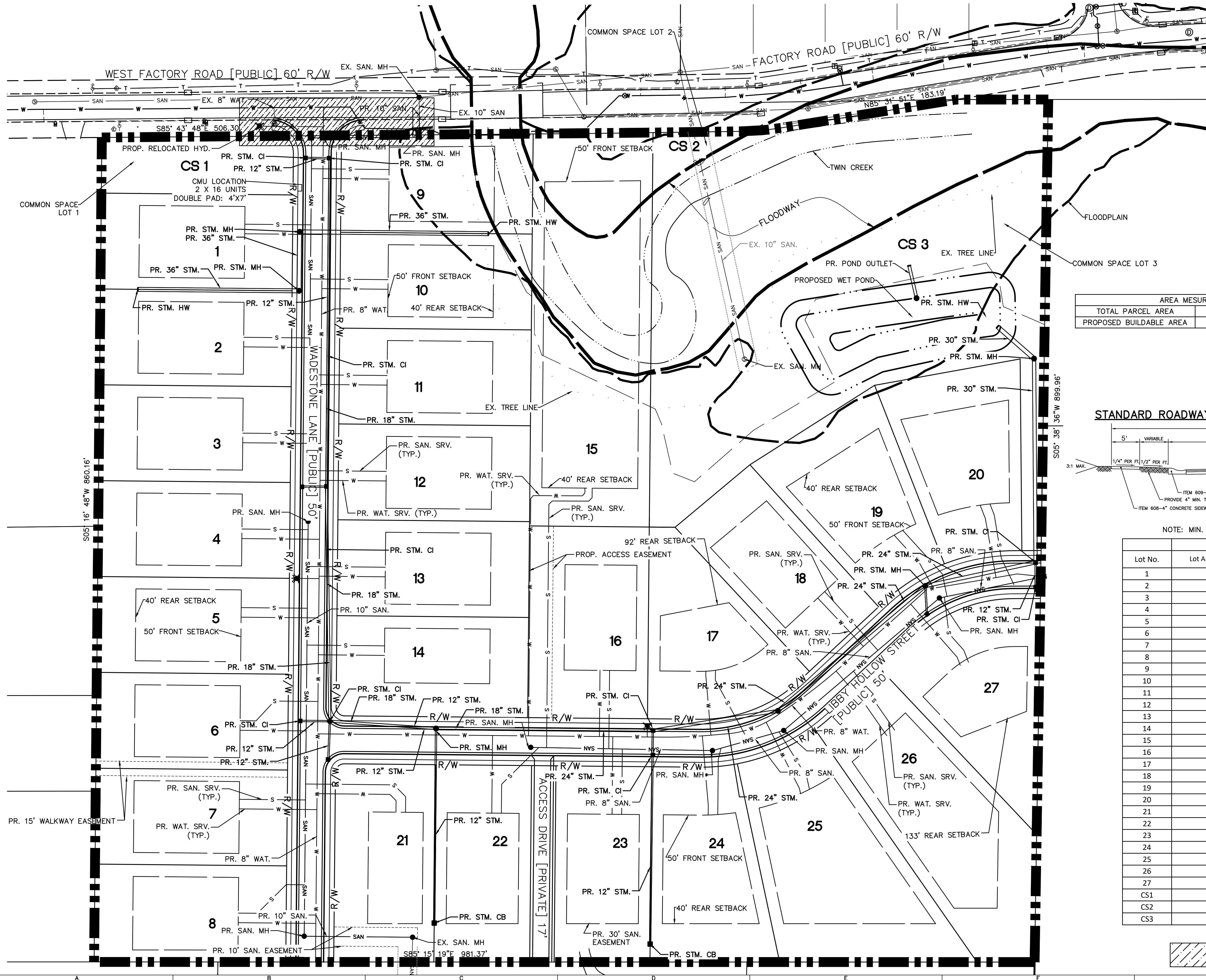
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SHEET NO.: C-300

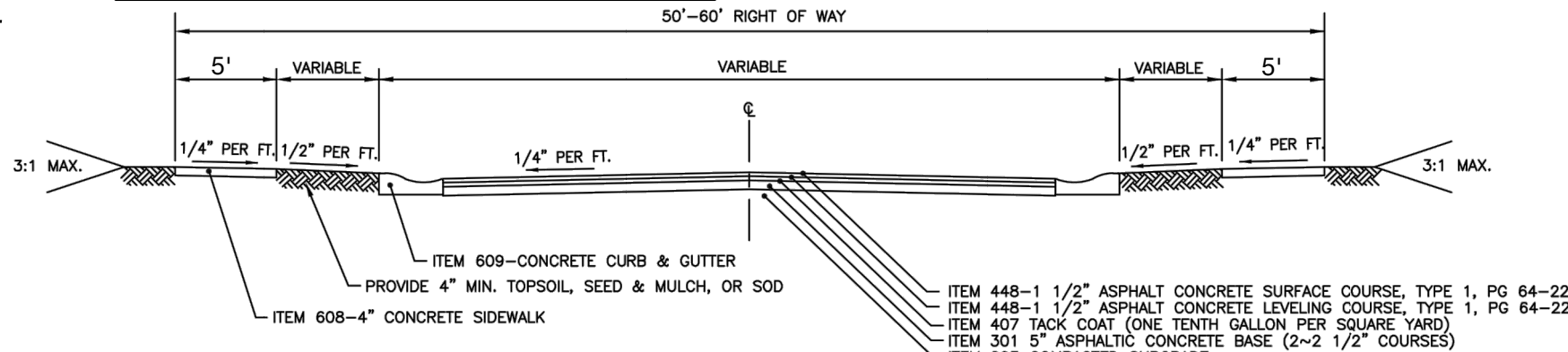
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- NOTES:
1. ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.
 2. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB, 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE AT THE LOW SIDE OF THE PROPERTY. A 2" TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1- 4 HOUSES, AND A 6" LINE FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.
 3. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER.
 4. 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.
 5. SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.
 6. 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.
 7. BRIDGES AND ELEVATED SURFACES, WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF 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.



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

STANDARD ROADWAY SECTION



NOTE: MIN. FRONTAGE AT FRONT AND REAR SETBACKS IS 100 FT.

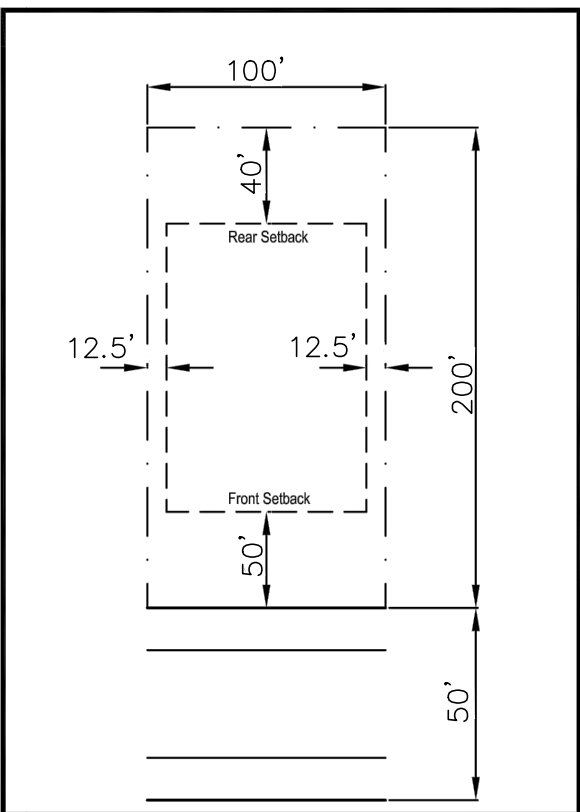
FACTORY ROAD (WADE-WRAY PROPERTY)				
Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
1	20,000	100	100	0.46
2	20,000	100	100	0.46
3	20,000	100	100	0.46
4	20,000	100	100	0.46
5	20,000	100	100	0.46
6	20,000	100	100	0.46
7	20,000	100	100	0.46
8	20,233	100	101	0.47
9	20,490	102	104	0.47
10	20,000	100	100	0.46
11	20,000	100	100	0.46
12	20,000	100	100	0.46
13	20,000	100	100	0.46
14	20,882	105	105	0.48
15	51,280	125	125	1.18
16	25,000	100	100	0.57
17	20,351	139	100	0.47
18	20,321	100	101	0.47
19	22,997	100	140	0.53
20	23,017	100	140	0.53
21	21,545	105	105	0.49
22	20,000	100	100	0.46
23	20,000	100	100	0.46
24	22,957	100	126	0.53
25	33,841	108	187	0.78
26	32,075	100	100	0.74
27	23,087	144	100	0.53
CS1	11,919	N/A	N/A	0.27
CS2	3,149	N/A	N/A	0.07
CS3	79,723	N/A	N/A	0.07

WEST FACTORY ROAD WORK RELATED TO SUB-DIVISION IMPROVEMENTS TO INCLUDE: FIRE HYDRANT RELOCATION, UTILITY CONNECTIONS, AND ROADWAY CONNECTION.

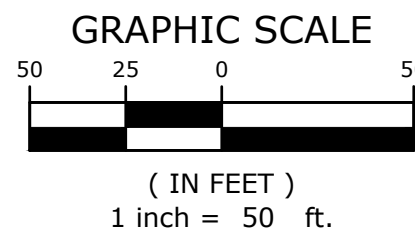
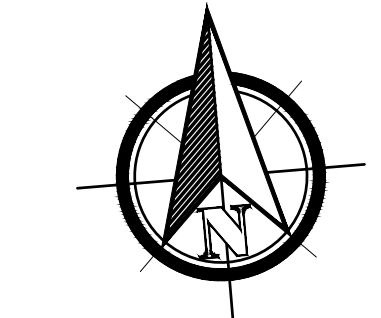
EXISTING LEGEND

- XXX PROP. CONTOUR MAJOR
- XXX PROP. CONTOUR MINOR
- SAN PROP. SANITARY LINE
- STM PROP. STORM LINE
- G PROP. GAS LINE
- W PROP. WATER LINE
- T PROP. TELECOMMUNICATIONS LINE
- E PROP. ELECTRICAL
- PROPERTY LIMITS
- PROP. CATCH BASIN
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE

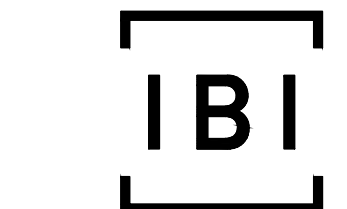
HOUSE PRODUCT TYPE



TYPICAL MASTERPIECE HOMESITE DETAIL
MIN. LOT SIZE 20,000 SF
MIN. FINISHED BLD 2,000 SF
N.T.S.



(IN FEET)
1 inch = 50 ft.



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

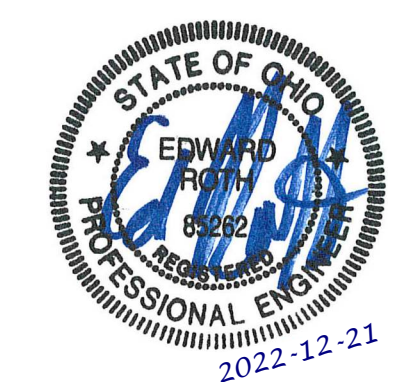
REVISION:

SUBMISSION:

2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND

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

STAMP:



SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

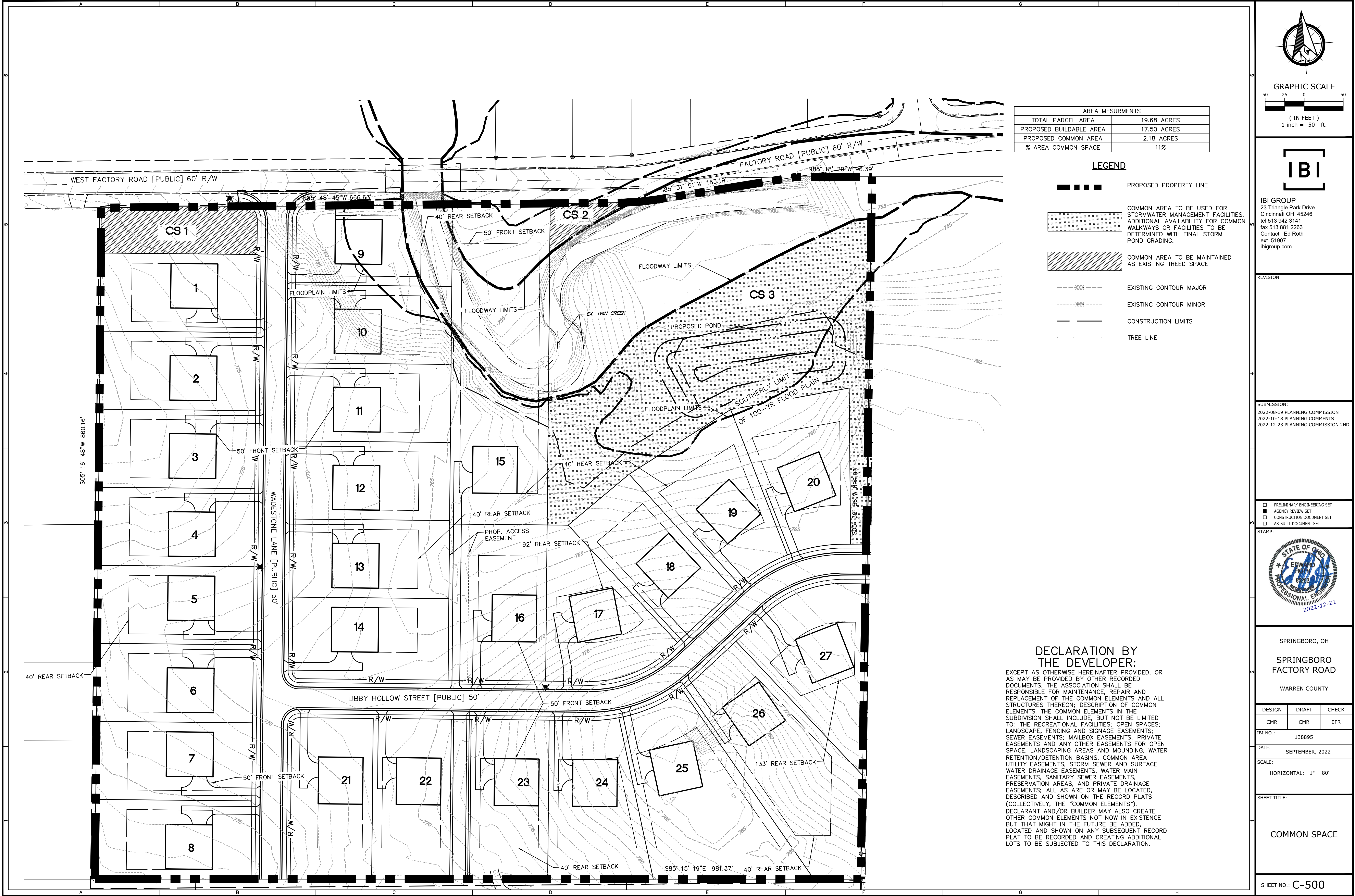
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 50'

SHEET TITLE:

SITE PLAN

SHEET NO.: C-400



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

LEGEND

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

DECLARATION BY THE DEVELOPER:

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

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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

REVISION:

SUBMISSION:
2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND

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☐ CONSTRUCTION DOCUMENT SET
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STAMP:

SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

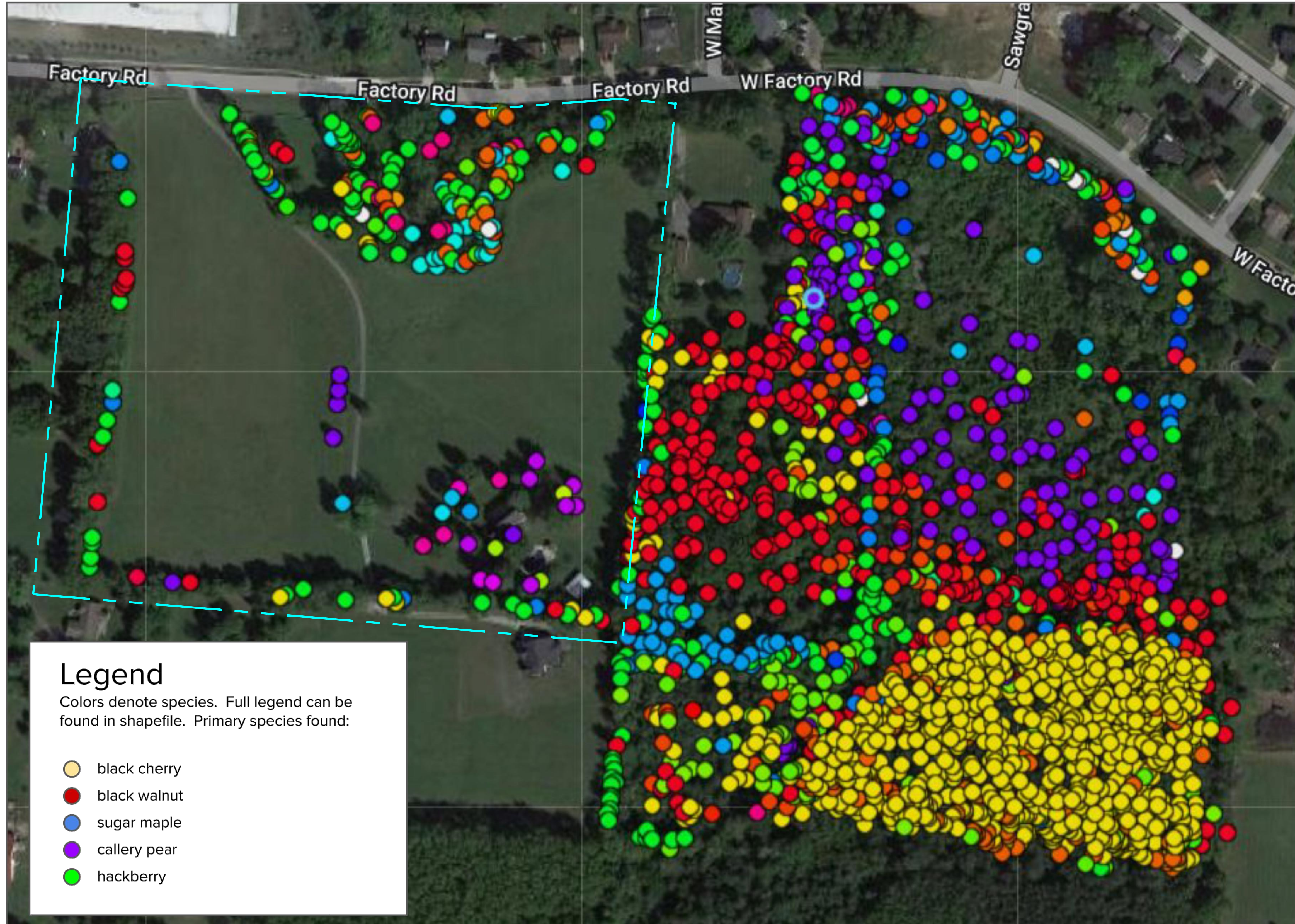
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE: COMMON SPACE

SHEET NO.: C-500

V:\10.03.10A\138895-SpringboroFactoryRoad\138895-SpringboroFactoryRoad\Development\138895-CommonWest\Design\04 Civil\Sheet\West Development\138895-CommonWest.dwg Plotted By: Colin Ray Date: 12/21/2022 Time: 12:42:12 PM Printer: _DWG to PDF.pc3 PenTable: IBI Ohio.ctb Scale: 1:1 © IBI Group, Inc.



Legend

Colors denote species. Full legend can be found in shapefile. Primary species found:

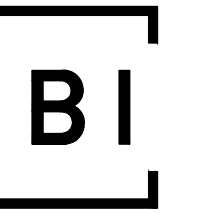
- black cherry
- black walnut
- sugar maple
- callery pear
- hackberry

TREE MAP NOTE

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

LEGEND

PROPOSED PROPERTY LINE



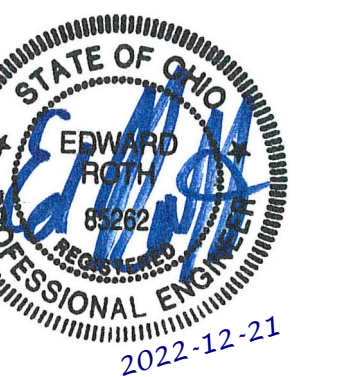
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STAMP:



SPRINGBORO, OH

SPRINGBORO
FACTORY ROAD

WARREN COUNTY

DESIGN DRAFT CHECK

CMR CMR EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 50'

SHEET TITLE:

EXISTING TREE
LOCATION MAP

SHEET NO.: C-600



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

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

☒ REZONING/GENERAL PLAN

☐ FINAL DEVELOPMENT PLAN

☐ RECORD PLAN

☐ VARIANCE

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

- ☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME:

Grand Communities, LLC

Address

3940 Olympic Blvd. - Suite 400

Erlanger, KY 41018

Telephone No.

(859) 341-4709

Fax No.

()

Email Address

rhayes@fischerhomes.com

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

Address: 4901 Hunt Road, Suite 300

Cincinnati, Ohio 45242

Telephone No. ()

Property Address or General Location:

465 Factory Road

Parcel Number(s): 04131780110

Acreage: 28.69

PUD Category: ☒ Residential

☐ Retail

☐ Office

☐ Manufacturing

☐ Mixed Use

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

For Residential Proposed Density 2.34

Number of Residential Units 67

Proposed Use: Single-Family residential

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

Robert J. Hayes
(Signature of Applicant and/or Agent)

2022-12-21

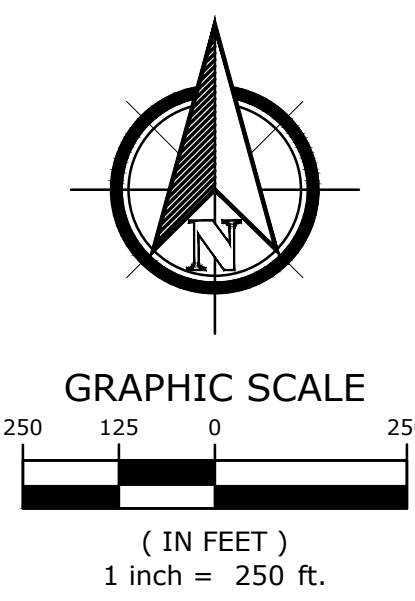
(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name

WADESTONE SUB-DIVISION (HILLS PROPERTY)

CITY OF SPRINGBORO, WARREN COUNTY, OHIO



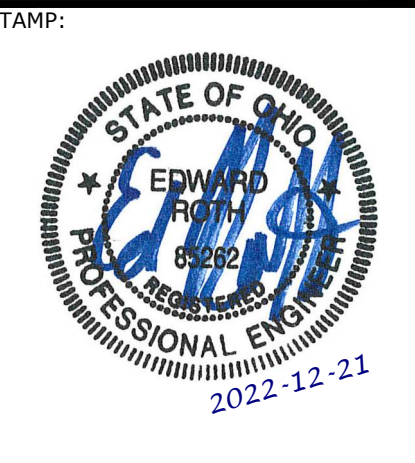
[BI]

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- ☐ AS-BUILT DOCUMENT SET



SPRINGBORO, OH
**SPRINGBORO
FACTORY ROAD**
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 250'

SHEET TITLE:

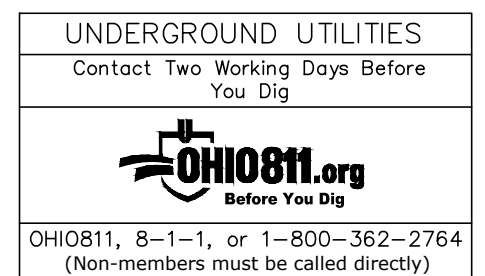
**GENERAL
LOCATION MAP**

SHEET NO.: **C-000**



DECLARATION BY THE DEVELOPER:

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



- CODED NOTES:** (X)
1. COMMUNITY PARK BASEBALL DIAMONDS
 2. SPRINGBORO CEMETERY
 3. SPRINGBORO WASTE WATER TREATMENT PLANT
 4. SPRINGBORO INTERMEDIATE SCHOOL

VACINITY MAP:
SCALE: 1" = 250'


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

FACTORY ROAD (HILLS PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Sandra Wade-Wray	1515 Factory Rd Springboro Ohio 45066	04131510230	R-1
2	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
3	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
4	Edward Wade	2815 Factory Road Clearcreek Twp. Ohio 45066	04131510260	SR-1
5	Edward Wade	Factory Road Clearcreek Twp. Ohio 45066	04133000471	SR-1
6	John Treon Revocable	Lower Springboro Road Clearcreek Twp. Ohio 45066	04133000050	SR-1
7	Springboro Cemetery	2346 Lower Springboro Road Clearcreek Twp. Ohio 45066	04134020012	R-1
8	Nick & Tondra Cornett	425 Factory Road Springboro Ohio 45066	04131780150	R-2
9	Kevin & Roberta Brandon	435 Factory Road Springboro Ohio 45066	04131780170	R-2
10	Thomas & Linda Mader	445 Factory Road Springboro Ohio 45066	04131780130	R-2
11	Lindsay Kuczek	420 Factory Road Springboro Ohio 45066	04131770080	R-2
12	Jerry & Judith Bell	430 Factory Road Springboro Ohio 45066	04131770070	R-2
13	Jason Anderson	440 Factory Road Springboro Ohio 45066	04131770060	R-2
14	Timothy Whitt	450 Factory Road Springboro Ohio 45066	04131770050	R-2
15	Joseph Compton	150 Catalpa Drive Springboro Ohio 45066	04131770040	R-2
16	HRC Investments INC.	155 Catalpa Drive Springboro Ohio 45066	04131760080	R-2
17	Megan & Adam Popp	510 Factory Road Springboro Ohio 45066	04131760070	R-2
18	Tammy Hobgood	520 Factory Road Springboro Ohio 45066	04131760060	R-2
19	Associate Construction	Sawgrass Pointe Court Springboro Ohio 45066	04131760110	R-2
20	Associate Construction	15 Sawgrass Pointe Court Springboro Ohio 45066	04131260320	R-2
21	Cecil Mullins Jr	620 Factory Road Springboro Ohio 45066	04131260310	R-2
22	Dewey Ely *Gabriel*	2600 Factory Road Springboro Ohio 45066	04131260300	R-2
23	Tara Stockler	2480 Factory Road Springboro Ohio 45066	04131260160	R-2
24	Marilyn Scott	2500 Factory Road Springboro Ohio 45066	04131070140	R-2
25	Guy & Christi Garrett	2510 Factory Road Springboro Ohio 45066	04131070130	R-2
26	Thomas Mosczynski	25 Sawgrass Pointe Court Springboro Ohio 45066	04131260330	R-2
27	Jessie & Divya Mani	35 Cladium Court Springboro Ohio 45066	04131260340	R-2
28	Christopher Florio	45 Cladium Court Springboro Ohio 45066	04131260350	R-2
29	Steven Knick	815 Market Street Springboro Ohio 45066	04131260150	R-2
30	Erik & Ashley Adams	810 Market Street Springboro Ohio 45066	04131070080	R-2
31	Jessica & Bryan Workman	15 Creekview Court Springboro Ohio 45066	04131070070	R-2
32	Illkwang & Inyoung Kim	295 Kesling Drive Springboro Ohio 45066	04131760090	R-2
33	Clayton Sears	20 Sawgrass Pointe Court Springboro Ohio 45066	04131760100	R-2
34	Dylan & Stephan Wilson	285 Kesling Drive Springboro Ohio 45066	04131760010	R-2
35	Nestor Fernandez	275 Kesling Drive Springboro Ohio 45066	04131760020	R-2
36	Marilyn Chandler	265 Kesling Drive Springboro Ohio 45066	04131760030	R-2
37	Anthony Mercado	255 Kesling Drive Springboro Ohio 45066	04131760040	R-2
38	Sheila Greer	245 Kesling Drive Springboro Ohio 45066	04131760050	R-2
39	Kenneth Wagoner	2605 Factory Road Clearcreek Twp. Ohio 45066	04131780060	R-2
40	Ryan & Tiffanie Day	225 Kesling Drive Springboro Ohio 45066	04131770010	R-2
41	Debra & Martin March	215 Kesling Drive Springboro Ohio 45066	04131770020	R-2
42	N & B Ventures LLC	205 Kesling Drive Springboro Ohio 45066	04131770030	R-2
43	Susan Moizuk	805 Market Street Springboro Ohio 45066	04131260140	R-2
44	John & Sandra Webb	50 Cladium Court Springboro Ohio 45066	04131260360	R-2
45	Charlene Tolley	250 Kesling Drive Springboro Ohio 45066	04131300080	R-2
46	Bradley Laudick	240 Kesling Drive Springboro Ohio 45066	04131300180	R-2
47	Timothy Hall	105 Catalpa Drive Springboro Ohio 45066	04131300170	R-2
48	Barbara Engel	220 Kesling Drive Springboro Ohio 45066	04131310130	R-2
49	Sarah Shepherd	120 Catalpa Drive Springboro Ohio 45066	04131310120	R-2
50	Scott Grissinger	110 Catalpa Drive Springboro Ohio 45066	04131310110	R-2
51	Daniel Barnes	165 Maple Drive Springboro Ohio 45066	04132060240	R-2
52	AMB Enterprises LLC	175 Maple Drive Springboro Ohio 45066	04132060250	R-2
53	Herminia Gardner	200 Kesling Drive Springboro Ohio 45066	04131310140	R-1

LEGEND:

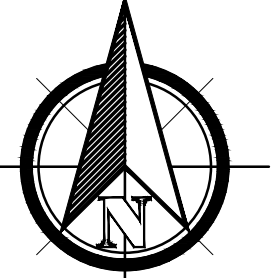
PROJECT AREA


UNDERGROUND UTILITIES
Contact Two Working Days Before
You Dig


Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)



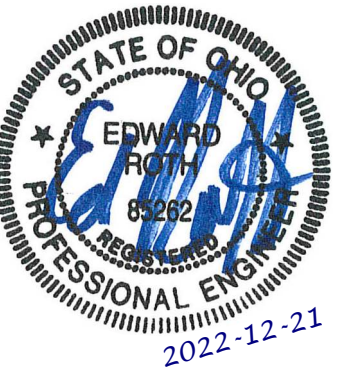

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.


IBI GROUP
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STAMP:


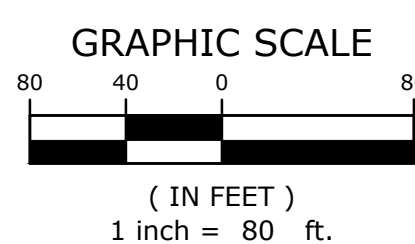
SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

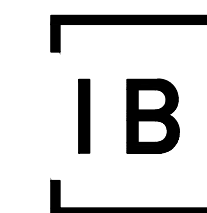
IBI NO.: 138895
DATE: SEPTEMBER, 2022
SCALE: HORIZONTAL: 1" = 100
SHEET TITLE:
AREA MAP

SHEET NO.: C-100

V:\03.03.16\138895-Springboro\Area\7.2_Production\7.03_Design\04_Civil\Sheet\Area_Development\138895-AREA_Maps_PUD.dwg Revised By: Colin Ray Date: 12/21/2022 Time: 12:00:56 PM Plotted: 12/21/2022 1:11 - © IBI Group, Inc.



(IN FEET)
1 inch = 80 ft



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STAMP:



SPRINGBORO OH

SPRINGBORO
FACTORY ROAD

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.:	138895
----------	--------

DATE: SEPTEMBER, 2022

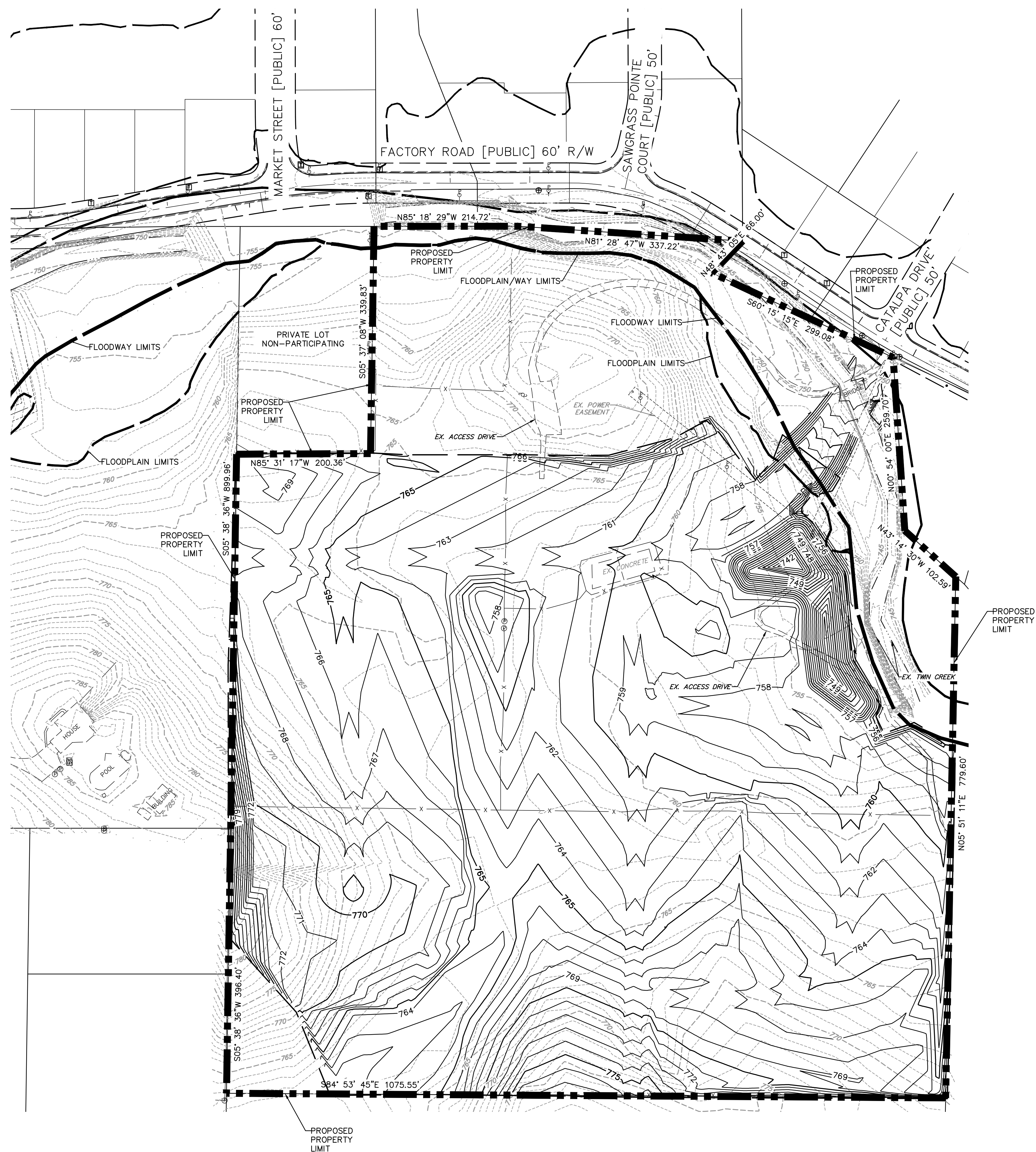
SCALE:

HORIZONTAL: 1" = 80'

SHEET TITLE:

CONTOURS

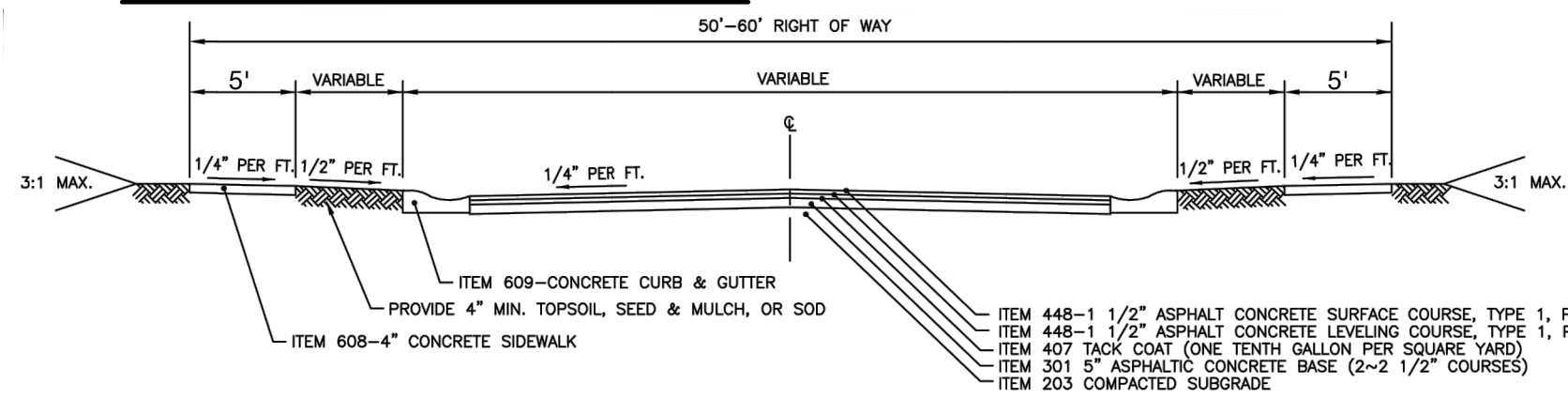
SHEET NO.: C-300



- NOTES:
1. ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.
 2. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB, 6" BEHIND THE BACK OF CURB, AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE AT THE LOW SIDE OF THE PROPERTY. A 2" TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1- 4 HOUSES, AND A 6" LINE FOR 5 OR MORE HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.
 3. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER

4. 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.
5. SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.
6. 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.
7. BRIDGES AND ELEVATED SURFACES. WHERE A BRIDGE OR ELEVATED SURFACE IS PART OF 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.

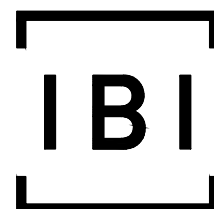
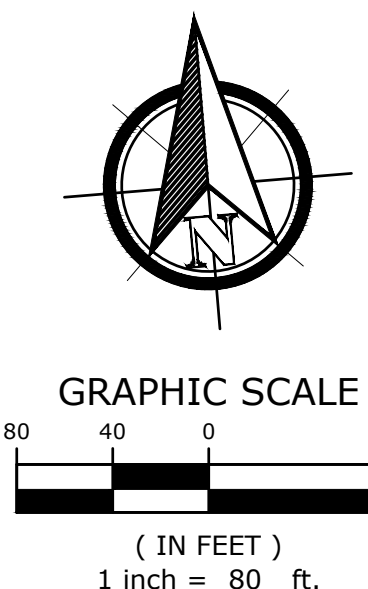
STANDARD ROADWAY SECTION



ASPHALT CONCRETE PAVEMENT & ASPHALT CONCRETE BASE

LEGEND

- PROPOSED PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING TREE LINE



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2022-08-19 PLANNING COMMISSION
2022-10-18 PLANNING COMMENTS
2022-12-23 PLANNING COMMISSION 2ND

- ☐ PRELIMINARY ENGINEERING SET
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- ☐ AS-BUILT DOCUMENT SET

STAMP:



SPRINGBORO, OH

SPRINGBORO
FACTORY ROAD

WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 80'

SHEET TITLE:

SITE PLAN

SHEET NO.: C-400

\\10.01.10A\CT\138895-Springboro\Development\138895-PUD-SP-Plan\Revised By: Colin Ray Date: 12/21/2022 Time: 1:17:18 PM Plotter: AutoCAD PDF (General Documentation) p33 Plotable: IBI_Oha.ctb Scale: 1:1 - © IBI Group, Inc.

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

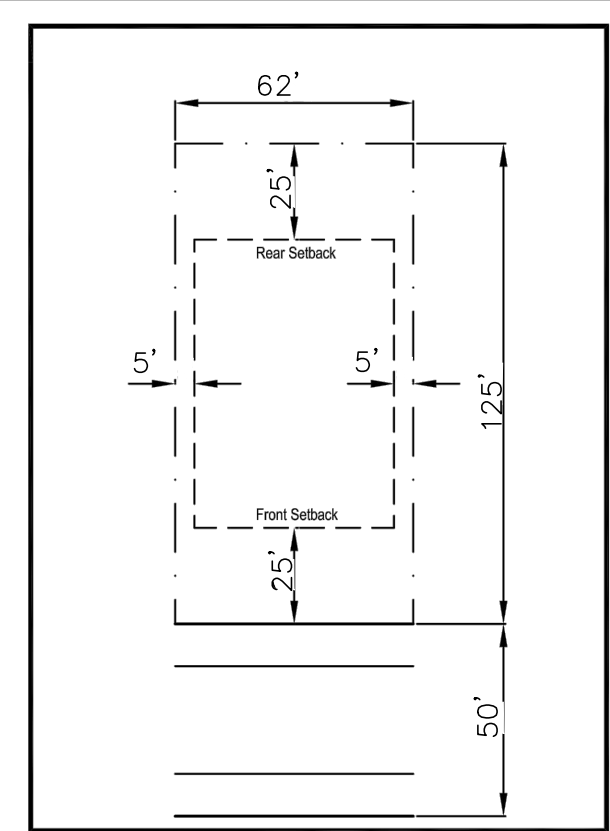
FACTORY ROAD (HILLS PROPERTY)				
Lot No.	Lot Area (SQ. FT.)	Frontage Width (FT.)	Rear Frontage Width (FT.)	Lot Area (Ac)
40	8,232	64	64	0.19
41	8,060	62	62	0.19
42	8,060	62	62	0.19
43	7,941	62	62	0.18
44	7,750	62	62	0.18
45	7,750	62	62	0.18
46	7,751	64	64	0.19
47	7,752	62	62	0.18
48	7,779	63	61	0.18
49	8,255	72	64	0.19
50	8,255	72	62	0.19
51	8,119	72	64	0.19
52	8,666	60	65	0.20
53	8,611	60	60	0.20
54	8,875	60	60	0.20
55	9,139	60	60	0.21
56	9,403	60	60	0.22
57	10,249	68	60	0.24
58	8,844	67	61	0.20
59	12,972	60	120	0.30
60	13,646	63	126	0.31
61	13,815	64	128	0.32
62	12,666	60	117	0.29
63	8,952	67	64	0.21
64	8,906	60	68	0.20
65	8,100	60	60	0.19
66	8,100	60	60	0.19
67	8,100	60	60	0.19
68	8,100	60	60	0.19
69	8,106	60	60	0.19
70	8,065	62	62	0.19
71	8,075	62	62	0.19
72	8,323	64	64	0.19
73	8,214	65	61	0.19
74	8,060	62	62	0.19
75	8,060	62	62	0.19
76	8,060	62	62	0.19
77	8,060	62	62	0.19
78	8,060	62	62	0.19
79	8,060	62	62	0.19
80	8,060	62	62	0.19
81	8,153	62	63	0.19
82	8,655	80	80	0.20
83	8,060	62	62	0.19
84	8,060	62	62	0.19
85	8,060	62	62	0.19
86	10,532	81	81	0.24
88	8,564	62	62	0.20
89	8,680	62	62	0.20
90	8,915	64	64	0.20
91	11,566	140	122	0.27
92	7,783	64	64	0.18
93	9,689	80	80	0.22
94	7,465	62	62	0.17
95	7,950	63	67	0.18
96	11,520	62	104	0.26
97	17,827	62	115	0.41
98	14,292	62	120	0.33
99	9,640	62	83	0.22
100	7,762	62	62	0.18
101	7,956	64	64	0.18
102	8,654	64	78	0.20
103	11,253	64	95	0.26
104	9,797	64	85	0.22
105	10,435	80	87	0.24
106	8,000	64	64	0.18
CS4	5,439	N/A	N/A	0.12
CS5	143,445	N/A	N/A	3.29
CS6	8,119	N/A	N/A	0.19
CS7	62,300	N/A	N/A	1.43
CS8	167,875	N/A	N/A	3.85
CS9	13,575	N/A	N/A	0.31

WEST FACTORY ROAD WORK RELATED TO SUB-DIVISION IMPROVEMENTS TO INCLUDE: UTILITY CONNECTIONS, STORM RE-ALIGNMENT (OUTSIDE PUBLIC R/W), AND ROADWAY CONNECTION.

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

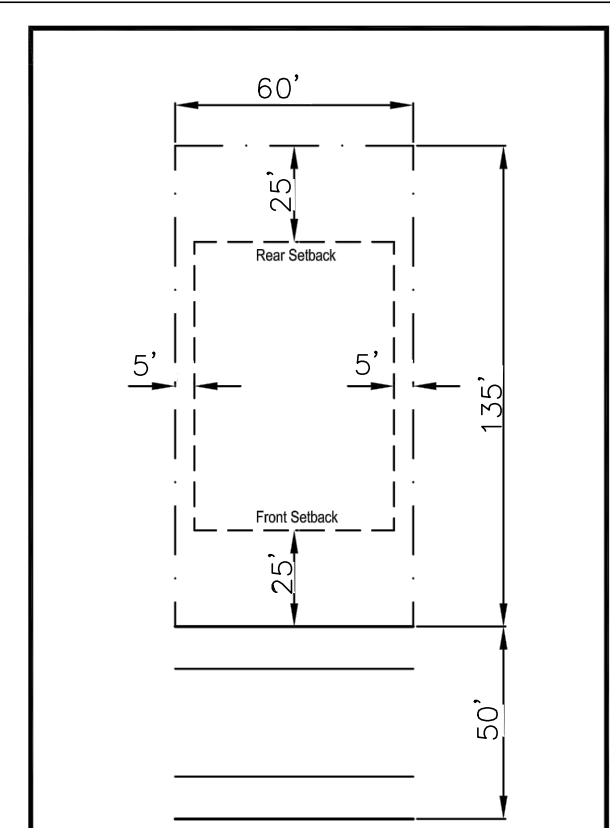
PROPOSED PROPERTY INFORMATION	
ZONED: PUD-R	
TOTAL PARCEL AREA	28.694 ACRES
HOUSING TYPE	SINGLE FAMILY
HOUSING UNITS	67 UNITS
HOUSING UNITS/ACRE	2.33 UNITS/ACRE

HOUSE PRODUCT TYPE



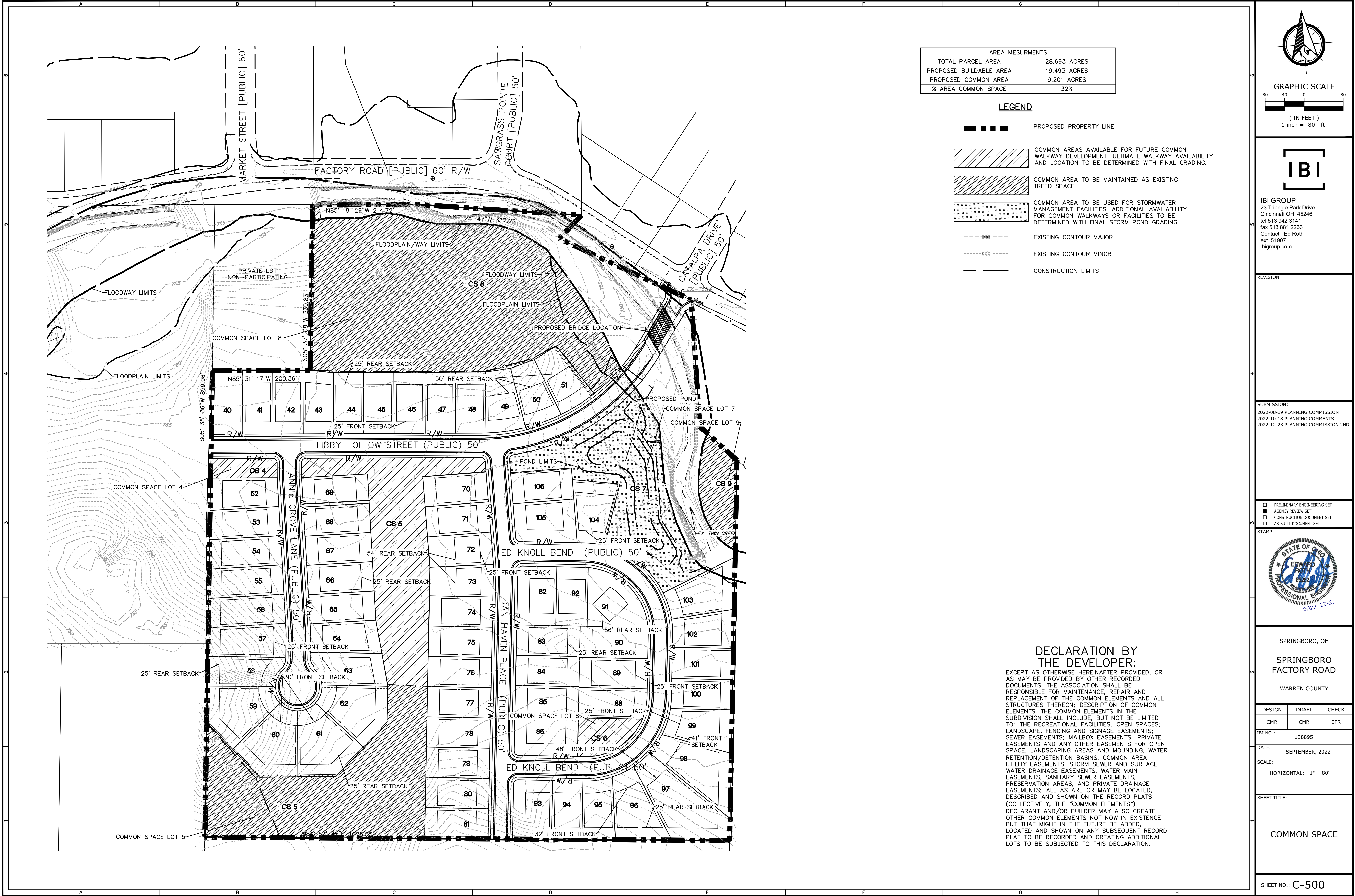
TYPICAL DESIGNER
HOMESITE DETAIL
MIN. LOT SIZE 7,750 SF
MIN. FINISHED BLD 1,600 SF
N.T.S.

LOTS 40-51 & 70-106



TYPICAL PATIO
HOMESITE DETAIL
MIN. LOT SIZE 8,100 SF
MIN. FINISHED BLD 1,500 SF
N.T.S.

LOTS 52-69



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

LEGEND

PROPOSED PROPERTY LINE

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

COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE

COMMON AREA TO BE USED FOR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL AVAILABILITY FOR COMMON WALKWAYS OR FACILITIES TO BE DETERMINED WITH FINAL STORM POND GRADING.

EXISTING CONTOUR MAJOR

EXISTING CONTOUR MINOR

CONSTRUCTION LIMITS

DECLARATION BY THE DEVELOPER:

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

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

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2022-12-23 PLANNING COMMISSION 2ND

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STAMP:

SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

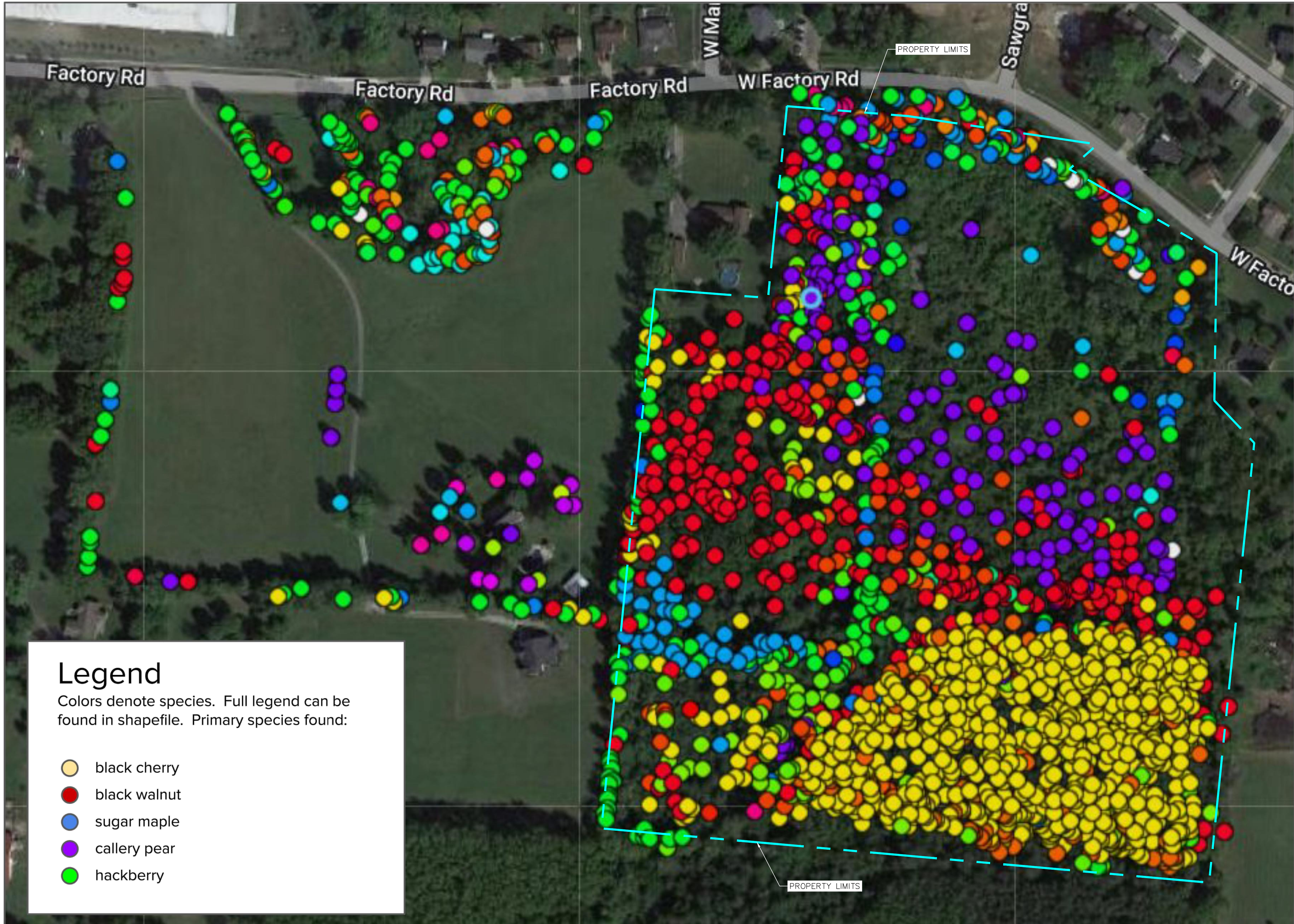
DATE: SEPTEMBER, 2022

SCALE: HORIZONTAL: 1" = 80'

SHEET TITLE: COMMON SPACE

SHEET NO.: C-500

\\10.01.101\CT\138895 - Springboro\646072 - Production\7_03_Design\04_Civil\Sheets\Gen Development\138895 - COMMON SPACE.dwg
Drawn By: Colin Ray Date: 12/21/2022 Time: 12:40:24 PM
Plotted By: IBI Group, Inc.



Legend

Colors denote species. Full legend can be found in shapefile. Primary species found:

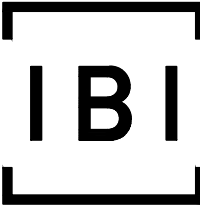
- black cherry
- black walnut
- sugar maple
- callery pear
- hackberry

TREE MAP NOTE

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

LEGEND

PROPOSED PROPERTY LINE



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SPRINGBORO, OH

SPRINGBORO
FACTORY ROAD

WARREN COUNTY

DESIGN DRAFT CHECK

CMR CMR EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SCALE:
HORIZONTAL: 1" = 50'

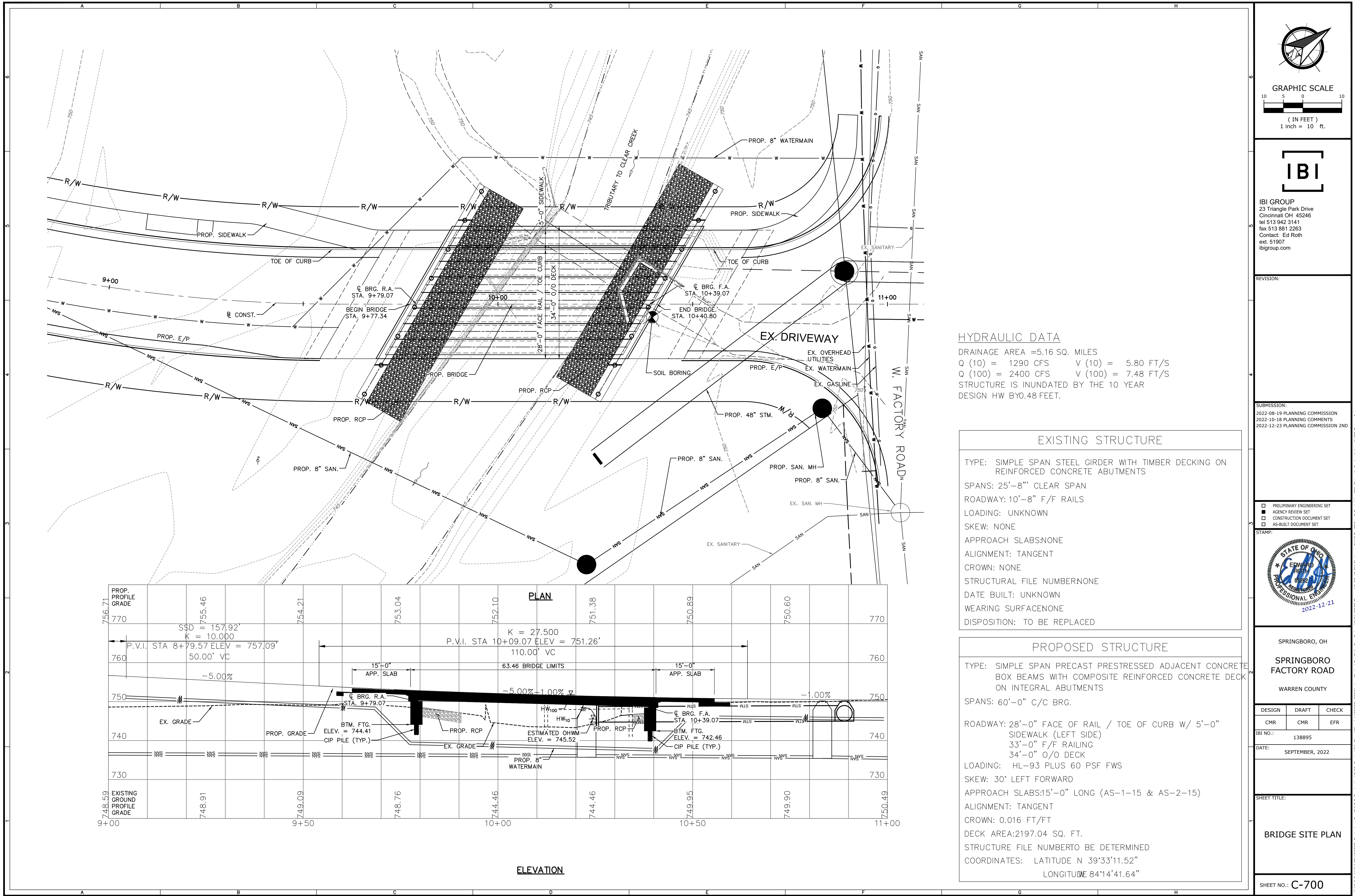
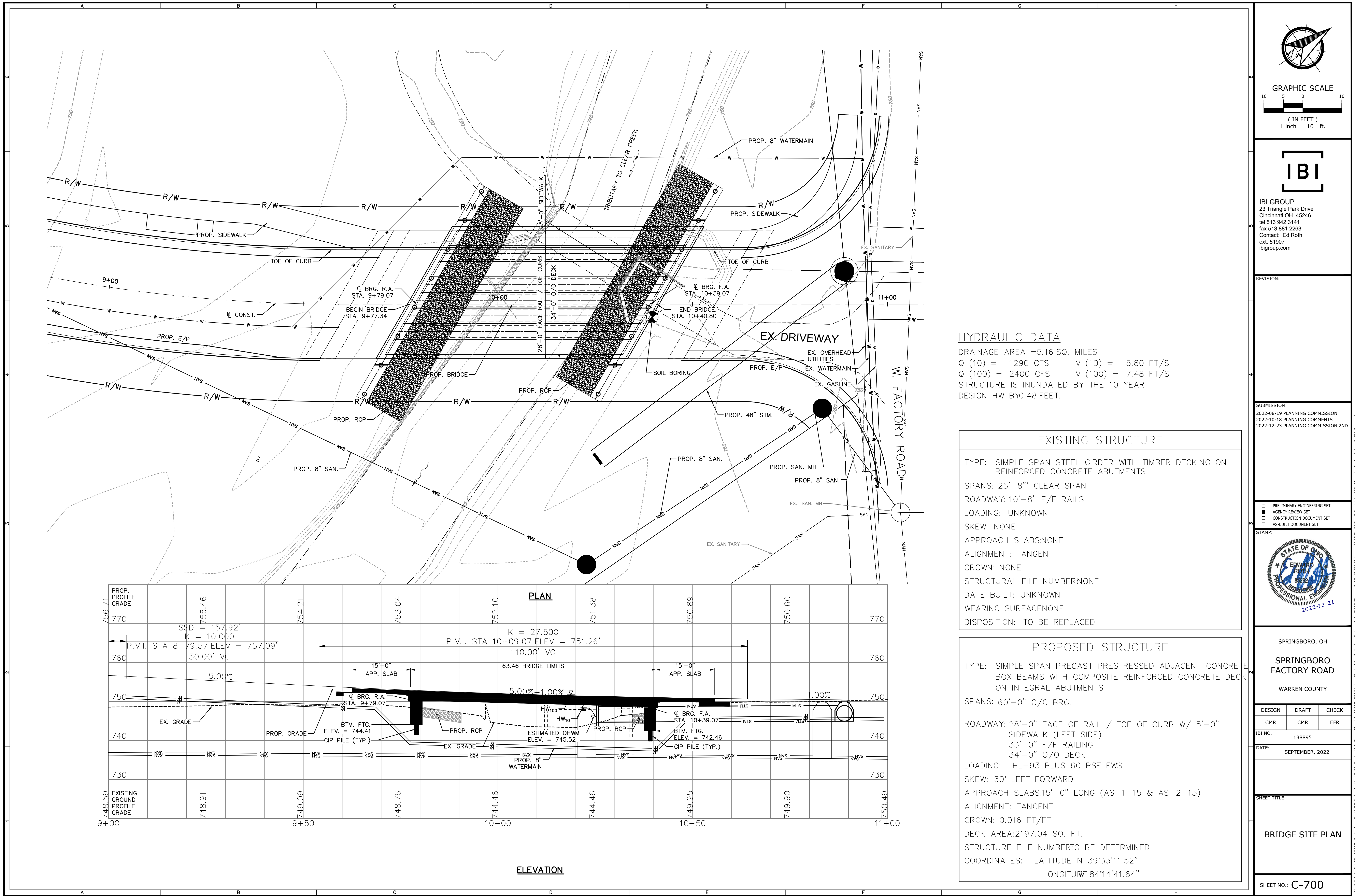
SHEET TITLE:

EXISTING TREE
LOCATION MAP

SHEET NO.: C-600

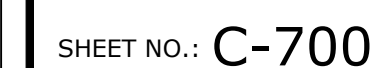


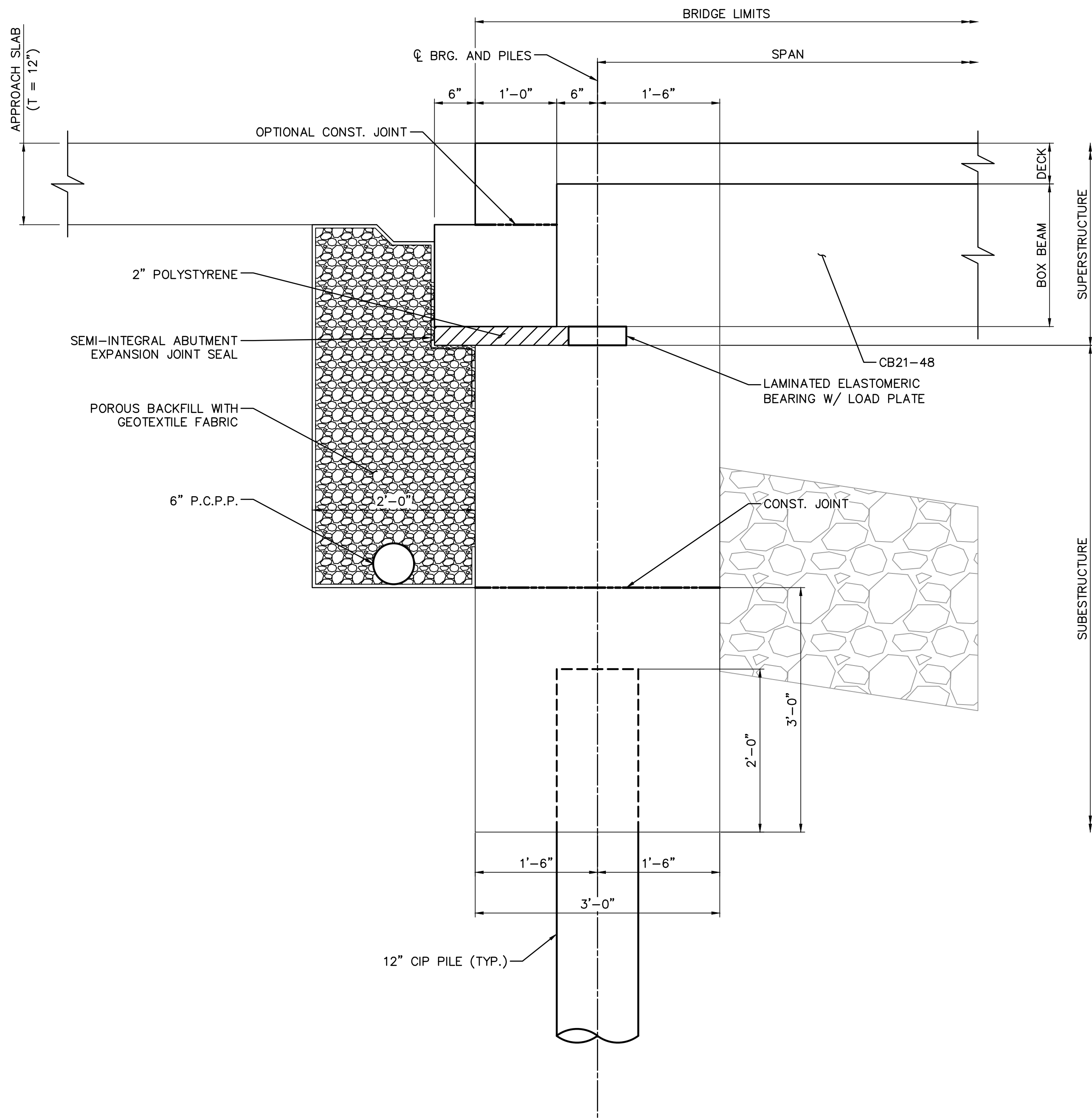
Project Site Existing Tree Inventory
Project Site on Factory Road - Springboro, OH
Conducted at the request of The Fischer Group & Grand Communities
July/August 2022
By Urban Canopy Works, LLC | www.UrbanCanopyWorks.com



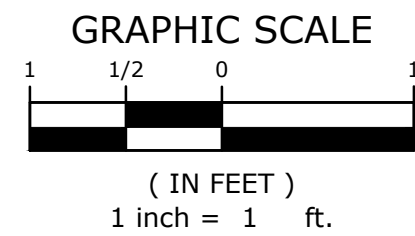
EXISTING STRUCTURE	
TYPE:	SIMPLE SPAN STEEL GIRDER WITH TIMBER DECKING ON REINFORCED CONCRETE ABUTMENTS
SPANS:	25'-8" CLEAR SPAN
ROADWAY:	10'-8" F/F RAILS
LOADING:	UNKNOWN
SKEW:	NONE
APPROACH SLABS:	NONE
ALIGNMENT:	TANGENT
CROWN:	NONE
STRUCTURAL FILE NUMBER:	NONE
DATE BUILT:	UNKNOWN
WEARING SURFACE:	NONE
DISPOSITION:	TO BE REPLACED

EXISTING STRUCTURE	
TYPE:	SIMPLE SPAN STEEL GIRDER WITH TIMBER DECKING ON REINFORCED CONCRETE ABUTMENTS
SPANS:	25'-8" CLEAR SPAN
ROADWAY:	10'-8" F/F RAILS
LOADING:	UNKNOWN
SKEW:	NONE
APPROACH SLABS:	NONE
ALIGNMENT:	TANGENT
CROWN:	NONE
STRUCTURAL FILE NUMBER:	NONE
DATE BUILT:	UNKNOWN
WEARING SURFACE:	NONE
DISPOSITION:	TO BE REPLACED

[illegible]



ABUTMENT SECTION

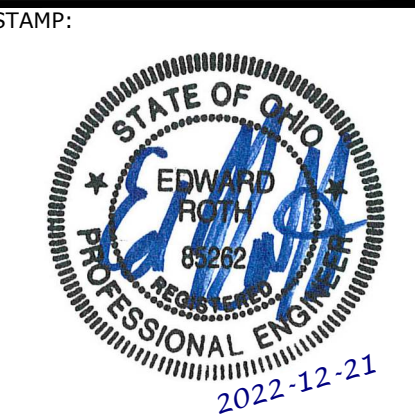


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SPRINGBORO, OH
SPRINGBORO
FACTORY ROAD
WARREN COUNTY

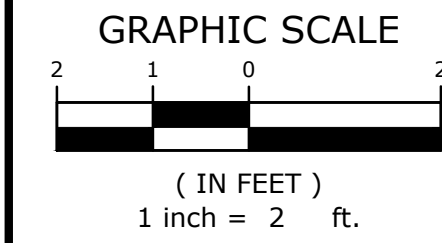
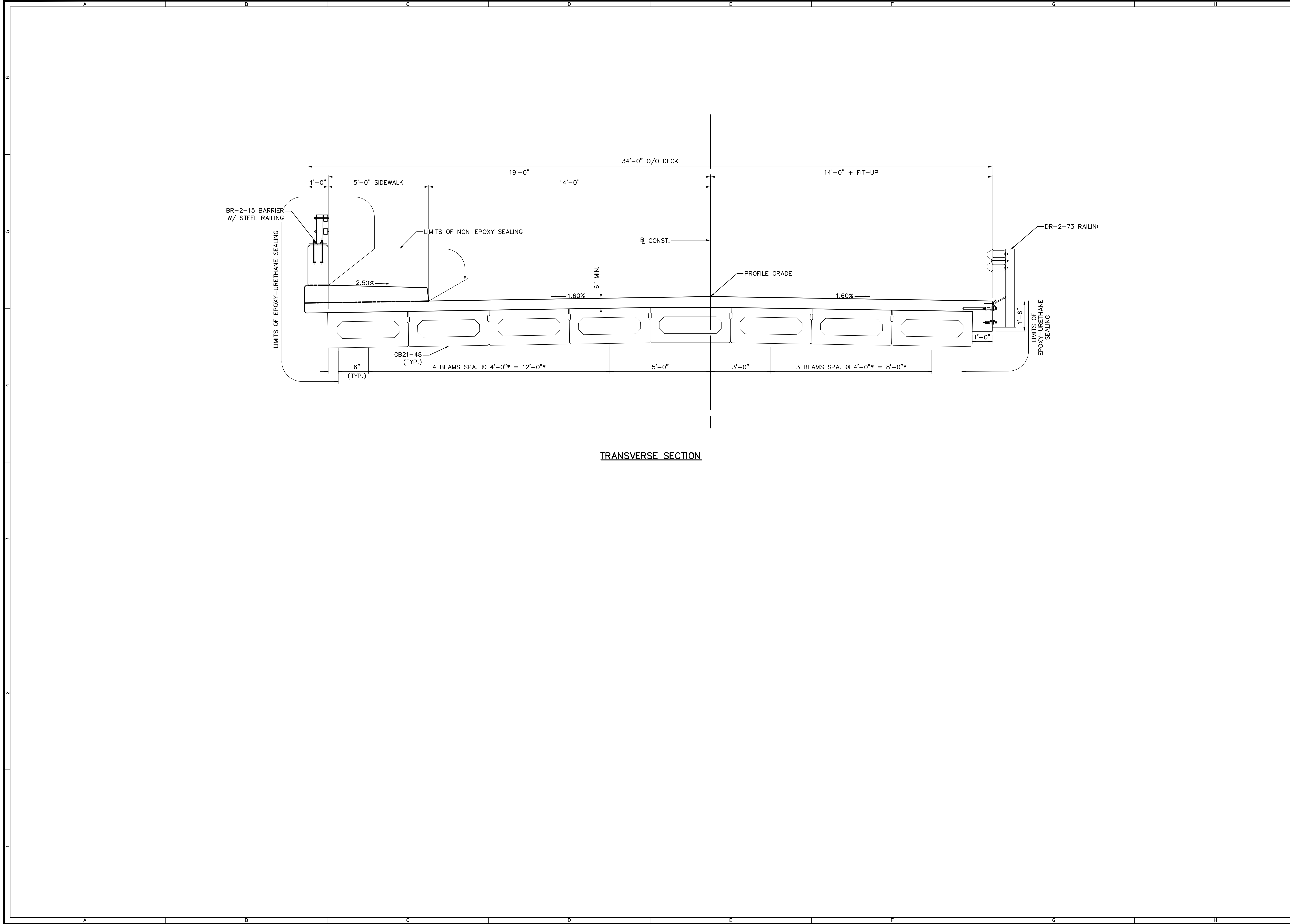
DESIGN	DRAFT	CHECK
CMR	CMR	EFR

IBI NO.: 138895

DATE: SEPTEMBER, 2022

SHEET TITLE:
ABUTMENT
SECTION

SHEET NO.: C-701



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SPRINGBORO, OH
**SPRINGBORO
FACTORY ROAD**
WARREN COUNTY

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

SHEET TITLE:

**TRANSVERSE
SECTION**

SHEET NO.: **C-702**

\\10.0.0.160\CT\138895_Springboro\SpringboroFactoryRoad\2022-12-21\DWG\T01.dwg Plotted by Colin Ray Date: 12/21/2022 Time: 12:13:02 PM Plotter: _DWG To PDF.pc3 Portable: BBI_Ohio.ctb Scale: 1:1 ~ ~ ~ IBI Group, Inc.

APPLICATION—REZONING

CITY OF SPRINGBORO PLANNING COMMISSION

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: LUIS G. RIANCHO & ASSOC., INC.

Address 140 W. WENGER RD.
ENGLEWOOD, OH 45322

Telephone No. (937) 836-1585

Fax No. (937) 836-9974

Email Address lgriancho@woh.rr.com

PROPERTY OWNER NAME (IF OTHER): HIGH CONCRETE TECHNOLOGY, LLC
NKA HIGH CONCRETE GROUP, LLC

Address: 95 MOUND PARK DR

SPRINGBORO, OH 45066

Telephone No. (717) 917-1549 CONTACT: JEFFREY GOOD

Property Address or General Location: 95 MOUND PARK DR & 145 MARKET ST

Parcel Number(s): PT. 0407156026, PT. 0407157023, 0407157009

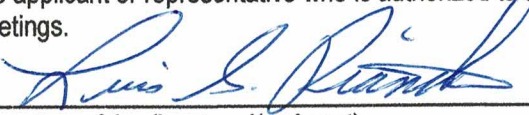
Existing Zoning District: M-2 & CBD, CBD, R-2

Proposed Zoning District: CBD, M-2

Proposed Use: PT. 04071560260 with existing brick house to be used as consistent with "CBD" zoning allowable uses.

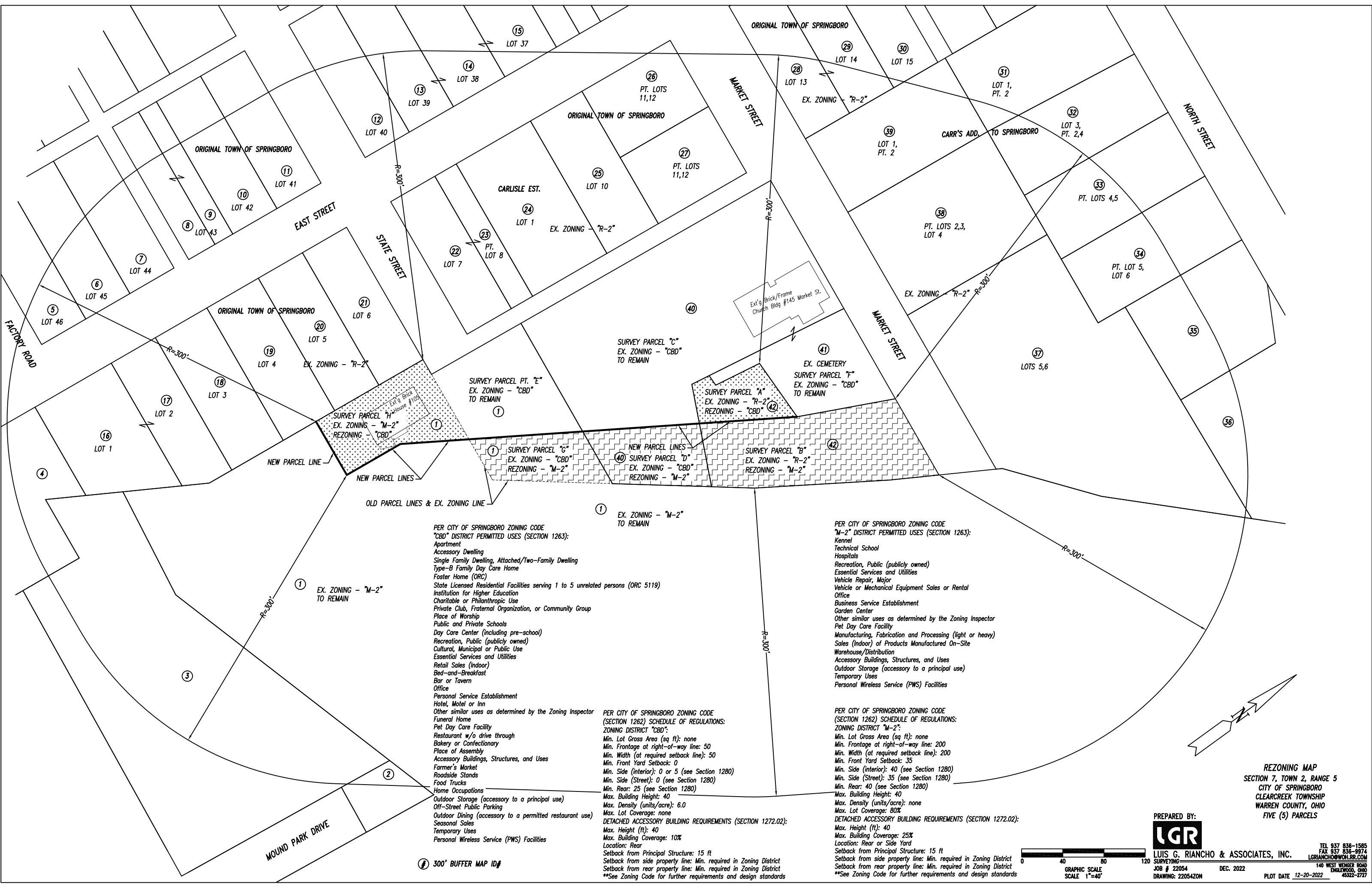
PT. 04071560260, currently vacant "CBD" zoned northeast of existing brick house, to be used consistent with existing "M-2" use of parent parcel. PT. 04071570230, currently vacant southeasterly part being split, shall be attached to adjacent parcel 04071560260 to be used consistent with the adjacent current "M-2" use. Parcel 04071570090 is being split and each part shall be attached to the adjacent parcels 04071570230 & 04071560260 to be used consistent with the adjacent parcels "CBD" & "M-2" uses respectively. See attached Statement of Intent, Plat of Survey & Rezoning Map.

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)

12/20/2022
(Date)

Luis G. Riancho
Printed Name



PER CITY OF SPRINGBORO ZONING CODE
"CBD" DISTRICT PERMITTED USES (SECTION 1263):
Apartment
Accessory Dwelling
Single Family Dwelling, Attached/Two-Family Dwelling
Type-B Family Day Care Home
Foster Home (ORC)
State Licensed Residential Facilities serving 1 to 5 unrelated persons (ORC 5119)
Institution for Higher Education
Charitable or Philanthropic Use
Private Club, Fraternal Organization, or Community Group
Place of Worship
Public and Private Schools
Day Care Center (including pre-school)
Recreation, Public (publicly owned)
Cultural, Municipal or Public Use
Essential Services and Utilities
Retail Sales (Indoor)
Bed-and-Breakfast
Bar or Tavern
Office
Personal Service Establishment
Hotel, Motel or Inn
Other similar uses as determined by the Zoning Inspector
Funeral Home
Pet Day Care Facility
Restaurant w/o drive through
Bakery or Confectionary
Place of Assembly
Accessory Buildings, Structures, and Uses
Farmer's Market
Roadside Stands
Food Trucks
Home Occupations
Outdoor Storage (accessory to a principal use)
Off-Street Public Parking
Outdoor Dining (accessory to a permitted restaurant use)
Seasonal Sales
Temporary Uses
Personal Wireless Service (PWS) Facilities

PER CITY OF SPRINGBORO ZONING CODE
(SECTION 1262) SCHEDULE OF REGULATIONS:
ZONING DISTRICT "CBD":
Min. Lot Gross Area (sq ft): none
Min. Frontage at right-of-way line: 50
Min. Width (at required setback line): 50
Min. Front Yard Setback: 0
Min. Side (interior): 0 or 5 (see Section 1280)
Min. Side (Street): 0 (see Section 1280)
Min. Rear: 25 (see Section 1280)
Max. Building Height: 40
Max. Density (units/acre): 6.0
Max. Lot Coverage: none
DETACHED ACCESSORY BUILDING REQUIREMENTS (SECTION 1272.02):
Max. Height (ft): 40
Max. Building Coverage: 10%
Location: Rear
Setback from Principal Structure: 15 ft
Setback from side property line: Min. required in Zoning District
Setback from rear property line: Min. required in Zoning District
**See Zoning Code for further requirements and design standards

PER CITY OF SPRINGBORO ZONING CODE
"M-2" DISTRICT PERMITTED USES (SECTION 1263):
Kennel
Technical School
Hospitals
Recreation, Public (publicly owned)
Essential Services and Utilities
Vehicle Repair, Major
Vehicle or Mechanical Equipment Sales or Rental
Office
Business Service Establishment
Garden Center
Other similar uses as determined by the Zoning Inspector
Pet Day Care Facility
Manufacturing, Fabrication and Processing (light or heavy)
Sales (Indoor) of Products Manufactured On-Site
Warehouse/Distribution
Accessory Buildings, Structures, and Uses
Outdoor Storage (accessory to a principal use)
Temporary Uses
Personal Wireless Service (PWS) Facilities

PER CITY OF SPRINGBORO ZONING CODE
(SECTION 1262) SCHEDULE OF REGULATIONS:
ZONING DISTRICT "M-2":
Min. Lot Gross Area (sq ft): none
Min. Frontage at right-of-way line: 200
Min. Width (at required setback line): 200
Min. Front Yard Setback: 35
Min. Side (interior): 40 (see Section 1280)
Min. Side (Street): 35 (see Section 1280)
Min. Rear: 40 (see Section 1280)
Max. Building Height: 40
Max. Density (units/acre): none
Max. Lot Coverage: 80%
DETACHED ACCESSORY BUILDING REQUIREMENTS (SECTION 1272.02):
Max. Height (ft): 40
Max. Building Coverage: 25%
Location: Rear or Side Yard
Setback from Principal Structure: 15 ft
Setback from side property line: Min. required in Zoning District
Setback from rear property line: Min. required in Zoning District
**See Zoning Code for further requirements and design standards

REZONING VICINITY SKETCH FOR HIGH CONCRETE TECHNOLOGY PARCELS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Warren County Map

Date: 12/20/2022

1 inch = 376 feet

North

Cadastral Lines

- Corporate Line
- County Line
- Parcel Line
- Subdivision Line
- Section Line
- Quarter Section Line
- Unsubdivided Land Line
- Swamp and Range Line
- Trail Line
- Water Right Line

Line Type

- Asphalt Road
- Gravel Road
- Grass Road
- Subdivision Line
- Section Line
- Quarter Section Line
- Unsubdivided Land Line
- Swamp and Range Line
- Trail Line
- Water Right Line

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

Subject: High Concrete Group Authorization
From: "Good, Jeff" <JGood@high.net>
Date: 9/9/2022, 1:28 PM
To: "elmer@cityofspringboro.com" <elmer@cityofspringboro.com>
CC: "Luis G. Riancho & Assoc., Inc." <lgriancho@woh.rr.com>

Good afternoon, Elmer,

Per the discussion you had with Luis Riancho, this email is to authorize Luis Riancho & Associates to work on the behalf of High Concrete Group LLC (formerly High Concrete Technology) for completion of the rezoning on multiple parcels of property.

Let me know if you have any questions.

Thanks

Jeff

JEFFREY GOOD

Director of Purchasing
High Concrete Group
M. 717.917.1549 | jgood@high.net

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, November 16, 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. Sillies motioned to excuse Mr. Harding. Mr. Pearson seconded the motion.

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

II. Approval of Minutes

A. October 12, 2022 Planning Commission Minutes

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

Mr. Thompson motioned to approve the October 12, 2022 Planning Commission minutes. Mr. Pearson seconded the motion.

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

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 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 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.

Discussion

In attendance to discuss their application was Joanne Shelly, LSSE, Brian Hoesl, Maronda Homes, and Scott Lieberman, Buckley King LPA.

Ms. Iverson asked if Ms. Shelly would like to explain the changes in the plans since the last presentation.

Ms. Shelly explained that the townhouses have been eliminated from the plan and all the single family detached homes are similar to adjacent communities and in compliance with the master plan. Also, the location of the proposed trail has been adjusted to connect to the sidewalks and the central mailbox was also added.

Ms. Shelly referred to comment #15 regarding the site distances at the west intersection at Haverstraw place regarding ODOT standards. She noted that their traffic engineer did review this and explained that there would be a stop sign here and the 150-foot setback requirement will be met. Ms. Shelly explained that all other items identified will be addressed more fully when submitting the development plan, as well as working with staff.

Mr. Dudas noted that they would be reviewing the site distance for the intersection, specifically looking right.

Ms. Shelly's understanding was with the way the road curves, they have met the 250-foot radius requirement, and there was no conflict since the speed limits are 25 MPH. She will ask the traffic engineer to review this issue again. She reviewed the road and the stop sign locations of the development on an illustration board.

Mr. Sillies stated that the lots to seem somewhat small compared to adjacent neighborhoods and also appears to have greater density.

Mr. Boron explained that the density is similar to R-2, Low-Density Residential District, however, the lots are somewhat smaller, which is permissible under Code. He also confirmed that the overall density is the same as other residential subdivisions with this policy area, including the Enclave, North Hills, Richards Run, Fieldstone and Fairways.

Mr. Boron asked for clarification on the exterior materials, that should be matching, or better than the adjoining Enclave development, specifically the vinyl siding.

Ms. Shelly stated Mr. Hoesl did look at the surrounding neighborhoods to review the materials used, and would like to discuss the subject further.

Mr. Hoesl reported that the attached community at Enclave used primarily wood siding, which was confirmed on the Warren County Auditor's website.

Mr. Boron believed it to be cement board, as well as brick and stone.

Mr. Hoesl reported that other area communities such as Beck Ridge, was also primarily Hardiboard. After speaking with their construction and warranty staff, it is not recommended not to use Hardiboard on their products due to the wear and tear verses the durability of premium vinyl siding. Mr. Brian explained that they prefer to use a combination of brick and stone and a partial vinyl wrap, which holds up and looks better in 7 years than the Hardiboard.

There was additional discussion about building materials options, which can be resolved at the meeting.

Ms. Shelley noted that they can provide samples of various front façade option to include both brick and vinyl.

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 curb cuts on Tahlequah Trail, and an 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.

Discussion:

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

Ms. Iverson asked the applicant if they had any questions or concerns with the staff comments.

Ms. Purdon stated that she and Mr. Boron have discussed the comments and she had some questions on a few, mostly related to traffic.

She referred to comment #4, clarifying this was referring to an electric charging station.

Mr. Boron confirmed that it was, and this location is a good candidate for a grant that is available for these charging stations, due to the close proximity to the interstate as well as a 24 hour operation.

Ms. Purdon also referred to comment #2 regarding landscaping, and she provided a rendering of the proposed landscaping plan, and asked for clarification on some of the buffer requirements.

Mr. Boron explained the screening requirements, which is a combination of width and screening low since this site is a bit higher than some.

Mr. Cline referred to comment #5 referencing the size of the drive isle on the east side of the site.

Mr. Dudas explained there was a 24-foot minimum and it does need to line up.

Mr. Cline requested further explanation on comment #6 regarding a right only exit. He noted that Sheetz has concerns about this and having 2 full access points are key to their business mode. Mr. Cline noted that

there has been some discussion about widening Tahlequah Trail to 2 lanes out and 1 lane in, which would require the site be cut into by 2 feet, which they are willing to do. Sheetz acknowledges this is a heavy traffic area and hope to work together to make this a full access location. Mr. Cline referred to a handout which explained a proposed concept that shows two, 11 foot lanes exiting the site and one, 12 foot lane entering the site.

There was discussion regarding the various traffic concerns on both Tahlequah Trail and SR 73, traffic flow for both entrances, the future possibility of Edwards Drive westward, becoming an access road, as well as safety issues with vehicles on the site.

Mr. Dudas reviewed the traffic study, explaining that it still shows a back-ups looking at all the traffic on SR 73. He noted that comment #8 explains how a second driveway could have a negative offset with the Midway Plaza across the street resulting in overlapping left turn movements.

Mr. Cline referred to comment #9, requiring a right turn lane. He proposed a possible taper lane as opposed to a full right turn lane, which will improve access into the sight as well as avoid the relocation of the utility pole and fire hydrant.

Mr. Dudas felt that the taper lane would not create a proper right turn.

Mr. Cline stated that the hard 75-foot turn lane and avoiding the overhead pole is not an option, so this will need to be decided. He explained they are 14 feet from the center of the pole and will be adding curb and gutter plus a 12-foot lane.

Mr. Dudas stated he would review the possibility of an 11-foot lane and try to avoid moving the utility pole.

Mr. Cline referred to the request at the Tahlequah/Central intersection to create a 40-foot radius on the east side, an asked if this warranted by City Code because they have concerns this will impact the pole. They were hoping to shift it toward Sheetz and keep the east side as is.

Mr. Dudas noted there should be plenty of right-of-way, and will work with the traffic engineer to review this issue.

Mr. Cline referred to comment #10 stating that they were proposing to use a mountable curb rather than a barrier curb at this location.

Mr. Dudas noted that the purpose is to keep the traffic going where it should.

Mr. Cline will look into designing it, which may require moving the access point east to avoid going into the neighboring parcel. They will provide an exhibit of this option for further discussion.

Ms. Purdon wanted to clarify the next steps as providing an exhibit showing the possibility to offset the cut-off onto West Central Avenue to the east; provide more justification for the tapered turn lane and try to resolve the exit only option on Tahlequah Trail.

Mr. Dudas stated that more engineering will need to be done on these issue.

Mr. Boron reviewed upcoming meeting dates and submission deadlines.

Mr. Purdon asked what is needed for the next submittal.

Mr. Dudas noted that they will need to submit design layouts showing all the traffic issues and accommodations that were discussed today, which need to be resolved before final approval.

Ms. Purdon noted that the tree clearing permit is what is driving their schedule so that can be completed before the bat habitat season in April.

Mr. Boron noted it could be risky on their end depending on the sale of the property, but they can proceed with the demolition outside of the building permit. He noted that the plans that have been reviewed are a lot more detailed for a preliminary review. However, because of comments 6-11, we wanted to provide the Sheetz team the opportunity to discuss these items and allow them to provide feedback.

VI. Guest Comments

Ms. Lisa Randall, 5 Woodcliff Boulevard, addressed the Planning Commission to express her concerns about the Maronda home development. She feels that the lots are much smaller than The Enclave and the density is too high. She also feel this will cause more traffic issues with a minimum of an additional 80 cars using the same entrance as the The Enclave. Ms. Randall suggested staff look at other Maronda communities and see if they are same quality of surrounding neighborhoods.

Mr. Craig Randall, 5 Woodcliff Boulevard, also shares these concerns about the quality and appearance of these homes and feels they will not fit in with other neighborhoods. He encourages staff and the Planning Commission to consider how this fits into the Master Plan.

Mr. Dave Weinburg, 179 Haverstraw Place, shared concerns about the density of the development as well the appearance and materials used for the homes. He also questioned if there were any requirements for an entry sign.

Mr. Boron stated no, there was no such requirement.

V. Planning Commission and Staff Comments

Ms. Iverson noted that the deadline for the 34th Annual Planning & Zoning Workshop at Sinclair College Dayton is Friday, December 2nd. If you plan to attend please let Ann Burns know at or before the November 16th meeting.

Ms. Iverson referred to the 2023 meeting calendar that was distributed. She noted that 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.

Ms. Iverson explained that due to 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.

VI. Adjournment

Mr. Thompson motioned to adjourn the November 16, 2022 Planning Commission Meeting at 7:42 pm
Mr. Pearson 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