

**Agenda**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, May 10, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

- I. Call to Order
- II. Approval of Minutes
  - A. April 12, 2023 Planning Commission Meeting
- III. Agenda Items
  - A. Final Approval, Rezoning, 7878 and 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District
  - B. Preliminary Review, Wadestone Development Plan, Hills-Swope Property, 465 Factory Road, residential subdivision
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

**Background Information & Staff Comments/Recommendations**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, May 10, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

**III. Agenda Items**

**A. Final Approval**

**Rezoning, 7878 & 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District**

**Background Information**

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting the rezoning of approximately 42.08 acres of land located at 7878 and 7914 Sharts Road from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The property is vacant.

The subject property is currently located in Franklin Township. Franklin Township and the City of Springboro entered into an annexation agreement in October 2022 regarding this property. A petition to annex the property into the City was filed by the property owners with the Warren County Commissioners earlier this year. Annexation is expected to be completed later this year. Concurrent to the annexation process, the property owner is seeking rezoning so that future development may be reviewed under City zoning regulations.

The R-2 District allows for the development of moderate density residential areas in the community. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions. Permitted uses include single-family detached residential dwellings as well as places of worship, schools, public recreation areas, cultural/municipal/public uses, essential services and utilities, bed and breakfasts, golf courses, farmer's markets/roadside stands, home occupations, and accessory uses and buildings to permitted uses listed above. Residential development up to four (4) dwelling units per acre may occur on lots no smaller than 9,000 square feet in the R-2 District. Commercial and industrial development would be prohibited under the proposed rezoning.

While the applicant at this time is only seeking rezoning approval concurrent to the completion of the annexation process, they have completed preliminary work on a plan for the site proposed to be the 76-lot Cedar Creek Reserve subdivision. As is pertains to Planning Commission, the subdivision will be reviewed by City staff and the Planning Commission under the City's Subdivision Regulations as have other conventionally-zoned subdivisions in the past few years: Sawgrass Pointe on West Factory Road, Clearcreek Reserve West on Red Lion-Five Points Road, and the Wade-Wray portion of the Wadestone subdivision on West Factory Road approved earlier this year. That review will occur after the rezoning and annexation processes are complete. Unlike PUD subdivisions, lots in the R-2 District and other conventional subdivisions are regulated by the design and development standards (lot sizes, setbacks, and building heights) of the zoning district.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the

Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

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. As this property was not within the City boundaries at the time of the plan's adoption, there are no recommendations as it pertains to this rezoning request.

Following preliminary review of the rezoning request at the April 12th meeting, the Planning Commission authorized this item to be placed on a future agenda for formal approval in the form of a recommendation to City Council to rezone the property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the April 12th meeting. 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.

In conclusion please note that the April 12th Planning Commission meeting materials indicated existing zoning for the subject property as Franklin Township I-1, Light Industrial District. In 2022 the property was rezoned from I-1 to R1B PUD at the request of the applicant, and they had assumed that rezoning had reverted to I-1 since the conditions of rezoning had not been met.

### **Staff Recommendation**

City staff recommends approval of the rezoning as requested.

## **B. Preliminary Review**

**Final Development Plan, 465 West Factory Road, Swope-Hills property of Wadestone subdivision, residential subdivision.**

### **Background Information**

This agenda item is based on a request submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking preliminary review of a final development plan for the Swope-Hills property portion of the proposed Wadestone subdivision located at 465 West Factory Road. The Swope-Hills property is a 28.7-acre site located 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 two former owners the Swope family and Hills Development. The property is

zoned PUD-R, Planned Unit Development-Residential. A revised general plan for the property was approved at the February 8th Planning Commission meeting. Final development plan is the second step of the three-step PUD approval process.

While related, the other portion of the Wadestone subdivision, the Wade-Wray property located at 2515 West Factory Road, is not under review at this time. That property is zoned R-1, Low-Density Residential District, and no final development plan review is involved with R-1 District or other conventionally-zoned developments. Following final development plan review and approval of the Swope-Hills portion of the Wadestone subdivision, Planning Commission review of the record plan for both the Swope-Hills and Wade-Wray properties will move forward including the platting of lots and the dedication of rights-of-way and common areas. Approval of both record 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, Spring Park, and Sawgrass Pointe subdivisions, to the east residential dwellings fronting West Factory Road as well as the Springboro Cemetery, the latter in Clearcreek Township, farmland and undeveloped land to the south also in Clearcreek Township, and to the west the developing Wade-Wray property.

Zoning in the vicinity includes R-2, Low-Density Residential District to the north and east in the City of Springboro including Royal Oaks/Spring Park/Sawgrass Pointe. 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.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the Planning Commission's general plan review that started at the October 12th Planning Commission meeting. As stated at that meeting, no follow-up notifications were distributed.

### **Staff Comments**

City staff has the following comments on this agenda item:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Wade-Wray property located at 2515 West Factory Road.
2. Applicant to review Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
3. Developer to provide landscaping plan consistent with Chapter 1280, Landscaping. Existing landscaping to be retained greater than 4 inches DBH may be credited against Chapter 1280 requirements.
4. Development is not permitted in the Floodway.
5. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, storm sewer, detention basin, and bridge design.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, May 2, 2023 at 12:00 p.m.

# 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:

Associate Construction

Address

31 Eagle Ct

Carlisle Oh 45005

Telephone No.

( 937 ) 746 2932

Fax No.

( )

Email Address

ROD@ASSOCIATECONSTRUCTION.COM

PROPERTY OWNER NAME (IF OTHER): SAME AS ABOVE

Address: 7914 and 7878 Sharts Rd

Franklin Oh 45005

Telephone No. ( )

Property Address or General Location: 7914 and 7878 Sharts Rd, Franklin, Oh 45005

Parcel Number(s): 04191270050 & 04191760020

Existing Zoning District: I-1 Light Industrial

Proposed Zoning District: R2

Proposed Use: 75 lot NEW residential development. It would be consistent w/ Masterplan as the properties to west are residential and plat would be very low density w/ less than 2 units per acre.

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

Rodney L Morris

(Signature of Applicant and/or Agent)

3/8/23

(Date)

RODNEY L MORRIS

Printed Name



**PROPOSED ANNEXATION AREA  
LEGAL DESCRIPTION  
42.082 AC.  
FRANKLIN TOWNSHIP  
WARREN COUNTY**

Situated in the State of Ohio, Warren County, Franklin Township, being all of parcels 1 & 2 as conveyed to Associate Construction Inc. recorded in Document No. 2022-004469 of the Warren County Recorder's Office and being more particularly described as follows:

Beginning at a Railroad Spike at the intersection of the centerline of Sharts Road and the existing southerly corporation line of the City of Springboro (Per annexation plat recorded in O.R. 225, Page 901) also being the northwest corner of the grantor's 42.082 acre tract;

Thence along the southerly line of a 0.3238 acre tract conveyed to 725 Pleasant Valley, by O.R. 3987, Page. 136 and the southerly Right-of-Way of Advanced Drive, S86°55'30"E, a distance of 715.81 feet to the northwesterly corner of a 4.2508 acre tract conveyed to Advance 5, LLC., by Document No. 2021-030269;

Thence along the Westerly line of said 4.2508 acre tract, also along the westerly lines of a 3.5511 acre tract conveyed to M&N Holdings IV, LLC., by Document No. 2022-002138 and a 8.2239 acre tract conveyed to Springboro Advance, LLC., by Document No. 2021-056885, S11°15'00"W, a distance of 1948.65. feet to a point in the northerly line of a 47.2084 acre tract conveyed to the City of Springboro, O.R. 5465, Page 998.

Thence along the northerly line of said 47.2084 acre tract, N88°00'00"W, a distance of 996.60 feet to a point in the easterly line of a 19.93 acre tract conveyed to Michael H. Alford Revocable Living Trust, Michael H. Alford Trustee, by Document No. 2017-010622;

Thence along the easterly line of said 19.93 acre tract, also along the easterly lines of a 3.5114 acre tract conveyed to Cadwallader Properties, LLC. , by Document No. 2022-032036, N01°00'00"E, a distance of 942.8 feet to the southwesterly corner of a 1.08 acre tract conveyed to Kenneth D. Wiginton, by O.R. 2035, Page 88;

Thence along the south line of said 1.08 acre tract, N72°50'00"E, a distance of 159.00 feet to the southeasterly corner of said 1.08 acre tract;

Thence along the easterly line of said 1.08 acre tract, N14°42'00"E, a distance of 229.00 feet to the southeasterly corner of a 0.5 acre tract conveyed to Bobbi J. Quillen, by Document No. 2021-016907;

Thence along the easterly lines of said 0.50 acre tract and a 0.5 acre tract conveyed to Kennon Vest, by Document No. 2021-038520, N01°00'00"E, a distance of 208.00 feet to the northeasterly corner of said 0.5 acre tract;

Thence along the northeasterly lines of said 0.50 acre tract, N80°12'00"W, a distance of 209.50 feet to the centerline of Sharts Road;

Thence along the centerline of Sharts Road and partially with the easterly lines of a 2.0018 ac. tract conveyed to Franklin Faith Tabernacle, Inc., by O.R. 3986, Pg. 97 and a 1 acre tract conveyed to Franklin Faith Tabernacle, Inc. by Document No. 2014-026659, N01°00'00"E, a distance of 213.1 feet to a point in the centerline of Sharts Road and the southerly corner of a 1.10 acre tract conveyed to George P. & Michele R. Jonson, by Document No. 2020-010763;

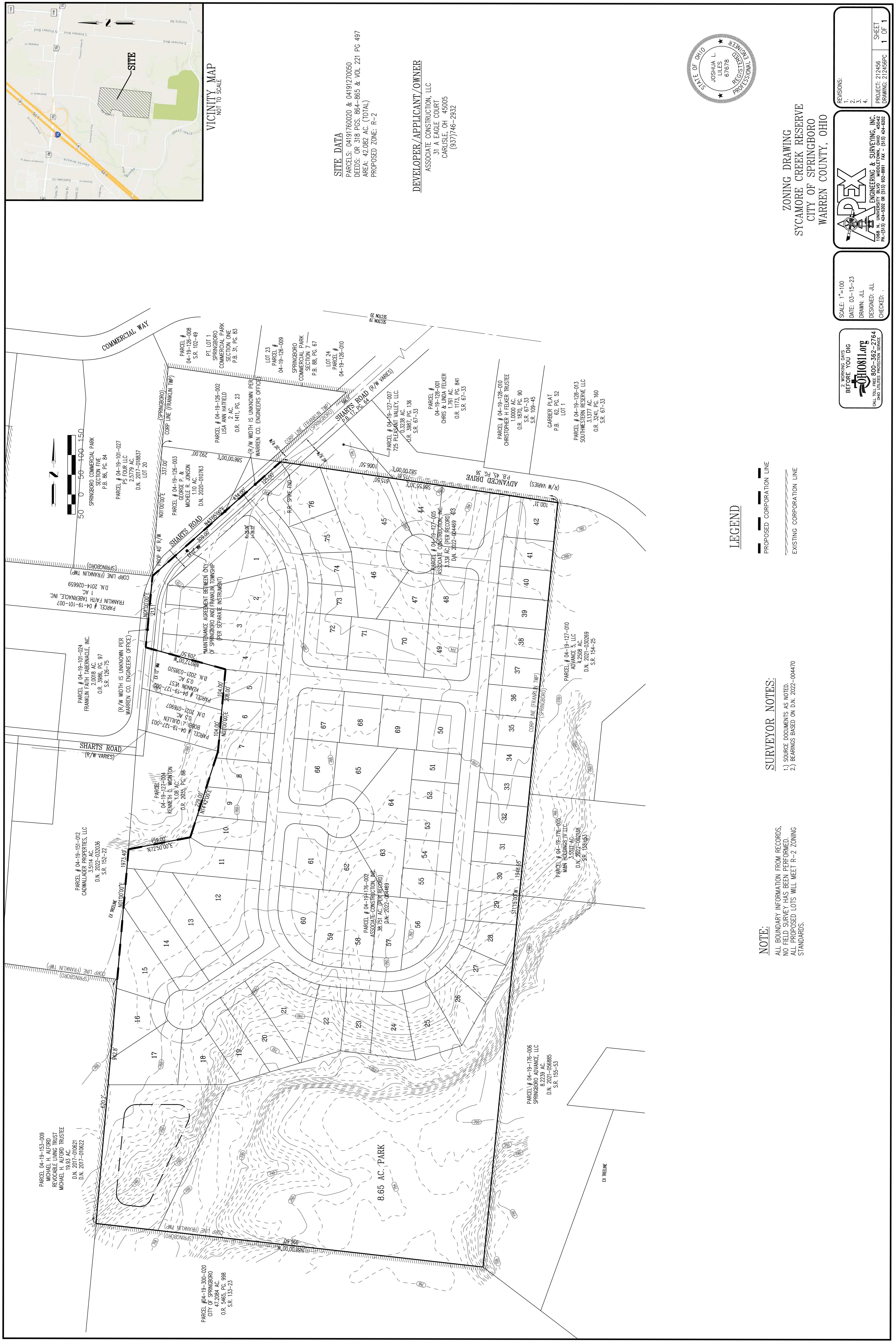
Thence along the centerline of Sharts Road and the southeasterly line of said 1.10 acre tract, N43°05'00"E, a distance of 434.00 feet to the point of beginning;

Containing 42.082 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The above description is based on information of record, No Field survey was performed. Dated April, 2022 by Apex Engineering & Surveying, Inc., Paul J. Leisring, Ohio Professional Surveyor No. 7267.

Bearings and Distances are based on Document No. 2022-004469 of the Warren County Recorder's Office





**From:** [Rod Morris](#)  
**To:** [Dan Boron](#)  
**Cc:** [Rod Morris](#)  
**Date:** Monday, April 17, 2023 1:03:17 PM

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Hi Dan,

After further investigation and talking with original owners and reviewing the owners title policy we purchased on property when we bought it. Here is a response for the neighbors comments.

According to the previous owner, no cars have been stored on the property for over 42 years, the amount of cars on property was limited to 10 to 15 cars. We also purchased an owners title policy on the property and that goes back 60 years to check for any environmental liens or records that may have been filed on the property and none were found. According to our engineer there are no blue streams on site in area being developed for homes. All infrastructure to be built on site are public utilities and no wells or septic systems will be built with this project. No neighboring underground wells will be affecting by us developing the ground and all erosion control measures will be in place and followed so no storm water issues will cause a problem for them. In fact with storm water master drainage and retention we should improve or resolve any flooding issues they may have had in the past. As far as the current buildings to be demolished we will follow and get all proper permits required and if there are any toxic materials on the buildings we will have professionals properly remove them. This is not our first development and we have dealt with demos of this kind on other properties before. As far as tree clearing, we stopped work as soon as we got the stop order and never resumed tree removal from that point on. There were claims made at last meeting that we went back for a second time and that is not the case. My brother took his daughter on the site and road 4 wheelers back there and that's when they called Warren County on us for a second time because they thought we were working but it is our right to ride ATVs on site as far as I understand within the township zoning. We understand and sympathize with all of the neighbors concerns. We understand they are not happy with the idea of homes being built behind them and how they have enjoyed the woods for years but they also need to understand that the land will eventually develop whether its homes or industrial. Its not going to stay undeveloped forever as they wish it would.

Personally if I lived there I would want homes to be built behind me instead of large industrial buildings w large rooftops and much taller side walls. As far as tree removal as Dan mentioned in the meeting it is in our best interest to provide a buffer with the current trees in the ground. It is not our intention to tear all the trees down. We will just remove whats required for the infrastructure and leave a nice buffer for both existing neighbors and new owners that will be abutting the existing neighbors. Please let me know if anyone has any other concerns I would be happy to address them prior to the next meeting. Thanks again,

Rod Morris  
VP Associate Construction  
937 313 2496

# 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 **2.30** Number of Residential Units **66**

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)

**2023-04-21**

(Date)

Robert J. Hayes, Community Design Project Manager

Printed Name

## **City of Springboro Planning Commission Submission Requirements for Amendments to the Official Zoning Map— Planned Unit Development Zoning & General Plan**

The following information is needed in support of a request for the conventional rezoning of parcels in the City of Springboro.

Visit the City of Springboro website for application form at <https://www.cityofspringboro.com/199/Applications>. Contact City staff at (937) 748-6183 for updated fee information. Visit the Planning Commission page on the City website for updated meeting and deadline information at <https://www.cityofspringboro.com/283/Planning-Commission>.

1. Six (6) copies drawn to a scale not smaller than forty (40) feet to an inch. All paper plan sets to be collated and folded. All drawings to include a graphic scale matched to the subject matter.
2. A pdf version of the site plan prepared in 11-inch by 17-inch format.
3. Signature of the Owner or duly authorized officer, or a letter of authorization from the property for third parties to present plans to the City.
4. Vicinity sketch showing location of site in relation to surrounding street system. Show an arrow pointing north.
5. Legal description of the property.
6. Survey of the property including metes and bounds.
7. List of permitted uses and development standards for the proposed zoning of the site including setbacks, building heights, accessory structure requirements, and lot coverage limitations.
8. Existing zoning of the property and for properties immediately adjacent.
9. Spreadsheet and mailing labels of all property owners within 300 feet of the subject property(s) including parcel identity number, parcel address if applicable, owner name(s), and mailing address.
10. Description of how the proposed map amendment is consistent with the 2022 Master Plan.
11. Additional information required by City Code as directed by City staff.

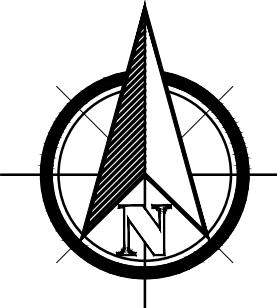
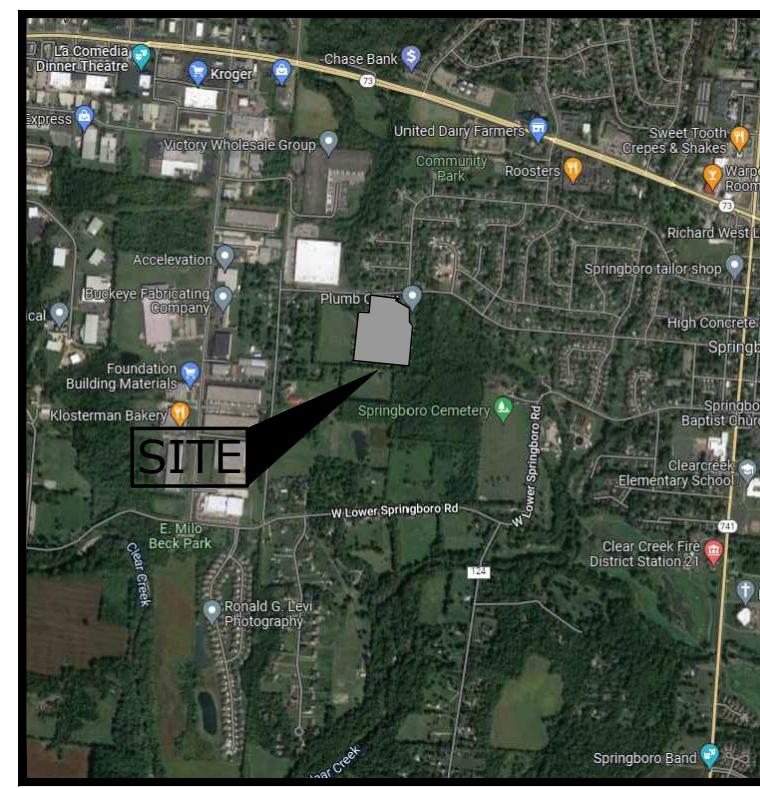
See also Final Approval Submission Requirements for Site Plan Review including those related to traffic impact, exterior lighting, landscaping, and other site plan elements as outlined in Chapter 1284, Site Plan Review, of the Planning and Zoning Code. For more information, visit <https://www.cityofspringboro.com/210/Ordinances-Laws>.

Revised April 2022.

# WADESTONE SUB-DIVISION

## (HILLS PROPERTY)

WARREN COUNTY  
SPRINGBORO, OH



(IN FEET)

1 inch = 200 ft.

IBI

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

REVISION:

LOCATION MAP  
NO SCALE

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMISSIONS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN

## LEGEND



PROJECT AREA

## ABREVIATIONS

BP	ALIGNMENT BEGINNING
CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
EP	ALIGNMENT END
ESC	EROSION SEDIMENT CONTROL
EX	EXISTING
FF	FINISHED FLOOR
F.HYD.	FIRE HYDRANT
HW	HEADWALL
INV.	INVERT
LT	LEFT
MH	MANHOLE
O.R.	ORDINANCE
PC	POINT OF CURVATURE
P.	PAGE
PI	POINT OF INTERSECTION
PR.	PROPOSED
PT	POINT OF TANGENT
R	RADIUS
RT	RIGHT
R/W	RIGHT-OF-WAY
SA	SANITARY
STM	STORM
TOF	TOP OF FOOTER
TYP.	TYPICAL
VC	VERTICAL CURVE
VOL.	VOLUME

SPRINGBORO, OH

WADESTONE  
SUBDIVISION

WARREN COUNTY

DESIGN DRAFT CHECK

CMR IWW EFR

IBI NO.: 138895

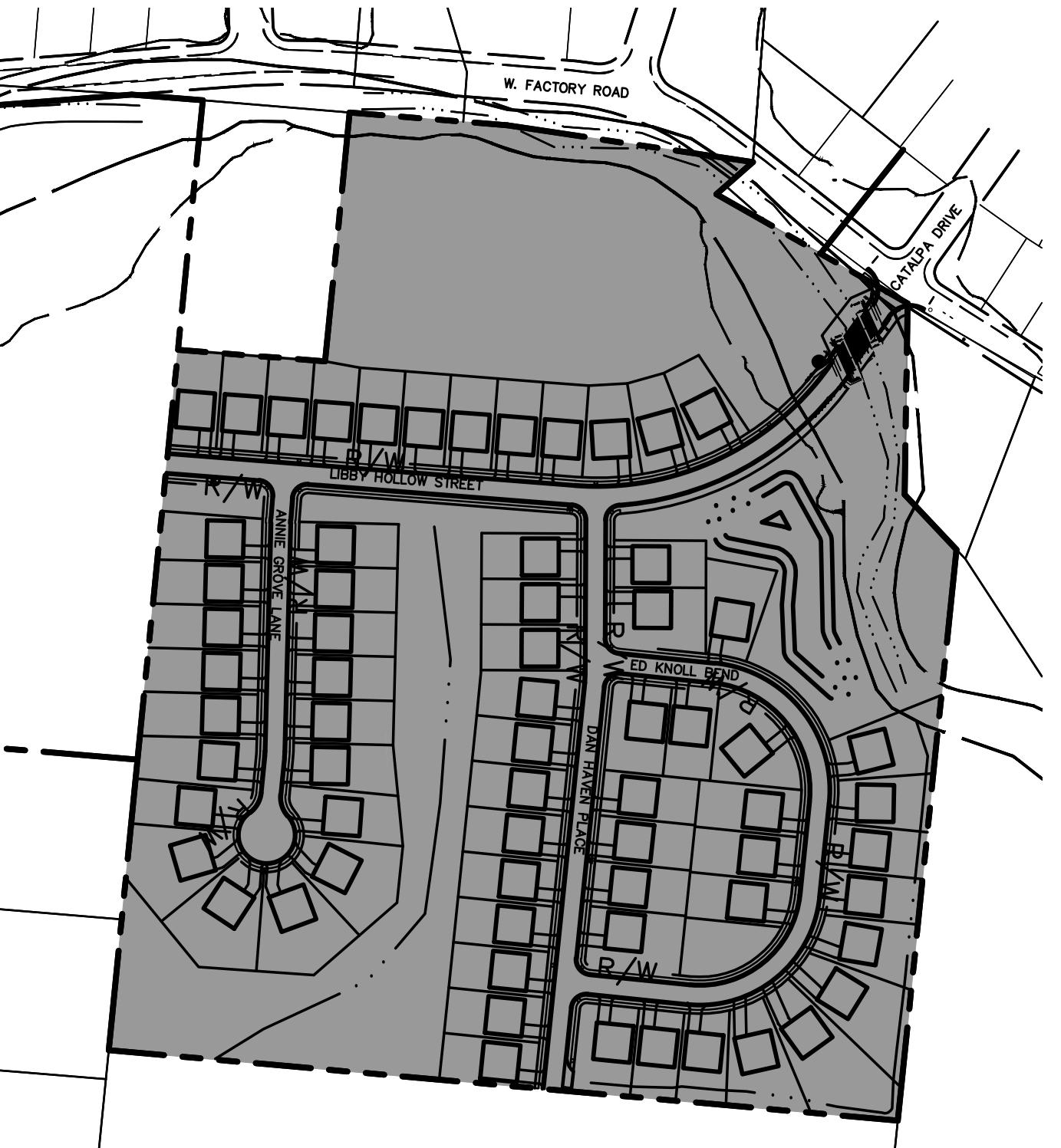
DATE: APRIL, 2023

SCALE:  
HORIZONTAL: 1" = 200'

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 29



## INDEX MAP

SCALE: 1" = 200'

## SHEET INDEX

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ALTA SURVEY	4
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EXISTING TREE LOCATION MAP	9
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PLAN & PROFILE ANNIE GROVE LANE	11
PLAN & PROFILE DAN HAVEN PLACE	12
PLAN & PROFILE ED KNOLL BEND	13
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LIGHTING PLAN	16-17
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EROSION CONTROL PLAN DETAILS	19-23
EROSION CONTROL PLAN PHASE 1	24-25
EROSION CONTROL PLAN PHASE 2	26-27
EROSION CONTROL PLAN PHASE 3	28-29

C700  
C707  
C714

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

## SITE DATA:

- PROJECT DESCRIPTION  
EXISTING ZONE =R-PUD  
PROPOSED ZONING =R-PUD
- SITE ACREAGE =28.69 AC.
- PROPOSED DENSITY =2.30 UNITS/ACRE  
(66 SINGLE FAMILY LOTS)

## SHEET INDEX

GENERAL LOCATION MAP

AREA MAP

ALTA SURVEY

COMMON SPACE PLAN

SITE PLAN

EXISTING CONDITIONS &amp; DEMO PLAN

EXISTING TREE LOCATION MAP

PLAN &amp; PROFILE LIBBY HOLLOW STREET

PLAN &amp; PROFILE ANNIE GROVE LANE

PLAN &amp; PROFILE DAN HAVEN PLACE

PLAN &amp; PROFILE ED KNOLL BEND

DEVELOPER GRADING PLAN

LIGHTING PLAN

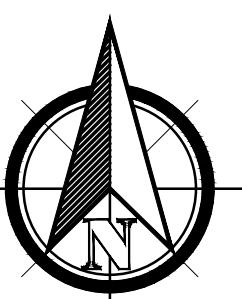
EROSION CONTROL PLAN NOTES

EROSION CONTROL PLAN DETAILS

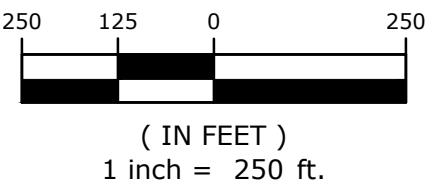
EROSION CONTROL PLAN PHASE 1

EROSION CONTROL PLAN PHASE 2

EROSION CONTROL PLAN PHASE 3



GRAPHIC SCALE



[B]

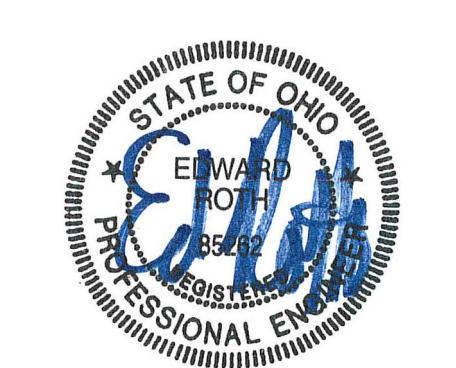
IBI GROUP  
23 Triangle Park Drive  
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tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN

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

STAMP:



SPRINGBORO, OH  
WADESTONE  
SUBDIVISION  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR IWW EFR

IBI NO.: 138895

DATE: APRIL, 2023

SCALE:  
HORIZONTAL: 1" = 250'

SHEET TITLE:

GENERAL  
LOCATION MAP

SHEET NO.: 2 / 29

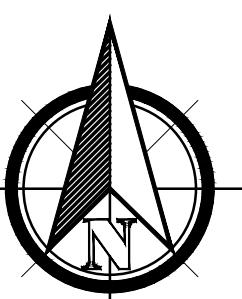


## CODED NOTES: (X)

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

## VACINITY MAP:

SCALE: 1" = 250'



GRAPHIC SCALE

00 50 0 100

( IN FEET )

1 inch = 100 ft

IB

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
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REVISION

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN

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

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STAMP:



The seal is circular with a decorative border. The words "STATE OF OHIO" are at the top, "PROFESSIONAL ENGINEER" are at the bottom, and "REGISTERED" is on the left. In the center, there is a large, stylized signature of "EDWARD ROTH" and the number "85262". A small star is located to the left of the signature.

SPRINGBORO, OH

WADESTONE  
SUBDIVISION

WARREN COUNTY

DESIGN	DRAFT	CHECK
IBI NO.:	IWW	EFR
CMR		
DATE:	138895	
SCALE:	APRIL, 2023	

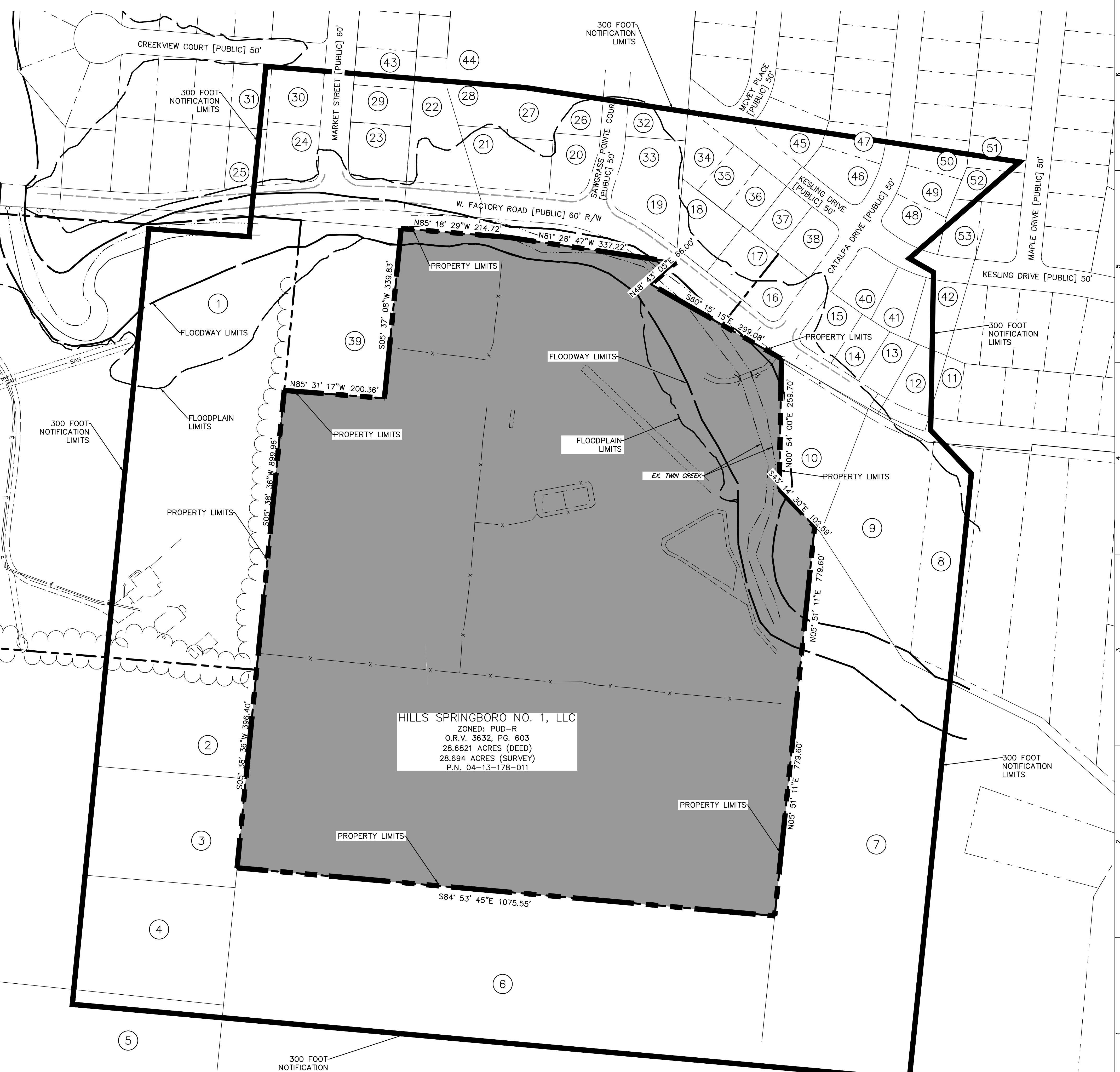
**SHEET TITLE:**

SHEET NO.: 3 /29

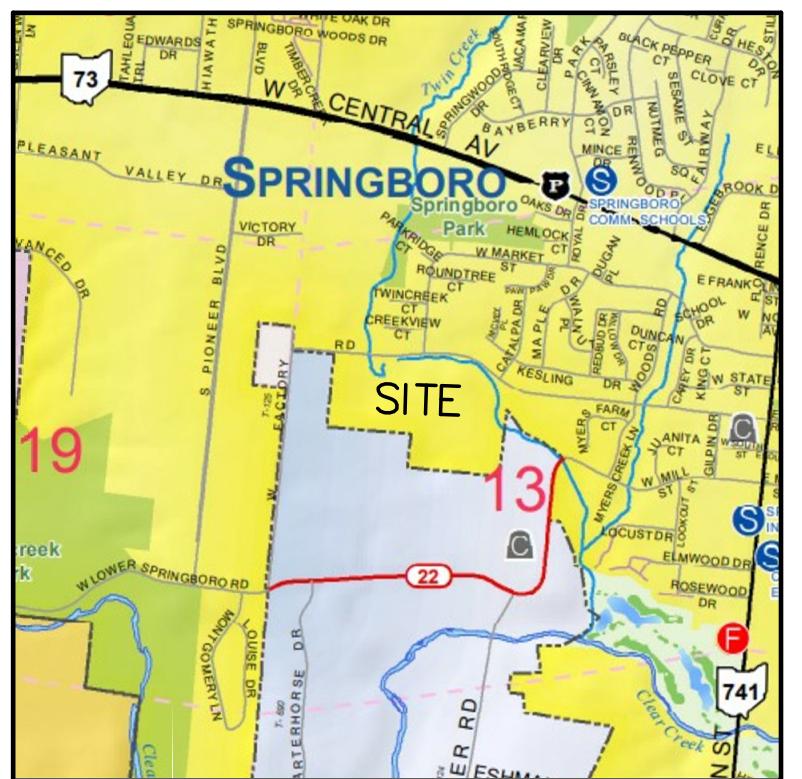
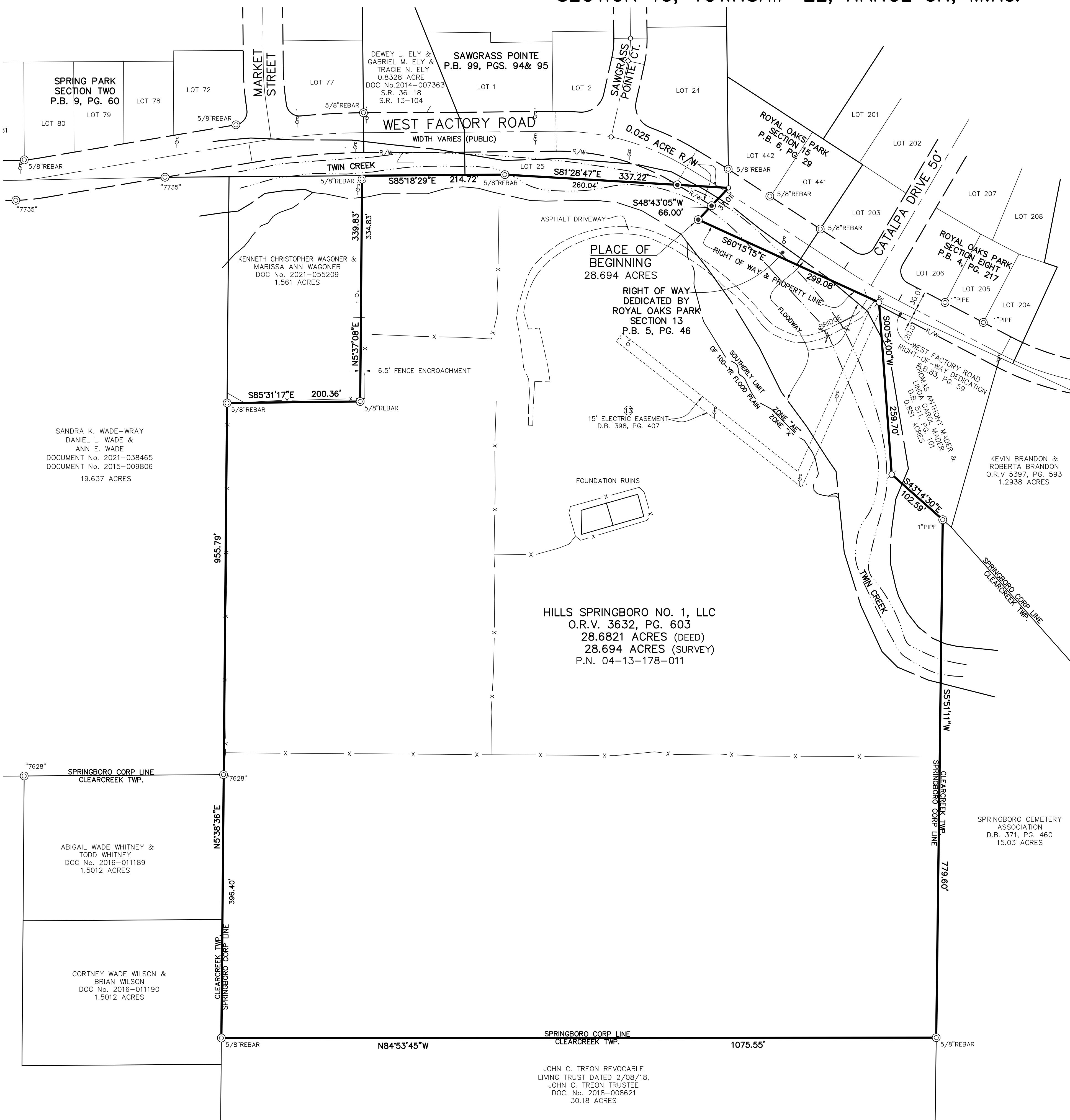
FACTORY ROAD (HILLS PROPERTY)				
No.	Owner	Address	Parcel ID	Land Use
1	Sandra Wade-Wray	1515 Factory Rd Springboro Ohio 45066	04131510230	R-1
2	Abigail Wade	2555 Factory Road Clearcreek Twp. Ohio 45066	04131510280	SR-1
3	Courtney Wade	Factory Road Clearcreek Twp. Ohio 45066	04131510290	SR-1
4	Edward 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 Moscynski	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	Ilkwang & 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	Heather Gaskins	200 Kesling Drive Springboro Ohio 45066	04131310140	R-1

## LEGEND:

## PROJECT AREA



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



LOCATION MAP

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- MAG NAIL FOUND
- ◎ COMMITMENT ITEM
- UTILITY POLE
- METAL FENCE POST FOUND

TITLE NOTES  
(WADE TRACTS)

- This survey was prepared with the benefit of the Title Commitment No. A34363-1716-16, prepared by Old Republic National Title Insurance Company, with an effective date of September 3, 2021.
- The following items are from the Schedule B - Section II of said commitment:
- Item 13) 15' Easement to Cincinnati Gas and Electric Company of record in Deed Book 398, Page 407 DOES APPLY TO SUBJECT PROPERTY and is plotted.
- Item 14) Easement to Cincinnati Gas and Electric Company of record in Deed Book 131, Page 368 DOES NOT APPLY TO SUBJECT PROPERTY.

NOTES

- 1) Property is currently zoned: PUD-R
- 2) Subject property is located in Flood Zones "AE" and "X" according to F.E.M.A. Map No. 39165C0036E dated December 17, 2010.
- 3) Encroachments as noted.
- 4) According to the National Wetlands Inventory, the area shown hereon called Twin Creek is a wetlands area the limits are based on the level of the water only.
- 5) No observable evidence of earth moving work, building construction or building additions within recent months.
- 6) No visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 7) No observable evidence of the subject properties being used as a solid waste dump, sump or sanitary landfill.
- 8) Legal description shown hereon describes the same property that is referenced Title Commitment No. A34363-1716-16, prepared by Old Republic National Title Insurance Company, with an effective date of September 3, 2021.
- 9) Subject property has access to West Factory Road a publicly dedicated road.

CERTIFICATION

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

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

BY  
David L. Chiesa  
Registered Surveyor No. 7740

Date 06/14/22



DESCRIPTION

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

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

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

Thence South 60°54'00" West, along the westerly line of said 'West Factory Road Right-of-way Dedication' and the westerly perimeter of that 0.851 acre tract as described in a deed to Thomas Anthony Mader and Linda Carol Mader of record in Deed Book 511, Page 101, a distance of 259.70 feet to a metal fence post found at an angle point in said westerly perimeter;

Thence South 43°14'30" East, continuing along said westerly perimeter, a distance of 102.59 feet to a 1" pipe found at the northwesterly corner of that 15.03 acre tract as described in a deed to Springboro Cemetery Association of record in Book 371, Page 460;

Thence South 05°54'11" West, along the westerly line of said 15.03 acre tract, a distance of 778.60 feet to a 5/8" rebar found at the northwesterly corner of that 30.18 acre tract as described in a deed to John C. Teon Revocable Living Trust Dated 2/08/18, John C. Teon Trustee Document No. 2018-008621;

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

Thence North 05°38'36" East, along said easterly line and the easterly line of that 1.5012 acre tract as described in a deed to Abigail Wade Whitney and Todd Whitney of record in Document No. 2016-011189, passing an iron pin found with a plastic cap inscribe "7628" at the northeasterly corner of said 1.5012 acre tract and the southeasterly corner of the 19.637 acre tract as described in a deed to Sandra K. Wade-Wade, Daniel L. Wade & Anne E. Wade of record in Deeds No. 2021-038465 and 2015-009806 at a distance of 396.40 feet and continuing along the easterly line of said 19.637 acre tract a total distance of 955.79 feet to a 5/8" rebar found at the southwesterly corner of that 1.561 acre tract as described in a deed to Kenneth Christopher Wagoner and Marissa Ann Wagoner of record in Document No. 2021-055209;

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

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

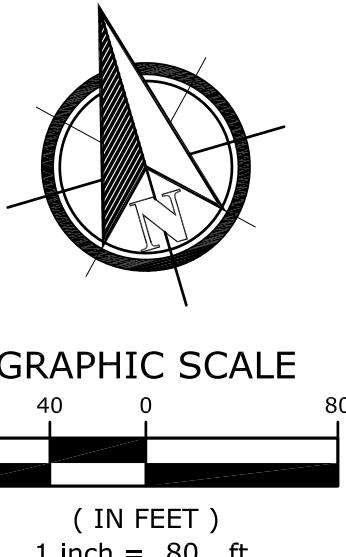
Thence South 85°18'29" East, along the southerly line of said 0.8328 acre tract and the southerly perimeter of Lot 25 (Green Space) as shown and delineated upon the plat 'Sawgrass Pointe' a subdivision of record in Plat Book 99, Pages 94 and 95, a distance of 214.72 feet to a 5/8" rebar found at a angle point in the westerly perimeter of 'Sawgrass Pointe' and an angle point in the southerly right of way line of West Factory Road;

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

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

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

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



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

SUBMISSION:

REVISION:

STAMP:

HILLS SPRINGBORO  
No. 1, LLC

465 FACTORY ROAD  
SPRINGBORO, OHIO

FIELD DRAFT CHECK

JE DC BW

IBI NO.:

138895

DATE:

MAY 2022

SCALE:

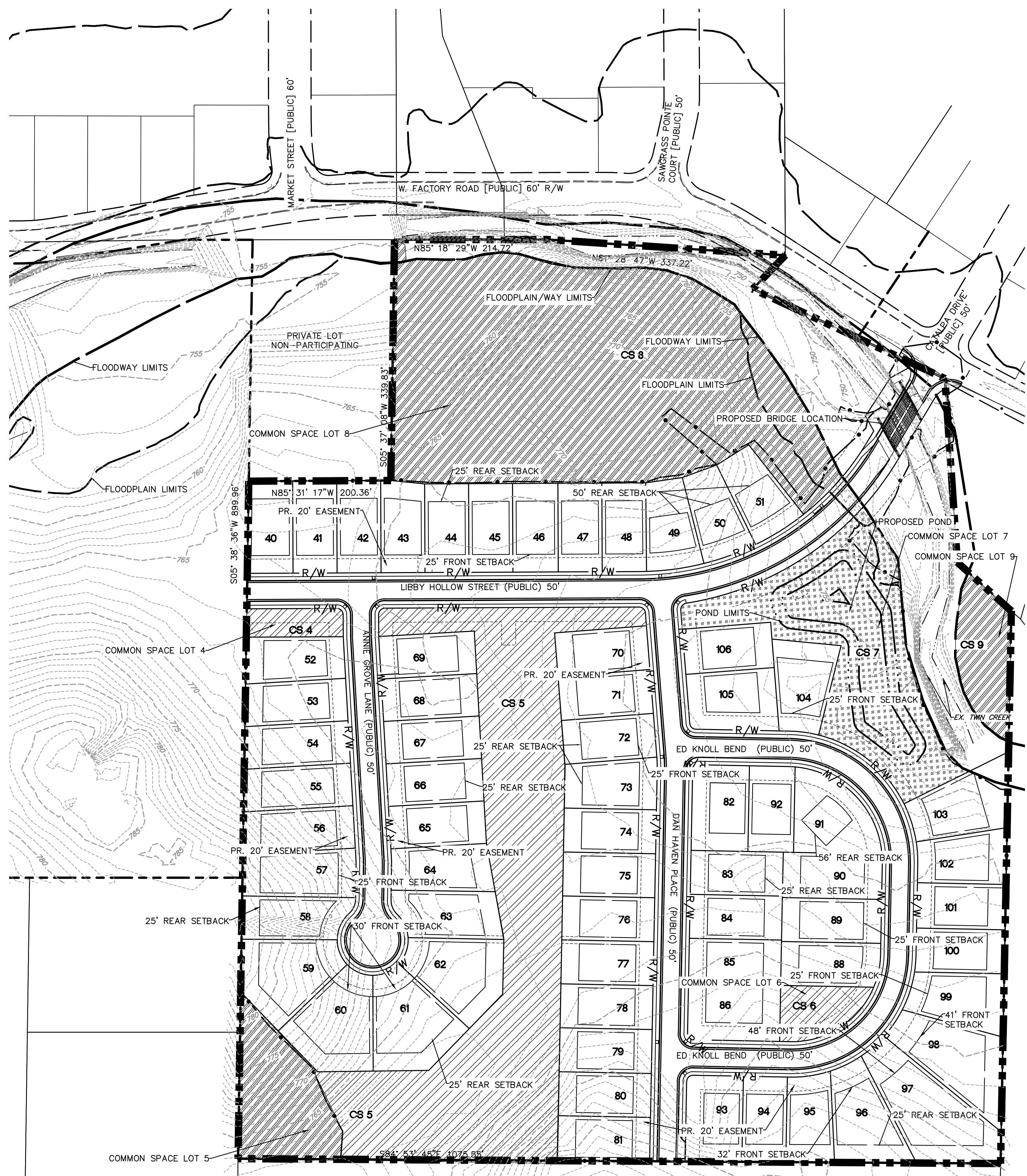
HORIZONTAL: 1"=80'

VERTICAL:

SHEET TITLE:

ALTA/NSPS LAND  
TITLE SURVEY

SHEET NO.:



AREA MEASUREMENTS	
TOTAL PARCEL AREA	28.693 ACRES
PROPOSED BUILDABLE AREA	19.593 ACRES
PROPOSED COMMON AREA	9.101 ACRES
% AREA COMMON SPACE	32%

#### LEGEND

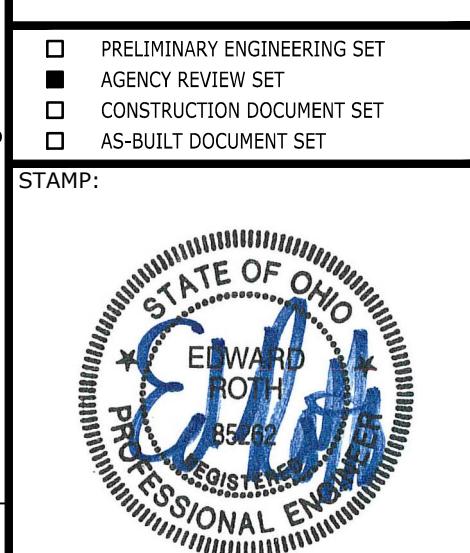
- PROPOSED PROPERTY LINE
- COMMON AREAS AVAILABLE FOR FUTURE COMMON WALKWAY DEVELOPMENT. ULTIMATE WALKWAY AVAILABILITY AND LOCATION TO BE DETERMINED WITH FINAL GRADING.
- COMMON AREA TO BE MAINTAINED AS EXISTING TREED SPACE
- COMMON AREA TO BE USED FOR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL AVAILABILITY FOR COMMON WALKWAYS OR FACILITIES TO BE DETERMINED WITH FINAL STORM POND GRADING.
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- CONSTRUCTION LIMITS

**I**  
**B**

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN



#### 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"). DECLANT AND/OR BUILDER MAY ALSO CREATE OTHER COMMON ELEMENTS NOT NOW IN EXISTENCE BUT THAT MIGHT IN THE FUTURE BE ADDED, LOCATED AND SHOWN ON ANY SUBSEQUENT RECORD PLAT TO BE RECORDED AND CREATING ADDITIONAL LOTS TO BE SUBJECT TO THIS DECLARATION.

SPRINGBORO, OH  
WADESTONE  
SUBDIVISION  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR IWW EFR  
IBI NO.: 138895  
DATE: APRIL, 2023

SCALE: HORIZONTAL: 1" = 80'

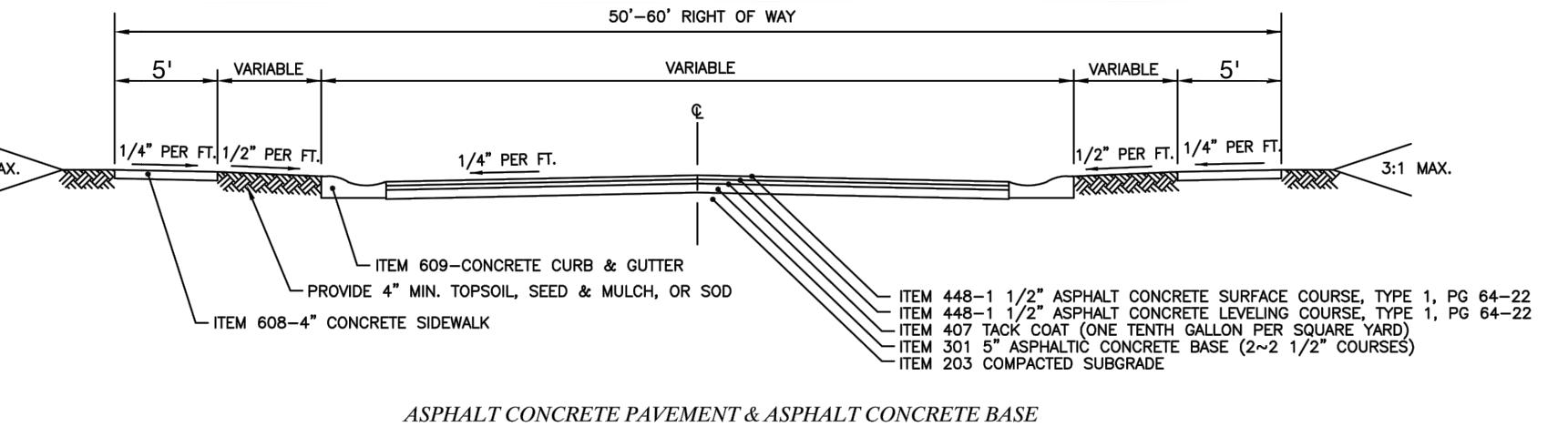
COMMON SPACE  
PLAN

SHEET NO.: 5 / 29

- NOTES:
- ALL RESIDENTIAL LOTS TO HAVE INDIVIDUAL RESIDENTIAL POST LAMPS. LOCATIONS TO BE FINALIZED WITH FINAL DEVELOPMENT PLANS.
  - 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 TAMERS 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 3" 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.
  - NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOODPLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER

- 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.
- SUMP DRAINS AND CENTRAL MAILBOX UNITS ARE TO BE INCLUDED IN THE COMMON ELEMENTS FOR THE HOA TO MAINTAIN.
- 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.
- 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.

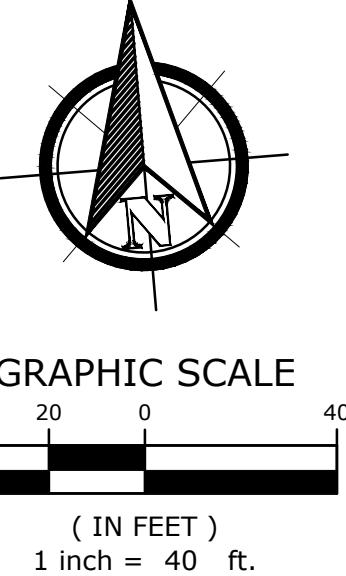
### STANDARD ROADWAY SECTION



ASPHALT CONCRETE PAVEMENT & ASPHALT CONCRETE BASE

### LEGEND

- PROPOSED PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING TREE LINE



IBI

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

REVISION:

SUBMISSION:  
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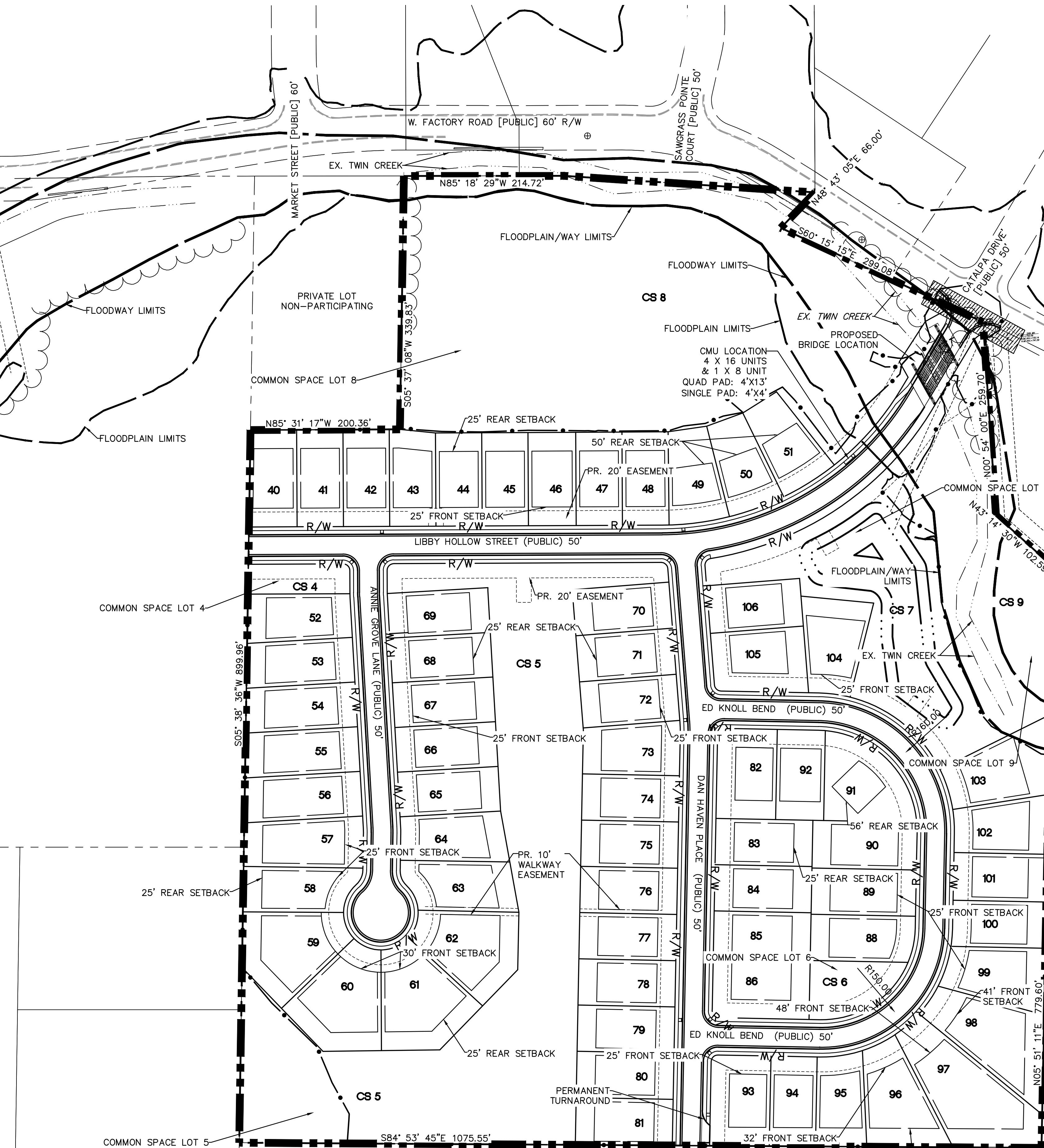
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■ AGENCY REVIEW SET  
□ CONSTRUCTION DOCUMENT SET  
□ AS-BUILT DOCUMENT SET  
STAMP:  
EDWARD ROTH  
P.E. #51904  
PROFESSIONAL ENGINEER  
STATE OF OHIO

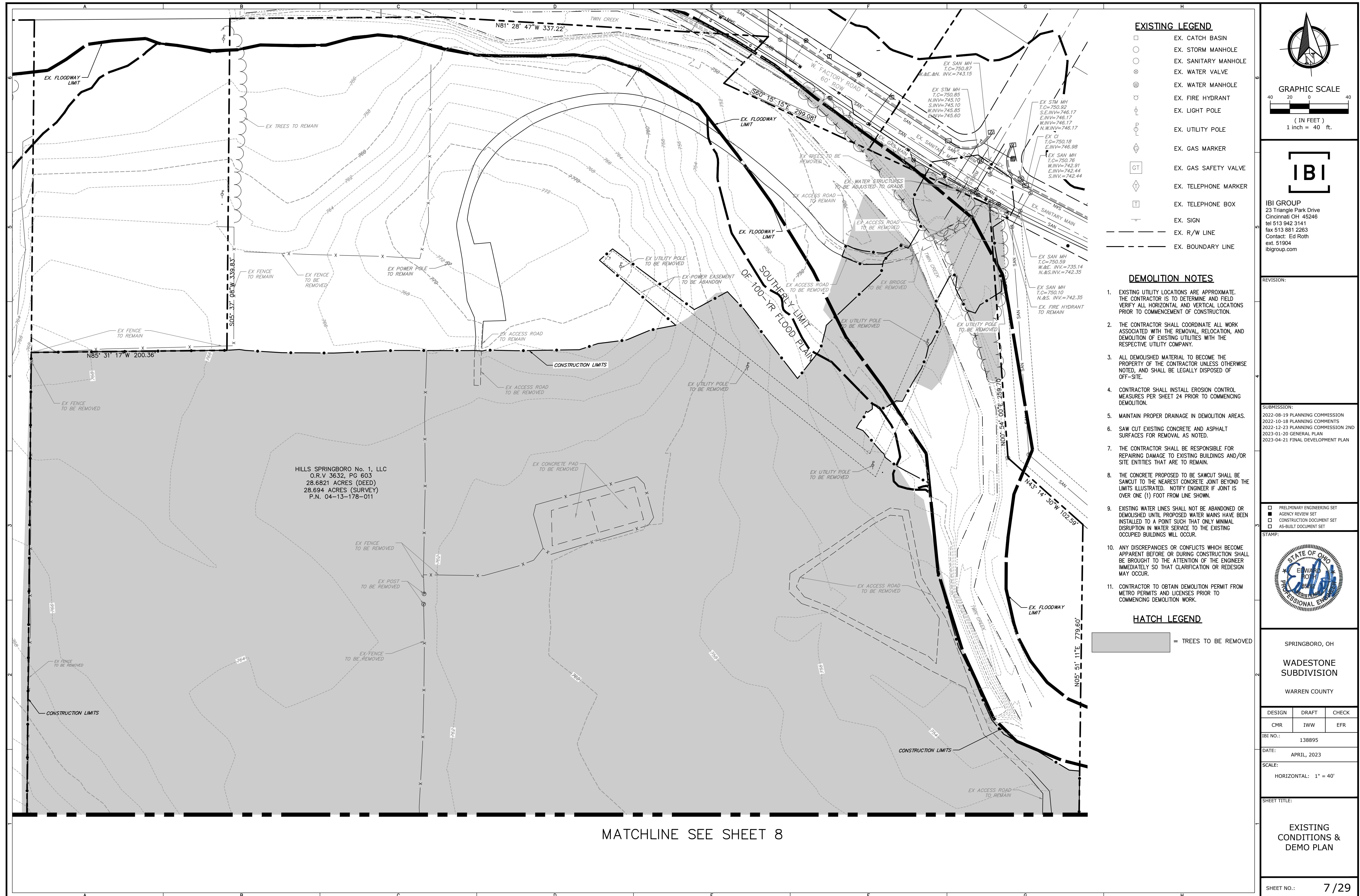
SPRINGBORO, OH  
WADESTONE SUBDIVISION  
WARREN COUNTY

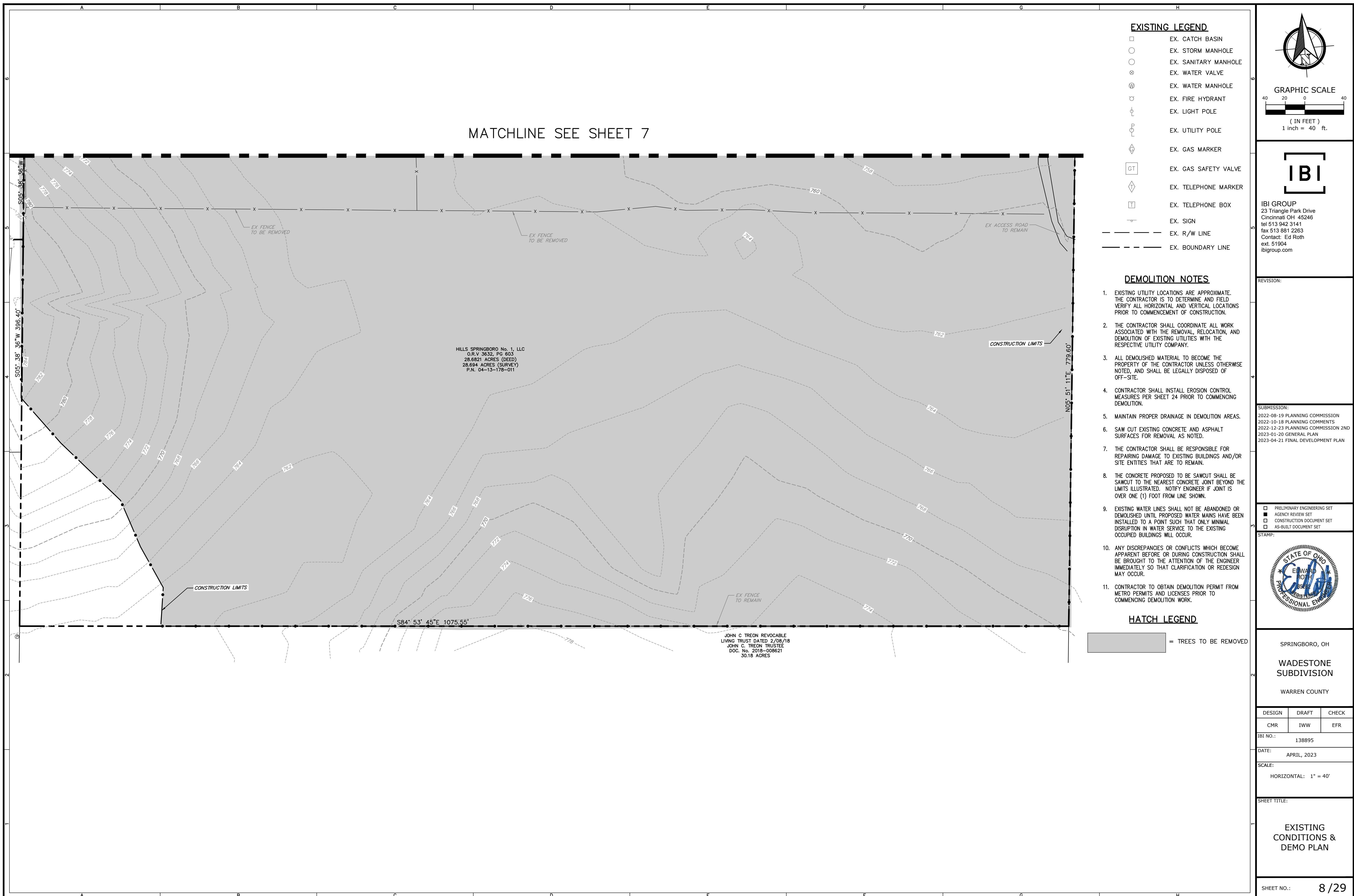
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CMR IWW EFR  
IBI NO.: 138895  
DATE: APRIL, 2023  
SCALE: HORIZONTAL: 1" = 80'

DESIGN/04\_Civn Sheets/East Development/PUD138895\_PUD.dwg Plotted By: Isaac Windisch Date: 04/19/2023 Time: 3:24:38 PM Plotter: DNG To PDF &3 Penable: IBI\_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.  
SHEET TITLE:  
SITE PLAN

SHEET NO.: 6 / 29









**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](http://www.UrbanCanopyWorks.com)



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

**LEGEND**

— PROPOSED PROPERTY LINE

**IBI**

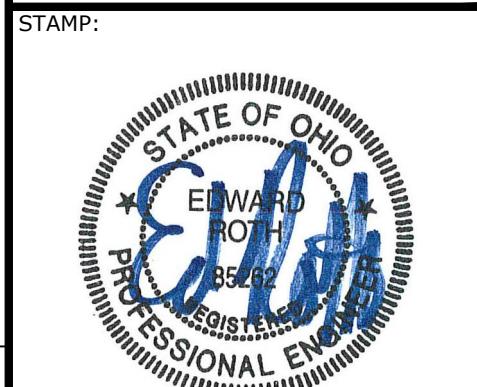
**IBI GROUP**  
 23 Triangle Park Drive  
 Cincinnati OH 45246  
 tel 513 942 3141  
 fax 513 881 2263  
 Contact: Ed Roth  
 ext. 51904  
 ibigroup.com

REVISION:

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 2022-12-23 PLANNING COMMISSION 2ND  
 2023-01-20 GENERAL PLAN  
 2023-04-21 FINAL DEVELOPMENT PLAN

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

STAMP:



SPRINGBORO, OH  
 WADESTONE SUBDIVISION  
 WARREN COUNTY

DESIGN DRAFT CHECK  
 CMR IWW EFR

IBI NO.: 138895

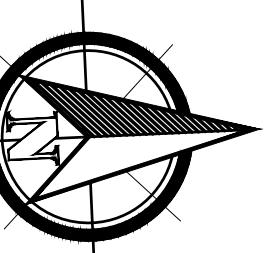
DATE: APRIL, 2023

SCALE:  
 HORIZONTAL: 1" = 50'

SHEET TITLE:  
 EXISTING TREE LOCATION MAP

SHEET NO.: 9 / 29





## GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft

**IBI GROUP**  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

## REVISION:

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2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2N  
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2023-04-21 FINAL DEVELOPMENT PLAN

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

□ AS BUILT DOCUMENT SET



SPRINGBORO, OH  
WADESTONE  
SUBDIVISION  
WARREN COUNTY

DESIGN	DRAFT	CHECK
CMR	IWW	EFR
IBI NO.:	138895	
DATE:	APRIL, 2023	

SCALE:  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 10'

SHEET TITLE:  
**PLAN & PROFILE  
ANNIE GROVE LANE**

SHEET NO.: 11 /29

## STORM SEWER LEGEND

58 ODOT HEADWALL  
STA. 1+27, 0.0'

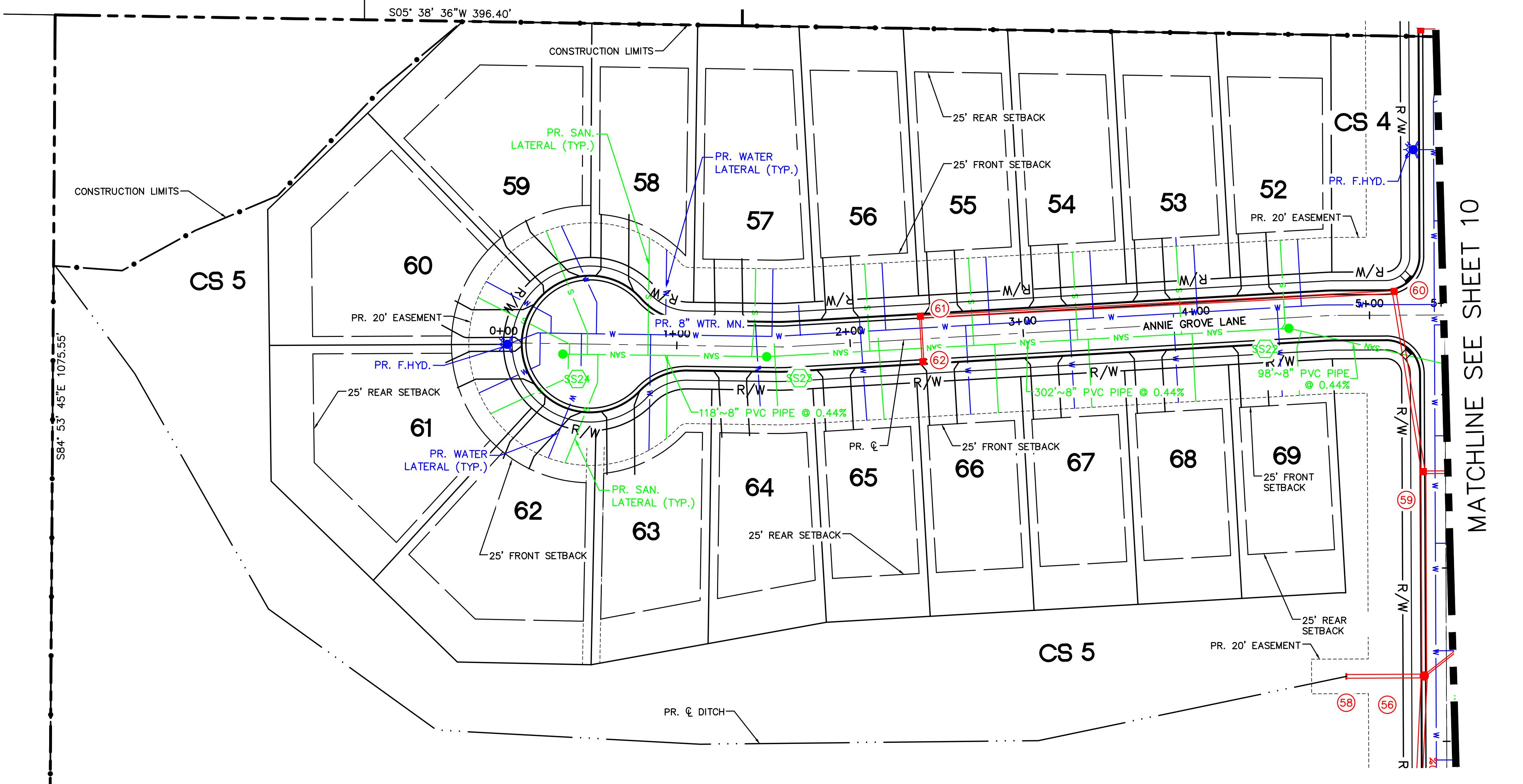
59 CB No. 3A Mod.  
STA. 6+24, 0.0'

60 CB No. 3A Mod.  
STA. 7+29, 0.0'

61 CB No. 3A Mod.  
STA. 10+03, 0.0'

62 CB No. 3A Mod.  
STA. 10+03, 25.5' LT.

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
61	759.42
60	759.61
62	759.69
59	760.29
58	759.07
63	758.79
57	759.14
64	759.46
65	757.20
56	757.41
55	757.15
66	756.91
67	756.66
54	755.89
68	756.40
53	755.62
69	755.08
52	755.45



NOTICE: IN THE EVENT SANITARY LATERAL  
RISERS ARE INSTALLED, CONTRACTOR SHALL  
CONTACT ENGINEER PRIOR TO INSTALLATION.

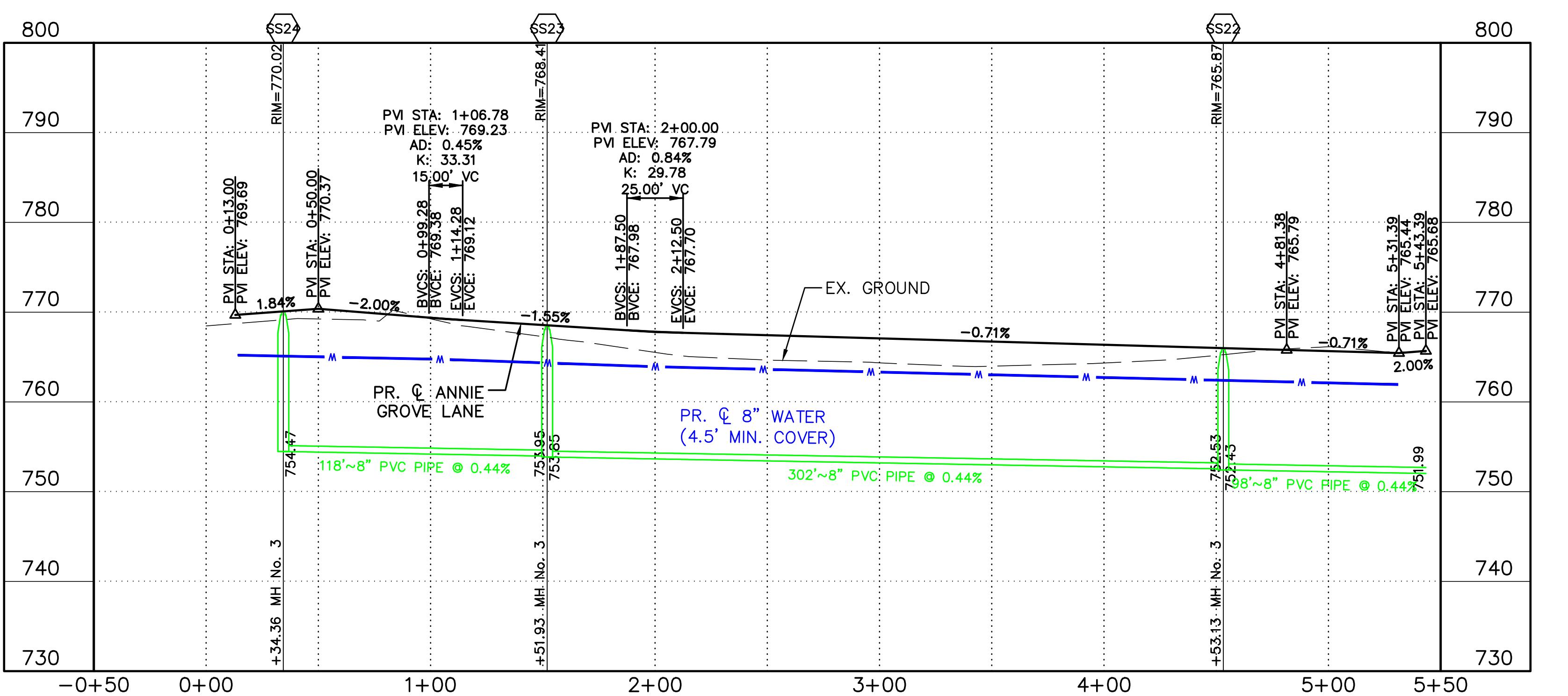
NOTE:  
SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT. INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYER. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 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 INCH 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" 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.

ALL UTILITY LINES SHALL BE  
UNDERGROUND, INCLUDING CABLE,  
ELECTRIC, AND TELEPHONE

WORK HOURS SHALL BE 7 A.M. TO 7 P.M.,  
MONDAY THRU FRIDAY.

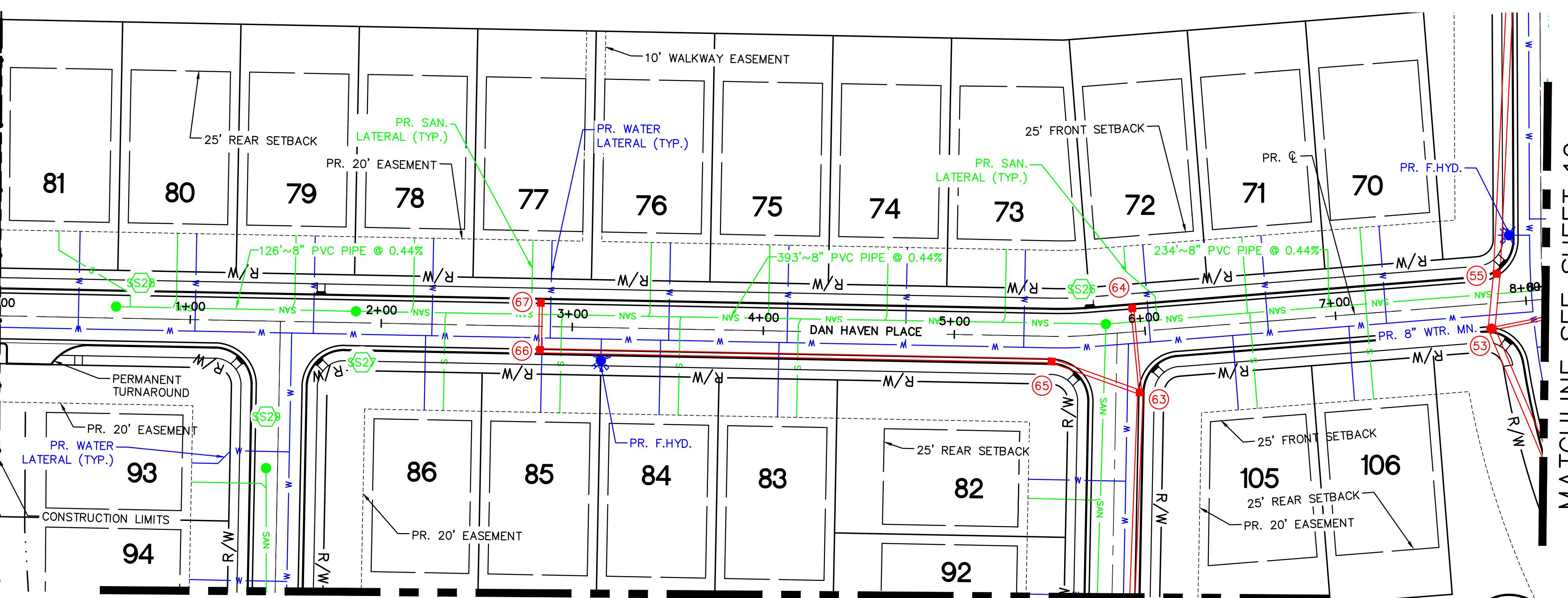


**Know what's below.  
Call before you dig.**



## STORM SEWER LEGEND

- 53 MH No. 3  
 STA. 0+91, 0.0'  
 54 CB No. 3A Mod.  
 STA. 0+50, 0.0'  
 55 CB No. 3A Mod.  
 STA. 3+03, 0.0'  
 56 ODOT MH No. 3  
 STA. 5+06, 0.0'  
 57 CB No. 3A Mod.  
 STA. 0+50, 0.0'  
 58 ODOT HEADWALL  
 STA. 14+27, 0.0'  
 59 CB No. 3A Mod.  
 STA. 6+24, 0.0'  
 60 CB No. 3A Mod.  
 STA. 7+29, 0.0'  
 61 CB No. 3A Mod.  
 STA. 10+03, 0.0'  
 62 CB No. 3A Mod.  
 STA. 10+03, 25.5' LT.  
 63 CB No. 3A Mod.  
 STA. 2+77, 13.6' LT.  
 64 CB No. 3A Mod.  
 STA. ??, ??, ??  
 65 CB No. 3A Mod.  
 STA. 3+23, 5.4' RT.  
 66 CB No. 3A Mod.  
 STA. 5+91, 0.0'  
 67 CB No. 3A Mod.  
 STA. 5+91, 25.5' RT.



MATCHLINE SEE SHEET 13

SANITARY LATERAL INVERTS AT END	
LOT NUMBER	INVERT ELEV.
105	749.63
71	749.38
106	750.36
70	750.11
81	766.03
80	763.37
79	760.10
78	757.24
86	756.46
77	753.96
85	754.20
76	752.69
84	752.93
75	752.41
83	750.66
74	750.14
73	759.42

NOTICE: IN THE EVENT SANITARY LATERAL RISERS ARE INSTALLED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION.

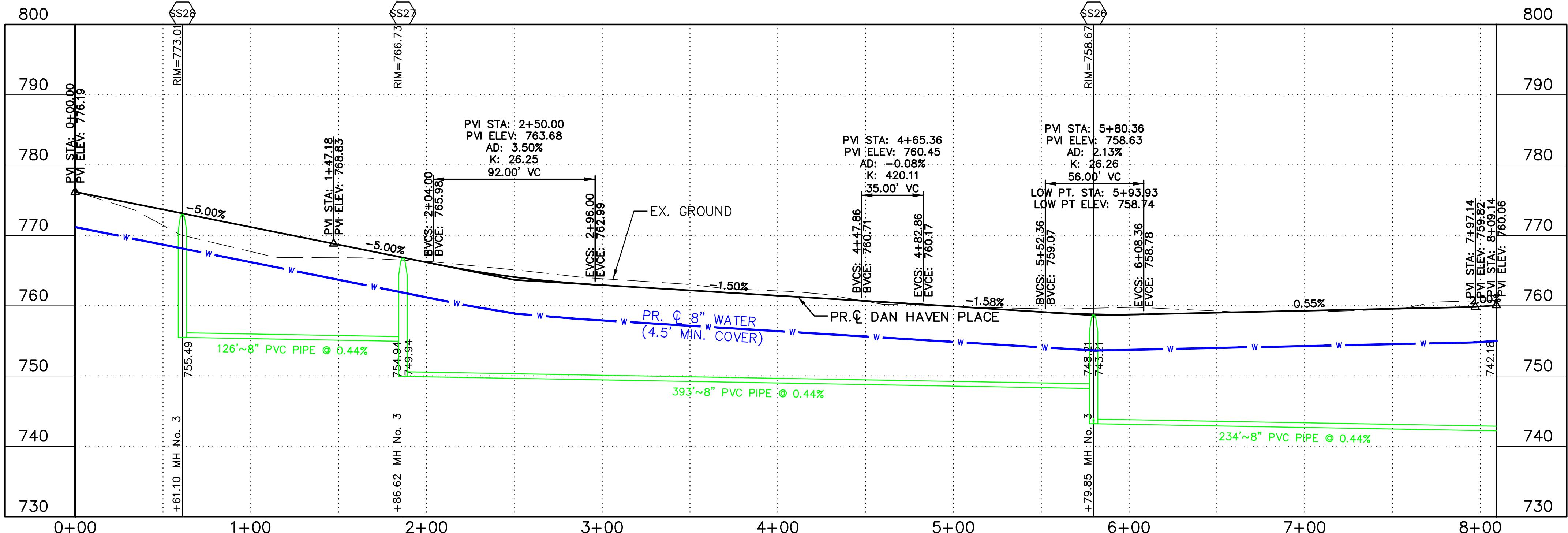
NOTE:  
 SUMP DRAIN LINES SHALL BE 4" OR 6"  
 PVC SOLID WALL PIPE AND SHALL HAVE  
 CLEAN-OUTS AT 200 FT. INTERVALS. TOP  
 OF SUMP DRAIN TO BE A MINIMUM OF 30"  
 BELOW TOP OF CURB. PIPE BEDDING  
 MATERIAL SHALL BE PEA GRAVEL OR PIPE  
 FILL (SAND). BACKFILL SHALL BE  
 THOROUGHLY TAMPED WITH MECHANICAL  
 TAMPERS IN 6" LAYER. SUMP DRAIN LINES  
 SHALL BE PLACED IN GENERAL PARALLEL  
 WITH THE CURB AND 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 INCH 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"  
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 1-4 HOUSES, AND A 6" FOR 5 OR MORE  
 HOUSES. WALL-OUT BASEMENTS DO NOT  
 REQUIRE A SUMP PUMP. FOOTING DRAINS  
 SHALL DRAIN BY GRAVITY TO THE REAR OF  
 THE LOT.

ALL UTILITY LINES SHALL BE  
 UNDERGROUND, INCLUDING CABLE,  
 ELECTRIC, AND TELEPHONE

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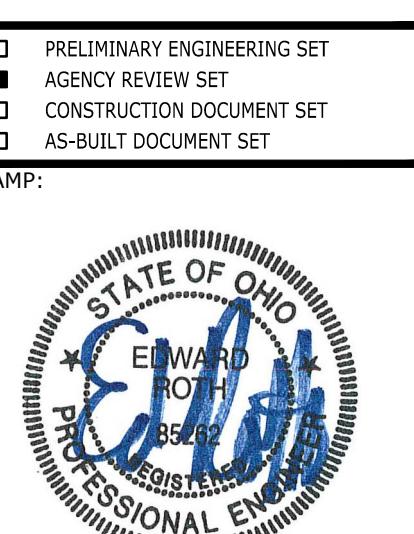


GRAPHIC SCALE  
 40 20 0 40  
 ( IN FEET )  
 1 inch = 40 ft.

IBI GROUP  
 23 Triangle Park Drive  
 Cincinnati OH 45246  
 tel 513 942 3141  
 fax 513 881 2263  
 Contact: Ed Roth  
 ext. 51904  
 ibigroup.com

REVISION:

SUBMISSION:  
 2022-08-19 PLANNING COMMISSION  
 2022-10-18 PLANNING COMMENTS  
 2023-12-23 PLANNING COMMISSION 2ND  
 2023-01-20 GENERAL PLAN  
 2023-04-21 FINAL DEVELOPMENT PLAN



STATE OF OHIO  
 EDWARD ROTH  
 PROFESSIONAL ENGINEER

SPRINGBORO, OH  
 WADESTONE SUBDIVISION  
 WARREN COUNTY

DESIGN DRAFT CHECK  
 CMR IWW EFR  
 IBI NO.: 138895  
 DATE: APRIL, 2023

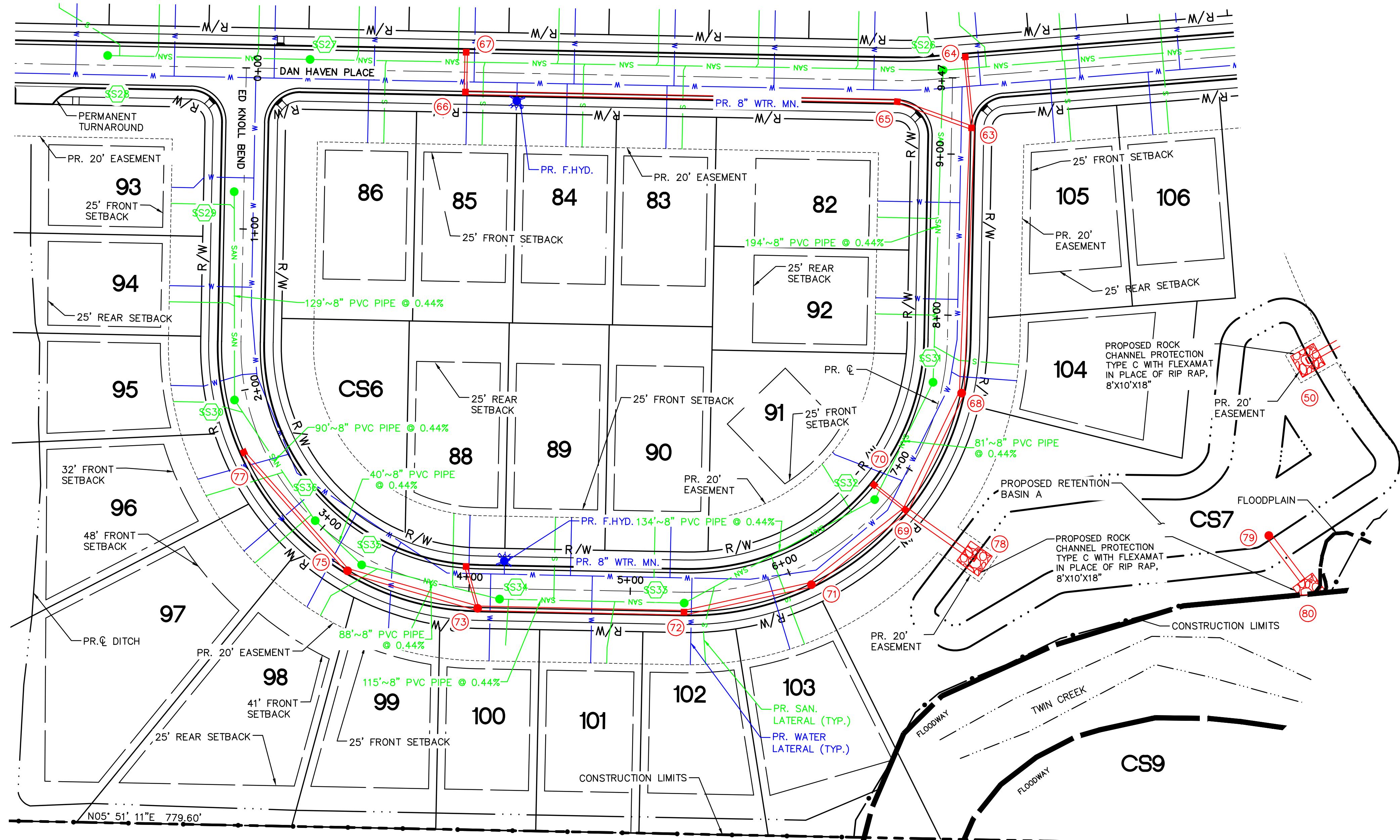
HORIZONTAL: 1" = 40'  
 VERTICAL: 1" = 10'

SHEET TITLE:

PLAN & PROFILE  
 DAN HAVEN PLACE

SHEET NO.: 12 / 29

STORM SEWER LEGEND		SANITARY LATERAL INVERTS AT END	
		LOT NUMBER	INVERT ELEV.
63	CB No. 3A Mod. STA. 2+77, 13.6' LT.	93	759.81
64	CB No. 3A Mod. STA. ???, ???' ???	94	757.55
65	CB No. 3A Mod. STA. 3+23, 5.4' RT.	95	757.26
66	CB No. 3A Mod. STA. 5+91, 0.0'	96	756.24
67	CB No. 3A Mod. STA. 5+91, 25.5' RT.	97	755.02
68	MH No. 3 STA. 1+30, 0.0'	98	754.81
69	CB No. 3A Mod. STA. 1+03, 0.0'	99	753.63
70	CB No. 3A Mod. STA. 1+08, 24.8' RT.	88	753.56
71	MH No. 3 STA. 1+77, 0.0'	100	753.26
72	CB No. 3A Mod. STA. 2+58, 0.0'	89	752.37
73	MH No. 3 STA. 3+86, 0.0'	101	751.97
	CB No. 3A Mod.	90	751.10
		102	750.91
		103	749.98
		91	747.97
		104	747.90
		92	748.42
		82	749.17
		72	749.71
		105	749.63
		71	749.38
		106	750.36
		70	750.11
		81	766.03
		80	763.37



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RISERS ARE INSTALLED, CONTRACTOR SHALL  
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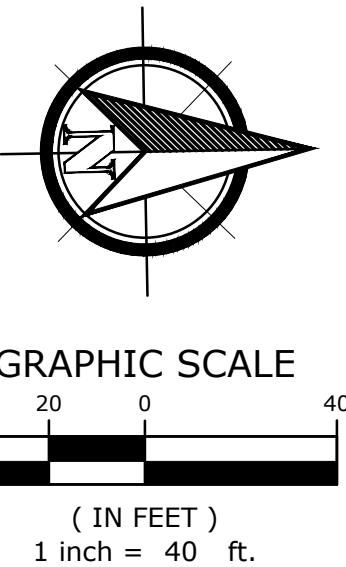
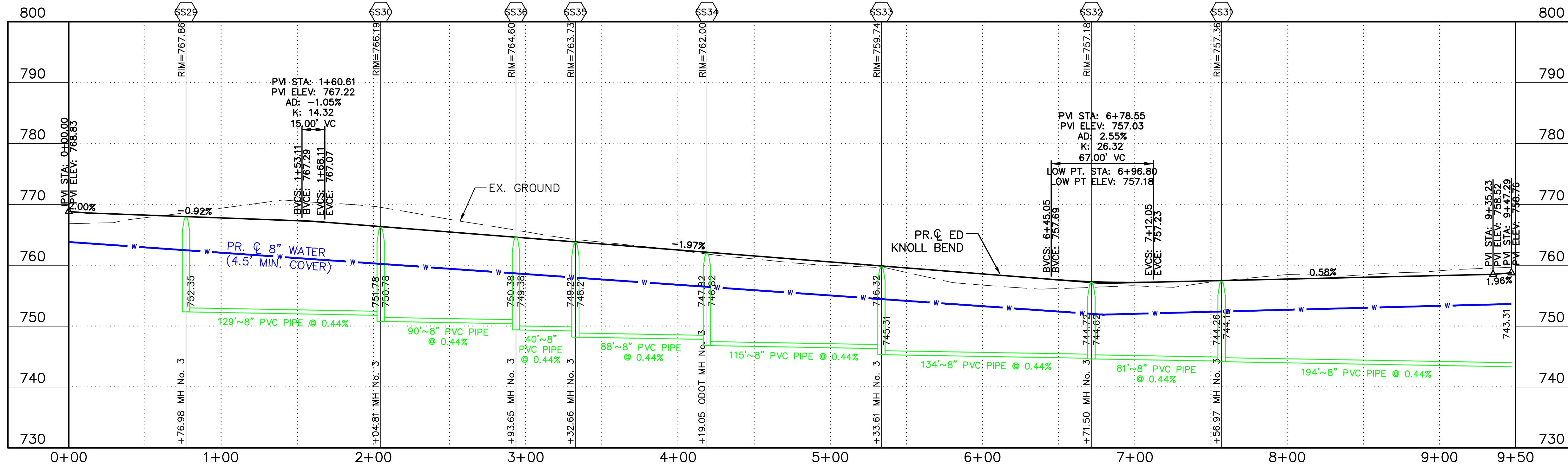
NOTE:  
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ELECTRIC, AND TELEPHONE

WORK HOURS SHALL BE 7 A.M. TO 7 P.M.,  
MONDAY THRU FRIDAY.



**Know what's below.  
Call before you dig.**



I B

IBI GROUP  
23 Triangle Park Drive  
Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
ibigroup.com

## REVISION:

SUBMISSION:  
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2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN

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

---

STAMP:

The seal is circular with a double-lined outer border. The top half of the inner border contains the words "STATE OF OHIO" in a serif font. The bottom half contains "PROFESSIONAL ENGINEER" in a similar font. The center of the seal features a stylized "E" and "P" intertwined. Overlaid on the "E" and "P" are the names "EDWARD" and "ROTH". Below the "E" and "P" is the number "85262". At the bottom of the seal, the word "REGISTERED" is printed vertically.

SPRINGBORO, OH  
WADESTONE  
SUBDIVISION  
WARREN COUNTY

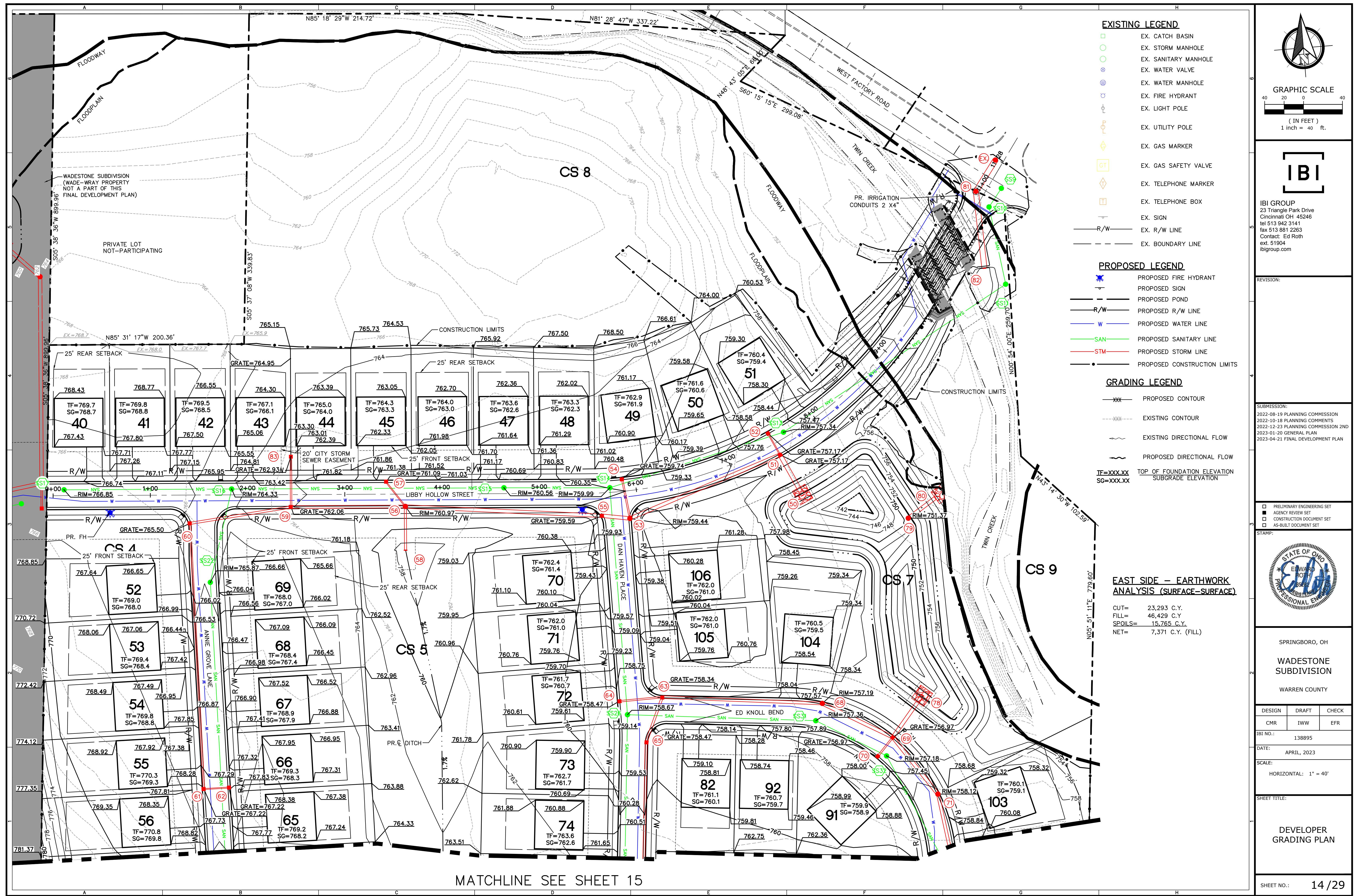
DESIGN	DRAFT	CHECK
CMR	IWW	EFR
IBI NO.:	138895	
DATE:	APRIL, 2023	

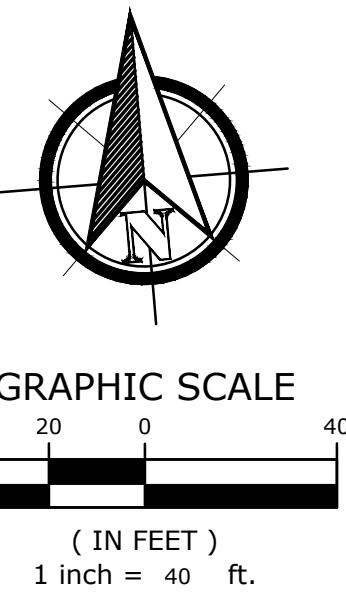
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HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 10'  

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SHEET TITLE:

## PLAN & PROFILE ED KNOLL BEND



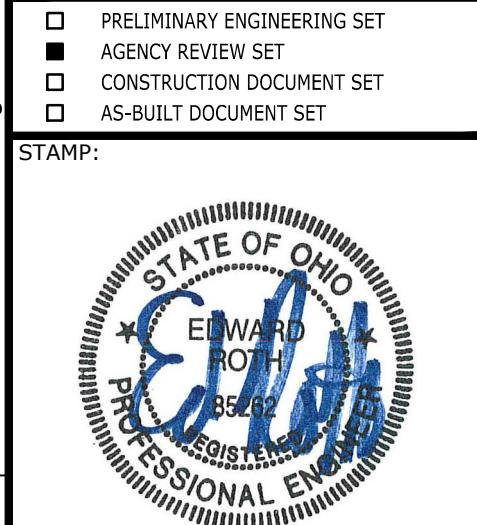


IBI

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 23 Triangle Park Drive  
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SPRINGBORO, OH  
 WADESTONE  
 SUBDIVISION  
 WARREN COUNTY

DESIGN DRAFT CHECK  
 CMR IWW EFR  
 IBI NO.: 138895  
 DATE: APRIL, 2023  
 SCALE: HORIZONTAL: 1" = 40'

DEVELOPER  
 GRADING PLAN

SHEET NO.: 15 / 29

EXISTING LEGEND

- 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
- GT EX. GAS SAFETY VALVE
- EX. TELEPHONE MARKER
- EX. TELEPHONE BOX
- EX. SIGN
- R/W EX. R/W LINE
- EX. BOUNDARY LINE

PROPOSED LEGEND

- ★ PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED POND
- R/W PROPOSED R/W LINE
- W PROPOSED WATER LINE
- SAN PROPOSED SANITARY LINE
- STM PROPOSED STORM LINE
- PROPOSED CONSTRUCTION LIMITS

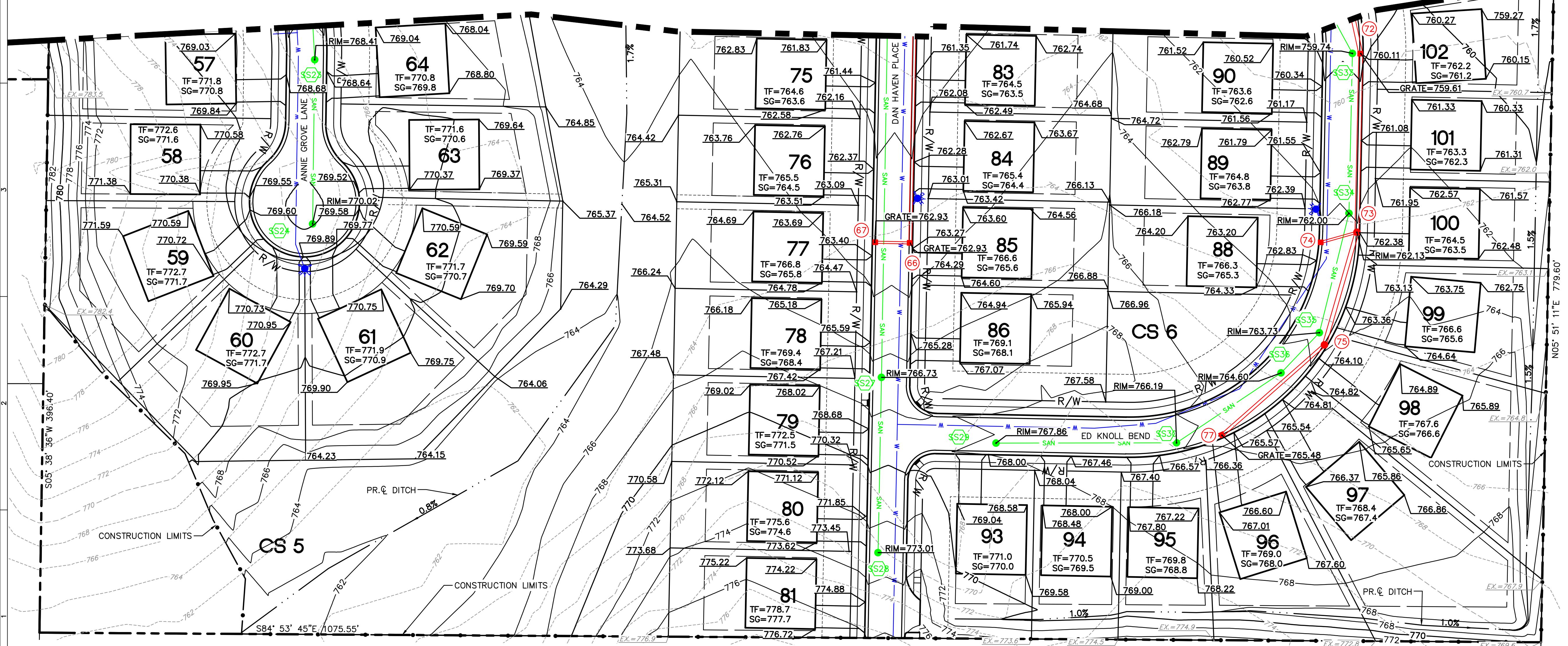
GRADING LEGEND

- XXX PROPOSED CONTOUR
- XXX EXISTING CONTOUR
- Existing DIRECTIONAL FLOW
- Proposed DIRECTIONAL FLOW
- TF=XXX.XX TOP OF FOUNDATION ELEVATION
- SG=XXX.XX SUBGRADE ELEVATION

EAST SIDE - EARTHWORK ANALYSIS (SURFACE-SURFACE)

CUT= 23,293 C.Y.  
 FILL= 46,429 C.Y.  
 SPOILS= 15,765 C.Y.  
 NET= 7,371 C.Y. (FILL)

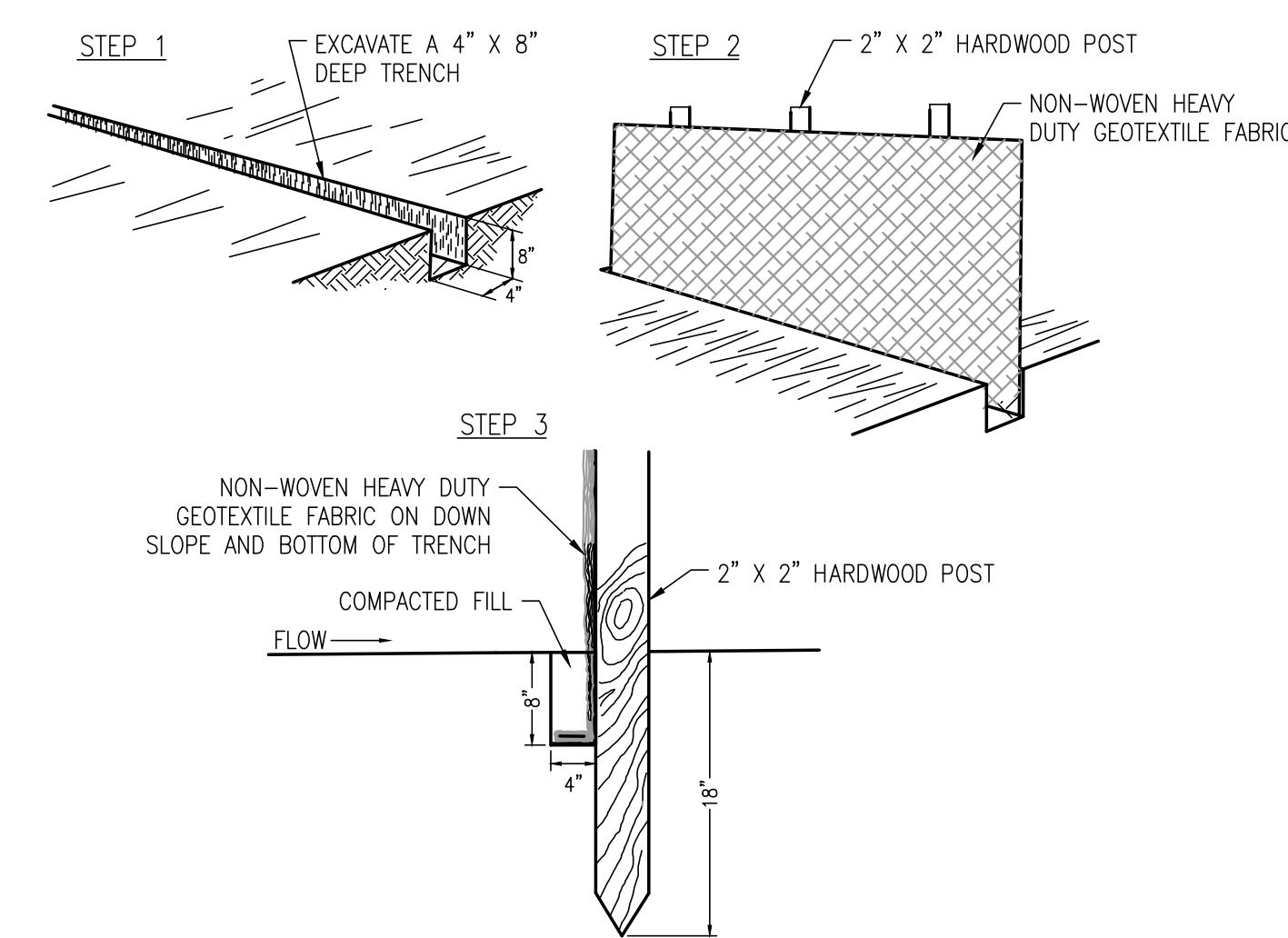
MATCHLINE SEE SHEET 14







A	B	C	D	E	F	G	H
<p><b>EROSION PREVENTION AND SEDIMENT CONTROL NOTES</b></p> <ol style="list-style-type: none"> <li>CONTRACTOR IS TO ADHERE TO THE OHIO EROSION &amp; SEDIMENT CONTROL HANDBOOK; REQUIREMENTS OF THE OEDA GENERAL PERMIT, THE ODR RAINWATER AND LAND DEVELOPMENT MANUAL AND THE REQUIREMENTS OF THE CITY OF SPRINGBORO STORM WATER MANAGEMENT PROGRAM.</li> <li>INITIAL SEDIMENT AND EROSION CONTROL FACILITIES, AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.</li> <li>ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND MULCH, IMMEDIATELY AFTER EARTH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE GRADING ACTIVITY HAS CEASED AND FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 14 DAYS.</li> <li>CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.</li> <li>SILT FENCE SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN ONE FOOT OF TOP OF SILT FENCE OR CAPACITY IS REDUCED BY 50%.</li> <li>MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA 3:1; FILL AREAS 3:1 (UNLESS NOTED OTHERWISE).</li> <li>EXISTING DRAINAGE STRUCTURES TO BE INSPECTED, REPAIRED AS NEEDED, AND CLEARED OUT TO REMOVE ALL SILT AND DEBRIS.</li> <li>SEEDING AND FERTILIZING RATES FOR TEMPORARY SEEDING GRASS SHALL BE PER ODOT 659.</li> <li>IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.</li> <li>ALL SIDE DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.</li> <li>TOPSOIL IS TO BE SPREAD OVER LAWN AREAS AT COMPLETION OF CONTRACT (PROVIDE 4" MINIMUM SPREAD).</li> <li>NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.</li> <li>GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.</li> <li>THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.</li> <li>THE GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.</li> <li>IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN 1.00% UNLESS OTHERWISE NOTED.</li> <li>IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.</li> <li>THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.</li> <li>THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.</li> <li>EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL THE SEDIMENT SOURCE.</li> <li>BIO RETENTION POND(S), IF IMPLEMENTED, WILL BE CLEAN AND FREE OF DEBRIS ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.</li> <li>NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER AND/OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.</li> <li>IF ONSITE SEDIMENT BYPASSES THE INSTALLED EROSION CONTROL MEASURES AND ACCUMULATES OFFSITE ON ADJACENT PROPERTIES, THE CONTRACTOR MUST CONTACT THE ENGINEER FOR INSTRUCTIONS CONCERNING THE APPROPRIATE METHODS FOR REMOVAL AND DISPOSAL OF THE SEDIMENT. THE CONTRACTOR MUST ALSO CONTACT THE AFFECTED ADJACENT PROPERTY OWNERS AND OBTAIN THEIR PERMISSION TO PERFORM THE REQUIRED OFFSITE WORK TO PROPERLY REMOVE AND DISPOSE OF THE SEDIMENT. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THE SEDIMENT. CONTRACTOR SHALL PROVIDE THE NECESSARY DETAILS AND INFORMATION TO OEDA SHOULD IT BE REQUIRED.</li> <li>CONTRACTOR SHALL UTILIZE PROPER Dewatering PRACTICES FROM THE ONsite WORK AREA WHEN Dewatering ANY AREAS SO AS TO MINIMIZE THE ESCAPE OF SEDIMENT ONsite. THE CONTRACTOR MUST ALSO PROPERLY FILTER THE DISCHARGED WATER TO MINIMIZE THE ESCAPE OF SEDIMENT THROUGH USE OF FILTER BAGS, OR OTHER APPROVED METHODS.</li> <li>ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED, AND IF NECESSARY REPAIRED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT GREATER OR EQUAL TO 0.5-INCH.</li> </ol> <p><b>MATERIAL MANAGEMENT PRACTICES</b></p> <p>THE FOLLOWING ARE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCE TO STORMWATER RUNOFF</p> <ol style="list-style-type: none"> <li>ONLY ENOUGH PRODUCT REQUIRED FOR THE JOB SHALL BE STORED ONsite.</li> <li>ALL MATERIALS STORED ONsite SHALL BE IN A NEAT AND ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER ROOF OR OTHER ENCLOSURE.</li> <li>PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABELS.</li> <li>SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.</li> <li>ALL OF THE PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER WHENEVER POSSIBLE.</li> <li>MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.</li> <li>THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL PRACTICES ARE FOLLOWED.</li> </ol>							
<p><b>SPILL CONTROL PRACTICES</b></p> <ol style="list-style-type: none"> <li>MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED, AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.</li> <li>MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.</li> <li>ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. ALL SPILLS REGARDLESS OF VOLUME SHALL BE CALLED INTO THE CITY OF SPRINGBORO FIRE DEPARTMENT.</li> <li>THE SPILL AREA SHALL BE KEPT VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING.</li> <li>THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT A PARTICULAR TYPE OF SPILL FROM RE-OCCURRING. A DESCRIPTION OF EACH SPILL, THE CAUSE, AND CLEANUP MEASURES SHALL BE INCLUDED.</li> <li>THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR THE DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS, SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND WILL ASSIGN OTHER PERSONNEL, WHOSE NAMES WILL BE POSTED IN THE ONSITE OFFICE TRAILER OR OTHER ACCESSIBLE PLACE SUITABLE FOR THE PURPOSE, TO RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.</li> <li>IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE OHIO EMERGENCY MANAGEMENT AGENCY (OEMA); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER ALSO, THE SWPPP ENGINEER WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE RE-OCCURRENCE OF SUCH RELEASES.</li> </ol> <p><b>ADDITIONAL INSPECTION/MAINTENANCE NOTES</b></p> <ol style="list-style-type: none"> <li>INSPECTIONS WILL INCLUDE ALL DISTURBED AREAS, SEDIMENT CONTROL STRUCTURES, OUTFALL POINTS AND STREAMS LOCATED ON SITE.</li> <li>INSPECTIONS WILL BE PROPERLY DOCUMENTED ACCORDING TO THE REQUIREMENTS OF THE SWPPP.</li> <li>IF INSPECTIONS FIND THAT MAINTENANCE (I.E. FAILURE OF CONTROL OR IMPROPER INSTALLATION) IS REQUIRED, ACTION TO CORRECT MUST BE TAKEN BEFORE THE NEXT STORM EVENT BUT NO LATER THAN 7 DAYS AFTER IDENTIFICATION.</li> <li>IF THE INSPECTOR FINDS THAT CONTROLS ARE PROPERLY INSTALLED AND MAINTAINED BUT PROVIDE INADEQUATE PROTECTION, THE PROJECT ENGINEER SHALL MODIFY THE SWPPP WITHIN 7 DAYS OF IDENTIFICATION. THESE CHANGES SHALL BE IMPLEMENTED ON SITE WITHIN 14 DAYS.</li> <li>CONTRACTOR SHALL MAINTAIN A RAIN GAUGE ON SITE AND DOCUMENT DAILY RAINFALL.</li> </ol> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>PRE-CONSTRUCTION IMPERVIOUS ACREAGE = 0.47 AC. POST-CONSTRUCTION IMPERVIOUS ACREAGE = 8.17 AC. CHANGE IN IMPERVIOUS ACREAGE = 7.7 AC.</li> <li>ALL AREAS TO REMAIN BARE MORE THAN 14 DAYS MUST BE TEMPORARILY STABILIZED.</li> <li>PROJECT IS ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY FEMA FLOOD MAP 39165C0036E, DATED DECEMBER 17, 2010.</li> </ol> <p><b>SOLID/SANITARY/TOXIC WASTES</b></p> <ol style="list-style-type: none"> <li>CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.</li> <li>BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.</li> <li>CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THAT TYPE OF DISPOSAL.</li> <li>ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&amp;DD) WASTE SHALL BE DISPOSED OF IN AN APPROVED C&amp;DD LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS.</li> <li>AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.</li> <li>EQUIPMENT FUELING &amp; MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.</li> <li>A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.</li> <li>ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.</li> <li>ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.</li> <li>THE CONTRACTOR SHALL CONTACT OEDA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (&gt;25 GALLONS) OR THE PRESENCE OF SHEEN.</li> <li>OPEN BURNING IS NOT PERMITTED ON THE SITE.</li> <li>EXPOSED LITTER, DEBRIS, CHEMICALS, ETC. SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.</li> </ol>							
<p><b>INSPECTION/MAINTENANCE NOTES</b></p> <ol style="list-style-type: none"> <li>ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:       <ol style="list-style-type: none"> <li>INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.</li> <li>ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.</li> <li>SILT FENCES AND CHECK DAMS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE OR CHECK DAM.</li> <li>OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40%.</li> <li>MINIMIZE OFF-SITE SEDIMENT TRACING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING, STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.</li> <li>THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.</li> </ol> </li> </ol>							
<p><b>EROSION PREVENTION AND SEDIMENT CONTROL NARRATIVE</b></p> <p>PLAN DESIGNER: ED ROTH IBI GROUP 23 TRIANGLE PARK DRIVE CINCINNATI, OH 45246 DESIGNER CONTACT: COLIN ROY P: 516-666-2843 F: 212-477-0900 E: COLIN.ROY@BIGROUP.COM</p> <p>EXISTING SITE CONDITIONS: THE EXISTING SITE IS COMPOSED OF A 28.69 ACRE PARCEL CONSISTING OF MAINLY GRASSED LAND WITH TREES AND TWIN CREEK RUNNING THROUGH THE NORTHEAST CORNER OF THE LOT.</p> <p>PROJECT DESCRIPTION: IMPROVEMENTS WILL INCLUDE NEW ROADWAY, UTILITY CONSTRUCTION, AND STORMWATER MANAGEMENT FOR RESIDENTIAL SUBDIVISION.</p> <p>DISTURBED AREA: 22.08 ACRES</p> <p>SITE DRAINS TO: THE SITE WILL SHEET FLOW TO A SERIES OF PROPOSED STORM INFRASTRUCTURE. THE STORM INFRASTRUCTURE WILL THEN CONVEY STORM WATER TO A PROPOSED RETENTION POND AND OUTLET TO THE TWIN CREEK.</p> <p>RECEIVING STREAM: TWIN CREEK</p> <p>SITE BMP'S: FINAL LOCATIONS OF ALL SITE BMP'S INCLUDE DUMPSTER AND TOPSOIL STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. IF FINAL LOCATION OF BMP'S DIFFER FROM THE LOCATIONS SHOWN, CONTRACTOR SHALL MODIFY SWPPP AND INFORM OWNER OF NEW LOCATION OF BMP'S.</p> <p>ADJACENT AREAS: ADJACENT PROPERTIES ARE ZONED SR-1, R-1, R-2, PUD-R, AND ED.</p> <p>SOILS: SOILS ON SITE CONSIST OF: FOX LOAM, MIAMIAN CLAY LOAM, MIAMIAN-RUSSELL SILT LOAM, OCKLEY SILT LOAM, ROSS LOAM, AND RUSSELL-MIAMIAN SILT LOAMS</p> <p>EROSION AND SEDIMENT MEASURES: PROVIDE INLET PROTECTION OF ALL NEW AND EXISTING DRAINAGE STRUCTURES INDICATED ON THIS PLAN.</p> <p>ANY OFF-SITE BORROW OR SPOIL AREAS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH BY OEDA. ALL EROSION AND SEDIMENT CONTROL MEASURES FOR OFF-SITE AREAS NOT COVERED BY A SEPARATE NOI OR SMP3 SHALL BE COORDINATED WITH OEDA.</p> <p>ALL TRENCH OR EXCAVATION GROUNDWATER CONTAINING SEDIMENT MUST BE EFFECTIVELY TREATED PRIOR TO DISCHARGE INTO THE STORM SEWER SYSTEM.</p> <p>REMOVAL OF STANDING MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.</p> <p>USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF SITE.</p> <p>SUBMISSION: 2022-08-19 PLANNING COMMISSION 2022-10-18 PLANNING COMMENTS 2022-12-23 PLANNING COMMISSION 2ND 2023-01-20 GENERAL PLAN 2023-04-21 FINAL DEVELOPMENT PLAN</p> <p>Critical Areas: FLOODPLAIN AND FLOODWAY AS DELINEATED</p> <p>JURISDICTION: ALL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF SPRINGBORO AND/OR OHIO EPA.</p> <p>RUNOFF: THE PRE-CONSTRUCTION CN VALUE CN=76 THE POST-CONSTRUCTION CN VALUE CN=86</p> <p>CONSTRUCTION: ESTIMATED START DATE: TBD ESTIMATED COMPLETION DATE: TBD</p> <p>SEEDING TYPE &amp; RATES: TEMPORARY - 1120 LB/ACRE (PLS) RYE PERMANENT - 100 LB/ACRE (PLS) KY 31 FESCUE 20 LB/ACRE (PLS) KOBE FESCUE 10 LB/ACRE (PLS) KOREAN LESPEDEZA 5 LB/ACRE (PLS) RED TOP</p> <p>WASTE DISPOSAL NOTES (WDN):</p> <ol style="list-style-type: none"> <li>CONCRETE TRUCK WASHOUT LOCATION SHALL BE IN A TEMPORARY TRUCK WASH AREA LOCATED NEAR THE CONSTRUCTION ENTRANCE (CE). WASHOUT SHALL BE CONTAINED WITH A PIT OR TRENCH WITH NO MATERIAL LEAVING THE SITE OR IMPACTING VEGETATED OR NOT-DISTURBED AREAS. DISPOSAL OF MATERIAL SHALL INCLUDE THE BREAKING OF MATERIAL INTO SMALL AMOUNTS FOR TRASH DISPOSAL OR REMOVAL FROM SITE TO AN APPROPRIATE LANDFILL AREA: 20' X 20' WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD ENCLOSED BY SILT FENCE. WASHOUT OF CONCRETE DRUM AT SITE IS PROHIBITED.</li> <li>PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL. AREA: 20' X 20' WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD, WITH ENCLOSED (LOCKABLE) STRUCTURE FOR CHEMICAL/PAINT STORAGE.</li> <li>NO PETROLEUM PRODUCTS MAY BE STORED ON SITE</li> <li>SOLID AND CONSTRUCTION WASTE SHALL BE DISPOSED OF IN APPROPRIATE METAL DUMPSTER CONTAINERS LOCATED IN DESIGNATED AREAS ON SITE.</li> <li>SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS LOCATED IN DESIGNATED AREAS OF SITE.</li> <li>FINAL LOCATION OF CONSTRUCTION ENTRANCE, CONSTRUCTION DUMPSTERS, CONCRETE WASHOUTS, ETC. IS TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL MODIFY THE SMP3 AND PROVIDE APPROPRIATE MEASURES BASED ON THE FINAL LOCATION.</li> </ol> <p>SPRINGBORO, OH WADESTONE SUBDIVISION WARREN COUNTY</p> <p>DESIGN DRAFT CHECK CMR IWW EFR IBI NO.: 138895 DATE: APRIL, 2023</p> <p>SHEET TITLE: EROSION PREVENTION &amp; SEDIMENT CONTROL NOTES</p> <p>SHEET NO.: 18 / 29</p>							



#### INSTALLATION

- LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
- EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
- INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
- DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. A MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
- LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
- BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.

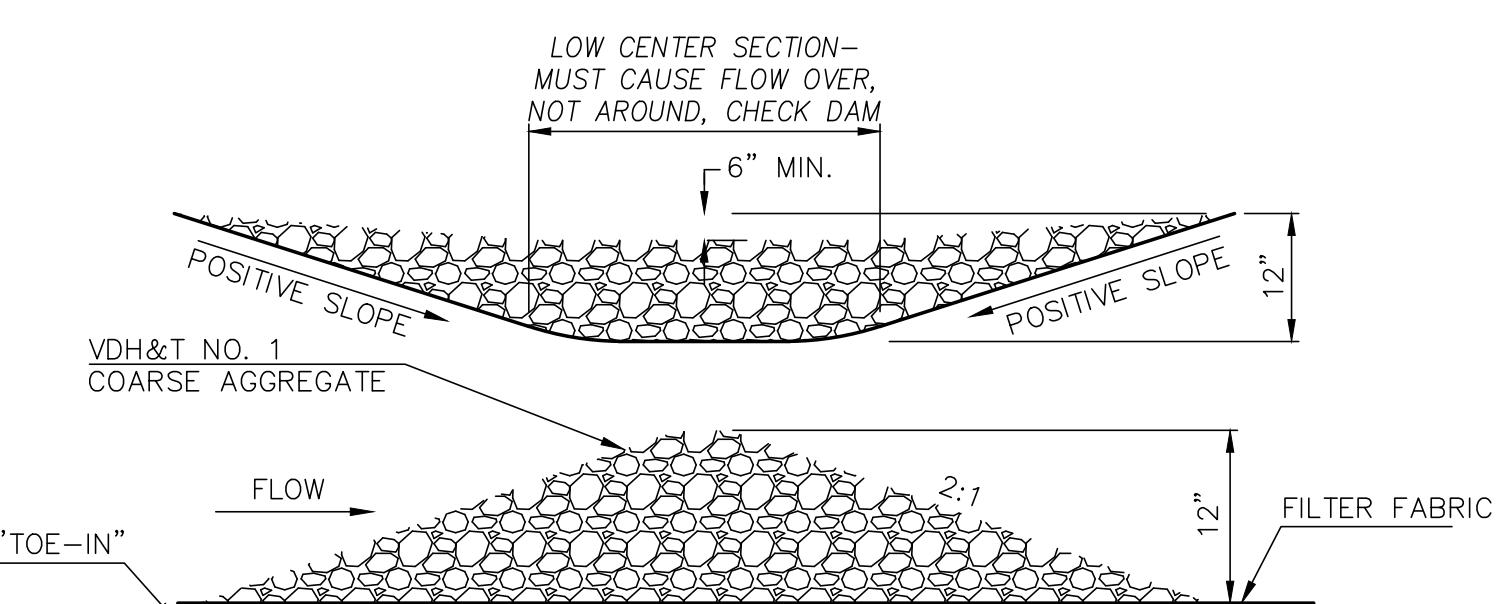
NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.

#### MAINTENANCE:

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

#### SILT FENCE BARRIER INSTILLATION (SF-C)

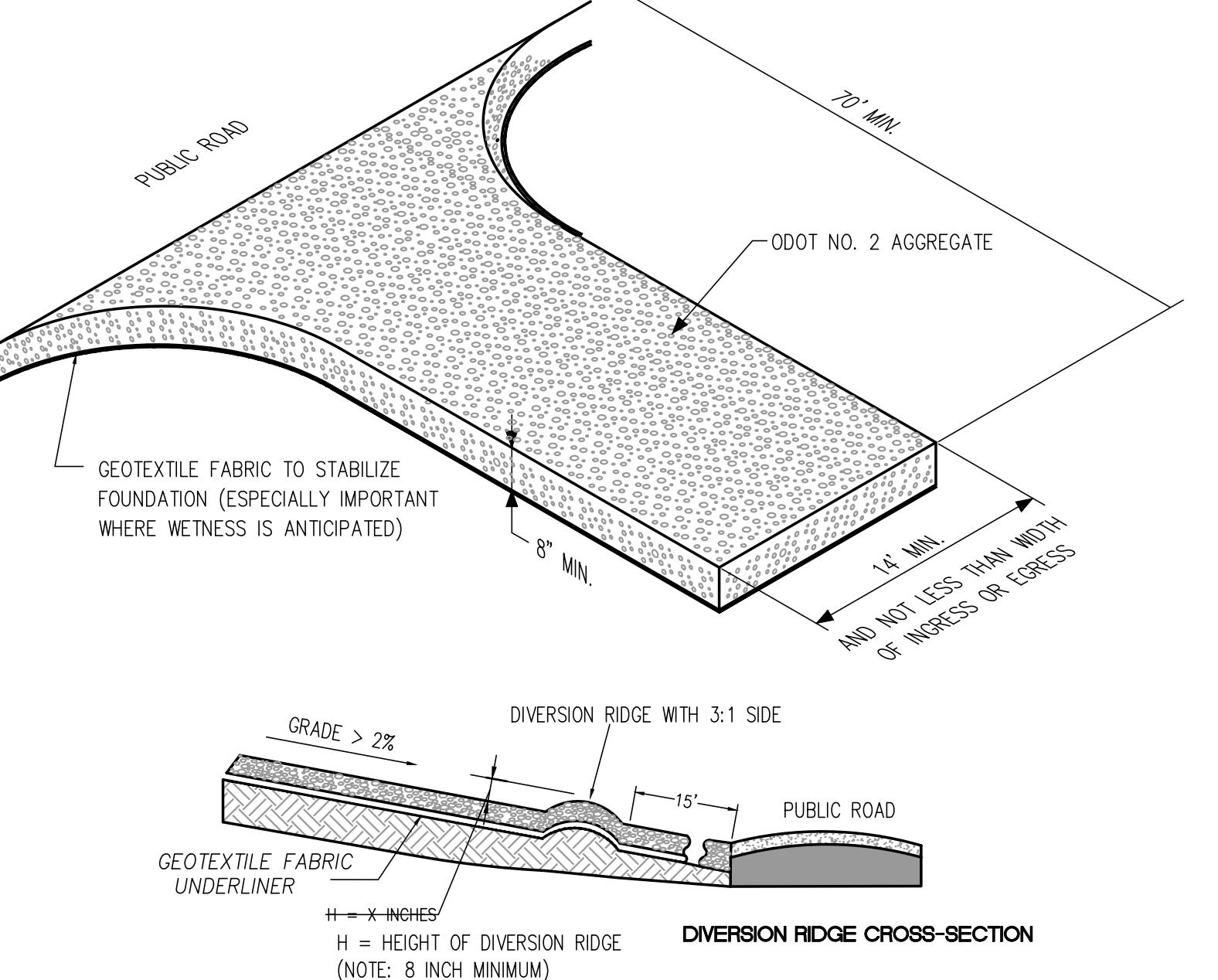
N.T.S.



- THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 8" DIA. STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
- THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 6" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS.
- THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR SHALL NOT EXCEED 3 FT.
- SPACING BETWEEN DAMS PER OHIO RAINWATER AND LAND DEVELOPMENT MANUAL, CHAPTER 5, PAGE 5, NOTE 5: TOP OF DOWNSTREAM DAM IS TO BE SAME ELEVATION AS TOE OF UPSTREAM DAM.

#### ROCK CHECK DAM (RCD) DETAIL

N.T.S.



#### INSTALLATION:

- REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
- GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO divert runoff away from the road.
- INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
- IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
- PLACE AGGREGATE (ODOT NO. 2 STONE) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
- TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (ODOT NO. 57) [OPTIONAL, USED PRIMARILY WHERE THE PURPOSED OF THE PAD IS KEEP SOIL FROM ADHERING TO VEHICLE TIRES].
- WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

#### MAINTENANCE:

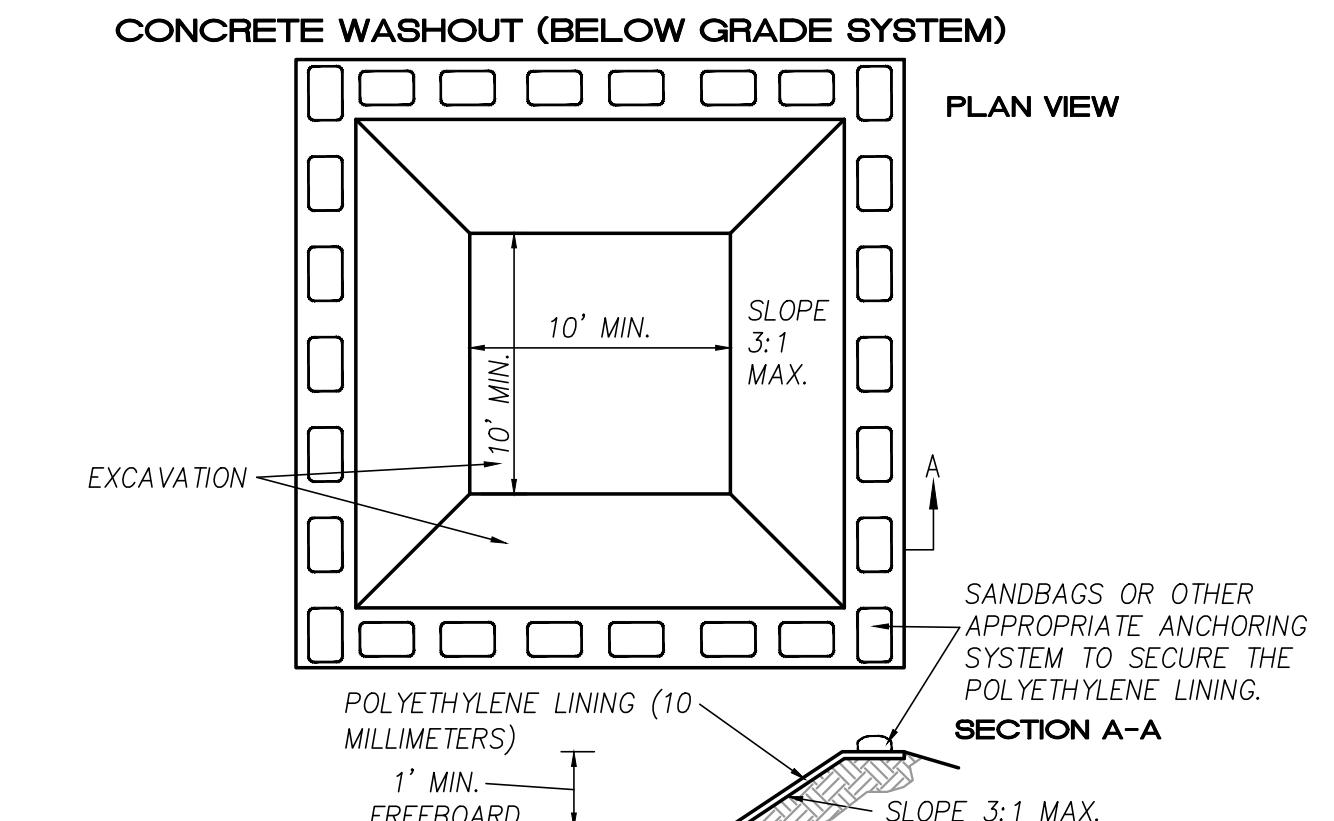
- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

#### TEMPORARY CONSTRUCTION (CE) DETAIL

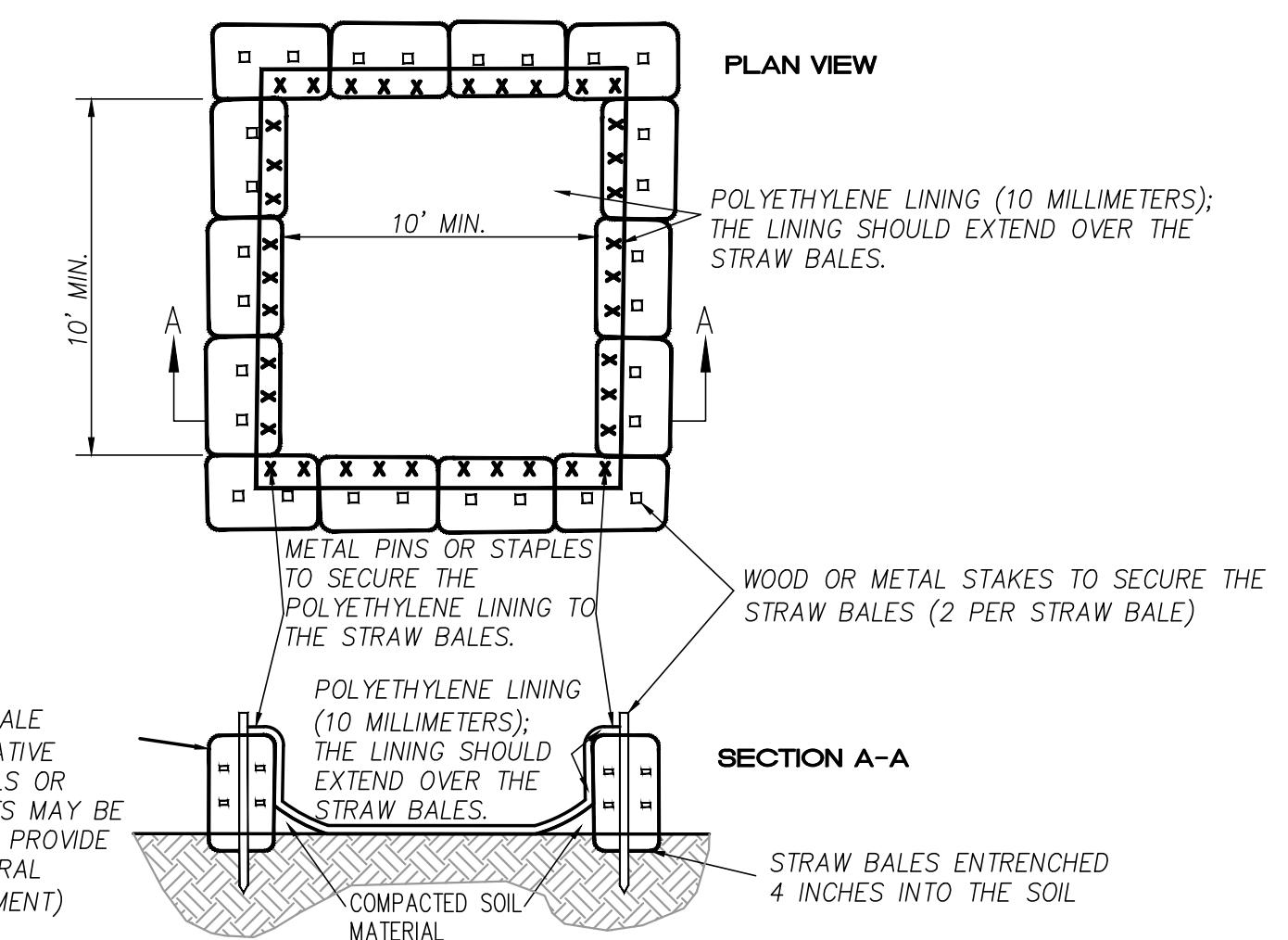
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#### CONCRETE WASHOUT (CW) DETAIL

STATE OF OHIO  
EDWARD  
ROTH  
PROFESSIONAL ENGINEER



#### CONCRETE WASHOUT (ABOVE GRADE SYSTEM)



#### INSTALLATION:

- PREFABRICATED WASHOUT SYSTEMS/CONTAINERS  
 • INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.  
 DESIGNED AND INSTALLED SYSTEMS  
 • UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.  
 • A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.  
 • INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.  
 • PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.  
 • PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).  
 • INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.  
 • POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.  
 • WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

#### MAINTENANCE:

- INSPECT DAILY AND AFTER EACH STORM EVENT.
- INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
- INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
- INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
- ONCE CONCRETE HAS HARDENED, REMOVE AND DISPOSE OF THE MATERIAL.
- EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
- UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
- DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
- THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINER.
- THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY.
- CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY, IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
- PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE. INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
- WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE USED, DISPOSED, OR RECYCLED. CONCRETE WASHOUT SYSTEMS USED FOR CONCRETE WASTE DISPOSAL ARE TO BE DISPOSED OF IN ACCORDANCE WITH THE STATE AND LOCAL WASTE DISPOSAL REGULATIONS.
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#### CONCRETE WASHOUT (CW) DETAIL

N.T.S.

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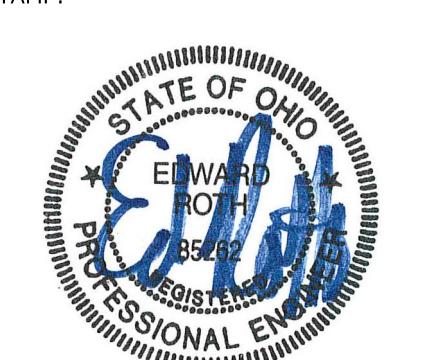
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tel 513 942 3141  
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Contact: Ed Roth  
ext. 51904  
ibigroup.com

REVISION:

SUBMISSION:  
2022-08-19 PLANNING COMMISSION  
2022-10-18 PLANNING COMMENTS  
2022-12-23 PLANNING COMMISSION 2ND  
2023-01-20 GENERAL PLAN  
2023-04-21 FINAL DEVELOPMENT PLAN

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

STAMP:



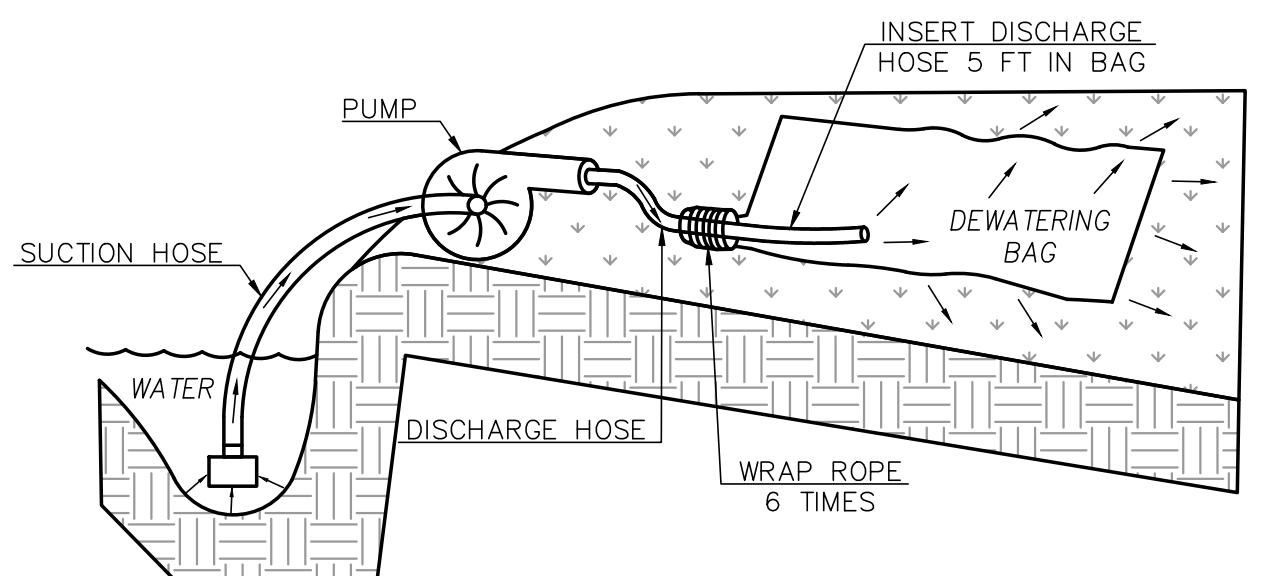
SPRINGBORO, OH  
WADESTONE  
SUBDIVISION  
WARREN COUNTY

DESIGN DRAFT CHECK  
CMR IWW EFR  
IBI NO.: 138895

DATE: APRIL, 2023

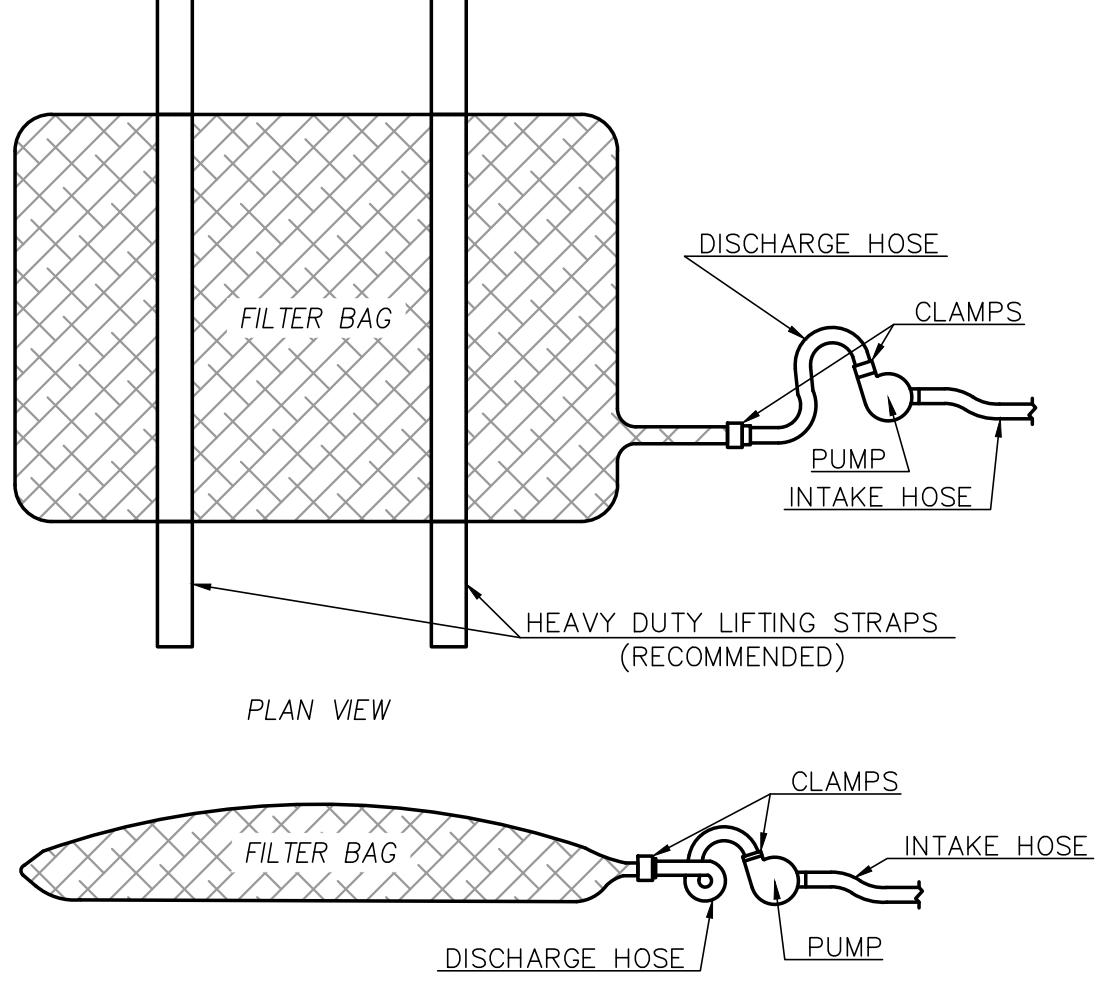
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EROSION  
PREVENTION &  
SEDIMENT  
CONTROL DETAILS

SHEET NO.: 19 /29



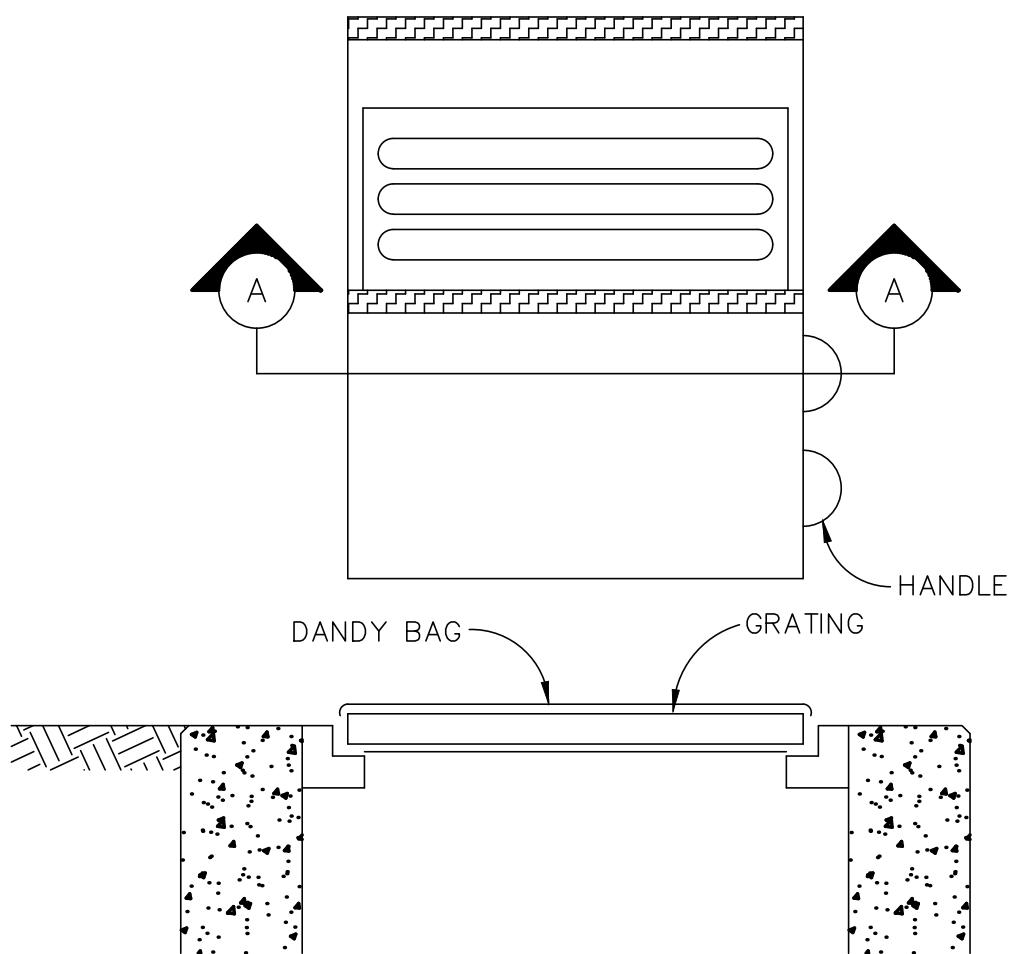
**DEWATERING FILTER BAG**

N.T.S.



PLAN VIEW

PROFILE VIEW



**SECTION A**

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

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

**DANDY BAG (IP-P) DETAIL**

N.T.S.

**IBI**

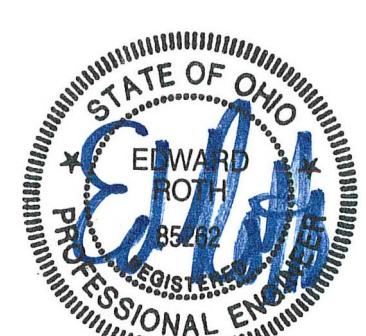
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Cincinnati OH 45246  
tel 513 942 3141  
fax 513 881 2263  
Contact: Ed Roth  
ext. 51904  
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PRELIMINARY ENGINEERING SET  
■ AGENCY REVIEW SET  
□ CONSTRUCTION DOCUMENT SET  
□ AS-BUILT DOCUMENT SET

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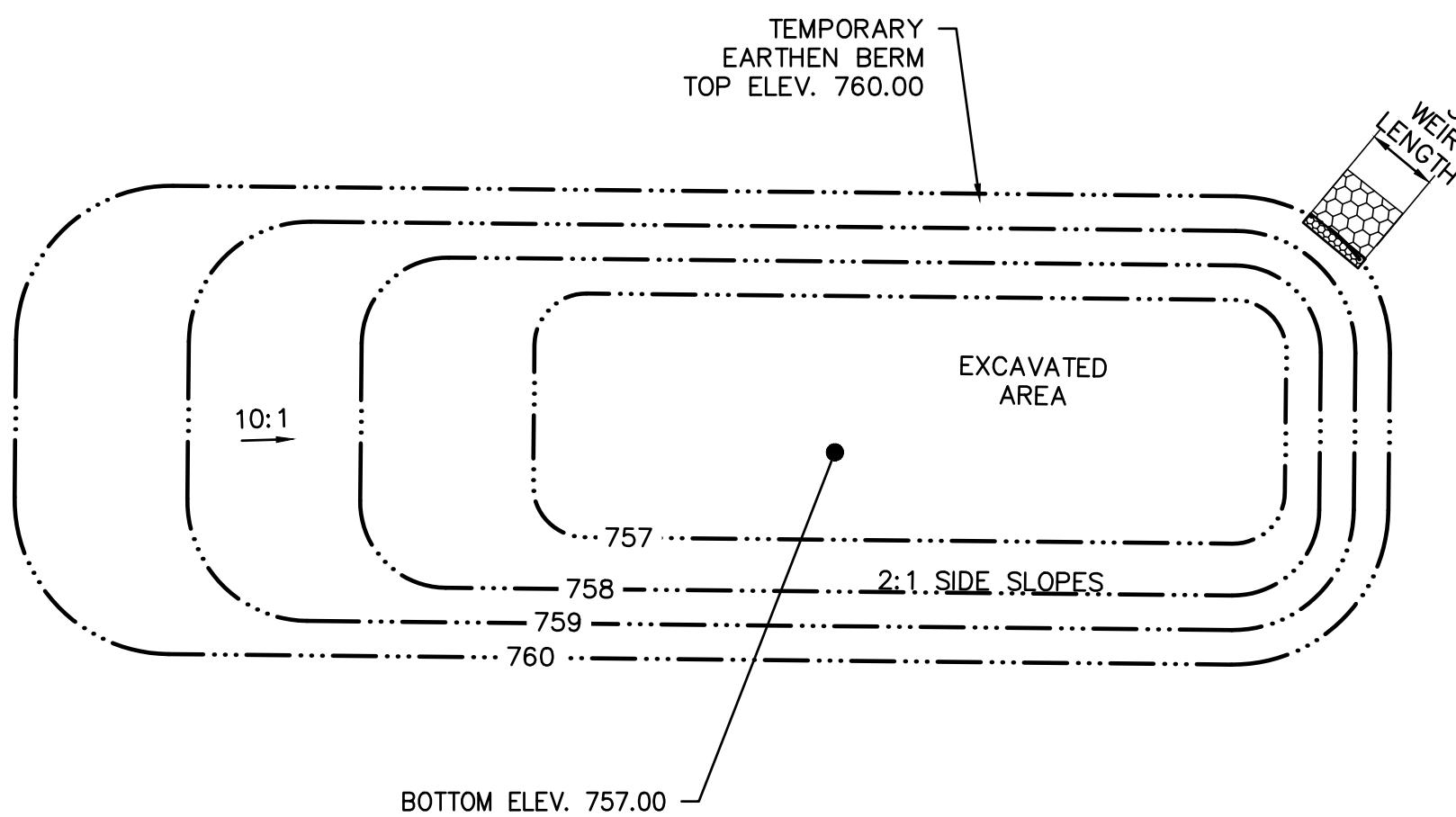
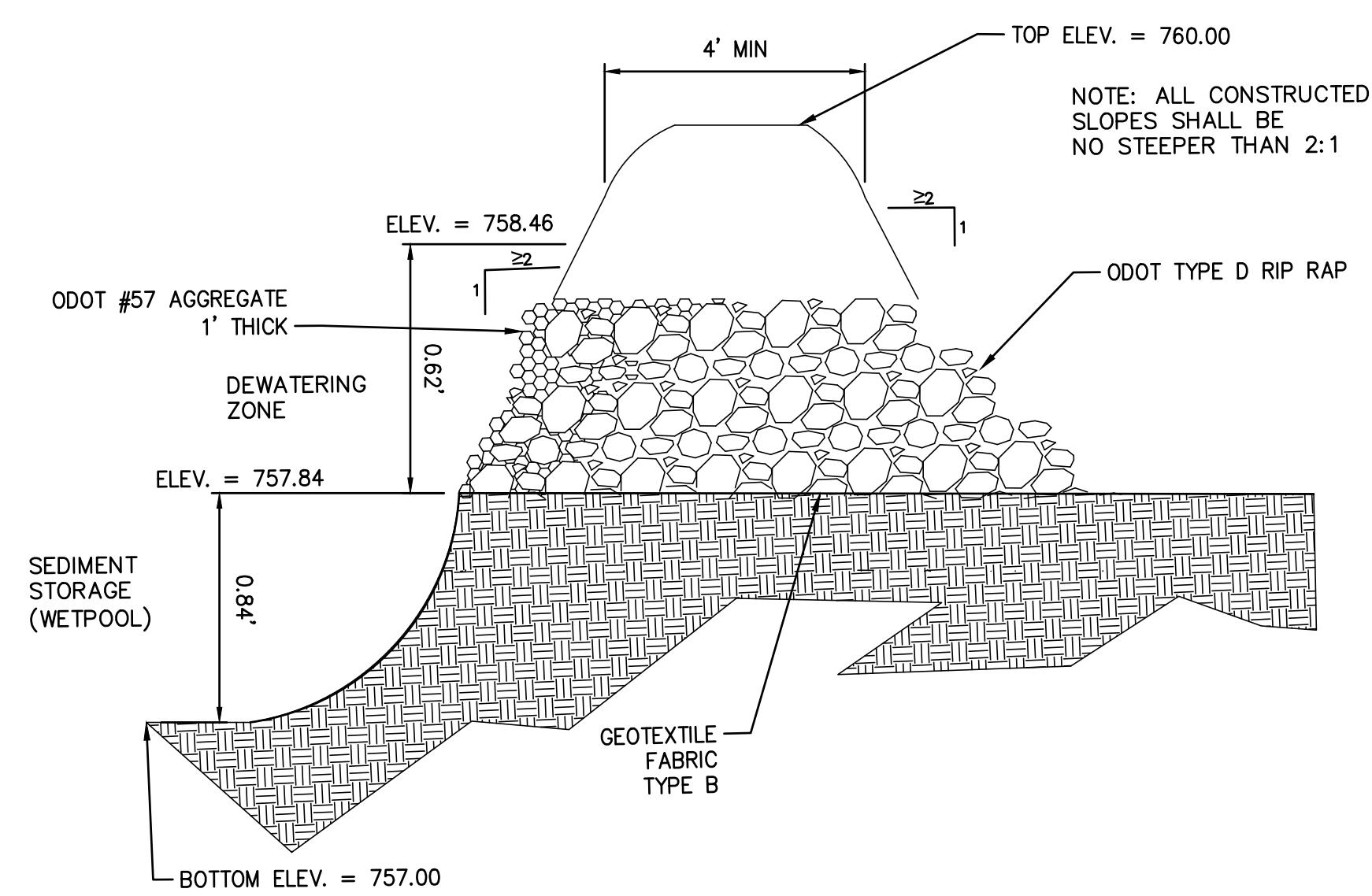
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PREVENTION &  
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CONTROL DETAILS

SHEET NO.: 20 / 29

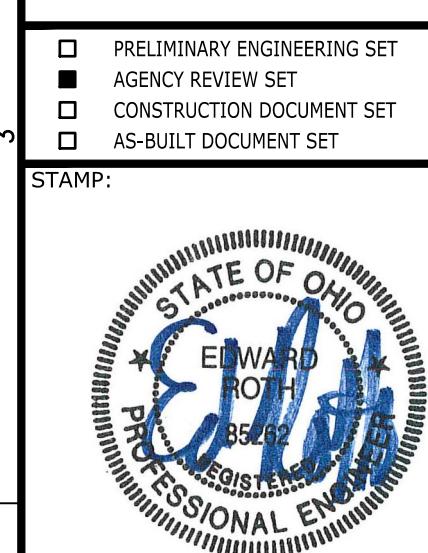


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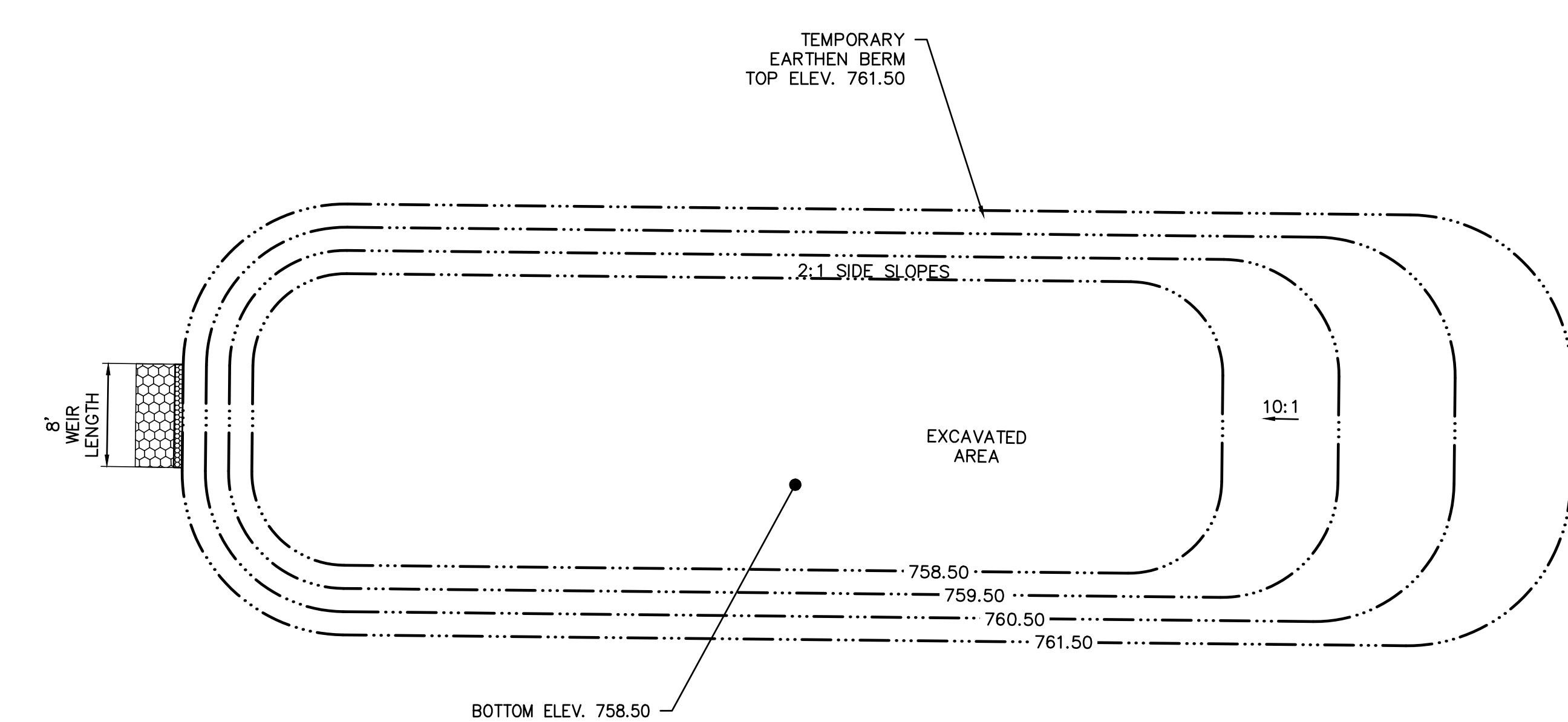
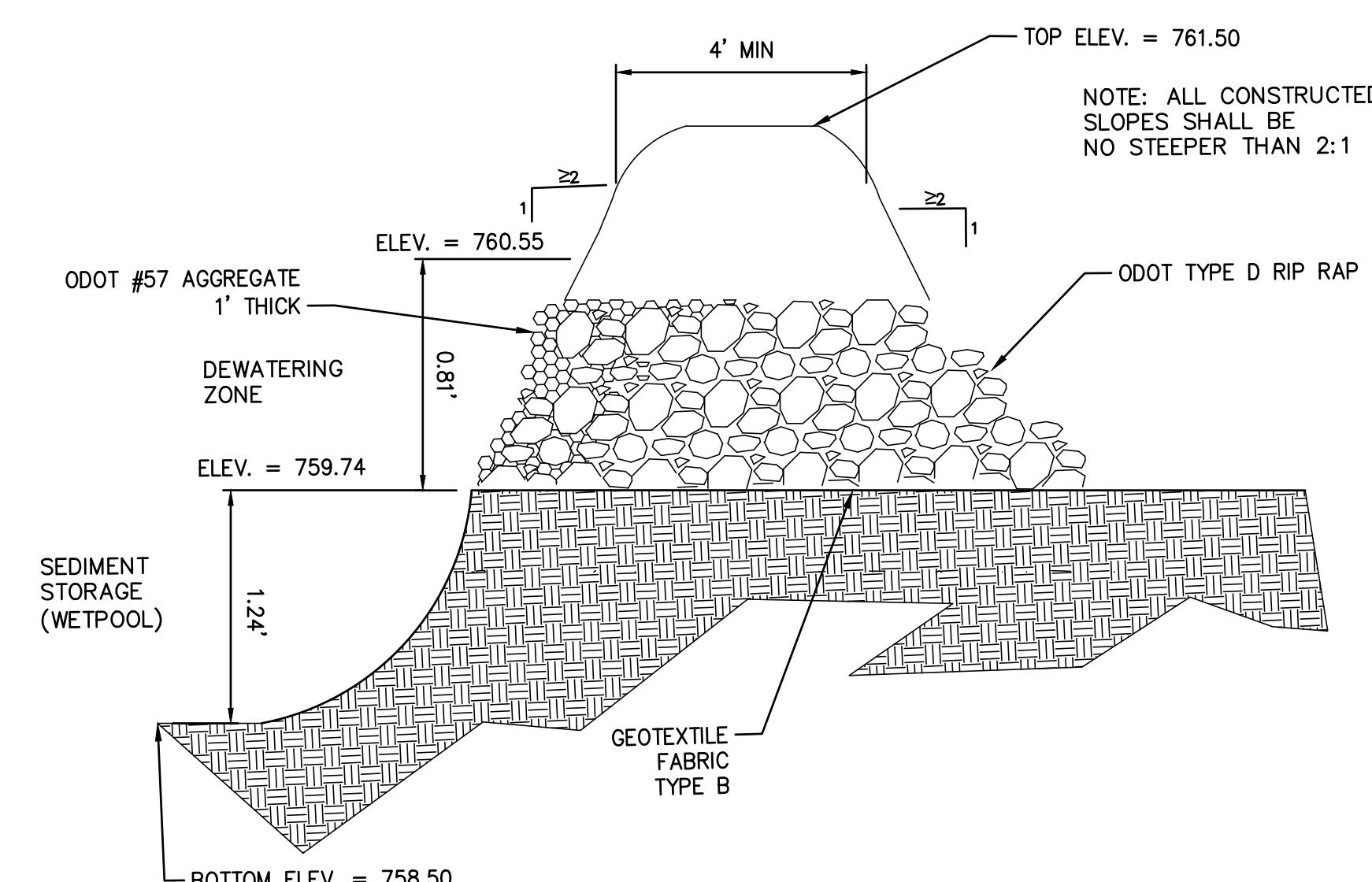


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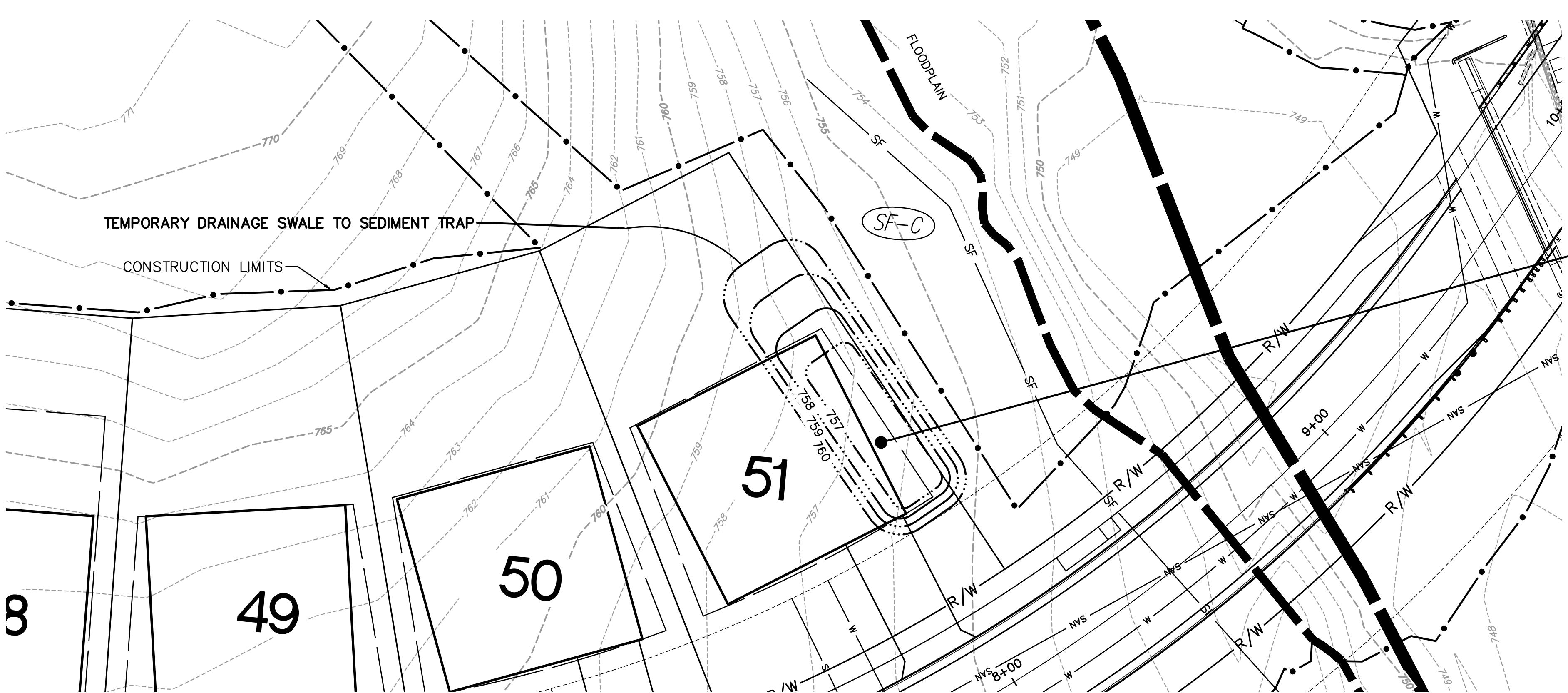
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EROSION  
PREVENTION &  
SEDIMENT  
CONTROL DETAILS

SHEET NO.: 21 / 29



TEMPORARY SEDIMENT TRAP E2 DETAIL  
NOT TO SCALE



## TEMPORARY SEDIMENT TRAP PLAN NOTES:

1. EXCAVATED MATERIAL SHALL BE STOCKPILED WITH SILT FENCE AROUND PERIMETER AND COVERED WITH TARP UNTIL SUCH TIME FOR REMOVAL OF THE TEMPORARY SEDIMENT BASIN WHEN THE MATERIAL SHALL BE GRADED IN THE EMBANKMENT.
  2. PROVIDE TEMPORARY SWALES INTO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION AS SHOWN TO BE REMOVED WHEN TEMPORARY SEDIMENT BASIN IS REMOVED.

## TEMPORARY SEDIMENT TRAP E2 CALC

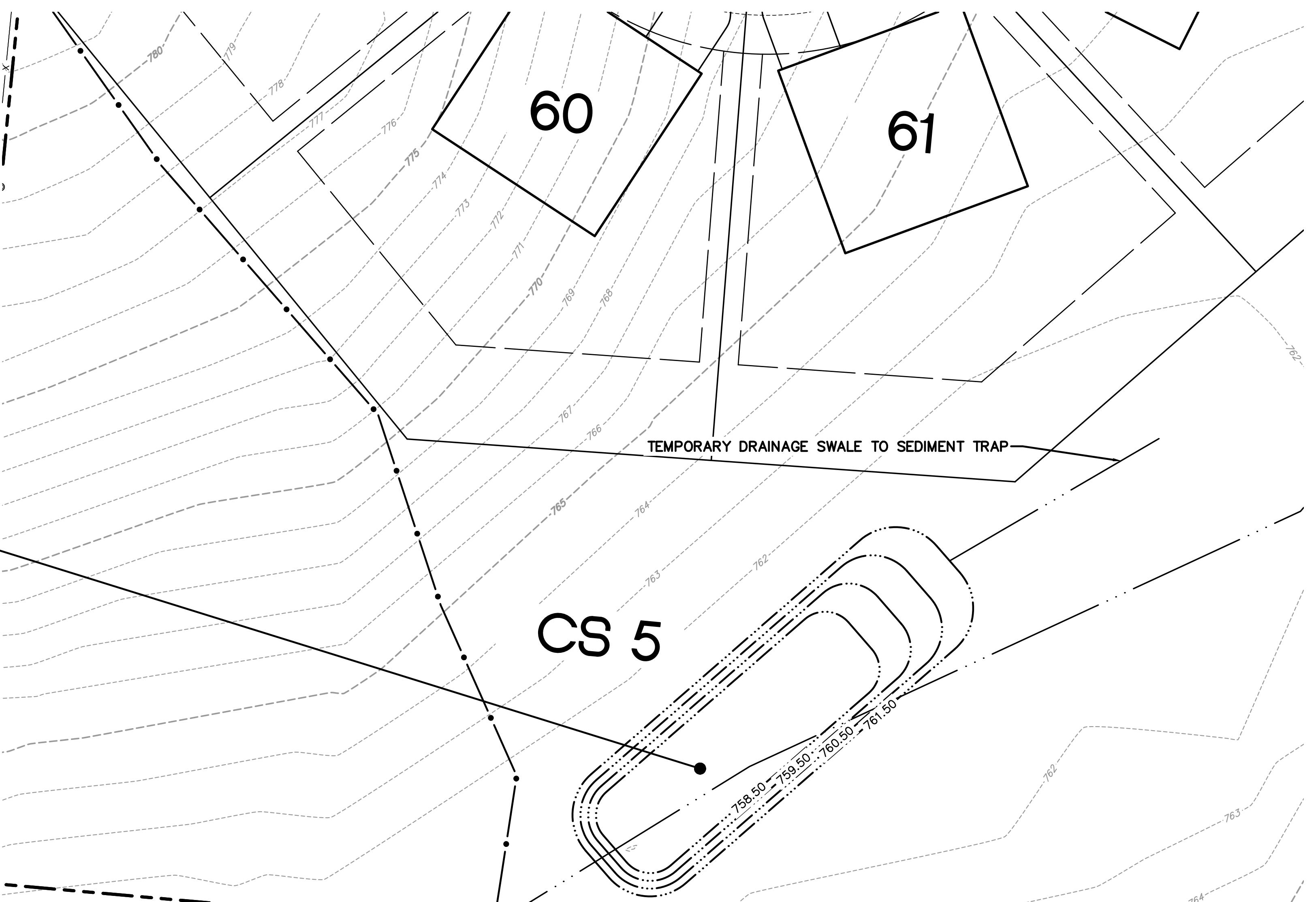
DEWATERING VOLUME @ ELEV.: 760.55  
67 CYDS per ACRE (3.10 x 67) = 208 CYDS  
SEDIMENT STORAGE @ ELEV.: 759.74  
37 CYDS per DISTURBED ACRE (3.10 x 37) = 115 CYDS

TOTAL VOLUME REQUIRED = 208 CYDS + 115 CYDS = 323 CYDS  
TOTAL VOLUME AVAILABLE = 344 CYDS (TO 761.50 ELEV.)

10-YR, 24-HR STORM EVENT FLOW = 11.20 CFS  
TOP OF 10-YR, 24-HR STORM EVENT ELEV. = 760.76

WEIR:

WIDTH = 8', HEIGHT = 1', CAPACITY = 17.42 CFS  
WEIR BOTTOM ELEV. = 759.74



# TEMPORARY SEDIMENT TRAP E1 CALCS

**DEWATERING VOLUME @ ELEV.: 758.46**

$$67 \text{ CYDS per ACRE } (0.62 \times 67) = 42 \text{ CYDS}$$

SEDIMENT STORAGE @ ELEV.: 757.84  
33.0YRS DISTURBED ACRES (2.62 33) 33.0YRS

57 STDS per DISTURBED AREA ( $0.02 \times 57$ ) = 23 STDS

TOTAL VOLUME REQUIRED = 42 CYDS + 23 CYDS = 65 CYD  
TOTAL VOLUME AVAILABLE = 115 CYDS (TO 760.00 ELEV.)

10-YR, 24-HR STORM EVENT FLOW = 2.24 CFS  
TOP OF 10-YR, 24-HR STORM EVENT ELEV. = 759.07

WEIR:  
WIDTH = 3', HEIGHT = 1', CAPACITY = 7.95 CFS  
WEIR BOTTOM ELEV. = 757.84

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

---

STAMP:



The seal is circular with a double-lined outer border. The top half of the border contains the words "STATE OF OHIO" in a serif font, with a dotted line separating them. The bottom half contains "PROFESSIONAL ENGINEER" in a similar font. The center of the seal features a stylized "E" and "P" intertwined, with "EDWARD ROTH" written across them. Below this, the number "85262" is printed. The bottom half of the seal also contains the words "REGISTERED" and "P.E." (Professional Engineer).

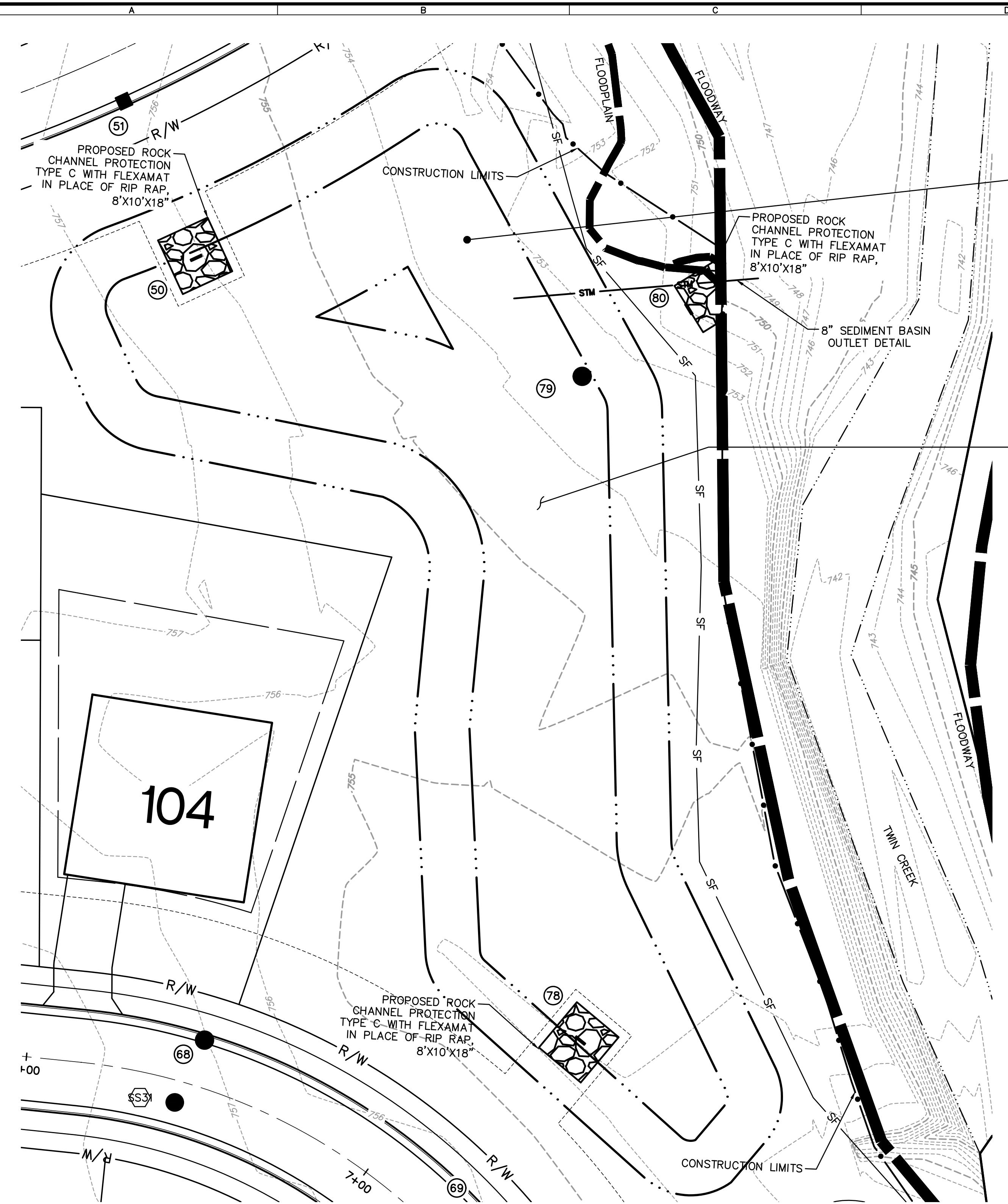
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DESIGN	DRAFT	CHECK

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DATE: APRIL, 2023

# EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS



#### TEMPORARY SEDIMENT BASIN PLAN NOTES:

1. EXCAVATED MATERIAL SHALL BE STOCKPILED WITH SILT FENCE AROUND PERIMETER AND COVERED WITH TARP UNTIL SUCH TIME FOR REMOVAL OF THE TEMPORARY SEDIMENT BASIN WHEN THE MATERIAL SHALL BE GRADED IN THE EMBANKMENT.
2. PROVIDE TEMPORARY SWALES INTO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION AS SHOWN TO BE REMOVED WHEN TEMPORARY SEDIMENT BASIN IS REMOVED.

#### FAIRCLOTH SKIMMER NOTES:

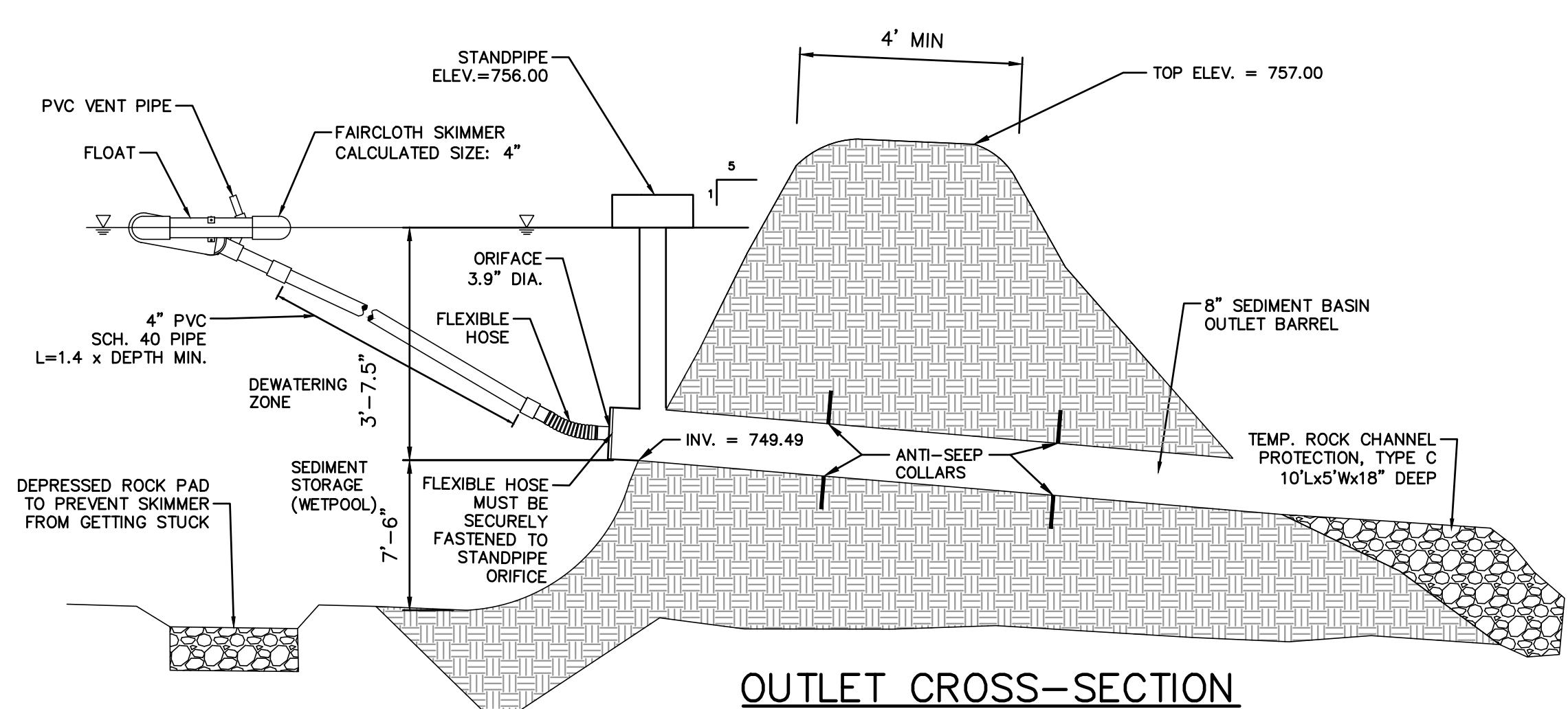
1. SKIMMER TO BE INSTALLED WITH THE TEMPORARY SEDIMENT BASIN AND REMOVED POST CONSTRUCTION.
2. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
3. PROPOSED ORIFICE OPENING MUST BE SELECTED TO ENSURE BASIN DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE..
4. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
5. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.

#### SEDIMENT BASIN CALCS

DEWATERING VOLUME @ ELEV.: 753.12  
 67 CYDS per ACRE (22.26 x 67) = 1,491 CYDS  
 SEDIMENT STORAGE @ ELEV.: 749.49  
 37 CYDS per DISTURBED ACRE (17.18 x 37) = 636 CYDS  
 VOLUME REQUIRED = 1,491 CYDS + 636 CYDS = 2,127 CYDS  
 VOLUME AVAILABLE = 2,697 CYDS (TO 756.00 ELEV.)

4 INCH SKIMMER TO DEWATER BASIN IN 3 DAYS  
 2,127 CYDS X 27 = 57,429 CFT VOLUME TO DEWATER  
 FLOW RATE OF 4" SKIMMER: 20,109 CFT/24 HOURS  
 57,429 CFT / 20,109 CFT/DAY = 2.86 DAYS

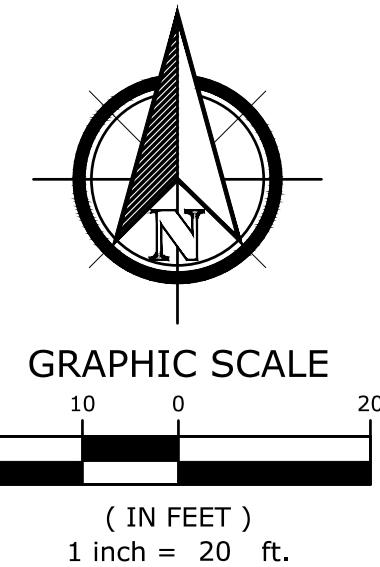
PROPOSED RETENTION BASIN TO BE USED AS TEMPORARY SEDIMENT BASIN



OUTLET CROSS-SECTION

#### SETTLEMENT BASIN DETAIL

NOT TO SCALE

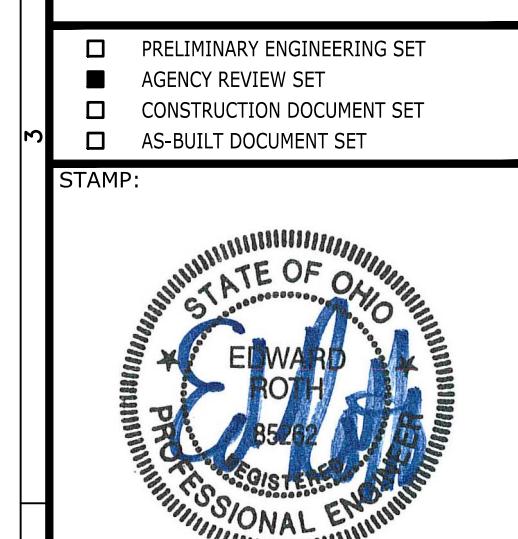


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 CMR IWW EFR

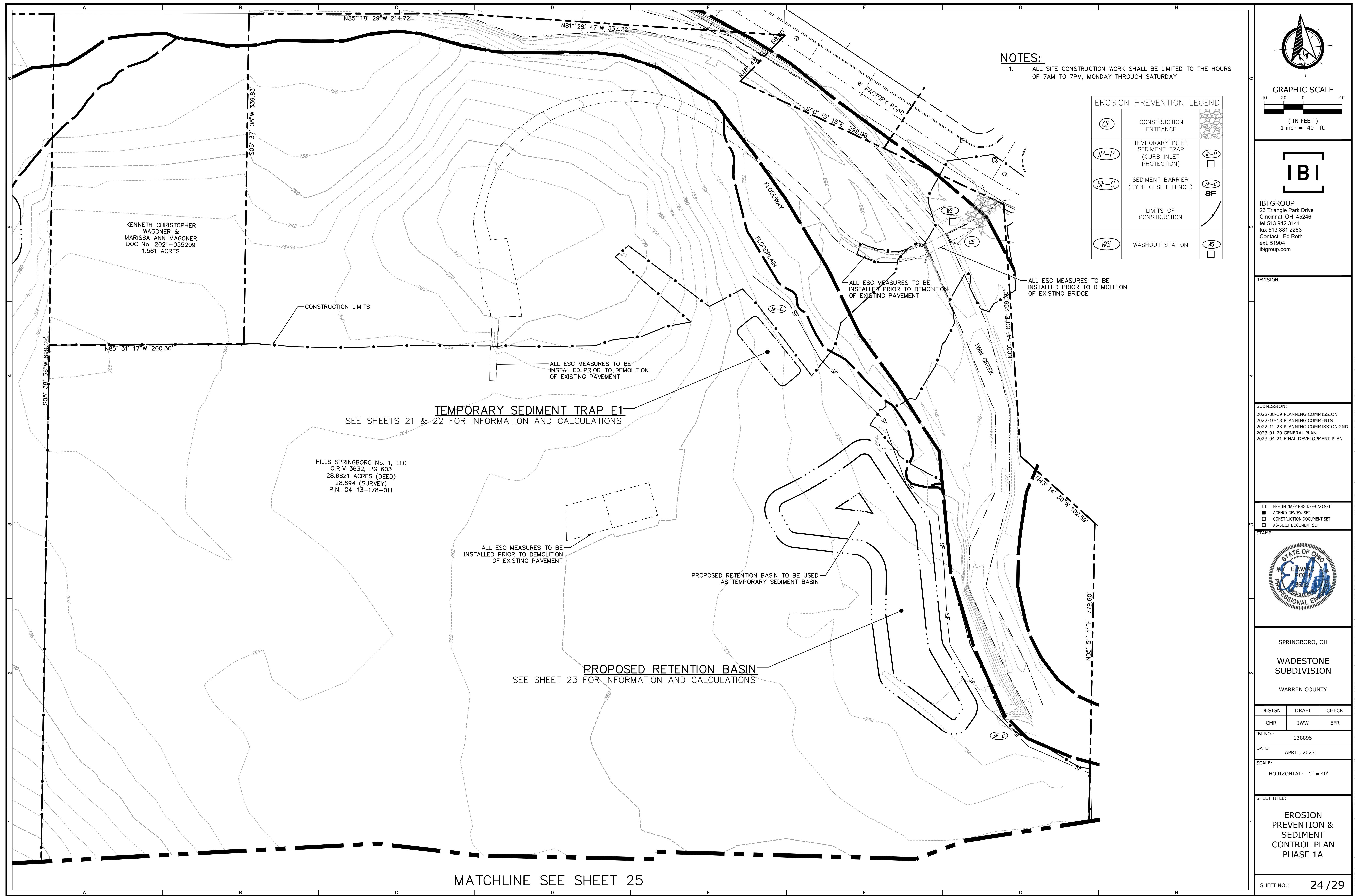
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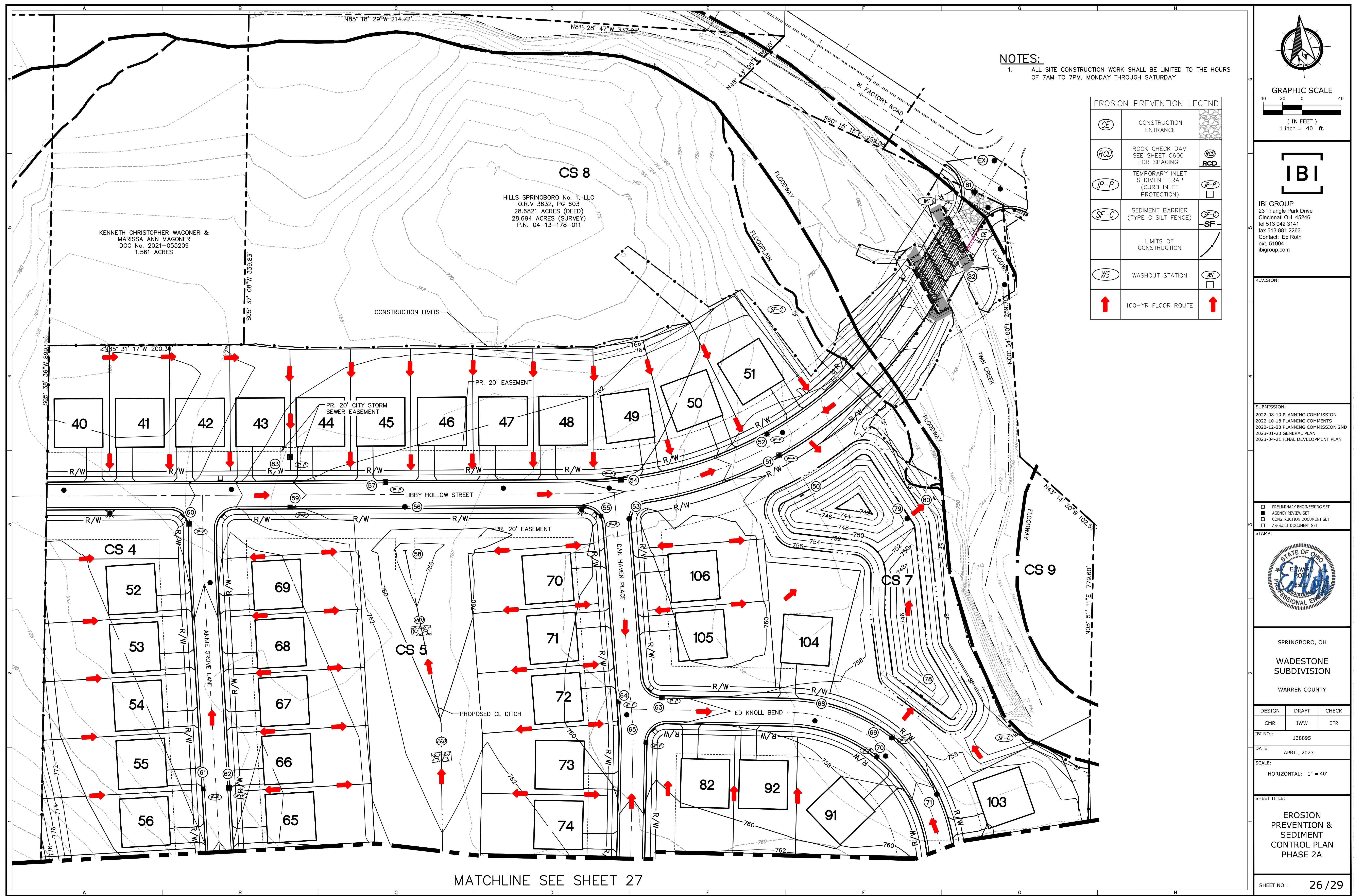
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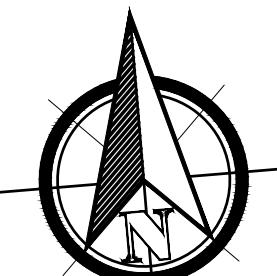
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 EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS

SHEET NO.: 23 / 29

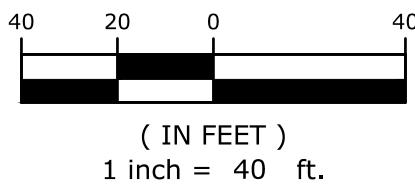








GRAPHIC SCALE



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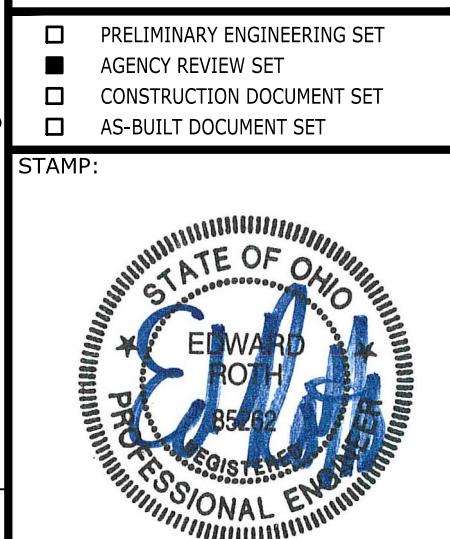
REVISION:

## NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7AM TO 7PM, MONDAY THROUGH SATURDAY

EROSION PREVENTION LEGEND		
(CE)	CONSTRUCTION ENTRANCE	
(RCD)	ROCK CHECK DAM SEE SHEET C600 FOR SPACING	
(IP-P)	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)	
(SF-C)	SEDIMENT BARRIER (TYPE C SILT FENCE)	
	LIMITS OF CONSTRUCTION	
(WS)	WASHOUT STATION	
	100-YR FLOOR ROUTE	

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PROFESSIONAL ENGINEER

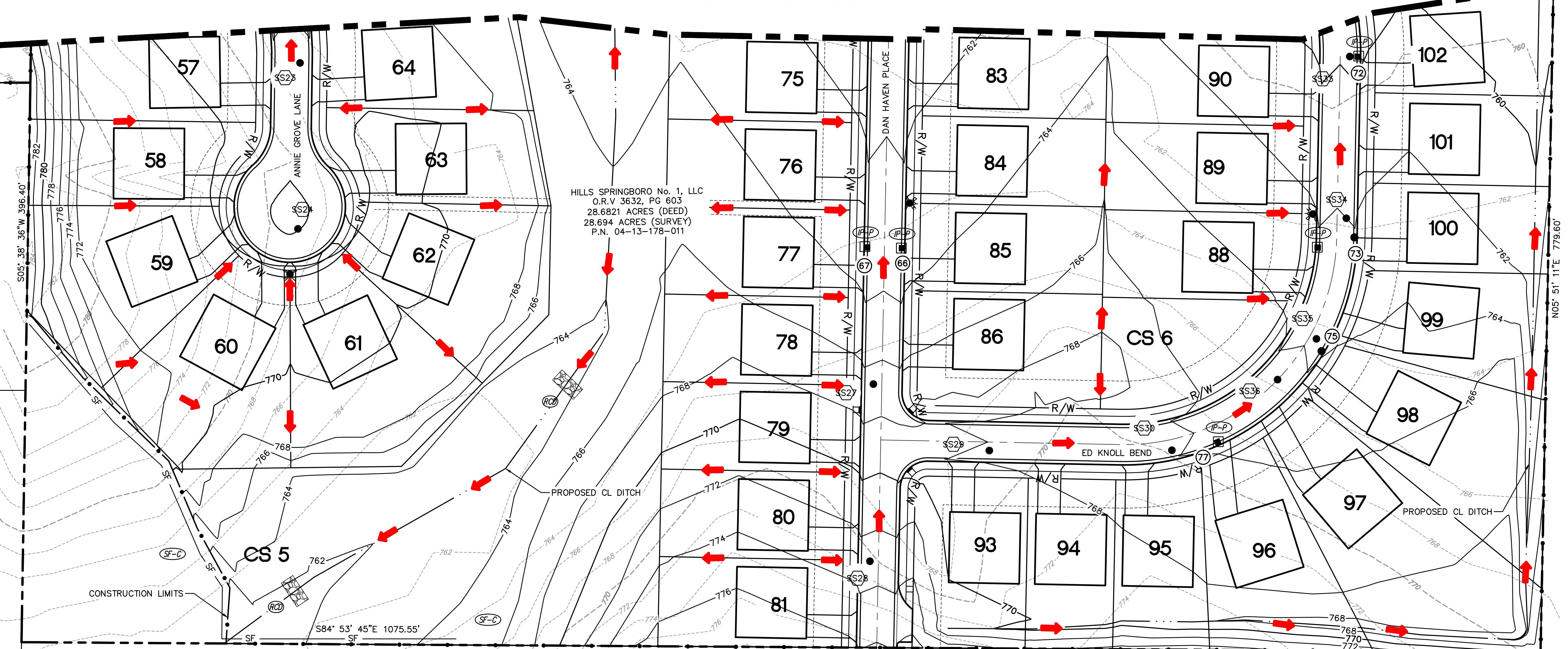
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WARREN COUNTY

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CMR IWW EFR  
IBI NO.: 138895  
DATE: APRIL, 2023  
SCALE: HORIZONTAL: 1" = 40'

EROSION  
PREVENTION &  
SEDIMENT  
CONTROL PLAN  
PHASE 2B

SHEET NO.: 27 / 29

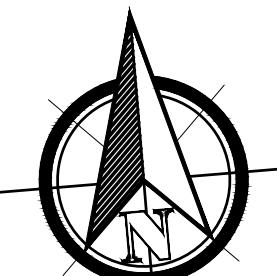
## MATCHLINE SEE SHEET 26





## NOTES:

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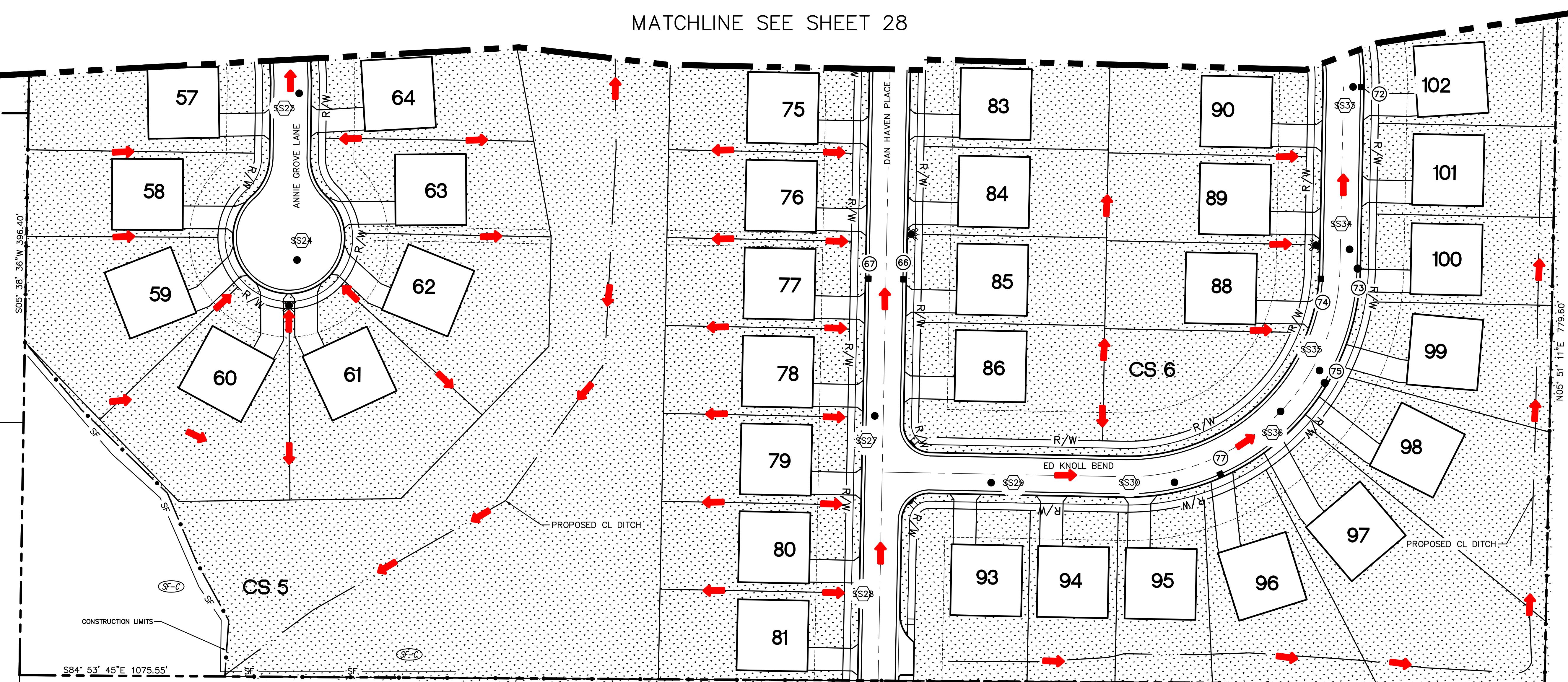
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SHEET TITLE:

**EROSION  
PREVENTION &  
SEDIMENT  
CONTROL PLAN  
PHASE 3B**

SHEET NO.: 29 /29

MATCHLINE SEE SHEET 28





welcome home.

Approximately 1985 sq ft and Up



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by:



COASTAL CLASSIC



WESTERN CRAFTSMAN  
(WITH OPTIONAL STONE)



CAMBRIDGE COTTAGE  
(WITH OPTIONAL BRICK)

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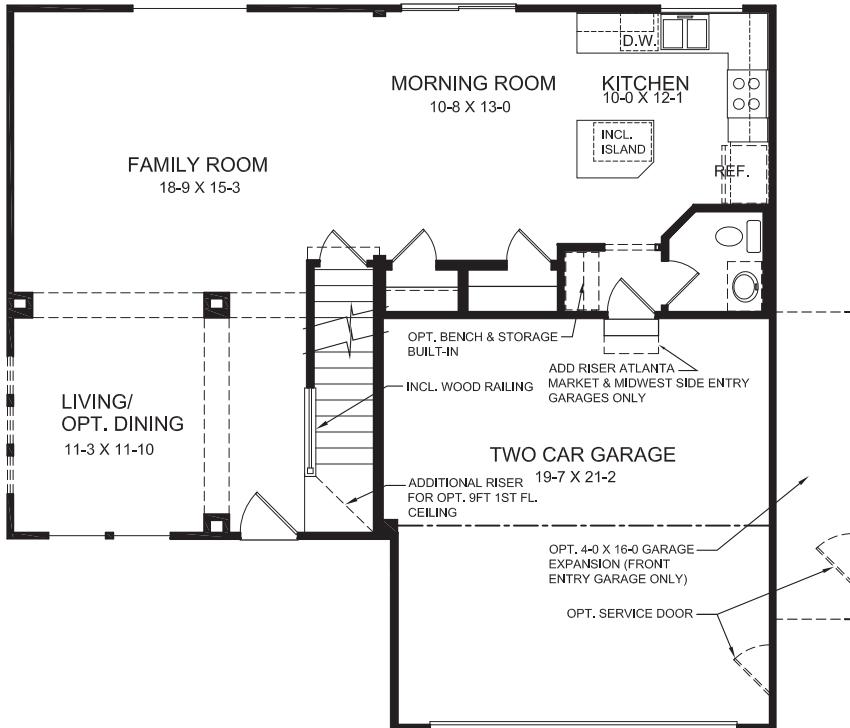
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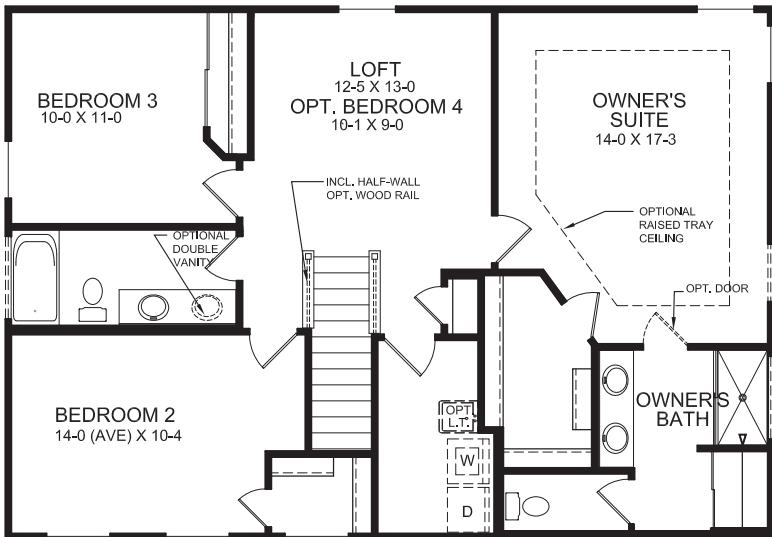
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Approximately 1985 sq ft and Up



## FIRST FLOOR DESIGN



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Large Living/Dining Room
- Expansive Family Room Open to Morning Room & Kitchen
- Included Kitchen Island
- Optional Study
- Optional Bay Window
- Optional Fireplace
- Optional Sunroom with Gourmet Kitchen Island

### SECOND FLOOR FEATURES

- Three Bedroom with Loft
- Optional Fourth Bedroom
- Second Floor Laundry
- Expansive Owner's Suite with Private Bath & Walk-in Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub

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RVSD. 04/22  
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Approximately 2437 sq ft and Up



**MODERN FARMHOUSE**  
(WITH SIDE ENTRY GARAGE & OPTIONAL BRICK)

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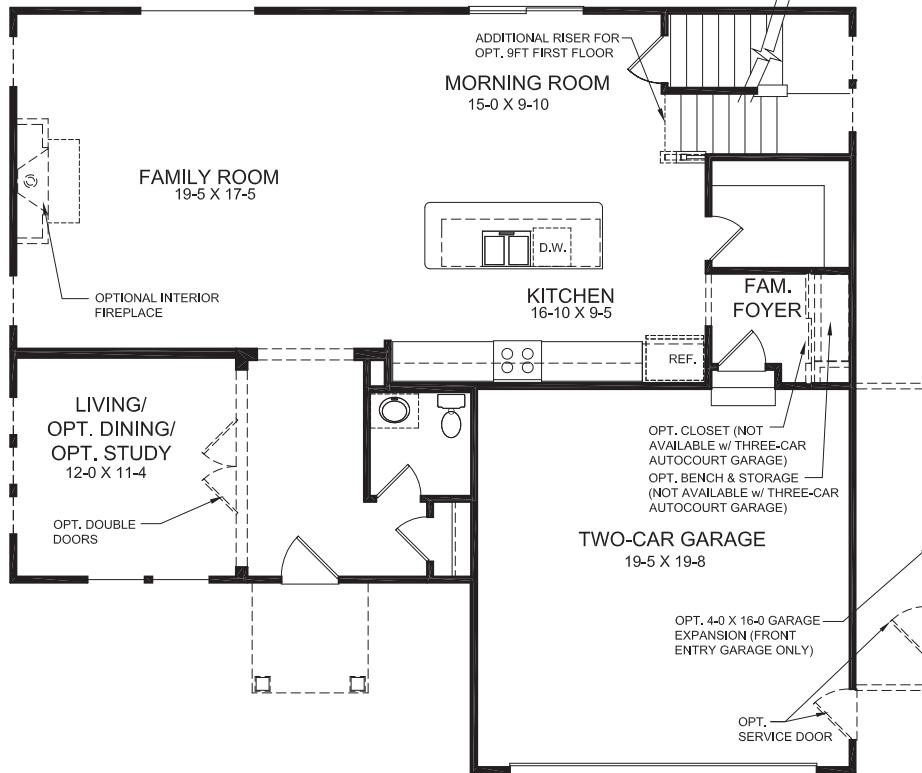
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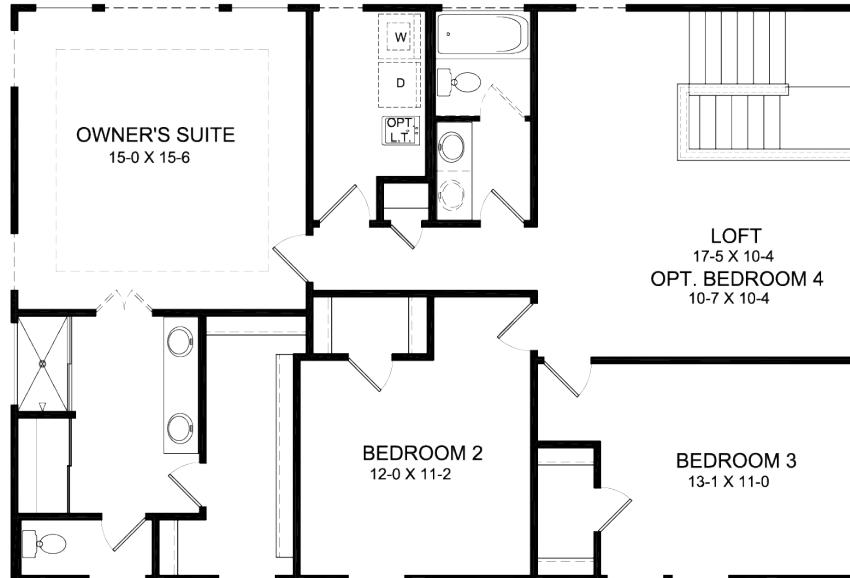
Approximately 2437 sq ft and Up



## FIRST FLOOR DESIGN

### **FIRST FLOOR FEATURES**

- Flexible Living/Dining/Optional Study Located in Front of the Home
- Spacious Family Room
- Open Kitchen Design with Expansive Island with Seating
- Optional Morning Room Bay Window Adds Abundance of Natural Light
- Optional Morning Room Expansion Adds Additional Space and Windows
- Large Walk-in Pantry
- Optional Pocket Office Relocates Walk-in Pantry
- Stair Conveniently Located off Kitchen/Morning Room
- Included Family Foyer with Optional Coat Closet or Optional Built-in Bench and Storage



## SECOND FLOOR DESIGN

### **SECOND FLOOR FEATURES**

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Variety of Owner's Bath Shower and Tub Configurations Available
- Three Bedrooms with Included Loft. Optional Fourth Bedroom in lieu of Loft
- Laundry Room Conveniently Located on Second Floor

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Approximately 2108 sq ft and Up



**AMERICAN FARMHOUSE**  
(WITH SIDE ENTRY GARAGE)

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**WESTERN CRAFTSMAN**

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**MODERN FARMHOUSE**  
(WITH OPTIONAL BRICK)

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**AMERICAN CLASSIC**

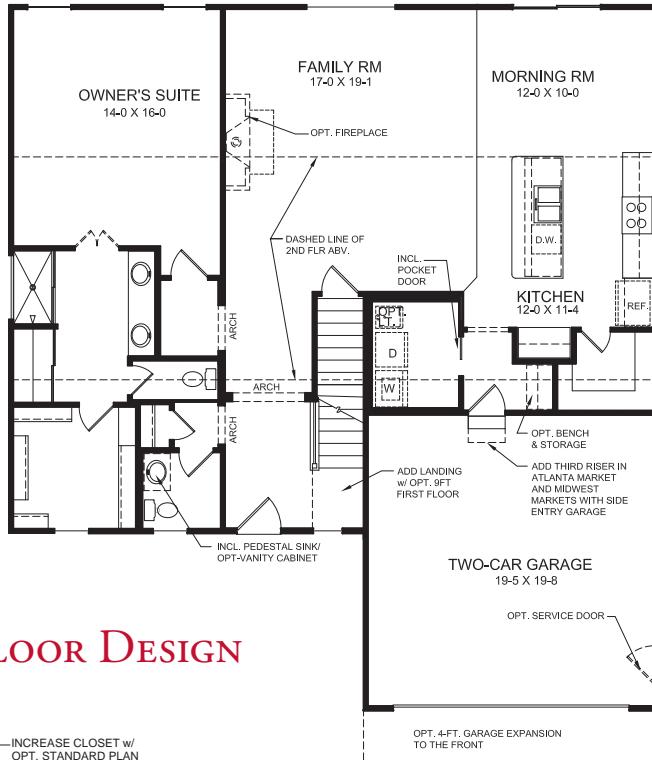
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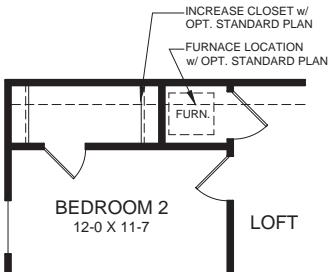
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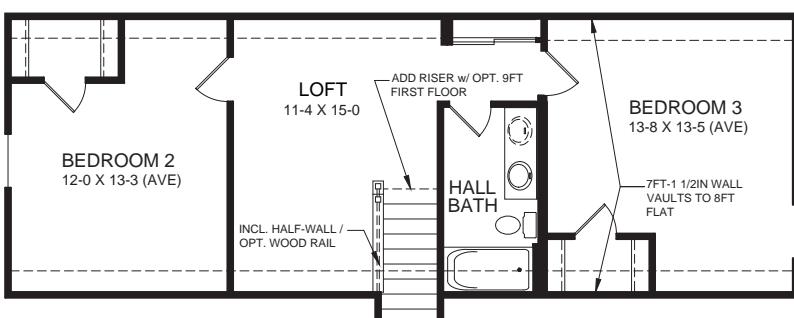
Approximately 2108 sq ft and Up



## FIRST FLOOR DESIGN



SECOND FLOOR DESIGN  
OPTIONAL STANDARD PLAN  
FURNACE LOCATION



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Spacious Entry Foyer
- First Floor Owner's Suite Includes Private Bath and Large Walk-in Closet
- Variety of Optional Owner's Bath Configurations
- Conveniently Located First Floor Laundry
- Family Foyer with Optional Built-in Bench and Storage
- Open Kitchen with Large Island and Over-sized Walk-in Pantry
- Large Family Room with Optional Window Wall and Optional Fireplace
- Optional Open Stair to Lower Level
- Optional 4ft Morning Room Expansion
- Optional Morning Room Door and Windows

### SECOND FLOOR FEATURES

- Includes Two Spacious Bedrooms with Walk-in Closets
- Included Loft Provides Additional Living Space
- Included Hall Bath



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IM 07/21

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welcome home.

Approximately 1621 sq ft and Up



HILLSTONE CRAFTSMAN

designed by: 



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by: 



WESTERN CRAFTSMAN

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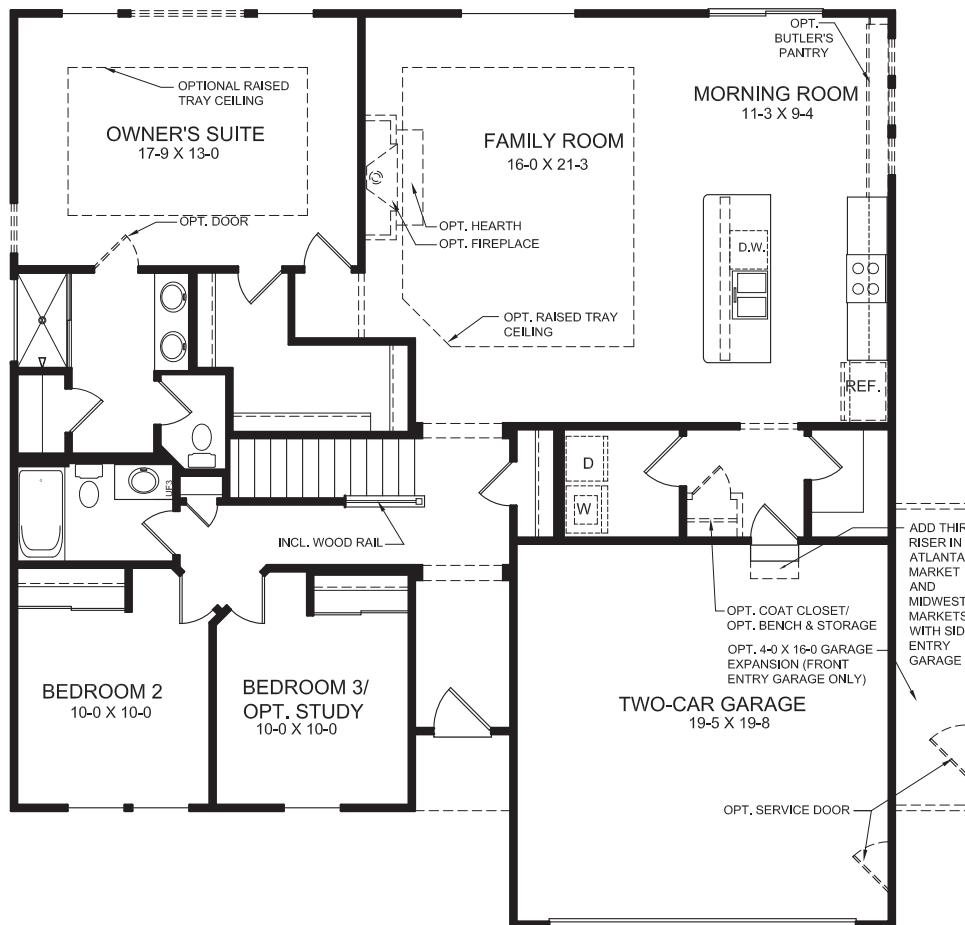
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Approximately 1621 sq ft and Up



### FIRST FLOOR FEATURES

- Three Bedroom with Optional Study in Lieu of Third Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen/Morning Room
- Optional 4 FT Morning Room Expansion
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub Bath
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Luxury Shower
- Optional Finished Lower Level

### FIRST FLOOR DESIGN

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Our Plans Include You

welcome home.

Approximately 1805 sq ft and Up



URBAN MODERN

designed by: *FH*



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)



AMERICAN CLASSIC  
(WITH OPTIONAL BRICK)



COASTAL COTTAGE

designed by: *FH*

designed by: *FH*

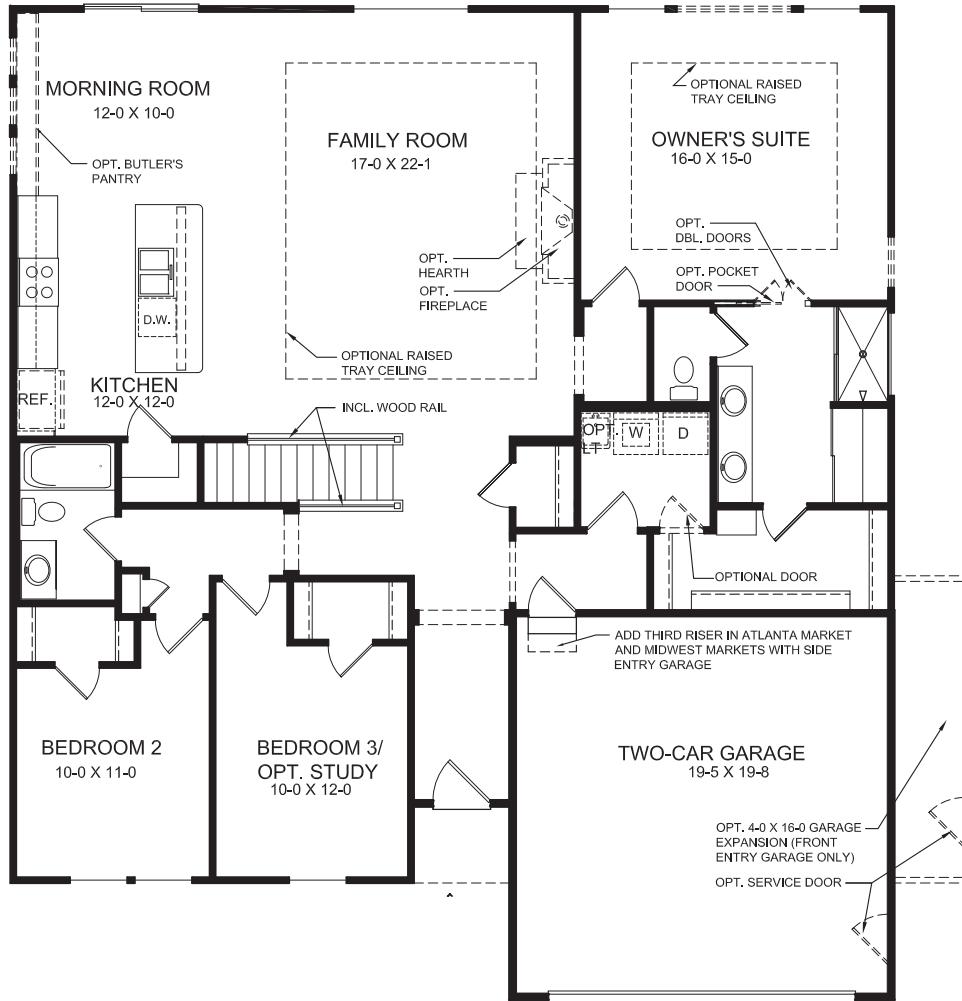
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Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

welcome home.

Approximately 1805 sq ft and Up



### FIRST FLOOR FEATURES

- Three Bedroom with Optional Study in Lieu of Third Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen/Morning Room
- Optional 4 FT Morning Room Expansion
- Optional Butler's Pantry Cabinets
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub Bath
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Door from Owner's Walk-in Closet to Laundry
- Optional Luxury Shower
- Optional Finished Lower Level

### FIRST FLOOR DESIGN

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RVSD.04/22  
IM 05/21

Our Plans Include You



welcome home.

Approximately 2535 sq ft and Up



URBAN MODERN  
(WITH OPTIONAL SIDE ENTRY)

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COASTAL COTTAGE

designed by:



MODERN FARMHOUSE

designed by:



WESTERN CRAFTSMAN

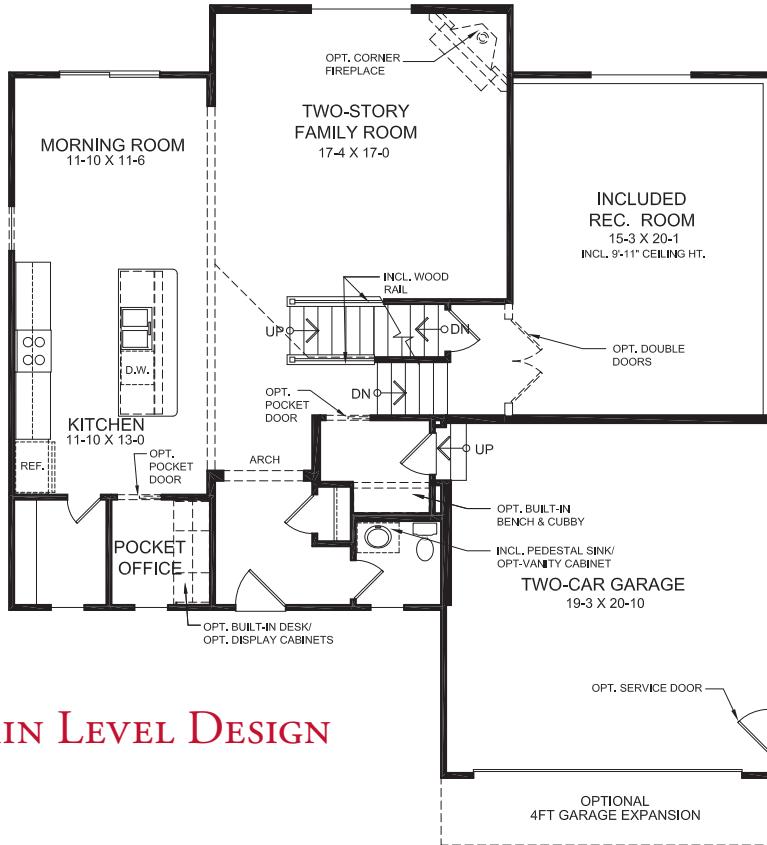
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Our Plans Include You

welcome home.

Approximately 2535 sq ft and Up



## MAIN LEVEL DESIGN

### MAIN LEVEL FEATURES

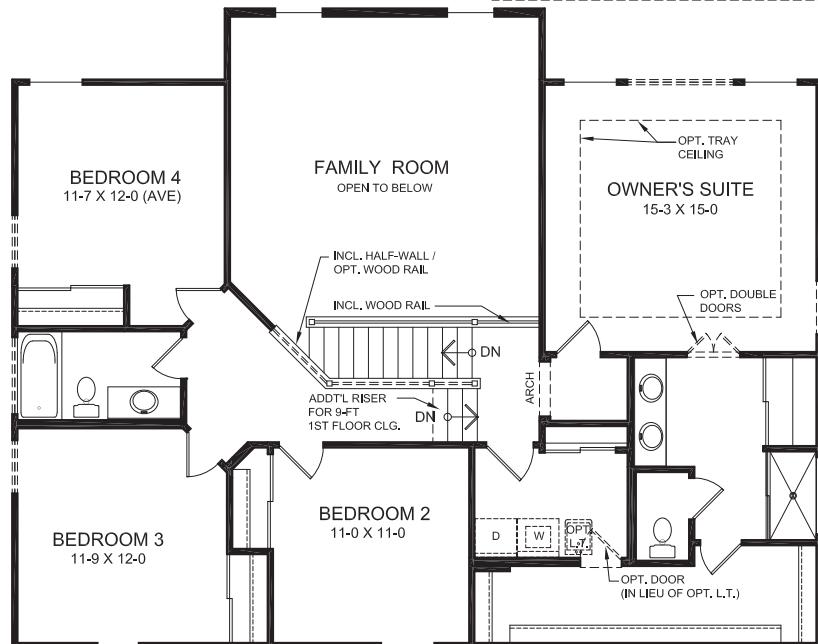
- Unique Five-Level Design
- Included Family Foyer
- Included Pocket Office with Optional Built-in Desk
- Two-Story Family Room
- Open Kitchen Design with Large Island
- Walk-in Pantry
- Included Recreation Room just Down from the Family Room
- Optional Guest Suite

### OWNER'S LEVEL FEATURES

- Owner's Suite Located on it's Own Private Level
- Over-sized Walk-in Closet
- Convenient Optional Door from Owner's Walk-in Closet to Laundry
- Variety of Owner's Level Bath Optional Configurations

### UPPER LEVEL FEATURES

- 3 Additional Bedrooms and Full Bath Located on their Own Level
- Upper Level Balcony Provides Dynamic Views into Family Room Below



## UPPER LEVEL DESIGN

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)



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Our Plans Include You

welcome home.

Approximately 2457 sq ft and Up



**COASTAL CLASSIC**  
(WITH SIDE ENTRY GARAGE)

designed by: *FH*



**PACIFIC CRAFTSMAN**

designed by: *FH*



**MODERN FARMHOUSE**  
(WITH OPTIONAL BRICK)

designed by: *FH*



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK)

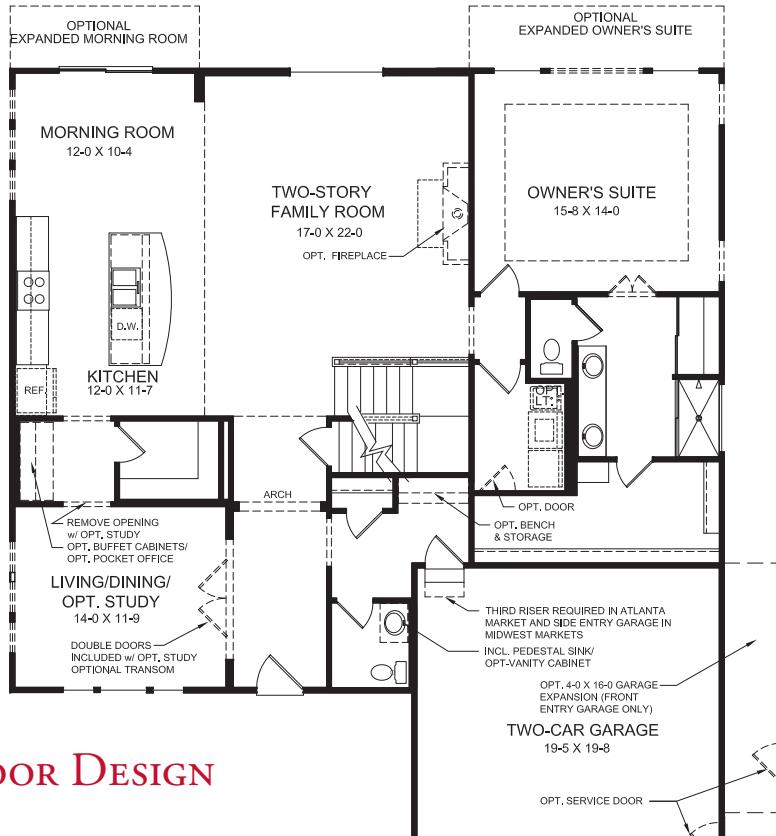
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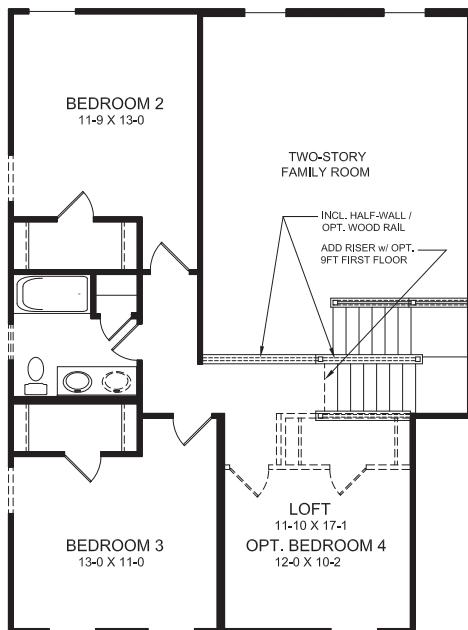
Our Plans Include You

welcome home.

Approximately 2457 sq ft and Up



## FIRST FLOOR DESIGN



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Included Living/Opt. Dining/Opt. Study Flex Space
- Optional First Floor Guest Suite with Private Bath
- Soaring Two-Story Family Room
- First Floor Owner's Suite Includes Private Bath and large Walk-in Closet
- First Floor Laundry with Optional Door to Owner's W.I.C.
- Convenient Family Foyer with Optional Built-in Bench and Storage
- Open Kitchen with Large Island and Over-sized Walk-in Pantry
- Optional Buffet Cabinets/Optional Pocket Office Cabinets
- Optional 4ft Owner's Suite Expansion
- Optional 4ft Morning Room Expansion
- Optional Tray Ceiling in Owner's Suite

### SECOND FLOOR FEATURES

- Includes Two Spacious Bedrooms with Walk-in Closets
- Includes Loft open to Family Room
- Optional Fourth Bedroom with Walk-in Closet in lieu of Loft
- Included Hall Bath

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Our Plans Include You



welcome home.

Approximately 3029 sq ft and Up



MODERN FARMHOUSE  
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by:



AMERICAN CLASSIC  
(WITH OPTIONAL PORCH & BRICK)

designed by:



URBAN MODERN

designed by:



COASTAL CLASSIC

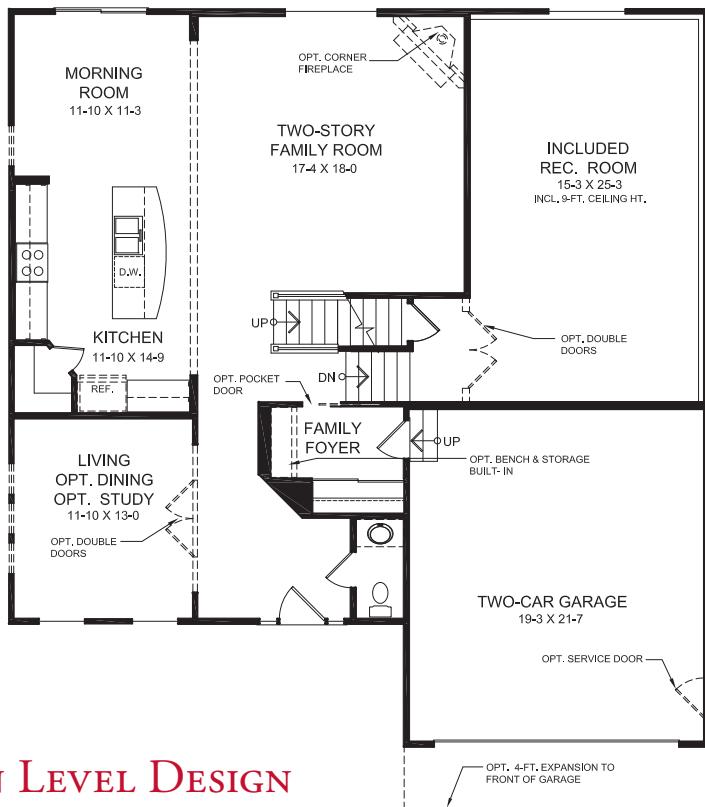
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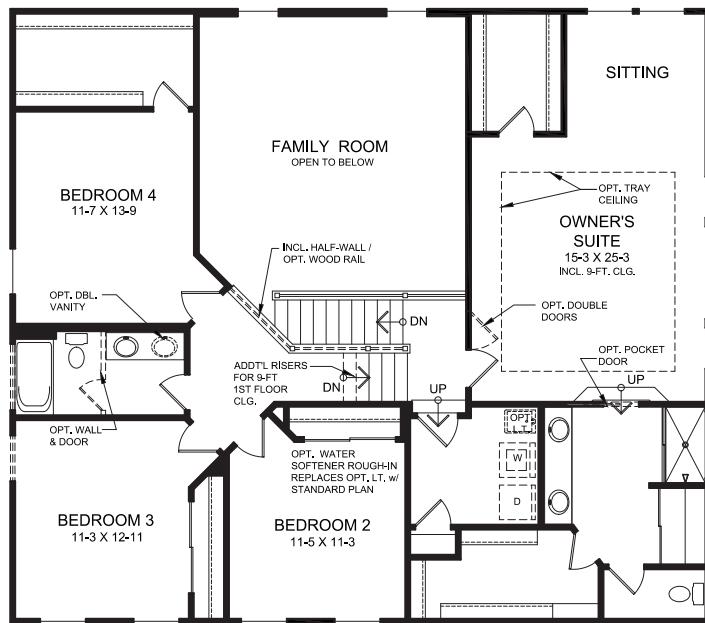
Our Plans Include You

welcome home.

Approximately 3029 sq ft and Up



## MAIN LEVEL DESIGN



## UPPER LEVEL DESIGN

### MAIN LEVEL FEATURES

- Unique Five-Level Design
- Included Family Foyer
- Two-Story Ceiling in Family Room
- Large Open Kitchen with Pantry Closet
- Living Room or Optional Study
- Included Rec Room just Down from Family Room
- Optional 4 ft Morning Room Expansion
- Optional Fireplace
- Optional Guest Suite
- Optional Built-in Appliances

### OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Sitting Room and Dual Walk-in Closets
- Spacious Owner's Bath
- Optional Deluxe Garden Bath with Separate Shower and Garden Tub
- Optional Tray Ceiling

### UPPER LEVEL FEATURES

- 3 Additional Bedrooms
- Expansive Views into Great Room from Upper Level Balcony
- Optional Divided Hall Bath
- Optional 3rd Full Bath

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)



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Our Plans Include You

welcome home.

Approximately 2069 sq ft and Up



MODERN FARMHOUSE  
(WITH OPTIONAL SIDE ENTRY GARAGE)

designed by: 



WESTERN CRAFTSMAN

designed by: 



CAMBRIDGE COTTAGE  
(WITH OPTIONAL BRICK)

designed by: 



NANTUCKET RETREAT

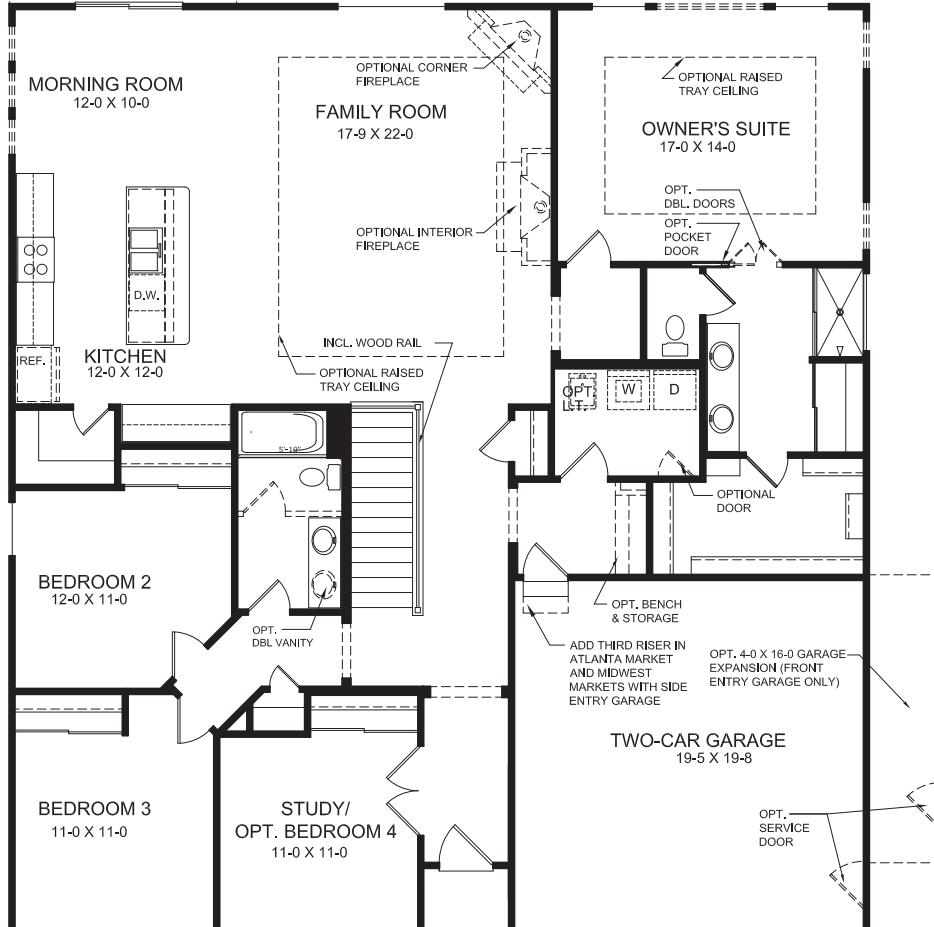
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Our Plans Include You

welcome home.

Approximately 2069 sq ft and Up



## FIRST FLOOR FEATURES

- Three Bedroom with Study
- Optional Fourth Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen Design with Large island
- Optional 4 FT Morning Room Expansion
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Luxury Shower
- Optional Finished Lower Level

## FIRST FLOOR DESIGN

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Our Plans Include You



welcome home.

Approximately 1782 sq ft and Up



URBAN MODERN  
(WITH ALTERNATE SECOND FLOOR)

designed by:



CAMBRIDGE COTTAGE  
(WITH ALTERNATE SECOND FLOOR AND  
SIDE ENTRY GARAGE)

designed by:



MODERN FARMHOUSE  
(WITH OPTIONAL LOW STONE)

designed by:



NANTUCKET RETREAT

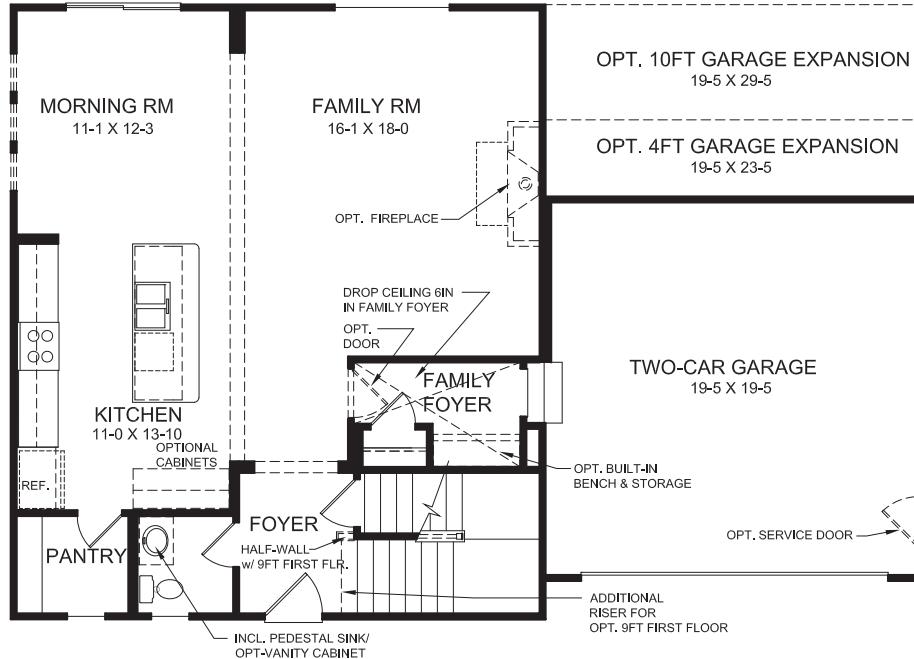
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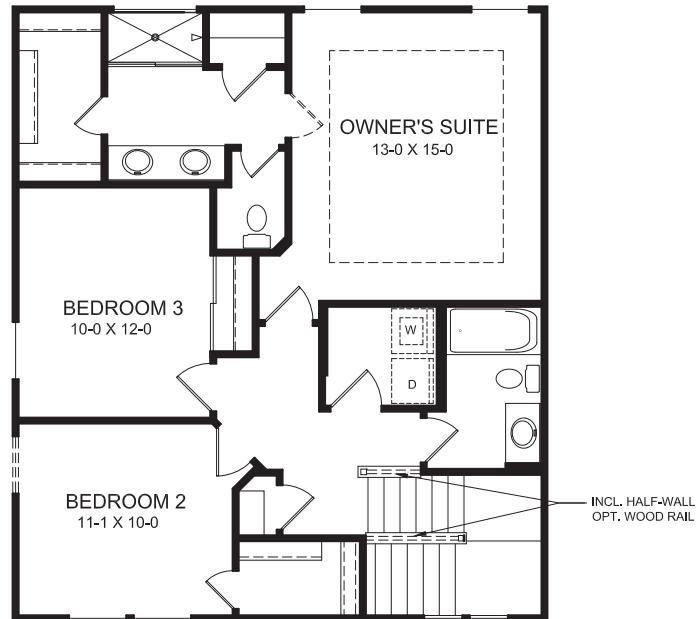
Our Plans Include You

welcome home.

Approximately 1782 sq ft and Up



## FIRST FLOOR DESIGN



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Open Family Room, Kitchen, & Morning Room Design
- Kitchen Design Includes Large Island with Seating and Walk-in Pantry
- Included Family Foyer
- Optional Expanded Morning Room
- Optional Fireplace

### SECOND FLOOR FEATURES

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- Optional Luxury Shower
- 3 Bedrooms
- Alternate Second Floor Design with 4 Bedrooms
- Second Floor Laundry

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Our Plans Include You

FISCHER HOMES



WYATT  
Designer Collection

welcome home.

Approximately 2731 sq ft and Up



**MODERN FARMHOUSE**  
(WITH SIDE ENTRY GARAGE AND OPTIONAL STONE)

designed by:



**AMERICAN CLASSIC**

designed by:



**NANTUCKET RETREAT**

designed by:



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL BRICK)

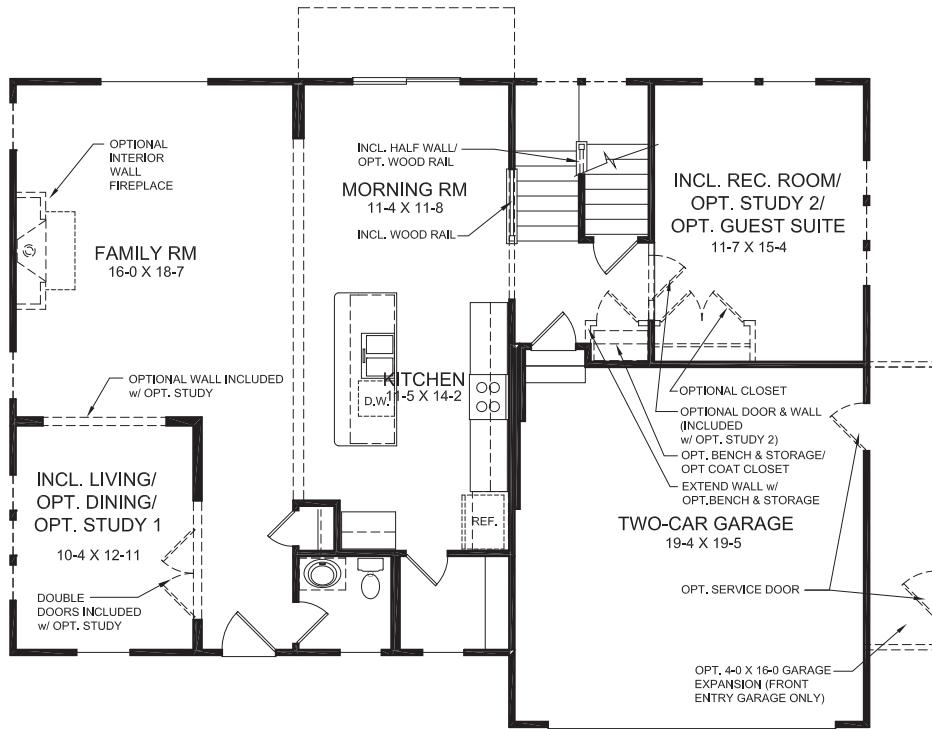
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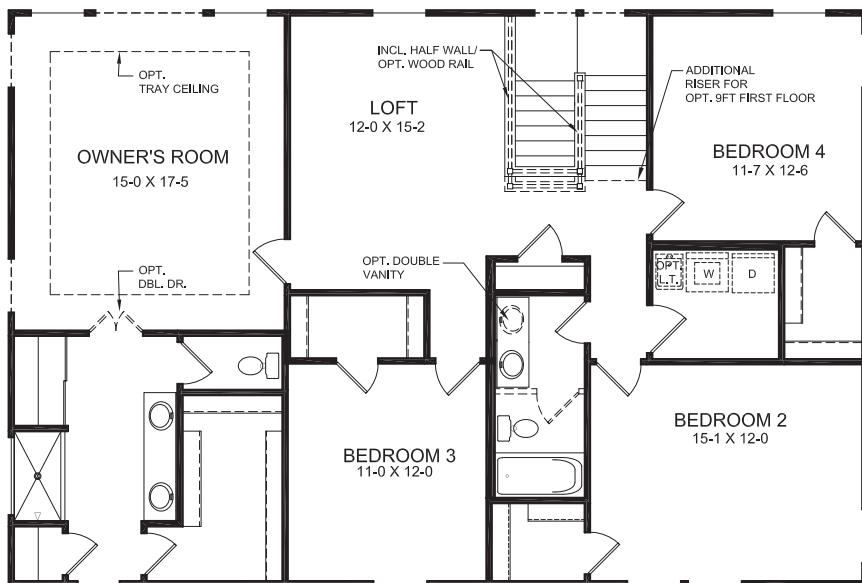
Our Plans Include You

welcome home.

Approximately 2731 sq ft and Up



## FIRST FLOOR DESIGN



## SECOND FLOOR DESIGN

### **FIRST FLOOR FEATURES**

- Flexible Living/Dining/Optional Study Located in Front of the Home
- Open Concept First Floor Design Promotes Connection Between Family Room, Morning Room and Kitchen
- Kitchen Features an Expansive Island with Seating
- Large Walk-in Pantry
- Optional Morning Room Expansion Adds Additional Space and Windows
- Optional Pocket Office and Pantry Cabinet in lieu of Walk-in Pantry
- Stairs Conveniently Located off Kitchen/Morning Room
- Included Family Foyer with Optional Coat Closet or Optional Built-in Bench and Storage
- Included Rec. Room/ Optional Private Study Located in Rear of Home
- Optional Private Guest Suite with Full Bath in lieu of Rec. Room

### **SECOND FLOOR FEATURES**

- Spacious Owner's Suite with Optional Tray Ceiling and Large Walk-in Closet
- Variety of Owner's Bath Shower and Tub Configurations Available
- Four Total Bedrooms all with Walk-in Closets
- Includes Large, Open Loft
- Laundry Room Conveniently Located on Second Floor

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)



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Our Plans Include You



welcome home.

Approximately 2644 sq ft and Up



**HILLSTONE CRAFTSMAN**

(WITH LOW STONE AND OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by: 



**MODERN FARMHOUSE**

designed by: 



**AMERICAN CLASSIC**

designed by: 



**COASTAL CLASSIC**

(WITH OPTIONAL STONE VENEER & OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

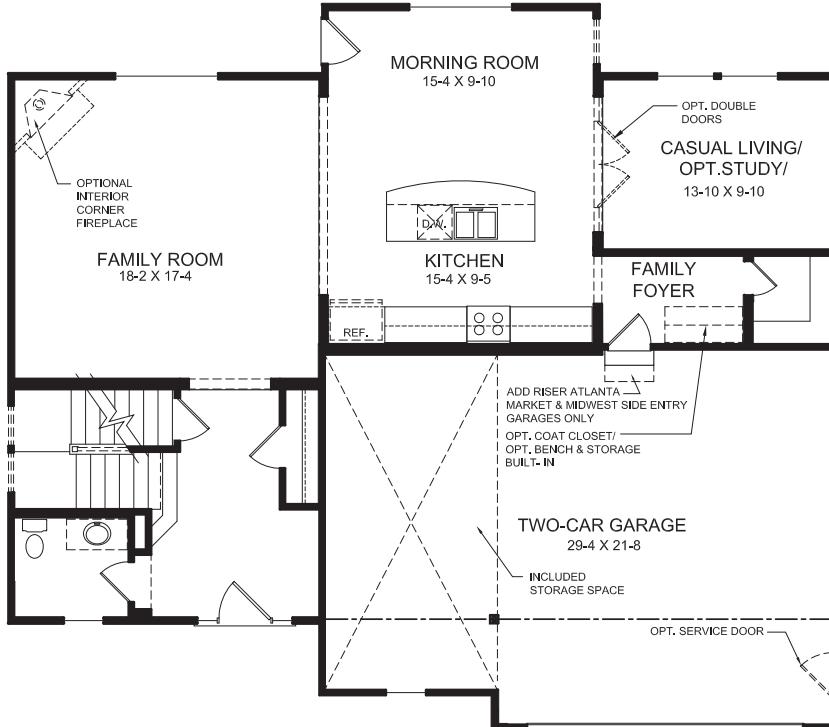
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Our Plans Include You

welcome home.

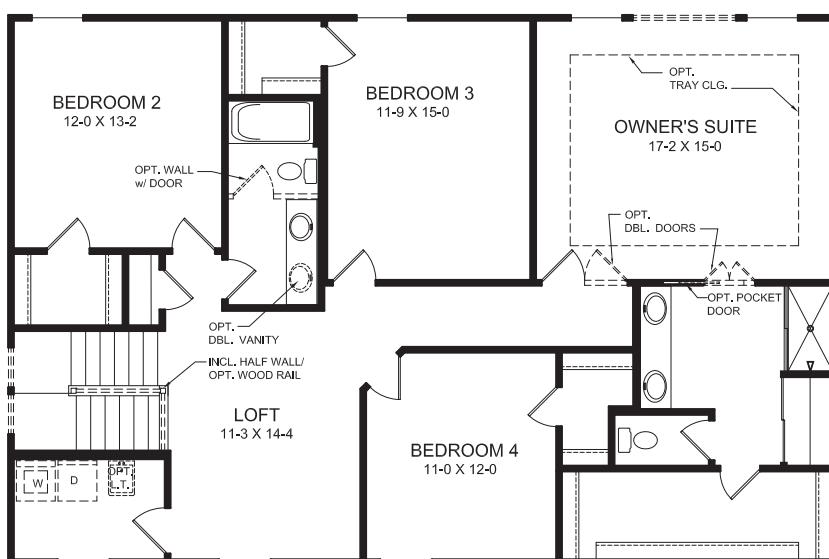
Approximately 2644 sq ft and Up



## FIRST FLOOR DESIGN

### FIRST FLOOR FEATURES

- Open First Floor Plan Design with Large Kitchen Island
- Convenient Family Foyer
- Included Over-sized Walk-in Pantry
- Included Casual Living Space/Optional Study Located in Rear of the Home
- Optional Private Guest Suite
- Optional Pocket Office & First Floor Laundry in Lieu of Casual Living Space
- Included Over-sized Garage with Large Storage Area



## SECOND FLOOR DESIGN

### SECOND FLOOR FEATURES

- Spacious Owner's Suite with Optional Tray Ceiling
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- All Bedrooms Include Walk-in Closets
- Convenient Second Floor Laundry

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)



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Our Plans Include You



welcome home.

Approximately 2711 sq ft and Up



URBAN MODERN

designed by:



COASTAL CLASSIC  
(WITH OPTIONAL STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by:



CAMBRIDGE COTTAGE

designed by:



WESTERN CRAFTSMAN  
(WITH OPTIONAL THREE-CAR  
INTEGRATED FRONT ENTRY GARAGE)

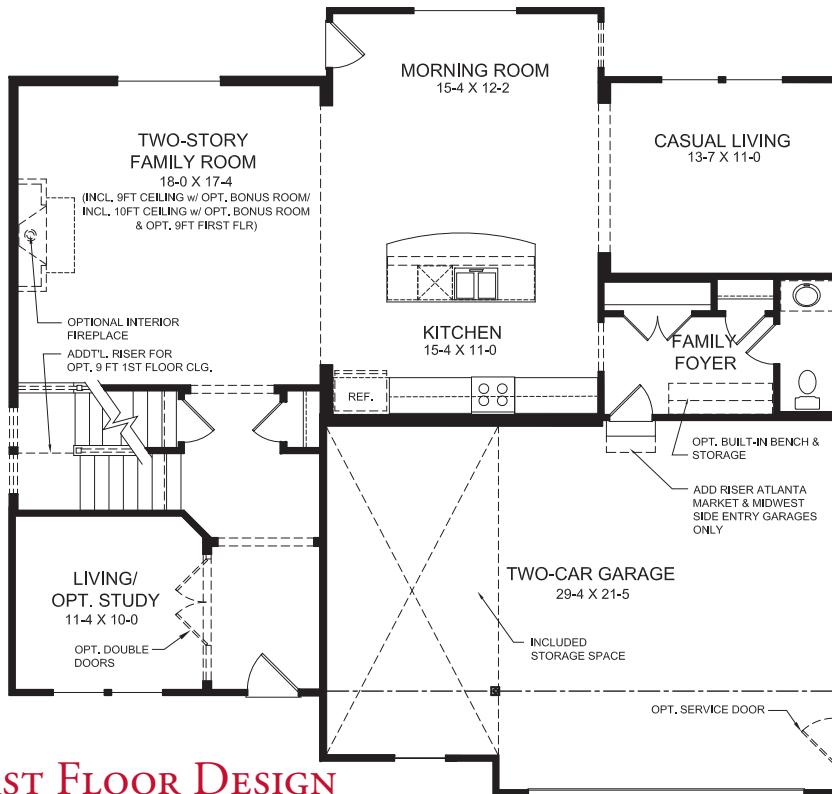
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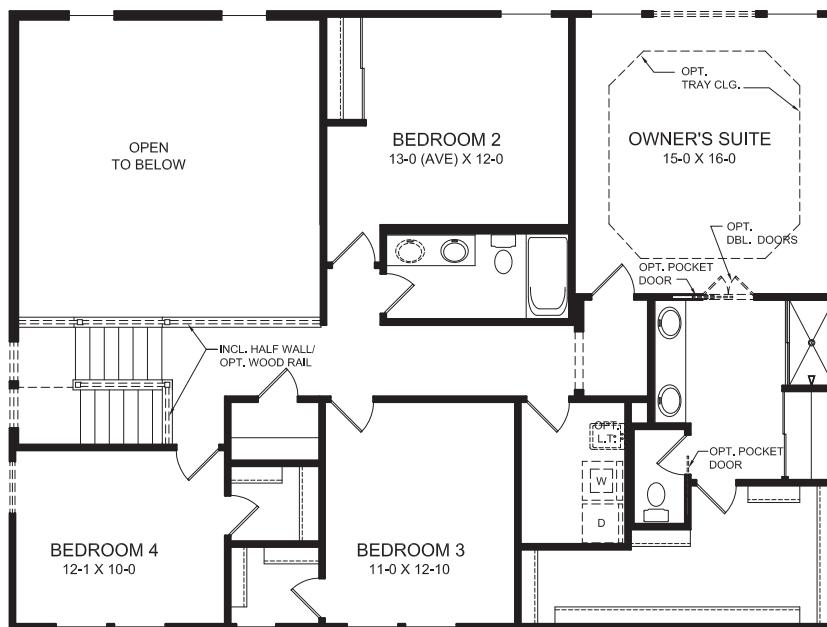
Our Plans Include You

welcome home.

Approximately 2711 sq ft and Up



**FIRST FLOOR DESIGN**



**SECOND FLOOR DESIGN**

**FIRST FLOOR FEATURES**

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm./Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet
- Included Over-sized Garage with Large Storage Area
- Optional Built-in Appliances

**SECOND FLOOR FEATURES**

- Spacious Owner's Suite with Optional Tray Ceiling & Large Walk-in Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional 3rd Full Bath



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Our Plans Include You

welcome home.

Approximately 2954 sq ft and Up



HILLSTONE CRAFTSMAN

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AMERICAN FARMHOUSE

designed by: *FH*



MODERN FARMHOUSE  
(WITH OPTIONAL BRICK)

designed by: *FH*



PACIFIC CRAFTSMAN

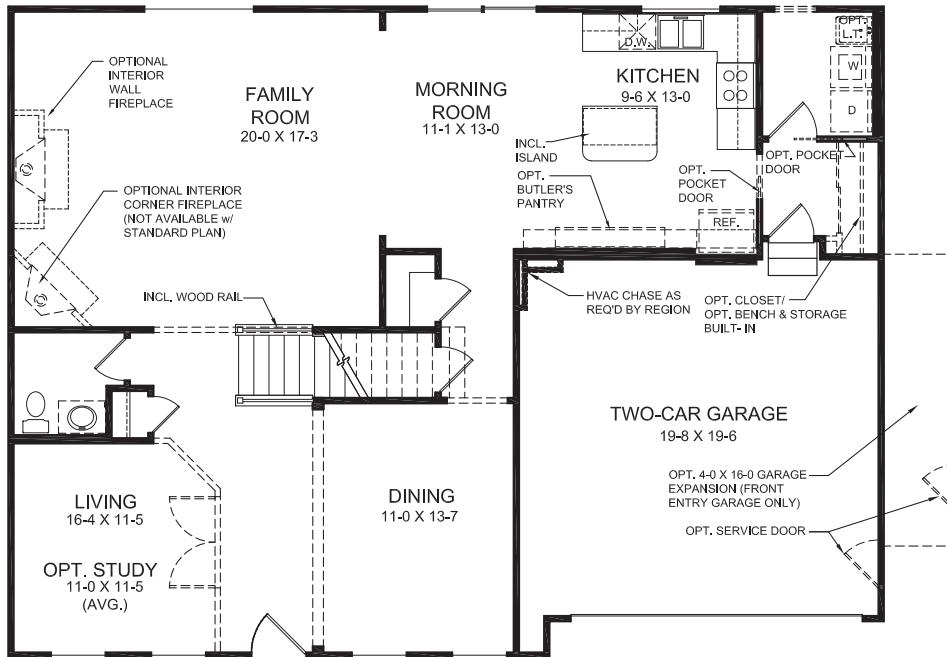
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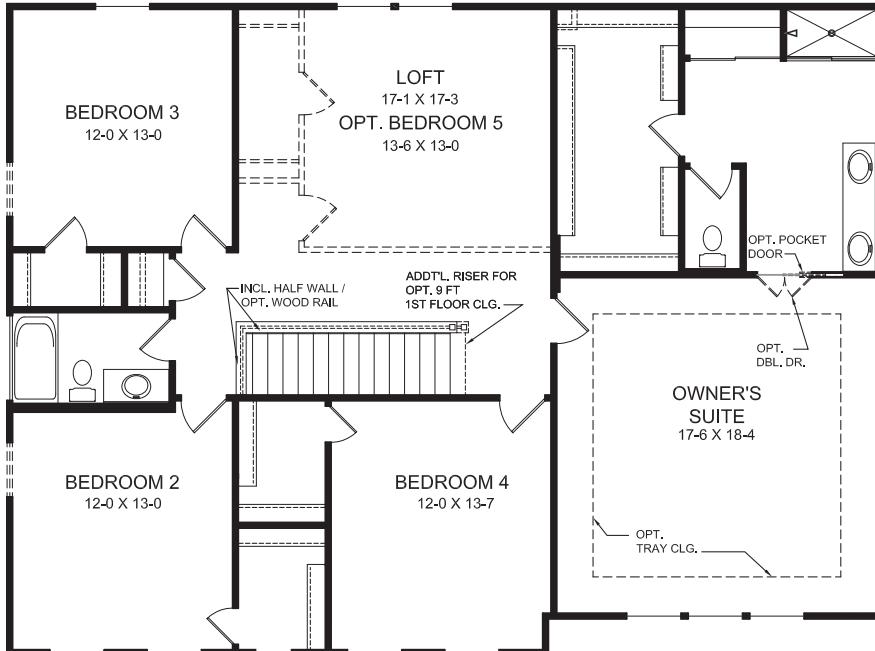
Approximately 2954 sq ft and Up



## FIRST FLOOR DESIGN

### FIRST FLOOR FEATURES

- Open Living Room and Dining Room
- Optional Study in Lieu of Living Room
- Expansive Family Room Open to Morning Room and Kitchen
- Included Island and Optional Butler's Pantry
- Convenient Oversized First Floor Laundry
- Optional Bay Window
- Optional Sunroom with Gourmet Kitchen Island
- Optional Fireplace
- Optional Guest Suite



## SECOND FLOOR DESIGN

### SECOND FLOOR FEATURES

- Spacious Owner's Suite with Over-Sized Walk-In Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- Walk-In Closets in all 4 Bedrooms
- Optional 5th Bedroom in Lieu of Loft
- Optional Tray Ceiling in Owner's Suite

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IM 05/21

Our Plans Include You

welcome home.

Approximately 2091 sq ft and Up



**COASTAL CLASSIC**  
(WITH OPTIONAL WOOD TRELLIS WING WALL)

designed by: *FH*



**CAMBRIDGE COTTAGE**  
(WITH OPTIONAL STONE & BRICK  
VENEER & STONE WING WALL)

designed by: *FH*



**ENGLISH ELEGANCE**  
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*



**FRENCH MANOR**  
(WITH OPTIONAL STONE VENEER  
& STONE WING WALL)

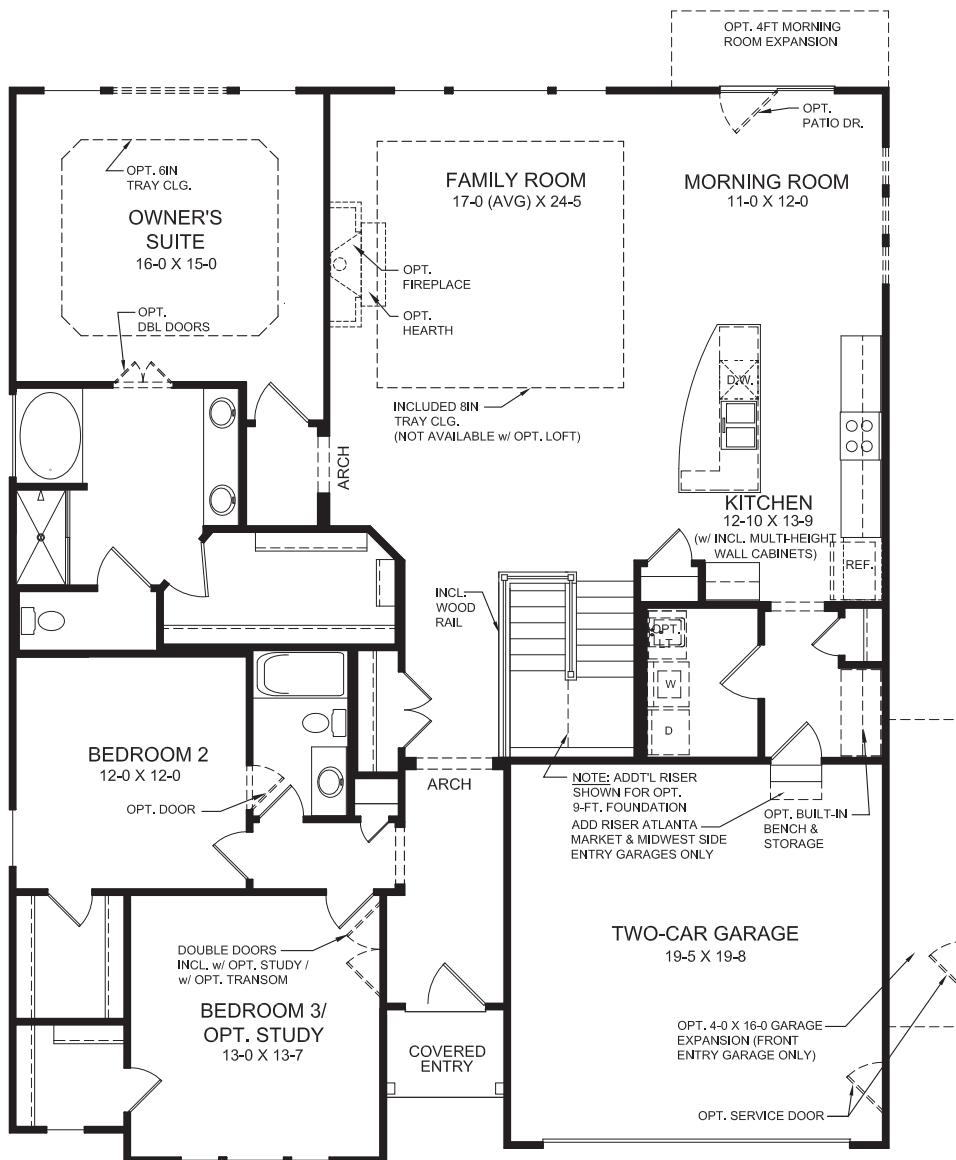
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Our Plans Include You

welcome home.

Approximately 2091 sq ft and Up



### PLAN FEATURES

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Built-in Bench & Storage
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Covered Rear Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level

### FIRST FLOOR DESIGN (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



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Our Plans Include You

welcome home.

Approximately 2492 sq ft and Up



**ENGLISH ELEGANCE**  
(WITH OPTIONAL BRICK VENEER & STONE WING WALL)

*designed by:* *FH*



**BUCKS COUNTY RETREAT**  
(WITH OPTIONAL BRICK AND STONE VENEER  
& WALL EXTENSION)

*designed by:* *FH*



**NANTUCKET RETREAT**  
(WITH OPTIONAL WOOD TRELLIS WING WALL  
WITH STONE BASE)

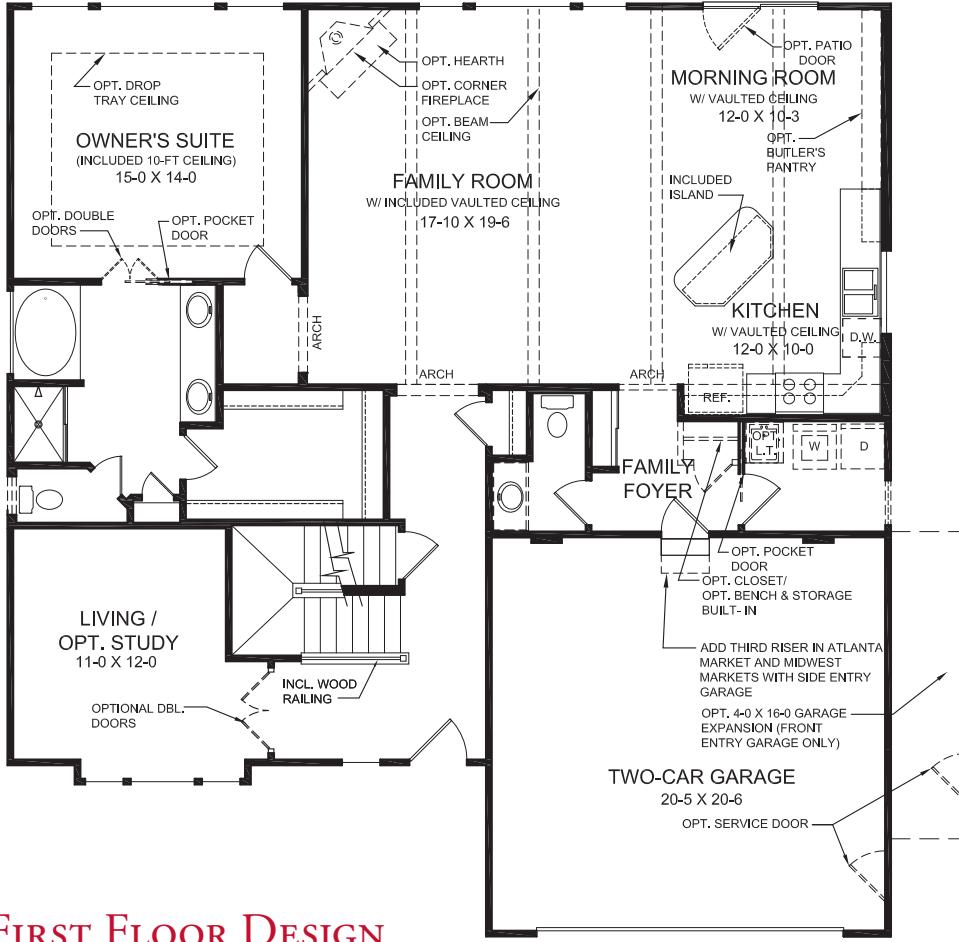
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welcome home.

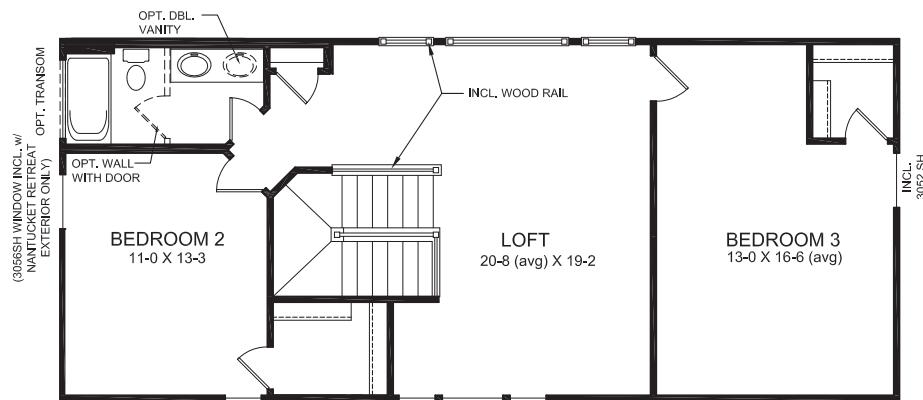
Approximately 2492 sq ft and Up



**FIRST FLOOR DESIGN**  
 (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

### **FIRST FLOOR FEATURES**

- Spacious Entry Foyer
- Living Room/Optional Study
- Expansive Open Plan Family Room with Vaulted Ceiling
- Kitchen/Dining Space Open to Family Room Features Large Island, Vaulted Ceiling & Optional Butler's Pantry
- Optional 4 ft Dining Expansion with Included Expanded Island
- Optional Bay Window
- Optional Fireplace
- First Floor Owner's Suite with Included 10 ft Ceiling
- Owner's Bath Includes Separate Shower & Garden Tub, Large Walk-In Closet & Linen Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub



### **SECOND FLOOR FEATURES**

- Two Spacious Bedrooms with Large Walk-In Closets
- Optional Divided Hall Bath
- Expansive Loft with Dynamic Views of First Floor Below
- Optional Third Full Bath
- Optional Fourth Bedroom with Loft

### **SECOND FLOOR DESIGN**

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welcome home.

Approximately 3029 sq ft and Up



**FRENCH MANOR**

(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

*designed by:*




**COASTAL CLASSIC**  
 (WITH WOOD TRELLIS WING WALL  
 WITH STONE BASE)

*designed by:*




**CASA BELLA**  
 (WITH OPTIONAL LOW  
 STONE WING WALL)

*designed by:*




**ENGLISH ELEGANCE**  
 (WITH OPTIONAL BRICK WALL  
 EXTENSION)

*designed by:*

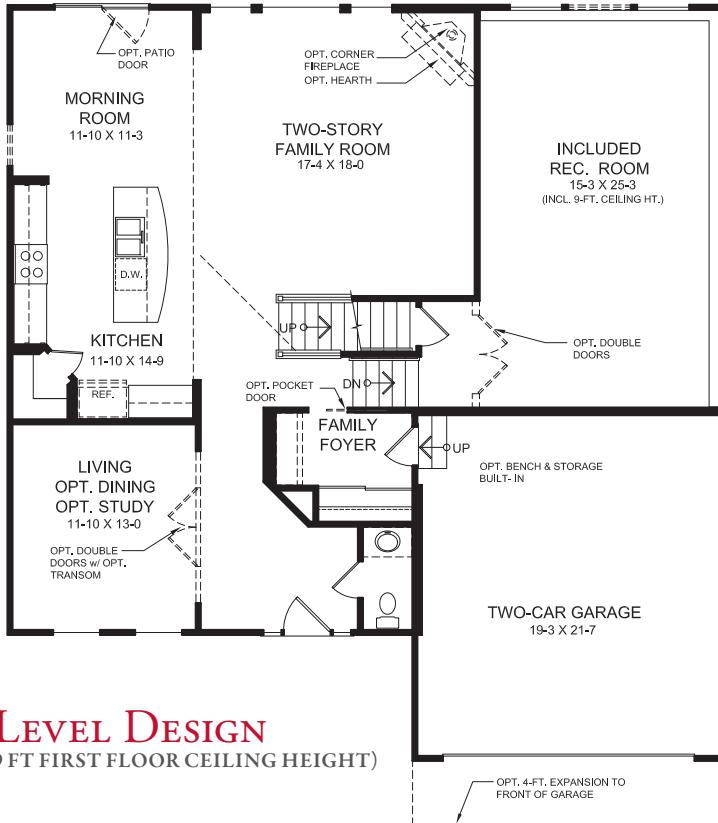


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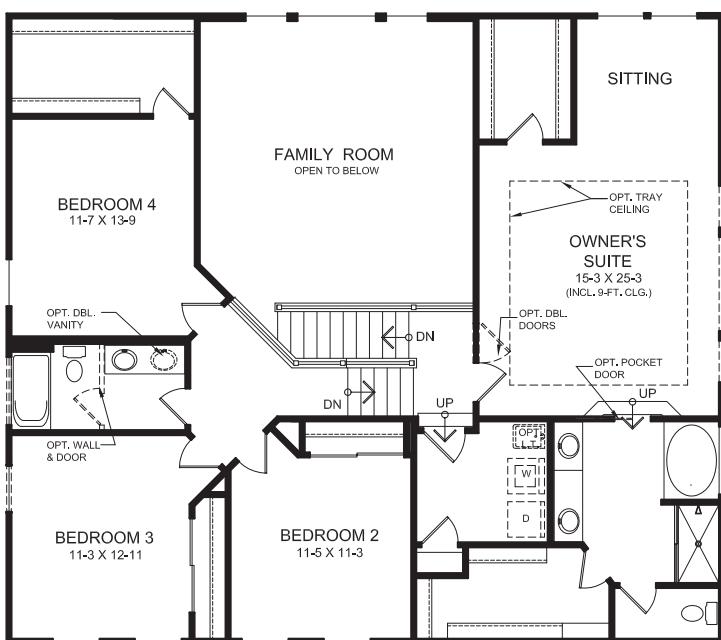
Our Plans Include You

welcome home.

Approximately 3029 sq ft and Up



**MAIN LEVEL DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



**UPPER LEVEL DESIGN**

### **MAIN LEVEL FEATURES**

- Unique Five-Level design
- Two Story Family Room
- Large Kitchen with Pantry & Multi-Height Cabinets
- Living/Dining Room with Optional Study
- Included Family Foyer
- Optional Fireplace
- Included Recreation Room One Level Down from Family Room
- Optional 4 ft Expanded Morning Room

### **OWNER'S LEVEL FEATURES**

- Owner's Retreat Located on its Own Private Level with Sitting Room & Dual Walk-In Closets
- Spacious Owner's Bath with Separate Shower & Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile & Platform Tub

### **UPPER LEVEL FEATURES**

- Three Additional Bedrooms
- Dynamic Views of Family Room Below
- Optional Divided Hall Bath
- Optional Third Full Bath



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Our Plans Include You

welcome home.

Approximately 2212 sq ft and Up



**AMERICAN HERITAGE**  
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

*designed by:* 



**AMERICAN CLASSIC**  
(WITH OPTIONAL BRICK WING WALL)

*designed by:* 



**COASTAL CLASSIC**  
(WITH OPTIONAL STONE VENEER  
& WOOD TRELLIS WING WALL)

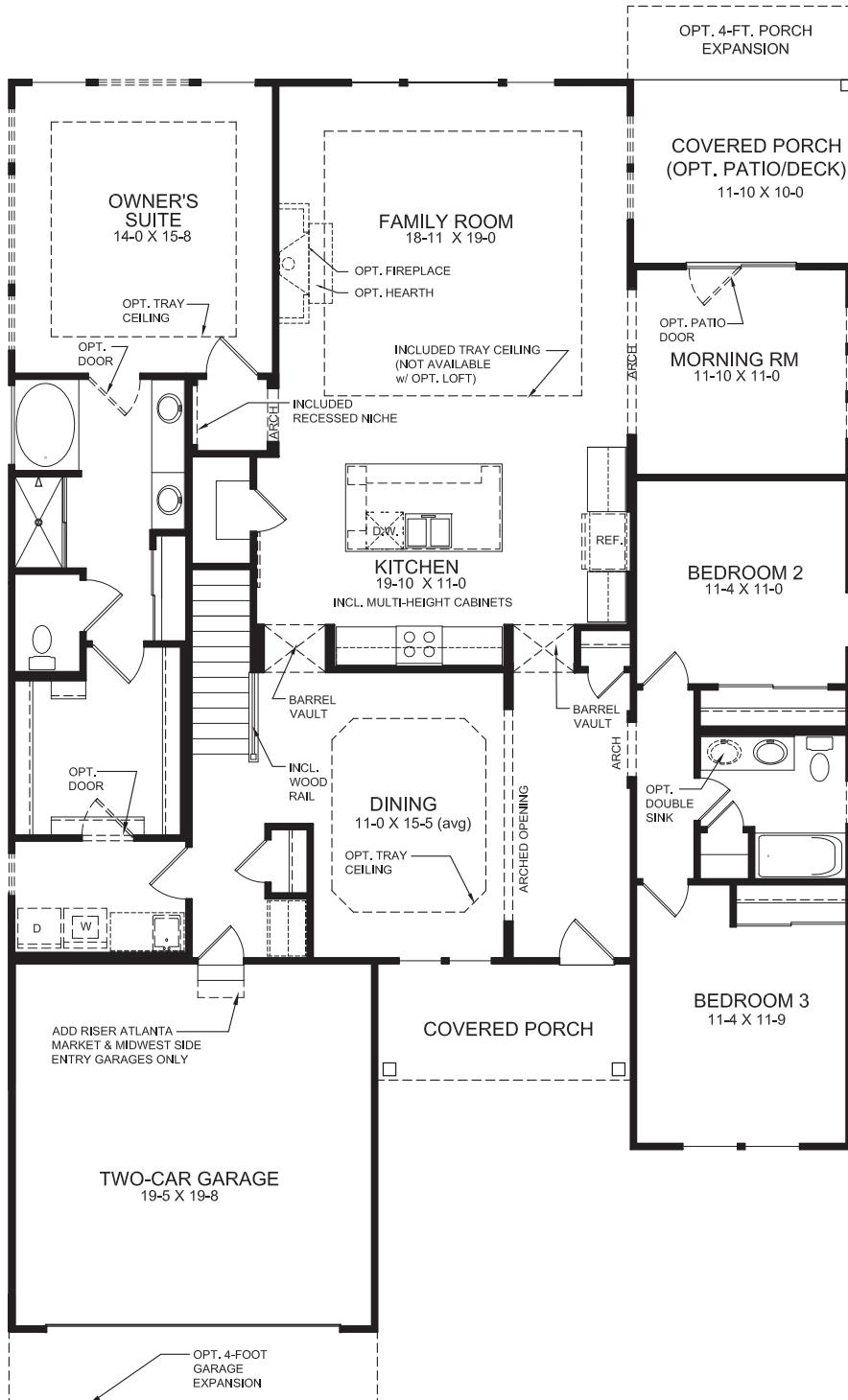
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Our Plans Include You

welcome home.

Approximately 2212 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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Our Plans Include You

**PLAN FEATURES**

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch with Optional Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level
- Optional Powder Room

welcome home.

Approximately 2851 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL CURVED BRICK WING WALL  
& SIDE ENTRY GARAGE)

designed by: 



**PACIFIC CRAFTSMAN**  
(WITH OPTIONAL STONE VENEER  
& WOOD TRELLIS WING WALL)

designed by: 



**NANTUCKET RETREAT**  
(WITH OPTIONAL BRICK VENEER  
& WOOD TRELLIS WING WALL)

designed by: 



**VILLA TOSCANO**  
(WITH OPTIONAL STONE & BRICK  
VENEER & STONE WING WALL)

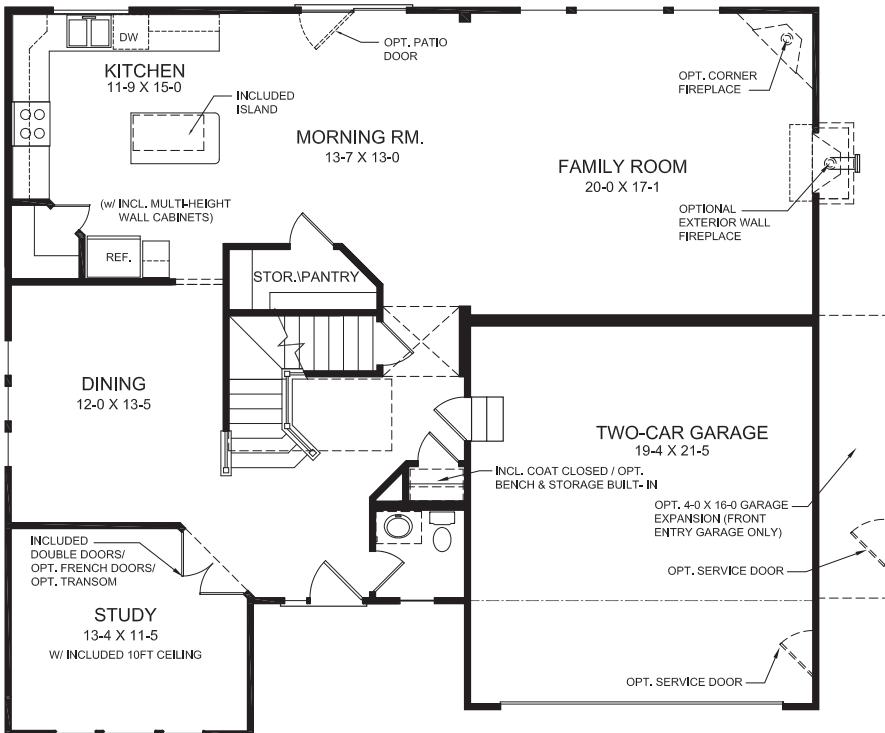
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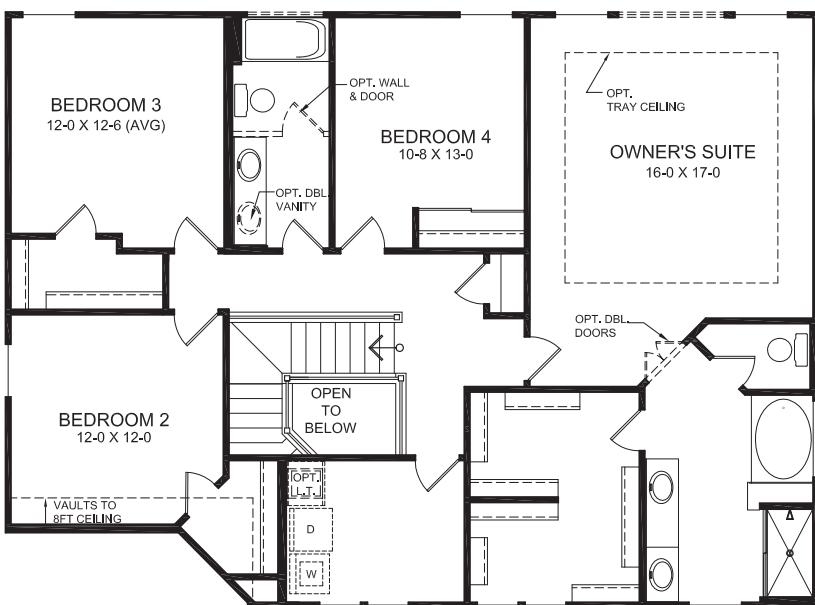
Our Plans Include You

welcome home.

Approximately 2851 sq ft and Up



## FIRST FLOOR DESIGN (INCLUDES 9 FT. FIRST FLOOR CEILING HEIGHT)



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Study with Included 10 ft Ceiling Height
- Large Family Room Open to Kitchen/Morning Room
- Kitchen Features Included Island, Optional Furniture Island & Walk-In Pantry
- Alternate First Floor Design with Separate Living/Dining Rooms
- Alternate First Floor Design with Open Kitchen Design & Hearth Room
- Optional First Floor Guest Suite
- Oversized Coat/Storage Closet
- Optional Bay Window in Morning Room

### SECOND FLOOR FEATURES

- Generous Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Walk-in Closets in all Four Bedrooms
- Optional Divided Hall Bath
- Convenient and Spacious Second Floor Laundry
- Optional Third Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

welcome home.

Approximately 2934 sq ft and Up



**STRATFORD TUDOR**  
(WITH OPTIONAL DORMER & OPTIONAL CURVED BRICK WING WALL)

designed by: 



**CASA BELLA**  
(WITH OPTIONAL BRICK WALL  
EXTENSION WITH ARCHED OPENING)

designed by: 



**WESTERN CRAFTSMAN**  
(WITH OPTIONAL WOOD TRELLIS WING  
WALL WITH STONE VENEER BASE)

designed by: 



**NANTUCKET RETREAT**  
(WITH OPTIONAL BRICK WING WALL)

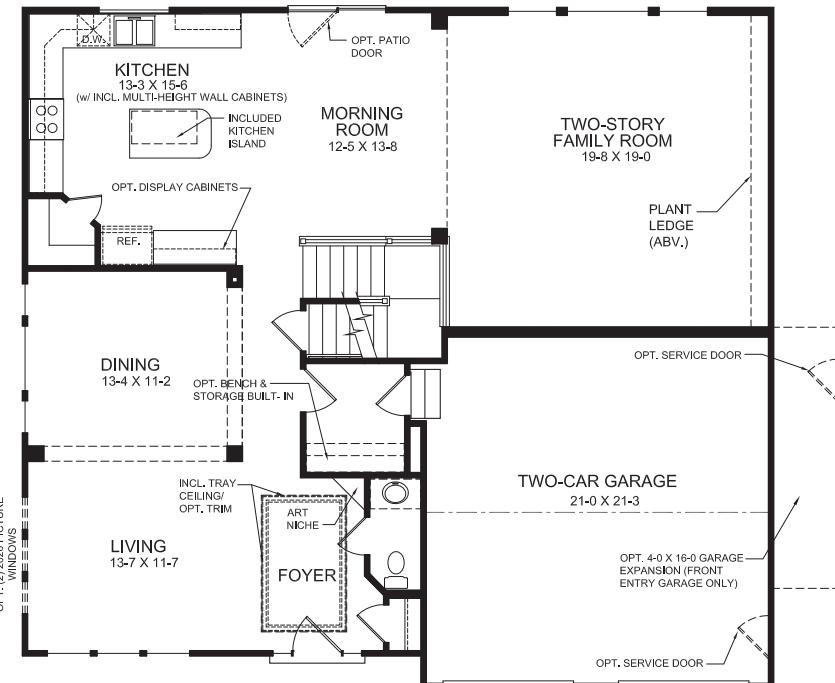
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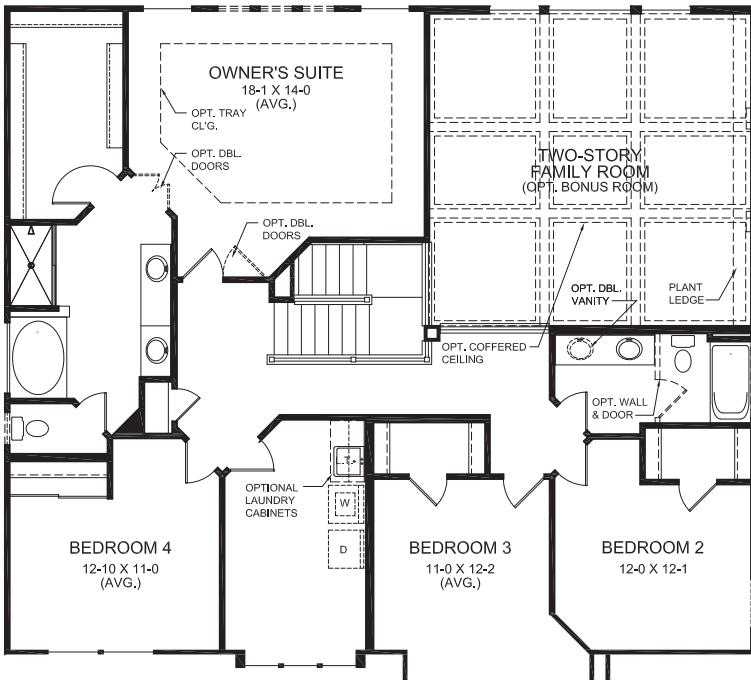
welcome home.

Approximately 2934 sq ft and Up



## FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



## SECOND FLOOR DESIGN

### **FIRST FLOOR FEATURES**

- Open Living/Dining Rooms with Optional Study in lieu of Living Room
- Open Kitchen & Morning Room with Large Corner Pantry and Included Island
- Optional Furniture Island
- Large Two-Story Family Room
- Optional Fireplace
- Included Family Foyer
- Optional Bay Window
- Alternate First Floor Design with Sunroom & Gourmet Kitchen Island
- Optional Coffered Ceiling in Family Room

### **SECOND FLOOR FEATURES**

- Generous Owner's Suite with Included Shower and Garden Tub in the Owner's Bath
- 4 Bedrooms
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Included Second Floor Laundry
- Optional Bonus Room or Guest Suite in lieu of Two-Story Family Room
- Optional Divided Hall Bath
- Optional Third Full Bath



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Our Plans Include You

welcome home.

Approximately 2711 sq ft and Up



**WESTERN CRAFTSMAN**

(WITH OPTIONAL STONE VENEER, WITH OPTIONAL SIDE ENTRY GARAGE, & OPTIONAL WOOD TRELLIS WING WALL)

*designed by:*



**CAMBRIDGE COTTAGE**

(WITH OPTIONAL STONE VENEER)

*designed by:*



**AMERICAN CLASSIC**

(WITH STONE VENEER & WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

*designed by:*



**COASTAL CLASSIC**

(WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

*designed by:*

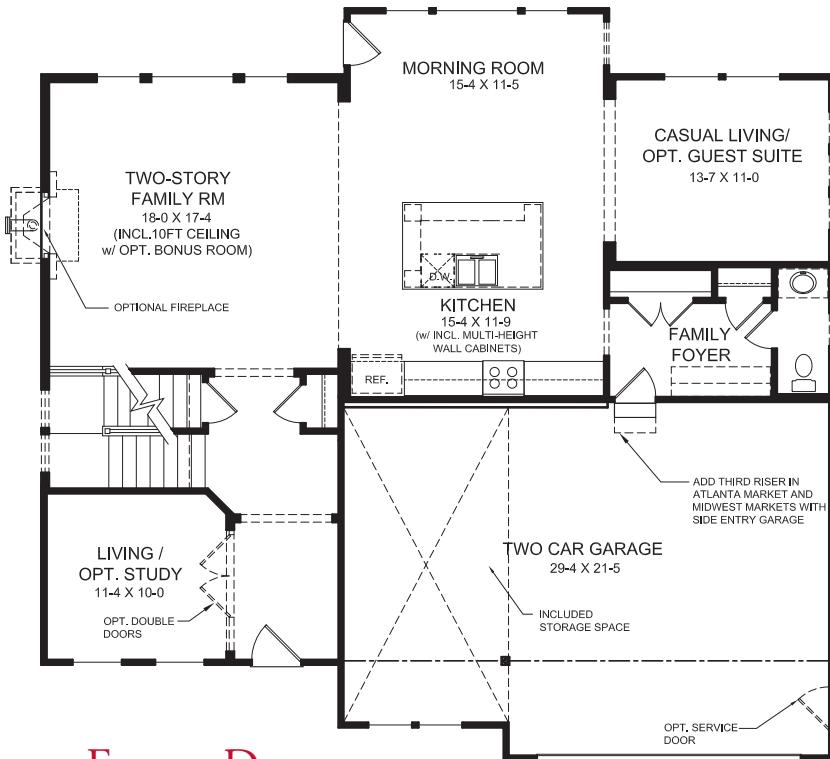


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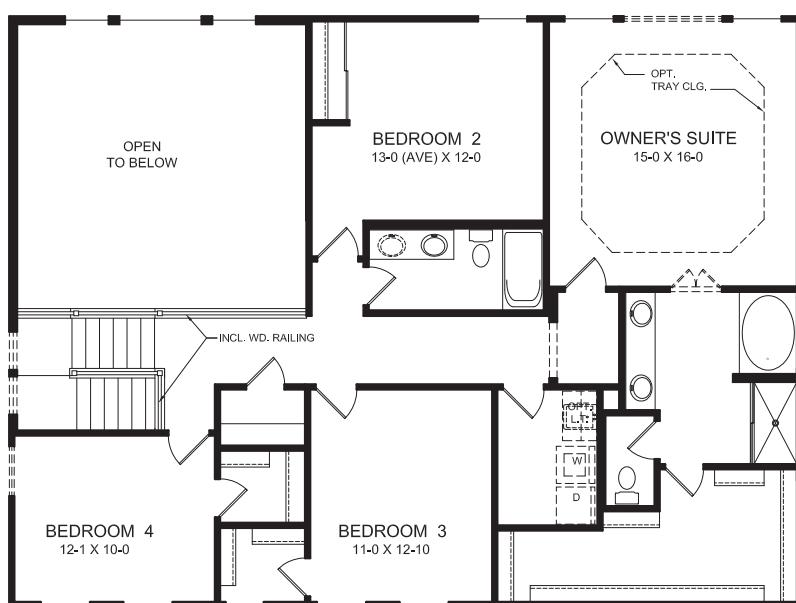
welcome home.

Approximately 2711 sq ft and Up



## FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm/Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet and Optional Built-in Bench & Storage
- Included Over-sized Garage with Large Storage Area

### SECOND FLOOR FEATURES

- Spacious Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Large Owner's Walk-in Closet
- 4 Bedrooms
- Dynamic Views into Family Room from Second Floor Balcony
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional Third Full Bath



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Our Plans Include You

welcome home.

Approximately 2406 sq ft and Up



GRANDE VISTA

designed by: 



CAMBRIDGE COTTAGE



WESTERN CRAFTSMAN



AMERICAN CLASSIC

designed by: 

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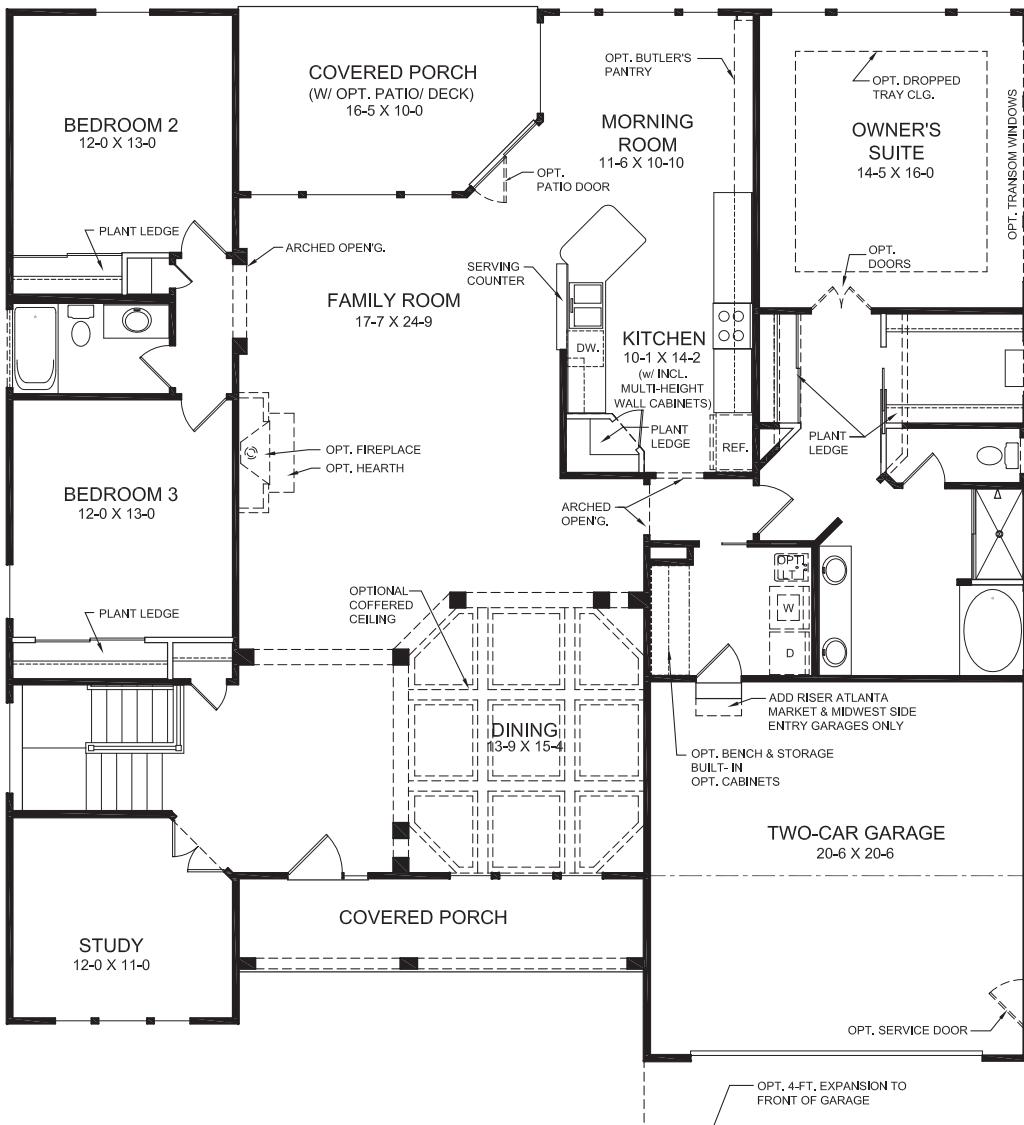
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Our Plans Include You

welcome home.

Approximately 2406 sq ft and Up



### FIRST FLOOR FEATURES

- Included 10 ft First Floor Ceiling Height
- Welcoming Entry Foyer
- Formal Dining Room
- Included Study
- Spacious Family Room with Optional Fireplace/Entertainment Center
- Light Filled Morning Room
- Included Covered Porch Off Kitchen
- Private Owner's Suite
- Owner's Bath Includes Separate Shower and Garden Tub
- Three Bedrooms
- Optional Open Kitchen with Included Island
- Alternate First Floor Design with Expanded Morning Room & Owner's Suite
- Optional Coffered Ceiling in Dining Room
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

### FIRST FLOOR DESIGN (INCLUDES 10 FT FIRST FLOOR CEILING HEIGHT)



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IM 11/20

Our Plans Include You

welcome home.

Approximately 3045 sq ft and Up



**MODERN FARMHOUSE**  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**AMERICAN CLASSIC**  
(WITH BRICK VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**COASTAL CLASSIC**  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by: 



**WESTERN CRAFTSMAN**  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by: 

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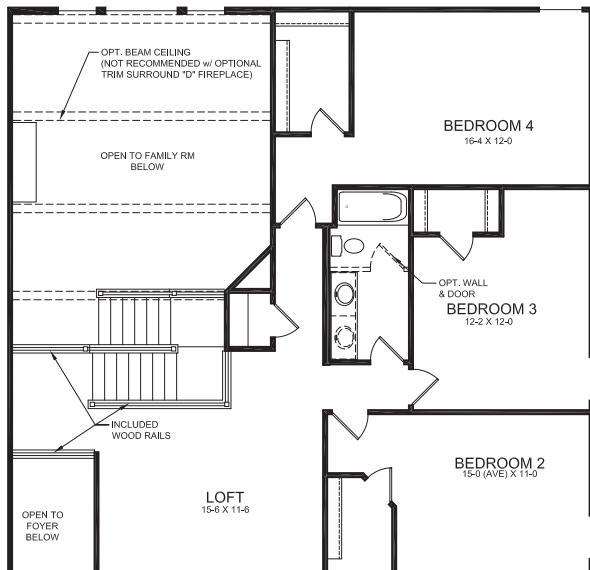
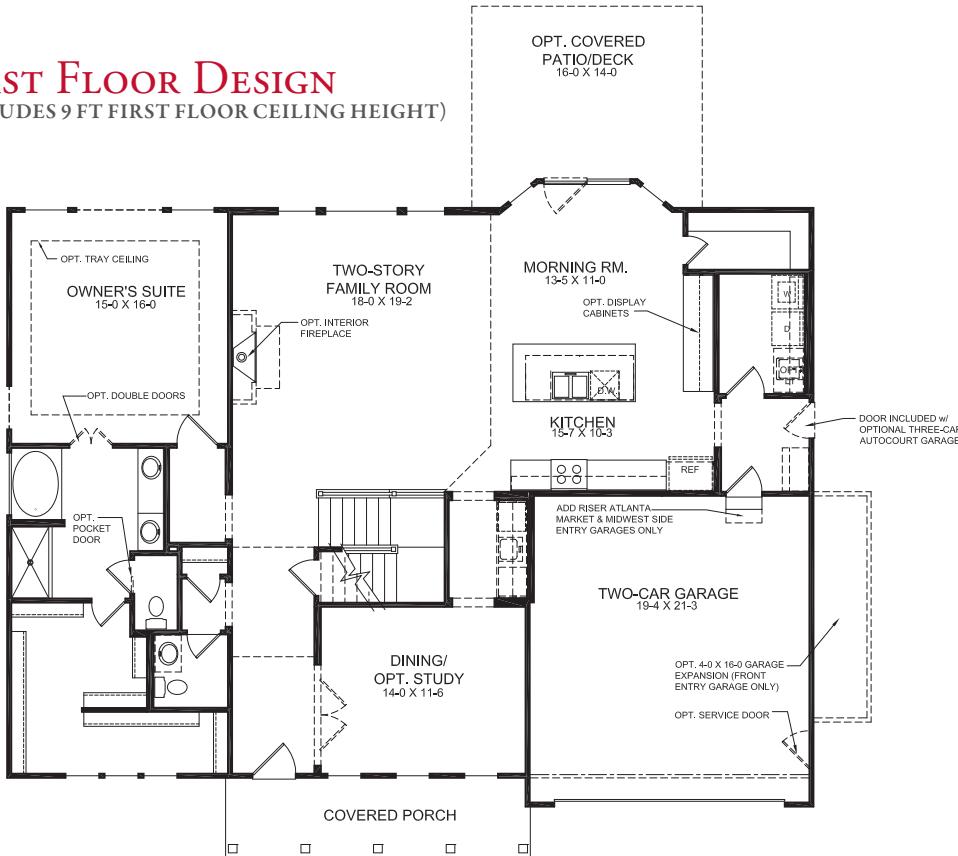
Our Plans Include You

welcome home.

Approximately 3045 sq ft and Up

## FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



## SECOND FLOOR DESIGN

### FIRST FLOOR FEATURES

- Included Two-Story Foyer
- Included First Floor Owner's Suite
- Variety of Owner's Bath Configurations
- Optional Owner's Suite Expansion
- Included Two-story Family Room with Optional Fireplace
- Included Dining Room/Optional Study
- Open Kitchen Design with Large Island with Seating
- Over-sized walk-in Pantry
- Optional Built-in Appliance Kitchen
- Included Morning Room Bay Window
- Convenient First Floor Laundry
- Included Family Foyer with Optional Built-in Bench & Storage
- Alternate First Floor with Expanded Kitchen Island and Light-Filled Morning Room/Hearth Room
- Optional Morning Room/Hearth Room Fireplace
- Alternate First Floor with First Floor Guest Suite with walk-in closet and Private Bath
- Optional Covered Rear Patio/Deck

### SECOND FLOOR FEATURES

- Three Spacious Bedrooms with walk-in Closets
- Open Loft Provides Additional Living Space
- Included Full Bath/ Optional 3rd Full Bath



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Our Plans Include You

welcome home.

Approximately 3343 sq ft and Up



**ENGLISH ELEGANCE**

*designed by:*



**AMERICAN CLASSIC**  
(WITH OPTIONAL DORMERS)

*designed by:*  
*FH*



**WESTERN CRAFTSMAN**

*designed by:*  
*FH*



**GRANDE VISTA**  
(WITH OPTIONAL DORMER)

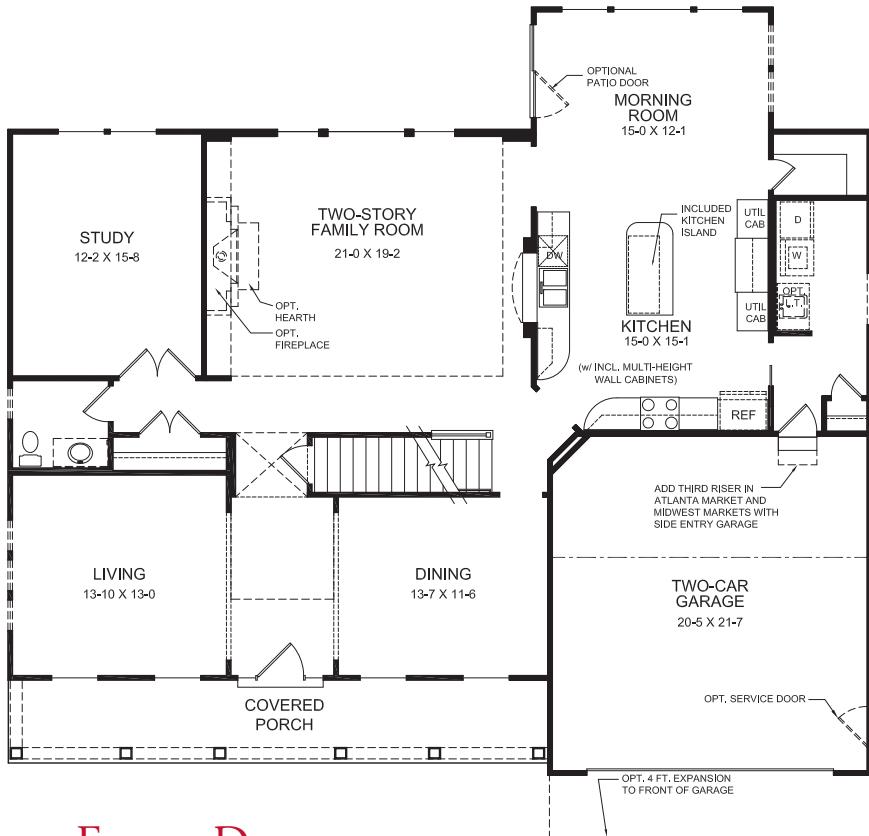
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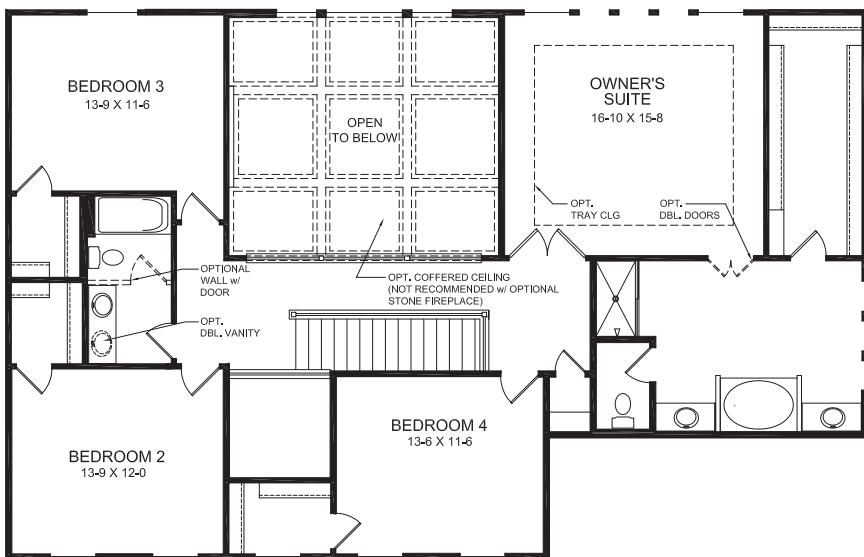
Our Plans Include You

welcome home.

Approximately 3343 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



**SECOND FLOOR DESIGN**

### **FIRST FLOOR FEATURES**

- Soaring Two-Story Entry Foyer & Family Room
- Formal Dining and Living Rooms
- Private First Floor Study
- Spacious Kitchen with Walk-In Pantry and Light Filled Morning Room
- Convenient First Floor Laundry
- Optional Coffered Ceiling in Family Room
- Optional Guest Suite
- Optional Fireplace
- Optional Built-in Appliance Kitchen
- Optional Open Kitchen Design
- Optional Open Stair to Basement

### **SECOND FLOOR FEATURES**

- Owner's Suite with Oversized Walk-In Closet and Optional Light Filled Sitting Area
- Spacious Owner's Bath with Separate Shower, Garden Tub and Split Vanities
- 4 Bedrooms Each with Large Walk-In Closets
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Optional Third Full Bath
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub



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Our Plans Include You

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by: 



AMERICAN CLASSIC  
(WITH OPTIONAL PORCH)



COASTAL CLASSIC



FRENCH MANOR

designed by: 

designed by: 

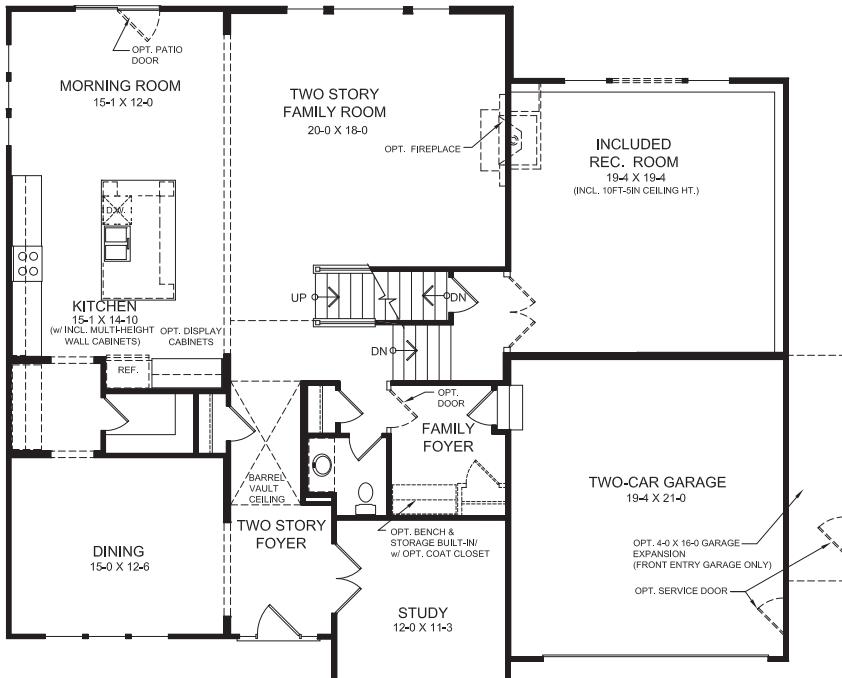
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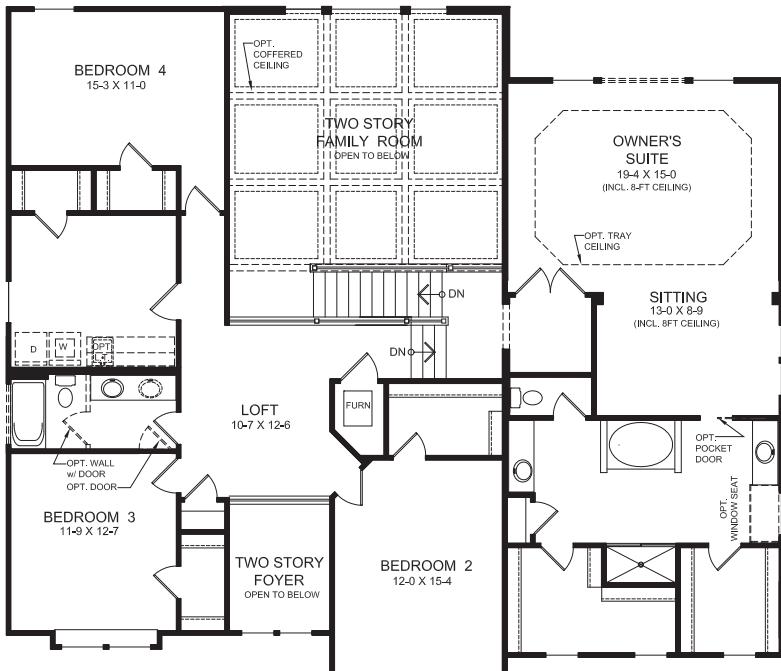
Our Plans Include You

welcome home.

Approximately 4069 sq ft and Up



### MAIN LEVEL DESIGN (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



### UPPER LEVEL DESIGN

### MAIN LEVEL FEATURES

- Unique Five-Level Design
- Two Story Foyer and Family Room
- Large Open Kitchen Design with Walk-in Pantry
- Alternate Kitchen Design
- Optional 4 ft Expanded Morning Room
- Included Family Foyer
- Included Dining Room and Study
- Optional First Floor Laundry
- Included Recreation Room One Level Down from Family Room

### OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Included Sitting Room & Dual Walk-in Closets
- Optional Two-sided Fireplace
- Spacious Owner's Bath with Separate Shower and Tub
- Variety of Owner's Bath Options Including Platform Tub and Oversized Deluxe Shower
- Alternate Owner's Suite Design with Private Sitting Room.

### UPPER LEVEL FEATURES

- Three Additional Bedrooms with Walk-in Closets
- Included Loft Overlooking Foyer and Family Room Below
- Spacious Laundry/Hobby Room with Walk-in Closet
- Included Fifth Bedroom with Optional First Floor Laundry
- Optional Divided Hall Bath
- Optional Third Bath

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Our Plans Include You



## THE PEARSON MASTERPIECE COLLECTION

3529+ SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



Modern Farmhouse



American Classic



Coastal Cottage



English Elegance

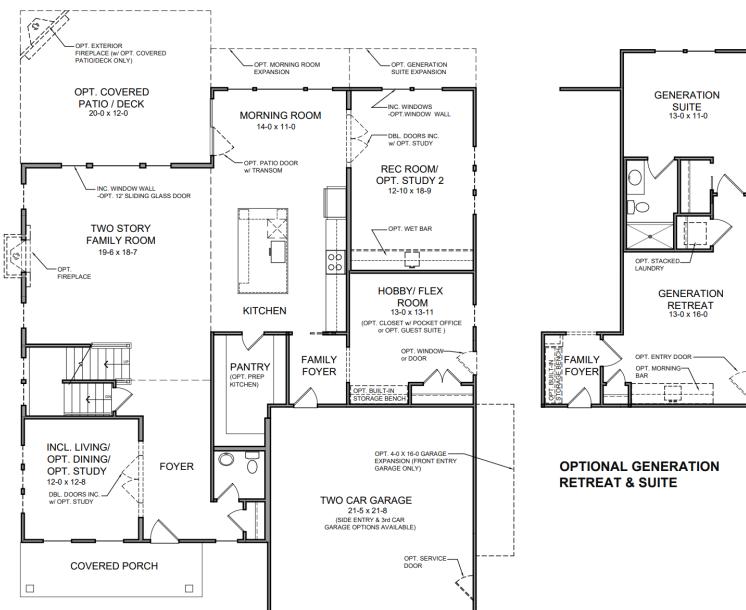
[VIEW FLOORPLANS ON FISCHERHOMES.COM](http://FISCHERHOMES.COM)



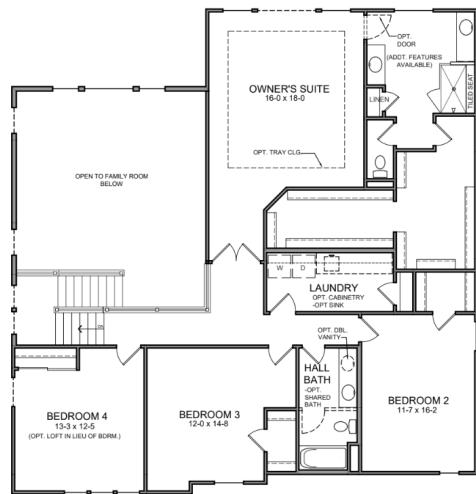
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## Main Level



## Upper Level



### Main Level Features

- Included Two-Story Family Room with Window Wall
- Three First Floor Flex Spaces
- Open Kitchen Design with Large Island with Seating
- Over-sized Walk-in Pantry

### Upper Level Features

- Private Owner's Suite with Expansive Walk-in Closet
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Optins
- Convenient Second Floor Laundry w/ Optional Direct Access from Owner's Walk-in Closet
- Four Large Bedrooms

### Optional Designs

- Two Study Locations
- Pocket Office
- First Floor Guest Suite with Private Bath
- Generation Retreat with Private Bedroom/Bath, Included Living Space, Morning Bar, Private Entry from Exterior
- Built-in Appliance Kitchen
- Prep Kitchen
- Morning Room Expansion
- Outdoor Living Space and Exterior Fireplace
- Divided Hall Bath
- Shared Bath
- Third Full Bath
- Bonus Room in lieu of Two-Story Family Room

**VIEW FLOORPLANS ON FISCHERHOMES.COM**



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## THE HUXLEY MASTERPIECE COLLECTION

3114 SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



**Modern Farmhouse**



**French Manor**



**Coastal Cottage**



**English Elegance**

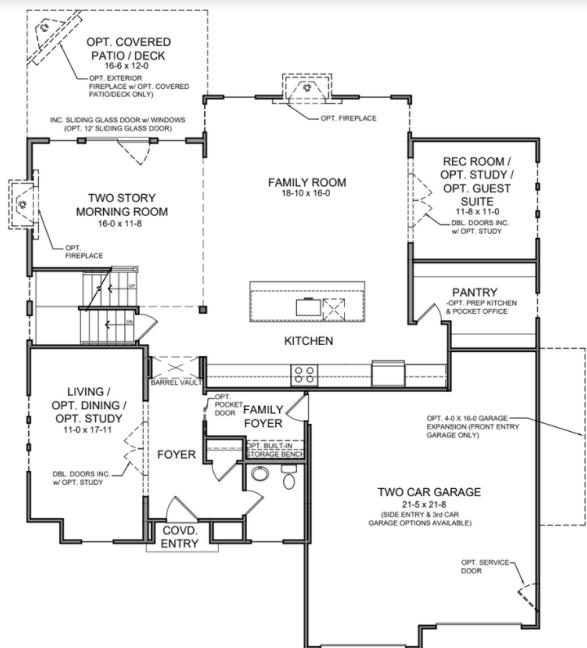
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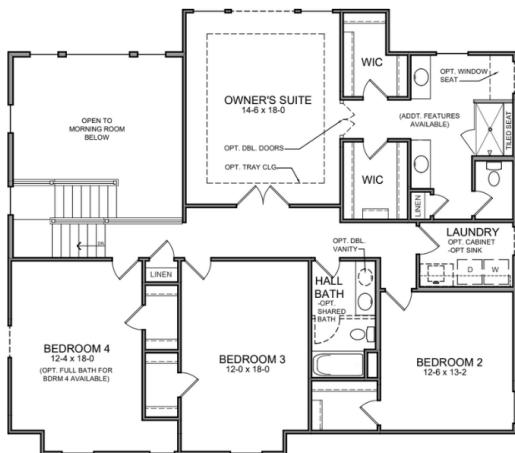
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## Main Level



## Upper Level



### Main Level Features

- Light-filled Two-Story Morning Room
- Open Kitchen Design with Large Island with Seating
- Over-sized Walk-in Pantry
- Two First Floor Flex Spaces

### Upper Level Features

- Large Owner's Suite with Two Walk-in Closets
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Options
- Convenient Second Floor Laundry w/ Optional Direct Access from Owner's Walk-in Closet
- Four Bedrooms, each with Large Walk-in Closets

### Optional Designs

- Built-in Appliance Kitchen
- Prep Kitchen
- Gourmet Prep Kitchen with Sink, Dishwasher, Microwave, Refrigerator and Range
- Pocket Office
- Two Study Locations
- First Floor Guest Suite with Private Bath
- Outdoor Living Space & Exterior Fireplace
- Divided Hall Bath
- Shared Bath
- Third Full Bath

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## THE BECKETT MASTERPIECE COLLECTION

3732+ SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



Photos, Options,  
Virtual Tours  
& More

**Modern Farmhouse**



**American Classic**



**Coastal Cottage**



**English Elegance**

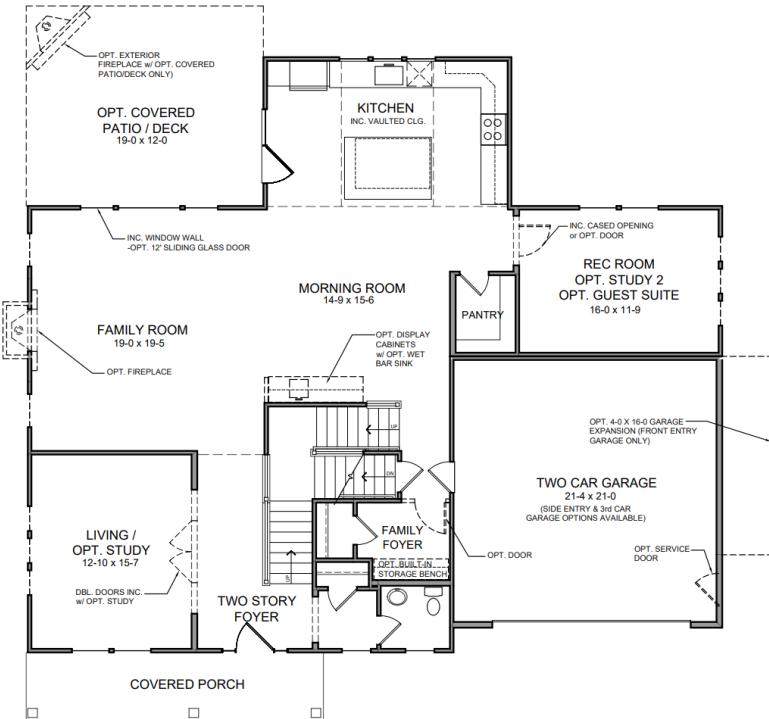
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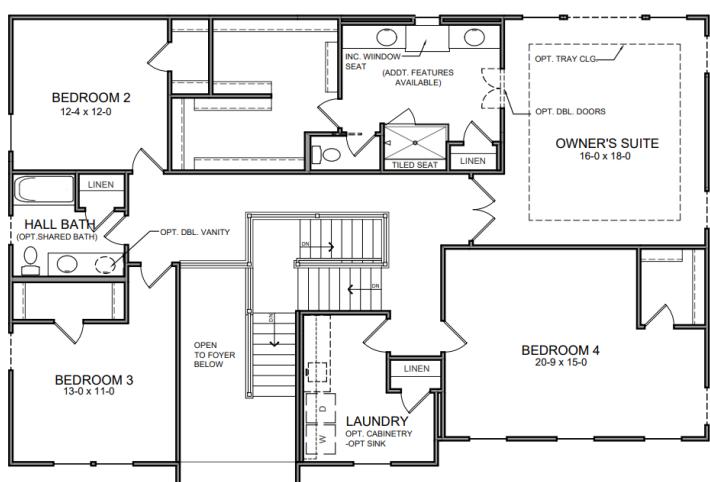
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RVSD  
02/23

## Main Level



## Upper Level



## Main Level Features

- Two-Story Entry
- Included 10ft Ceiling and 8ft doors on First Floor
- Convenient Three-way Stair
- Light-filled kitchen Design with Vaulted Ceiling and Large Island with Seating
- Large Walk-in Pantry
- Spacious Family Room with Included Window Wall and Optional Fireplace
- Two First Floor Flex Spaces

## Upper Level Features

- Private Owner's Suite with Expansive Walk-in Closet
- Spacious Owner's Bath with Split Vanities & Expanded Shower and Free-standing Tub Options
- Convenient Second Floor Laundry
- Four Large Bedrooms, each with Large Walk-In Closets

## Optional Designs

- Built-in Appliance Kitchen
- First Floor Guest Suite with Private Bath
- Morning Room Display Cabinets/Wet Bar
- Outdoor Living Spaces & Exterior or Fireplace
- Shared Bath
- Third Full Bath

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RVSD  
 02/23

welcome home.

Approximately 1501 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

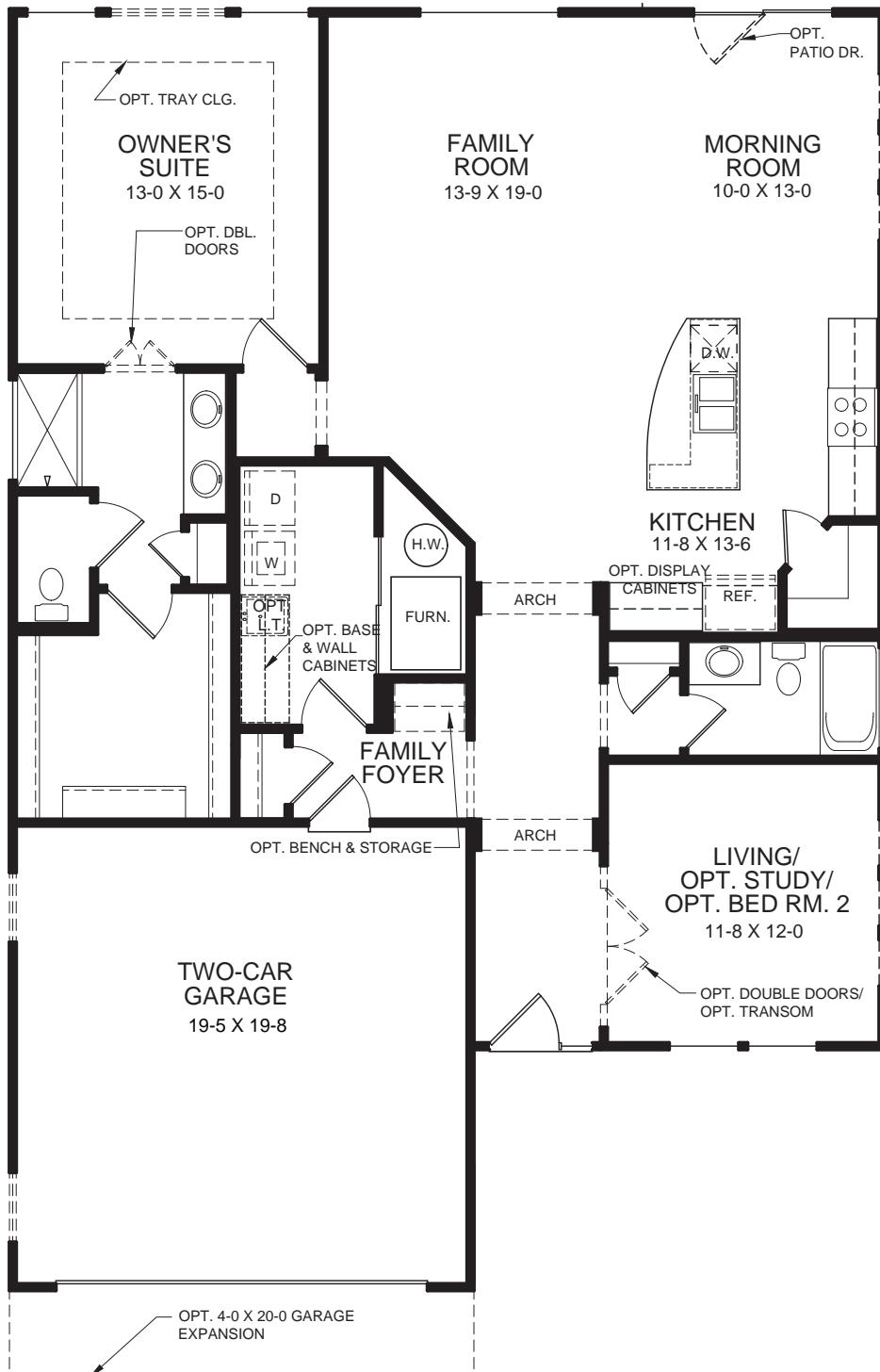
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Our Plans Include You

welcome home.

Approximately 1501 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

**PLAN FEATURES**

- One Bedroom Home with Living/Optional Study/Optional Bedroom #2 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



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Our Plans Include You

welcome home.

Approximately 1683 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

designed by:  
*FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

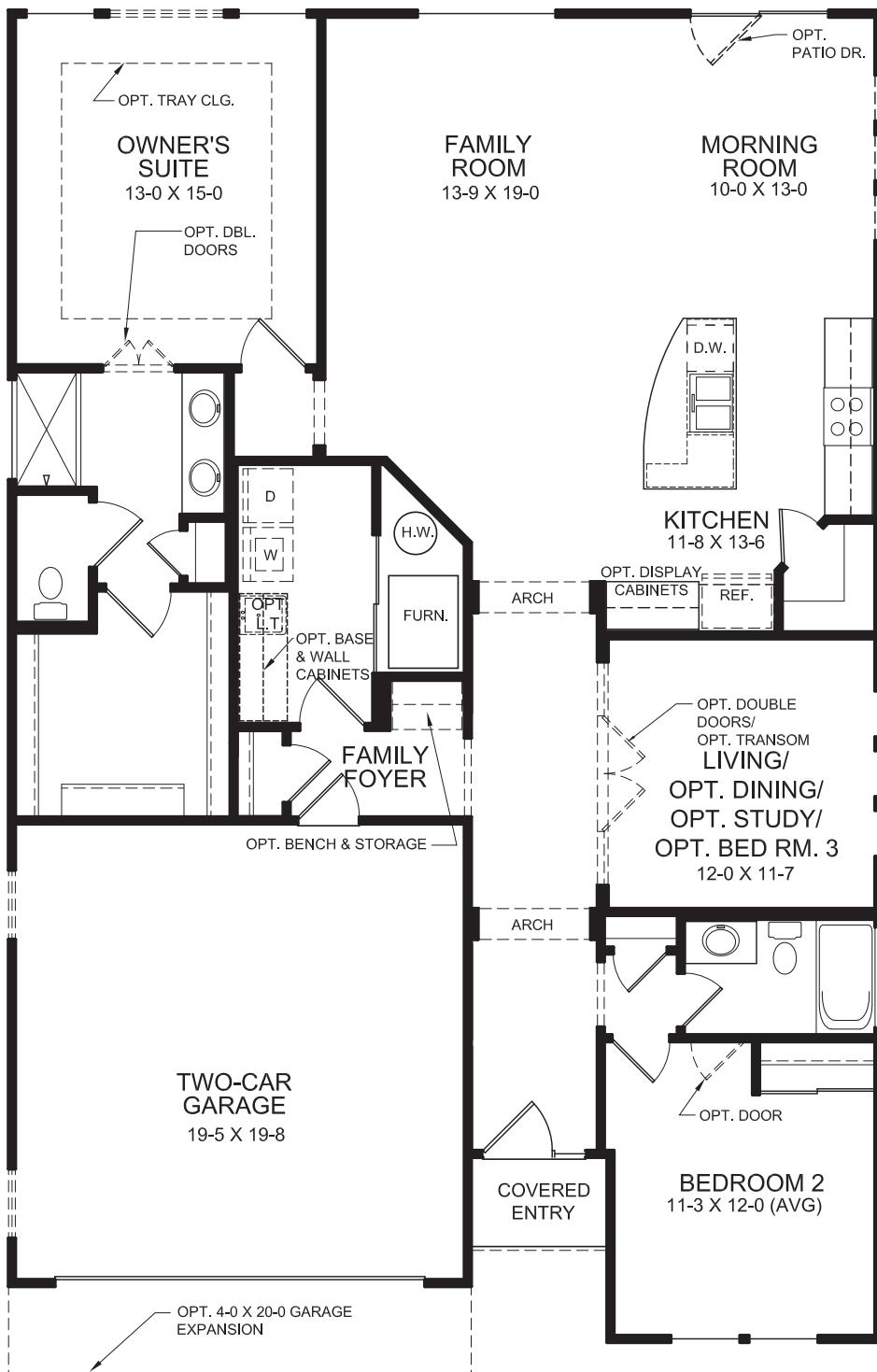
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Our Plans Include You

welcome home.

Approximately 1683 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

**PLAN FEATURES**

- Two Bedroom Home with Living/Dining/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
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Our Plans Include You

welcome home.

Approximately 1720 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

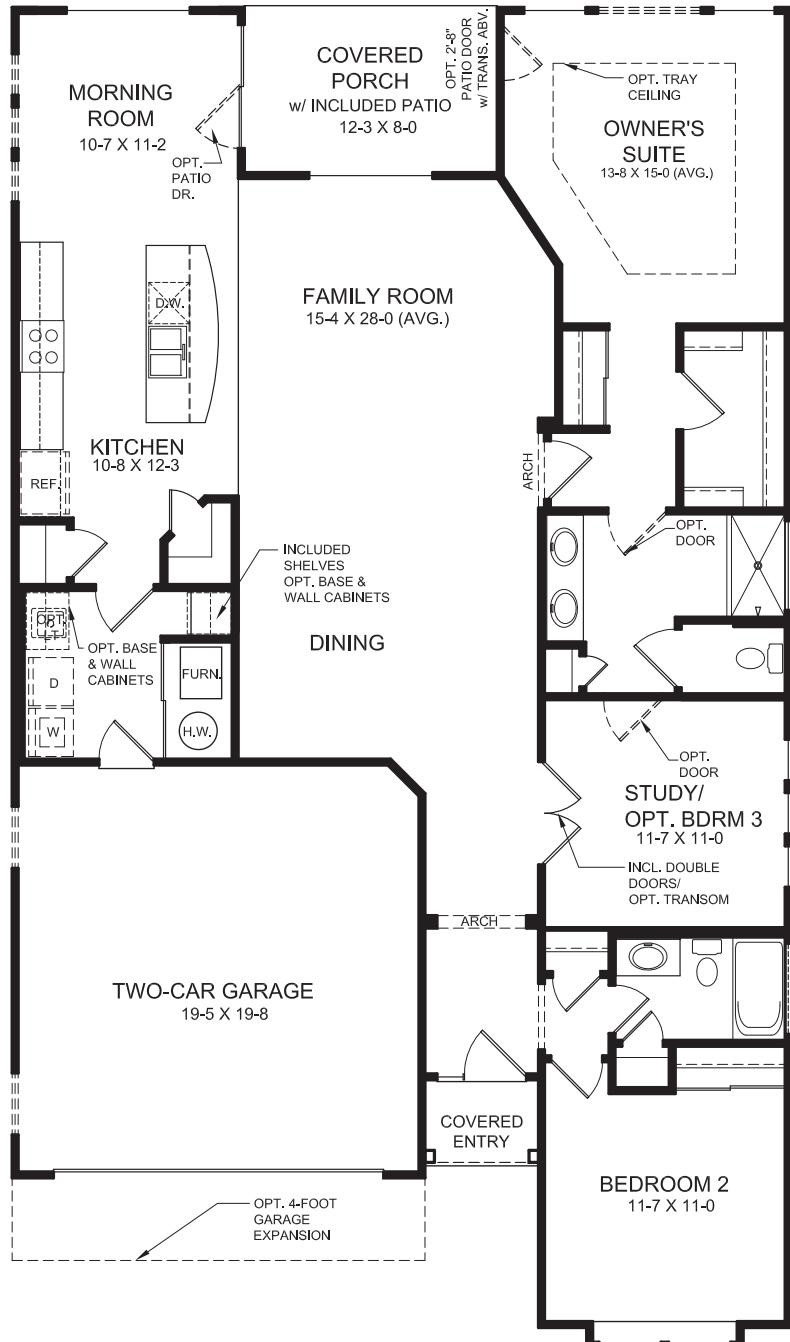
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Our Plans Include You

welcome home.

Approximately 1720 sq ft and Up



### PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Included Casual and Formal Dining Spaces
- Open Kitchen Design with Island Seating and Pantry
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Study/Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

### FIRST FLOOR DESIGN (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



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Our Plans Include You

welcome home.

Approximately 1725 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL BRICK)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL STONE)

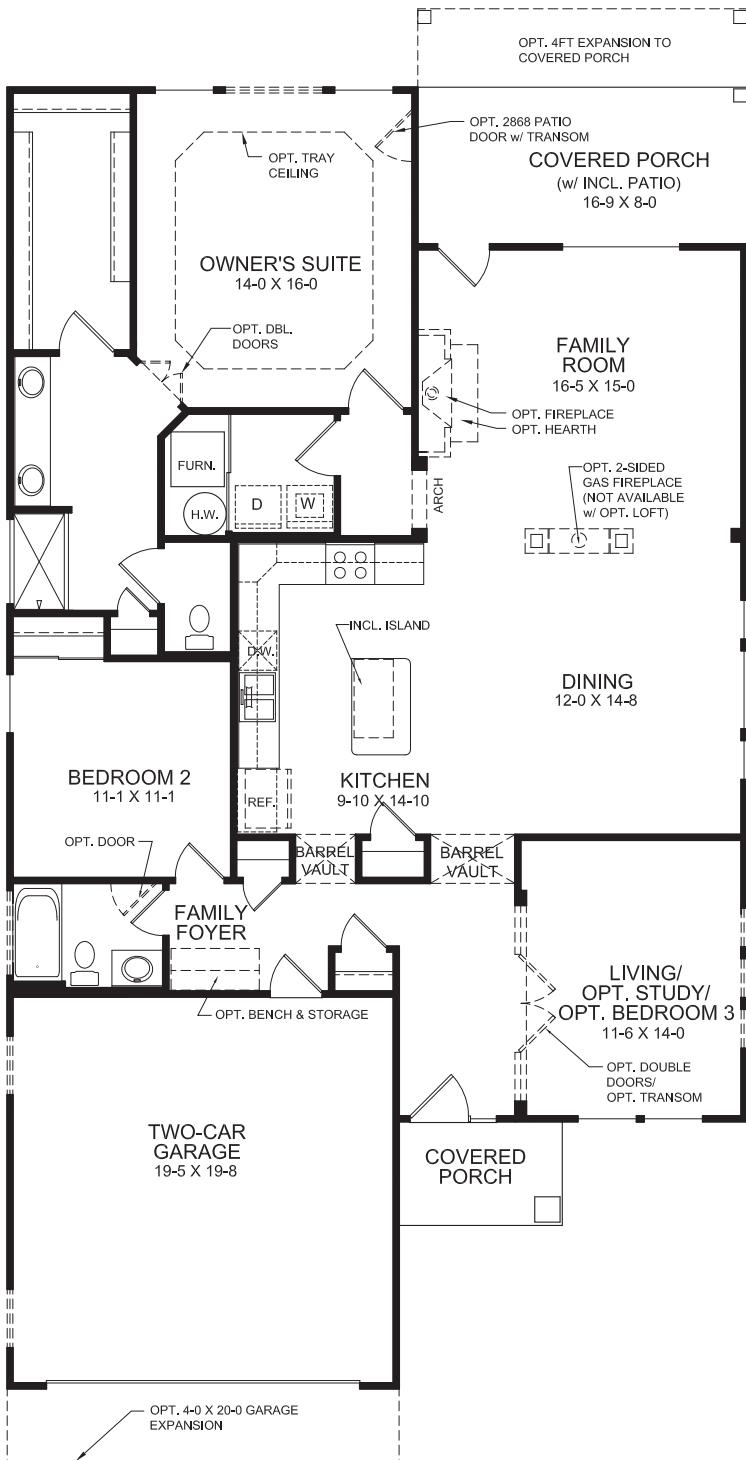
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Our Plans Include You

welcome home.

Approximately 1725 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

**PLAN FEATURES**

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
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Our Plans Include You

welcome home.

Approximately 1856 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL BRICK)

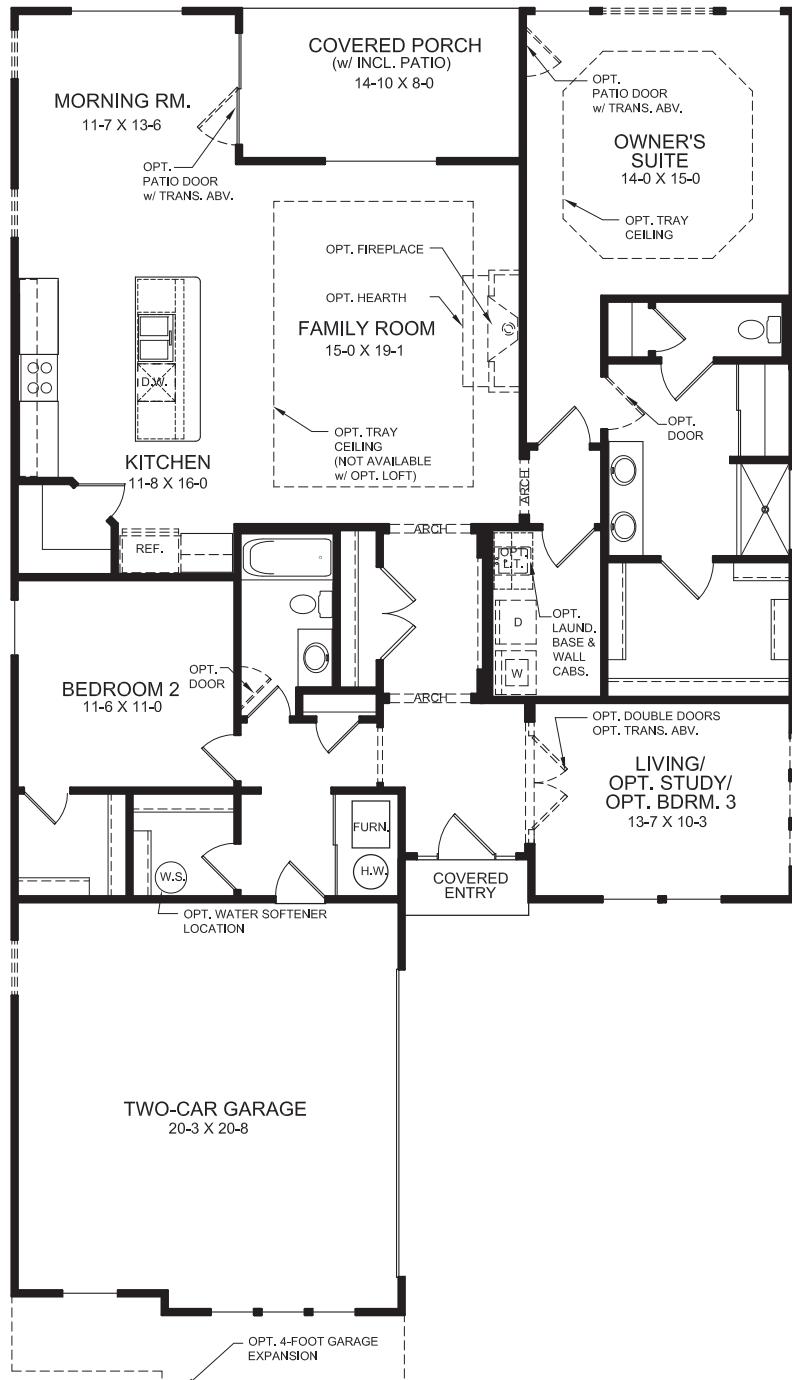
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Our Plans Include You

# welcome home.

Approximately 1856 sq ft and Up



## FIRST FLOOR DESIGN (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

## PLAN FEATURES

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
  - Included 9ft First Floor Ceiling Height
  - Family Foyer with Optional Drop Zone Built-ins
  - Open Kitchen Design with Island Seating and Large Corner Pantry
  - Alternate Semi-enclosed Kitchen Design
  - Optional Built-in Appliance Kitchen
  - Spacious Family Room with Optional Tray Ceiling
  - Private Owner's Suite with Owner's Bath and Large Walk-In Closet
  - Variety of Owner's Bath Design Configurations
  - Included Covered Rear Porch
  - Optional Sunroom
  - Optional 4ft Garage Expansion
  - Optional Loft with Optional Bedroom and Full Bath
  - Optional Basement
  - Optional Finished Lower Level with Optional Basement



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## Our Plans Include You

welcome home.

Approximately 1966 sq ft and Up



**AMERICAN CLASSIC**  
(WITH OPTIONAL STONE)

*designed by:* *FH*



**COASTAL COTTAGE**  
(WITH OPTIONAL BRICK)

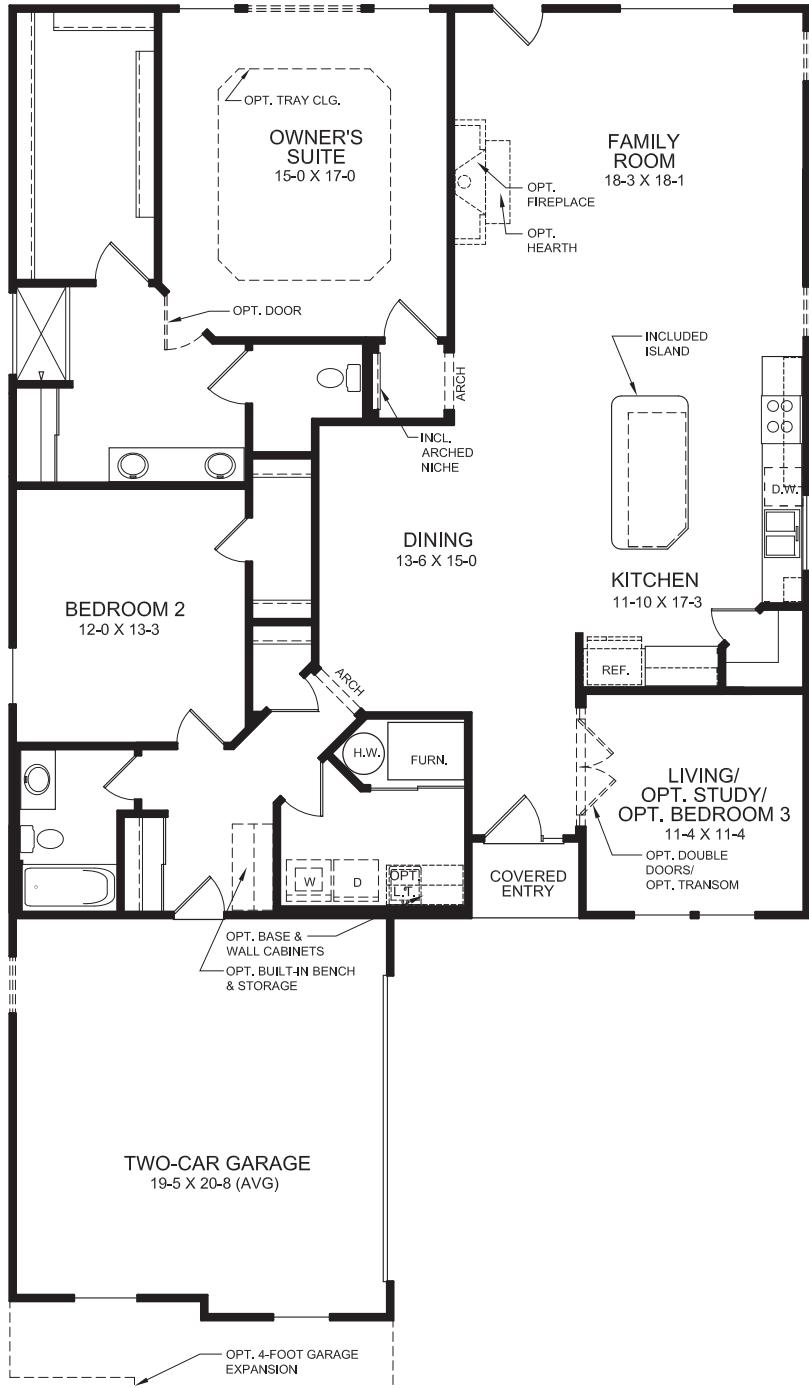
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Our Plans Include You

welcome home.

Approximately 1966 sq ft and Up



**FIRST FLOOR DESIGN**  
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

**PLAN FEATURES**

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Large Kitchen Island with Seating and Corner Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/Deck
- Optional Sunroom
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Our Plans Include You

welcome home.

Approximately 2091 sq ft and Up



ENGLISH ELEGANCE

*designed by:* *FH*



FRENCH MANOR  
(WITH OPTIONAL STONE & BRICK)

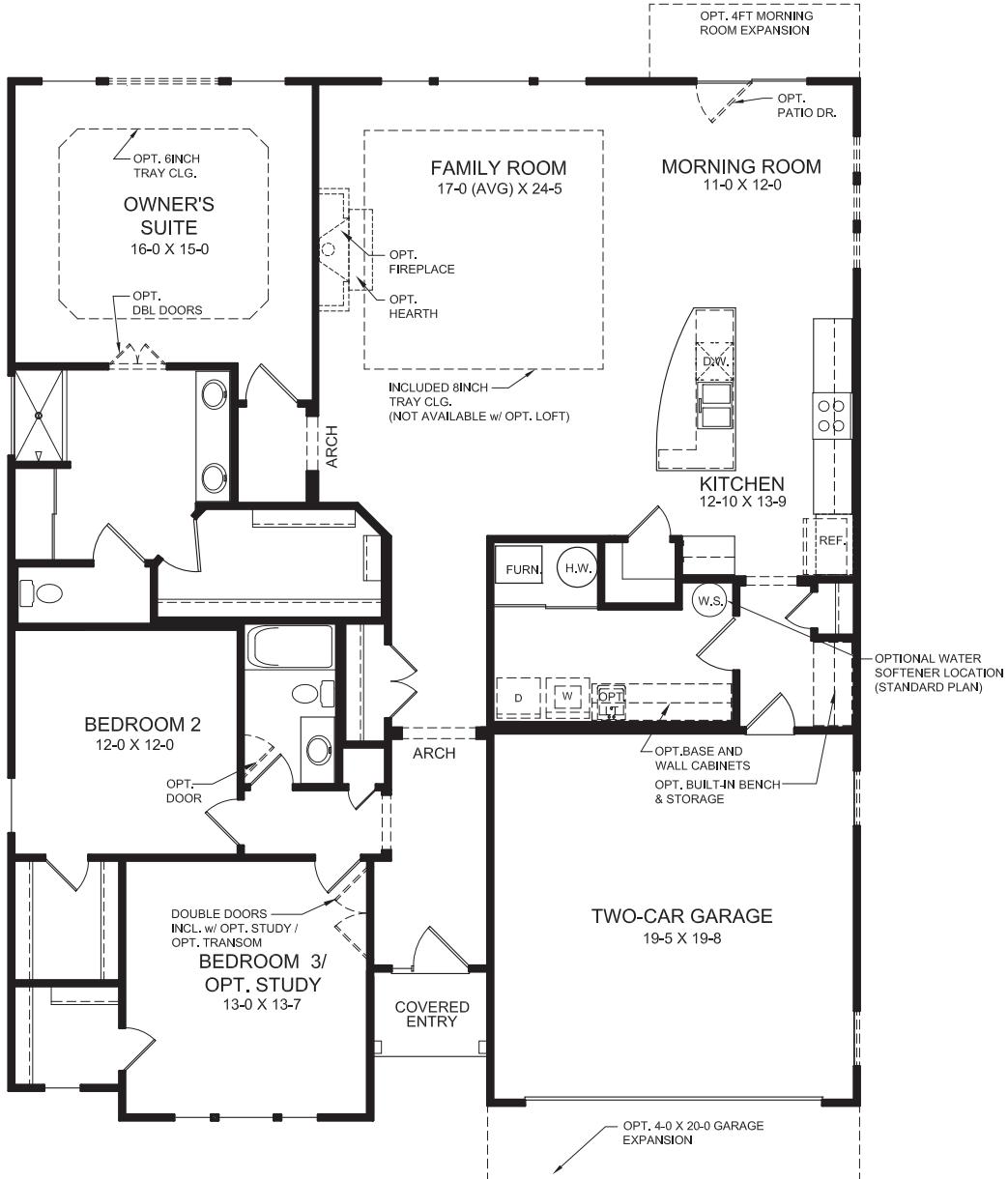
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Our Plans Include You

welcome home.

Approximately 2091 sq ft and Up



### PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/Deck
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

### FIRST FLOOR DESIGN (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



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Our Plans Include You

welcome home.

Approximately 2212 sq ft and Up



**AMERICAN HERITAGE**  
(WITH OPTIONAL STONE & BRICK)

designed by: *FH*



**AMERICAN CLASSIC**

designed by: *FH*



**COASTAL CLASSIC**  
(WITH OPTIONAL STONE)

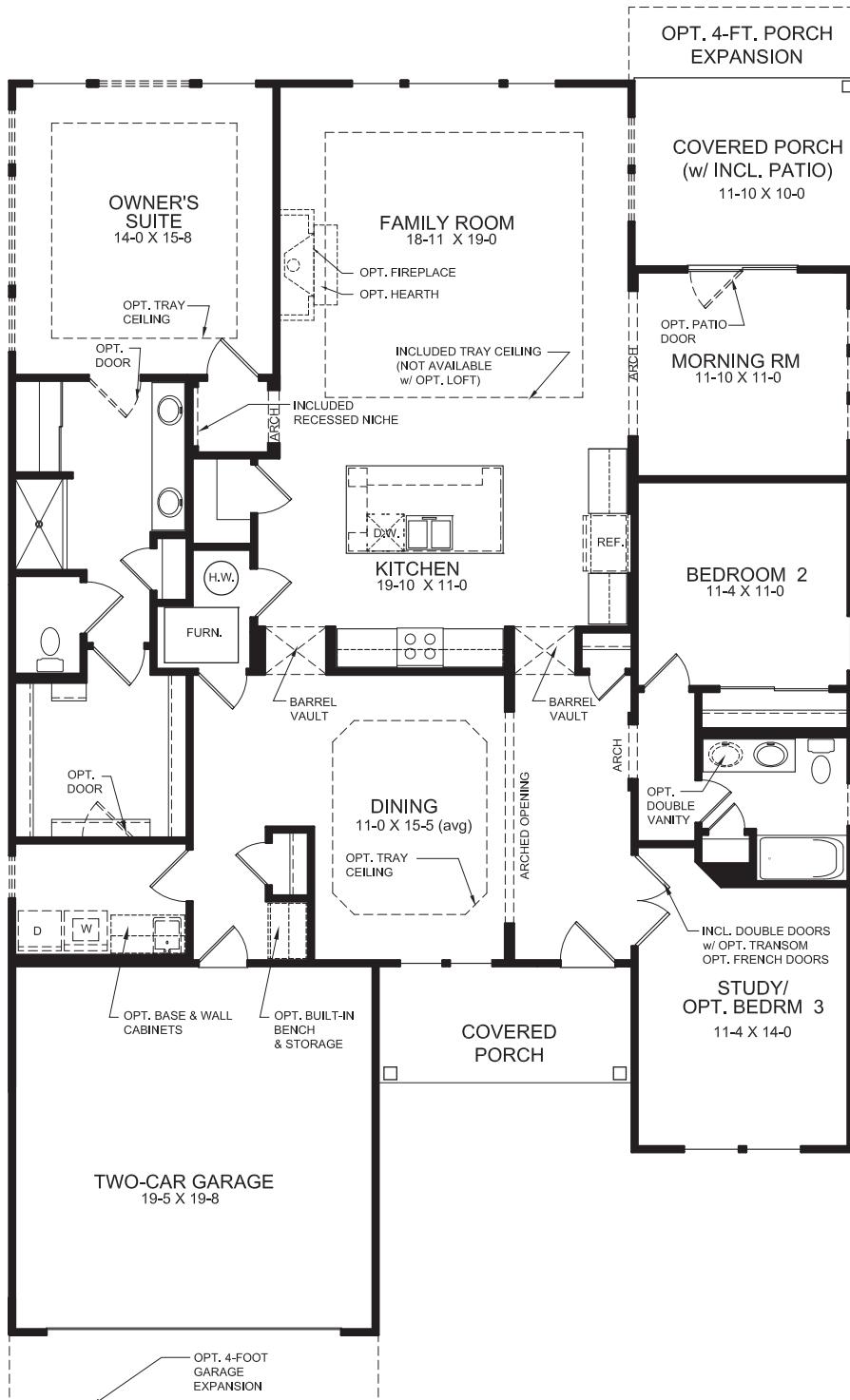
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Our Plans Include You

welcome home.

Approximately 2212 sq ft and Up



## **FIRST FLOOR DESIGN**

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

## PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
  - Included 9ft First Floor Ceiling Height
  - Included Formal Dining Space and Morning Room
  - Optional Tray Ceiling in Family Room and Dining Space
  - Family Foyer with Optional Drop Zone Built-ins
  - Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
  - Optional Built-in Appliance Kitchen
  - Private Owner's Suite with Owner's Bath and Large Walk-In Closet
  - Variety of Owner's Bath Design Configurations
  - Optional Direct Access from Owner's W.I.C. to Laundry
  - Included Covered Rear Porch
  - Optional 4ft Garage Expansion
  - Optional Loft with Optional Bedroom and Full Bath
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RVSD. 03/22  
e IM 02/21

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, April 12, 2023**

**I. Call to Order**

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

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

Staff Present: Dan Boron, City Planner; Chad Dixon, City Engineer; and September Bee, Planning Commission Secretary.

*Mr. Sillies motioned to excuse Mr. Harding. Mr. Thompson seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

**II. Approval of Minutes**

**A. March 08, 2023 Planning Commission Minutes**

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

*Mr. Thompson motioned to approve the March 08, 2023 Planning Commission minutes. Mr. Sillies seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

**III. Agenda Items**

**A. Final Approval**

**Site Plan Review, 25 West Central Avenue (SR 73), River Valley Credit Union, ATM/ITM for new branch office**

**Background**

This agenda item is a request for formal approval of a site plan, based on an application submitted by Berardi+Partners, Columbus, Ohio on behalf of the property owners, River Valley Credit Union, to allow the construction of a ATM/ITM, or automatic teller machine/interactive teller machine, building at 25 West Central Avenue (SR 73). The site is currently occupied by a River Valley Credit Union branch office that includes an attached drive through. This proposal was discussed at the March 8th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda item for formal approval. To recap that discussion, River Valley Credit Union proposes to (1) construct of a new stand-alone drive-through ATM/ITM building to maintain operation on the property during redevelopment, (2)

demolish the existing branch building, and (3) construct a new 2,490-square foot branch location as indicated in the submitted materials. Representatives for River Valley Credit Union, Berardi+Partners, have indicated they intend to seek approval on the new branch office building, and associated site plan for the entire site's redeveloped, at a future meeting.

The subject property is located at the southwest corner of West Central Avenue (SR 73) and Florence Drive. Access is provided to the site from both streets in the existing and proposed plans, however the number of curb cuts on the Florence Drive frontage has been significantly revised in the proposed site plan.

The subject property is zoned UVD, Urban Village District. While the applicant has been advised that the proposed use is permitted, the redevelopment of the site and any other in the UVD will need to comply with the design and development standards of the UVD in addition to the standard site plan review requirements.

Existing land uses include to the east include a vacant City-owned parcel at the southwest corner of South Main Street (SR 741) and West Central Avenue (SR 73), and a multi-tenant building located at 20 South Main Street. To the south is the former site of Jonathan Wright Elementary School, to the west is Republic Mortgage at 55 West Central Avenue, and to the north on the north side of West Central Avenue (SR 73) is the developing Wright Station mixed-use area.

Existing zoning in the vicinity of the subject property is UVD to the east, west, and north, and R-2, Low-Density Residential District, on the former site of Jonathan Wright Elementary School.

### **Staff Recommendations**

City staff recommends approval of the site plan for the proposed ATM/ITM for River Valley Credit Union, 25 West Central Avenue, with the following comments:

1. Approval is conditioned on the redevelopment of the remainder of the site for a new branch office as soon as practicable through the City of Springboro's site plan review process.
2. Verify material match between proposed ATM/ITM building and new branch location (to be reviewed separately).
3. Extend curb and gutter to south property line, with storm sewer and add public concrete sidewalk the entire length. Create a concrete apron section for the curb cuts to include sidewalk. Dedicate additional right-of-way to include the curb and gutter section and sidewalk.
4. Provide proposed water lateral and sewer lateral details.
5. Other engineering comments reserved until the submission of engineered design drawings.
6. Provide pre- and post-impervious area to verify the need for storm water detention.
7. Tie down location of ATM/ITM. Move the structure at least 10 feet away from existing storm sewer.
8. Add directional arrow pavement marking for drive thru aisles.
9. Please see comments from March 8th Planning Commission regarding the overall site plan for the new branch office.

### **Discussion:**

Mr. Josh Howell of Berardi+Partners was present to discuss River Valley Credit Union's application for a new ATM/ITM.

Ms. Iverson deferred to Mr. Boron to make any summation needed before staff comments are addressed.

Mr. Boron said this item was reviewed on a preliminary basis at the March 8, 2023 Planning Commission meeting. The applicant wanted to bring the ATM/ITM portion of the plan to this meeting to move forward with

this portion of the project. More time is needed to develop the entire site plan, to be considered at a future meeting. One condition of approval is the demolition of the existing building and the installation of a new facility, otherwise this would be considered an accessory use which is not permitted without a primary principal use, the credit union.

Ms. Iverson asked Mr. Howell if he had any additional comments.

Mr. Howell stated that the applicant is planning to come back to the Planning Commission next month with the remainder of the site plans. He had no questions about the staff comments.

Ms. Iverson asked if Planning Commission members had any questions or comments.

Mr. Leedy asked if the new ATM/ITM will be in the same location as the existing structure.

Mr. Boron replied that where the ATM/ITM is located will enable River Valley Credit Union to continue to serve its customers while the existing branch office is demolished and reconstructed. The ATM/ITM is to the south of the branch office.

Mr. Sillies asked if the commission will be voting on just the ATM/ITM or the entire demolition plan.

Mr. Boron said that the vote would be just for the ATM/ITM. Demolition plans have not been included up to this point.

Ms. Iverson asked for any further questions or comments.

There were no questions or comments.

Ms. Iverson called for guest comments for this item. There were none.

Ms. Iverson called for a motion Final Approval, Site Plan Review, 25 West Central Avenue (SR 73), River Valley Credit Union, ATM/ITM for new branch office.

*Mr. Thompson motioned to approve. Mr. Sillies seconded the motion.*

Ms. Iverson called for discussion.

Ms. Iverson called for roll call.

**Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes, Thompson, yes (6-0)**

Ms. Iverson said that the motion is approved unanimously.

Ms. Iverson stated that for the last item on the agenda, Planning Commission would move to the conference table, as the next item on the agenda does not require a vote.

## B. Preliminary Review

### **Rezoning, 7878 & 7914 Sharts Road, Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low-Density Residential District**

#### **Background Information**

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting the rezoning of approximately 42.08 acres of land located at 7878 and 7914 Sharts Road from Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low Density Residential District. The property is currently vacant.

The subject property is currently located in Franklin Township. Franklin Township and the City of Springboro entered into an annexation agreement in October 2022 regarding this property. A petition to annex the property into the City was filed by the property owners with the Warren County Commissioners earlier this year. Annexation is expected to be completed later this year. Concurrent to the annexation process, the property owner is seeking rezoning so that future development may be reviewed under City zoning regulations.

The R-2 District allows for the development of moderate density residential areas in the community. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions. Permitted uses include single-family detached residential dwellings as well as places of worship, schools, public recreation areas, cultural/municipal/public uses, essential services and utilities, bed and breakfasts, golf courses, farmer's markets/roadside stands, home occupations, and accessory uses and buildings to permitted uses listed above. Residential development up to four (4) dwelling units per acre may occur on lots no smaller than 9,000 square feet in the R-2 District. Commercial and industrial development would be prohibited under the proposed rezoning.

While the applicant at this time is only seeking rezoning approval concurrent to the completion of the annexation process, they have completed preliminary work on a plan for the site proposed to be the 76-lot Cedar Creek Reserve subdivision. As is pertains to Planning Commission, the subdivision will be reviewed by City staff and the Planning Commission under the City's Subdivision Regulations as have other conventionally-zoned subdivisions in the past few years: Sawgrass Pointe on West Factory Road, Clearcreek Reserve West on Red Lion-Five Points Road, and the Wade-Wray portion of the Wadestone subdivision on West Factory Road approved earlier this year. That will occur after the rezoning process is complete. Unlike with PUD, Planned Unit Development, subdivisions, lots in R-2 District and other conventional subdivisions are regulated by the design and development standards (lot sizes, setbacks, and building heights) of the zoning district.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin

Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

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. As this property was not within the City boundaries at the time of the plan's adoption, there are no recommendations as it pertains to this rezoning request.

Following preliminary review of the rezoning request, the Planning Commission may permit this item to be placed on a future agenda for formal approval. That would be in the form of a recommendation to City Council to rezone the property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property the week of April 3rd. 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**

No comments at this time.

### **Discussion:**

Mr. Rodney Morris, Associate Construction, was present to discuss Associate Construction's application for rezoning.

Ms. Iverson said that this review is for the Rezoning, Preliminary Review, 7878 & 7914 Sharts Road, Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low-Density Residential District.

Ms. Iverson asked Mr. Boron for a summation of the application from Associate Construction.

Mr. Boron showed an aerial photograph of the applicant's site. He stated that a letter had been sent out to all property owners within 300 feet of the site, notifying them of the proceedings at the meeting tonight. There are two parcels on the site, which is not currently within the City of Springboro but is subject to an annexation agreement with Franklin Township. He summarized the property boundaries both within Franklin Township and the City of Springboro, which is approximately 42.08 acres.

Mr. Boron said that City Council entered into an agreement with Franklin Township in October, 2022. It is now going through the process of annexation. The earliest it may become City property is mid-July. This rezoning review cannot be finalized until the annexation is concluded.

Mr. Pearson asked about what would happen if the rezoning is approved but the annexation does not occur.

Mr. Boron stated that Planning Commission is meeting to decide if final approval would be in order but it cannot be voted on for final approval until the annexation is complete. Final approval can occur after or concurrent with the annexation being finalized. Planning Commission can make a recommendation for final approval of the rezoning but City Council has to approve that recommendation.

Mr. Thompson asked what prompted the annexation of this property.

Mr. Morris replied that it started because they were going to have to have septic systems and wells for the development if it stayed in Franklin Township. He approached City Manager about annexing the property so that they would have access to the Springboro Water and Sewer System. The pre-annexation work with Warren County and Franklin Township has all been approved and they are now waiting for the annexation. This plan has been in the works for about two years.

Ms. Iverson noted that there were no staff comments and that was because it is for preliminary review only. No vote will be taken at this evening's meeting.

Mr. Boron said that Associate Construction's request for rezoning is consistent with many properties throughout the City of Springboro. This project is different in that it is not a PUD (Planned Unit Development). Planning Commission is considering tonight if the zoning is consistent with the site and appropriate for the long-range development of the community as a whole. The drawing submitted by the applicant is indicative of what can possibly happen on this site but can change in the future as development occurs. This includes the dedication of right-of-way and a proposal regarding the purchase of land at the rear by the City which is approximately 8.5 acres.

Planning Commission discussed the current land use in the immediate surrounding areas.

Mr. Morris stated that at one point the property was zoned residential but it changed sometime in the 1980s to its current zoning. Warren County was in charge of the rezoning at that time.

Mr. Boron and Planning Commission members discussed the history of the development of the properties on Advanced Drive.

Ms. Iverson stated that Planning Commission could be potentially voting on their approval at the next meeting in May.

Mr. Sillies asked if there were plans for a bike path or trail to connect the property to the park.

Mr. Boron stated that there are no definitive plans for that at this point but it has been discussed as a possible option.

Mr. Pearson asked if a traffic study was needed.

Mr. Dixon stated that unless there are 100 units or more planned, no traffic study is required.

Mr. Morris said that there will be two access points to the development. One will be on Advanced Drive and the other will be along Sharts Road.

Mr. Boron reviewed the process going forward for the applicant and Planning Commission once Council has approved the annexation of the property.

Ms. Iverson called for guest comments.

#### IV. Guest Comments

Mr. Ken Wiginton, 7806 Sharts Road, introduced himself. He is concerned about the condition of the soil on the property. He stated that the area used to be a junkyard and the soil is full of used motor oil and other contaminates. He does not think that the contractor will follow through with permits and testing. He is also concerned about the creeks and springs that flow through the property and the fact that this property is in a flood plain. He would like to see the property to be designated as a park.

Ms. Iverson asked City staff if they could address some of Mr. Wiginton's concerns.

Mr. Dixon stated that he had received an updated flood plain map and none of the property in question is in a flood plain. The map was updated March 31, 2023. The creeks in the area are not designated as navigable waters. Associate Construction will be required to have all studies and permits completed before construction can begin.

Mr. Wiginton asked if Associate Construction could cover up the artesian wells on the property.

Mr. Dixon said that he would have to research that issue.

Mr. Boron stated that storm water detention ponds are not just for quantity of water but also the quality of the water running off to the south of the property. He offered to meet with Mr. Wiginton when the time comes to discuss the management of all of the natural resources associated with this site. The earliest this will happen would be mid-July. He said that Mr. Dixon has offered to examine some of the issues and questions Mr. Wiginton has brought forward.

Mr. Boron said that a Phase I environmental study which would most likely be required for this site from a lender.

Mr. Mike Alford, 3883 West Lower Springboro Road, introduced himself. His property is located on the southwest side of the proposed site. He is concerned about how the creek will be managed. He would prefer if this property was not developed.

Mr. Morris responded to Mr. Wiginton's and Mr. Alford's concerns regarding the creek area which floods will be part of the land that will become part of the park in Springboro. No homes will be built in those areas. A pond is proposed for the runoff.

Mr. Boron noted that there is a link to the information being presented tonight on the City of Springboro's website. All the meeting materials from tonight's meeting are available, which includes the area which will ultimately be purchased by the City of Springboro for park land.

Mr. Sillies asked if the developer can divert waterways.

Mr. Dixon said that he does not think the creeks are mapped as waterways. He would have to do further research for a definitive answer.

Mr. Thompson asked where the junkyard had been located.

Mr. Boron said the junkyard was located at the north end of the property. The vehicles were removed roughly ten years ago.

Ms. Bobbi Quillen, 7820 Sharts Road, introduced herself. She grew up next to the junkyard and is concerned about the quality of the soil on this site. She has contacted the EPA regarding her concerns. She also thinks the existing buildings on the property contain asbestos materials. She is concerned that her well will become contaminated if the soil is disturbed. She wants to know if the property can be rezoned for residential use before the soil has been tested.

Mr. Boron said the environmental review is completely separate. The state of Ohio is not responsible for zoning a property within the City of Springboro or Franklin Township.

Ms. Quillen voiced her concern that she is worried the contractor will not follow the permit process as required. What will prevent them from developing the property without the proper permits?

Mr. Boron replied that the City of Springboro's laws and regulations would be enforced to prevent that from happening. The City has a review process that will be followed. A zoning inspector and the Engineering Department inspector will guide the review process.

Mr. Boron stated that with regards to clearing the property of trees, credit is given towards keeping trees as part of the landscaping requirements of the development, especially the buffer zones between the residential properties to the east and the industrial park to the west. Clearing of the site can happen anywhere in the city with the caveat that the owner is responsible for sedimentation and erosion control protection. A provisional plan for this would have to be submitted to the Engineering Department for approval before site clearing can begin.

He also said that when it comes to the subdivision review process, he has advised Mr. Morris to identify the trees which they are planning to keep on the site. The larger the tree, the more credit that is given toward landscaping requirements. There are more than enough trees on the property and the owner would be well-served to protect them.

Ms. Quillen asked if once the annexation is approved could the owner move forward with clearing the property without permits.

Mr. Boron replied that the answer is no. The Engineering Department will review the sedimentation and erosion control and what protections are in place on the edges of the property. The City is not aware of any notification of soil contamination. It is unknown if there has been a Phase I environmental review completed.

Mr. Leedy said that there are many steps ahead before anything can move forward with this development and there are many safeguards in place to ensure the site will be developed within the confines of the City of Springboro's rules and regulations regarding building a subdivision.

Ms. Iverson told Ms. Quillen that the Planning Commission meets the second Wednesday of every month and the City Council meets the first and third Thursdays of the month. Anyone can attend the meetings and the agendas and meeting materials are posted online at the City's website.

Ms. Quillen asked where she could get a copy of the annexation agreement between Franklin Township and the City of Springboro.

Mr. Boron told Ms. Quillen yes and to contact him or Franklin Township.

Ms. Quillen asked why the children who go to school will be going to Franklin Schools.

Ms. Iverson stated that the school district zoning is already in place and will not change. Generally property west of Clearcreek-Franklin Road is in the Franklin City Schools. School district boundaries are rarely changed once put in place. Everything presented this evening will be available to the public online.

Ms. Quillen asked Mr. Morris if there is a development nearby that would be similar to what they are proposing for this site.

Mr. Morris directed her to the Sawgrass Pointe subdivision and the back section of Beck Ridge. These are developments that they have worked on in the past. There will only be less than two units per acre even though the zoning will allow for four homes per acre due to the fact that some of the land will not support housing development.

Ms. Quillen asked about the second entrance on Advanced Drive. She is concerned traffic will back up there because both entrances will drop out onto Sharts Road, not far apart from each other.

Ms. Iverson stated that by law there has to be two entrances into a subdivision for emergency access if required.

Mr. David Kincaid, 7782 Sharts Road, introduced himself. He is concerned about the amount of extra vehicles which will be introduced into the neighborhood once the property is developed. He would prefer that the land not be developed.

Ms. Iverson called for any other guest comments.

Mr. Wiginton re-approached the podium. He wanted to know who to contact if the owner does not comply with the rules and regulations regarding development of the property.

Mr. Boron said that the City of Springboro has worked with the Morris family and Associate Construction in the past. He said that he believes the owner will comply with all processes imposed by the City. They have complied with all requests on previous projects. The City of Springboro Police Department can be contacted if Mr. Wiginton feels the owner is not in compliance. He can also contact Mr. Boron or the Engineering Department if he has concerns or comments.

Ms. Iverson asked Planning Commission if they had any questions or comments.

Ms. Iverson asked if there were any further comments or questions.

Mr. Morris said that all of his questions had been answered.

It was agreed by Planning Commission members that they can move forward with this review and expect to hear more details at the next planning meeting.

There were no further comments or questions.

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

Ms. Iverson asked for any final Staff Comments before they adjourn.

Mr. Boron said the next Planning Commission meeting will be held Wednesday, May 10th at 6:00 p.m. For those in the audience he stated there will be no notification by letter, the information will be available on the City's website the week before the meeting. Planning Commission will be asked to make a recommendation to City Council regarding the rezoning of the property.

Mr. Boron has been approached by a resident of Springboro requesting that the time frame for allowing recreational vehicles and boats to be parked on a driveway from four months to six months. Currently the time frame is designated as May 15th through September 15th. He asked Planning Commission members for their thoughts.

Following a discussion between Planning Commission and City staff it was agreed that the time frame will not change.

Ms. Iverson asked for further questions. There were none.

## **V. Adjournment**

Ms. Iverson called for a motion to adjourn.

*Mr. Thompson motioned to adjourn the April 12, 2023 Planning Commission Meeting at 7:25 pm  
Mr. Sillies seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

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Becky Iverson, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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September Bee, Planning Commission Secretary