

Agenda
City of Springboro Planning Commission Meeting
Wednesday, September 13, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. August 9, 2023 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road
 - B. Final Approval, Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development
 - C. Final Approval, Variance Request in Planned Unit Development, 70 Heather Glen Court, Heatherwoode PUD, addition in required rear yard.
 - D. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision
 - E. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family 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, September 13, 2023, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road

Background Information

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting preliminary review of the subdivision for the proposed Cedar Creek subdivision located on approximately 42.08 acres of land at 7878 and 7914 Sharts Road. The subject property is vacant.

The proposed site was the subject of a rezoning application from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The application was reviewed by the Planning Commission at the April 12th meeting, and approved at the May 10th meeting. A Public Hearing was held before City Council on June 1st; following three readings of the Ordinance, the rezoning was approved at the July 6th City Council meeting and will become effective on August 5th. The property was annexed into the City of Springboro on July 15th.

The R-2 District allows for the development of moderate density residential areas in the community at the rate of four dwelling units per acre on lots 9,000 square feet or larger. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions, as well as the Sawgrass Pointe project also by Associate Construction. The proposed subdivision will include 75 lots, access points to Sharts Road and Advanced Drive, and 8.64 acres of open space on the south end of the property to be purchased by the City as parkland.

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.

This item was reviewed on a preliminary basis at the August 9th Planning Commission meeting at which time this item was authorized to be placed on an agenda for formal approval. No City Council action is required on preliminary plans.

Staff Recommendation

City staff recommends approval of the preliminary plan subject to the following conditions:

1. All homes to be consistent with 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.
2. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code, Landscaping, including those for exterior and interior streets, buffers, and overall site concurrent to the construction plan phase of the approval process. Applicant advised that existing vegetation in the non-park dedication portion of the property can be used as credit against landscaping requirement.
3. Coordinate with Zoning Inspector on subdivision entry signage, if proposed.
4. Site to meet R-2 District zoning requirements.
5. Roadway to meet city specifications, including but not limited to, 50 foot right of way (local road), 29 feet back to back of curb with 24 feet wide pavement, and 5 feet sidewalks on both sides of road.
6. Provide access easement and drive to open space retention lot for maintenance purposes.
7. Verify intersection sight distance is met at Sharts Road and Advanced Drive. If not, make improvements accordingly.
8. Each lot to have a post light with a photoelectric cell and shall be operable at all times.
9. Provide Central Mailbox Units for the development, which shall also be reviewed by the Post Master.
10. An HOA is to be created to maintain items including, but not limited to, sump drains, retention pond, open space, and central mailbox units.
11. Additional engineering comments are reserved until such time when designed construction drawings are submitted for review, including but not limited to, site survey, roadway design, contours, drainage, easements, water, sanitary, storm sewer and retention calculations.
12. The Clearcreek Fire District looks forward to working with the builders and The City of Springboro as these projects move forward. The Clearcreek Fire District may have other comments as these projects move forward.

B. Final Approval

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development

Background Information

This agenda item is based on an application filed by Dryden Builders on behalf of Sahana Properties, LLC, requesting preliminary review for the development of commercial property in the retail component of the Village Park PUD-MU, Planned Unit Development-Mixed Use, located southwest of the intersection of North Main Street (SR 741) and Pennyroyal Road.

Two commercial buildings are proposed for the site. Building A would have frontage on North Main Street and would be approximately 5,993-square feet in area and would include a drive-through

window on the north side of the building. Building B with frontage on Gardner Road is also proposed and would be 2,971 square feet in area.

Adjacent uses to the subject property include Springboro Wine & Spirits to the north, Huntington Bank to the east on the east side of North Main Street, Biggby's/Farmers & Merchants Bank to the south, and vacant land to the west on the west side of Gardner Road that is proposed to be developed as Clearcreek Fire Station No. 24.

Zoning adjacent to the subject property is PUD-MU, for properties to the north, south, and west as part of the Village Park mixed-use development, and PUD for property to the east that is part of the Settlers Walk development on the east side of North Main Street.

Final development plan is the second stage of the PUD approval process. Following preliminary review Planning Commission may authorize this item to be placed on a future meeting agenda for final approval.

Staff Recommendations:

City staff recommends approval of the site plan subject to the following conditions:

1. Indicate proposed building populations that are driving the volume of parking proposed for the site.
2. Relocate proposed drive-through facility to south side of 5,993-square foot building. Screen remainder of operation.
3. Landscaping plan meets Chapter 1280 requirements; please coordinate with City on inspector following installation.
4. No lighting plan submitted. Submit a lighting plan consistent with Chapter 1273, Lighting, of the Planning and Zoning Code including photometric analysis, lighting fixture information.
5. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
6. Straighten the drive aisle from Gardner Road curb cut into the site.
7. Poor internal site circulation. Consider aligning drive aisles from proposed site to the existing Springboro Wine and Spirits store. Move parking spaces accordingly.
8. Provide separate 6" sanitary sewer lateral taps for each building tying directly into the existing 8" sewer main on Gardner Road. Minimum slope is 2%. Remove the proposed sanitary manhole in front of Building B, and connect to existing 6" sanitary lateral. Provide cleanouts every 100 feet and at bends. Provide details for the sewer tap on Gardner Road, such as saw cut and pavement replacement details.
9. Water meters to be located inside buildings – no meter pits. Also provide remote readers (mtu) for each service.
10. Provide curb stop for each water service lateral on the west side of Gardner Road in the tree lawn. The 2" water service lateral to be HDPE (250 PSI), SDR 9 material, with blue #14 minimum tracer wire.
11. Match crowns for storm sewer at manhole #301.
12. Provide invert information for catch basin #200.
13. Provide dumpster enclosure details.

14. State storm manhole #501 to be dog house manhole, and show existing 15" storm pipe elevations. If possible, connect this storm sewer span into the existing manhole, just west of MH #501.
15. Relocate proposed curb line, along south of lot, to be off of the existing storm manhole and proposed storm manhole #501.
16. Add note stating that any curb/sidewalk damaged during the water taps to existing main will be replaced per city specifications.
17. Consolidate the two lots into one.
18. Provide detention calculations for review.
19. Provide detailed plans for underground storage structure.
20. Provide an "AS BUILT" drawing showing as built location and elevations of all improvements, which shall be submitted prior to the issuance of an occupancy permit.
21. The Clearcreek Fire District has no comments at this time.

C. Final Approval

Variance Request in Planned Unit Development, 70 Heather Glen Court, Heatherwoode PUD, addition in required yard

Background Information

This agenda item is an application, filed by Jerry and Julie McCarthy, property owners, requesting a variance from the minimum rear setback to allow the construction of a roof extension to their home located at 70 Heather Glen Court in the Heatherwoode Cluster C portion of the Heatherwoode PUD, Planned Unit Development. The rear yard setback for this property is 20 feet. The property owners would like to extend the roofline on the home to within 17.95 feet of the rear property line. This would allow, as indicated in the submitted materials, the property owners to be protected from golf balls from the nearby #10 tee of Heatherwoode Golf Course.

The Planning and Zoning Code provides relief from the strict interpretation of the code in Planned Unit Developments such as Heatherwoode from the Planning Commission. Variances from the strict interpretation of the code for conventionally-zone properties (R-2, HBD, O-R for example) from the Board of Zoning Appeals.

The City is in receipt of documentation from the homeowners association indicating approval of the proposed construction as well as neighbors owning properties on abutting property.

Staff Recommendation

City staff recommends approval of the variance as requested for 70 Heather Glen Court subject to the following comments:

1. Construction shall be outside of sanitary sewer easement area.
2. Setbacks are measured from the overhang by Zoning Department; verify distance from outermost portion of proposed addition.

- D. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**
- E. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**

Background Information

These agenda items are based on a request filed by M/I Homes of Cincinnati, LLC, seeking rezoning and general plan approval for the proposed Whispering Pines subdivision, a residential subdivision on an approximately 35.62-acre site located at 1525 South Main Street (SR 73). The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. These items was reviewed on a preliminary basis at the July 12th and August 9th Planning Commission meeting at which time the Planning Commission asked the applicants to consider the comments made at the meeting and present another plan for preliminary review.

The current proposal is largely the same as the one reviewed on August 9th. The applicant proposes to develop a total of 75 single-family residential units on the site, down from the 95 lots proposed in the previous proposal. The proposed development density is 2.11 units per acre with typical lots proposed to be 8,370 square feet and an average of 9,000 square feet. Current R-1 District zoning permits two units per acre on lots no less than 20,000 square foot lots. Two access points are proposed for the subdivision, both from the frontage on South Main Street, one at the midpoint of the property frontage, and a second on the northeast corner aligned with the intersection of Heatherwoode Boulevard. A stub street is also proposed for the west end of the site. That stub street would project into lands in Clearcreek Township. A total of 13.40 acres of open space is shown, or 37.6% of the land area, a slight reduction from the proposal reviewed on August 9th. Residential PUDs require a minimum 25% open space.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

The subject property is presently zoned R-1, Estate-Type Residential District. That classification dates to 2015 when large parts of Springboro were reclassified to R-1 District from Township or (T)R-1 District. The (T)R-1 designation was allowed to remain on properties annexed over time from lands originally in Clearcreek and Franklin Townships. The R-1 and (T)R-1 have similar development densities, however moving to R-1 District allows the City to manage its own long-range development through its own Planning and Zoning Code.

Adjacent land uses in Springboro include large lot residential to the west in Clearcreek Township, and to the north in the City. To the east, on the east side of South Main Street, cluster housing on Glencoe Court, Dunnington Court within the Heatherwoode PUD, and large lot residential, and to the south the Springboro Community Schools Junior High School and athletic facilities.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north and southeast, PUD to the east encompassing the Heatherwoode PUD, and PUD to the south incorporating the Junior High School and other school property to the south. Lands to the west in Clearcreek Township are zoned SR-1, Suburban Residence, which allows development up to two units per acre when connected to a centralized sewage system.

The *Springboro Master Plan*, adopted by City Council in February 2022, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools main campus. The policy area recommends residential development and redevelopment that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The three residential subdivisions in the vicinity were developed at the following densities:

- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Aside from school property, lands immediately abutting the property are 11.23 acres (west), and 16.65 acres (north) in area.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the July 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.

Staff Comments

City staff has the following comments on the general plan and rezoning for 1525 South Main Street:

1. What is warranting a development density at the high range for the surrounding area as recommended in Master Plan Policy Area 16 (2.11 dwelling units proposed, three nearby subdivisions developed at 1.72 to 2.10 units/acre)?
2. Home plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Indicate proposed exterior building materials for the subdivision.
4. What is the proposed breakdown of ranch and two-story homes proposed? A 50/50 split between the two types was discussed at the August 9th meeting.

5. Provide minimum lot sizes for all proposed lots. Note that side yard setbacks are measured from the roof overhang.
6. Indicate percentage of open space that is set aside for storm water detention, that is buffering to adjacent development, and set aside for amenities within the subdivisions.
7. Reorganize the proposed open space plan so that it provides future residents with more quality open space this is contiguous and usable, then drains the property, then buffers neighboring development in that preference order.
8. Plan to incorporate an east-west multiuse trail into the design of the subdivision to connect Heatherwoode on the east with land fronting Weidner Road to the west.
9. Proposed name of development to be changed. Whispering Pines is an existing street.
10. Streets to be built to City specifications, including 29 feet back to back of curb with 5 feet sidewalks. Back of sidewalk to be along the right of way line.
11. An HOA shall be developed to maintain all common elements, including but not limited to: detention facilities, sump drains, identification signage, central mailbox unit(s) and open space.
12. Provide location of Central Mailbox Unit(s), which are to be reviewed by the Post Master.
13. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: water, sanitary, storm sewer and detention basin design.
14. Traffic study is currently being reviewed.
15. Dedicate the right of way along South Main Street (SR 741) and make any necessary roadway improvements, including but not limited to roadway widening (if needed), pavement markings and signage.
16. Consider implementing traffic calming controls on Glasgow and Morris Streets.
17. Clearcreek Fire District has no comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, September 6th, 2023 at 12:00 p.m.

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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

Owner APPLICANT NAME: JOSHUA LILES, P.E.
 Agent
 Lessee Address 1068 N. UNIVERSITY BLVD
 Signed Purchase Contract MIDDLETON, OH 45042

Telephone No. (513) 424-5202

Fax No. (513) 424-6202

Email Address apexengineering@skyglobal.net

PROPERTY OWNER NAME (IF OTHER): ASSOCIATE CONST.

Address: 31 EAGLE CT. STE. A
CARLISLE, OH 45005

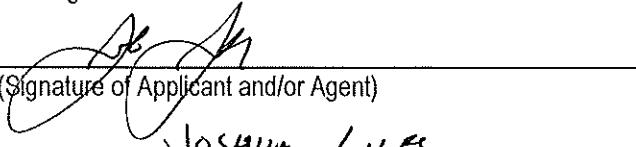
Telephone No. (937) 313-2496

Property Address or General Location: SHARPS RD. SOUTH of ADVANCED Dr.

Parcel Number(s): 0419170020 & 04191270050 Zoning District: R-2

Proposed Use: SINGLE FAMILY SUBDIVISION

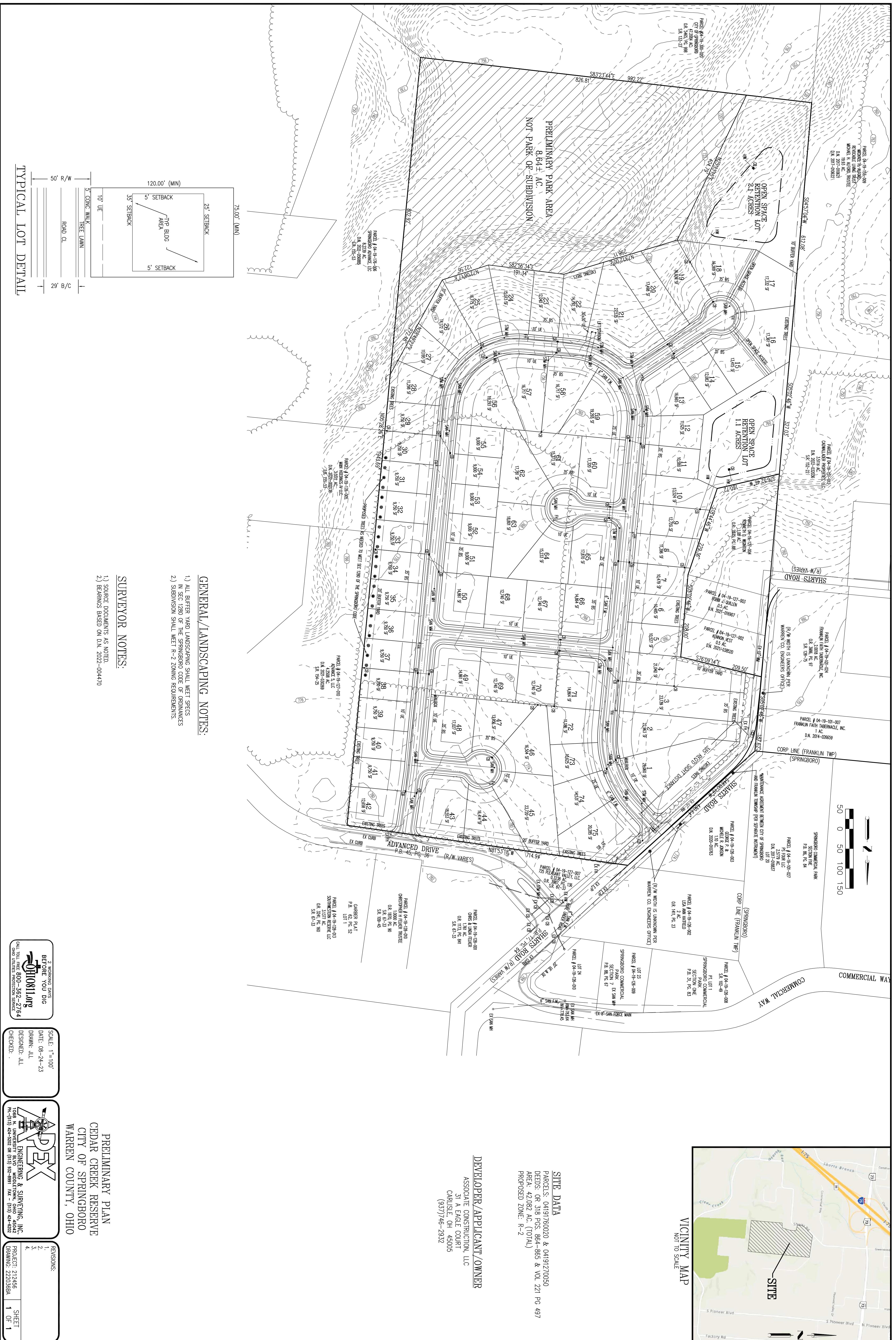
The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.


(Signature of Applicant and/or Agent)

07/21/23
(Date)

Printed Name

JOSHUA LILES



APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

CITY OF SPRINGBORO PLANNING COMMISSION

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

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Owner **APPLICANT NAME:** Christopher A. Hinkel, President
 Agent Dryden Builders, Inc.
 Lessee Address 1741 Thomas Paine Parkway
 Signed Purchase Contract Centerville, Ohio 45459

Telephone No. (937) 439-2728

Fax No. (937) 439-2729

Email Address chris@drydenbuilders.com

PROPERTY OWNER NAME (IF OTHER): Sahana Properties, LLC

Address: 748 Gardner Road

Springboro, Ohio 45066

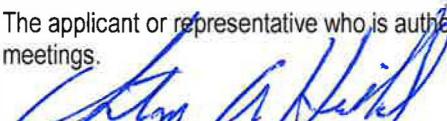
Telephone No. (937) 680-1600

Property Address or General Location: Lot next to Springboro Wine & Spirits, 748 Gardner Road

Parcel Number(s): 04154000400 Zoning District: PUD - MU

Proposed Use: Construct two single story buildings for commercial use, total 8,982 SF

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


(Signature of Applicant and/or Agent)

8-25-23

(Date)

Christopher A. Hinkel, President
Dryden Builders, Inc.

Printed Name



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

REVISIONS
NO. DATE DESCRIPTION

DATE **8.22.23**

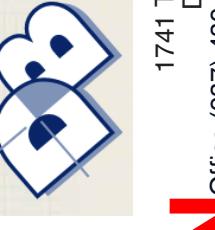
JOB NO. **23.008**

TITLE

SHEET NO.
T1.0

**PROPOSED
RETAIL BUILDINGS:**

**DRYDEN
BUILDERS**

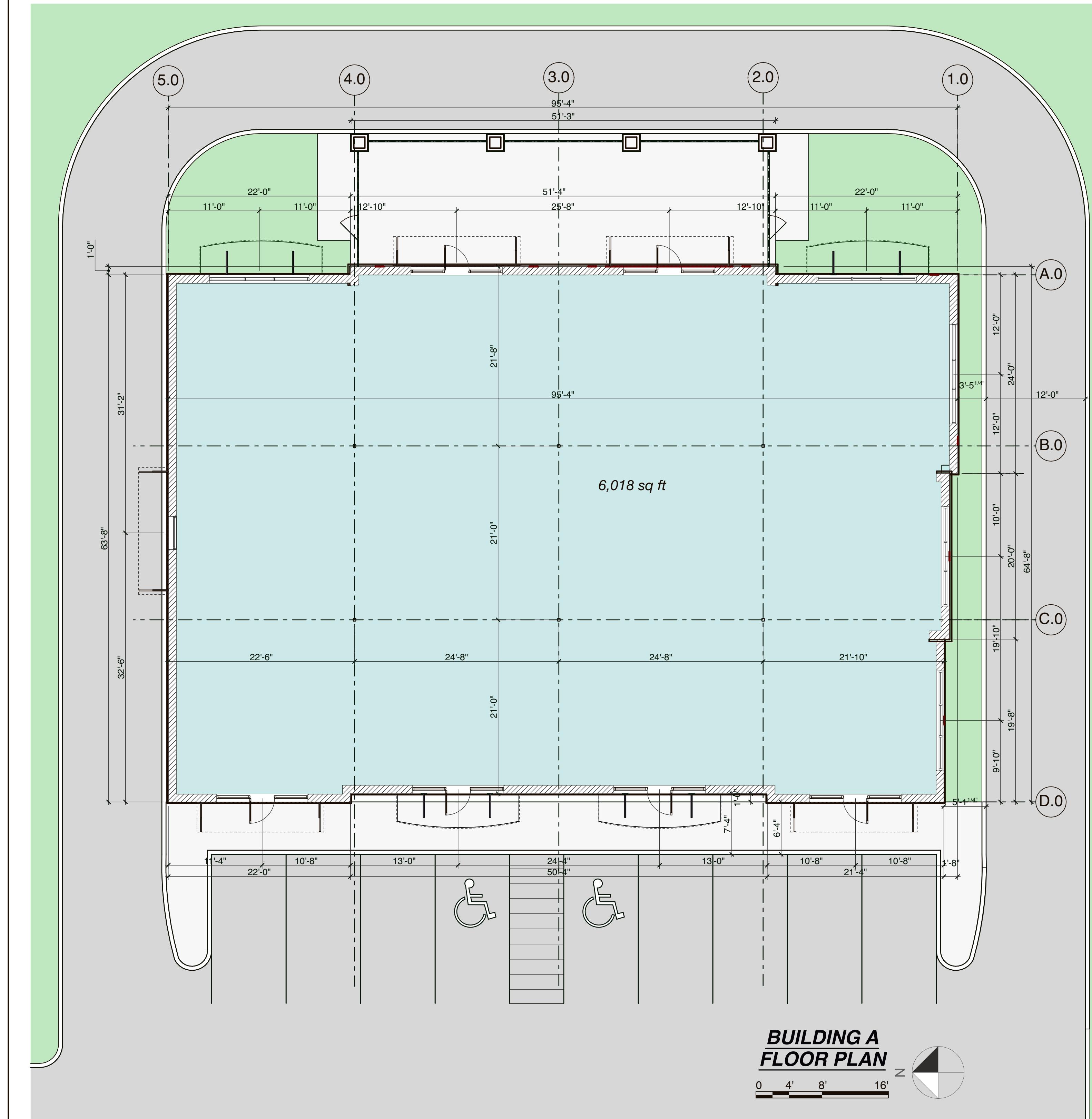
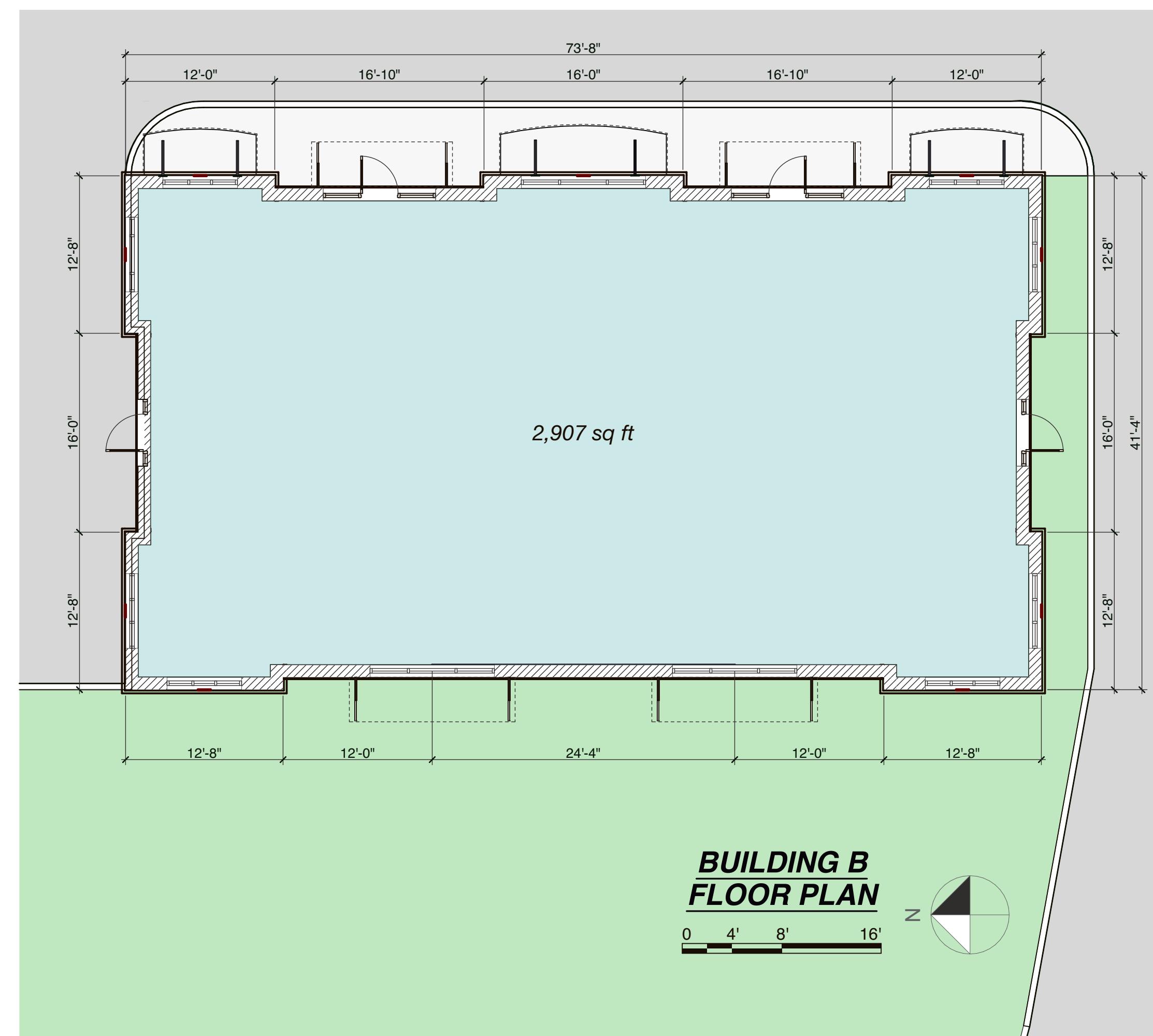


1741 Thomas Paine Parkway
Dayton, OH 45459
Office (937) 439-2728 chris@drydenbuilders.com

**JAMES C. HAWTHORN ASSOCIATES
■ ARCHITECTS**

1900 Kress Wood Circle
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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

DATE **8.22.23**
JOB NO. **23.008**
TITLE
SHEET NO. **A1.1**

PROPOSED RETAIL BUILDINGS:
GARDNER ROAD
SPRINGBORO, OHIO 45066

DRYDEN BUILDERS
1741 Thomas Paine Parkway
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Office (937) 439-2728 chris@drydenbuilders.com

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Expiration Date: 12/31/2024

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BUILDING A



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

DATE **8.22.23**
JOB NO. **23.008**
TITLE

SHEET NO.
A2.1



JAMES C. HAWTHORN, Registered Architect, #205746
Expiration Date: 08/2028
James C. Hawthorn, Inc. 1900 Kress Wood Circle, Dayton, OH 45459
Office (937) 439-2728 chris@drydenbuilders.com

PROPOSED RETAIL BUILDINGS:
GARDNER ROAD
SPRINGBORO, OHIO 45066



DRYDEN BUILDERS
1741 Thomas Paine Parkway
Dayton, OH 45459
Office (937) 439-2728 chris@drydenbuilders.com

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- ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF CITY OF MASON, WARREN COUNTY WATER AND SEWER AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN PERMITS.
- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS FOR CITY OF MASON.
- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK. SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- ALL FILL UNDER PAVEMENT SHALL BE COMPAKTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SPECIFICATIONS.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY CITY OF MASON, WARREN COUNTY AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS ITEM 659.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE OWNER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.42, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.015 ($n=0.015$) OR LESS.
- ALL WATERMAIN CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 24" MINIMUM. SANITARY SEWER SHALL BE LOCATED 24" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4.5' OF COVER.
- ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN EACH UPHILL DIRECTION.
- ANY FIELD TILE CUT IN EXCAVATION MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- ALL MANHOLES AND CATCH BASINS WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH DUCTILE IRON, CAST ALUMINUM OR STEEL REINFORCED PLASTIC STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 604.
- DISTANCES SHOWN FOR STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
- FOURTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES ARE 18' BY 9'
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

UTILITIES NOTIFICATION
AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY INVOLVE UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE REGISTERED UTILITY PROTECTION SERVICE AND THE OWNERS OF EACH UNDERGROUND UTILITY FACILITY SHOWN ON THE PLAN.

THE OWNER OF THE UNDERGROUND FACILITY SHALL, WITHIN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS), MARK THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE CONSTRUCTION AREA IN SUCH A MANNER AS TO INDICATE THEIR COURSE AND THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION.

2023 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT UNLESS OTHERWISE SPECIFIED. WHEN IN CONFLICT, THE CITY OF MASON REQUIREMENTS SHALL PREVAIL.

THE WARREN COUNTY SOIL & WATER CONSERVATION DISTRICT, AS THE DESIGNATE OF THE CITY OF MASON, SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE WARREN COUNTY SWCD PHONE NUMBER IS 513-695-1337.

SPRINGBORO WINE

GARDNER ROAD

CITY OF SPRINGBORO

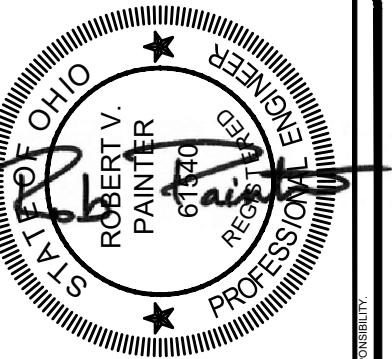
WARREN COUNTY, OHIO



VICINITY MAP
N.T.S.

APPLICANT/DEVELOPER
DRYDEN BUILDERS
CHRIS HINKEL
1741 THOMAS PAINE PARKWAY
CENTERVILLE, OHIO 45459
(937) 439-2728

ENGINEER
RVP ENGINEERING, LLC
ROB PAINTER, P.E.
6236 CENTRE PARK DRIVE,
WEST CHESTER, OH, 45069
(513) 823-2175



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SPRINGBORO WINE
GARDNER ROAD
SPRINGBORO, OHIO 45066

TITLE SHEET



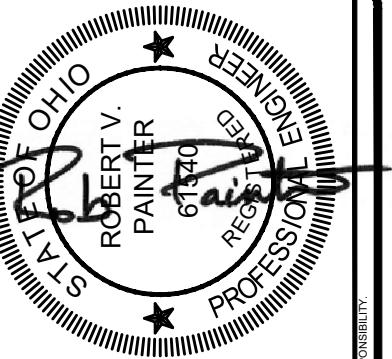
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SPRINGBORO WINE

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NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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**SPRINGBORO WINE
GARDNER ROAD
SPRINGBORO, OHIO 45066**

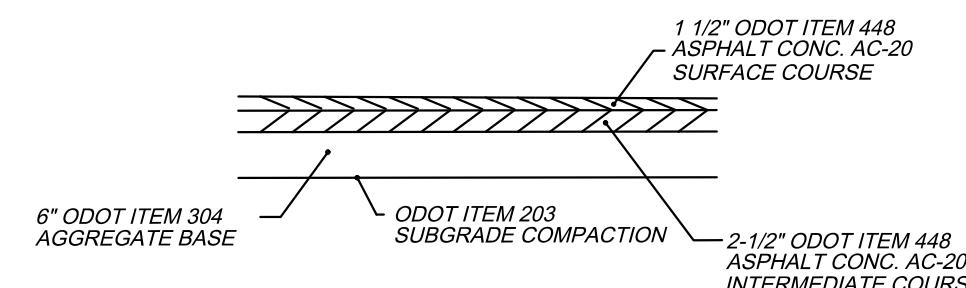
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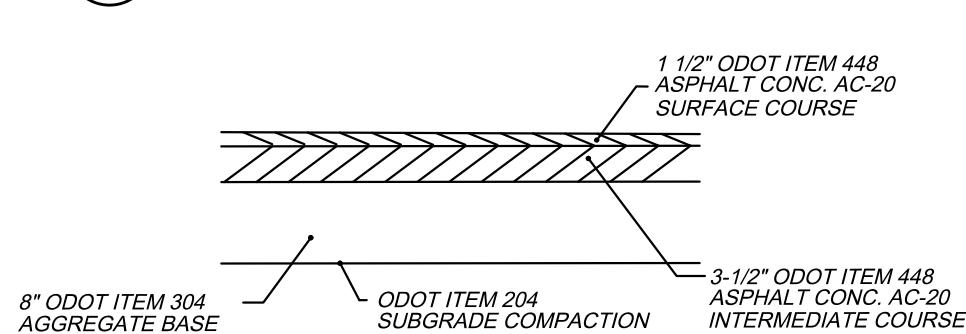
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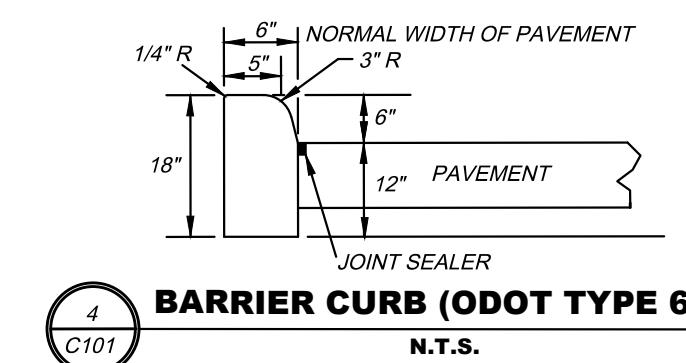
STANDARD ASPHALT PAVEMENT

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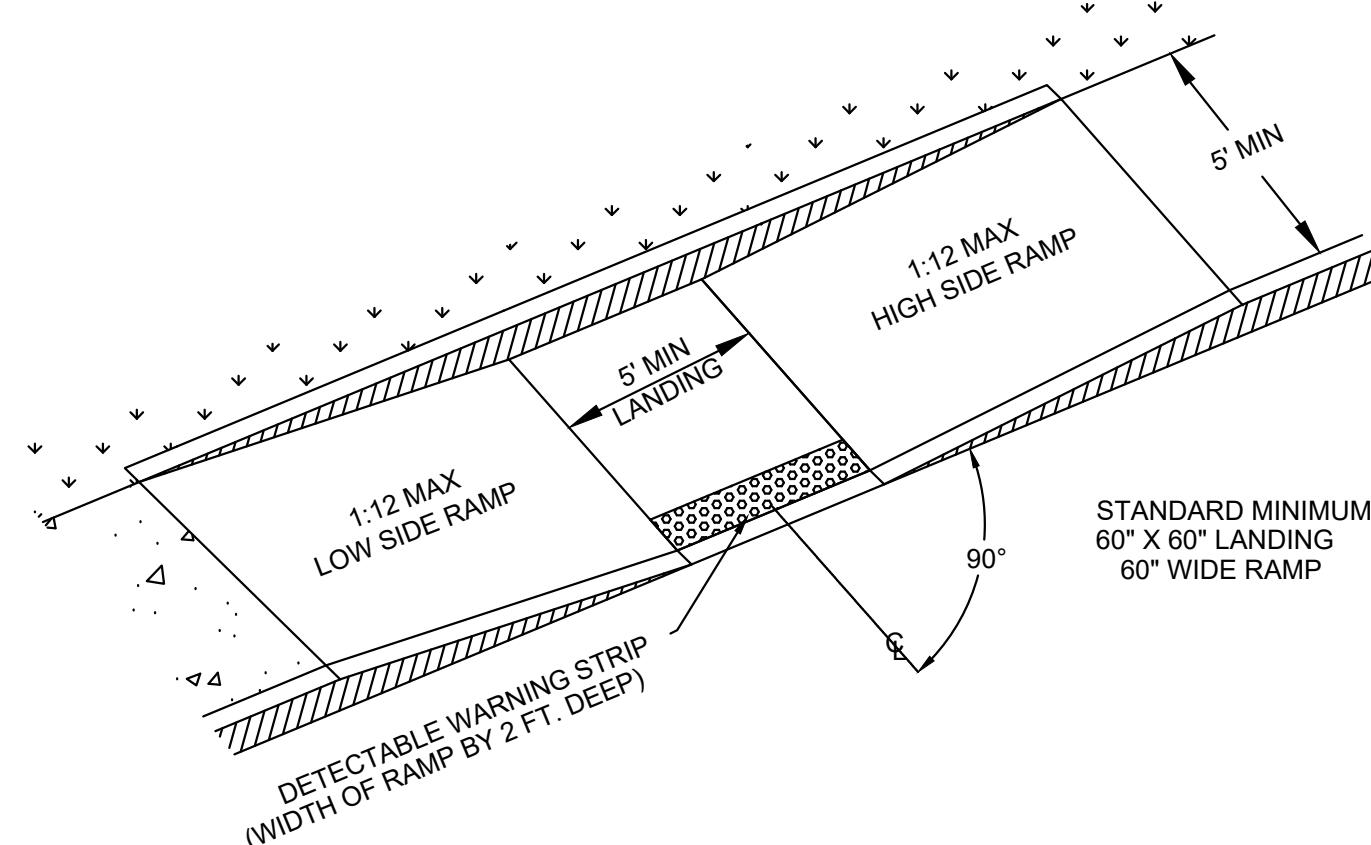
HEAVY-DUTY ASPHALT PAVEMENT

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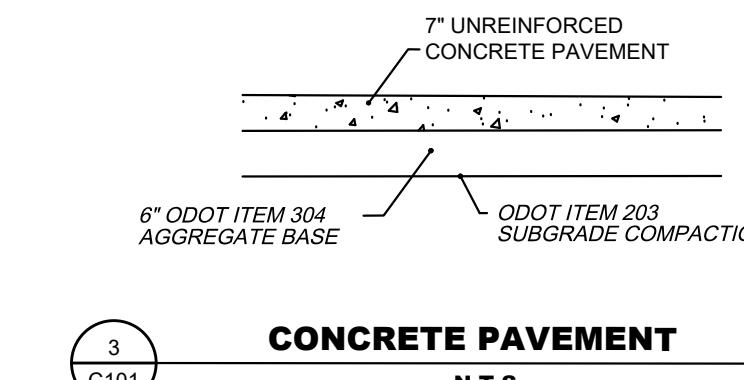
BARRIER CURB (ODOT TYPE 6)

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CURB RAMP DETAIL

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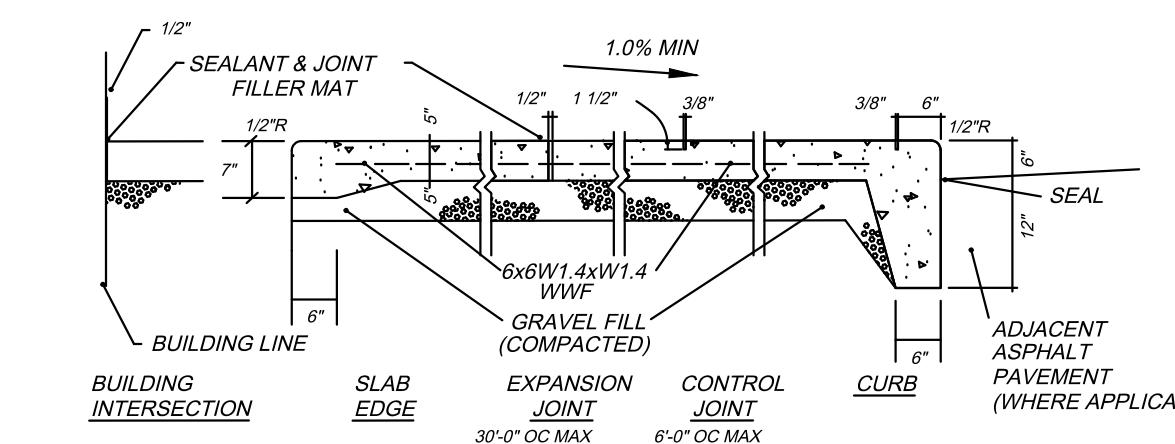
CONCRETE PAVEMENT

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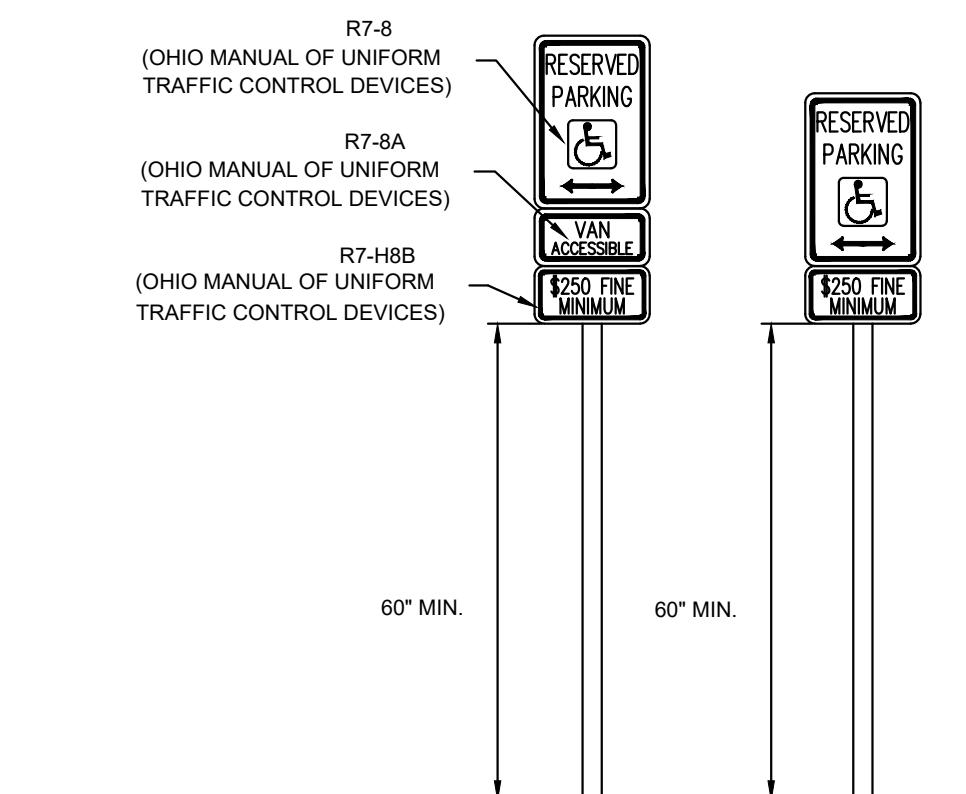
DEPRESSED CURB & GUTTER

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TYPICAL EXTERIOR CONCRETE SLAB WALK

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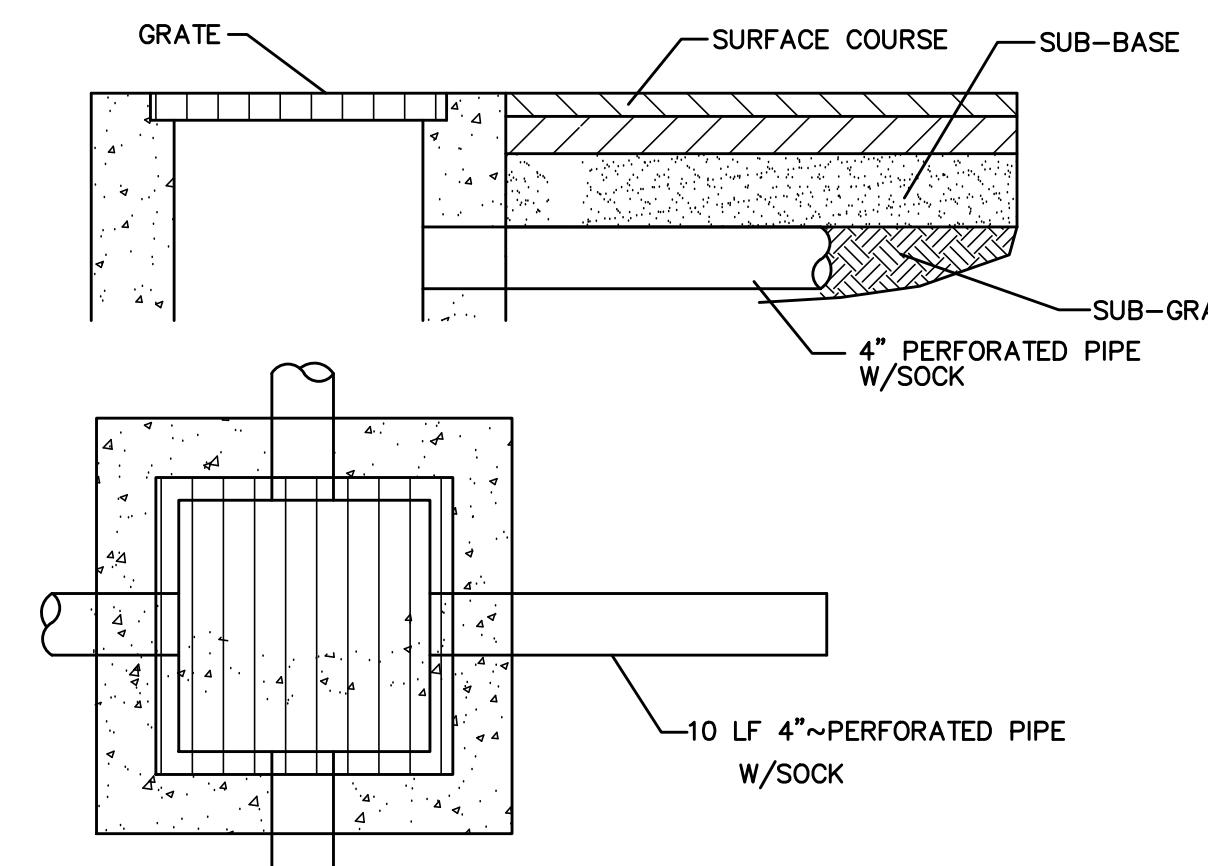


NOTE: ONE PARKING SPACE MINIMUM SHALL BE DESIGNATED AS
"VAN ACCESSIBLE" LOCATION AS NOTED ON THE DRAWINGS.

ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

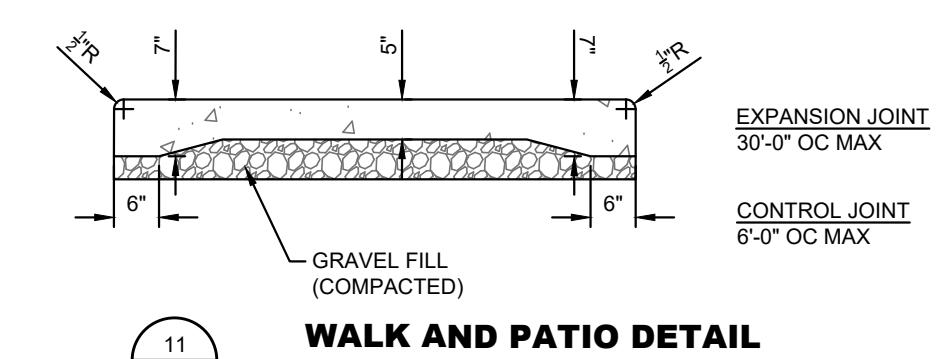
ACCESSIBLE PARKING SIGN DETAIL

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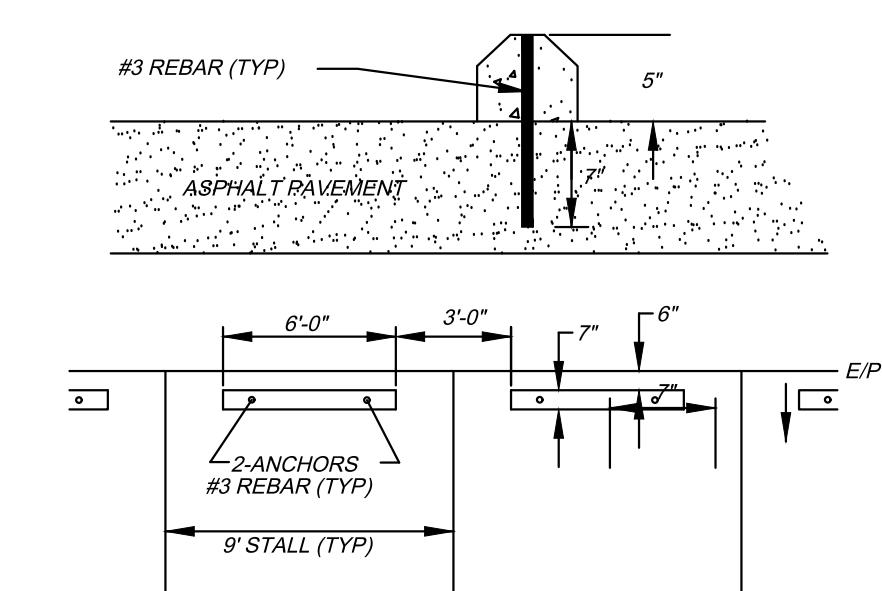
FINGER DRAIN DETAIL

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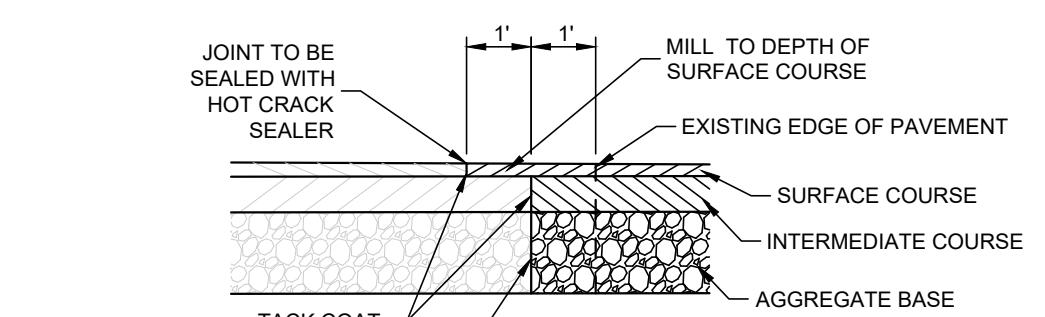
WALK AND PATIO DETAIL

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PRE-CAST WHEEL STOPS

N.T.S.



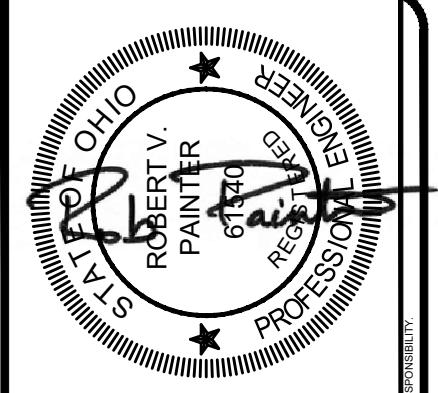
PAVEMENT BUTT JOINT

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Typical PIPE BOLLARD

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LOCATION PLAN

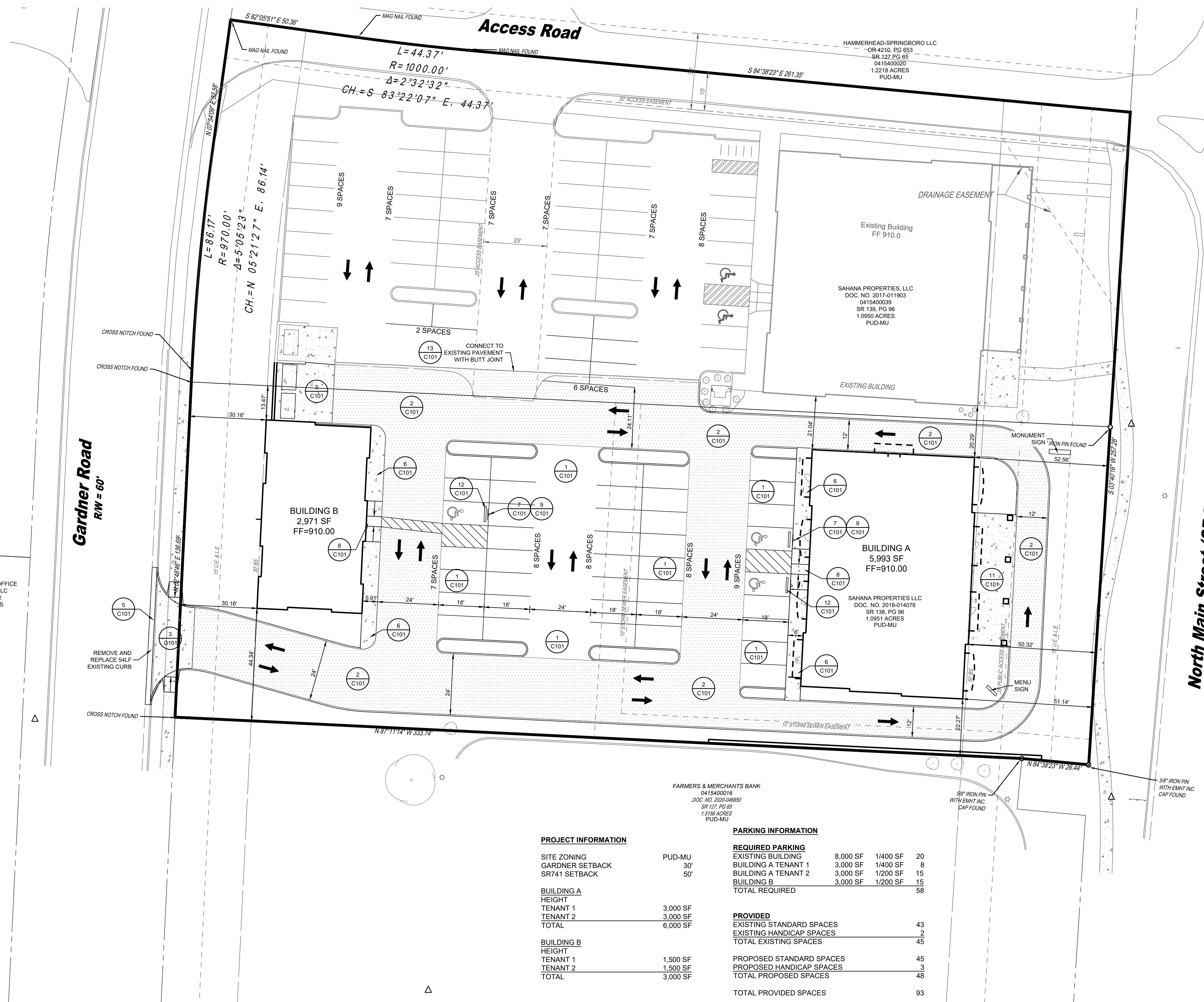
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GARDNER ROAD
SPRINGBORO, OHIO 45066

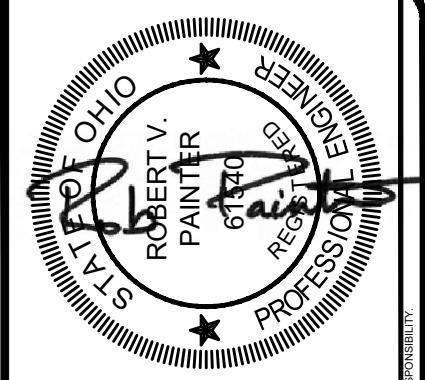
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UTILITY PLAN

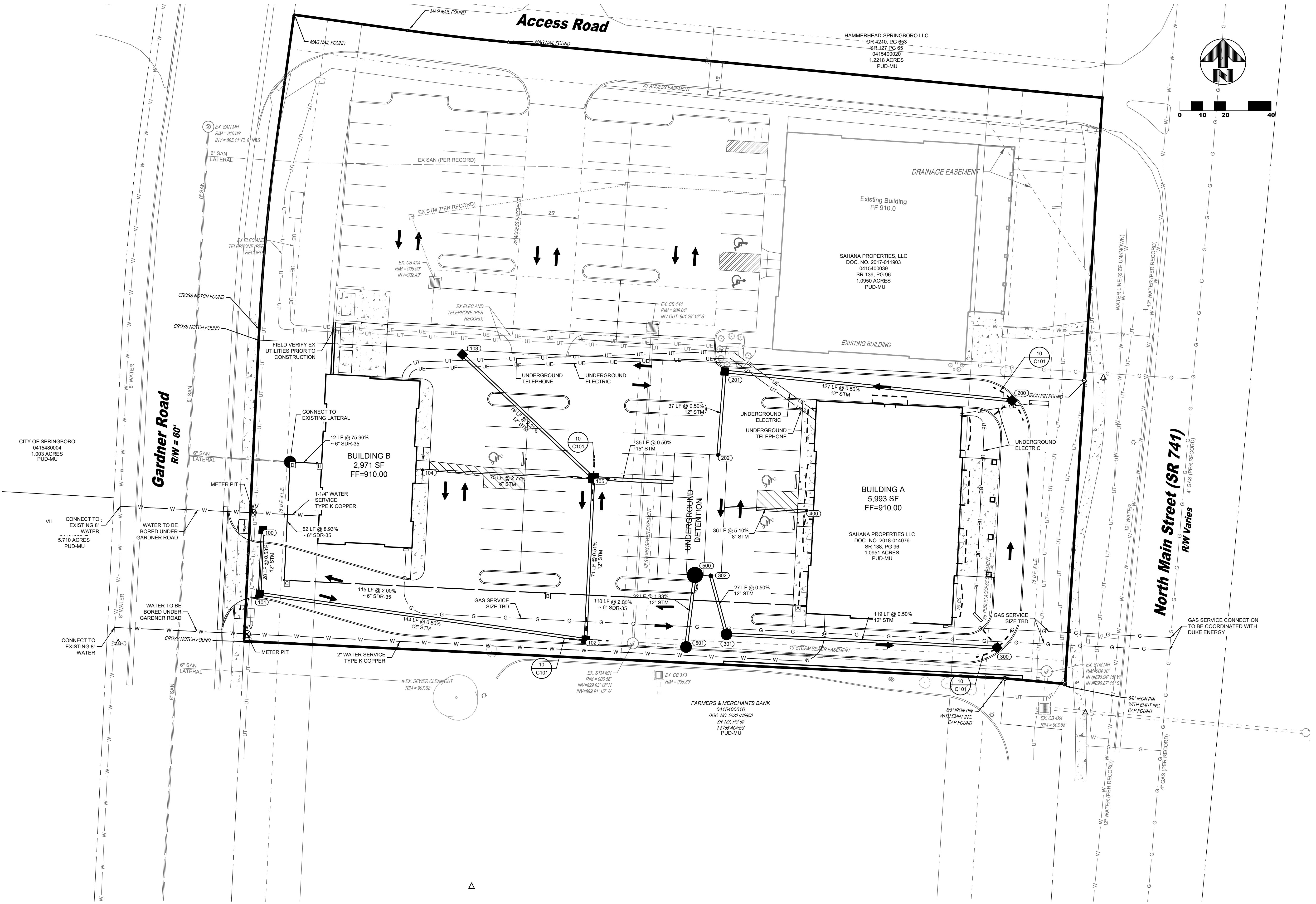
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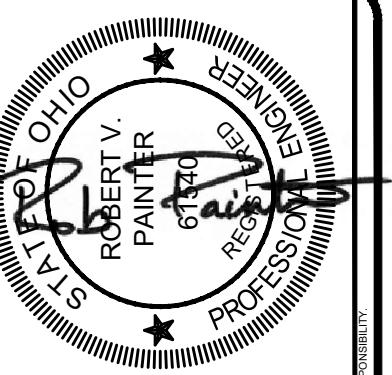
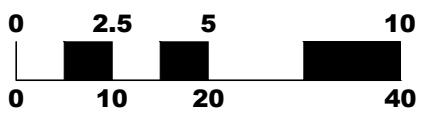
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GARDNER ROAD
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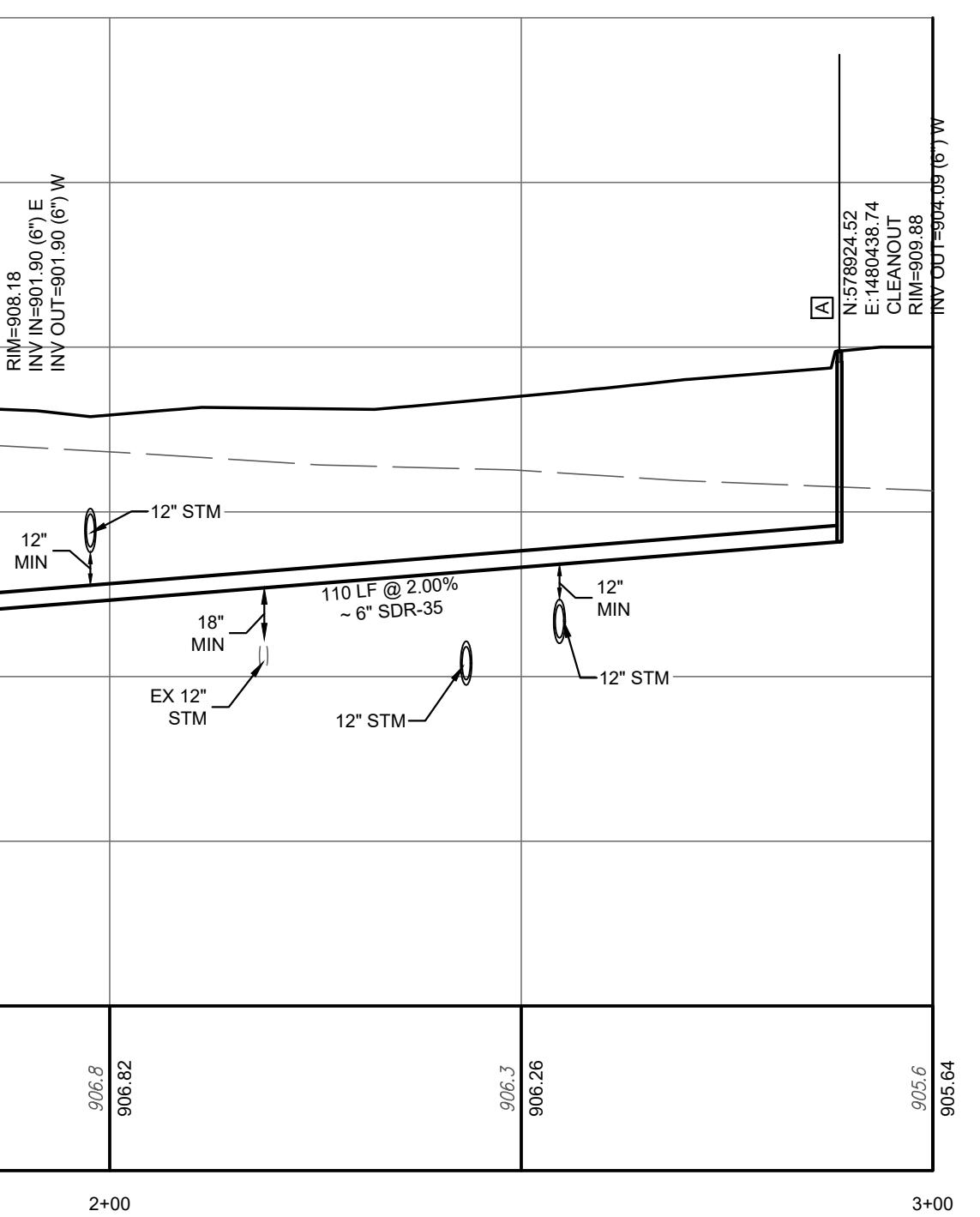
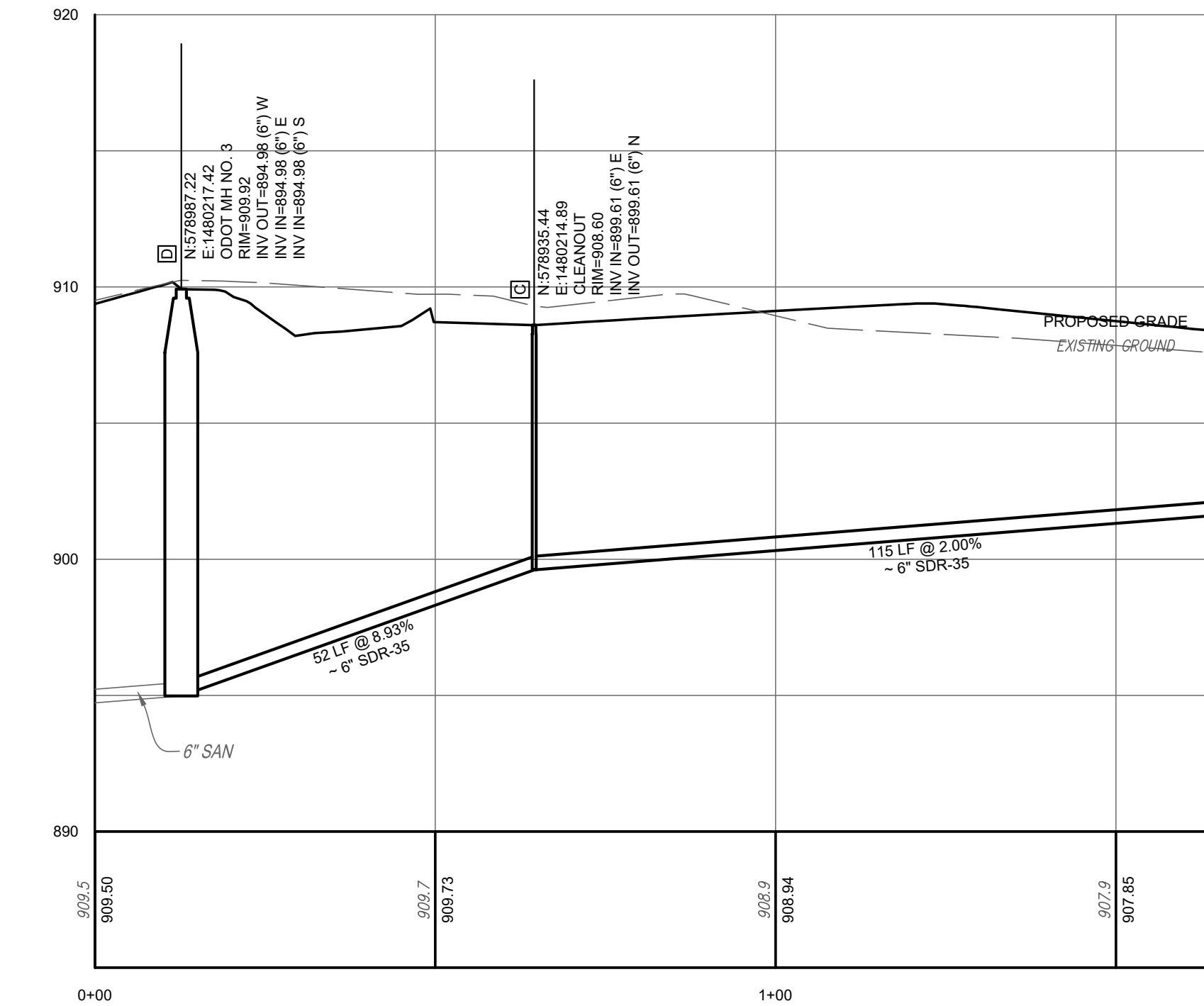
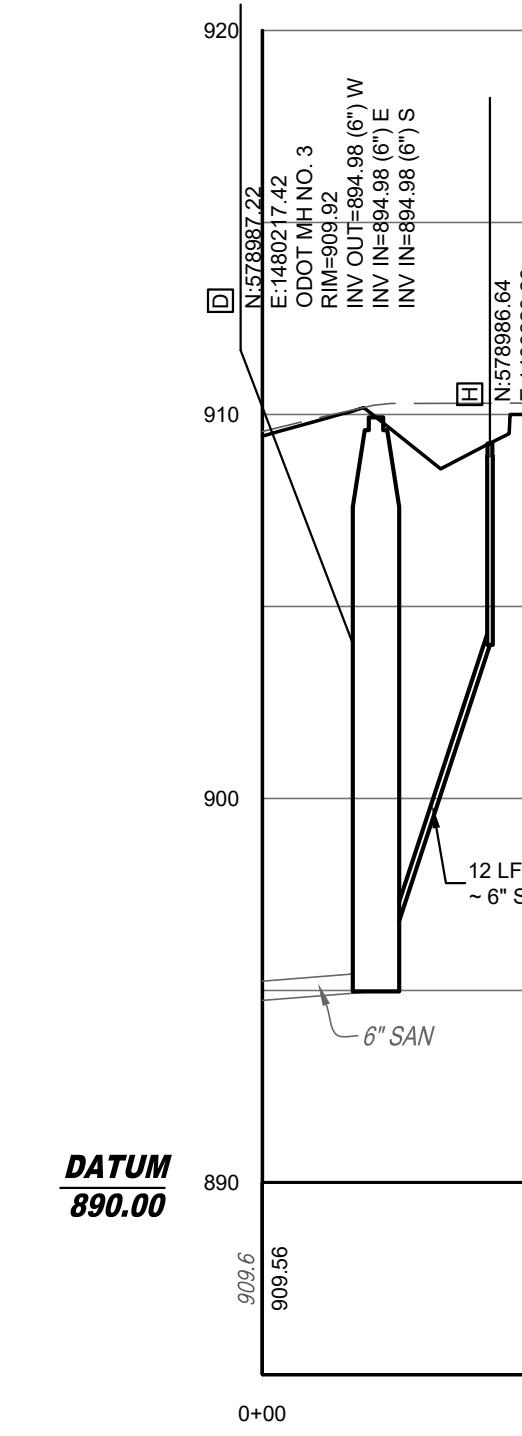
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PROJECT DESCRIPTION

NEW RETAIL BUILDINGS IN THE CITY OF SPRINGBORO, WARREN COUNTY, OHIO INCLUDING THE PARKING LOTS, AND ASSOCIATED UTILITIES.

PROJECT DATA

TOTAL SITE AREA:	1.10 ACRES
TOTAL DISTURBED AREA:	1.16 ACRES
PROPOSED IMPERVIOUS AREA:	0.84 ACRES
PERCENTAGE OF CREATED IMPERVIOUS AREA:	77 %
RUNOFF COEFFICIENT FOR PRE-CONSTRUCTION:	C=0.30-0.95
RUNOFF COEFFICIENT FOR POST-CONSTRUCTION:	C=0.30-0.95
PRIOR LAND USE:	VACANT
RECEIVING WATER:	CLEAR CREEK
ESTIMATED CONSTRUCTIONS DATES:	OCT 2024-OCT 2025

SOIL DATA

MRC2	MIAMIAN-RUSSELL SILT LOAMS, 6 TO 12 PERCENT SLOPES, ERODED
RVA	RUSSELL-MIAMIAN SILT LOAMS, 0 TO 2 PERCENT SLOPES

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2008. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS. ALL SUBCONTRACTORS SHALL SIGN THE NOI.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE ODNR "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE CONTRACTOR, OWNER, ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE ODEA NPDES PERMIT TO THE OWNER, ENGINEER AND THE ODEA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

OPERATION SEQUENCE FOR TEMPORARY AND PERMANENT BMP INSTALLATION

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

- A) INSTALL EROSION CONTROL ITEMS AND PHASE 1 SEDIMENT TRAPS.
- B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
- C) INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION.
- D) IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.
- E) AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT.
- F) WHEN UNDERGROUND STORAGE IS INSTALLED, INSTALL PHASE 2 SEDIMENT TRAP NEAR STRUCTURE 202
- G) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER ODEA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:

1. SEEDING
2. DITCH MATTING
3. INLET PROTECTION
4. MULCHING
5. WATERING

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER ODEA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 1)

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER ODEA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS/AC. OR 138 LB/1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE THREE 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) ASPHALT EMULSION-FOR STRAW MULCH, APPLY AT THE RATE OF 160 GAL/AC. (0.1 GAL/SY) INTO THE MULCH AS IT IS BEING APPLIED OR AS RECOMMENDED BY THE MANUFACTURE.
- 4) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1000 SQ FT	PER ACRE
PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 POUND 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

WINTER SEEDING & MULCHING

WINTER SEED AND MULCH IS REQUIRED FOR EARTH DISTURBANCE ACTIVITY OPERATIONS OCCURRING BETWEEN OCTOBER 15 AND MARCH 15 AND CAN ONLY BE INSTALLED DURING THAT TIME. ALL STRAW MULCH INCLUDED IN THIS WORK MUST BE EITHER CRIMPED IN PLACE OR INSTALLED WITH A BIODEGRADABLE BONDED FIBER MATRIX. CRIMPED MULCH IS REQUIRED TO BE ANCHORED INTO THE SOIL SURFACE WITH A MECHANICAL CRIMPING IMPLEMENT OR OTHER SUITABLE IMPLEMENT APPROVED BY THE ENGINEER. THE MULCH INCLUDED IN THIS WORK MUST BE CAPABLE OF PROVIDING SUFFICIENT DURABLE PROTECTIVE COVER THAT PROVIDES ODEA NPDES PERMIT COMPLIANT EROSION CONTROL FOR A MINIMUM OF 6 MONTHS. THE USE OF OTHER SEED AND/OR MULCH MATERIALS IN THIS TIME PERIOD REQUIRES SPECIFIC APPROVAL BY THE ENGINEER. THE USE OF WINTER SEEDING AND MULCHING IS NOT AN ACCEPTABLE PRACTICE FOR PROTECTING THE SUBGRADE SURFACE.

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEADED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	A	S	O	N	D
PERMANENT SEEDING		●	●	●	●	●	●	●	●	●	
DORMANT SEEDING	●	●	●						●	●	
TEMPORARY SEEDING			●	●	●	●	●	●	●	●	
SODDING				●	●	●	●	●	●	●	
MULCHING	●	●	●	●	●	●	●	●	●	●	

- - IRRIGATION NEEDED
- - IRRIGATION NEEDED
FOR 2-3 WEEKS AFTER
SOD IS APPLIED

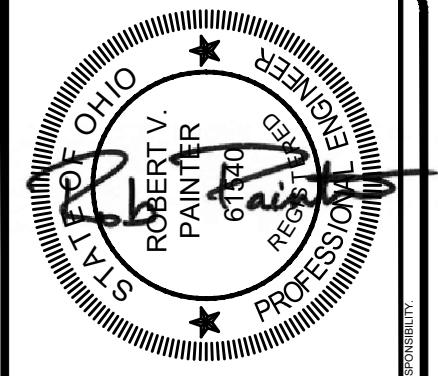
INSPECTIONS

ALL BMPs ON THIS SITE SHALL BE INSPECTED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

1. THE INSPECTION DATE;
2. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
3. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
4. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
5. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
6. LOCATION(S) OF BMPs THAT NEED TO BE MAINTAINED;
7. LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
8. LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
9. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

THE PERMITTEE SHALL MAINTAIN A RECORD OF ALL INSPECTIONS FOR A PERIOD OF 3 YEARS FOLLOW



R V P
R V P
ENGINEERING

SPRINGBORO WINE
GARDNER ROAD
SPRINGBORO, OHIO 45066

EROSION CONTROL DETAILS

SCALE:
DATE: 2023-08-07
DRAWN: PGM
DESIGNED: PGM
CHECKED: RVP
XREF:
JOB NO.: 22030

SPRINGBORO WINE

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C151

PROJECT SCHEDULE:
GENERAL CONSTRUCTION SEQUENCE *
A. INSTALL SEDIMENT CONTROL MEASURES
B. PRESERVE AND PROTECT EXISTING VEGETATION
C. INSTALL STORM WATER MANAGEMENT MEASURES
D. DEMOLITION ACTIVITIES
E. CONSTRUCT SITE UTILITIES
F. GRADE SITE / STOCKPILE TOPSOIL
G. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
H. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 45 DAYS

I. INSTALL ROAD AND PARKING SUBGRADE
J. SURFACE ROADS AND PARKING
K. PERMANENT VEGETATIVE STABILIZATION
L. HOURS OF OPERATION ARE 7 DAYS A WEEK FROM 6 AM TO 9 PM
* TO BE FOLLOWED IN GENERAL ORDER FOR BEST MANAGEMENT PRACTICE, SOME INDIVIDUAL SITE CONSTRUCTION MAY NOT ALLOW FOR EXACT SEQUENCE.

CONTROL MEASURES FOR STORM WATER RUNOFF, EROSION AND SEDIMENT:

STABILIZATION OF DENUDED AREAS AND SOIL STOCKPILES

PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION WILL ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR MORE THAN 45 DAYS. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SOIL STABILIZATION MEASURES WILL BE SELECTED TO BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE. SOIL STOCKPILES WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.

ESTABLISHMENT OF PERMANENT VEGETATION

A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE SEVERE WEATHER CONDITIONS. (SEE VEGETATIVE PRACTICES - ITEM 10).

PROTECTION OF ADJACENT PROPERTIES

PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE, BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.

TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES

NO STORM WATER SHALL BE DIRECTED THROUGH ANY POST CONSTRUCTION BMP IF REQUIRED UNDER ARTICLE V OF THE HAMILTON COUNTY STORMWATER DISTRICT RULES & REGULATIONS, OR PORTIONS THEREOF, UNTIL THE ENTIRE AREA ATTRIBUTED TO THE POST CONSTRUCTION BMP HAS REACHED FINAL STABILIZATION FINAL STABILIZATION OCCURS AFTER THE COMPLETION OF THE FINAL GRADE AT THE SITE, AFTER ALL OF THE UTILITIES ARE INSTALLED, AND THE SITE IS STABILIZED WITH VEGETATION OR OTHER APPROPRIATE METHODS. DOCUMENTATION ACCEPTABLE TO THE ENFORCING OFFICIAL SHALL BE SUBMITTED TO DEMONSTRATE THAT THE SITE HAS REACHED FINAL STABILIZATION. UPON SATISFACTORILY DEMONSTRATION, THE POST CONSTRUCTION BMP'S OR STRUCTURES MAY BE COMPLETED AND PLACED INTO SERVICE. UPON COMPLETION OF INSTALLATION OF THE POST CONSTRUCTION BMP'S OR STRUCTURES, STABILIZATION MEASURES (E.G. SEEDING AND MULCHING) MUST BE INSTALLED ON ALL DISTURBED AREAS AND/OR EXPOSED SOILS CAUSED BY SUCH INSTALLATION WITHIN 7 DAYS, WEATHER PERMITTING.

SEDIMENT BASINS, DIVERSIONS, SEDIMENT TRAPS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE WILL BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS WILL BE SEADED AND MULCHED AFTER INSTALLATION.

SEDIMENT BASINS

STORMWATER RUNOFF CONTAINING DAMAGING AMOUNTS OF SEDIMENT SHALL PASS THROUGH A SEDIMENT BASIN OR OTHER SUITABLE SEDIMENT TRAPPING FACILITY.

CUT AND FILL SLOPES

CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

STORMWATER MANAGEMENT

CONCENTRATED STORMWATER RUNOFF LEAVING THE SITE WILL BE DISCHARGED DIRECTLY INTO A WELL-DEFINED, ADEQUATELY-PROTECTED NATURAL OR MAN-MADE OFF-SITE RECEIVING CHANNEL OR PIPE. IF NO OFF-SITE CHANNEL OR PIPE EXISTS, THE STORMWATER WILL BE DETAILED ON SITE IN A SUITABLE RETENTION/DETENTION FACILITY.

STABILIZATION OF WATERWAYS AND OUTLETS

ALL ON-SITE STORMWATER CONVEYANCE CHANNELS WILL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A 10 YEAR FREQUENCY STORM WITHOUT EROSION. DESIGN FOR A LARGER MAY BE NECESSARY FOR PROTECTION FROM THE STORMWATER FLOW. STABILIZATION ADEQUATE TO PREVENT EROSION WILL ALSO BE PROVIDED AT THE OUTLETS OF ALL PIPES AND PAVED CHANNELS.

STORM SEWER INLET PROTECTION

ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

WORKING IN OR CROSSING WATERCOURSES

CONSTRUCTION VEHICLES WILL BE KEPT OUT OF WATERCOURSES WHENEVER POSSIBLE. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS WILL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL (INCLUDING BED AND BANKS) WILL ALWAYS BE RESTABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED. WHERE A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING WILL BE PROVIDED.

CONSTRUCTION ACCESS ROUTES AND PARKING AREAS

WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR SAID PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT EXCEED 4 PERCENT SLOPE. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.

DISPOSITION OF TEMPORARY MEASURES

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE DISPOSED OF AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT EROSION AND SEDIMENTATION.

MAINTENANCE

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

i.e. STORM INLET PROTECTION

INLET STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE INLET PROTECTION SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL MORE THAN A 2" BUILD UP OF SEDIMENT REMAIN AROUND THE INLET PROTECTION.

i.e. FILTER STRIPS

A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

i.e. SILT FENCES AND FILTER BARRIERS

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

CONSTRUCTION CONTROL PRACTICES:

SILT FENCES (SF) SEE SILT FENCE DETAIL

MATERIAL: SYNTHETIC FILTER FABRIC SHALL BE A SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS.

PHYSICAL PROPERTY REQUIREMENTS

FILTERING EFFICIENCY 75 PERCENT (MIN.)

TENSILE STRENGTH AT EXTRA STRENGTH 20% (MAX.) ELONGATION 50 lbs/in. in. (MIN.) STANDARD STRENGTH 30 lbs/in. in. (MIN.)

FLOW RATE 0.3 gal/sq. ft./min. (MIN.)

* REQUIREMENTS REDUCED BY 50% AFTER 6 MONTHS OF INSTALLATION.

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM 6 & 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE OF ZERO DEGREES F TO 120 DEGREES F.

BURLAP SHALL BE 10 OUNCES PER SQ. YD. OF FABRIC.

POSTS FOR SILT FENCES SHALL BE EITHER 4" x 4" WOOD OR STEEL WITH A MIN. LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.

WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MIN. OF 42 INCHES IN HEIGHT, A MIN. OF 14 GA. AND SHALL HAVE A MAX. MESH SPACING OF 6 INCHES.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MIN. 6 INCH OVERLAP, AND SECURELY SEALED.

POSTS SHALL BE SPACED AT A MAX. OF 10 FEET APART. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS APPLYING.

FILTER BARRIERS (FB) SEE FILTER BARRIER DETAIL

FLOW RATE MATERIAL (gal/sq. ft./min.) FILTER EFFICIENCY %

STRAW	5.6	67
BURLAP (10 OZ. FABRIC)	2.4	84
SYNTHETIC FABRIC	0.3 (AVG.)	97 (AVG.)

THE HEIGHT OF A FILTER BARRIER SHALL BE A MIN. OF 15 INCHES AND SHALL NOT EXCEED 18 INCHES.

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.

STAKES SHALL BE SPACED AT A MAX. OF 3 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 8 INCHES).

A TRENCH SHALL BE EXCAVATED APPROX. 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.

THE FILTER MATERIAL SHALL BE STAPLED ON THE WOODEN STAKES, AND 6 INCHES OF FABRIC SHALL BE EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST 1/2 INCH LONG SHALL BE USED. FILTER MATERIAL SHALL NOT BE STAPLED INTO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND SOIL COMPAKTED OVER THE FILTER MATERIAL.

IF A FILTER BARRIER IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.

CHECK DAM (CD)

CHECK DAMS ARE USUALLY INEFFECTIVE FOR CATCHING SEDIMENT BUT CAN SLOW FLOW VELOCITIES AND REDUCE CHANNEL EROSION. ROCK TYPE AND SIZE OF THE DAM ARE TO BE DETERMINED BY THE ENGINEER.

IF AT ANY TIME IT IS FOUND THAT A CHECK DAM ALONE IS INEFFECTIVE IN ADEQUATELY PERFORMING ITS FUNCTION, ADDITIONAL CONTROL MEASURES MUST BE PROVIDED.

Concrete Washout Areas

Installation:
1. Concrete washout shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
2. Field tile or other subsurface drainage structures within 10 ft. of the sum pit shall be cut and plugged.
3. Ensure a stable path is provided for concrete trucks to reach the washout area.
4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
5. Surface runoff generated from upgradient areas shall be diverted away from below-grade washout pits so as not to damage them.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.
8. Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of as materials. If straw bales were used, they can be reused as much.

10. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Removal:

11. Once a washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be reused as much.

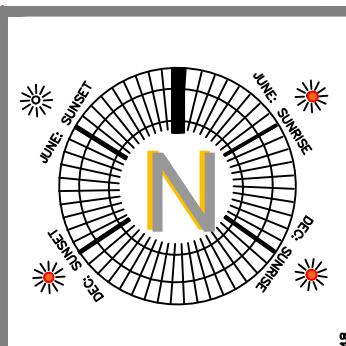
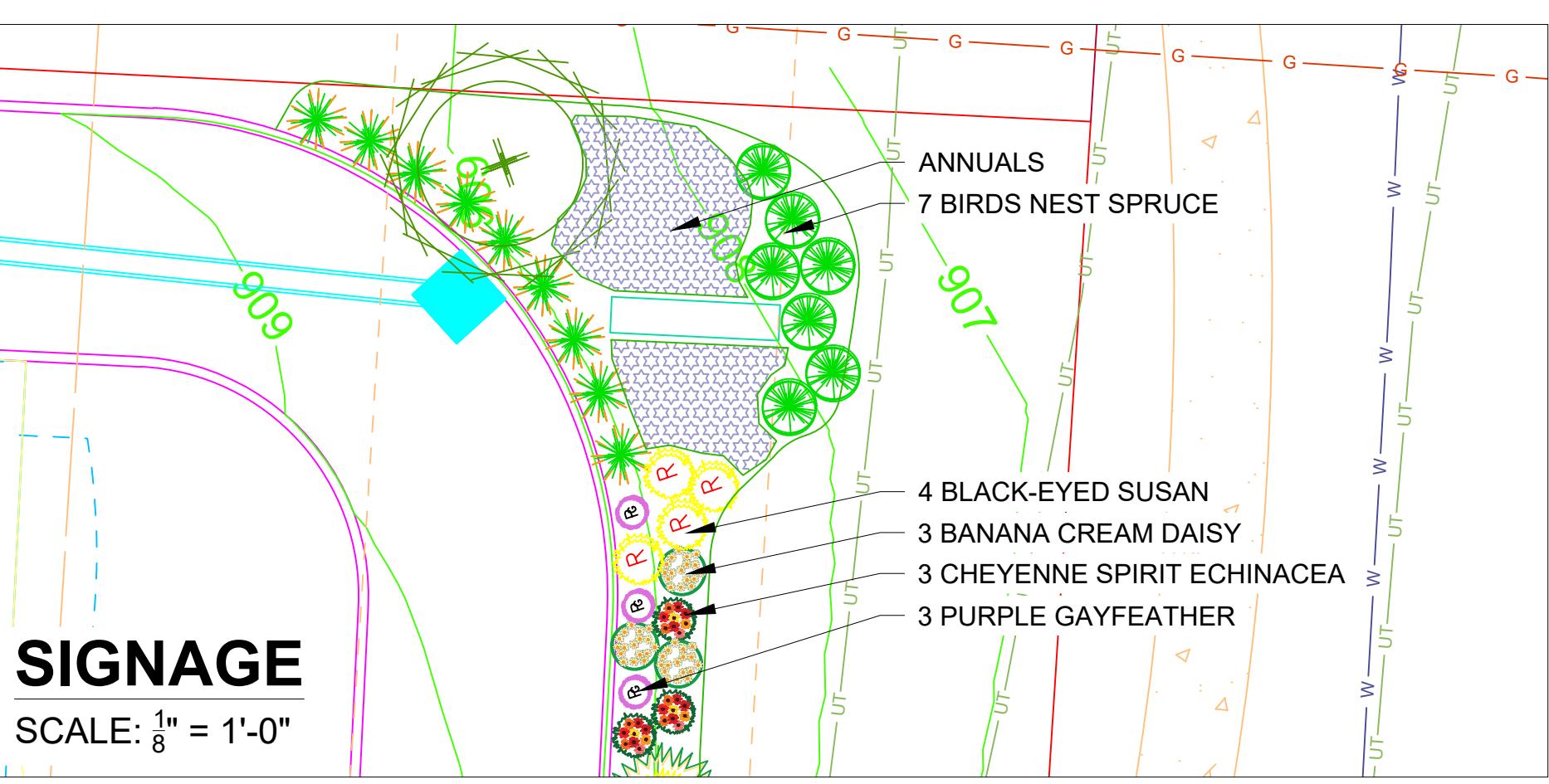
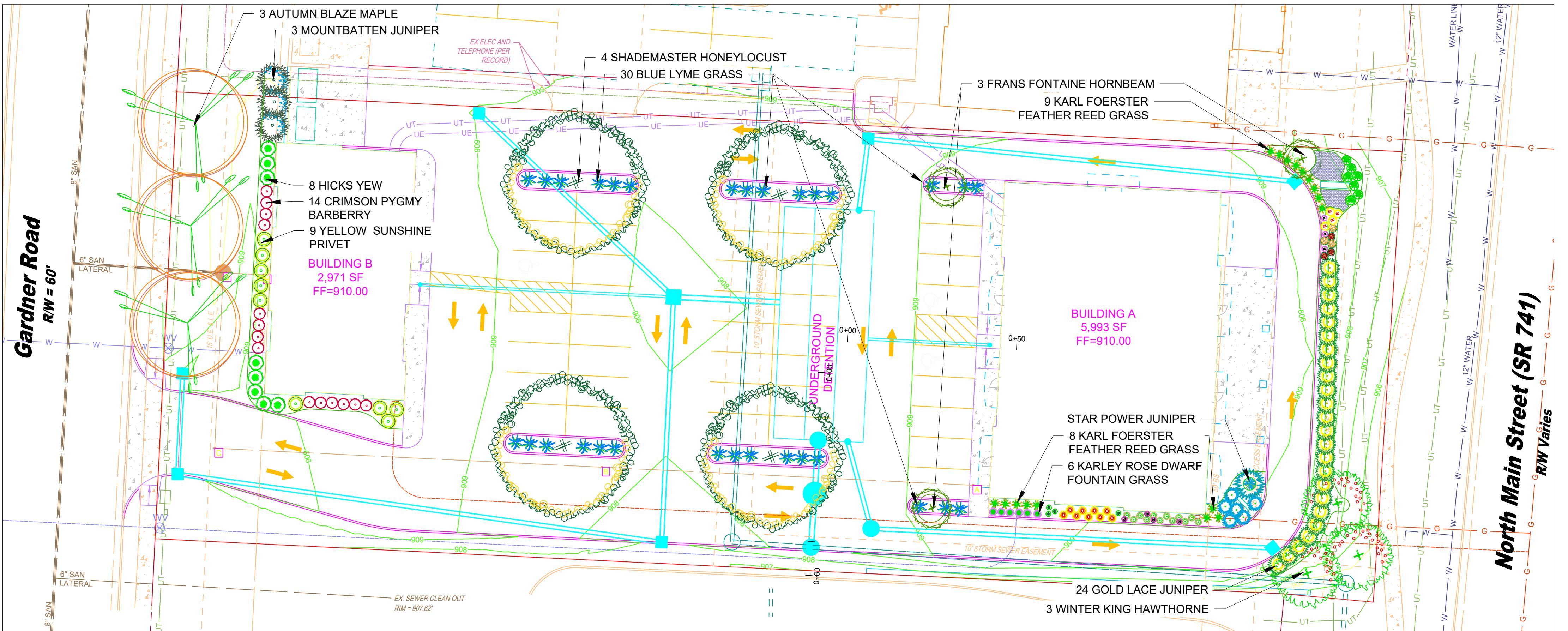
12. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

Below-grade (3-ft depth)		
# of concrete trucks expected to be driven out on site*	Width (ft)	Length (ft)
3-5	3	3
4-5	4	4
6-7	5	5
8-10	6	6
11-14	7	7

Above-grade (2-ft depth)		
# of concrete trucks expected to be driven out on site*	Width (ft)	Length (ft)

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GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
GAYLEAFRAZERDESIGNS.COM 2377 BRIDGE POINT PASS CINCINNATI, OH 45248
513-429-2096

GENERAL PLANTING NOTES

THE CONTRACTOR SHALL:

1. CONTRACT WITH UTILITIES COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.

2. PROVIDE QUALITY SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

3. FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH TRADE STANDARDS OF THE NURSERY, PROVENHELD SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

4. PROVIDE PLANTS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED.

TREES AND SHRUBS OF THE ABOVE SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

5. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LINES TO ASSURE SYMMETRY IN PLANTING.

6. LABEL, AT LEAST ONE TREE AND ONE SHRUB, EACH VARIETY AND CULTIVAR WITH A CURVY ATTACHMENT WATERPROOF TAPE BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

7. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

8. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.

9. REFER TO SPECIFIC PLANTING DETAILS FOR PLANT INSTALLATION.

10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.

11. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OTHER WORKING BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.

12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

15. PROVIDE AND INSTALL ANY AND ALL LANDSCAPE PROTECTION REQUIRED FOR DEER RUT SEASON.

THE CONTRACTOR'S WARRANTY SHALL INCLUDE:

1. A WARRANTY FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH, DEFOLIATION, OR GROWTH EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

2. SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

3. THE SERVICES OF THE LANDSCAPE ARCHITECT FOR EXTERIOR PLANTING AND WARRANTY PERIOD, IMMEDIATE REPLACEMENT OF DEAD EXTERIOR PLANTS, AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON), AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR SIZE, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RESERVES RIGHT TO OBSERVE PLANTS AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALANCE, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

PREPARATION AND PLANTING

- TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7. A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEous MATERIALS HARMFUL TO PLANT GROWTH.

• COMPOST SHALL BE WELL-COMPOSTED, STABILE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

TO 55% BY WEIGHT, 100% PASSING THROUGH ONE INCH SIEVE; 5% ORGANIC MATTER, 5 TO 10 DECISEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

• FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR PLANTING.

• LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.

• PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FAIRWAYS AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

• PROVIDE EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

• LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR EXTERIOR PLANTINGS, STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS, AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF PLANTING LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

• TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

• LOOSEN SUBGRADE TO A DEPTH OF 4"-6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEous MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

• SPREAD COMPOST, A DEPTH OF 4"-6", AND TILL WITH LOOSENEd SUBGRADE, MIXING THOROUGHLY.

• GRADE PLANTING BEDS TO SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORm FINe TEXTURE. ROLL AND RAKE, REMOVE PRUNED AND TILED DEPRESSIONS TO MEET FINAL GRADES.

• EDGE BEDS 3"-4" DEEP (SEE BELOW).

• ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE, DO NOT COMPACT, MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.

• ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC RIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURER'S SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

THE SEED CONTRACTOR SHALL:

1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SEED GERMINATION.

2. TILL AREA TO BE SEEDED TO A DEPTH OF 4", RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S RECOMMENDED RATE.

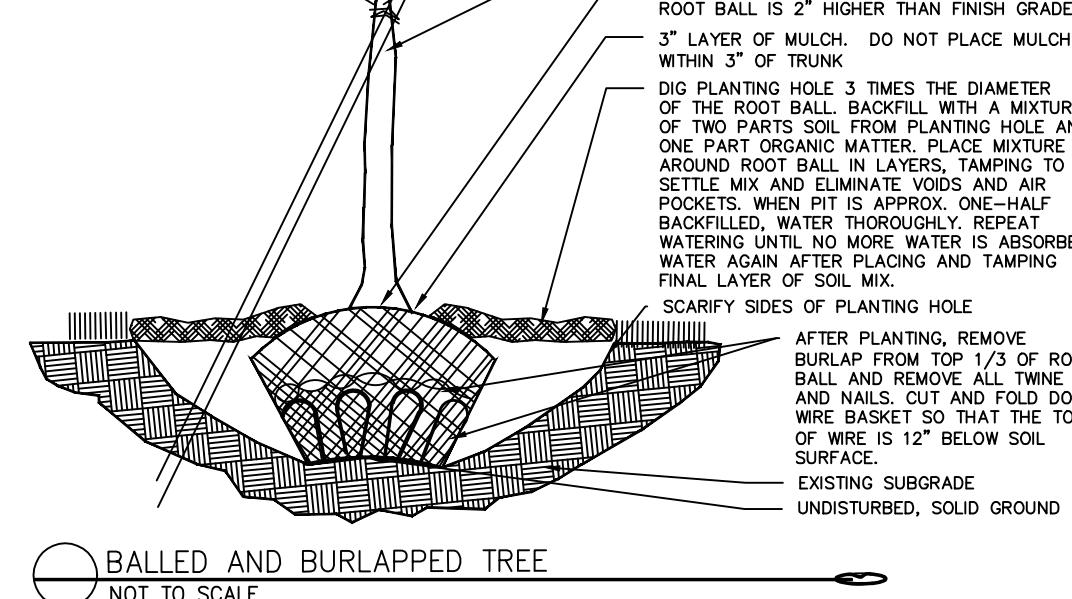
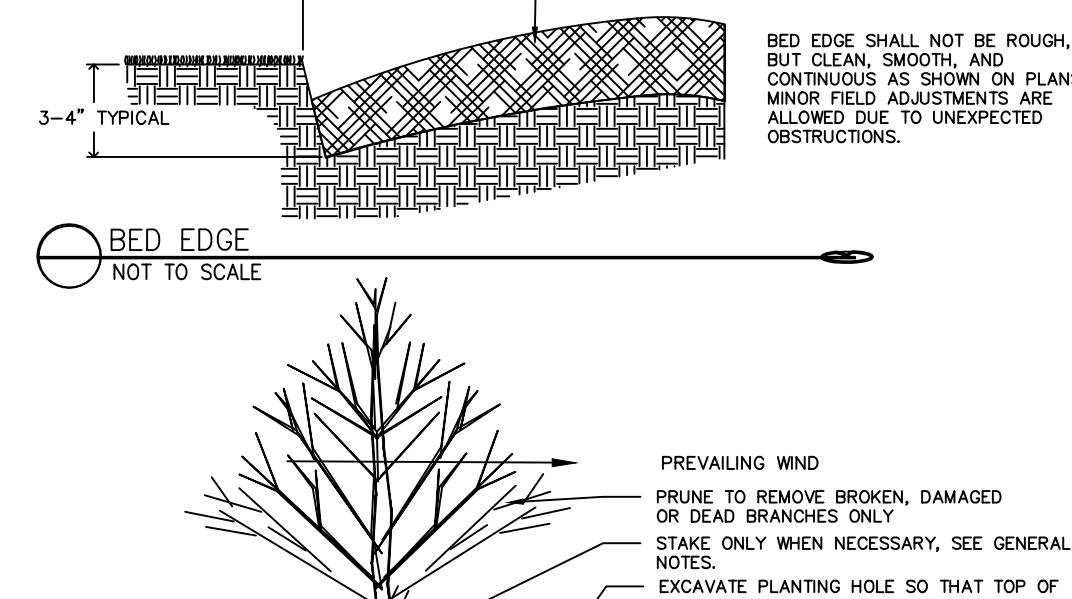
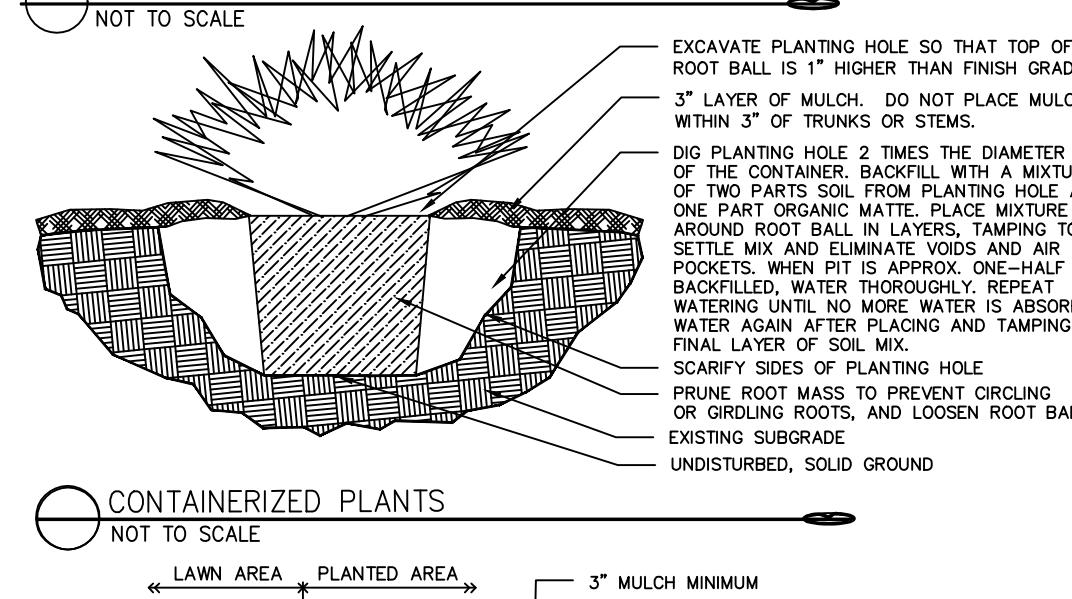
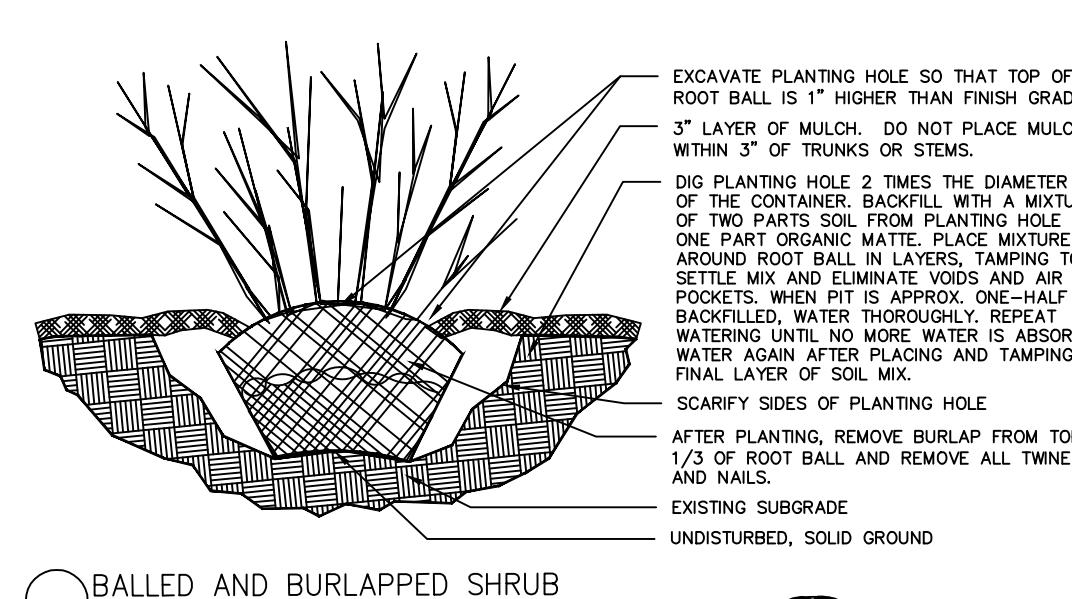
4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.

5. PROJECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SLOPES/AREAS OF OTHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.

6. PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1"-2" IN LOOSE DEPTH OVER SEED.

7. INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION YIELDING 80% OFACITY WITHIN 90 DAYS OR INSTALLATION.

8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.



PLANT KEY		8/25/2023	
QNT	SIZE	COMMON	LATIN
3	2 in	Autumn Blaze Maple	<i>Acer rubrum 'Autumn Blaze'</i>
4	2 in	Shademaster Honeylocust	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>
3	2 in	Frans Fontaine Columnaris Hornbeam	<i>Carpinus betulus 'Frans Fontaine'</i>
3	2 in	Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>
14	3 gal	Crimson Pygmy Barberry	<i>Berberis thunbergii var. atropurpurea 'Crimson Pygmy'</i>
9	4'	Sunshine Privet	<i>Ligustrum x sinense 'Sunshine'</i>
9	3 gal	Candy Corn Double Play Spirea	<i>Spiraea japonica 'Double Play Candy Corn'</i>
24	3 gal	Gold Lace Juniper	<i>Juniperus chinensis 'Gold Lace'</i>
3	6'	Mountbatten Juniper	<i>Juniperus chinensis 'Mountbatten'</i>
6	3 gal	Blue Pacific Juniper	<i>Juniperus conferta 'Blue Pacific'</i>
1	6 ft	Star Power Juniper	<i>Juniperus x J.N. Select Blue'</i>
7	3 gal	Bird's Nest Spruce	<i>Picea abies 'Nidiformis'</i>
8	24-30 in	Hicksi Yew	<i>Taxus x media 'Hicksi'</i>
4	24"	Stonehenge Skinny Yew	<i>Taxus x media 'Stonehenge Skinny'</i>
17	3 gal	Karl Foerster Feather Reed Grass	<i>Calamagrostis acutiflora</i>
30	2 gal	Blue Lyme Grass	<i>Leymus arenarius</i>
6	2 gal	Karley Rose Fountain Grass	<i>Pennisetum orientale 'Karley Rose'</i>
12	1 gal	Tara Prairie Dropseed	<i>Sporobolus heterolepis 'Tara'</i>
3	1 gal	Cheyenne Spirit Cone Flower	<i>Echinacea 'Cheyenne Spirit'</i>
4	1 gal	Siskiyou Pink Gaura Lindheimeri	<i>Gaura Lindheimeri 'Siskiyou Pink'</i>
3	1 gal	Amazing Daisies Banana Cream	<i>Leucanthemum x superbum 'Banana Cream'</i>
3	1 gal	Purple Gayfeather	<i>Liatris spicata 'Kobold'</i>
4	1 gal	Black-eyed Susan	<i>Rudbeckia fulgida var. speciosa</i>

Type of Plants Normal Planting Dates

Non-Container Grown, Deciduous: October 1 to April 1

Non-Container Grown, Other: October 1 to May 1

Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. GRADE A MULCH TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH

PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS

- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
- DYED BROWN MULCH DOUBLE SHREDDED
- DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP

PROVIDE CLIENT WITH QNT MULCH PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDED _____ CUBIC YARDS

SPRINGBORO WINE
GARDNER RD &
SR 741

LANDSCAPE
PLAN
SCALE
1.0" = 20.0'
CURRENT:
8/25/2023
REVISED:
8/25/2023

1



Heather Glen Court HOA

President: Caleb Downey-Kalbfleisch | Treasurer: Michelle Johnson
65 Heather Glen Ct., Springboro OH 45066 | 303-620-6014 | cdowney303@gmail.com

To Whom It May Concern,

29 August 2023

This letter is to notify the residents of 70 Heather Glen Ct, Jerry and Julie McCarthy that their plans to rebuild their back patio are approved by the Heather Glen Court HOA as provided via email from Mr. McCarthy dated 8/29/2023.

If there are any changes to the plans received on 8/29/2023 please resend them to the HOA for review. Please provide an estimated completion date once your plans receive all the required city approvals.

Any questions can be sent to cdowney303@gmail.com.

Sincerely,

X

Caleb J. DK

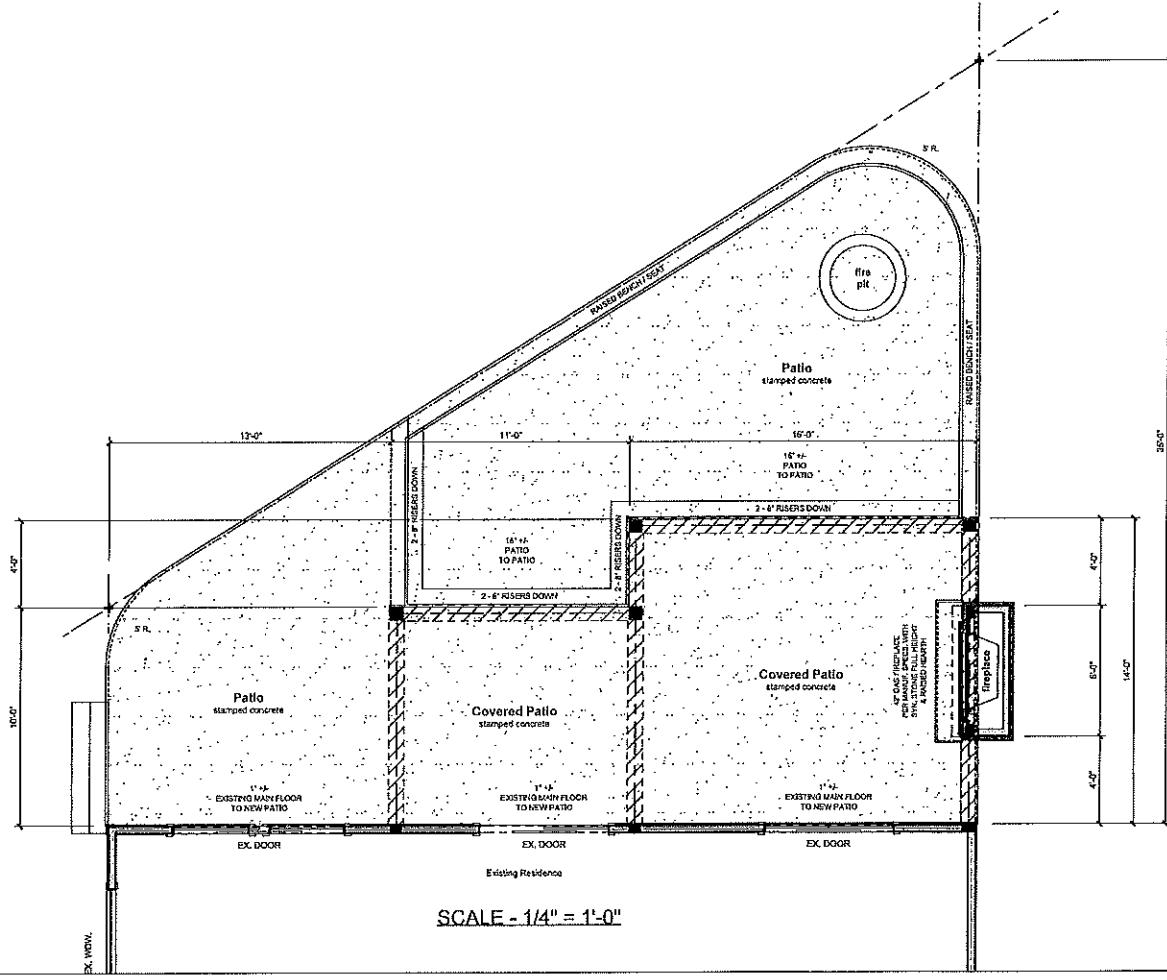
Caleb Downey Kalbfleisch
President, Heather Glen Court HOA

8/28/23

City of Springboro
Request For Small Variance

Please see the attached proposal we are requesting a small variance to extend the roof of our home to hinder the golf balls that constantly hit our home. (we are hit on average of 10 times per day we have already had a lot of property damage in the short 1 year that we have lived here, It is unsafe to actually sit outside without coverage. The proposed change would protect myself and the new sliders on our back side, we love our new home and will continue to update and put money in it. This variance would make it possible.

Thank you,
Quinie McCarthy



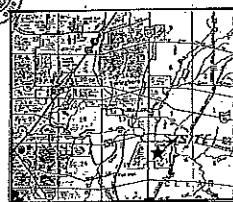
RECORD PLAN HEATHERWOODE CLUSTER "C"

CONTAINING 4.3554 ACRES

LOCATED IN

**SECTION 12, TOWN 3, RANGE 4
CITY OF SPRINGBORO
WARREN COUNTY, OHIO**

MARCH 1993



LOCATION MAP

SCALE: 1/2 MILE

1/2 MILE

1/4 MILE

1/8 MILE

1/16 MILE

1/32 MILE

1/64 MILE

1/128 MILE

1/256 MILE

1/512 MILE

1/1024 MILE

1/2048 MILE

1/4096 MILE

1/8192 MILE

1/16384 MILE

1/32768 MILE

1/65536 MILE

1/131072 MILE

1/262144 MILE

1/524288 MILE

1/1048576 MILE

1/2097152 MILE

1/4194304 MILE

1/8388608 MILE

1/16777216 MILE

1/33554432 MILE

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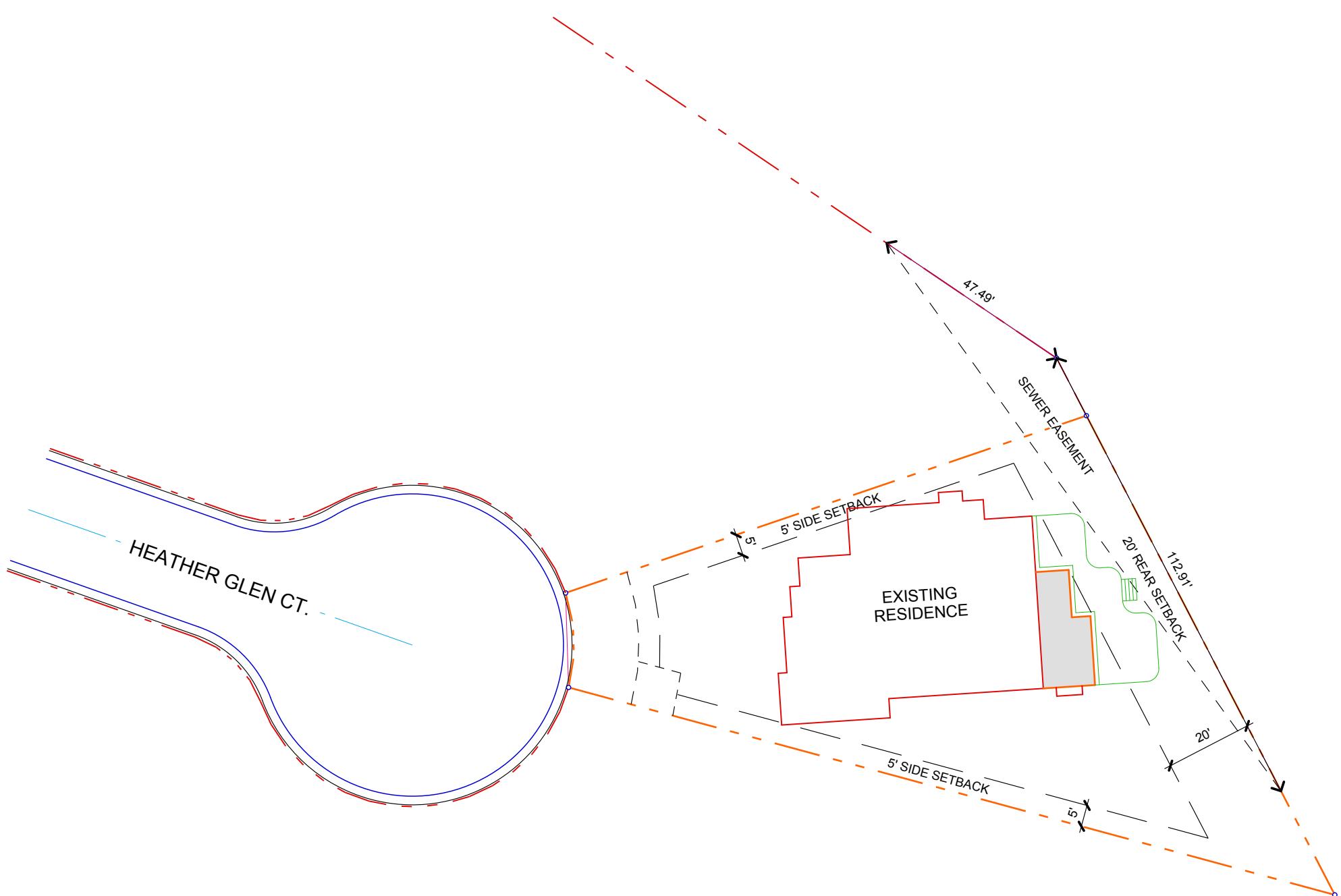
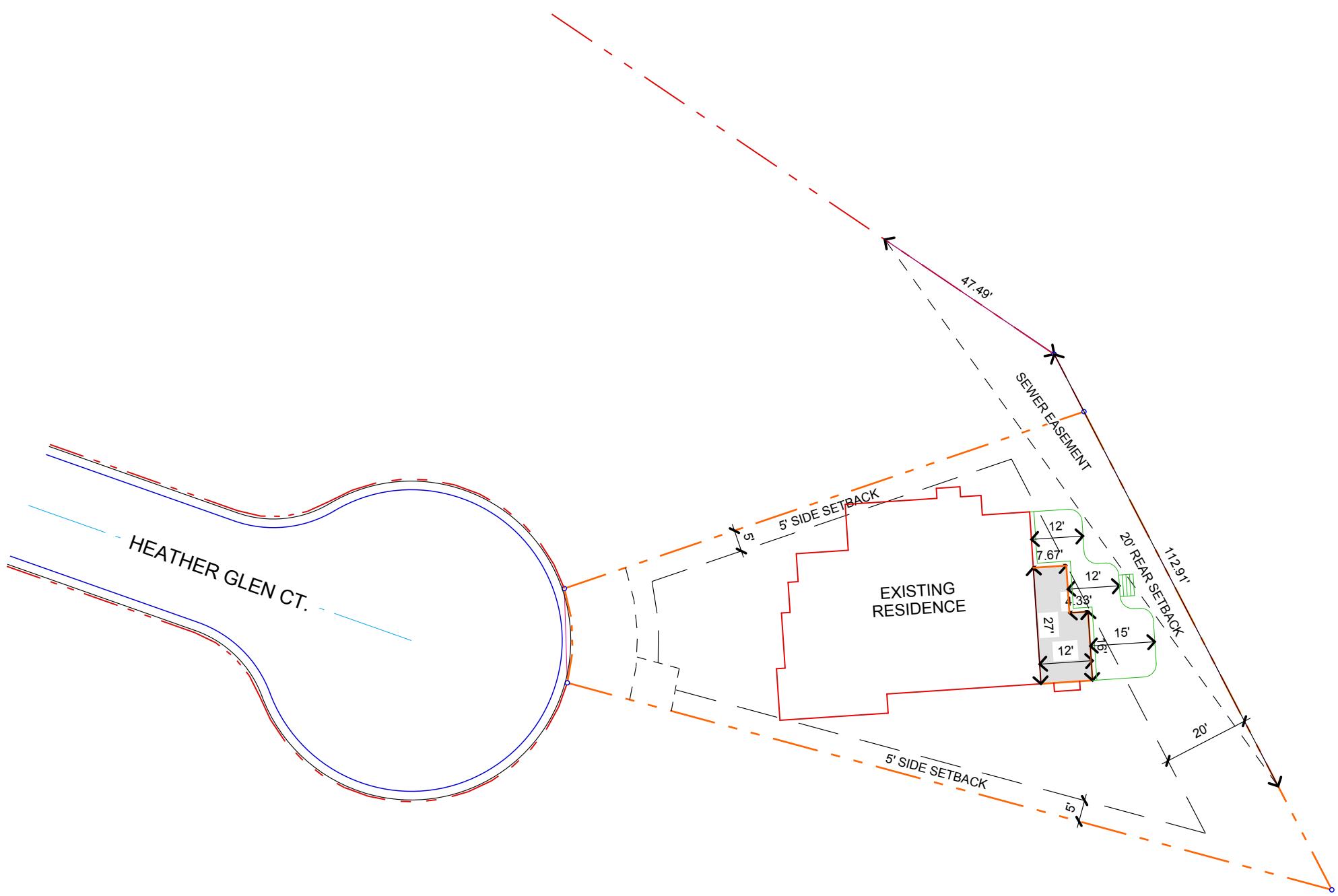
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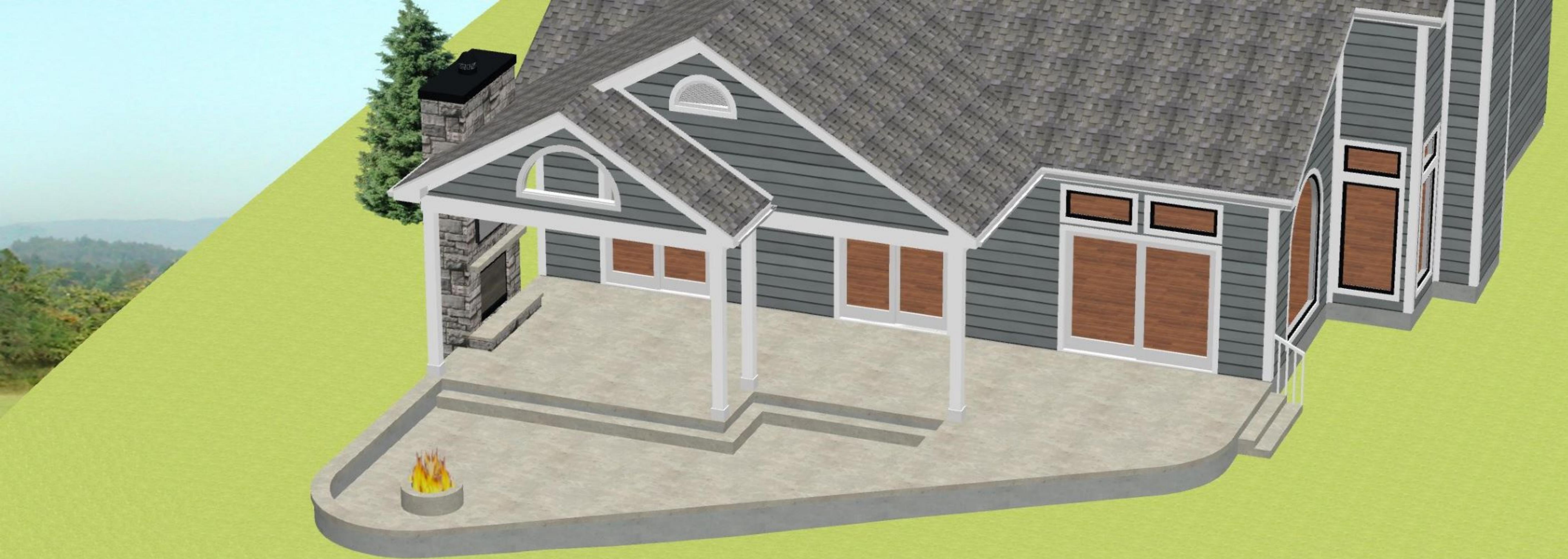
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APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

REZONING/GENERAL PLAN FINAL DEVELOPMENT PLAN RECORD PLAN VARIANCE

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

Owner **APPLICANT NAME:** M/I Homes of Cincinnati, LLC
 Agent
 Lessee **Address:** 9349 Waterstone Boulevard, Suite 100
 Signed Purchase
Contract Cincinnati, OH 45249

Telephone No. (513) 833-2206

Fax No. (_____) _____

Email Address jlanham@mihomes.com

PROPERTY OWNER NAME (IF OTHER): Peter S. Morris, Successor Trustee

Address: 1525 S. Main Street
Springboro, OH 45066

Telephone No. (407) 786-5125

Property Address or General Location: 1525 S. Main Street Springboro, OH 45066

Parcel Number(s): 08182000131 & 08182000132 **Acreage:** 35.62

PUD Category: Residential Retail Office Manufacturing Mixed Use

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

For Residential Proposed Density 2.11 **Number of Residential Units** 75 + Existing House

Proposed Use: 75 for sale new homes with a typical lot size of 62'x135'

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


(Signature of Applicant and/or Agent)

8/23/2023

(Date)

Justin Lanham
Printed Name

August 25, 2023

Daniel J. Boron, AICP
Planner, City of Springboro
320 West Central Avenue
Springboro, Ohio 45066

Subject: Morris Property – Application for Amendment of Zoning Map & General Plan
Enclosed: Proposed House Elevations and Floorplans (10 Pages)

Dear Mr. Boron,

M/I Homes is pleased to provide an Application for an Amendment of Zoning Map & General Plan for the 35.62 acre Morris property located at 1525 S Main Street Springboro, OH 45066. The proposed General Plan shows (75) single-family detached lots with a typical lot dimension of 62'x135' and 25' front and rear setbacks as well as 5' side setbacks on each side (10' total). The existing house will remain and be platted on a 2-acre lot. The streets are in a 50' public right-of-way that will include 5' sidewalk on both sides of the internal streets.

The proposed plan has 13.40 acres of active and passive open space which is 37.6% of the total acreage. The central 6.08 acre green space will feature the existing pond, seating shelter, and multi-use trail. The open space will be owned and maintained by a Homeowners Association that shall govern the community through the Covenants, Conditions, & Restrictions.

If the Amendment of Zoning Map & General Plan is approved, we plan to break ground in the Spring of 2024 with the goal of having a model home open in the Fall of 2024. We will offer for sale detached ranch and two-story homes targeting empty-nester and family buyers. The enclosed house plans include a variety of elevations and colors with square footage ranging from 1,544sf to more than 3,000sf. Buildout is expected to take 3-5 years depending on market conditions. We will market the community as "Northampton".

The City of Springboro Master Plan adopted in February 2022 locates the property within Policy Area 16 which is described as having the following existing and preferred future characteristics:

1. Low-to moderate-density detached residential (Pg. 79).
 - The proposed plan density is 2.11 detached du/ac (2.13 including the existing house) which is consistent with the "low-to moderate density" prescribed for Policy Area 16.

2. Extensive active and passive open space areas (Pg. 79).
 - The proposed plan includes 37.6% active and passive open space including walking paths, seating shelter, naturally wooded areas, and the existing pond.
3. Policy area 16 is characterized by large lot single family residential uses (Pg. 79).
 - While the area does have a mixture of large lots including multiple single-family lots along S.R. 741 that could be redeveloped in the future, there are pockets of residential lots similar in size to the proposed plan most notably across at Heatherwoode Blvd.
4. Encourage safe school access for nearby residents through the establishment of sidewalks and/or walking trails (Pg. 80).
 - The proposed plan includes 5' sidewalk on both sides of the internal streets as well as a multi-use trail that connects S.R. 741 to the development and the school campus to the south.
5. Promote and maintain the Heatherwoode Golf Course as a valuable local and regional amenity (Pg. 80).
 - The proposed plan will not negatively impact the golf course but should be a source of new customers.

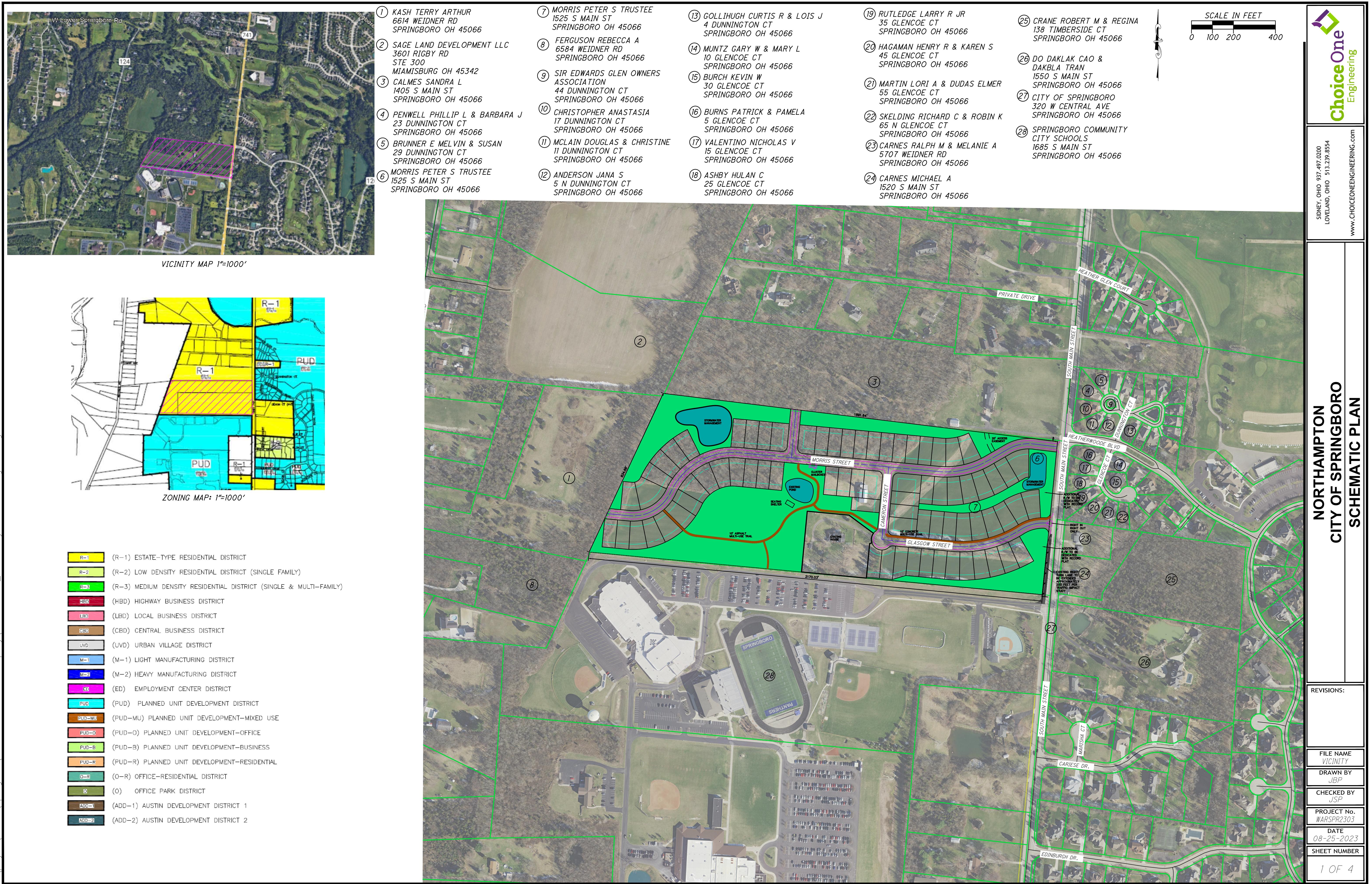
Based on these characteristics, we believe the proposed plan “emphasizes residential uses that conform to the existing character of the neighborhood” as is recommended by the 2022 Master Plan (Pg. 80). We look forward to working with the City of Springboro and creating a community that current and future residents can be proud of. Please contact me should you have any questions or need additional information.

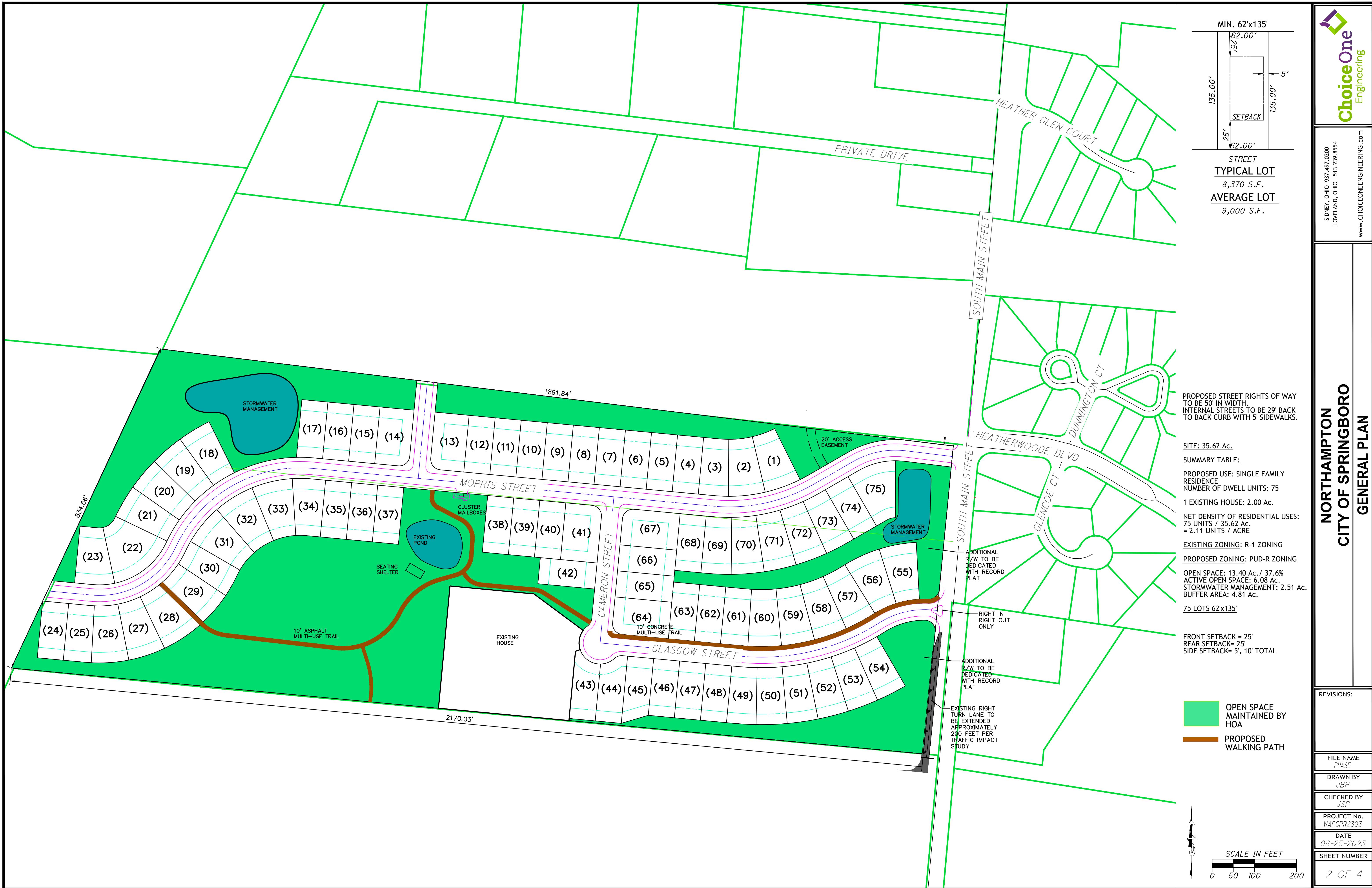
Respectfully,



Justin Lanham

M/I Homes of Cincinnati, LLC
9349 Waterstone Boulevard, Suite 100
Cincinnati, OH 45249
(513) 551-3954
jlanham@mihomes.com









Faulkner



Elevation B - Shown w/ Opt coach lights, black windows & Brick Wainscot



Elevation A - Shown w/ Opt coach lights & Brick Wainscot



Elevation C - Shown w/ Opt coach lights & Brick Wainscot

Square Feet: 1,544
Bedrooms: 2-3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

*Note: Other elevation materials available and may be required by community. See MIHomes.com for more elevations.

M/I HOMES
Welcome to Better



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NORTHAMPTON



M/I HOMES

Cooper



Elevation C - Shown w/ Opt coach lights & Stone Wainscot



Elevation A - Shown w/ Opt coach lights & Brick Wainscot

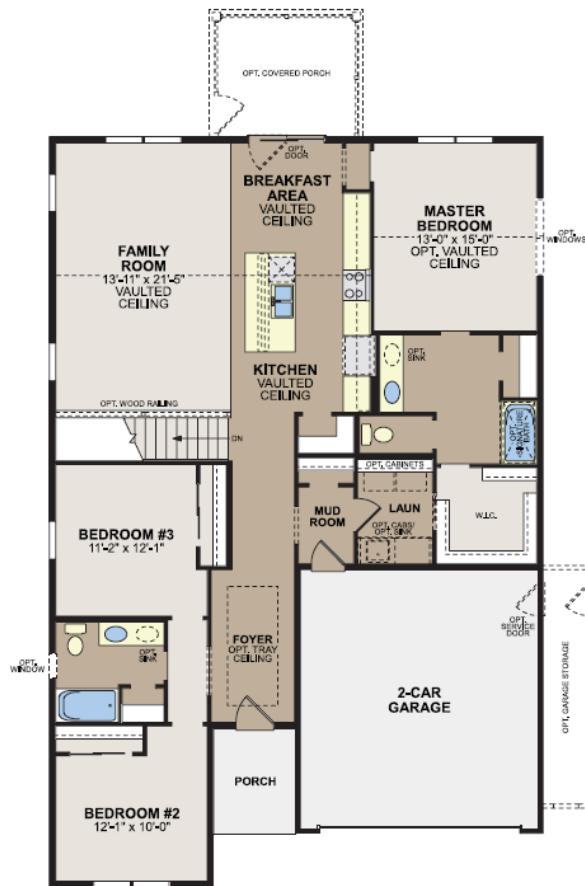


Elevation B - Shown w/ Opt coach lights & Brick Wainscot

1,776
3
2

Half Baths: 0
Garages: 2
Stories: 1

*Note: Other elevation materials available and may be received by community. See Milwaukee.com for more information.



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NORTHAMPTON



M/I HOMES

Melville



Elevation B - Shown w/ Opt Coach Lights & Brick Wainscot



Elevation A - Shown w/ Opt Coach Lights & Brick Wainscot



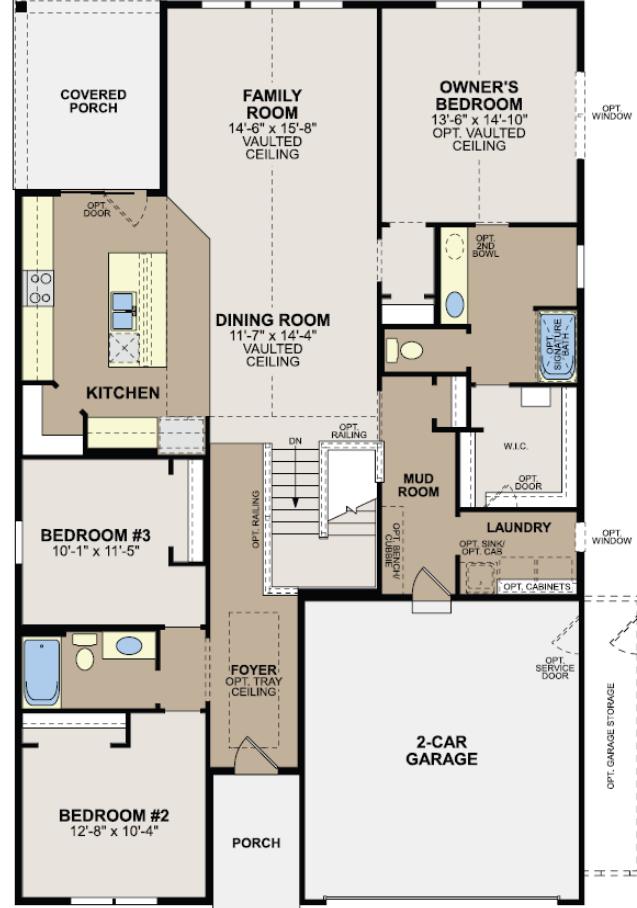
Elevation C - Shown w/ Opt. Coach Lights & Brick Wainscot

Square Feet: 1,865
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

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*Note: Other elevation materials available and may be required by community; see Mihomes.com for more elevations.



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NORTHAMPTON



M I HOMES

Serenity



Elevation B - Shown w/ Opt Full Brick Front



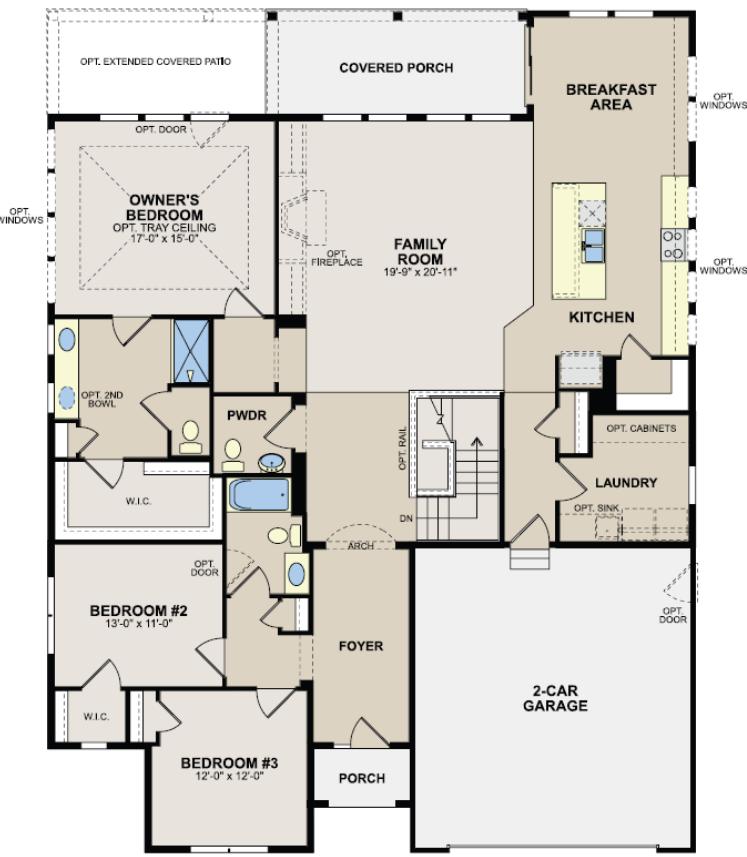
Elevation C - Shown w/ Opt Stone



Elevation E

Square Feet: 2,330
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 1



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NORTHAMPTON


M/I HOMES

Dawson



Elevation A



Elevation D - Shown w/Opt Stone

Square Feet: 2,461
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



M/I HOMES

Inglewood



Elevation E - Shown w/ Opt Coach Lights



Elevation B - Shown w/ Opt Coach Lights



Elevation C - Shown w/ Opt Coach Lights



Elevation D - Shown w/ Opt Coach Lights

Square Feet: 2,558
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



M/I HOMES

Cooke



Elevation C—Shown w/ Opt Stone and Bonus Room



Elevation A



Elevation B



Elevation E

Square Feet: 2,624
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

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NORTHAMPTON



M I HOMES

Dillon



Elevation A



Elevation B

Square Feet: 2,913
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



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NORTHAMPTON



M/I HOMES

Barrett



Elevation B - Shown w/ Opt Coach Lights



Elevation A - Shown w/ Opt Coach Lights



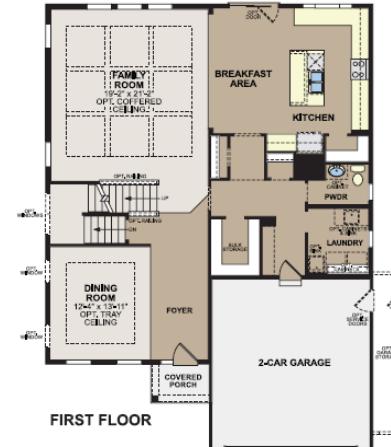
Elevation C - Shown w/ Opt Coach Lights



Elevation D - Shown w/ Opt Coach Lights

Square Feet: 3,035
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



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NORTHAMPTON



M/I HOMES

Fairview



Elevation E - Shown w/ Opt Coach Lights



Elevation A - Shown w/ Opt Coach Lights



Elevation B - Shown w/ Opt Coach Lights



Elevation C - Shown w/ Opt Coach Lights



Elevation D - Shown w/ Opt Coach Lights

Square Feet: 3,313
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

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NORTHAMPTON



M/I HOMES

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, August 9, 2023

I. Call to Order

Vice Chair Chris Pearson 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: Chris Pearson, Vice Chair, Rob Dimmitt, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson

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

Mr. Harding motioned to excuse Ms. Iverson. Mr. Thompson seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6 yes, 0 no)

II. Approval of Minutes

A. July 12, 2023 Planning Commission Minutes

Mr. Pearson asked for corrections or additions to the minutes. There were none.

Mr. Harding motioned to approve the July 12, 2023 Planning Commission minutes. Mr. Dimmitt seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6 yes, 0 no)

III. Agenda Items

A. Final Approval

Site Plan, 55 Edwards Drive, building addition for Thaler Machine manufacturing/warehouse facility

Background Information

This agenda item is a request for site plan review approval for the construction of a 1,938-square foot building addition for Thaler Machine Company for their manufacturing/warehouse facility located at 55 Edwards Drive. The building is located immediately to the south of Thaler Machine's main operation on the north side of Edwards Drive. The site plan for the 14,022-square foot building was approved by the Planning Commission in July 2022.

As indicated in the submitted plans, the proposed addition would fill the present loading dock for the warehouse/manufacturing facility. In addition to the existing Thaler Machine operation to the north, adjacent land uses in the vicinity include the Cascade Car Wash to the east, located at the corner of Edwards Drive and Hiawatha Trail, a multi-tenant commercial buildings to the south, the site of the proposed Sheetz

convenience store/fueling center/restaurant to the southwest on the west side of Tahlequah Trail, and the former site of Intregrity Interiors general contractors to the northwest. Properties to the northwest and north are zoned ED, Employment Center District, while lands to the east, south and west are all zoned HBD District.

Given that the site is developed and the size of the addition, this item may proceed to final approval. No City Council action is required on this agenda item.

Staff Recommendation

City staff recommends approval of the site plan for the proposed addition on the condition of compliance with the following staff comments:

1. Eliminate dumpster enclosure; structures are not permitted in the building setback.
2. All testing of systems shall be scheduled through the Springboro Building Department at (937)-748-9791. All test shall be scheduled 48 hours in advance of testing. The Clearcreek Fire District will witness all testing.

Discussion:

Mr. Pearson asked for any representative for Thaler Machine Company to come to the podium for discussion.

There was no representative from Thaler Machine Company present at the meeting.

Mr. Pearson asked Mr. Boron for a brief summary of the project.

Mr. Boron said that Thaler wants to add an addition to their existing building located at 55 Edwards Drive; they will be filling in the space that currently serves as a loading dock. He has spoken with their architect, Mr. John Roll, of John Roll & Associates, and they have no issues with the staff comments.

Mr. Pearson asked if there were any further questions or comments.

There were none.

Mr. Pearson called for a motion to approve incorporating staff recommendations.

Mr. Sillies motioned to approve the final approval. Mr. Harding seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmit, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

B. Final Approval

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, office component, Southwest of Intersection of Gardner Road and Village Park Drive, proposed fire station

Background Information

This agenda item is the final approval of a final development plan for the development of Clearcreek Fire District Station No. 24 on Gardner Road between Village Park Drive and Anna Drive in the office component of the Village Park PUD-MU, Planned Unit Development-Mixed Use. The final development plan, submitted by KZF Design, Cincinnati, would allow for the construction of a four-bay, drive-through bay for apparatus, fire district administrative offices, living areas for Station No. 24 personnel, and training areas. The 4.0635-acre site will also include in the long-term space for use by the City of Springboro Public Works Department to be constructed at a later date.

The proposed site is vacant and is located in the office component of the Village Park PUD-MU. The use is permitted in this location as an essential service. Direct access for the apparatus bays will be to Gardner Road. Secondary access will be provided by private access drives shared with other properties to the north and south of the fire station.

All lands in the vicinity are within the Village Park PUD-MU, Planned Unit Development-Mixed Use, which was approved in September 2004. Immediately to the north of the proposed fire station site is Wade Insurance, 775 Gardner Road, to the south are two platted vacant office sites and Goddard School, 705 Gardner Road, and to the west is the City of Springboro's Gardner Park in the open space component of the PUD. To the east is the retail component of the PUD including Springboro Wine & Spirits, 748 Gardner Road, the vacant parcel that brought about tonight's Public Hearing, and Farmers & Merchants Bank/Biggby's Coffee, 720 Gardner Road. Zoning for all lands in the vicinity is controlled by the Village Park PUD-MU.

This agenda item was reviewed on a preliminary basis at the July 12th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda for final approval.

Staff Recommendation

City staff recommends approval of the final development plan for Fire Station No. 24 subject to the following comments:

1. Lighting plan as proposed complies with Chapter 1273, Exterior Lighting, of Planning and Zoning Code. Light fixtures to match Village Park PUD-MU design standards (Holophane Hallbrook) used in office component.
2. For landscaping plan provide 5 additional shade trees and 1 additional ornamental tree on Gardner Road frontage, and provide 33 additional trees (ornamental or shade/evergreen) for site requirement. Note that existing vegetation to remain on site may in-part satisfy landscaping requirement.
3. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
4. C200 – Concrete apron at Gardner Road has incorrect material callout. Change H-C201 to read F-C201.
5. Provide minimum 4 foot width of sidewalk on both sides of proposed monument sign adjacent to Gardner Road.
6. Provide width of concrete channel connecting the drive aisle to the parking lot on the west side.
7. Provide record plan replatting the lot lines and establishing/vacating any necessary easements.

8. Provide water and sanitary sewer lateral details (material, size, meter, mtu) of which water laterals to be min 1" K copper with meter and mtu inside building. Sewer laterals to be min 6" SDR 35 with 2% slope.
9. Maintain 54" cover on water mains. Revise C003 and add on profile sheet accordingly.
10. Remove water system general notes on C003 and replace with city standard water main general notes.
11. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
12. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
13. Fire Department Connections (FDC) for all sprinkled buildings shall be within 75 feet of a fire hydrant on the public water system.

Discussion:

Mr. Scott Csendes, KZF Designs, Cincinnati, Ohio was present to discuss the final approval for the new fire station on Gardner Road in Village Park.

Mr. Pearson asked Mr. Csendes if he had any questions regarding the staff comments.

Mr. Csendes said he did not have any questions and will continue to work with City staff to resolve any issues that may arise.

Mr. Pearson asked if there were any questions or comments from Planning Commission members.

Mr. Sillies asked about the timeline for the project.

Mr. Csendes said they are waiting for site bids which are due next week and then once the permits are secured from the City, they will start building.

Mr. Boron said that he, Mr. Dudas and Mr. Dixon had a meeting with Clearcreek Fire Chief Steve Agenbroad last week and discussed the relatively minor issues to work through.

Mr. Pearson asked for guest comments.

There were no guest comments.

Mr. Pearson called for a motion to approve the final approval for the final development plan for the Clearcreek Fire Station on Gardner Road in Village Park.

Mr. Harding motioned to approve the final approval. Mr. Sillies seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmit, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)

Mr. Pearson said that the motion is approved unanimously.

**C. Final Approval
Record Plan, Midway Meadows, Section Three**

Background Information

This agenda item is a record plan for the future Sheetz convenience store/fueling center/restaurant development proposed for 800 West Central Avenue (SR 73), the former site of Edwards Furniture. It contains approximately 2.4 acres, of which 2.0 acres are in the platted lot and 0.4 acres are in dedicated right-of-way. The northern Edwards Drive right-of-way dedication is for a future east/west connection from Tahlequah Trail to Greenwood Lane, the construction of which is undetermined. The record plan will proceed to City Council upon approval of Planning Commission.

Staff Recommendation

Staff recommends approval of the record plan subject to compliance with the following comments:

1. Submit to Warren County for review and make revisions, if any.
2. Clearcreek Fire District has no comments on the record plan.

Discussion:

Mr. Aaron Scott from Skilken Gold was present to discuss the final approval for Midway Meadows, Section Three.

Mr. Pearson asked Mr. Boron for a summary of the project.

Mr. Boron referred to Mr. Dudas, Development Director, for comments.

Mr. Dudas said that this is the site for the new Sheetz. He said the City has no comments but Warren County may still have comments. If approved at tonight's meeting, this item will move on to City Council for approval.

Mr. Harding asked how many readings will be required in front of City Council.

Mr. Dudas said that three readings will not be required in this case and some of those readings may be waived.

Mr. Pearson asked Mr. Scott if he had any questions for Planning Commission.

Mr. Scott answered that he did not have any questions and would be happy to answer any questions from Planning Commission members.

Mr. Sillies asked when construction was expected to begin.

Mr. Scott said that August 24th is their target start date. There were some internal issues from Sheetz and those have been resolved.

Mr. Pearson asked if there were any further questions.

There were none.

Mr. Pearson asked if there were any guest comments.

There were no guest comments.

Mr. Pearson called for a motion to approve the Final Approval, Record Plan, Midway Meadows, Section Three.

Mr. Leedy motioned to approve. Mr. Harding seconded the motion.

Mr. Pearson called for roll call.

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

Mr. Pearson said that the motion is approved unanimously.

D. Preliminary Review

Preliminary Plan, Cedar Creek subdivision, 7878 & 7914 Sharts Road

Background Information

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting preliminary review of the subdivision for the proposed Cedar Creek subdivision located on approximately 42.08 acres of land at 7878 and 7914 Sharts Road. The subject property is vacant.

The proposed site was the subject of a rezoning application from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The application was reviewed by the Planning Commission at the April 12th meeting, and approved at the May 10th meeting. A Public Hearing was held before City Council on June 1st; following three readings of the Ordinance, the rezoning was approved at the July 6th City Council meeting and will become effective on August 5th.

The property was annexed into the City of Springboro on July 15th.

The R-2 District allows for the development of moderate density residential areas in the community at the rate of four dwelling units per acre on lots 9,000 square feet or larger. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions, as well as the Sawgrass Pointe project also by Associate Construction. The proposed subdivision will include 75 lots, access points to Sharts Road and Advanced Drive, and 8.64 acres of open space on the south end of the property to be purchased by the City as parkland.

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 Stoltz 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.

Following preliminary review of the preliminary plan, the Planning Commission may authorize this item to be placed on a future agenda for formal approval. No City Council action is required on preliminary plans.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Provide housing plans for incorporation into the final development plan approval. All homes to be consistent with 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.
2. Provide landscaping plan for the subdivision consistent with provisions of Chapter 1280 of Planning and Zoning Code including buffer and site landscaping requirements. Applicant advised that existing vegetation in the non-park dedication portion of the property may be used as credit against open space requirement.
3. Coordinate with Zoning Inspector on subdivision entry signage, if proposed.
4. Site to meet R-2 District zoning requirements.
5. Roadway to meet city specifications, including but not limited to, 50 foot right of way (local road), 29 feet back to back of curb with 24 feet wide pavement, and 5 feet sidewalks on both sides of road.
6. Provide access easement and drive to open space retention lot for maintenance purposes.
7. Verify intersection sight distance is met at Sharts Road and Advanced Drive. If not, make improvements accordingly.
8. Each lot to have a post light with a photoelectric cell and shall be operable at all times.
9. Provide Central Mailbox Units for the development, which shall also be reviewed by the Post Master.
10. An HOA is to be created to maintain items including, but not limited to, sump drains, retention pond, open space, and central mailbox units.
11. Additional engineering comments are reserved until such time when designed construction drawings are submitted for review, including but not limited to, site survey, roadway design, contours, drainage, easements, water, sanitary, storm sewer and retention calculations.
12. The Clearcreek Fire District looks forward to working with the builders and The City of Springboro as these projects move forward. The Clearcreek Fire District may have other comments as these projects move forward.

Discussion:

Mr. John Liles of Apex Engineering was present to answer questions from the Planning Commission.

Mr. Boron gave a brief summary of the project. The rezoning process has been completed and the 30 day hold period following approval has been completed and it has been annexed into the City of Springboro. The property is being developed under conventional zoning, R-2, which requires there be minimum 9,000 square foot lots. The development will be similar to the Sawgrass Pointe development in the Royal Oaks

neighborhood. R-2 zoned areas are considered to be a subdivision and the review process is different than a Planned Unit Development, which has a three step process. This review does have staff comments that are for mostly minor; more activity is expected when the project moves into the construction phase when Associate Construction is ready to develop the lots. Construction plans will be submitted following this preliminary review to Mr. Dudas that will lead to a Record Plan submittal which will allow for the dedication of the right-of-way, open space and the creation of lots.

Mr. Leedy asked if any soil testing had been completed.

Mr. Boron explained that a Phase I Environmental Review for soil testing is not required for this property; it is being self-financed.

Mr. Sillies asked if the Planning Commission would see this come before them again with more detailed plans.

Mr. Boron said that this is a Preliminary Review of Preliminary Plans and the next time Planning Commission reviews the plans it will be for Formal Review. Following Formal Approval, the next step will be submittal of the Record Plan. The Construction Plan Review typically takes place with City staff only.

Mr. Sillies asked if the neighbors who were concerned about the development of the property had made any other comments or raised further concerns.

Mr. Boron stated that yes, the City has heard back from several residents who were concerned that the ongoing demolition on the site was being legally done and he has assured them that the developers are operating within their legal rights.

Mr. Pearson asked Planning Commission members if they were comfortable moving forward for Formal Approval at the next meeting, scheduled for September 13th with a submittal deadline of August 25th.

Mr. Liles said that they will submit their plans by the August 25th deadline.

Mr. Pearson called for guest comments; there were no guest comments.

E. Preliminary Review

Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, 748 Gardner Road, retail development

Background Information

This agenda item is based on an application filed by Dryden Builders on behalf of Sahana Properties, LLC, requesting preliminary review for the development of commercial property in the retail component of the Village Park PUD-MU, Planned Unit Development-Mixed Use, located southwest of the intersection of North Main Street (SR 741) and Pennyroyal Road.

This action is contingent on the approval of the major revision to the approved general plan for the Village Park PUD-MU that would allow drive-through and drive-in facilities. City Council is scheduled to review the Resolution at their meeting on August 3rd.

Two commercial buildings are proposed for the site. Building A would have frontage on North Main Street and would be approximately 5,993-square feet in area and would include a drive-through window on the north side of the building. Building B with frontage on Gardner Road is also proposed and would be 2,971 square feet in area.

Adjacent uses to the subject property include Springboro Wine & Spirits to the north, Huntington Bank to the east on the east side of North Main Street, Biggby's/Farmers & Merchants Bank to the south, and vacant land to the west on the west side of Gardner Road that is proposed to be developed as Clearcreek Fire Station No. 24.

Zoning adjacent to the subject property is PUD-MU, for properties to the north, south, and west as part of the Village Park mixed-use development, and PUD for property to the east that is part of the Settlers Walk development on the east side of North Main Street.

Final development plan is the second stage of the PUD approval process. Following preliminary review Planning Commission may authorize this item to be placed on a future meeting agenda for final approval.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate proposed building populations that are driving the volume of parking proposed for the site.
2. Proposed drive-through facility to be screened from North Main Street with landscaping, walls and fencing.
3. Following preliminary review of final development plan, provide exterior lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code, and Village Park PUD-MU design standards.
4. Following preliminary review of final development plan, provide landscaping plan consistent with Chapter 1280, Landscaping, of Planning and Zoning Code, and Village Park PUD-MU design standards.
5. While not part of final development plan review process, signage to be reviewed by Zoning Inspector for compliance with Sign Code and Village Park PUD-MU design standards. Same applies to construction and other temporary signage.
6. Consolidate the two lots into one.
7. Remove and replace curb & gutter along Gardner road curb cut to depressed ODOT Type 2 curb and gutter.
8. Water laterals to be min 1" K copper with meter inside building and with remote reader (mtu). Sewer laterals to be min 6" SDR 35 with 2% slope.
9. Additional engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: site survey, contours, drainage, easements, water, sanitary, and storm sewer.
10. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Chris Hinkle of Dryden Builders and Mr. Jim Hawthorne, architect, were present to answer questions from Planning Commission.

Mr. Pearson called Mr. Hinkle and Mr. Hawthorne to the table to discuss their application for Preliminary Review of the Final Development Plan.

Mr. Pearson asked Mr. Boron for a summary of the application.

Mr. Boron said that this item was up for preliminary review at a previous meeting. At that time it was reviewed to determine if the Planning Commission was comfortable moving forward as a revision to the approved general plan for Village Park PUD. Planning Commission recommended that the revision be approved and it went before City Council for review on Thursday, August 2nd. Council approved Planning Commission's recommendation and it can now move forward for Preliminary Review of the Final Development Plan.

Planning Commission members had a general discussion regarding the permitted retail usage allowed in the PUD now that City Council has approved their recommendation.

Mr. Boron explained that there were several staff comments that still need to be addressed; this item is being considered for preliminary review at this time.

Mr. Pearson asked Mr. Liles if he had any questions regarding the staff comments.

Mr. Hinkle stated that at this time they have engaged with TEC to conduct a traffic impact study; they have collected the data and he is waiting for their report. He further went on to explain that more detailed site plans will be submitted for the next Planning Commission meeting. Their goal is to have one big parking lot serve three buildings: Springboro Wine and Spirits, along with the two new proposed retail outlets.

Planning Commission members and staff had a discussion regarding what type of tenants would be considered for the proposed new building and the process of approving those tenants.

Mr. Hawthorne said that the materials and scale of the new building will be commensurate with the existing Springboro Wine and Spirits building.

Mr. Boron said that for the project to move forward with Planning Commission, the traffic study must be received by the Engineering Department on or before the August 25th submittal deadline. Mr. Dixon, along with the City's consultant, Mr. Scott Knebel, will review the information and move forward accordingly. The review will also include a more detailed look at the landscaping and lighting plans. The entire retail component has its own set of design standards that the City will be reviewing.

Mr. Boron stated that the review can come back before Planning Commission conditional on traffic survey is finished.

Mr. Dudas said that if their plans and the traffic study report are received by the August 25th submittal deadline, they would be able to be considered at the September 13th Planning Commission meeting.

Mr. Pearson called for guest comments. There were no guest comments.

- F. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**
- G. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), proposed single-family residential subdivision**

Background Information

These agenda items are based on a request filed by M/I Homes of Cincinnati, LLC, seeking rezoning and general plan approval for the proposed Whispering Pines subdivision, a residential subdivision on an approximately 35.62-acre site located at 1525 South Main Street (SR 73). The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. This item was reviewed on a preliminary basis at the July 12th Planning Commission meeting at which time the Planning Commission asked the applicants to consider the comments made at the meeting and present another plan for preliminary review.

The applicant proposes to develop a total of 75 single-family residential units on the site, down from the 95 lots proposed in the previous proposal. The proposed development density is 2.11 units per acre, down from the 2.67 units/acre proposed at the July 12th Planning Commission meeting, with typical lots proposed to be 8,370 square feet and an average of 9,000 square feet. Current R-1 District zoning permits two units per acre on lots no less than 20,000 square foot lots. Two access points are proposed for the subdivision, both from the frontage on South Main Street, one at the midpoint of the property frontage, and a second on the northeast corner aligned with the intersection of Heatherwoode Boulevard. A stub street is also proposed for the west end of the site. That stub street would project into lands in Clearcreek Township. A total of 13.72 acres of open space is shown, or 38.5% of the land area. Residential PUDs require a minimum 25% open space. This is an increase from the July proposal of 10.6 acres of open space or 30% of the land area.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

The subject property is presently zoned R-1, Estate-Type Residential District. That classification dates to 2015 when large parts of Springboro were reclassified to R-1 District from Township or (T)R-1 District. The (T)R-1 designation was allowed to remain on properties annexed over time from lands originally in Clearcreek and Franklin Townships. The R-1 and (T)R-1 have similar development densities, however moving to R-1 District allows the City to manage its own long-range development through its own Planning and Zoning Code.

Adjacent land uses in Springboro include large lot residential to the west in Clearcreek Township, and to the north in the City. To the east, on the east side of South Main Street, cluster housing on Glencoe Court,

Dunnington Court within the Heatherwoode PUD, and large lot residential, and to the south the Springboro Community Schools Junior High School and athletic facilities.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north and southeast, PUD to the east encompassing the Heatherwoode PUD, and PUD to the south incorporating the Junior High School and other school property to the south. Lands to the west in Clearcreek Township are zoned SR-1, Suburban Residence, which allows development up to two units per acre when connected to a centralized sewage system.

The *Springboro Master Plan*, adopted by City Council in February 2022, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools main campus. The policy area recommends residential development and redevelopment that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The three residential subdivisions in the vicinity were developed at the following densities:

- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Aside from school property, lands immediately abutting the property are 11.23 acres (west), and 16.65 acres (north) in area.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the July 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.

Staff Comments

City staff has the following comments on the general plan and rezoning for 1525 South Main Street:

1. What is warranting a development density at the high range for the surrounding area as recommended in Master Plan Policy Area 16 (2.11 dwelling units proposed, three nearby subdivisions developed at 1.72 to 2.10 units/acre)?
2. Home plans to comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code.
3. Indicate proposed exterior building materials for the subdivision.
4. What is the proposed breakdown of ranch and two-story homes proposed?
5. Provide minimum lot sizes for all proposed lots. Note that side yard setbacks are measured from the roof overhang.
6. Indicate percentage of open space that is set aside for storm water detention, that is buffering to adjacent development, and set aside for amenities within the subdivisions.

7. Reorganize the proposed open space plan so that it provides future residents with more quality open space this is contiguous and usable, then drains the property, then buffers neighboring development in that preference order.
8. Plan to incorporate an east-west multiuse trail into the design of the subdivision to connect Heatherwoode on the east with land fronting Weidner Road to the west.
9. Proposed name of development to be changed. Whispering Pines is an existing street.
10. Streets to be built to City specifications, including 29 feet back to back of curb with 5 feet sidewalks. Back of sidewalk to be along the right of way line.
11. An HOA shall be developed to maintain all common elements, including but not limited to: detention facilities, sump drains, identification signage, central mailbox unit(s) and open space.
12. Provide location of Central Mailbox Unit(s), which are to be reviewed by the Post Master.
13. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: water, sanitary, storm sewer and detention basin design.
14. Traffic study is currently being reviewed.
15. Dedicate the right of way along South Main Street (SR 741) and make any necessary roadway improvements, including but not limited to roadway widening (if needed), pavement markings and signage.
16. Consider implementing traffic calming controls on Glasgow and Morris Streets.
17. Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Dudas recused himself from the discussion; he resides within the 300 feet notification zone.

Mr. Justin Lanham of M/I Homes and Mr. Nick Selhorst of Choice One Engineering were present to answer questions from the Planning Commission and staff.

Mr. Boron gave a brief summary of the project. This item has been before Planning Commission for a Preliminary Review with Planning Commission members and staff, at which time the Planning Commission directed the applicant to make a several changes, including reducing the number of proposed units to no more than 75 total units. The development density was previously 2.67 units per acre; that has now been reduced down to 2.11 units per acre. The typical lots on the site remain the same but with an average of 9,000 square foot lots which is consistent with the R-2 zoning district.

The property is currently zoned R-1, Estate-type Residential Development which allows two units per acre, each lot must be at least 20,000 square feet each under conventional zoning. The applicant's proposal is to develop the site into a Planned Unit Development, PUD, to revise the zoning to allow flexibility to develop more on smaller lots and a larger number of units per acre. The comments generated by staff are general at this point in time for the developer to consider as this project moves forward.

Mr. Harding asked if a traffic study had been completed.

Mr. Dixon said that the Engineering Department had received the traffic study and Mr. Knebel had reviewed it, sending comments to Choice One Engineering. Choice One has replied to those comments.

Mr. Sillies commented that there was significant improvement over the last proposal the applicants had submitted. The historical home will be saved and the number of homes proposed has been reduced by twenty units.

Mr. Pearson asked what City staff meant by re-organizing the open space as listed in comment 7. Does staff want to have the open spaces combined to one area rather than three separate areas?

Mr. Boron said that yes, they want the developer to combine the common public areas. Staff wants a breakdown of the open space between the storm water management area, detention or retention, versus areas that are buffers versus the area that is programmable open space.

Mr. Lanham said they intend to keep the established tree line buffers on the south and west sides of the property to help screening from the Junior High School building and any future development to the west. He stated that there are two points for access and egress. One will have full access movement and the second will have right turn in and right turn out only movement.

Planning Commission members had a general discussion regarding the turn lanes and their proximity to the schools. It was determined they were within the City requirements.

Mr. Harding asked what type of homes will be built; would they be all patio homes or a mixture of styles?

Mr. Lanham stated that it would depend upon who the buyers would be to determine which style of homes will be built. At this time there is no pre-determined mix of homes proposed. The lots will be owned individually and the homeowners would be responsible for all maintenance as determined by HOA standards.

There was a lengthy discussion among Planning Commission members regarding the volume of traffic on SR 741, South Main Street, and whether or not deceleration lanes would be feasible. A traffic study has been completed and submitted for review but staff has not reviewed it yet.

Mr. Boron asked the Mr. Lanham why the proposed subdivision would not be just patio-style homes as was initially proposed by the property owners.

Mr. Lanham reiterated the style of buildings will be market driven; whomever buys the lots will determine what style of home will be built.

Planning Commission members and staff discussed the possibility of limiting which types of homes can be built if the rezoning is approved.

Mr. Pearson asked Planning Commission members if they were comfortable asking the applicant to resubmit revised plans for further Preliminary Review at the September 13th meeting.

Mr. Harding stated that he wants to review the traffic study before he moves forward with any decision about approval of this application.

Mr. Leedy expressed concerns about the lack of smaller, more affordable homes available for purchase in Springboro.

The general consensus of Planning Commission members was that the applicant needs to revise their submittal and present it to the Commission members for Preliminary Review at a future meeting.

Mr. Pearson called for guest comments.

Mr. Dave Diemunsch and Ms. Deborah Diemunsch, 6615 Weidner Road, introduced themselves. They are concerned about the stub road on the property that may connect to Weidner Road. Weidner Road has many curves and steep drop-offs and is not conducive to heavy volumes of traffic. Many people use this road as an unofficial bypass of City traffic, utilizing Pioneer Boulevard to Lower Springboro Road on to Weidner Road. They do not want yet another access road to Weidner Road.

Mr. David Ferguson, 6584 Weidner Road, commented that he is not concerned about the development of the property, but he is concerned about increased traffic and water flow onto his property.

Mr. Michael Jones, 5926 Weidner Road, commented he is worried about the effects this new development will have on the Springboro community as a whole. He feels that traffic issues need to be addressed by the City. He would like to see an overall perspective of future development in the City of Springboro.

Mr. Jerry Jones, 5926 Weidner Road, commented that he is concerned about where storm water is going to drain. He would like to see where the flood drain is located on the site plans presented to the Commission.

Mr. Pearson directed Mr. Jones to the City of Springboro's website where all documents are available for the public to view and download if desired. He also stated that he could contact the City and staff could print out the documents he would like to review.

Mr. Jones asked if the storm drainage would flow toward Weidner Road.

Mr. Pearson said that the water would flow toward the north, just south of the Junior High School property, not toward Weidner Road. The storm retention pond will be located on the north side of the property.

Mr. Jones is also concerned about speeding traffic in his neighborhood.

Mr. Paul Fox, 6510 Weidner Road, commented he is concerned about speeding traffic and how the watershed will be affected. He does not want an additional access road to Weidner Road.

Mr. Pearson clarified that the stub street in question abuts property in Clearcreek Township and if any road does go in to connect to Weidner Road, it would come from a project in Clearcreek Township, not the City of Springboro.

Several guest made comments from their seats about not being able to view the plans that are being discussed.

Mr. Boron stated that the information that is being discussed tonight has been and will be available on the City's website. Springboro is not requiring Clearcreek Township to connect to this subdivision. The goal of connectivity between Springboro and Clearcreek Township is to help with emergency services being able to access properties in an effective manner. Comments regarding speed and other traffic safety concerns should be brought to the attention of the Clearcreek Township Police Department staff.

Mr. Pearson and Planning Commission members clarified that the stub street in question is not a part of this project.

Ms. Becky Ferguson, 6584 Weidner Road, commented that speeding traffic is so concerning because school buses must stop on Weidner Road to pick up and drop off students and it can sometimes be

dangerous. She addressed the fact that the High School students turn right out of the parking lot onto SR 741, South Main Street and then right again onto Weidner Road to avoid the traffic heading north on SR 741, South Main Street.

V. Guest Comments

Mr. Pearson asked for any other guest comments. There were no further guest comments.

VI. Planning Commission and Staff Comments

Mr. Pearson asked Mr. Boron if he had any additional comments or information.

Mr. Boron said that there will additional items on the September 13th agenda, subject to a submittal deadline of August 25th. The traffic study submitted will be reviewed. All Planning Commission documents are available on the City's website and also in paper format at the City's Building, Zoning and Planning Office at the City building during regular business hours. The next Planning Commission meeting will be held on Wednesday, September 13 at 6:00 pm in Council Chambers.

VII. Adjournment

Mr. Pearson called for a motion to adjourn.

*Mr. Sillies motioned to adjourn the August 9, 2023 Planning Commission Meeting at 7:46 pm
Mr. Leedy seconded the motion.*

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

Mr. Pearson said that the motion is approved unanimously.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

September Bee, Planning Commission Secretary